



City of Hutto

Agenda

Planning and Zoning Commission Tuesday, December 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 3 business days prior to the scheduled date 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 December 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 from the regular scheduled Planning and Zoning Commission meeting held on November 4, 2025.
- 4.2. Consideration and acceptance of the 2025 submittal calendar in accordance with Texas HB3699.

5. AGENDA ITEMS

- 5.1. Conduct a public hearing and consider a recommendation to City Council to amend the Code of Ordinance (2020 edition, as amended), Chapter 4, Site Design Standards, of the City of Hutto, by amending Section 10.410.7.5 Temporary Religious Organization Sign Display.
- 5.2. Consideration and possible action on the proposed Villages at Brooklands Final Plat, 10.00 acres, more or less, of land, two commercial lots and two multi-family lots, located on County Road 137.
- 5.3. Consideration and possible action on the Bluffs at BlackHawk, Phase 1 Final Plat, 19.208, more or less, of land, 58 residential lots, located south of County Road 198 and east of County Road 139.
- 5.4. Conduct a public hearing and consider possible action on the Bluffs at Blackhawk, Phase 2 Final Plat. 40.606 acres, more or less, of land, 49 residential lots, located south of County Road 198 and east of County Road 139.
- 5.5. Consideration and possible action on the Bluffs at Blackhawk, Phase 3 Final Plat. 21.794 Acres, more or less, of land, 84 residential lots located south of County Road 198 and east of County Road 139.
- 5.6. Consideration and possible action on the Bluffs at Blackhawk, Phase 4 Final Plat. 26.319 acres, more or less, of land, 80 residential lots, located south of County Road 198 and east of County Road 139.

5.7. Discussion and possible action to City Council on the Capital Improvement Program.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the December 2, 2025 Hutto City Council meeting was posted in accordance with the Texas Open Meetings Act on the City of Hutto website (huttotx.gov) and the City Hall bulletin board (500 W. Live Oak Street) on November 26, 2025 before 5:30 P.M.



Angel Kavanaugh
Sr. 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 CitySecretary@huttox.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

4.1.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 4, 2025.
Meeting: Tuesday, December 2, 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 November 4, 2025



City of Hutto

Minutes

Planning and Zoning Commission
Tuesday, November 4, 2025 at 7:00 PM
City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning Commission meeting was called to order at 7:02 PM

2. ROLL CALL

2.1. Hazel Sherrod Y
Tony Wertz Y
Rick Hudson Y
Cory Hall Y
Norm Delay Y
Brandon DeLeon Y

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 November 4, 2025. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

There was no public comment

4. CONSENT AGENDA

5. AGENDA ITEMS

- 5.1. Consideration and possible action on the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on October 14, 2025.
A motion was made by Commissioner Hazel Sherrod to approve the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on October 14, 2025, seconded by Vice-Chair Tony Wertz.

Motion passed 6 Ayes to 0 Nays
- 5.2. Conduct a public hearing and consider a recommendation to City Council for the proposed Stromberg Planned Unit Development Amendment, 372.121 acres, more or less, of land, located south of County Road 132.
John Byrum, Planning Manager presented. The public hearing opened at 7:14 PM. Public hearing closed at 7:14 PM Concerns about lot sizes and garage sizes stated that this is Texas where people drive trucks, garages need to be bigger. Like to see transition zones explicitly stated in PUD.

Commissioner Hazel Sherrod made a motion to approve a recommendation to the City Council for the proposed Stromberg Planned Unit Development Amendment, 372.121 acres, more or less, of land, located south of County Road 132 with the condition that the concept plan matches the PUD plan and no more than 3 story MF abutting SF-1 residential if along highway, 4 stories is fine, seconded by commissioner Brandon DeLeon. Motion 5 Ayes to 0 Nay.

Chair Rick Hudson made a motion to amend townhomes to be reduced from 25% to 15 % and keep the 10% variance. Total 10% MF, 15% townhomes and 75% SF

Motion passed 6 Ayes to 0 Nays

- 5.3. Consideration and discussion on amending Section 10.410.7 Temporary signs and displays to add temporary signage for religious organizations.

John Byrum, Planning Manager, presented the amending of Section 10.410.7 Temporary signs and displays to add temporary signage for religious organizations. Commissioner Brandon DeLeon recommended we communicate with churches to the best of our ability the amendment changes, Chair Rick Hudson recommended that religious events should be covered too, add feather signs to allowed signs and quality is 6 and any more than that would come to P&Z and time does not apply to wayfinding signs.

6. PLANNING MANAGER REPORT

Next meeting will be December 2, 2025

7. ADJOURNMENT

The meeting adjourned at 9:25 PM

8. CERTIFICATION

I certify that this notice of the November 4, 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 DATE before 5:00 P.M.

Planning and Zoning Chair or Representative

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and acceptance of the 2025 submittal calendar in accordance with Texas HB3699.
Meeting: Tuesday, December 2, 2025
Department: Development Services
Staff Contact: Manny Hernandez

BACKGROUND INFORMATION:

Submittal calendars are attached for adoption in accordance with HB3699 for the end of 2024 through 2025. With the recent change in state law, cities are now provided statutory authority to adopt a calendar to provide predictability within the platting process.

One major change is keeping the October 2025 Planning and Zoning Commission date as the second Tuesday to better accommodate National Night Out.

SUMMARY OF REQUEST:

STAFF REVIEW:

Staff recommends approval of the submittal calendar.

FISCAL NOTES:

None with this item.

POLICY IMPLICATIONS:

None with this item.

ATTACHMENTS:

1. 2026 Submittal Calendar - Subdivision
2. 2026 Submittal Calendar - Zoning

2026

January						
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2026 Subdivision Application Submittal Schedule		
New Submittals	Denial Response Submittals	First Available P&Z Meeting
1/5/2026	1/20/2026	2/3/2026
2/2/2026	2/17/2026	3/3/2026
3/9/2026	3/24/2026	4/7/2026
4/6/2026	4/21/2026	5/5/2026
5/4/2026	5/19/2026	6/2/2026
6/8/2026	6/23/2026	7/7/2026
7/6/2026	7/21/2026	8/4/2026
8/3/2026	8/18/2026	9/1/2026
9/14/2026	9/29/2026	10/13/2026
10/5/2026	10/20/2026	11/3/2026
11/2/2026	11/17/2026	12/1/2026
12/6/2026	12/21/2026	1/4/2027
City Holiday – City Offices Closed		
Subdivision Application Submittal Date		
Subdivision Denial Response Submittal Date		
Planning & Zoning Commission Meeting Date		
Planning and Zoning Meeting Dates are only for complete applications subject to HB3167 and HB3699		
<p>HB3167 and HB3699 submittals/resubmittals are accepted by NOON on the day indicated. Applications requesting a waiver to HB3167 and HB3699 may resubmit on any Monday by NOON.</p>		

2026

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March						
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July						
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August						
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September						
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October						
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November						
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December						
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2026 Zoning Application Submittal Calendar		
Submittal Date	Target P&Z Mtg.	Target CC Mtg.
1/5/2026	2/3/2026	3/5/2026
2/2/2026	3/3/2026	4/9/2026
3/9/2026	4/7/2026	5/7/2026
4/6/2026	5/5/2026	6/5/2025
5/4/2026	6/2/2026	7/3/2025
6/8/2026	7/7/2026	8/7/2025
7/6/2026	8/4/2026	9/3/2026
8/3/2026	9/1/2026	10/1/2026
9/14/2026	10/13/2026	11/12/2026
10/5/2026	11/3/2026	12/3/2026
11/2/2026	12/1/2026	1/8/2026
12/7/2026	1/6/2026	2/5/2026
City Holiday – City Offices Closed		
Zoning Application Submittal Date		
Planning & Zoning Commission Meeting Date		
City Council Meeting Date		

Submittals are accepted by NOON on the day indicated. Resubmittals can be submitted on any Monday by NOON. See application for submittal requirements. All applicants must schedule an intake meeting to submit and incomplete applications will not be accepted. Please contact the Development Services Department at (512) 759-5973 or planning@huttotx.gov to schedule an appointment. All fees are due at the time of submittal.

AGENDA ITEM REPORT

5.1.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider a recommendation to City Council to amend the Code of Ordinance (2020 edition, as amended), Chapter 4, Site Design Standards, of the City of Hutto, by amending Section 10.410.7.5 Temporary Religious Organization Sign Display.
Meeting: Tuesday, December 2, 2025
Department: Development Services
Staff Contact: Manny Hernandez

BACKGROUND INFORMATION:

City Council has received public comments on the lack of temporary signage allowed for religious organizations. Staff has also had conversations with many of the religious organizations that have received code violations. The Unified Development Code does not allow for temporary signage to meet the needs of religious organizations. With the current timeline for the rewrite of the Unified Development Code being unknown, this amendment to the current code would allow for religious organizations to have temporary signage placed on days of gatherings with a pre-approved plan showing where, when and how many signs will be displayed during the hours of the gatherings.

SUMMARY OF REQUEST:

When the UDC was written in 2011, temporary signage was not covered in the ordinance for religious organizations but rather for commercial businesses. The proposed amendment to the UDC will allow for more flexibility for religious organizations to have temporary signage on days of gatherings. The proposed changes to UDC 10.410.7.5 are shown below and in the attached exhibit:

1. Before erecting any temporary signage, the user must apply for an application and receive approval from the city. This application can be renewed annually.
2. The application must include a copy of an agreement authorizing temporary use of a school or 501 (c) non-profit facility located within city limits of Hutto or the extraterritorial jurisdiction. If the religious organization is the owner, the agreement will not be required.
3. The agreement must identify the address, the user's weekly meeting or religious event day(s), start time, end time, type and amount of signage, not to exceed a total of 6 signs.
4. The applicant shall notify the city within five (5) business days of any changes to the application.
5. Any temporary signage authorized by the application may be placed only on the property identified in the agreement. Signage must be placed on the property and kept out of any rights-of-way, public utility easements, sight triangles, utility poles, traffic control devices, trees or any location that obstructs pedestrian, vehicular or ADA access.
6. Temporary signs may be placed no earlier than four (4) hours before the scheduled weekly meeting or event and must be removed no later than four (4) hours after the meeting or event concludes.
7. Signage must be securely placed and maintained in good condition and kept free of litter and

AGENDA ITEM REPORT

5.1.



debris.

8. Signage will be administered and enforced without regard to the sign's message, viewpoint, or speaker identity.

9. Feather flags are permissible under this section.

STAFF REVIEW:

Staff recommends approval of the proposed UDC amendment as presented.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 10.410 Signage Code Ammendment

10.409.9 Floodlights

- Floodlights may be used only to light sports fields, outdoor recreation areas and construction sites.
- Floodlights must be fully shielded or provided with sharp cut-off ability, to minimize uplight, spill-light and glare.

10.409.10 Accent lighting

- Bottom-mounted lights used to illuminate landscaping and water features, or provide visual accents, are permitted.
- Pole mounted accent lighting greater than 1 ft. tall is prohibited.
- Roof-mounted and rooftop accent lighting is prohibited.
- Banding of building plane changes (cornices, building corners, column edges, etc) with neon or other illumination is prohibited.

10.409.11 Signs

- Signs may be illuminated internally.
- Bottom mounted lights may illuminate a monument sign no more than 8 ft. tall. Lighting should not spill over the edge of the sign face.
- Exposed bulbs that outline a sign are prohibited.
- Blinking, chasing, or other changes in illumination intensity, color, or direction, intentional or not, are prohibited. This includes electronic message centers.

General sign requirements are in Section 10.410.

10.409.12 Alternative conformance

Development Services staff may consider an alternative lighting plan. Alternative lighting plans must clearly identify and discuss modifications, proposed alternatives, and how the alternative plan will meet the intent of this section better than a plan conforming to this section. Development Services staff will consider the proposed design protects natural areas from light intrusion, enhances neighborhood continuity and connectivity, and shows innovative and creative design.

10.410 Signs**10.410.1 Intent**

Standards for use, placement, size and design of signs are intended to:

- Protect the public from signs that are poorly designed, constructed or maintained; and signs that are dangerously distracting to pedestrians and motorists by their message delivery and placement.
- Preserve and enhance property values; create a more attractive business climate, increase the quality of life for residents, and protect the unique character of the city's built and natural environment, by curbing visual pollution resulting from excessive signs.
- Contribute to a built environment that will differentiate Hutto from adjacent municipalities, and reinforce the city's identity and desired character.
- Protect residential areas adjoining non-residential areas from adverse visual impacts of nearby signs.
- Reduce clutter, confusion and visual pollution caused by sign oversaturation, and visual blight from poorly designed and maintained signs, and thus increase sign legibility and effectiveness.
- Protect public health, safety and welfare.

10.410.2 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes; except Section 10.410.4	Yes; except Section 10.410.3	Yes; except Section 10.410.3	Yes

10.410.3 Permitted signs in conventional zoning districts

10.410.3.1 Agricultural uses

The following signs are permitted on lots with agricultural uses, and vacant parcels not subdivided or zoned for residential use.

Type	Number	Maximum area	Maximum height	Minimum setback	
Permanent	Attached (wall) or freestanding (monument, pole), at farm stands, or retail operations selling products produced on site	1	32 sq. ft.	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (monument, pole), at farms, ranches, or similar operations	1 per driveway entrance	32 sq. ft.	6 ft.; 10 ft. to bottom if arched over driveway entrance	5 ft. from property lines
	A-frame	1; display only during business hours	12 sq. ft.	4 ft.	As close to the building entrance as possible
Temporary: property with construction	Freestanding (pole) or attached (wall)	1 per street frontage	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Freestanding (pole) or attached (wall)	1 per street frontage	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
Temporary displays	Allowed only for agricultural uses, per Section 10.410.7				

10.410.3.2 Residential uses

The following signs are permitted on lots with residential uses and no others.

Type	Number	Maximum area	Maximum height	Minimum setback
Permanent: development identification	Freestanding (monument or integrated into entry feature) 2 per entrance into the development	32 sq. ft. per sign	6 ft.; may be taller if integrated into entry feature (fountain, etc)	5 ft. from property lines
Temporary: property with construction	Freestanding (pole) or attached (wall) 1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. Attached – below roofline	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Freestanding (pole) or attached (wall) 1 per street frontage	4 sq. ft. per sign	Freestanding: 6 ft. attached: below roofline	Freestanding: 5 ft. from property lines
Temporary: property with model home	Freestanding (pole) 1 per house	12 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary: new residential development	Freestanding (pole) or attached (wall) 1 per entrance into the development	32 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline	Freestanding: 5 ft. from property lines
	Freestanding (flag) 1 per 50 linear feet of project frontage; up to 6 for the development	15 sq. ft. per flag	20 ft.	5 ft. from property lines
	Freestanding (pole) 1 per 50 linear feet of project frontage; up to 6 for the development	12 sq. ft. per sign	4 ft.	5 ft. from property lines
Temporary displays	Only for rental multiple household dwelling complexes, subject to Section 10.410.7.			

10.410.3.3 Institutional and civic uses

The following signs are permitted on lots with institutional and civic uses, and no others.

Type	Number	Maximum area	Maximum height	Minimum setback
Permanent	Freestanding (pole, monument) 1	32 sq. ft.	6 ft.	5 ft. from property lines
	Attached (awning, canopy, projecting, wall, window) 2 per wall	Building total = 0.5 sq. ft. per façade frontage ft	Below roofline	n/a
Temporary: property with construction	Attached (wall) or freestanding (pole) 1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary: property for sale or rent	Attached (wall) or freestanding (pole) 1 per street frontage	12 sq. ft. per sign	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary displays	Subject to Section 10.410.7.			

10.410.3.4 Commercial, retail and industrial uses, and B-1, B-2, LI, I and REC districts

The following signs are permitted on lots with commercial, retail and industrial uses, and all uses in the B-1, B-2, LI, I and REC districts, and no others.

	Type	Number	Maximum area	Maximum height	Minimum setback
Permanent	Freestanding (monument): single use/building sites and outparcels	1, or 2 (1 per street frontage) if on corner lot with $\geq 1,000$ ft. of linear frontage	32 sq. ft. per sign	6 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/retail center <100,000 sq. ft. GFA	1 per street frontage	48 sq. ft. per sign	8 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (monument): multi-tenant building/retail center $\geq 100,000$ sq. ft. GFA	1 per street frontage or per 1000 ft. of linear frontage	64 sq. ft. per sign	12 ft.	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Attached (awning, canopy, projecting, wall and window): single use/building sites	Any, up to maximum permitted area for the wall	Front/façade: 1.0 sq. ft. per linear wall frontage ft. Side and rear walls: 0.50 sq. ft. per linear wall frontage ft.	Below roofline	n/a
	Attached (awning, canopy, projecting, wall and window): multi-tenant building/shopping center sites	Any, up to maximum permitted area for the tenant frontage of the wall where the signage will be placed	Same permitted area as single use/building sites, allocated by tenant frontage for an individual façade or wall. May be further restricted by master sign plan	Below roofline	n/a
	Attached (gas station canopy; instead of freestanding signs)	1 on each side	no more than 32 sq. ft. per sign	n/a	n/a
	Attached (sculptural)	1 per building or tenant space	no more than 32 sq. ft. (height at tallest point \times width at widest point)	at least 50% of sculpture height below roofline or parapet wall	n/a

Permanent	Freestanding (Pole) (SH 130 Frontage only): Single use (pole with stucco finish and base) Allowed only instead of a Monument Sign	1 fronting SH130 per every 1,000 feet frontage	180 sq. ft. per sign	24 ft (as measured from the finished elevation of the frontage road in front of the center)	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
	Freestanding (Pole) (SH 130 Frontage only): Multi-tenant multi-building/retail center \geq 100,000 sq. ft. GFA (pole with stucco finish and base) Allowed only instead of a Multi-Tenant Monument Sign	1 fronting SH130 per every 1,000 feet frontage	180 sq. ft. per sign	30 ft (as measured from the finished elevation of the frontage road in front of the center)	5 ft. from property lines. 100 ft. from other freestanding signs on the site.
Temporary: Construction	Freestanding	2 per vehicle entrance	64 sq. ft. per sign	6 ft.	5 ft. from property lines
Temporary: A-frame	A-frame	1; display only during business hours	12 sq. ft.	4 ft.	As close to the building entrance as possible
Temporary: property for sale or rent	Attached (wall) or freestanding (pole)	1 per street frontage	1 sq. ft. per acre per sign, 32 sq. ft. per sign minimum allocation, not to exceed 128 sq. ft. per sign.	Freestanding: 6 ft. Attached: below roofline.	Freestanding: 5 ft. from property lines
Temporary displays	Subject to provisions of Section 10.410.7.				

10.410.4 Permitted signs in FBC and OT District Sign Standards

10.410.4.1 Applicability:

- All signs shall comply with this section unless specifically listed herein.
- For all new signs and modifications to existing signs, the standards in the table below shall apply and sign permits may be approved administratively, unless specifically noted in this section.
- An applicant has the option to establish unique sign standards through a Master Sign Plan that includes standards for size, color, type, design, and location based upon specific performance criteria. In the FBC district, a Master Sign Plan shall be considered per Section 10.203.1. A Master Sign Plan in the OT district shall be reviewed by Development Services staff and approved by the Historic Preservation Commission (HPC).
- Non conforming signs shall meet Section 10.410.11 of the City of Hutto UDC.

10.410.4.2 Prohibited Signs:

The following sign types are prohibited unless approved as part of a Master Sign Plan or otherwise noted:

1. Freestanding Pole signs
2. Animated signs
3. Streamers and pennants
4. Inflatables and balloons

10.410.4.3 General Sign Standards: Signs shall be designed to be compatible with not just the historic character of the area but convey quality and permanence. To this end, the following sign standards shall apply by sign type:

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
Permanent Signs					
i. Freestanding Monument sign (single use/building site and/or outparcel)	1 per street frontage	32 sq.ft./ sign face	6 feet	4 feet	Standards for all monument signs: 1. All monument signs shall include a sign face and a sign structure (sides, base and cap). a. The sign base and sign structure shall be brick, stone, or masonry material matching the front façade of the building. b. The sign face shall be framed by a minimum of 6" of brick, stone, or masonry material matching the front façade of the building. c. The monument sign base shall be a maximum of 2 feet in height and shall be included in the calculation of total height. 2. Maximum total height is measured from the finished grade at the center of the sign to the top of the sign cap. If the finished grade at the center of the sign is higher or lower than the finished grade of the fronting street, then the height shall be measured from the finished grade of the fronting street. 3. Monument signs shall not block any driveway or street sight triangles 4. Monument signs shall only be permitted along: a. street frontages where the building setback is 10 feet or greater; OR b. US 79 frontage; OR c. FM 1660 frontage 5. Following standards shall also apply to monument signs with message boards: a. Shall only be permitted for public, non-profit, institutional, and religious uses. b. Shall not include flashing letters or words or rapidly changing
ii. Freestanding Monument sign (multi-tenant building/retail center <50,000 sq.ft. GFA	1 per street frontage	48 sq.ft. / sign face; divided into no more than 4 sign panels/sign face	8 feet	4 feet	
iii. Freestanding Monument sign (multi-tenant building/retail center ≥50,000 sq.ft. GFA	1 per street frontage or per 1,000 feet of linear street frontage	64 sq.ft. / sign face; divided into no more than 6 sign panels/sign face	10 feet	6 feet	
v. Freestanding Monument sign (with message board – electronic or non-electronic)	1 per lot	32 sq.ft./sign face	6 feet	4 feet	

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
					<p>messages</p> <p>6. Message boards:</p> <p>a. Electronic changeable copy/message board/variable message signs whose message portion is enclosed with glass, plastic, or other durable material and who provide an auto-dimming feature based on natural ambient light conditions. Auto-dimming feature must not allow any changeable copy/message board to exceed a brightness of 7,000 NITs in daylight or 500 NITs for night use. Such signs also cannot be animated; messages must remain static for at least sixty seconds, and display no more than four colors any one time in a static pattern.</p>
v. Attached sign – primary (building)	1 per street frontage	<p>1.5 sq.ft. for every linear foot of building frontage up to max. of 100 sq.ft. (for single tenant façade)</p> <p>2.0 sq.ft. for every linear width of tenant frontage up to a max of 100 sq.ft. for each tenant (for multi-tenant facades)</p>	Located on the building façade above 8' and below the top of the parapet.	NA	<p>The following shall apply to building signs:</p> <ol style="list-style-type: none"> Signs may be internally or externally lit. All exposed conduit, junction boxes, and electrical transformer boxes must be concealed from public view. Individual channel letters (with or without internal illumination) shall be utilized. Channel letters incorporated on a cloud background may also be acceptable. Wireways shall be preferred over exposed raceways if channel letters are not possible, and shall be as thin and narrow as possible so as to not extend in width or height beyond the area of the sign's lettering or graphics, finished to match the color and texture of the façade background, or be integrated into the overall design of the sign. Exposed raceways shall not be permitted. Plain rectangular cabinet box type signs shall not be permitted unless in the shape of a logo or unique design that is integral to the sign.
vi. Attached sign – secondary (side/rear building façade, awning, or	1 additional side/rear building façade sign	0.75 sq.ft. for every linear foot of building	Located on the building façade	NA	<ol style="list-style-type: none"> Same standards as above for secondary building signs On multi-tenant buildings, secondary building signs shall only be permitted

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
canopy)	1 per awning or canopy over 6 feet in width	frontage or tenant frontage up to max. of 75 sq.ft. 16 sq.ft. for each awning or canopy sign	above 8' and below the top of the parapet.		if the tenant space is adjoining the building façade where the secondary sign is proposed. 3. Awnings narrower than 6 feet may include a logo only (no larger than 4 sq.ft. per awning) 4. Awnings shall NOT be vinyl or plastic 5. Awnings shall be of made of a fade-resistant material and kept in good repair and condition.
vii. Attached sign (building projecting sign—single or multi-tenant building)	1 per street fronting building façade	50 sq.ft. per sign face	Above the awning or canopy line	NA	1. Will not obstruct any pedestrian or vehicular way (vertical clearance of 8 ft. from the finished sidewalk if it is non-illuminated and 11 ft from the finished sidewalk if it is illuminated). 2. Sign may project no more than 50% of the width of the sidewalk or 6 ft. from building façade line (whichever is less). 3. Sign may not extend above building parapet line or eaves line. 4. Shall be located over the canopy line
viii. Attached sign or tenant projecting sign (under awning or canopy projecting – multi-tenant building)	1 per tenant space	16 sq.ft./sign face per tenant space	Min. vertical clearance of 8' required under the sign	NA	1. May encroach a maximum of 3 ft. over a public sidewalk, but shall not encroach over any parking or travel lane. 2. Tenant projecting signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 8 ft. from the finished sidewalk.
ix. Attached sign (sculptural)	1 per tenant space (in lieu of a tenant projecting sign)	16 sq.ft./sign face per tenant space	Min. vertical clearance of 8' required under the sign	NA	1. Total area of the sign shall be measured by adding all the three plane areas of the 3 dimensional sign. 2. At least 50% of the height of the sign shall be located below the parapet or roof line.
x. Attached sign (marquee sign)	1 per building (in lieu of a primary building sign and building projecting)	100 sq.ft. per sign	Min. vertical clearance of 8' required under the marquee	NA	1. Permitted for theaters, auditoriums, and other public gathering venues of 100 persons or more 2. Marquee signs shall be attached to the building or located above or below canopy 3. Message boards may have changeable copy (electronic and

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
	sign)				non-electronic). Electronic message boards shall be non flashing. If LED signs are used for the Marquee, they shall be covered by a lens diffuser.
xi. Attached sign (neon sign)	1 per tenant	Varies	Min. vertical clearance of 8'		1. Shall only be permitted through review and approval by the Historic Preservation Commission.
xii. Attached sign (window sign)	NA	25% of each window area	NA	NA	<ol style="list-style-type: none"> 1. Window signs should not obscure the visibility into a shop for the passerby. Every effort should be made to integrate window signs with store window displays. 2. No fluorescent materials shall be used for window signs. 3. Window signs are only permitted on the first story of the building. 4. Temporary advertising placards, banners, pennants, trademarks, or other descriptive material may be placed on the inside of the glass. However, they shall be integrated with a storefront display of merchandise in the store. 5. Business name, address, hours of operation, entrance/exit information, and emergency phone numbers may be displayed on primary entrance door. 6. Business address, closed/open signs, hours of operation, credit card logos, real estate signs and 'now hiring' signs are exempt from the maximum area limitation. 7. Mannequins and storefront displays of merchandise sold are not considered window signs. 8. Interior directory signage identifying shopping aisles and merchandise display areas shall also be exempt from the window sign limitation. 9. Small neon "open" signs are permitted.
xiii. Attached sign (permanent menu board – restaurants only)	1 per tenant (restaurants and cafes only)	4 sq.ft.	NA	NA	1. Permanent menu boards may be mounted on the railing of the sidewalk café or on the wall next to the entrance door into the restaurant or café.

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
					2. Such menu boards may be illuminated by the smallest light fixture needed to provide appropriate illumination.
xiv. Attached sign (building directory – multi-tenant buildings or sites)	1 per building	12 sq.ft.	NA	NA	<ol style="list-style-type: none"> 1. Shall be allowed for all multi-tenant commercial and mixed use buildings only mainly to provide signage to upper floor tenants. 2. The directory sign shall be affixed on the ground floor façade of the building next to the doorway or entrance that provides access to the upper floor tenants.
xv. Painted on wall signs (murals)	Varies	Varies	NA	NA	<ol style="list-style-type: none"> 1. Shall only be permitted through review and approval by the Historic Preservation Commission in the OT district.
Temporary Signs					
i. Portable sign (A-frame or sandwich board)	1 per tenant	12 sq.ft. per sign face	4 feet	NA	<ol style="list-style-type: none"> 1. Sign shall be placed in front of the respective tenant space. 2. A minimum of 6 ft. of sidewalk shall remain clear. 3. Chalkboards may be used for daily changing of messages. Readerboards (electronic and non-electronic) shall be prohibited. 4. Sign shall be removed every day after the business is closed.
ii. Banners	1 per tenant	32 sq.ft.	NA	NA	<ol style="list-style-type: none"> 1. Shall be permitted no more than four times in each calendar year for no more than 14 continuous days at a time with a minimum 14-day break between banner installation. 2. Shall only be permitted on non-residential lots. 3. City is exempt from the above timeframe provisions.
iii. Banners - "Grand opening"	1 per tenant	64 sq.ft.	NA	NA	<ol style="list-style-type: none"> 1. Shall be permitted one time with a new business that has obtained a certificate of occupancy from the city for no more than 45 continuous days.
iv. Storefront window displays	NA	NA	NA	NA	<ol style="list-style-type: none"> 1. Storefront window displays shall be exempt so long as they display mannequins and merchandise being sold.

v. For sale, rent or lease sign	1 per tenant space (window) ; and 1 per site (freestanding)	32 sq.ft. per sign	6 feet for free standing signs	6 feet for free standing signs	1. Shall not block any sign triangles for driveways and streets
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Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
	freestanding or sign attached to a wall or fence)		ng sign		
vii. Special event signs	1 per site	32 sq. ft. per sign	NA	NA	1. Shall be permitted to be placed no more than 4 weeks prior to the event and removed within 2 working days after the event
Exempt Signs					
i. City, state, or country flags					<ul style="list-style-type: none"> No corporate logos allowed
ii. Political signs					<ul style="list-style-type: none"> Shall be removed immediately after the election
iii. Traffic control or safety sign					
iv. Wayfinding signs within the public right of way					<ul style="list-style-type: none"> Per any city or public agency plans
v. Directional signs internal to a site without visibility from any public street					<ul style="list-style-type: none"> If adjoining any residential uses, lighting shall be minimally intrusive and directed away from residential uses to the extent possible.

10.410.5 Exempted signs

These signs are permitted in all districts, unless noted.

- Address numbers and family name identification on residences.
- City-owned/operated signs.
- Off-site directional kiosk signs authorized by the City of Hutto.
- Directional sign: one freestanding sign per curb cut in commercial and industrial districts only. Signs may be no more than 4 ft. tall and no more than 6 sq. ft. in area.
- For sale, for rent and for lease signs on vehicles, boats, trailers and other personal property.
- Garage sale signs: up to three signs, each no more than 4 sq. ft., may be displayed only while the garage sale is in progress. Garage sale signs must be placed outside of the right-of-way and public property. Garage sale signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said garage sale sign must be removed before 5:00 PM on the last day of the sale. This amendment supersedes Chapter 8, Article 8.05 of the City of Hutto Code of Ordinances.
- Hippopotamus statues no more than 3 ft. tall painted with the name, logo and/or trademark colors of the business or sponsor displaying them.



Hippopotamus statue

- Historical markers, plaques, grave markers, cornerstones and commemorative tablets.
- Works of fine art that in no way identify or advertise a product or business.
- National, state, local and decorative non-commercial flags, each no more than 50 sq. ft. in area, flown for their intended purpose under generally accepted flag protocol, on a flagpole or building mounted staff no taller than the maximum permitted building height in the underlying zoning district, and not acting as a form of advertising.
- Open house signs: up to three signs may be used, displayed outside the public right-of-way and public property. Open house signs may be placed within City of Hutto right-of-way (not County or State right-of-way) if written permission from an adjacent property owner is attached to said sign. Said open house sign shall be displayed only while the open house is in progress or for 16 hours in a one-week period, whichever is shorter. The sign must be removed immediately after the open house. Signs may be no more than 4 sq. ft. in area, and no more than 4 ft. tall. This amendment supersedes Chapter 8, Article 8.05 of the City of Hutto Code of Ordinances.
- Public Information Signs, provided such signs are removed no more than 3 days after event.
- Public utility warning and underground utility identification signs.
- Religious symbols (cross, Star of David, star and crescent, etc.). Signs where the shape of a religious symbol is an integral part of the sign design are not exempted.
- Signs manufactured as a standard, integral part of a mass-produced product accessory to a commercial, public or semi-public use, including telephone booths, mail and newspaper boxes, vending machines, automated teller machines, gas pumps and vacuums.
- Signs, notices, placards, certificates and official papers authorized or required by statute, government agency or court.
- Signs for rest rooms, accepted credit cards, business organization membership (Chamber of Commerce, Better Business Bureau, etc.), meetings of civic groups, and business hours, displayed at a business.
- Signs identifying zones in parking lots, no more than 6 sq. ft. in area.
- Signs on concessions and rides at special events such as fairs and festivals.
- Signs painted on vehicles and trailers that are operating and registered, used in everyday business activities, parked in areas appropriate for their use as vehicles normally used during business hours, and not being used only for attracting business.
- Temporary decorations and displays that are clearly associated with a national, local, or religious holiday or celebration, provided there are no fire, traffic, or pedestrian hazards.

10.410.6 Prohibited signs

The following signs are prohibited in all districts, unless noted.

- Off-premise signs, except for directional kiosk signs authorized by the City of Hutto and wayfinding sign program as authorized by the City of Hutto.
- Signs with changing light, color or motion effects, intentional or resulting from a defect. This prohibition includes, but is not limited to:

- Blinking, flashing, chasing, strobe and alternating color lights, integrated into a sign or not.
- Electronic message centers.
- Signs incorporating "eye catchers" and similar shiny devices designed to reflect light and create a glimmering or flashing effect.
- Signs with animated or rotating parts.
- Signs emitting flame, smoke, steam or other visual matter.

This prohibition does not apply to:

- Electronic changeable copy/message board/variable message signs whose message portion is enclosed with glass, plastic, or other durable material and who provide an auto-dimming feature based on natural ambient light conditions. Auto-dimming feature must not allow any changeable copy/message board to exceed a brightness of 7,000 NITs in daylight or 500 NITs for night use. Such signs also cannot be animated, messages must remain static for at least sixty seconds, and display no more than four colors any one time in a static pattern.
 - Signs with flashing or chasing lights on concessions and rides at special events such as fairs and festivals.
 - Holiday decorations and light strings displayed during December. Light strings cannot outline or highlight a sign.
 - Rotating barber poles, that may or may not be internally lit, at a legitimate barber or beauty shop.
 - Rudimentary time and temperature displays that are not potentially distracting to drivers.
 - Warning signs and markers placed by, or authorized by and on behalf of government agencies.
- Signs placed in or over the public right-of-way or public property. The city may remove signs in the public right-of-way or on public property.

This prohibition does not apply to:

- Signs placed by government authorities.
- Banners placed on a light pole, utility pole, or over a street, as part of a special event of general civic interest.
- Kiosk and way-finding signs.
- Temporary garage sale and open house signs in compliance with Section 10.410.5 and this Code, and if no more than three (3) signs are located on any lot or abutting any lot.
- Temporary political campaign sign or literature may be placed on public property that serves as an early voting location or an election day voting location. Only signs and literature that refer to a candidate or issue that is on the ballot at a particular voting location may be placed at that voting location. A maximum of ten (10) signs per candidate or issue may be placed at each polling location.
- Temporary political sign or literature placed on public property being used as a polling location may not:
 - be placed within the public right-of-way;
 - have an effective area greater than three (3) sq. ft.;
 - be more than four (4) ft. high;
 - be illuminated or have any moving elements;
 - be within one-hundred (100) ft. of an outside door through which a voter may enter the public building;
 - be on driveways, parking areas, or medians within parking areas on the premises, with the exception of political campaign signs attached to vehicles lawfully parked at the premises;

- be attached, placed or otherwise affixed in any area designated as a planting or landscaped area or to any tree, shrub, building, pole or other improvement;
 - be placed within ten (10) ft. of the public road way adjacent to the premises;
 - be placed on the premises earlier than twenty-four (24) hours before the commencement of early voting if being placed at an early voting location or the commencement of election day voting if being placed at an election day voting location; and remain on the premises more than twenty-four (24) hours after early voting has ended if placed at an early voting location or after election day voting has ended if being placed at an election day voting location.
- Signs placed on vehicles and trailers that are parked and used primarily as a sign.
 - Signs and posters placed on trees, fences, light poles and utility poles, except parking lot zone signs on light poles.
 - Banners, pennants, balloons, streamers, and other temporary signs, except on a temporary basis as permitted in Section 10.410.7.
 - Attached signs placed on a roof or above a parapet wall of a building. This prohibition does not apply to sculptural signs.
 - Attached domed, bullnose and bubble-style awning signs.
 - Freestanding signs placed where they might obscure a clear view of traffic on intersecting streets, and traffic warning and control signals and signs.
 - Signs that closely resemble or imitate official signs and traffic control devices.
 - Signs blocking doors, windows, vents, stairs and ramps.
 - Signs built and displayed without a sign permit, if a sign permit is required.
 - Signs built from materials usually used for temporary signs (cloth, thin plastic, corrugated plastic, etc.) displayed as permanent signs, except for no more than 30 days or less in place of a damaged, removed or permitted but unbuilt sign
 - Portable signs, including signs originally built as portable signs permanently mounted on a building or the ground.
 - Snipe, spam, and bandit signs.
 - Large objects such as motor vehicles, boats, aircraft, engine blocks, home appliances, heavy equipment, industrial machinery, and similar objects used as or included in signs.
 - Signs not expressly permitted in this section or elsewhere in this code.

10.410.7 Temporary signs and displays

10.410.7.1 Temporary displays

Temporary displays may include these items, only as permitted in Section 10.410.3 and 10.410.4

- Banners, no more than 32 sq. ft.
- Banners placed over the street to identify special events of general civic interest. The banners cannot be used for commercial advertising. Sponsor identification may be displayed on no more than 25% of the banner face area.
- Pennants, streamers, and small (no more than 12 in. diameter) balloons.
- Balloons and other inflatable objects no more than 12 ft. in height. Balloons and inflatable objects cannot be placed on top of a building. Inflatable objects cannot have flailing or animated elements.
- New development marketing flags.
- Grand Opening Banners, no more than 64 sq. ft. and removed after 45 days after opening of the business.

A business may have up to ten temporary displays in a calendar year, with a time of no more than 15 days for each display. No more than two consecutive displays shall be permitted.

10.410.7.2 Construction – “Coming Soon” sign display time

Temporary signs may be displayed up to 18 months. Signs must be removed in 48 hours after

construction is complete.

10.410.7.3 Real estate sign display time

Temporary signs on property for sale or rent must be removed in 48 hours after the lease or sale of the identified property.

10.410.7.4 Temporary development sign display time

- Temporary signs at developments may be displayed for up to one year, or until the last house or unit in the development is sold, whichever is later.
- Temporary development signs at rental communities may be displayed for up to one year, or until 90% of units are occupied, whichever is later.

10.410.7.5 Temporary religious organization sign display

- Before erecting any temporary signage, the user must apply for an application and receive approval from the city. This application can be renewed annually.
- The application must include a copy of an agreement authorizing temporary use of a school or 501 (c) non-profit facility located with within city limits of Hutto or the extraterritorial jurisdiction. If the religious organization is the owner, the agreement will not be required.
- The agreement must identify the address, the user's weekly meeting or religious event day(s), start time, end time, types and amount of signage not to exceed a total of 6 signs. If e-
- The applicant shall notify the city within five (5) business days of any changes to the application.
- Any temporary signage authorized by the application may be placed only on the property identified in the agreement. Signage must be placed on the property and kept out of any rights-of-way, public utility easements, sight triangles, utility poles, traffic control devices, trees or any location that obstructs pedestrian, vehicular or ADA access.
- Temporary signs may be placed no earlier than four (4) hours before the scheduled weekly meeting or event s and must be removed no later than four (4) hours after the meeting or event concludes. -
- Signage must be securely placed and maintained in good condition and kept free of litter and debris.
- Signage will be administered and enforced without regard to the sign's message, viewpoint, or speaker identity.
- Feather flags are permissible under this section.

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10.410.8 Substitution of noncommercial message

Noncommercial copy may be substituted for commercial copy on any permitted sign. If noncommercial copy is substituted, the resulting sign will continue to be treated as the original commercial sign under this code and will not be treated as an outdoor advertising display. Content of noncommercial copy on a sign otherwise permitted by this code may be changed without complying with provisions required for sign copy or design approval.

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10.410.9 Sign design

10.410.9.1 Color

Colors for sign frames and supports must match the primary finish and colors of buildings on the site.

10.410.9.2 Illumination

- Illumination must be shielded so there is no glare in the public right-of-way and adjacent properties, and directed so it does not point towards the sky.

- Illumination must be steady and even over the entire sign face. The full number of lighting elements must be kept in working condition.
- 10.410.9.3 Materials
- Internally lit channel letters and halo lit letters are preferred for attached signs. Domed, bullnose and bubble-style awning signs, and internally illuminated box signs, are prohibited as attached signs.
 - The sign base of permanent freestanding signs must match the dominant masonry surface material of the main building on the site.
- 10.410.9.4 Attached sign placement
- Attached signs cannot overlap features such as cornices, eaves, window and door frames, columns and other decorative elements.
 - Signs must be placed at least 3 ft. from the vertical edge of a wall and other attached signs.
- 10.410.9.5 Attached sign height
- Attached signs must be placed entirely below the lowest point of a building's parapet wall, except signs on water towers and smokestacks.
 - The lowest point of a projecting or awning sign must be at least 8 ft. above the sidewalk.
- 10.410.9.6 Window sign area
- Window signs may cover no more than 25% of a window area.
 - Window signs are not considered in measuring the overall sign face area on a wall.
- 10.410.9.7 Freestanding sign placement
- Freestanding signs cannot be placed where they obscure important architectural features such as entrances, display windows or decorative elements when seen from the public right-of-way.

- Freestanding signs cannot be placed in or project over the public right-of-way, or create a visual obstruction in a vertical space between 3 ft. and 10 ft. above the curb in the clear vision area.

10.410.9.8 Freestanding sign landscaping

Landscaping must form a cluster at the base of freestanding signs, in an area at least 25% of the sign height around the footprint.

10.410.9.9 A-frame signs

A-frame signs must be secured firmly in place. Securing may include anchoring to the wall of the building or weighing down with sandbags. Sandbags cannot protrude from the sides of sign.

10.410.9.10 Sign Master Plans

Development Services staff may require a Sign Master Plan to be submitted and approved with a concept plan or site plan for a development. Sign type, color, scheme, size and illumination in the center must be coordinated and compatible with the architectural character on the site.

10.410.10 Sign permits

10.410.10.1 Sign permit required

Sign permits are required for the following sign types:

- New permanent signs, excluding window signs.
- New development signs.
- New real estate, construction and temporary development signs at least 12 sq. ft.
- Temporary displays.
- A-frame signs (permit duration one year; may be renewed)
- Expansion to the face area or height, or change in the dimensions of an existing sign
- Change in the location of an existing sign.
- Change in the logo, name or message displayed on an existing sign, except altering the copy on changeable copy faces.

10.410.10.2 Sign permit and specific use permit approval required

Specific use permit review and approval, and a sign permit, is required for a sculptural sign.

10.410.10.3 Sign permit not required

Sign permits are not required for the following sign types:

- Exempted signs.
- Window signs.

10.410.10.4 Revocation

Sign permits will be revoked if there is any violation of this code or misrepresentation of any information in the permit application.

10.410.10.5 Pending violations

Sign permits will not be issued for businesses or locations where existing signs violate this code, except to replace an illegal sign with a legal sign.

10.410.10.6 Expiration

Sign permits expire six months after permit issuance, if the signs are not built.

10.410.11 Sign maintenance

10.410.11.1 Building code conformance

Signs must be built and maintained in conformance to structural, electrical and safety standards of the

most current International Building Code, as adopted by the City.

10.410.11.2 Condition

Signs must be kept clean and in good repair, visually and structurally. Braces, bolts, clips, fastenings and supporting frames must be securely affixed to the support structure or wall. Signs must be kept free of rust, rot, insect infestations, bird nests and other deterioration.

10.410.11.3 Blank signs

Sign faces that are unreadable, not maintained, or removed, leaving only the shell or support structure, must be replaced in 30 days or the sign must be removed. This is not an exception to the prohibition of nonconforming sign replacement.

10.410.11.4 Unsafe signs

Signs that are unsecured, unsafe or in danger of falling; or damaged, destroyed, taken down or removed for any purpose other than copy change, must be removed or repaired to conform to this code.

10.410.11.5 Removal

- When sign removal is required, the entire sign and supporting structure must be removed.
- Signs painted directly on an exposed masonry wall must be removed by a process that strips the entire sign from the wall, not by painting over the sign. Signs declared historic by the Historic Preservation Commission are exempt.

10.410.12 Nonconforming and abandoned signs

10.410.12.1 Nonconforming signs

Provisions for nonconforming and abandoned signs are in Section 10.206.5.

10.410.12.2 Abandoned signs

Signs are considered abandoned if they:

- Advertise or identify an object, person, institution, business, product, service, event or location that no longer exists or is no longer relevant; or
- Abandoned signs must be removed by the sign owner, property owner or the city at the owner's expense. Abandoned signs cannot be reused. Signs declared historic by the Historic Preservation Commission are exempt.

10.411 Use specific design standards

10.411.1 Intent

Certain uses may include design qualities that would have an adverse impact on Hutto's character and sense of place. Design of these uses will shape much of the character and attractiveness of Hutto's streetscapes, so it is important they contribute to and integrate well with the city's built environment. These special design standards, and other standards in this chapter, apply to the following uses to ensure they will be compatible with Hutto's built environment.

10.411.2 Applicability

This Section applies in the following areas.

AGENDA ITEM REPORT

5.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the proposed Villages at Brooklands Final Plat, 10.00 acres, more or less, of land, two commercial lots and two multi-family lots, located on County Road 137.
Meeting: Tuesday, December 2, 2025
Department: Development Services
Staff Contact: Manny Hernandez

BACKGROUND INFORMATION:

The tract is approximately 10.0 acres on the east side of County Road 137, north of Brooklands Blvd. The plat proposes four total lots (two commercial and two multi-family), all allowed uses within the Commercial/Mixed Use - T5 Urban Core Zone.

Brooklands is considered a Traditional Neighborhood Development (TND), as defined in Sec. 1.3.2 of the SmartCode. It is a compact, pedestrian-oriented, mixed-use development. The Brooklands regulating plan replaced the regulating plan known as Shiloh at Jake's Bridge, which was approved by City Council on April 15, 2010. Shiloh at Jake's Bridge also designated the subject tract as T5 Urban Core. The SmartCode describes the T5 zone as a district with, "Shops mixed with Townhouses, larger Apartment houses, Offices, workplace and Civic Buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity."

NORTH: Single Family (SF-1) Farley Middle School
EAST: Smart Code (SC) Residential
SOUTH: Smart Code (SC) Vacant and Residential
WEST: The Narrows Planned Unit Development (PUD), Multi-Family

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 and the signature block is updated to reflect current staff.

FISCAL NOTES:

AGENDA ITEM REPORT

5.2.



POLICY IMPLICATIONS:

ATTACHMENTS:

1. VatBFP-U4-ComIssued(11-12-25)



November 12, 2025

Development Collaborative LLC
James McCann
321 Barton Meadow Drive
Dripping Springs, TX 78620
jmccann@developmentcollaborative.com - *communication provided via email*

**RE: Villages at Brooklands Final Plat, Hutto, TX 78634
Final Plat Review – Villages at Brooklands Final Plat - Comment Report to Update #4 Submittal (received 10-21-25)
Project No.: PLAT-25-0013**

Mr. McCann,

Upon review of the above referenced final plat Update #4 application submitted on October 21, 2025, the staff comments have been resolved.

Next steps: Place project on the Planning and Zoning Commission meeting agenda. Discuss with your plan reviewer. After approval, submit the plat recording checklist and package. See City of Hutto website for checklists. <https://tx-hutto2.civicplus.com/299/Development-Planning-Applications>

Planning Review – Emmanuel Hernandez, Planner (512) 365-9198 – manny.hernandez@huttotx.gov

1. No comments.

Engineering Review – Sandip Uprety, P.E., Plan Review Engineer (512) 595-1511 – sandip.uprety@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

PLAT-25-0013-VILLAGES AT BROOKLANDS FP-U4-(11-12-25)

11/12/2025

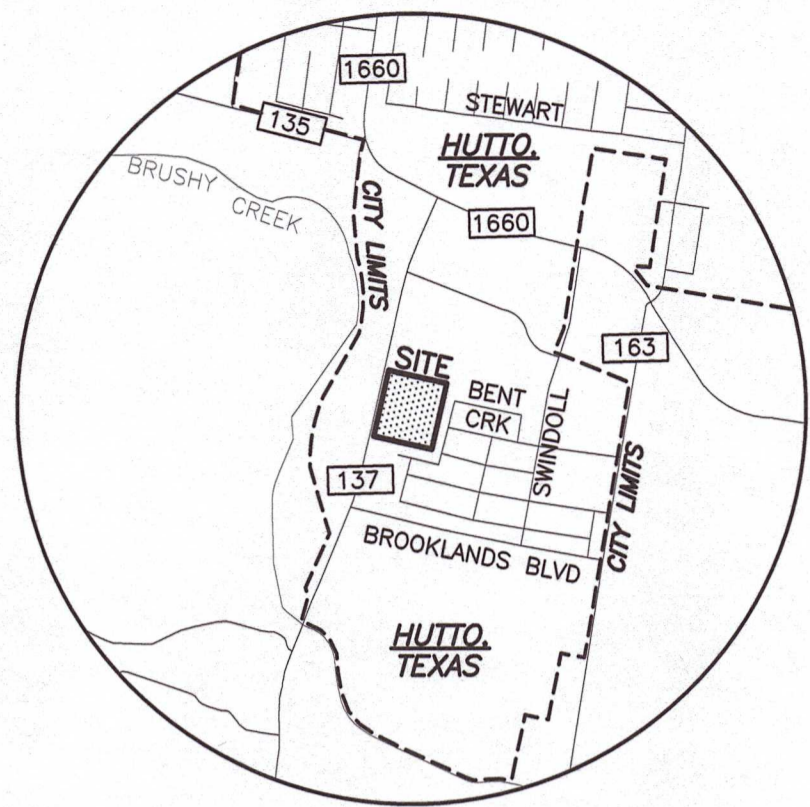
Attendees

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

Documents

VatBFP-U4-Plat(10-21-25).pdf

THE VILLAGES AT BROOKLANDS



LOCATION MAP
1" = 2000'

OWNER:

DCP HUTTO, LLC
4012 SEQUOIA TRAIL WEST
GEORGETOWN, TX 78628
BRANDON SPARKS

ENGINEERING BY:

DEVELOPMENT COLLABORATIVE, LLC
CONTACT: JAMES R. MCCANN, PE
105 SOUTH CANYONWOOD DR, STE E
DRIPPING SPRINGS, TX 78620
512-788-0909

SURVEYING BY:

EARLY LAND SURVEYING, LLC
CONTACT: JOE BEN EARLY, JR. RPLS
P.O. BOX 92588
AUSTIN, TX 78709
FIRM NO. 10194487

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ^{4W} 1/2" REBAR WITH "4WARD 5811" CAP FOUND
- ^F 1/2" REBAR WITH "FOREST 1847" CAP FOUND
- ^S 1/2" REBAR WITH "STANTEC" CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET
- △ MAG NAIL WITH "EARLY BOUNDARY" WASHER SET
- ▲ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- P.U.E. PUBLIC UTILITY EASEMENT
- W.S.&S.S.E. WATER, SEWER & STORM SEWER EASEMENT
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- W.L.E. WATERLINE EASEMENT
- () RECORD INFORMATION

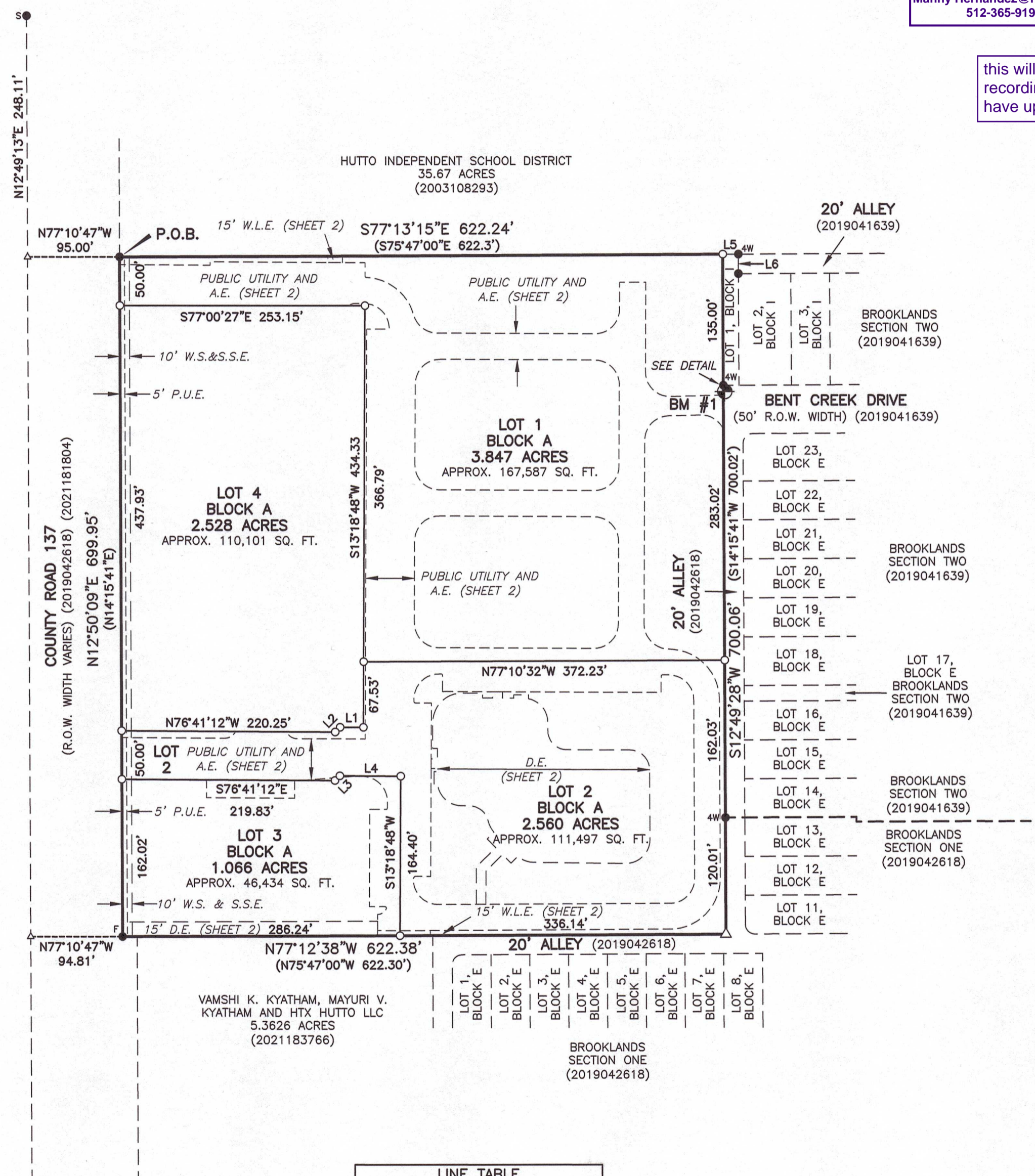
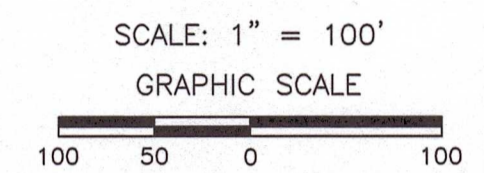
LOT SUMMARY:

LOT 1 = 3.847 ACRES - APPROX. 167,587 SQ. FT.
 LOT 2 = 2.560 ACRES - APPROX. 111,497 SQ. FT.
 LOT 3 = 1.066 ACRES - APPROX. 46,434 SQ. FT.
 LOT 4 = 2.528 ACRES - APPROX. 110,101 SQ. FT.
 TOTAL LOTS: 4
 TOTAL BLOCKS: 1
 RIGHT-OF-WAY: NONE
 TOTAL ACREAGE: 10.000 ACRES - APPROX. 435,619 SQ. FT.
 WILLIAM GATLIN HEIRS SURVEY, ABSTRACT NO. 271

ENGINEERING REVIEW
11/04/2025 10:03:33 AM
 Erosion & Sediment Control Review by:
Mindy McDonough, CISEC # 1394
mindy.mcdonough@huttotx.gov
512-799-4003
11/10/2025
No Comments

Planning Review by:
Emmanuel Hernandez
Manny Hernandez@huttotx.gov
512-365-9198
 Approved
with condition
11/12/2025 12:17:34 PM

this will go to P&Z but
recording package, should
have updated signature block



LINE	BEARING	DISTANCE
L1	N76°41'12\"/>	

THIS IS A SURFACE DRAWING.
 BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"
 MAG NAIL WITH WASHER SET AT THE SOUTHWEST END OF A CONCRETE SIDEWALK AT THE NORTHWEST INTERSECTION OF BENT CREEK DRIVE AND A 20' ALLEY APPROX. 40' WEST OF A STORM SEWER INLET AND APPROX. 12' NORTH OF AN UNDERGROUND GAS MARKER.
 SURFACE COORDINATES:
 N 10162952.54
 E 3175347.64
 TEXAS STATE PLANE COORDINATES:
 N 10161733.13
 E 3174966.64
 COMBINED SCALE FACTOR = 0.999880014 (FOR SURFACE TO GRID CONVERSION)
 INVERSE SCALE FACTOR = 1.000120 (FOR GRID TO SURFACE CONVERSION)
 ELEVATION = 606.37'
 VERTICAL DATUM: NAVD 88 (GEOID 12B)
 SCALED ABOUT 0,0
 THETA ANGLE: 1'26'12"



10/2/25

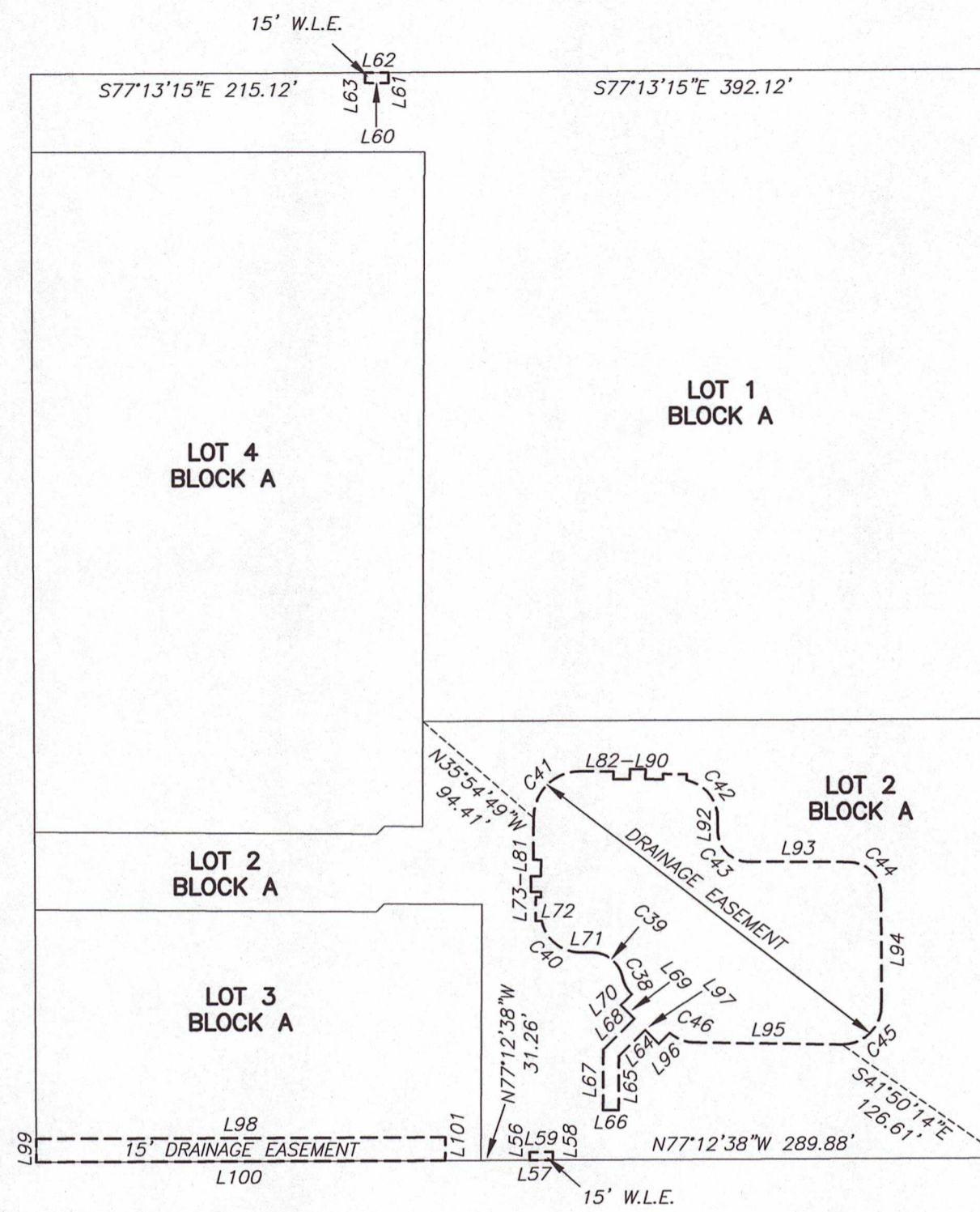
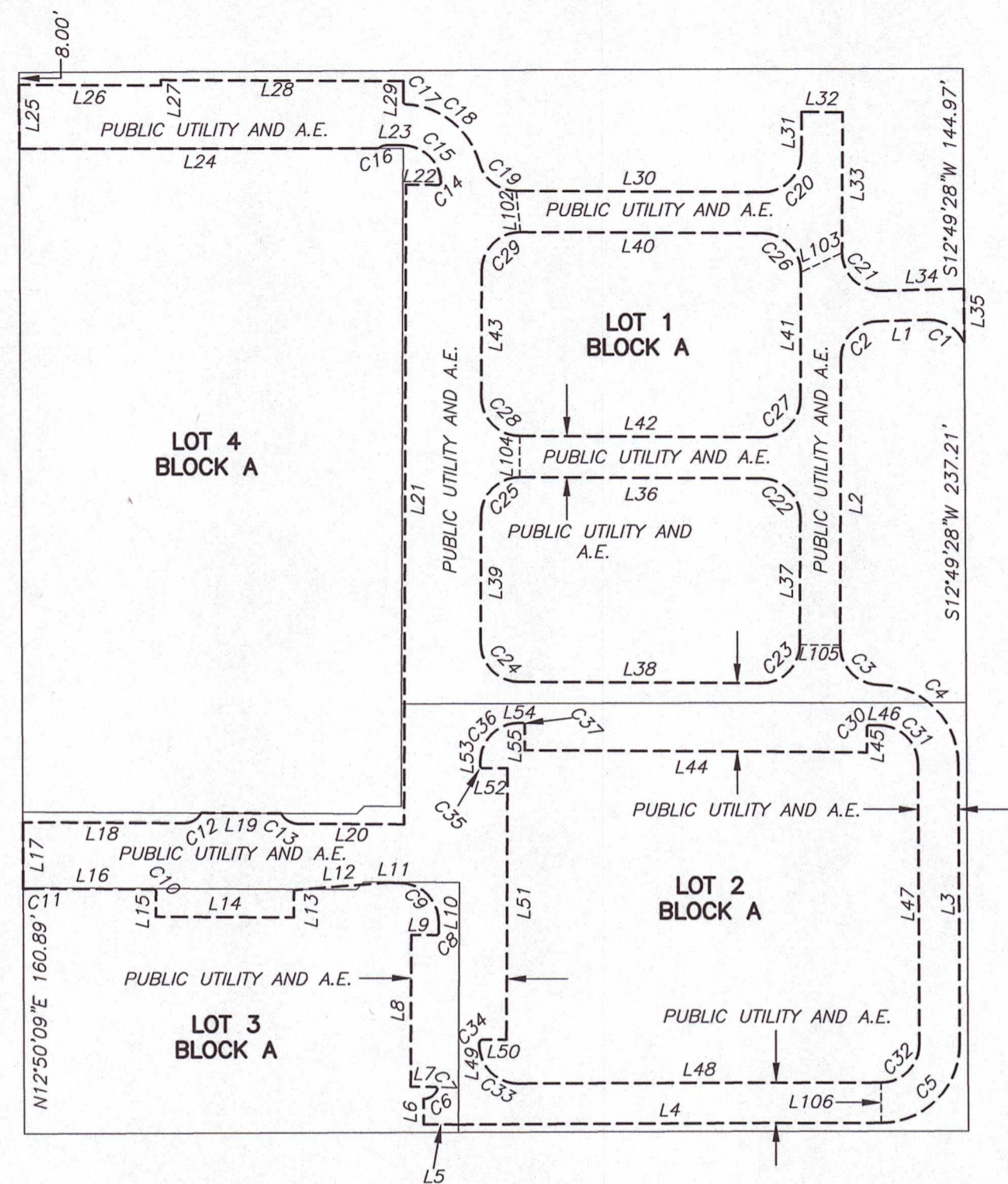
EARLY LAND SURVEYING
 A LIMITED LIABILITY COMPANY

P.O. BOX 92588
 AUSTIN, TX 78709
 512-202-8631
 TBPELS FIRM NO. 10194487

PROJECT NO.: 1106-005
 DRAWING NO.: 1106-005-PL1
 PLOT DATE: 10/2/25
 PLOT SCALE: 1" = 100'
 DRAWN BY: SAN-MAW-BBP
SHEET 01 OF 03

THE VILLAGES AT BROOKLANDS

EASEMENT DETAIL SHEET



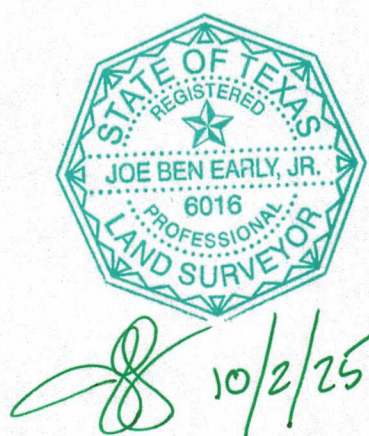
EASEMENT CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	68°27'21"	29.87'	N44°19'00"W	28.12'
C2	25.00'	88°08'32"	38.46'	S57°23'04"W	34.78'
C3	26.00'	90°00'00"	40.84'	S31°41'12"E	36.77'
C4	52.07'	89°28'16"	81.30'	S31°59'00"E	73.29'
C5	52.07'	89°49'13"	81.62'	S57°48'25"W	73.52'
C6	9.50'	67°58'32"	11.27'	N69°19'32"E	10.62'
C7	1.50'	112°01'28"	2.93'	N20°40'28"W	2.49'
C8	1.50'	90°00'00"	2.36'	N58°18'48"E	2.12'
C9	25.50'	90°00'00"	40.06'	N31°41'12"W	36.06'
C10	1.50'	90°00'00"	2.36'	N31°41'12"W	2.12'
C11	24.50'	13°04'06"	5.59'	N83°13'15"W	5.58'
C12	12.50'	63°53'46"	13.94'	N71°21'55"E	13.23'
C13	12.50'	63°57'42"	13.94'	S44°44'19"E	13.23'
C14	1.50'	91°49'10"	2.40'	N57°24'13"E	2.15'
C15	25.50'	88°10'50"	39.25'	N32°35'47"W	35.49'
C16	9.50'	39°32'03"	6.56'	S83°32'47"W	6.43'
C17	1.50'	87°52'39"	2.30'	S30°37'31"E	2.08'
C18	52.50'	72°17'05"	66.23'	S38°25'18"E	61.93'
C19	25.50'	74°24'26"	33.12'	S39°28'59"E	30.84'
C20	25.50'	90°00'00"	40.06'	N58°18'48"E	36.06'
C21	25.00'	90°44'14"	39.57'	S32°03'19"E	35.57'
C22	25.50'	90°00'00"	40.06'	S31°41'12"E	36.06'
C23	25.50'	90°00'00"	40.06'	S58°18'48"W	36.06'
C24	25.50'	90°00'00"	40.06'	N31°41'12"W	36.06'
C25	25.50'	90°00'00"	40.06'	N58°18'48"E	36.06'
C26	25.50'	90°00'00"	40.06'	S31°41'12"E	36.06'
C27	25.50'	90°00'00"	40.06'	S58°18'48"W	36.06'
C28	25.50'	90°00'00"	40.06'	N31°41'12"W	36.06'
C29	25.50'	90°00'00"	40.06'	N58°18'48"E	36.06'
C30	1.50'	90°00'00"	2.36'	N58°18'48"E	2.12'
C31	25.50'	89°30'40"	39.84'	S31°55'52"E	35.91'
C32	25.50'	89°57'54"	40.04'	S57°48'25"W	36.05'
C33	25.50'	90°31'26"	40.29'	N31°56'55"W	36.23'
C34	2.50'	90°00'00"	3.93'	N58°18'48"E	3.54'
C35	1.50'	90°00'00"	2.36'	N31°41'12"W	2.12'
C36	25.50'	90°00'00"	40.06'	N58°18'48"E	36.06'
C37	1.50'	90°00'00"	2.36'	S31°41'12"E	2.12'
C38	25.00'	30°42'54"	13.40'	N14°44'39"W	13.24'
C39	19.50'	77°16'43"	26.31'	N38°01'34"W	24.36'
C40	25.00'	78°27'47"	34.24'	N37°27'18"W	31.62'
C41	30.00'	90°00'00"	47.12'	N58°18'48"E	42.43'
C42	25.00'	78°27'47"	34.24'	S25°55'05"E	31.62'
C43	19.50'	90°00'23"	30.63'	S31°41'23"E	27.58'
C44	20.50'	89°31'09"	32.03'	S31°56'00"E	28.87'
C45	25.00'	91°00'59"	39.71'	S58°20'04"W	35.67'
C46	25.00'	39°51'49"	17.39'	N56°13'32"W	17.05'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N78°32'40"W	33.30'
L2	S13°18'48"W	189.03'
L3	S12°49'28"W	184.23'
L4	N77°16'58"W	278.63'
L5	N76°41'12"W	23.00'
L6	N13°18'48"E	16.75'
L7	N76°41'12"W	15.92'
L8	N13°18'48"E	100.00'
L9	S76°41'12"E	16.50'
L10	N13°18'48"E	7.00'
L11	N76°41'12"W	9.52'
L12	N81°25'08"W	60.71'
L13	S13°18'48"W	17.99'
L14	N76°41'12"W	91.00'
L15	N13°18'48"E	16.50'
L16	N76°41'12"W	80.51'
L17	N12°50'09"E	44.14'
L18	S76°41'12"E	106.44'
L19	S76°41'12"E	52.55'
L20	S76°43'10"E	70.00'
L21	N13°18'48"E	422.13'
L22	S76°41'12"E	21.49'
L23	N76°41'12"W	10.00'
L24	N77°00'27"W	236.60'
L25	N12°50'09"E	42.00'
L26	S76°41'12"E	93.49'
L27	N13°18'48"E	3.50'
L28	S76°41'12"E	160.00'
L29	S13°18'48"W	13.54'
L30	S76°41'12"E	162.34'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L31	N13°18'48"E	27.71'
L32	S76°41'12"E	27.00'
L33	S13°18'48"W	92.65'
L34	S78°32'40"E	55.14'
L35	S12°49'28"W	35.83'
L36	S76°41'12"E	159.47'
L37	S13°18'48"W	84.00'
L38	N76°41'12"W	159.47'
L39	N13°18'48"E	84.00'
L40	S76°41'12"E	159.47'
L41	S13°18'48"W	84.00'
L42	N76°41'12"W	159.47'
L43	N13°18'48"E	84.00'
L44	S76°41'12"E	225.45'
L45	N13°18'48"E	16.50'
L46	S76°41'12"E	6.77'
L47	S12°49'28"W	184.23'
L48	N77°12'38"W	239.15'
L49	N13°18'48"E	0.86'
L50	S76°41'12"E	15.50'
L51	N13°18'48"E	178.63'
L52	N76°41'12"W	16.50'
L53	N13°18'48"E	2.93'
L54	S76°41'12"E	2.35'
L55	S13°18'48"W	16.50'
L56	S12°50'12"W	5.19'
L57	S77°12'38"E	15.00'
L58	N12°50'12"E	5.21'
L59	N77°16'58"W	15.00'
L60	S76°41'12"E	15.00'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L56	S12°50'12"W	5.19'
L57	S77°12'38"E	15.00'
L58	N12°50'12"E	5.21'
L59	N77°16'58"W	15.00'
L60	S76°41'12"E	15.00'
L61	N13°18'48"E	6.65'
L62	N77°13'15"W	15.00'
L63	S13°18'48"W	6.51'
L64	S58°34'41"W	23.91'
L65	S13°18'48"W	34.54'
L66	N77°12'38"W	10.00'
L67	N13°18'48"E	38.80'
L68	N58°34'41"E	28.08'
L69	N31°25'19"W	12.50'
L70	N58°34'41"E	9.81'
L71	N76°41'12"W	8.35'
L72	N76°41'12"W	3.91'
L73	N13°18'48"E	15.20'
L74	S76°41'12"E	3.40'
L75	N13°18'48"E	3.23'
L76	N76°41'12"W	6.50'
L77	N13°18'48"E	10.00'
L78	S76°41'12"E	6.50'
L79	N13°18'48"E	10.64'
L80	N76°41'12"W	5.00'
L81	N13°18'48"E	27.23'
L82	S76°41'12"E	21.35'
L83	S13°18'48"W	5.00'
L84	S76°41'12"E	10.64'
L85	N13°18'48"E	6.50'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L86	S76°41'12"E	10.00'
L87	S13°18'48"W	6.50'
L88	S76°41'12"E	11.42'
L89	N13°18'48"E	3.40'
L90	S76°41'12"E	15.20'
L91	S13°18'48"W	3.91'
L92	S13°18'48"W	8.34'
L93	S76°41'34"E	65.23'
L94	S12°49'34"W	71.48'
L95	N76°09'27"W	94.96'
L96	S58°34'41"W	9.89'
L97	N31°25'19"W	12.50'
L98	N77°12'38"W	263.36'
L99	S12°50'09"W	15.00'
L100	S77°12'38"E	263.24'
L101	N13°18'48"E	15.00'
L102	S07°14'40"W	27.15'
L103	N77°29'16"E	30.00'
L104	S13°18'48"W	27.00'
L105	S76°41'12"E	26.50'
L106	S12°47'22"W	26.50'



EARLY

LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.: 1106-005

DRAWING NO.: 1106-005-PL1

PLOT DATE: 10/2/25

PLOT SCALE: 1" = 100'

DRAWN BY: SAN-MAW-BBP

SHEET

02 OF 03

THE VILLAGES AT BROOKLANDS

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

I, DCP HUTTO, LLC, OWNER OF THAT CERTAIN 10.00 ACRE TRACT, DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2022128701 AND CORRECTED IN DOCUMENT NO. 2022140432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 10.000 ACRES 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 "THE VILLAGES AT BROOKLANDS"
 TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____ 20____.

BY: BRANDON SPARKS
 ITS: MANAGING MEMBER
 DCP HUTTO, LLC
 4012 SEQUOIA TRAIL WEST
 GEORGETOWN, TX 78628

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

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

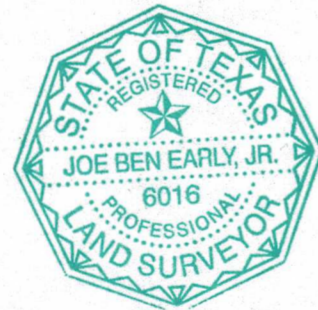
STATE OF TEXAS {
 COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

I, JOE BEN EARLY, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 2ND DAY OF OCTOBER, 2025

JOE BEN EARLY, JR., RPLS NO. 6016
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS

EARLY LAND SURVEYING, LLC
 P.O. BOX 92588
 AUSTIN, TX 78709
 FIRM NO. 10194487



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

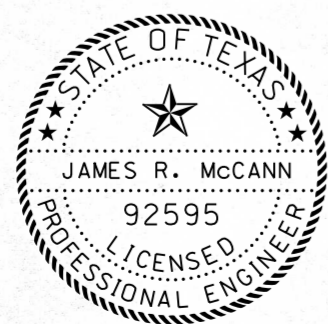
NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0520F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

I, JAMES R. MCCANN, 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 THIS DAY OF _____ 20____.

JAMES R. MCCANN, P.E.
 REGISTERED PROFESSIONAL ENGINEER NO. _____
 STATE OF TEXAS

DEVELOPMENT COLLABORATIVE, LLC
 105 SOUTH CANYONWOOD DR, STE E
 DRIPPING SPRINGS, TX 78620
 512-788-0909 | FIRM NO. 17191



GENERAL NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- A 10' PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, & STORM SEWER.
- A 5' PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER, & STORM SEWER LINES.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/4" PER FOOT (2%) FOR A DISTANCE OF AT LEAST 10 FEET.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
 WATER: CITY OF HUTTO
 WASTEWATER: CITY OF HUTTO
 ELECTRIC: ONCOR
 GAS (NATURAL OR PROPANE): ATMOS ENERGY (NATURAL)
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- NO PORTION OF THIS TRACT IS ENCRONCHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER #48491C0520F, EFFECTIVE DATE 12/20/2019, FOR WILLIAMSON COUNTY, TEXAS.
- THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 75%. THERE ARE NO RESIDENTIAL LOTS PROPOSED.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- THIS SUBDIVISION IS ZONED SMARTCODE.
- ON-SITE STORMWATER DETENTION FACILITIES WILL BE MAINTAINED BY THE VILLAGES AT BROOKLAND MAINTENANCE CORPORATION, A TEXAS NONPROFIT ORGANIZATION.

PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

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

RICHARD HUDSON, PLANNING AND ZONING
 COMMISSION CHAIR

DATE

CITY DEVELOPMENT SERVICES

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

ASHLEY BAILEY, AICP
 DEVELOPMENT SERVICES DEPARTMENT

DATE

John Byrum - Planning Manager

METES AND BOUNDS DESCRIPTION:

BEGINNING AT A 1/2" REBAR FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 137 (RIGHT-OF-WAY WIDTH VARIES) AS SHOWN ON BROOKLANDS SECTION ONE, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2019042618 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND THE FINAL PLAT OF HUTTO NARROWS, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2021181804 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE NORTHWEST CORNER OF THE SAID 10.00 ACRE TRACT, BEING ALSO THE SOUTHWEST CORNER OF A 35.67 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2003108293 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 77°13'15" EAST, WITH THE NORTH LINE OF THE SAID 10.00 ACRE TRACT AND THE SOUTH LINE OF THE SAID 35.67 ACRE TRACT, A DISTANCE OF 622.24 FEET TO A 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET FOR THE NORTHEAST CORNER OF THE SAID 10.00 ACRE TRACT, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK I, BROOKLANDS SECTION TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2019041639 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2" REBAR WITH "4WARD 5811" CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BEING THE NORTHWEST TERMINUS OF AN ALLEY (20' RIGHT-OF-WAY WIDTH) AS SHOWN ON SAID BROOKLANDS SECTION TWO, BEING ALSO IN THE SOUTH LINE OF THE SAID 35.67 ACRE TRACT, BEARS SOUTH 77°13'15" EAST, A DISTANCE OF 15.98 FEET;

THENCE SOUTH 12°49'28" WEST, WITH THE EAST LINE OF THE SAID 10.00 ACRE TRACT AND THE WEST LINE OF SAID LOT 1, A DISTANCE OF 135.00 FEET TO A 1/2" REBAR WITH "4WARD 5811" CAP FOUND AT THE NORTHWEST INTERSECTION OF BENT CREEK DRIVE (50' RIGHT-OF-WAY WIDTH) AND AN ALLEY (20' RIGHT-OF-WAY WIDTH) AS SHOWN ON SAID BROOKLANDS SECTION TWO, BEING THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH 12°49'28" WEST, WITH THE WEST RIGHT-OF-WAY LINE OF THE ALLEY AND THE EAST LINE OF THE SAID 10.00 ACRE TRACT, A DISTANCE OF 445.05 FEET TO A 1/2" REBAR WITH "4WARD 5811" CAP FOUND FOR THE SOUTHWEST CORNER OF SAID BROOKLANDS SECTION TWO, BEING A NORTHWEST CORNER OF SAID BROOKLANDS SECTION ONE;

THENCE SOUTH 12°49'28" WEST, WITH THE WEST RIGHT-OF-WAY LINE OF THE ALLEY AND THE EAST LINE OF THE SAID 10.00 ACRE TRACT, A DISTANCE OF 120.01 FEET TO A MAG NAIL WITH "EARLY BOUNDARY" WASHER SET FOR AN ANGLE POINT AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF THE ALLEY AND THE NORTH RIGHT-OF-WAY LINE OF THE ALLEY, BEING THE SOUTHWEST CORNER OF THE SAID 10.00 ACRE TRACT;

THENCE NORTH 77°12'38" WEST, WITH THE NORTH RIGHT-OF-WAY LINE OF THE ALLEY, THE SOUTH LINE OF THE SAID 10.00 ACRE TRACT, AND THE NORTH LINE OF A 5.3626 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2021183766 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 622.38 FEET TO A 1/2" REBAR WITH "FOREST 1847" CAP FOUND FOR AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 137, BEING THE SOUTHWEST CORNER OF THE SAID 10.00 ACRE TRACT;

THENCE NORTH 12°50'09" EAST, WITH THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 137 AND THE WEST LINE OF THE SAID 10.00 ACRE TRACT, A DISTANCE OF 699.95 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

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

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

____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY

OF _____, 20____, A.D., AT ____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

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

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

BY: _____

DEPUTY

EARLY
LAND SURVEYING
 A LIMITED LIABILITY COMPANY

P.O. BOX 92588
 AUSTIN, TX 78709
 512-202-8631
 TBPOLS FIRM NO. 10194487

PROJECT NO.:
 1106-005
 DRAWING NO.:
 1106-005-PL1
 PLOT DATE:
 10/2/25
 PLOT SCALE:
 1" = 100'
 DRAWN BY:
 SAN-MAW-BBP
SHEET
03 OF 03

AGENDA ITEM REPORT

5.3.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the Bluffs at BlackHawk, Phase 1 Final Plat, 19.208, more or less, of land, 58 residential lots, located south of County Road 198 and east of County Road 139.
Meeting: Tuesday, December 2, 2025
Department: Development Services
Staff Contact: Manny Hernandez

BACKGROUND INFORMATION:

The Bluffs at Blackhawk development is located outside of the City limits in the Extraterritorial Jurisdiction (ETJ). This area is subject to a 2021 Consent Agreement creating the Lakeside Municipal Utility District No. 9 (MUD). In total, the MUD is approximately 456.753 acres. Both the Independent School District (ISD) boundary realignment between Hutto and Pflugerville's ISDs and the ETJ exchange discussed in the Consent Agreement were completed in 2022.

The Bluffs at Black Hawk preliminary plat is approved with 980 total lots. This Final Plat is the first phase of the development, consisting of 58 residential lots, 1 landscape lot, 1 landscape/ drainage easement. It is generally located south of County Road 198 and east of County Road 139.

NORTH: Bluffs at Black Hawk Phase 3
EAST: Bluffs at Black Hawk Phase 2
SOUTH: Undeveloped Land - Travis County
WEST: Rural Estate - Pflugerville ETJ

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.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

AGENDA ITEM REPORT

5.3.



1. BatBPh1FP-U3-Comlssued(10-28-25)



October 28, 2025

ALM Engineering
Matthew Mitchell
PO Box 536
Dripping Springs, TX 78620
matt@almengr.com - *communication provided via email*

**RE: Bluffs at Blackhawk Phase 1 Final Plat, Hutto, TX 78634
Final Plat Review – Bluffs at Blackhawk Phase 1 Final Plat - Comment Report to Update #3 Submittal
(received 10-6-25)
Project No.: PLAT-24-0033**

Mr. Mitchell,

Upon review of the above referenced final plat Update #3 application submitted on October 6, 2025, all staff review comments have been addressed.

Next steps: Place project on the Planning and Zoning Commission meeting agenda. Discuss with your plan reviewer. After approval, submit the plat recording checklist and package. See City of Hutto website for checklists.
<https://tx-hutto2.civicplus.com/299/Development-Planning-Applications>

Planning Review – Emmanuel Hernandez, Planner (512) 365-9198 – manny.hernandez@huttotx.gov

1. No comments.

Engineering Review – Sandip Uprety, P.E., Plan Review Engineer (512) 595-1511 – sandip.uprety@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

Attendees

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

Documents

BatBHPH1FP-U3-Plat(10-6-25).pdf

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 1

BEING 19.208 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ENGINEERING REVIEW
10/24/2025 10:14:12 AM

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

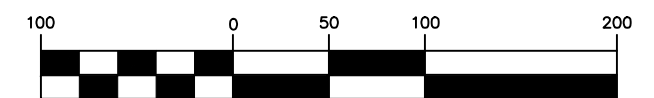
- No exceptions taken
- Approved with conditions
- Denied. Revise and Resubmit

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

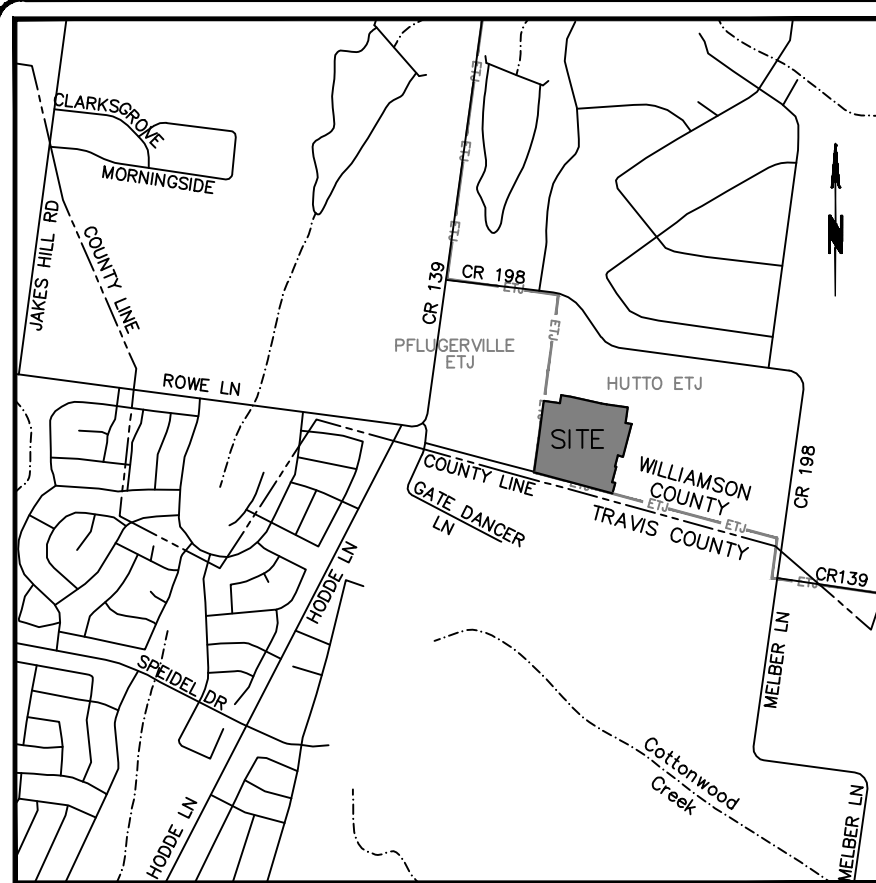
No
Comments
10/23/2025 9:00:07 AM

Plat will go to P&Z but will not
be recorded until plat
receives county approval

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



VICINITY MAP
(NOT TO SCALE)

OWNERS/SUBDIVIDERS:

TIEMANN LEGACY, LP
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TEXAS 78660

ENGINEER: ALM ENGINEERING, INC.
P.O. BOX 536
DRIPPING SPRINGS, TX 78620

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628

LEGAL DESCRIPTION: 19.208 ACRES OF LAND, MORE OR LESS OUT OF THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 594, WILLIAMSON COUNTY, TEXAS.

GRID COORDINATES FOR BENCHMARKS ARE BASED ON NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM

VERTICAL DATUM: NAVD-88 (GEOID 2012A)

BENCHMARK 439: COTTON GIN SPINDLE SET IN CENTER OF ASPHALT ROADWAY OF GATE DANCER LANE, APPROXIMATELY 280' SOUTH OF EXISTING ROWE LANE, AND APPROXIMATELY 20' EAST OF STONE MAILBOX, ADDRESS 21101 GATE DANCER LANE. (NOT SHOWN HEREON)

GRID COORDINATES
NORTHING: 10148659.33
EASTING: 3176538.51
ELEVATION: 636.24'

BENCHMARK 15073: PK NAIL SET IN THE NORTHEAST CORNER OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF COUNTY ROAD 198 WEST OF A CONCRETE DRIVE. (NOT SHOWN HEREON)

GRID COORDINATES
NORTHING: 10150439.58
EASTING: 3177930.32
ELEVATION: 641.08'

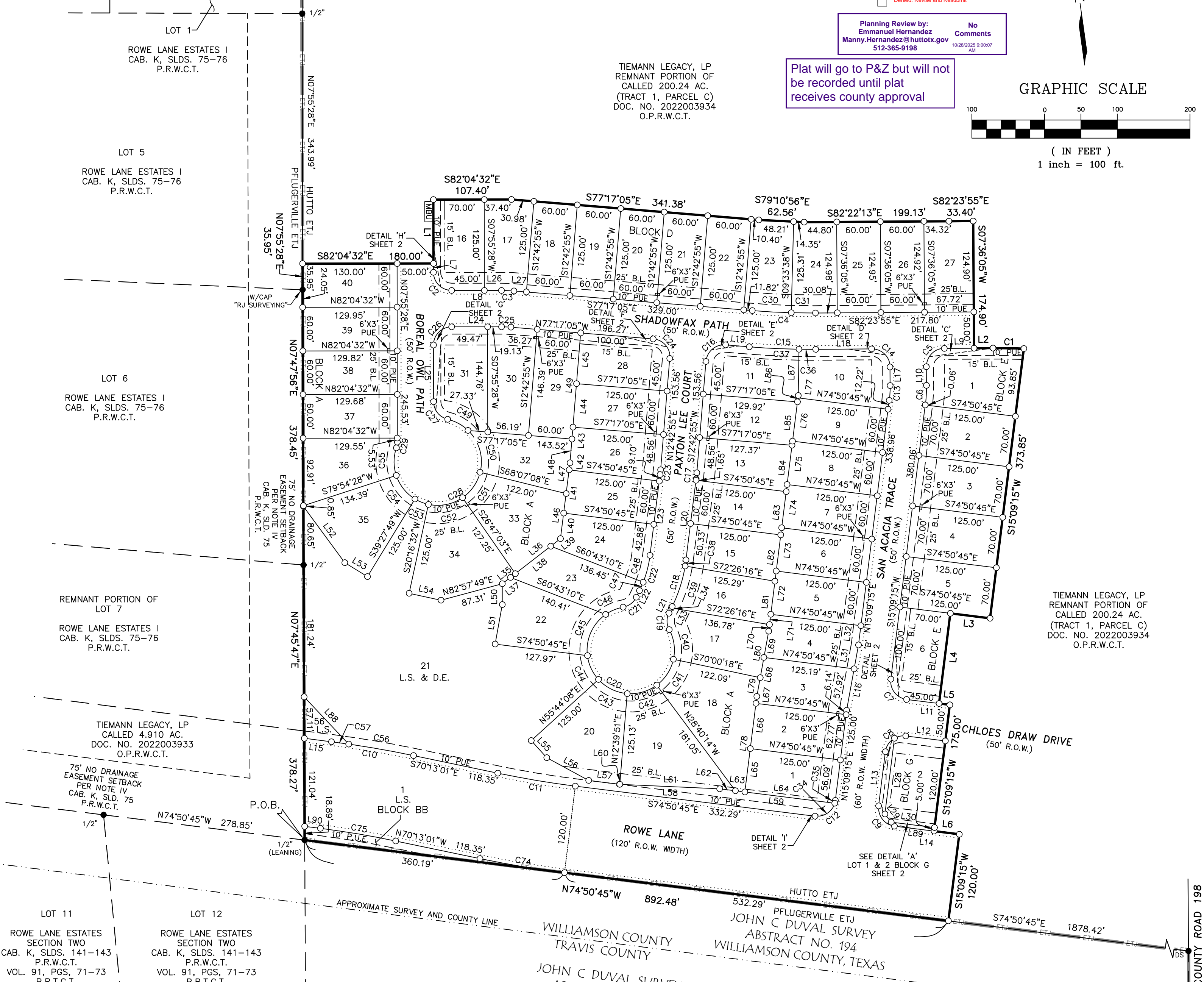
BENCHMARK 15081: PK NAIL SET IN THE SOUTHEAST CORNER OF A CONCRETE HEADWALL ON THE EAST SIDE OF COUNTY ROAD 139 ABOVE A 4' X 4' BOX CULVERT. (NOT SHOWN HEREON)

GRID COORDINATES
NORTH: 10149184.75
EAST: 3176638.76
ELEVATION: 635.16'

TOTAL NUMBER OF BLOCKS: 5

LAND USE TABLE		
DESCRIPTION	NO.	ACREAGE
SINGLE FAMILY LOTS	58	11.475
LANDSCAPE & DRAINAGE EASEMENT	1	2.107
LANDSCAPE LOT	3	0.152
RIGHT-OF-WAY	-	5.474
TOTAL LOTS	62	19.208

NEW STREET TABLE			
STREET NAME	ROW. WIDTH	DESIGN SPEED (MPH)	
ROWE LANE	120'	903.3 LF	45 PUBLIC
CHLOES DRAW DRIVE	50'	110.0 LF	25 PUBLIC
SAN ACACIA TRACE	VARIES 50' 60'	739.3 LF	35&25 PUBLIC
PAXTON LEE COURT	50'	521.1 LF	25 PUBLIC
BOREAL OWL PATH	50'	348.3 LF	25 PUBLIC
SHADOWFAX PATH	50'	769.7 LF	25 PUBLIC
TOTAL:		3,391.7 LF	
NEW STREETS: TOTAL AREA: 5.474 ACRES			



TIEMANN LEGACY, LP
REMNANT PORTION OF
CALLED 200.24 AC.
(TRACT 1, PARCEL C)
DOC. NO. 2022003934
O.P.R.W.C.T.

TIEMANN LEGACY, LP
CALLED 4.910 AC.
DOC. NO. 2022003933
O.P.R.W.C.T.

ROWE LANE ESTATES
SECTION TWO
CAB. K, SLDS. 141-143
P.R.W.C.T.
VOL. 91, PGS. 71-73
P.R.T.C.T.

ROWE LANE ESTATES
SECTION TWO
CAB. K, SLDS. 141-143
P.R.W.C.T.
VOL. 91, PGS. 71-73
P.R.T.C.T.

05 RANCH INVESTMENTS, LLC
CALLED 94.623 AC.
DOC. NO. 2025002142 O.P.R.W.C.T.

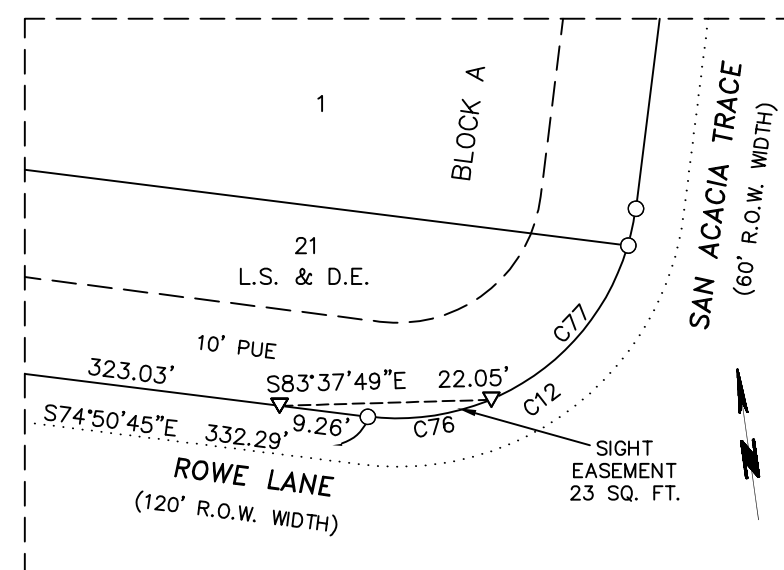
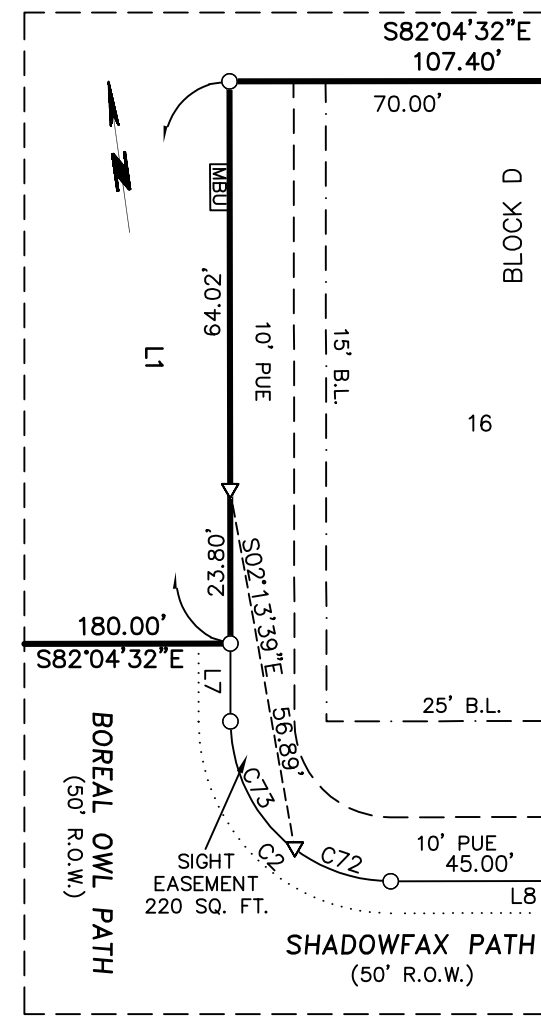
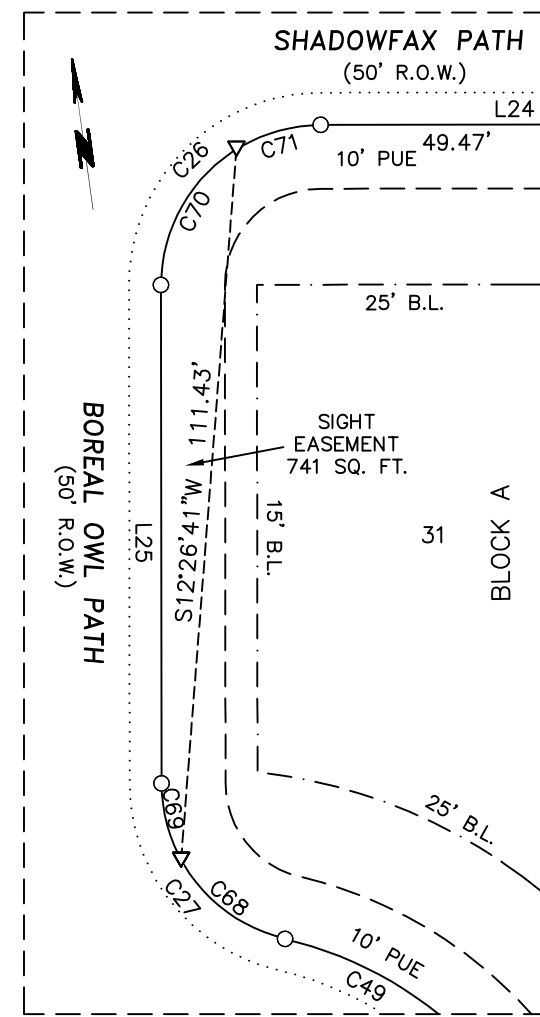
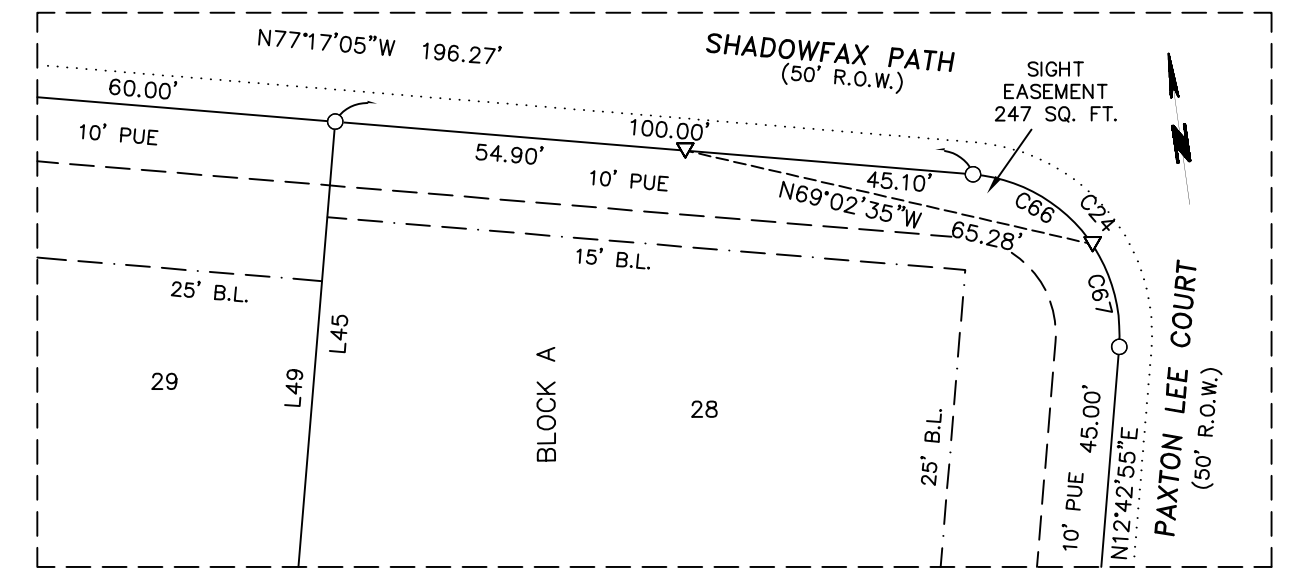
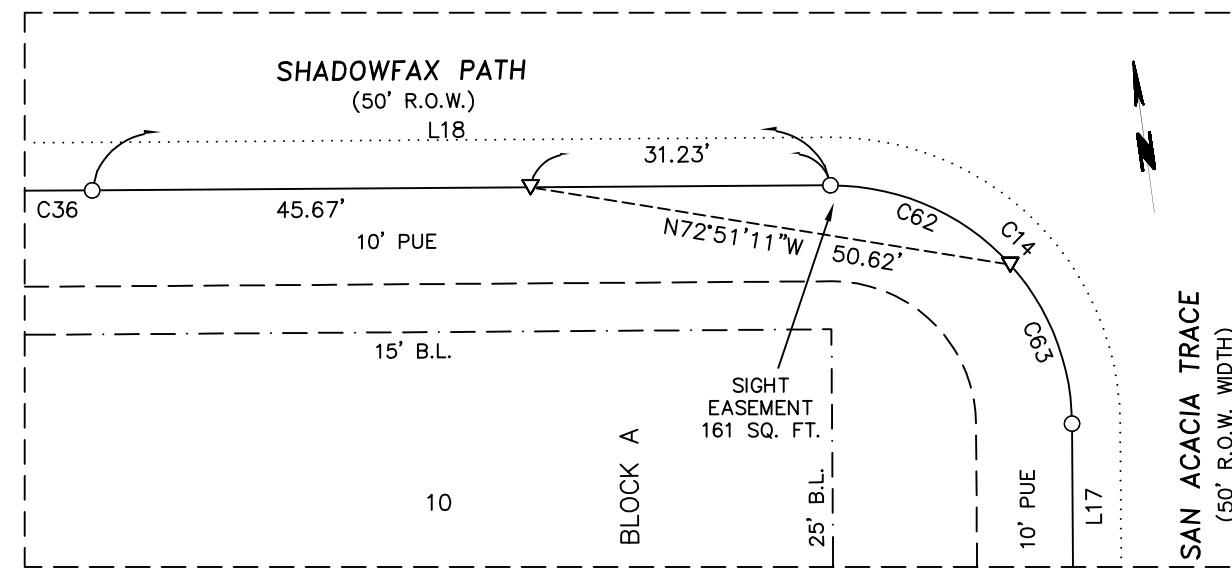
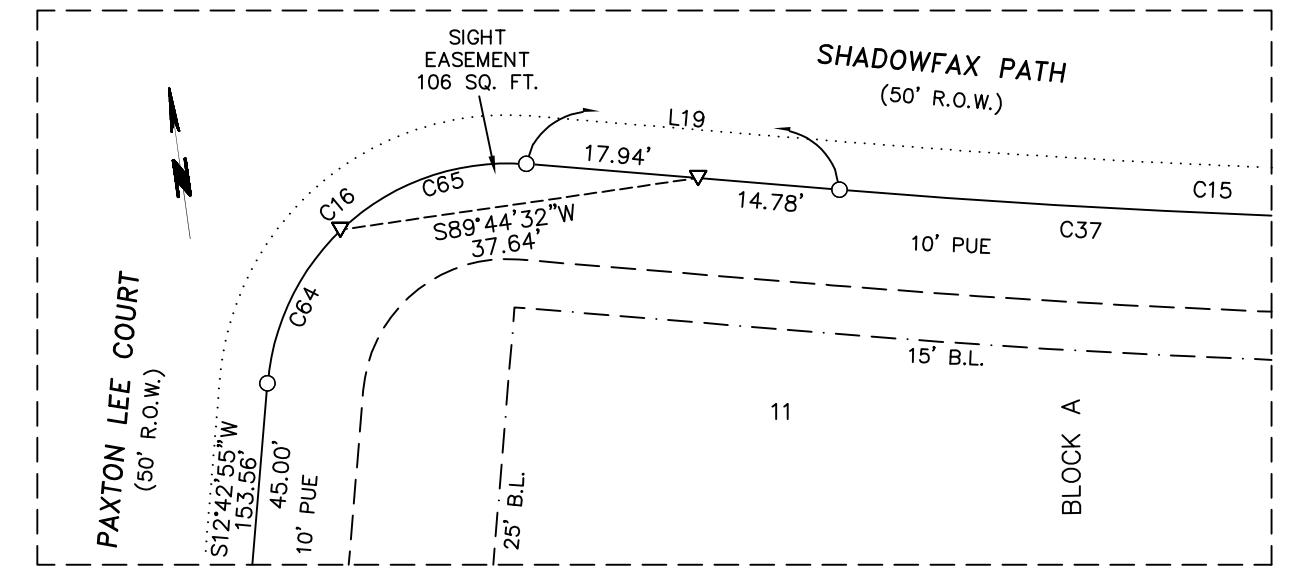
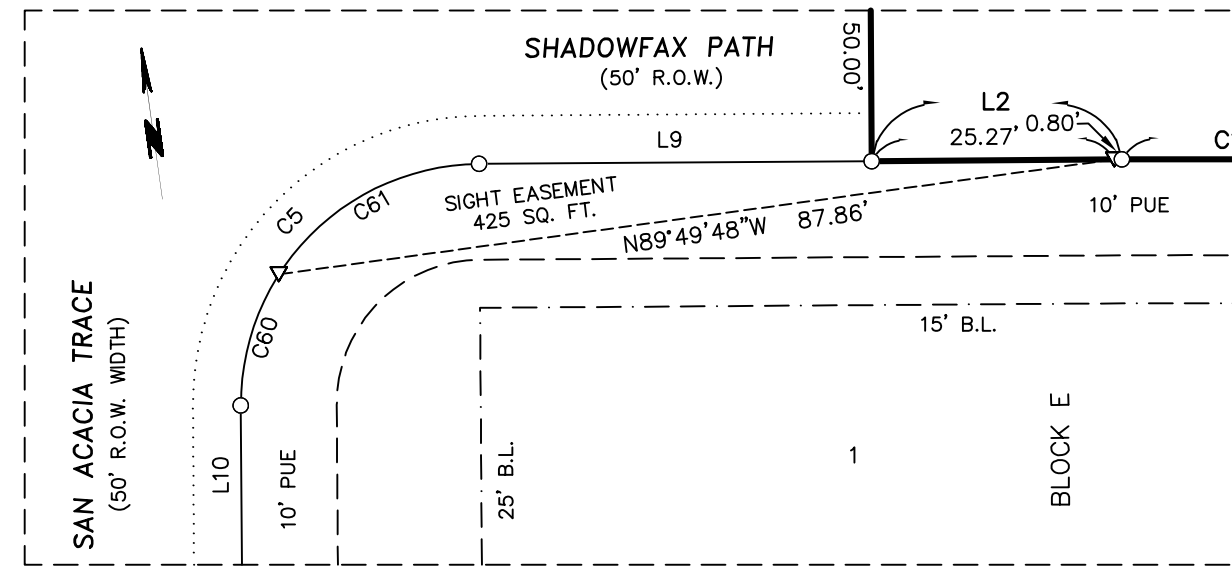
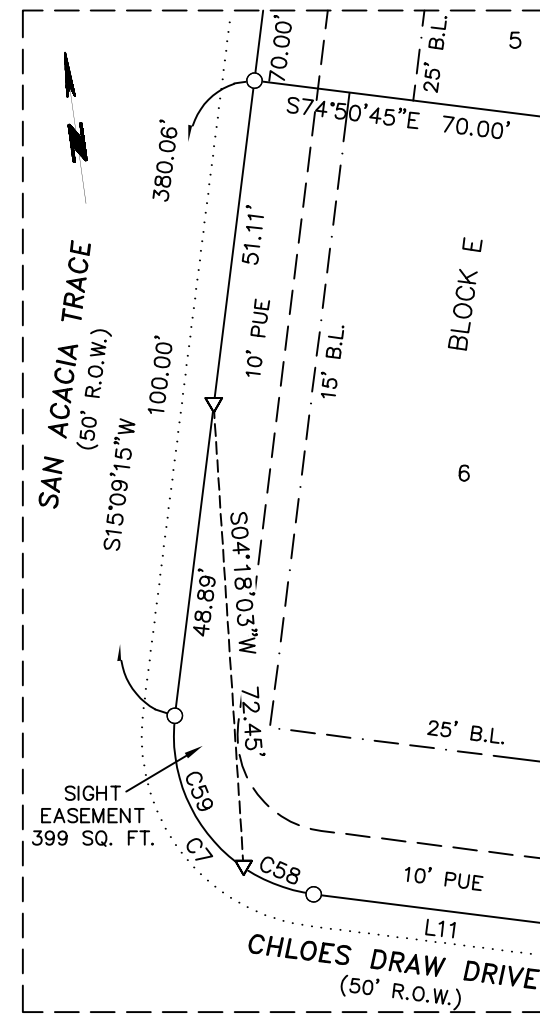
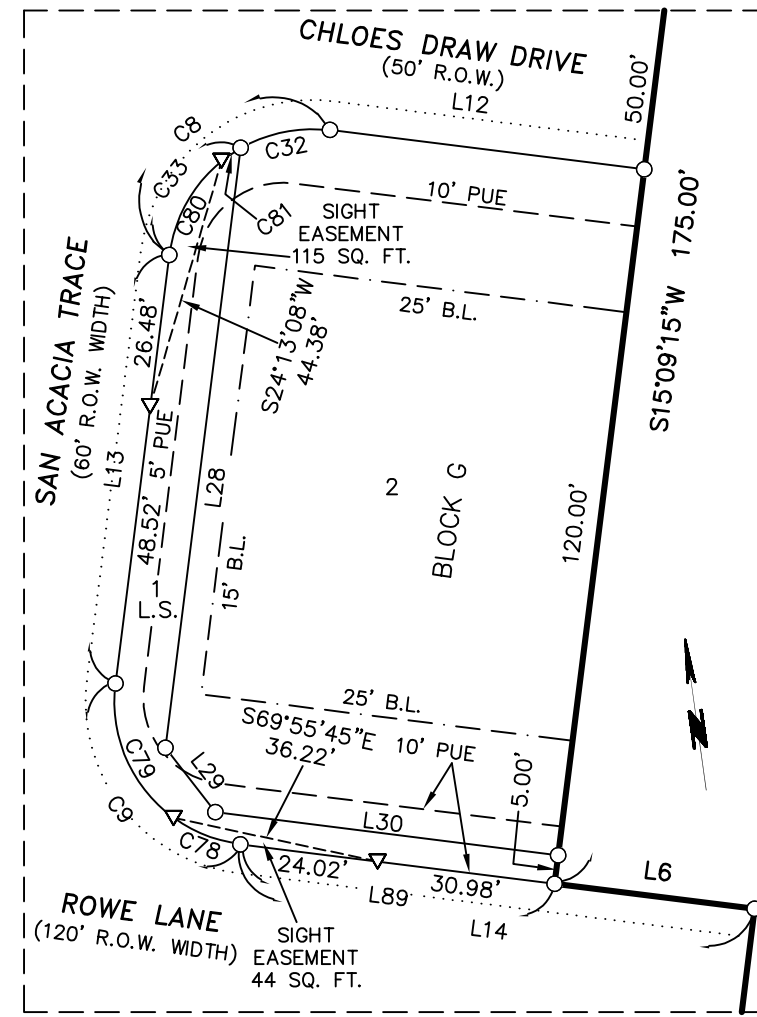
ALM ENGINEERING, INC.
CONSULTING ENGINEERS F-3565
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbcglobal.net

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

SHEET 1 OF 5

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 1

BEING 19.208 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LEGEND

- IRON ROD FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ^{DS} IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"
- ▽ CALCULATED POINT
- MBU MAIL BOX UNITS
- - - - - APPROXIMATE SURVEY LINE AND COUNTY LINE
- - - - - EASEMENT LINE
- - - - - PROPOSED SIDEWALKS
- - - - - BUILDING SETBACK LINE
- ETJ — ETJ LINE
- ETJ EXTRATERRITORIAL JURISDICTION
- L.S. LANDSCAPE LOT
- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- 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
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- 6'X3' PUE ADDITIONAL 6' X 3' PUE (SEE TYPICAL ADDITIONAL 6'X3' PUE DETAIL - SHEET 3)

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	USE
1	A	7,499	RESIDENTIAL
2	A	7,846	RESIDENTIAL
3	A	8,008	RESIDENTIAL
4	A	7,506	RESIDENTIAL
5	A	7,500	RESIDENTIAL
6	A	7,500	RESIDENTIAL
7	A	7,500	RESIDENTIAL
8	A	7,500	RESIDENTIAL
9	A	7,500	RESIDENTIAL
10	A	9,273	RESIDENTIAL
11	A	8,912	RESIDENTIAL
12	A	7,718	RESIDENTIAL
13	A	7,766	RESIDENTIAL
14	A	7,500	RESIDENTIAL
15	A	7,698	RESIDENTIAL
16	A	7,771	RESIDENTIAL
17	A	9,382	RESIDENTIAL
18	A	14,138	RESIDENTIAL
19	A	13,317	RESIDENTIAL
20	A	11,647	RESIDENTIAL
21	A	91,769	L.S. & D.E.
22	A	10,259	RESIDENTIAL
23	A	8,722	RESIDENTIAL
24	A	8,299	RESIDENTIAL
25	A	7,500	RESIDENTIAL
26	A	7,699	RESIDENTIAL
27	A	7,500	RESIDENTIAL
28	A	8,616	RESIDENTIAL
29	A	8,783	RESIDENTIAL
30	A	9,096	RESIDENTIAL

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	USE
31	A	9,833	RESIDENTIAL
32	A	8,286	RESIDENTIAL
33	A	11,693	RESIDENTIAL
34	A	12,875	RESIDENTIAL
35	A	11,097	RESIDENTIAL
36	A	9,171	RESIDENTIAL
37	A	7,777	RESIDENTIAL
38	A	7,785	RESIDENTIAL
39	A	7,793	RESIDENTIAL
40	A	7,799	RESIDENTIAL
56	A	1,740	L.S.

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	USE
1	E	10,941	RESIDENTIAL
2	E	8,750	RESIDENTIAL
3	E	8,750	RESIDENTIAL
4	E	8,750	RESIDENTIAL
5	E	8,750	RESIDENTIAL
6	E	8,616	RESIDENTIAL

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	USE
1	G	1,406	L.S.
2	G	8,326	RESIDENTIAL

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	USE
16	D	8,616	RESIDENTIAL
17	D	7,895	RESIDENTIAL
18	D	7,500	RESIDENTIAL
19	D	7,500	RESIDENTIAL
20	D	7,500	RESIDENTIAL
21	D	7,500	RESIDENTIAL
22	D	7,500	RESIDENTIAL
23	D	7,776	RESIDENTIAL
24	D	7,661	RESIDENTIAL
25	D	7,498	RESIDENTIAL
26	D	7,496	RESIDENTIAL
27	D	8,459	RESIDENTIAL

LOT AREA TABLE

LOT	BLOCK	SQ. FT.	USE
1	BB	3,502	L.S.

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 • almeng@sbcglobal.net

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

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 1

BEING 19.208 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

FOR A 19.208 ACRE TRACT OF LAND SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 19.208 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a leaning 1/2" iron rod found monumenting the southwest corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the northwest corner of the called 94.623 acre tract of land conveyed to 05 Ranch Investments, LLC tract, recorded in Document No. 2025002142 of the Official Public Records of Williamson County, Texas, the northeast corner of Lot 12, Rowe Lane Estates Section Two, a subdivision recorded in Cabinet K, Slides 141-143 of the Plat Records of Williamson County, Texas and Volume 91, Pages 71-73 of the Plat Records of Travis County, Texas, same being the southeast corner of the called 4.910 acre tract of land conveyed to Tiemann Legacy, LP, recorded in Document No. 2022003933 of the Official Public Records of Williamson County, Texas, same being on the original southeast corner of Lot 7, Rowe Lane Estates I, a subdivision recorded in Cabinet, K, Slides 75-76 of the Plat Records of Williamson County, Texas, for the southwest corner and POINT OF BEGINNING hereof, from which a 1/2" iron rod found monumenting the northwest corner of said Lot 12 and the northeast corner of Lot 11 of said Rowe Lane Estates Section Two, same being on the south boundary line of said 4.910 acre Tiemann Legacy, LP tract and the original south boundary line of said Lot 7, Rowe Lane Estates I, bears N 74°50'45" W for a distance of 278.85 feet;

THENCE, N 07°45'47" E with the west boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the east boundary line of said 4.910 acre Tiemann Legacy, LP tract and the east boundary line of said Lot 7 Rowe Lane Estates I for a distance of 378.27 feet to a 1/2" iron rod found monumenting the northeast corner of said Lot 7 and the southeast corner of Lot 6 of said Rowe Lane Estates I;

THENCE, N 07°45'56" E with said west boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract and the east boundary line of said Lot 6, Rowe Lane Estates I for a distance of 378.45 feet to an iron rod found with cap marked "RJ SURVEYING" monumenting the northeast corner of said Lot 6 and the southeast corner of Lot 5 of said Rowe Lane Estates I;

THENCE, N 07°55'28" E with said west boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract and with the east boundary line of said Lot 5, Rowe Lane Estates I for a distance of 35.95 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the northwest corner hereof, from which a 1/2" iron rod found monumenting the northeast corner of said Lot 5 and the southeast corner of Lot 1 of said Rowe Lane Estates I, same being on said west boundary of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract, bears N 07°55'28" E for a distance of 343.99 feet;

THENCE, through the interior of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the following seventeen (17) courses and distances:

1. S 82°04'32"E for a distance of 180.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
2. N 07°55'28"E for a distance of 87.82 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
3. S 82°04'32"E for a distance of 107.40 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
4. S 77°17'05"E for a distance of 341.38 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
5. S 79°10'56"E for a distance of 62.56 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
6. S 82°22'13"E for a distance of 199.13 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
7. S 82°23'55"E for a distance of 33.40 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the northeast corner hereof;
8. S 07°36'05"W for a distance of 174.90 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
9. S 82°23'55"E for a distance of 26.07 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the beginning of a curve to the right;
10. With said curve to the right an arc length of 42.51 feet, said curve having a radius of 975.00 feet, a delta angle of 2°29'54" and a chord which bears S 81°08'58"E for a distance of 42.51 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the end of this curve;
11. S 15°09'15"W for a distance of 373.85 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
12. N 74°50'45"W for a distance of 55.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
13. S 15°09'15"W for a distance of 125.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
14. S 74°50'45"E for a distance of 15.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
15. S 15°09'15"W for a distance of 175.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
16. S 74°50'45"E for a distance of 35.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
17. S 15°09'15"W for a distance of 120.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the south boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and the north boundary line of said 94.623 acre 05 Ranch Investments, LLC tract, for the southeast corner hereof, from which an iron rod found with cap marked "DIAMOND SURVEYING" monumenting the southeast corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and the northeast corner of said 94.613 acre 05 Ranch Investments, LLC tract, same being on the west boundary line of County Road 198, bears S 74°50'45" E for a distance of 1878.42 feet;

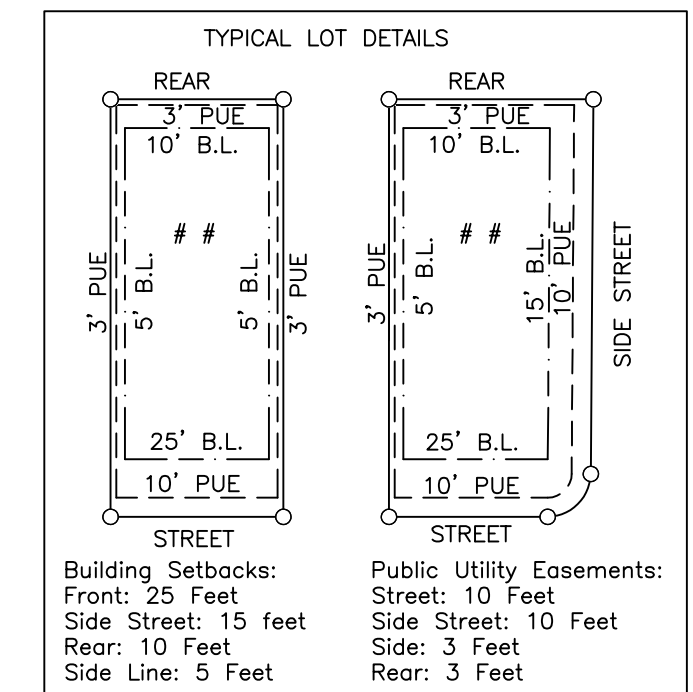
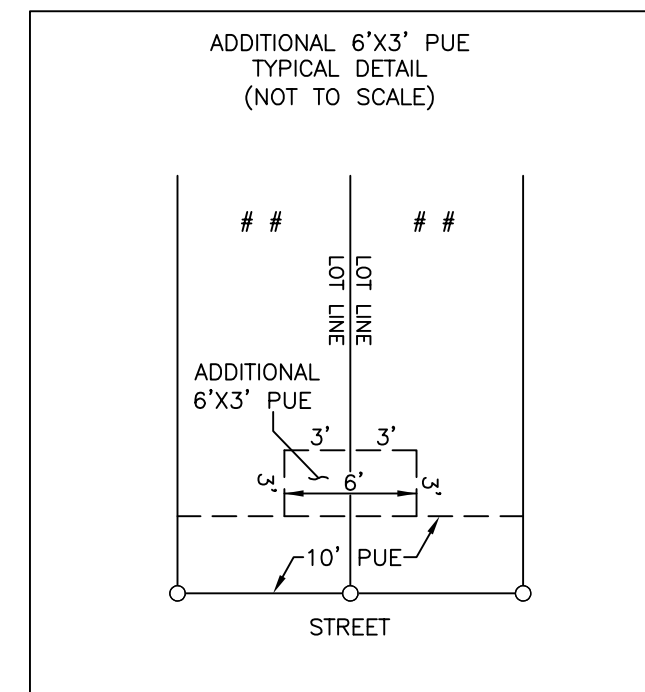
THENCE, N 74°50'45" W with the south boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and said north boundary line of the 94.623 acre 05 Ranch Investments, LLC tract for a distance of 892.48 feet to the POINT OF BEGINNING and containing 19.208 acres of land more or less.

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 1.00010.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	975.00'	42.51'	2°29'54"	S81°08'58"E	42.51'
C2	25.00'	39.27'	90°00'00"	S37°04'32"E	35.36'
C3	205.00'	17.14'	4°47'27"	S79°40'49"E	17.14'
C4	975.00'	87.02'	5°06'50"	S79°50'30"E	86.99'
C5	25.00'	39.27'	90°00'00"	S52°36'05"W	35.36'
C6	205.00'	27.02'	7°33'10"	S11°22'40"W	27.00'
C7	25.00'	39.27'	90°00'00"	S29°50'45"E	35.36'
C8	25.00'	39.27'	90°00'00"	S60°09'15"W	35.36'
C9	25.00'	39.27'	90°00'00"	S29°50'45"E	35.36'
C10	1460.00'	114.54'	4°29'42"	S72°27'52"E	114.51'
C11	1340.00'	108.26'	4°37'44"	S72°31'53"E	108.23'
C12	25.00'	39.27'	90°00'00"	N60°09'15"E	35.36'
C13	155.00'	20.43'	7°33'10"	N11°22'40"E	20.42'
C14	25.00'	39.27'	90°00'00"	N37°23'55"W	35.36'
C15	1025.00'	91.48'	5°06'50"	N79°50'30"W	91.45'
C16	25.00'	39.27'	90°00'00"	S57°42'55"W	35.36'
C17	205.00'	8.73'	2°26'20"	S13°56'05"W	8.73'
C18	205.00'	67.27'	18°48'08"	S24°33'18"W	66.97'
C19	25.00'	23.55'	53°58'05"	S06°58'20"W	22.69'
C20	60.00'	301.53'	287°56'10"	N56°02'38"W	70.59'
C21	25.00'	23.55'	53°58'05"	N60°56'25"E	22.69'
C22	155.00'	50.86'	18°48'08"	N24°33'18"E	50.64'
C23	155.00'	6.60'	2°26'20"	N13°56'05"E	6.60'
C24	25.00'	39.27'	90°00'00"	N32°17'05"W	35.36'
C25	155.00'	12.96'	4°47'27"	N79°40'49"W	12.96'
C26	25.00'	39.27'	90°00'00"	S52°55'28"W	35.36'
C27	25.00'	33.49'	76°44'47"	S30°26'56"E	31.04'
C28	60.00'	288.45'	275°26'49"	S68°54'05"W	80.73'
C29	25.00'	8.16'	18°42'02"	N17°16'29"E	8.12'
C30	975.00'	53.68'	3°09'17"	S78°51'44"E	53.68'
C31	975.00'	33.34'	1°57'33"	S81°25'09"E	33.34'
C32	25.00'	16.09'	36°52'12"	S86°43'09"W	15.81'
C33	25.00'	23.18'	53°07'48"	S41°43'09"W	22.36'
C34	25.00'	35.35'	81°00'44"	N64°38'53"E	32.48'
C35	25.00'	3.92'	8°59'16"	N19°38'53"E	3.92'
C36	1025.00'	23.10'	1°17'28"	N81°45'11"W	23.10'
C37	1025.00'	68.39'	3°49'21"	N79°11'46"W	68.37'
C38	205.00'	8.62'	2°24'29"	S16°21'29"W	8.62'
C39	205.00'	58.66'	16°23'38"	S25°45'33"W	58.46'
C40	60.00'	41.90'	40°00'25"	S00°00'31"E	41.05'
C41	60.00'	43.29'	41°20'05"	S40°39'44"W	42.35'
C42	60.00'	43.29'	41°20'05"	S81°59'49"W	42.35'
C43	60.00'	45.10'	43°04'17"	N55°48'01"W	44.05'
C44	60.00'	36.65'	34°59'47"	N16°45'59"W	36.08'
C45	60.00'	65.08'	62°08'52"	N31°48'21"E	61.94'
C46	60.00'	26.23'	25°02'40"	N75°24'07"E	26.02'
C47	155.00'	12.65'	4°40'33"	N31°37'06"E	12.65'
C48	155.00'	38.22'	14°07'35"	N22°13'02"E	38.12'
C49	60.00'	32.25'	30°47'34"	S53°25'32"E	31.86'
C50	60.00'	62.74'	59°54'38"	S08°04'27"E	59.92'
C51	60.00'	43.29'	41°20'05"	S42°32'55"W	42.35'
C52	60.00'	49.28'	47°03'35"	S86°44'45"W	47.91'
C53	60.00'	20.09'	19°11'17"	N60°07'49"W	20.00'
C54	60.00'	42.35'	40°26'39"	N30°18'51"W	41.48'
C55	60.00'	38.45'	36°43'02"	N08°15'59"E	37.80'
C56	1460.00'	90.57'	3°33'15"	N71°59'39"W	90.55'
C57	1460.00'	23.97'	0°56'27"	N74°14'30"W	23.97'
C58	25.00'	11.79'	27°01'13"	N61°20'09"W	11.68'
C59	25.00'	27.48'	62°58'47"	N16°20'09"W	26.12'
C60	25.00'	14.42'	33°03'21"	N24°07'45"E	14.22'
C61	25.00'	24.85'	56°56'39"	N69°07'45"E	23.84'
C62	25.00'	21.11'	48°22'30"	S68°12'40"E	20.49'
C63	25.00'	18.16'	41°37'30"	S13°12'40"E	17.77'
C64	25.00'	18.09'	41°27'11"	N33°26'30"E	17.70'
C65	25.00'	21.18'	48°32'49"	N78°26'30"E	20.55'
C66	25.00'	22.37'	51°16'06"	S51°39'02"E	21.63'
C67	25.00'	16.90'	38°43'54"	S06°39'02"E	16.58'
C68	25.00'	21.01'	48°09'00"	N44°44'49"W	20.40'
C69	25.00'	12.48'	28°35'47"	N06°22'26"W	12.35'
C70	25.00'	25.40'	58°12'55"	N37°01'55"E	24.32'
C71	25.00'	13.87'	31°47'05"	N82°01'55"E	13.69'
C72	25.00'	16.05'	36°47'32"	N63°40'46"W	15.78'
C73	25.00'	23.22'	53°12'28"	N18°40'46"W	22.39'
C74	1460.00'	117.95'	4°37'44"	N72°31'53"W	117.92'
C75	1340.00'	105.13'	4°29'42"	N72°27'52"W	105.10'
C76	25.00'	13.13'	30°05'04"	N89°53'17"W	12.98'
C77	25.00'	26.14'	59°54'56"	S45°06'43"W	24.97'
C78	25.00'	12.59'	28°51'21"	S60°25'05"E	12.46'
C79	25.00'	26.68'	61°08'39"	S15°25'05"E	25.43'
C80	25.00'	19.16'	43°55'05"	N37°06'47"E	18.70'
C81	25.00'	20.11'	46°04'55"	N82°06'47"E	19.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°55'28"E	87.82'
L2	S82°23'55"E	26.07'
L3	N74°50'45"W	55.00'
L4	S15°09'15"W	125.00'
L5	S74°50'45"E	15.00'
L6	S74°50'45"E	35.00'
L7	S07°55'28"W	12.18'
L8	S82°04'32"E	68.59'
L9	N82°23'55"W	40.90'
L10	S07°36'05"W	25.53'
L11	S74°50'45"E	60.00'
L12	N74°50'45"W	55.00'
L13	S15°09'15"W	75.00'
L14	S74°50'45"E	90.00'
L15	S74°42'43"E	37.67'
L16	N18°17'45"E	91.23'
L17	N07°36'05"E	25.53'
L18	N82°23'55"W	76.90'
L19	N77°17'05"W	32.72'
L20	S15°09'15"W	111.98'
L21	S33°57'22"W	10.05'
L22	N33°57'22"E	10.05'
L23	N15°09'15"E	111.98'
L24	N82°04'32"W	68.59'
L25	S07°55'28"W	77.86'
L26	S82°04'32"E	23.59'
L27	S77°17'05"E	17.18'
L28	S15°09'15"W	105.00'
L29	S29°50'45"E	14.14'
L30	S74°50'45"E	60.00'
L31	N18°17'45"E	33.31'
L32	N15°09'15"E	26.74'
L33	N33°57'22"E	7.82'
L34	N33°57'22"E	2.23'
L35	N60°12'55"E	22.66'
L36	N60°12'55"E	78.55'
L37	N60°12'55"E	14.30'
L38	N60°12'55"E	69.95'
L39	N60°12'55"E	16.96'
L40	N15°09'15"E	35.43'
L41	N15°09'15"E	60.00'
L42	N15°09'15"E	9.73'
L43	N12°42'55"E	49.20'
L44	N12°42'55"E	60.00'
L45	N12°42'55"E	70.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L46	N15°09'15"E	62.49'
L47	N15°09'15"E	42.68'
L48	N12°42'55"E	32.81'
L49	N12°42'55"E	146.39'
L50	S08°05'10"W	28.73'
L51	S18°14'24"W	55.08'
L52	S28°20'07"E	96.17'
L53	S50°32'11"E	36.62'
L54	S69°43'28"E	44.95'
L55	S34°15'52"E	31.71'
L56	S53°32'27"E	65.69'
L57	S74°50'45"E	42.51'
L58	S79°27'13"E	138.11'
L59	S74°50'45"E	159.59'
L60	S79°27'13"E	0.60'
L61	S79°27'13"E	137.50'
L62	S74°50'45"E	21.81'
L63	S74°50'45"E	13.09'
L64	S74°50'45"E	124.69'
L65	N15°09'15"E	60.00'
L66	N15°09'15"E	62.77'
L67	N15°09'15"E	9.57'
L68	N18°17'45"E	54.49'
L69	N18°17'45"E	36.74'
L70	N15°09'15"E	9.15'
L71	N15°09'15"E	23.31'
L72	N15°09'15"E	60.00'
L73	N15°09'15"E	60.00'
L74	N15°09'15"E	60.00'
L75	N15°09'15"E	60.00'
L76	N15°09'15"E	60.00'
L77	N15°09'15"E	3.26'
L78	N15°09'15"E	132.33'
L79	N18°17'45"E	26.25'
L80	N18°17'45"E	64.99'
L81	N15°09'15"E	60.05'
L82	N15°09'15"E	64.21'
L83	N15°09'15"E	60.00'
L84	N15°09'15"E	64.31'
L85	N15°09'15"E	60.05'
L86	N15°09'15"E	8.80'
L87	N08°53'46"E	63.63'
L88	S35°17'44"E	89.47'
L89	N74°50'45"W	55.00'
L90	N74°42'43"W	21.82'



AGENDA ITEM REPORT

5.4.



To: Planning and Zoning Commission
Subject: Conduct a public hearing and consider possible action on the Bluffs at Blackhawk, Phase 2 Final Plat. 40.606 acres, more or less, of land, 49 residential lots, located south of County Road 198 and east of County Road 139.
Meeting: Tuesday, December 2, 2025
Department: Development Services
Staff Contact: Manny Hernandez

BACKGROUND INFORMATION:

The Bluffs at Blackhawk development is located outside of the City limits in the Extraterritorial Jurisdiction (ETJ). This area is subject to a 2021 Consent Agreement creating the Lakeside Municipal Utility District No. 9 (MUD). In total, the MUD is approximately 456.753 acres. Both the Independent School District (ISD) boundary realignment between Hutto and Pflugerville's ISDs and the ETJ exchange discussed in the Consent Agreement were completed in 2022.

The Bluffs at Black Hawk preliminary plat is approved with 980 total lots. This Final Plat is the second phase of the development, consisting of 49 residential lots, 1 landscape lot, 1 landscape/ drainage easement and, 1 landscape/drainage easement/ P.U.E. It is located east of Phase 1 and is generally located south of County Road 198 and east of County Road 139.

NORTH: Single Family - SF-1 (ETJ)
EAST: Bluffs at Black Hawk Ph 4
SOUTH: Undeveloped Land - Travis County
WEST: Bluffs at Black Hawk Ph1

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.

FISCAL NOTES:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

5.4.



ATTACHMENTS:

1. BatBPh2FP-U3-Plat-Comlssued(10-28-25)



October 28, 2025

ALM Engineering
Matthew Mitchell
PO Box 536
Dripping Springs, TX 78620
matt@almengr.com - *communication provided via email*

**RE: Bluffs at Blackhawk Phase 2 Final Plat, Hutto, TX 78634
Final Plat Review – Bluffs at Blackhawk Phase 2 Final Plat - Comment Report to Update #3 Submittal
(received 10-6-25)
Project No.: PLAT-24-0033**

Mr. Mitchell,

Upon review of the above referenced final plat Update #3 application submitted on October 6, 2025, all staff review comments have been addressed.

Next steps: Place project on the Planning and Zoning Commission meeting agenda. Discuss with your plan reviewer. After approval, submit the plat recording checklist and package. See City of Hutto website for checklists.
<https://tx-hutto2.civicplus.com/299/Development-Planning-Applications>

Planning Review – Emmanuel Hernandez, Planner (512) 365-9198 – manny.hernandez@huttotx.gov

1. No comments.

Engineering Review – Sandip Uprety, P.E., Plan Review Engineer (512) 595-1511 – sandip.uprety@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

PLAT-BluffsPh2-U3-(10-28-25)

10/28/2025

Attendees

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

Documents

BatBHPH2FP-U3-Plat(10-6-25).pdf

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 2

BEING 40.606 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

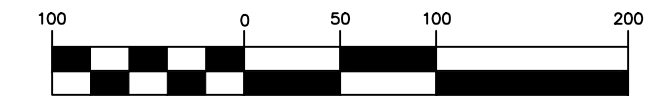
ENGINEERING REVIEW
10/24/2025 11:13:39 AM
Review is for general compliance only.
Not a warranty of accuracy.
Not to be used for legal purposes.
Approved with conditions.
Detail Review and Record.

Planning Review by:
Emanuel Hernandez
Manny Hernandez@huttotx.gov
512-365-9188

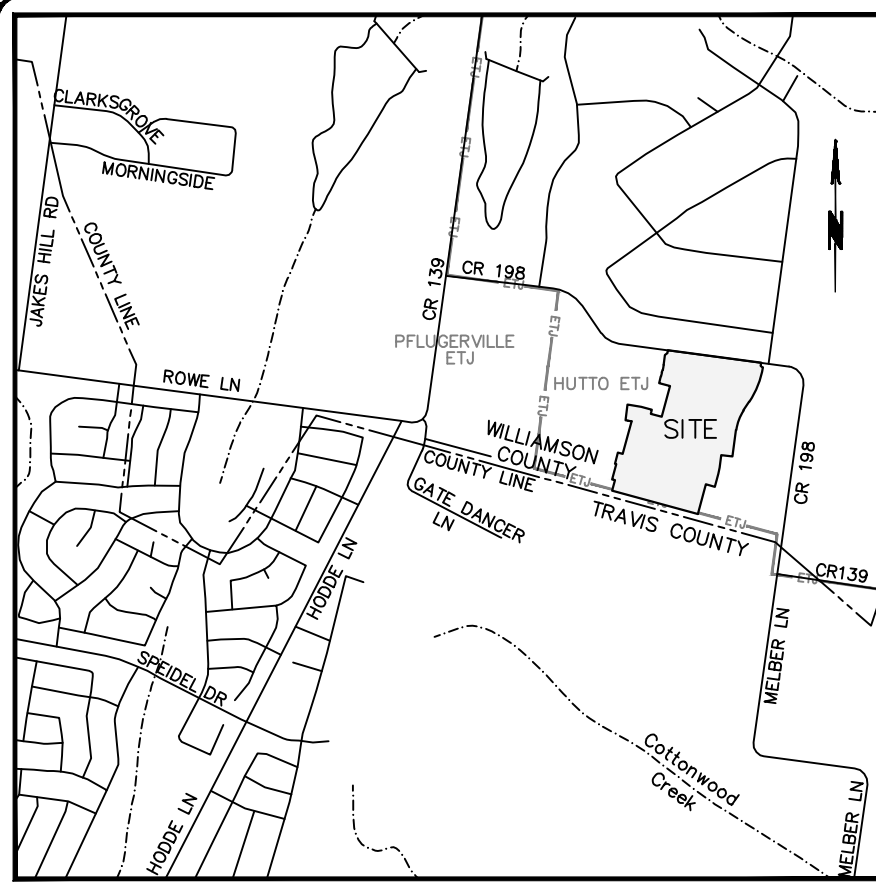
No Comments
10/20/2025 04:30 AM

plat will go to P&Z but will not be recorded until receiving county approval

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



VICINITY MAP
(NOT TO SCALE)

OWNERS/SUBDIVIDERS:

TIEMANN LEGACY, LP
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TEXAS 78660

ENGINEER: ALM ENGINEERING, INC.
P.O. BOX 536
DRIPPING SPRINGS, TX 78620

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628

LEGAL DESCRIPTION: 40.606 ACRES OF LAND, MORE OR LESS OUT OF THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 594, WILLIAMSON COUNTY, TEXAS.

GRID COORDINATES FOR BENCHMARKS ARE BASED ON NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM

VERTICAL DATUM: NAVD-88 (GEOID 2012A)

BENCHMARK 15067: PK NAIL SET IN THE NORTHWEST CORNER OF THE CONCRETE HEADWALL ON THE NORTH SIDE OF COUNTY ROAD 198. (SHOWN HEREON - SEE SHEET 2)

GRID COORDINATES:
NORTH: 10149675.14
EAST: 3180055.13
ELEVATION = 610.26'

BENCHMARK 15071: PK NAIL SET IN TOP OF NORTHEAST CORNER OF CULVERT ON WEST SIDE OF GRAVEL DRIVEWAY ENTRANCE TO MANVILLE WATER TOWER SITE, ALONG NORTH SIDE OF C.R. 198, APPROXIMATELY 1790 FEET WEST OF "T" INTERSECTION OF C.R. 198 AND APACHE PASS. (NOT SHOWN HEREON)

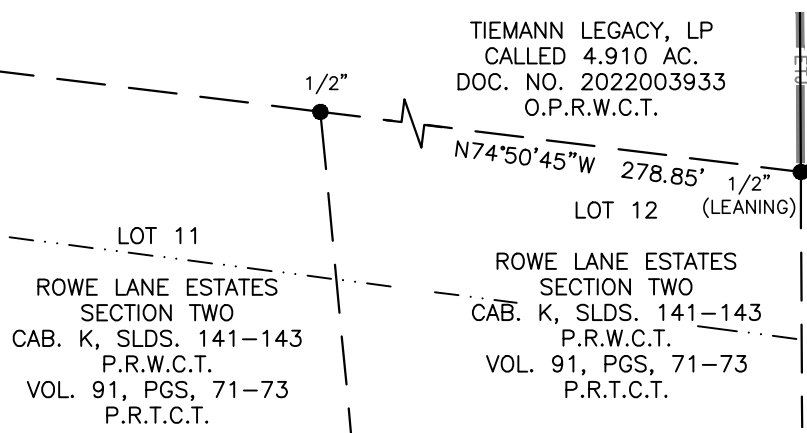
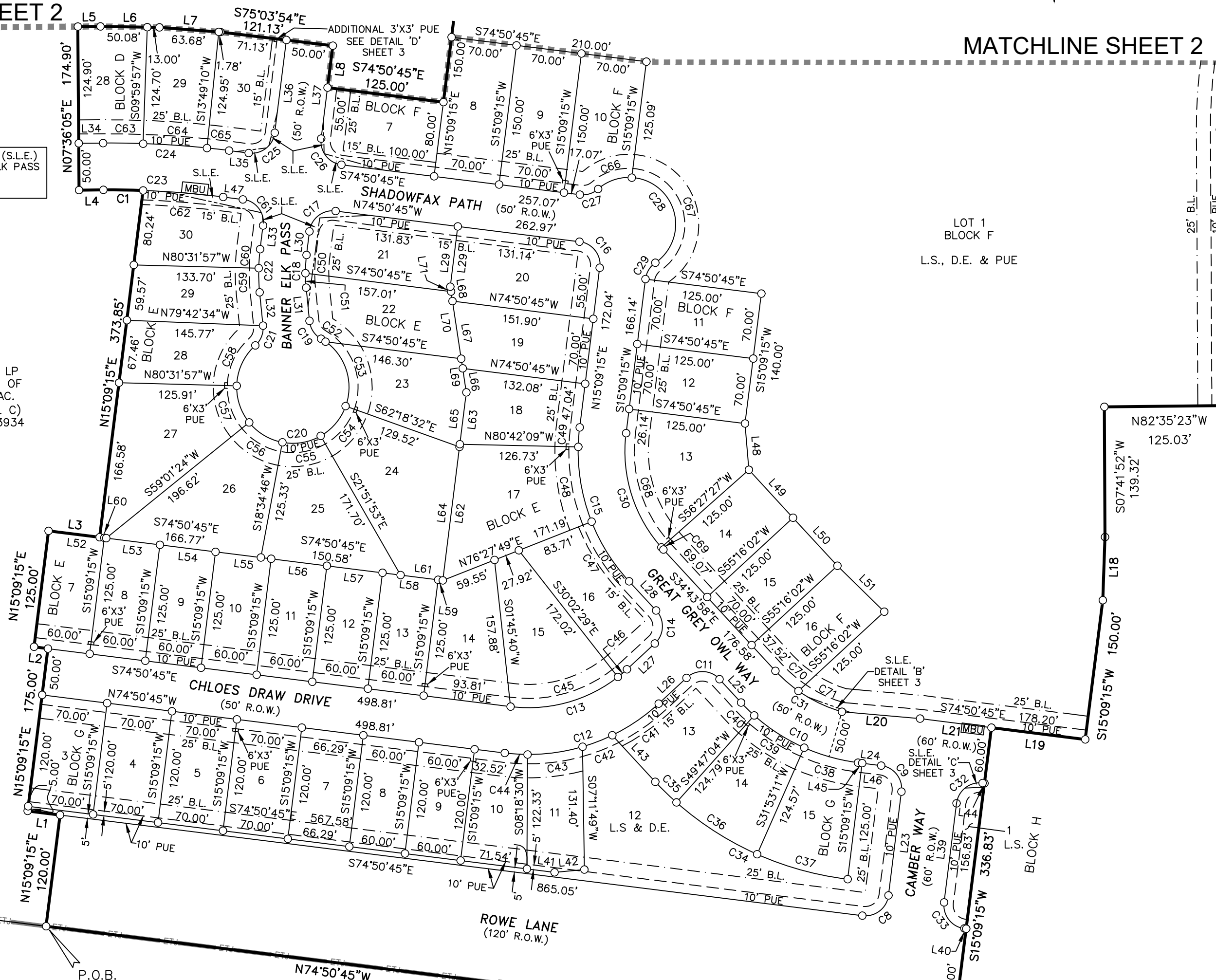
GRID COORDINATES:
NORTHING: 10149923.80
EASTING: 3178589.83
ELEVATION: 654.08'

TOTAL NUMBER OF BLOCKS: 5

MATCHLINE SHEET 2

NOTE: SEE SIGHT LINE EASEMENT (S.L.E.) FOR INTERSECTION OF BANNER ELK PASS AND SHADOWFAX PATH
DETAIL 'A' - SHEET 3

TIEMANN LEGACY, LP
REMNANT PORTION OF
CALLED 200.24 AC.
(TRACT 1, PARCEL C)
DOC. NO. 2022003934
O.P.R.W.C.T.



NEW STREET TABLE			
STREET NAME	ROW. WIDTH	920.1 LINEAR FEET	DESIGN SPEED (MPH)
ROWE LANE	120'	920.1 LINEAR FEET	45
CHLOES DRAW DRIVE	50'	746.1 LINEAR FEET	25
BANNER ELK PASS	50'	430.7 LINEAR FEET	25
GREAT GREY OWL WAY	50-60'	868.3 LINEAR FEET	25
CAMBER WAY	60'	246.8 LINEAR FEET	35
SHADOWFAX PATH	50'	642.0 LINEAR FEET	25
TOTAL:		3,854.0 LINEAR FEET	
NEW STREETS: TOTAL AREA: 6.042 ACRES			
COUNTY ROAD 198: 0.769 ACRE RIGHT-OF-WAY HEREBY DEDICATED			

LAND USE TABLE		
DESCRIPTION	NO.	ACREAGE
SINGLE FAMILY LOTS	49	11.010
LANDSCAPE/D.E./PUE	1	21.922
LANDSCAPE/D.E.	1	0.772
LANDSCAPE LOT	1	0.091
RIGHT-OF-WAY	-	6.042
RIGHT-OF-WAY DEDICATION	-	0.769
TOTAL LOTS	52	40.606

05 RANCH INVESTMENTS, LLC
CALLED 94.623 AC.
DOC. NO. 2025002142 O.P.R.W.C.T.

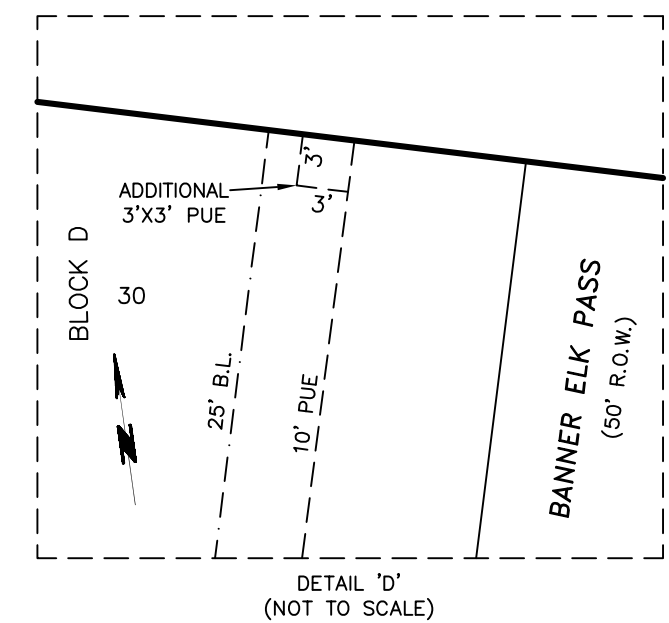
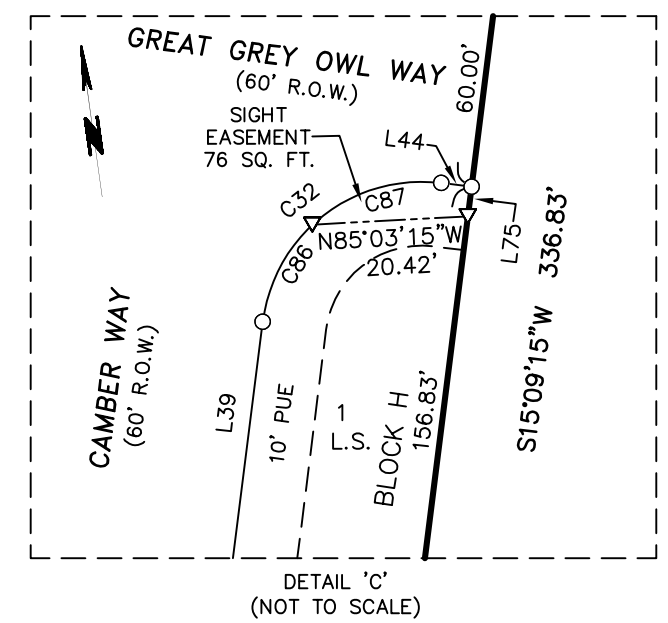
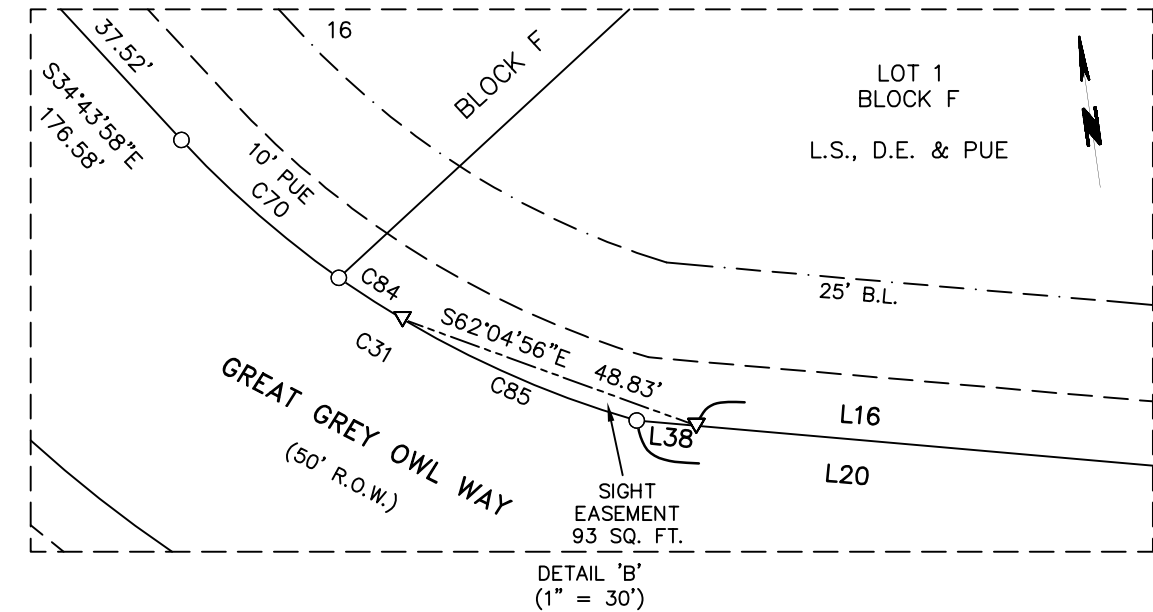
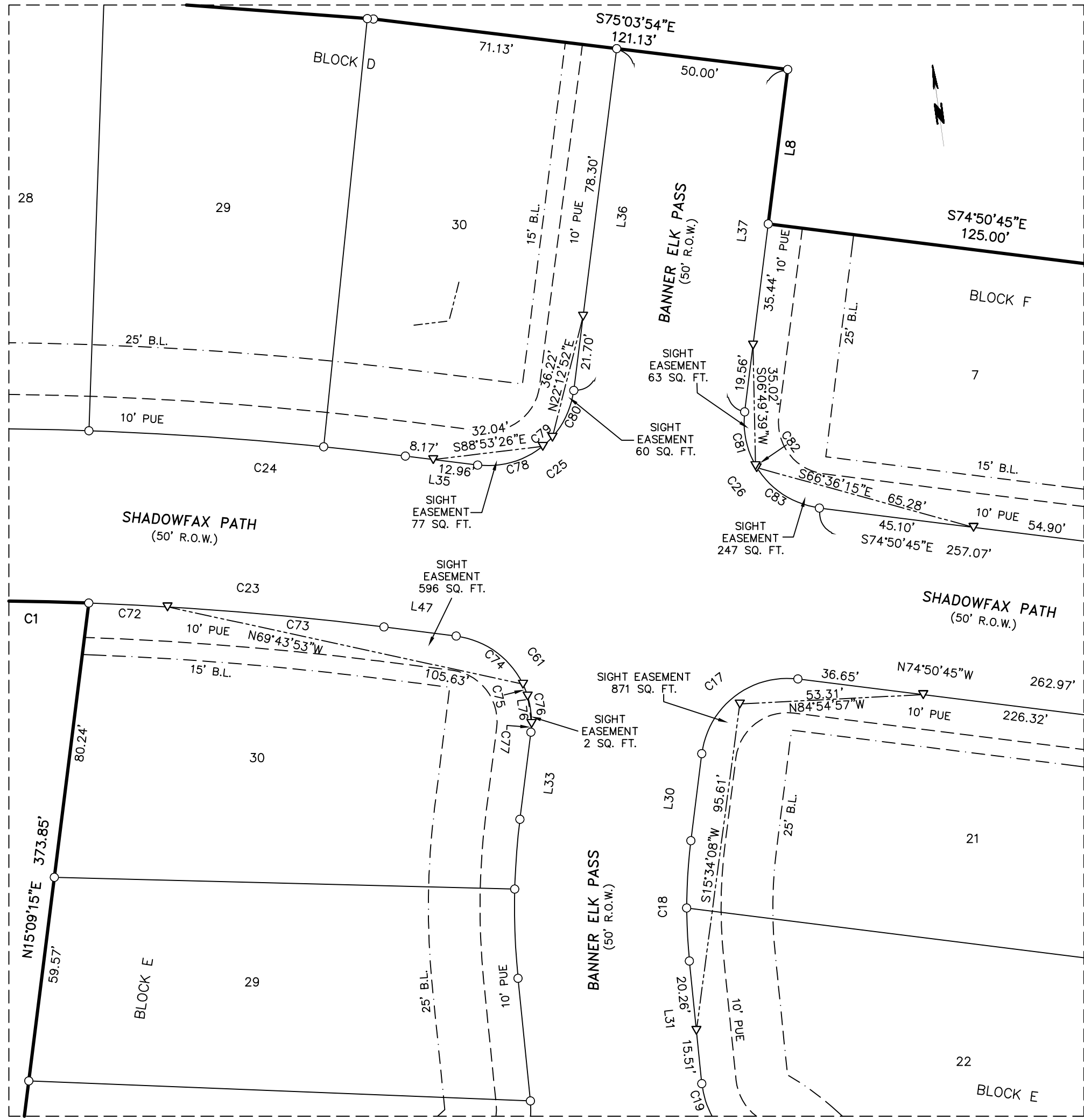
ALM ENGINEERING, INC.
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(512)431-9600 * almeng@sbcglobal.net

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

Z:\ALM ENGINEERING\BLUFFS AT BLACKHAWK 2021-03\FINAL PLATS BLUFFS PHASES 1 - 4\FINAL PLAT BLUFFS PHASE 2\FINAL PLAT BLUFFS AT BLACKHAWK PHASE 2 SURFACE COORDINATES 20251002.dwg

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 2

BEING 40.606 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N74°50'45"W	35.00'
L2	N74°50'45"W	15.00'
L3	S74°50'45"E	55.00'
L4	N82°23'55"W	26.07'
L5	S82°23'55"E	24.10'
L6	S81°00'49"E	63.08'
L7	S77°43'21"E	65.46'
L8	S15°09'15"W	45.19'
L9	N15°09'15"E	75.86'
L10	N21°59'03"E	24.74'
L11	N07°52'56"E	109.01'
L12	N52°47'27"E	35.30'
L13	N07°36'05"E	31.49'
L14	S07°36'05"W	33.16'
L15	S46°22'39"E	29.49'
L16	S77°00'07"W	74.53'
L17	S33°35'16"W	113.72'
L18	S10°04'40"W	67.63'
L19	N74°50'45"W	101.20'
L20	S77°00'07"E	83.90'
L21	S74°50'45"E	77.00'
L22	N82°31'04"W	27.83'
L23	N15°09'15"E	111.83'
L24	N74°50'45"W	25.00'
L25	N34°43'58"W	34.01'
L26	S55°16'02"W	40.57'
L27	N55°16'02"E	40.57'
L28	N34°43'58"W	42.58'
L29	N15°09'15"E	65.00'
L30	S15°09'15"W	25.48'
L31	S02°12'55"W	35.77'
L32	N02°12'55"E	35.77'
L33	N15°09'15"E	25.48'
L34	S82°23'55"E	26.07'
L35	S74°50'45"E	21.13'
L36	N15°09'15"E	100.00'
L37	S15°09'15"W	100.19'
L38	N77°00'07"W	9.37'
L39	S15°09'15"W	106.83'
L40	S74°50'45"E	2.00'
L41	S74°50'45"E	29.75'
L42	S87°17'51"E	31.98'
L43	S34°43'58"E	67.81'
L44	S74°50'45"E	2.00'
L45	S74°50'45"E	4.57'
L46	S74°50'45"E	20.43'
L47	N74°50'45"W	21.13'
L48	S03°19'15"W	49.73'
L49	S34°43'39"E	69.69'
L50	S34°43'58"E	70.00'
L51	S37°32'51"E	70.08'
L52	S74°50'45"E	60.00'
L53	S74°50'45"E	60.00'
L54	S74°50'45"E	60.00'
L55	S74°50'45"E	60.00'
L56	S74°50'45"E	60.00'
L57	S74°50'45"E	60.00'
L58	S74°50'45"E	60.00'
L59	S74°50'45"E	5.00'
L60	S74°50'45"E	7.16'
L61	S74°50'45"E	45.50'
L62	N15°09'15"E	146.75'
L63	N15°09'15"E	55.89'
L64	N15°09'15"E	143.86'
L65	N15°09'15"E	58.78'
L66	N00°39'17"W	25.98'
L67	N00°39'17"W	72.75'
L68	N00°39'17"W	15.59'
L69	N00°39'17"W	36.38'
L70	N00°39'17"W	72.75'
L71	N00°39'17"W	5.20'
L72	S07°36'05"W	30.80'
L73	S07°36'05"W	32.94'
L74	S07°36'05"W	32.86'
L75	S15°09'15"W	4.14'
L76	N00°04'25"E	8.05'

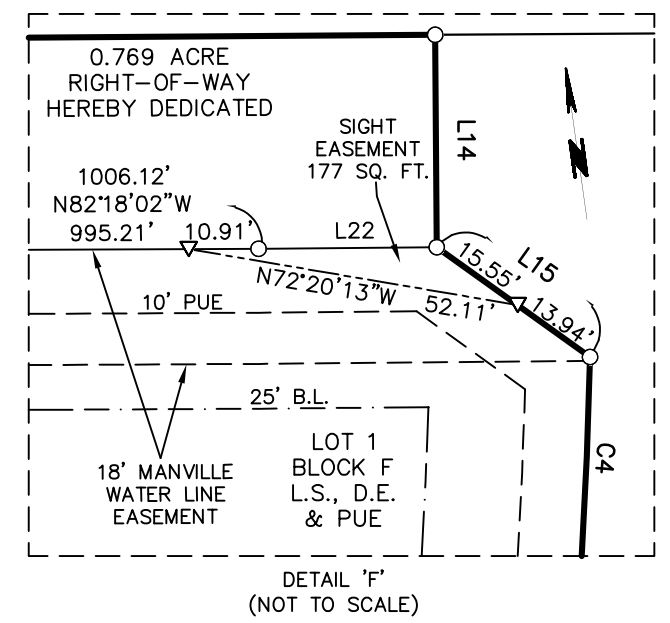
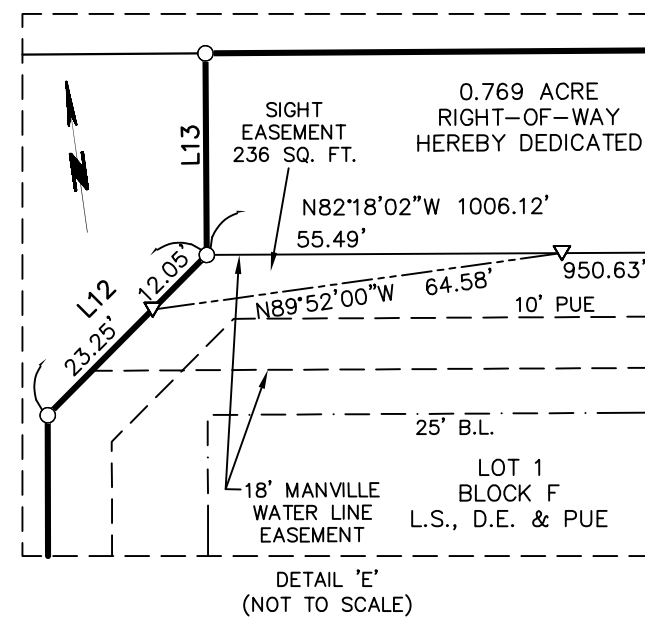
LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	USE
28	D	8,926	RESIDENTIAL
29	D	9,042	RESIDENTIAL
30	D	8,791	RESIDENTIAL

LOT AREA TABLE				
LOT	BLOCK	SQ. FT.	USE	ACRES
1	F	954,922	L.S., D.E. & PUE	21.922
7	F	9,866	RESIDENTIAL	
8	F	10,500	RESIDENTIAL	
9	F	10,500	RESIDENTIAL	
10	F	9,786	RESIDENTIAL	
11	F	8,750	RESIDENTIAL	
12	F	8,750	RESIDENTIAL	
13	F	13,272	RESIDENTIAL	
14	F	8,874	RESIDENTIAL	
15	F	8,750	RESIDENTIAL	
16	F	8,834	RESIDENTIAL	

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	USE
7	E	7,500	RESIDENTIAL
8	E	7,500	RESIDENTIAL
9	E	7,500	RESIDENTIAL
10	E	7,500	RESIDENTIAL
11	E	7,500	RESIDENTIAL
12	E	7,500	RESIDENTIAL
13	E	7,500	RESIDENTIAL
14	E	10,710	RESIDENTIAL
15	E	12,537	RESIDENTIAL
16	E	11,690	RESIDENTIAL
17	E	15,840	RESIDENTIAL
18	E	9,406	RESIDENTIAL
19	E	9,939	RESIDENTIAL
20	E	12,326	RESIDENTIAL
21	E	10,840	RESIDENTIAL
22	E	11,089	RESIDENTIAL
23	E	10,293	RESIDENTIAL
24	E	16,245	RESIDENTIAL
25	E	12,658	RESIDENTIAL
26	E	14,156	RESIDENTIAL
27	E	14,800	RESIDENTIAL
28	E	8,912	RESIDENTIAL
29	E	8,392	RESIDENTIAL
30	E	9,992	RESIDENTIAL

LOT AREA TABLE				
LOT	BLOCK	SQ. FT.	USE	ACRES
3	G	8,400	RESIDENTIAL	
4	G	8,400	RESIDENTIAL	
5	G	8,400	RESIDENTIAL	
6	G	8,400	RESIDENTIAL	
7	G	7,955	RESIDENTIAL	
8	G	7,200	RESIDENTIAL	
9	G	7,200	RESIDENTIAL	
10	G	7,732	RESIDENTIAL	
11	G	7,645	RESIDENTIAL	
12	G	33,614	L.S. & D.E.	0.772
13	G	10,611	RESIDENTIAL	
14	G	10,406	RESIDENTIAL	
15	G	10,311	RESIDENTIAL	

LOT AREA TABLE				
LOT	BLOCK	SQ. FT.	USE	ACRES
1	H	3,966	L.S.	0.091



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T.B.P.E.L.S. FIRM NO. 10006900

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 2

BEING 40.606 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	975.00'	42.51'	2°29'54"	N81°08'58"W	42.51'
C2	1024.98'	47.07'	2°37'52"	N13°50'19"E	47.06'
C3	1030.02'	52.20'	2°54'14"	N09°20'03"E	52.20'
C4	970.00'	408.52'	24°07'49"	S21°31'22"W	405.51'
C5	510.00'	230.36'	25°52'46"	S20°38'53"W	228.40'
C8	25.00'	39.27'	90°00'00"	N60°09'15"E	35.36'
C9	25.00'	39.27'	90°00'00"	N29°50'45"W	35.36'
C10	205.00'	143.52'	40°06'48"	N54°47'22"W	140.61'
C11	25.00'	39.27'	90°00'00"	N79°43'58"W	35.36'
C12	205.00'	178.49'	49°53'12"	S80°12'38"W	172.91'
C13	155.00'	134.96'	49°53'12"	N80°12'38"E	130.73'
C14	25.00'	39.27'	90°00'00"	N10°16'02"E	35.36'
C15	205.00'	178.49'	49°53'12"	N09°47'22"W	172.91'
C16	25.00'	39.27'	90°00'00"	N29°50'45"W	35.36'
C17	25.00'	39.27'	90°00'00"	S60°09'15"W	35.36'
C18	155.00'	35.00'	12°56'19"	S08°41'05"W	34.93'
C19	25.00'	23.55'	53°58'05"	S24°46'07"E	22.69'
C20	60.00'	301.53'	287°56'10"	N87°47'05"W	70.59'
C21	25.00'	23.55'	53°58'05"	N29°11'58"E	22.69'
C22	205.00'	46.29'	12°56'19"	N08°41'05"E	46.20'
C23	975.00'	128.53'	7°33'10"	N78°37'20"W	128.43'
C24	1025.00'	135.12'	7°33'10"	S78°37'20"E	135.02'
C25	25.00'	39.27'	90°00'00"	N60°09'15"E	35.36'
C26	25.00'	39.27'	90°00'00"	S29°50'45"E	35.36'
C27	25.00'	21.03'	48°11'23"	N81°03'33"E	20.41'
C28	50.00'	162.65'	186°22'46"	S29°50'45"E	99.85'
C29	25.00'	21.03'	48°11'23"	S39°14'56"W	20.41'
C30	155.00'	134.96'	49°53'12"	S09°47'22"E	130.73'
C31	155.00'	84.59'	31°16'02"	S50°21'59"E	83.54'
C32	25.00'	39.27'	90°00'00"	S60°09'15"W	35.36'
C33	25.00'	39.27'	90°00'00"	S29°50'45"E	35.36'
C34	336.98'	235.40'	40°01'29"	S55°10'43"E	230.64'
C35	336.98'	31.57'	5°22'03"	S37°51'00"E	31.56'
C36	336.98'	102.97'	17°30'26"	S49°17'15"E	102.57'
C37	336.98'	100.87'	17°09'00"	S66°36'58"E	100.49'
C38	205.00'	59.87'	16°43'57"	N66°28'47"W	59.65'
C39	205.00'	64.04'	17°53'53"	N49°09'52"W	63.78'
C40	205.00'	19.62'	5°28'58"	N37°28'27"W	19.61'
C41	205.00'	60.29'	16°51'05"	S63°41'35"W	60.08'
C42	205.00'	34.05'	9°30'56"	S76°52'35"W	34.01'
C43	205.00'	59.66'	16°40'27"	S89°58'17"W	59.45'
C44	205.00'	24.49'	6°50'44"	N78°16'07"W	24.48'
C45	155.00'	122.27'	45°11'44"	N82°33'23"E	119.12'
C46	155.00'	12.69'	4°41'29"	N57°36'46"E	12.69'
C47	205.00'	75.84'	21°11'47"	N24°08'04"W	75.41'
C48	205.00'	81.70'	22°50'02"	N02°07'10"W	81.16'
C49	205.00'	20.95'	5°51'24"	N12°13'33"E	20.95'
C50	155.00'	19.57'	7°14'09"	S11°32'10"W	19.56'
C51	155.00'	15.43'	5°42'10"	S05°04'00"W	15.42'
C52	60.00'	5.85'	5°35'06"	S48°57'37"E	5.85'
C53	60.00'	77.34'	73°51'32"	S09°14'18"E	72.10'
C54	60.00'	42.35'	40°26'39"	S47°54'48"W	41.48'
C55	60.00'	42.35'	40°26'39"	S88°21'26"W	41.48'
C56	60.00'	42.35'	40°26'39"	N51°11'55"W	41.48'
C57	60.00'	42.35'	40°26'39"	N10°45'16"W	41.48'
C58	60.00'	48.92'	46°42'57"	N32°49'32"E	47.58'
C59	205.00'	25.95'	7°15'08"	N05°50'29"E	25.93'
C60	205.00'	20.35'	5°41'11"	N12°18'39"E	20.34'
C61	25.00'	39.27'	90°00'00"	N29°50'45"W	35.36'
C62	975.00'	86.01'	5°03'16"	N77°22'23"W	85.98'
C63	1025.00'	42.90'	2°23'52"	S81°11'59"E	42.89'
C64	1025.00'	68.35'	3°49'14"	S78°05'27"E	68.33'
C65	1025.00'	23.87'	1°20'04"	S75°30'48"E	23.87'
C66	50.00'	39.08'	44°46'57"	N79°21'20"E	38.09'
C67	50.00'	123.57'	141°35'49"	S07°27'17"E	94.44'
C68	155.00'	131.74'	48°41'47"	S09°11'39"E	127.81'
C69	155.00'	3.22'	1°11'25"	S34°08'15"E	3.22'
C70	155.00'	32.73'	12°05'49"	S40°46'52"E	32.66'
C71	155.00'	51.86'	19°10'13"	N56°24'53"W	51.62'
C72	975.00'	22.90'	1°20'46"	S79°13'39"E	22.90'
C73	975.00'	63.11'	3°42'31"	S76°42'01"E	63.10'
C74	25.00'	24.96'	57°12'08"	S46°14'41"E	23.94'
C75	25.00'	3.69'	8°27'20"	S13°24'57"E	3.69'
C76	25.00'	8.08'	18°31'24"	S00°04'25"W	8.05'
C77	25.00'	2.54'	5°49'08"	S12°14'41"W	2.54'
C78	25.00'	20.27'	46°27'00"	S81°55'45"W	19.72'
C79	25.00'	3.85'	8°49'46"	S54°17'22"W	3.85'
C80	25.00'	15.15'	34°43'15"	S32°30'52"W	14.92'
C81	25.00'	16.21'	37°08'35"	N03°25'03"W	15.92'
C82	25.00'	0.69'	1°35'22"	N22°47'01"W	0.69'
C83	25.00'	22.37'	51°16'03"	N49°12'44"W	21.63'
C84	155.00'	11.89'	4°23'48"	S49°01'40"E	11.89'
C85	155.00'	39.97'	14°46'25"	N58°36'47"W	39.86'
C86	25.00'	19.03'	43°36'43"	N36°57'36"E	18.57'
C87	25.00'	20.24'	46°23'17"	N81°57'36"E	19.69'
C88	35.00'	6.84'	11°11'53"	N16°23'07"E	6.83'

METES AND BOUNDS DESCRIPTION

FOR A 40.606 ACRE TRACT OF LAND SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 40.606 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a leaning 1/2" iron rod found monumenting the southwest corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the northwest corner of the called 94.623 acre tract of land conveyed to 05 Ranch Investments, LLC, recorded in Document No. 2025002142 of the Official Public Records of Williamson County, Texas, the northeast corner of Lot 12, Rowe Lane Estates Section Two, a subdivision recorded in Cabinet K, Slides 141-143 of the Plat Records of Williamson County, Texas and Volume 91, Pages 71-73 of the Plat Records of Travis County, Texas, same being the southeast corner of the called 4.910 acre tract of land conveyed to Tiemann Legacy, LP, recorded in Document No. 2022003933 of the Official Public Records of Williamson County, Texas, same being on the original southeast corner of Lot 7, Rowe Lane Estates I, a subdivision recorded in Cabinet, K, Slides 75-76 of the Plat Records of Williamson County, Texas, from which a 1/2" iron rod found monumenting the northwest corner of said Lot 12 and the northeast corner of Lot 11 of said Rowe Lane Estates Section Two, same being on the south boundary line of said 4.910 acre Tiemann Legacy, LP tract and the original south boundary line of said Lot 7, Rowe Lane Estates I, bears N 74°50'45"W for a distance of 278.85 feet;

THENCE, S 74°50'45"E with the south boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and the north boundary line of said 94.651 acre 05 Ranch Investments, LLC tract for a distance of 892.48 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the southwest corner and POINT OF BEGINNING hereof;

THENCE, through the interior of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the following twenty six (26) courses and distances:

- N 15°09'15"E for a distance of 120.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 74°50'45"W for a distance of 35.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 15°09'15"E for a distance of 175.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 74°50'45"W for a distance of 15.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 15°09'15"E for a distance of 125.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 74°50'45"E for a distance of 55.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 15°09'15"E for a distance of 373.85 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- With a curve to the left an arc length of 42.51 feet, said curve having a radius of 975.00 feet, a delta angle of 2°29'54" and a chord which bears N 81°08'58"W for a distance of 42.51 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;
- N 82°23'55"W for a distance of 26.07 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 07°36'05"E for a distance of 174.90 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 82°23'55"E for a distance of 24.10 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 81°00'49"E for a distance of 63.08 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 77°43'21"E for a distance of 65.46 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 75°03'54"E for a distance of 121.13 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 15°09'15"W for a distance of 45.19 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 74°50'45"E for a distance of 125.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 15°09'15"E for a distance of 350.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 74°50'45"W for a distance of 125.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 15°09'15"E for a distance of 75.86 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING"; on the beginning of a curve to the left;
- With said curve to the left an arc length of 47.07 feet, said curve having a radius of 1024.98 feet, a delta angle of 2°37'52" and a chord which bears N 13°50'19"E for a distance of 47.06 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;
- N 21°59'03"E for a distance of 24.74 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a curve to the left;
- With said curve to the left an arc length of 6.84 feet, said curve having a radius of 35.00 feet, a delta angle of 11°11'53" and a chord which bears N 16°23'07"E for a distance of 6.83 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a compound curve to the left;
- With said curve to the left an arc length of 52.20 feet, said curve having a radius of 1030.02 feet, a delta angle of 2°54'14" and a chord which bears N 09°20'03"E for a distance of 52.20 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;
- N 07°52'56"E for a distance of 109.01 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 52°47'27"E for a distance of 35.30 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 07°36'05"E for a distance of 31.49 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the north boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, for the northwest corner hereof, from which a cotton gin spindle found monumenting the southeast corner of the called 0.065 acre tract of land (Tract 2) conveyed to Tiemann Legacy, LP, recorded in said Document No. 2025016931, same being on said north boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract, bears N 82°23'55"E for a distance of 562.97 feet;

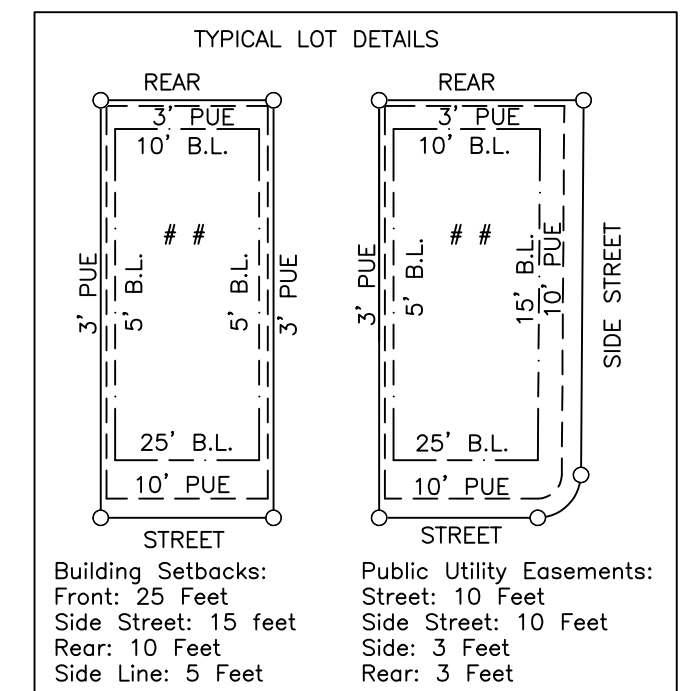
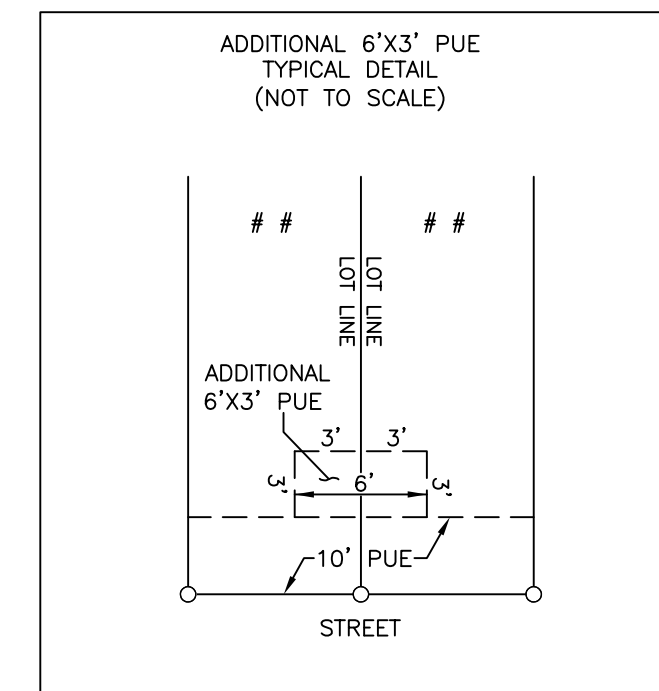
THENCE, S 82°23'55"E with said north boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract for a distance of 1033.95 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the northeast corner hereof, from which an iron rod found with cap marked "SAM INC." monumenting the northeast corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, bears S 82°23'55"E for a distance of 424.51 feet;

THENCE, through the interior of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the following twelve (12) courses and distances:

- S 07°36'05"W for a distance of 33.16 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 46°22'39"E for a distance of 29.49 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- With a curve to the right an arc length of 408.52 feet, said curve having a radius of 970.00 feet, a delta angle of 24°07'49" and a chord which bears S 21°31'22"W for a distance of 405.51 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;
- S 33°35'16"W for a distance of 113.72 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a curve to the left;
- With said curve to the left an arc length of 230.36 feet, said curve having a radius of 510.00 feet, a delta angle of 25°52'46" and a chord which bears S 20°38'53"W for a distance of 228.40 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;
- S 07°42'30"W for a distance of 295.22 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 82°35'23"W for a distance of 125.03 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 07°41'52"W for a distance of 139.32 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 10°04'40"W for a distance of 67.63 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 15°09'15"W for a distance of 150.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- N 74°50'45"W for a distance of 101.20 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
- S 15°09'15"W for a distance of 336.83 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the south boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and said north boundary line of the 94.623 acre 05 Ranch Investments, LLC tract, for the southeast corner hereof, from which an iron rod found with cap marked "DIAMOND SURVEYING" monumenting the southeast corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and the northeast corner of said 94.651 acre 05 Ranch Investments, LLC tract, same being on the west right-of-way line of said County Road 198, bears S 74°50'45"E for a distance of 901.37 feet;

THENCE, N 74°50'45"W with said south boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract and said north boundary line of the 94.623 acre 05 Ranch Investments, LLC tract for a distance of 977.05 feet to the POINT OF BEGINNING and containing 40.606 acres 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 1.00010.



Building Setbacks:
Front: 25 Feet
Side Street: 15 feet
Rear: 10 Feet
Side Line: 5 Feet

Public Utility Easements:
Street: 10 Feet
Side Street: 10 Feet
Side: 3 Feet
Rear: 3 Feet

SHEET 4 OF 6

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbcglobal.net

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

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 2

BEING 40.606 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
3. THIS SUBDIVISION IS WITHIN THE CITY OF HUTTO'S ETJ.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
7. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
8. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE, THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 110 FEET.
10. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: MANVILLE WATER SUPPLY CORP.
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC
GAS: SIENERGY, L.P.
11. 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.
12. NO PORTION OF THIS TRACT IS ENCRONCHED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0675F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
13. FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
14. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
15. 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 AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR THEIR ASSIGNS.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
18. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
20. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE NOTED.
22. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.
23. FIRE LANE STRIPING SHALL BE POSTED ON ONE SIDE OF THE STREET FOR STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
24. MAINTENANCE OF ALL STORM SEWER LINES AND STRUCTURES LOCATED OUTSIDE OF THE COUNTY RIGHT-OF-WAY WILL NOT BE THE RESPONSIBILITY OF WILLIAMSON COUNTY. MAINTENANCE FOR THESE LINES AND STRUCTURES WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION OR THEIR ASSIGNS.

OWNER'S CERTIFICATION:

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

I, MATTHEW R. TIEMANN, GENERAL PARTNER OF TIEMANN LEGACY, LP, OWNER OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALL OF THE CALLED 1.00 ACRE TRACT OF LAND (TRACT 3) DESCRIBED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 TO BE KNOWN AS "BLUFFS AT BLACKHAWK PHASE 2"

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

MATTHEW R. TIEMANN
TIEMANN LEGACY, LP, A TEXAS LIMITED PARTNERSHIP
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TX 78660

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW R. TIEMANN, 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: _____

WILLIAMSON COUNTY PLAT NOTES:

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTION THE ROAD SYSTEM AND STREETS.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ON FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITH FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE BFE, WHICHEVER IS HIGHER.

LIEN HOLDERS CERTIFICATION:

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

INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED OF TRUST IN DOCUMENT NO. 2022003965 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CORRECTED BY CORRECTION DEED OF TRUST IN DOCUMENT NO. 2024008324 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATED 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 TO BE KNOWN AS "BLUFFS OF BLACKHAWK PHASE 2".

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

NICK FUHRMAN, EXECUTIVE VICE PRESIDENT
INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION
500 WEST 5TH STREET, SUITE 100
AUSTIN, TX 78701

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK FUHRMAN, 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: _____

ALM ENGINEERING, INC.
CONSULTING ENGINEERS F-3565
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbcglobal.net

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

AGENDA ITEM REPORT

5.5.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the Bluffs at Blackhawk, Phase 3 Final Plat. 21.794 Acres, more or less, of land, 84 residential lots located south of County Road 198 and east of County Road 139.
Meeting: Tuesday, December 2, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The Bluffs at Black Hawk preliminary plat is approved with 980 total lots. This Final Plat is the second phase of the development, consisting of 49 residential lots, 1 landscape lot, 1 landscape/ drainage easement and, 1 landscape/drainage easement/ P.U.E. It is located east of Phase 1 and is generally located north of Rowe lane and west of CR 189.

The Bluffs at Black Hawk preliminary plat is approved with 980 total lots. This Final Plat is the third phase of the development, consisting of 84 residential lots and 1 landscape lot. It is generally located south of County Road 198 and east of County Road 139.

NORTH: Single Family SF-1 (ETJ)
EAST; Phase 2 Bluffs at BlackHawk
SOUTH: Phase 1 Bluffs at BlackHawk
WEST : Undeveloped land Pflugerville ETJ

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.

FISCAL NOTES:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

5.5.



ATTACHMENTS:

1. BatBPh3FP-U3-Comlssued(10-28-25)



October 28, 2025

ALM Engineering
Matthew Mitchell
PO Box 536
Dripping Springs, TX 78620
matt@almengr.com - *communication provided via email*

**RE: Bluffs at Blackhawk Phase 3 Final Plat, Hutto, TX 78634
Final Plat Review – Bluffs at Blackhawk Phase 3 Final Plat - Comment Report to Update #3 Submittal
(received 10-6-25)
Project No.: PLAT-24-0035**

Mr. Mitchell,

Upon review of the above referenced final plat Update #3 application submitted on October 6, 2025, all staff review comments have been addressed.

Next steps: Place project on the Planning and Zoning Commission meeting agenda. Discuss with your plan reviewer. After approval, submit the plat recording checklist and package. See City of Hutto website for checklists.
<https://tx-hutto2.civicplus.com/299/Development-Planning-Applications>

Planning Review – Emmanuel Hernandez, Planner (512) 365-9198 – manny.hernandez@huttotx.gov

1. No comments.

Engineering Review – Sandip Uprety, P.E., Plan Review Engineer (512) 595-1511 – sandip.uprety@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

PLAT-BluffsPh3-U3(10-28-25)

10/28/2025

Attendees

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

Documents

BatBHP3FP-U3-Plat(10-6-25).pdf

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 3

BEING 21.794 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.222 ACRE TRACT OF LAND (TRACT 1) AND ALL OF THE CALLED 0.065 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO TIEMANN LEGACY, LP., RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS, OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP., RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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

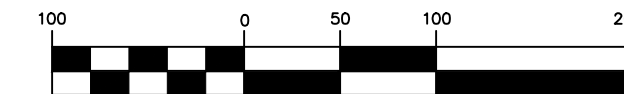
No
Comments
10/29/2025 9:24:12
AM

ENGINEERING REVIEW
10/29/2025 1:06:56 PM
Review is for general compliance only.
Sole responsibility for correctness
remains with the Engineer of Record.

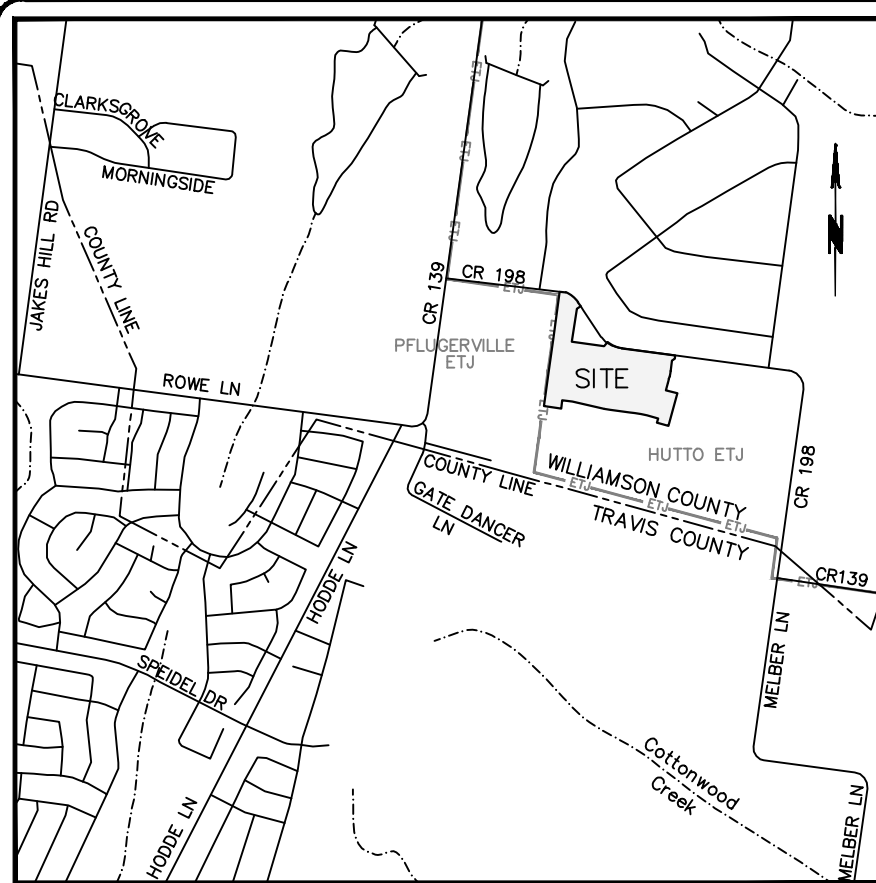
- No exceptions taken
- Approved with conditions
- Denied, Revise and Resubmit

Plat will go to
P&Z for approval
but will not be
recorded until
receiving
approval from
county

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



OWNERS/SUBDIVIDERS:
TIEMANN LEGACY, LP
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TEXAS 78660

ENGINEER: ALM ENGINEERING, INC.
P.O. BOX 536
DRIPPING SPRINGS, TX 78620

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628

LEGAL DESCRIPTION: 21.794 ACRES OF LAND, MORE OR LESS OUT OF THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 594, WILLIAMSON COUNTY, TEXAS.

GRID COORDINATES FOR BENCHMARKS ARE BASED ON NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM

VERTICAL DATUM: NAVD-88 (GEOID 2012A)

BENCHMARK 15071: PK NAIL SET IN TOP OF NORTHEAST CORNER OF CULVERT ON WEST SIDE OF GRAVEL DRIVEWAY ENTRANCE TO MANVILLE WATER TOWER SITE, ALONG NORTH SIDE OF C.R. 198, APPROXIMATELY 1790 FEET WEST OF "T" INTERSECTION OF C.R. 198 AND APACHE PASS.
GRID COORDINATES:
NORTHING: 10149923.80
EASTING: 3178589.83
ELEVATION: 654.08'

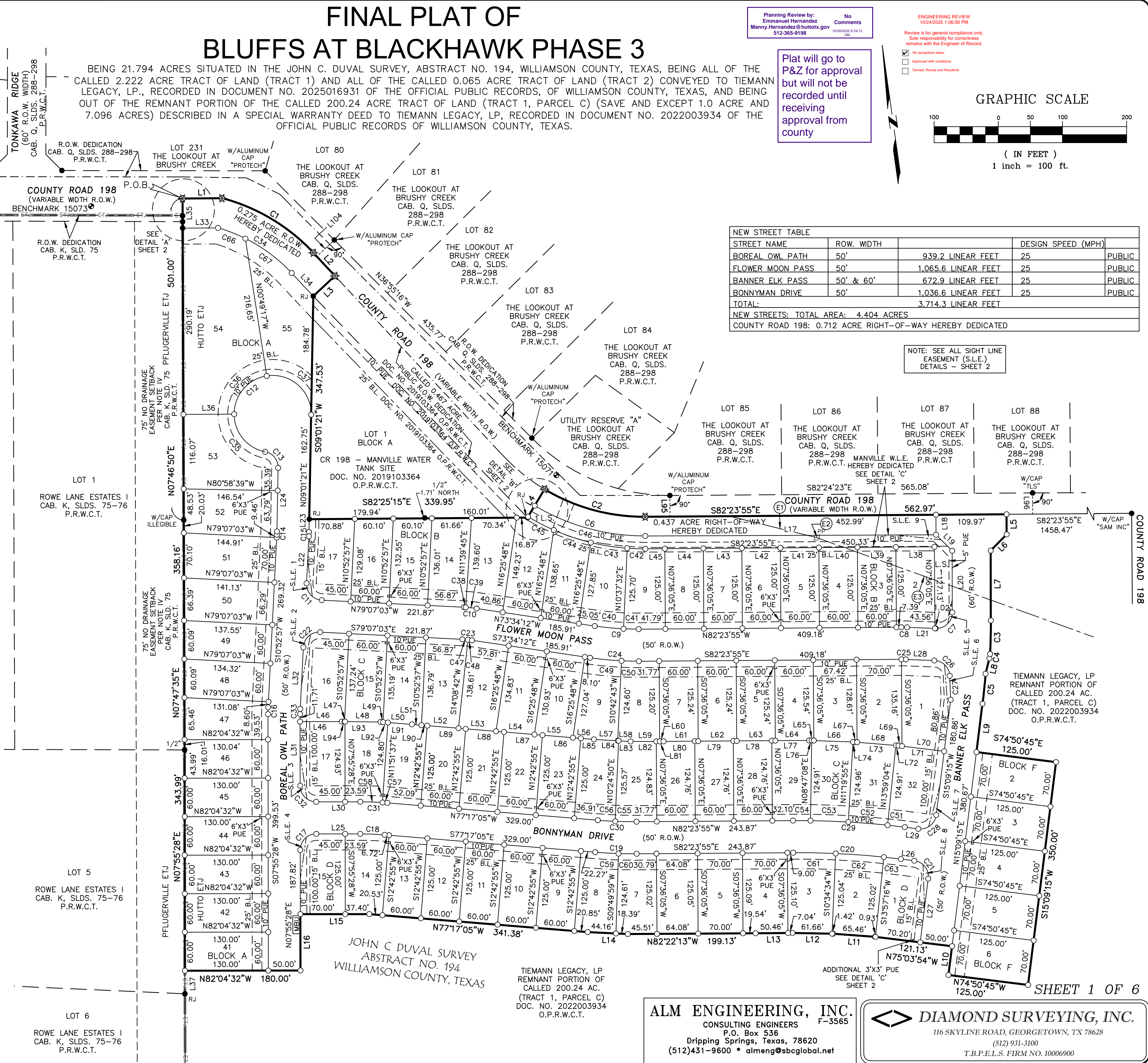
BENCHMARK 15073: PK NAIL SET IN THE NORTHEAST CORNER OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF COUNTY ROAD 198 WEST OF A CONCRETE DRIVE. (NOT SHOWN HEREON)
GRID COORDINATES
NORTH = 10150439.58
EAST = 3177930.32
ELEVATION = 641.08'

BENCHMARK 15085: PK NAIL SET IN TOP OF CONCRETE CULVERT (SOUTH EAST CORNER OF CULVERT) ON THE NORTH SIDE OF C.R. 198, APPROXIMATELY 500 FEET EAST OF THE "T" INTERSECTION OF C.R. 198 AND C.R. 139.
GRID COORDINATES
NORTHING: 10150551.40
EASTING: 3177324.53
ELEVATION: 608.71'

TOTAL NUMBER OF BLOCKS: 5

LAND USE TABLE		
DESCRIPTION	NO.	ACREAGE
SINGLE FAMILY LOTS	84	16.310
LANDSCAPE LOT	1	0.368
RIGHT-OF-WAY	-	4.404
RIGHT-OF-WAY DEDICATION	-	0.712
TOTAL LOTS	85	21.794

- EASEMENT INFORMATION
- (E1) POSSIBLE LOCATION OF 140' PORTION OF THE TEXAS POWER & LIGHT CO. EASEMENT AND RIGHT-OF-WAY VOL. 422, PG. 610 D.R.W.C.T. (NO WIDTH SPECIFIED) (NO VISIBLE FEATURES REMAINING)
 - (E2) DISTRIBUTION POLE 75+45 VOL. 288, PG. 28 D.R.W.C.T. VOL. 564, PG. 591 D.R.T.C.T.
 - (E3) TEXAS POWER & LIGHT CO. EASEMENT AND RIGHT-OF-WAY VOL. 288, PG. 28 D.R.W.C.T. VOL. 564, PG. 591 D.R.T.C.T. (NO WIDTH SPECIFIED) (NO VISIBLE FEATURES REMAINING)



NEW STREET TABLE			
STREET NAME	ROW WIDTH	DESIGN SPEED (MPH)	
BOREAL OWL PATH	50'	939.2 LINEAR FEET	25 PUBLIC
FLOWER MOON PASS	50'	1,065.6 LINEAR FEET	25 PUBLIC
BANNER ELK PASS	50' & 60'	672.9 LINEAR FEET	25 PUBLIC
BONNYMAN DRIVE	50'	1,036.6 LINEAR FEET	25 PUBLIC
TOTAL:		3,714.3 LINEAR FEET	
NEW STREETS: TOTAL AREA: 4.404 ACRES			
COUNTY ROAD 198: 0.712 ACRE RIGHT-OF-WAY HEREBY DEDICATED			

NOTE: SEE ALL SIGHT LINE EASEMENT (S.L.E.) DETAILS - SHEET 2

TIEMANN LEGACY, LP
REMNANT PORTION OF
CALLED 200.24 AC.
(TRACT 1, PARCEL C)
DOC. NO. 2022003934
O.P.R.W.C.T.

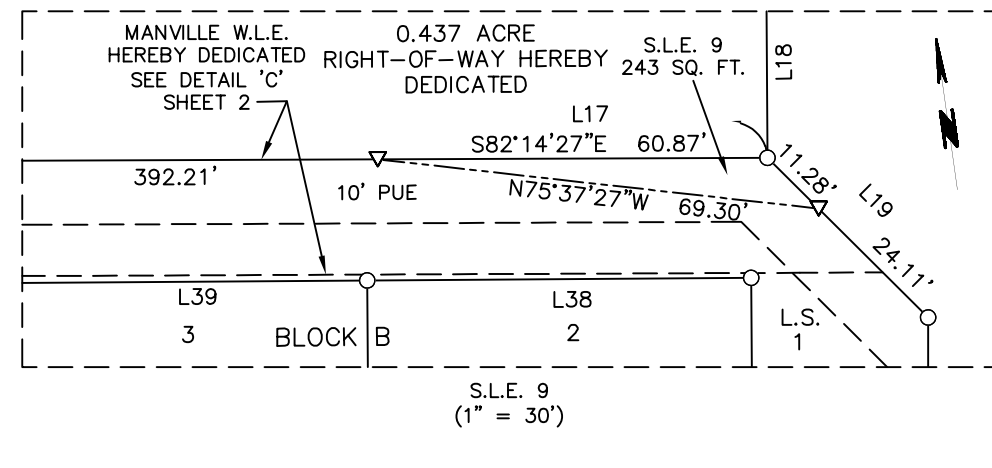
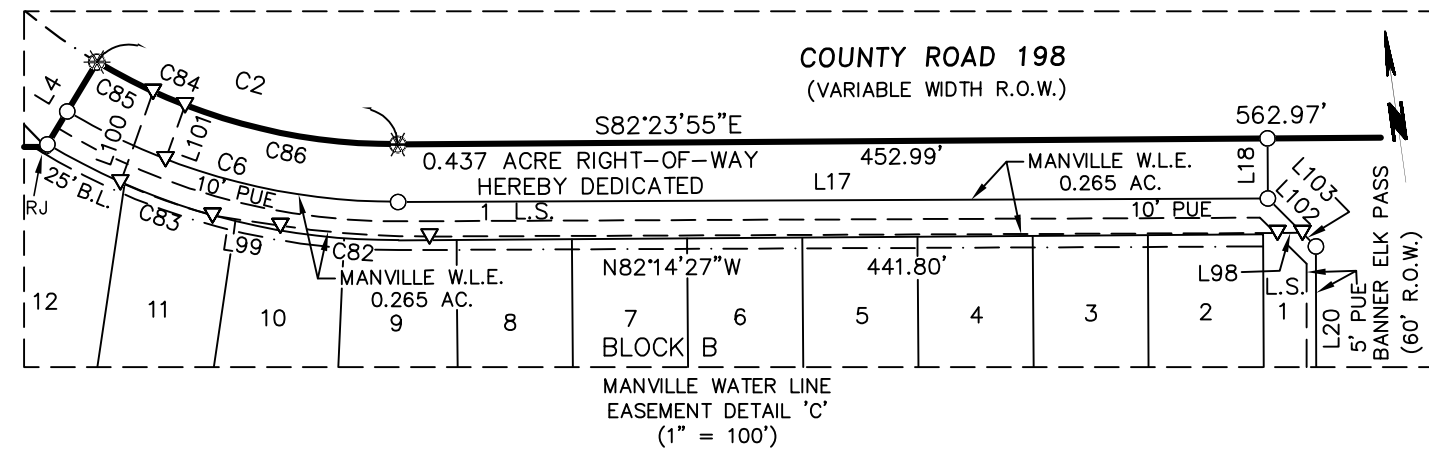
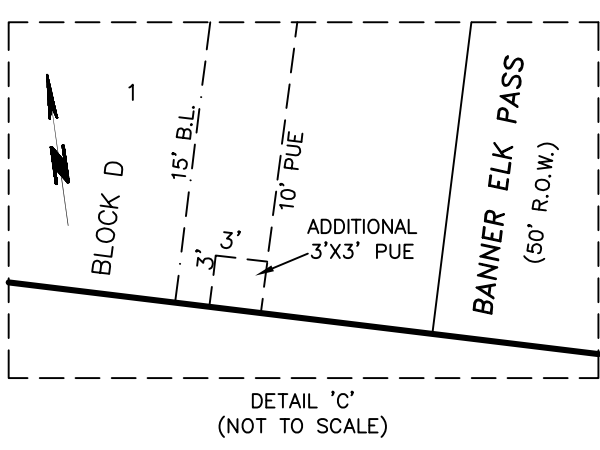
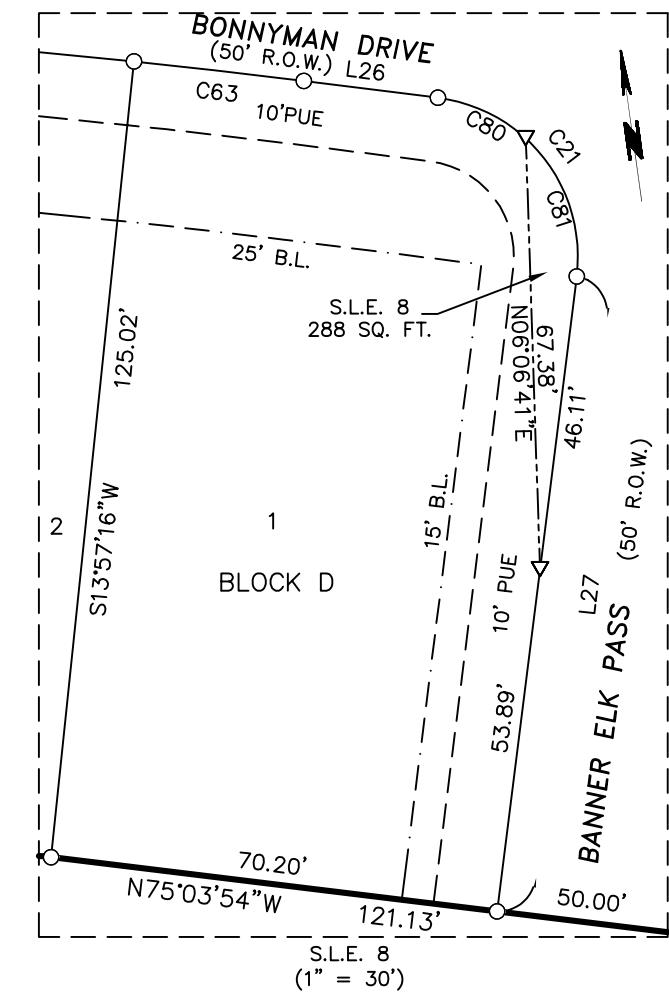
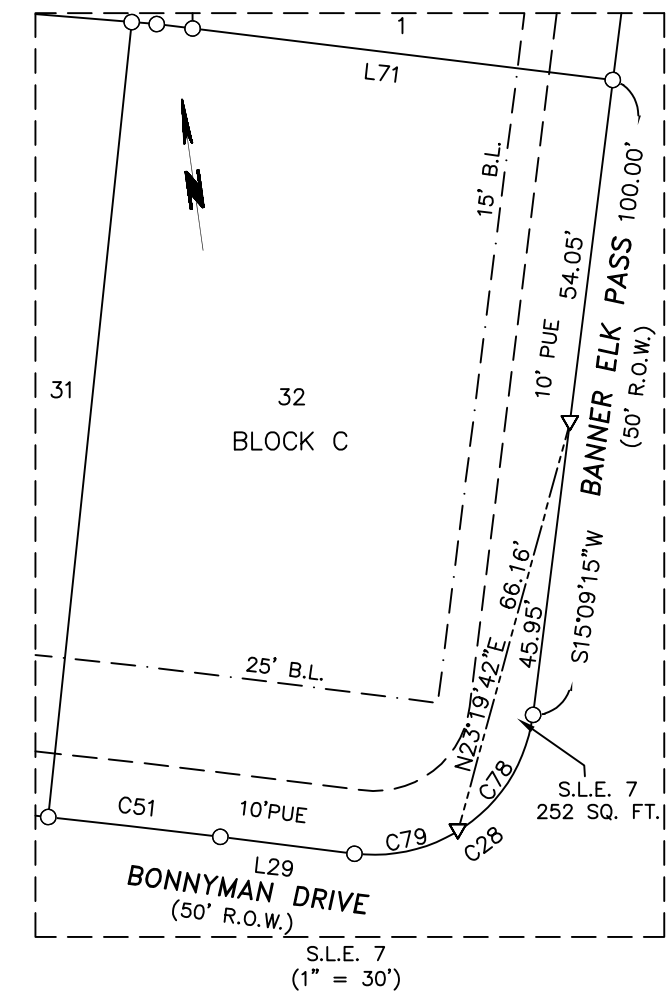
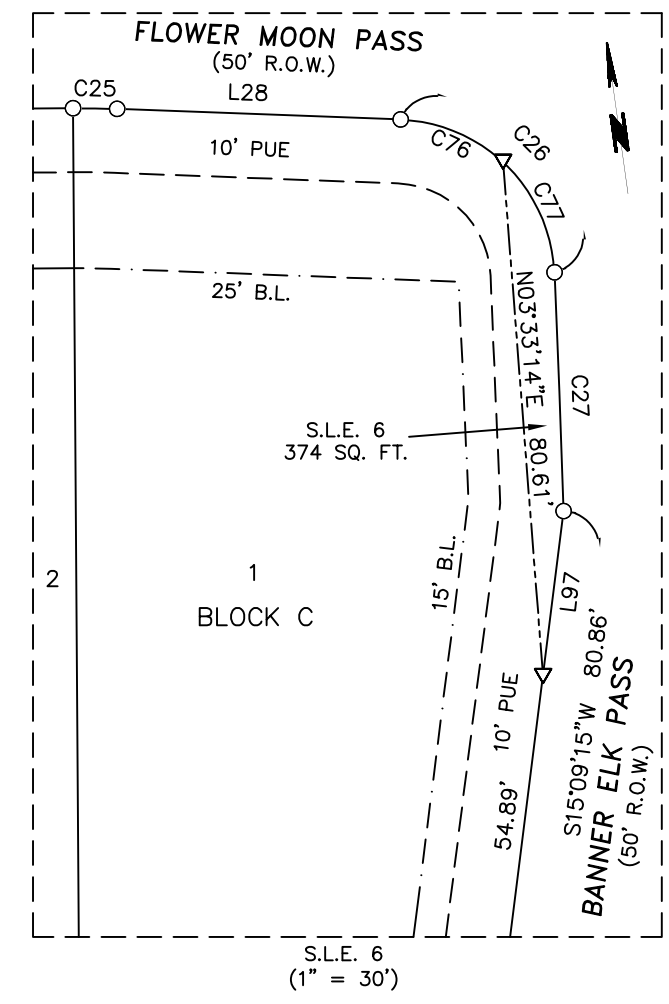
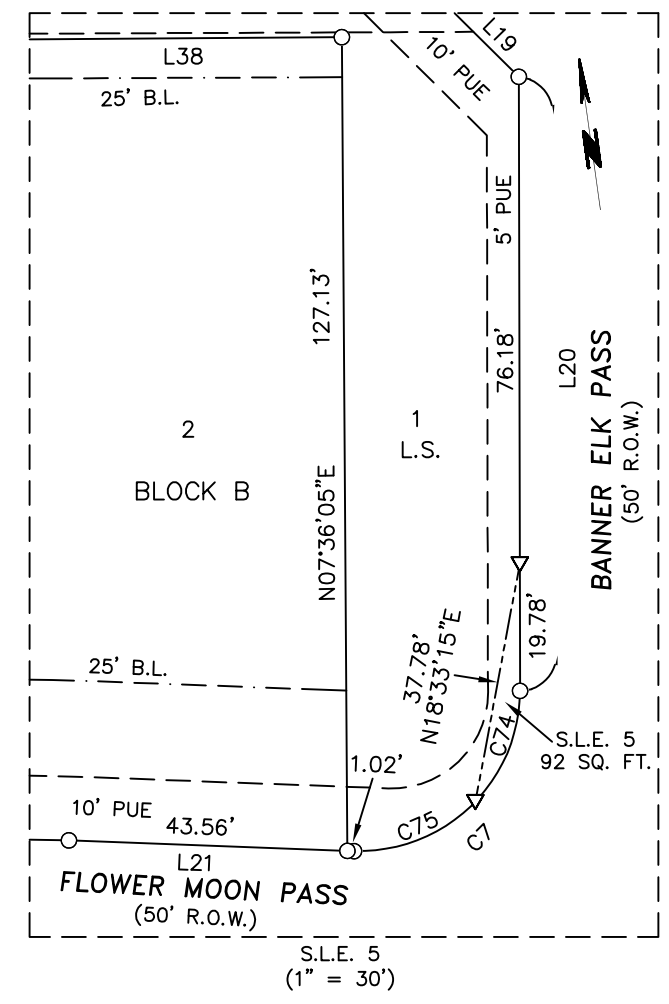
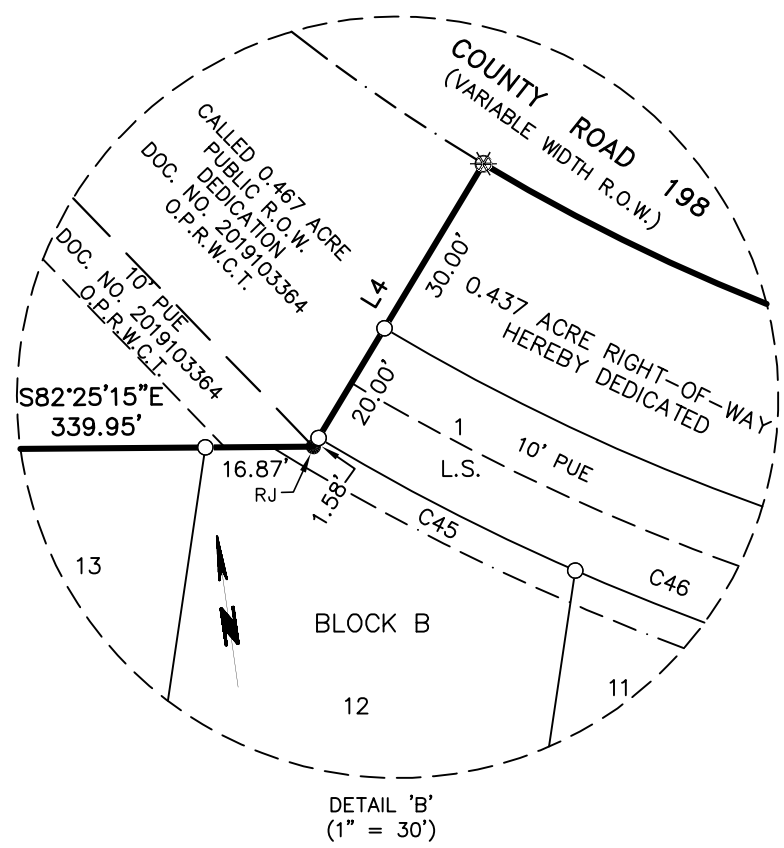
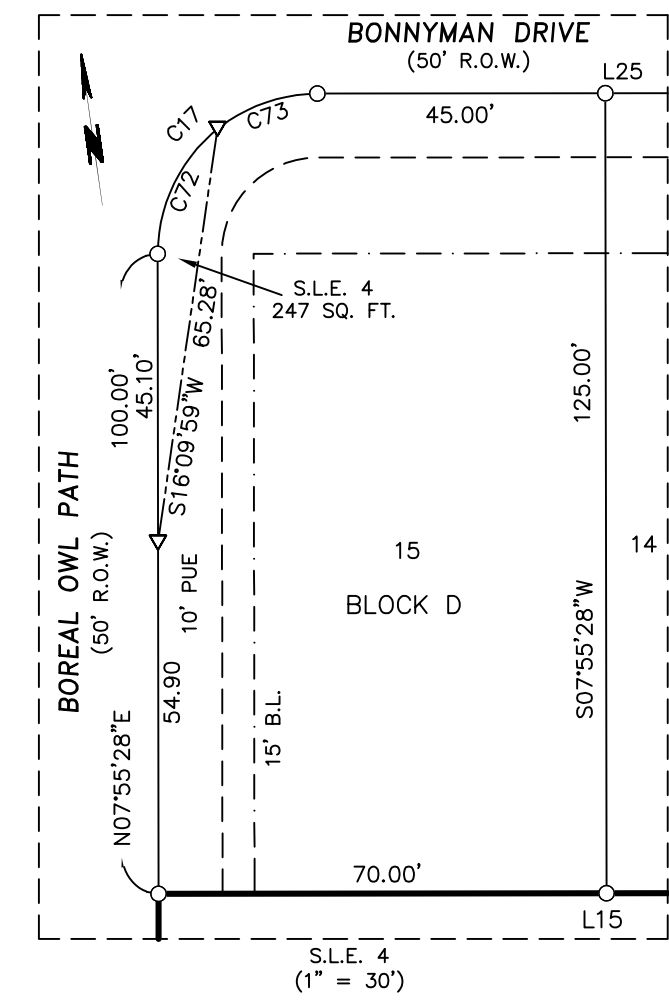
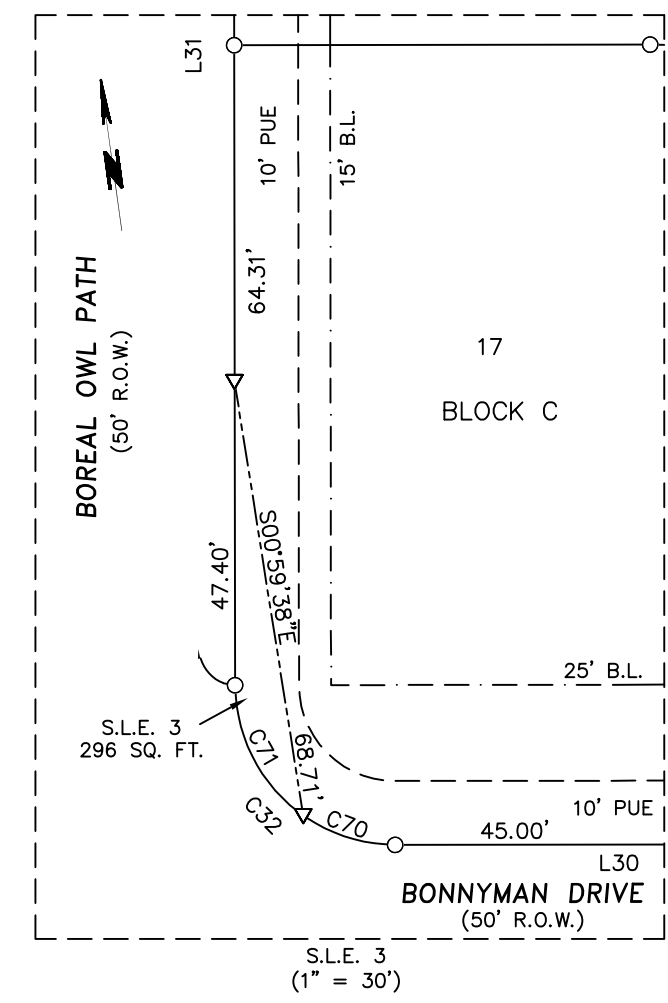
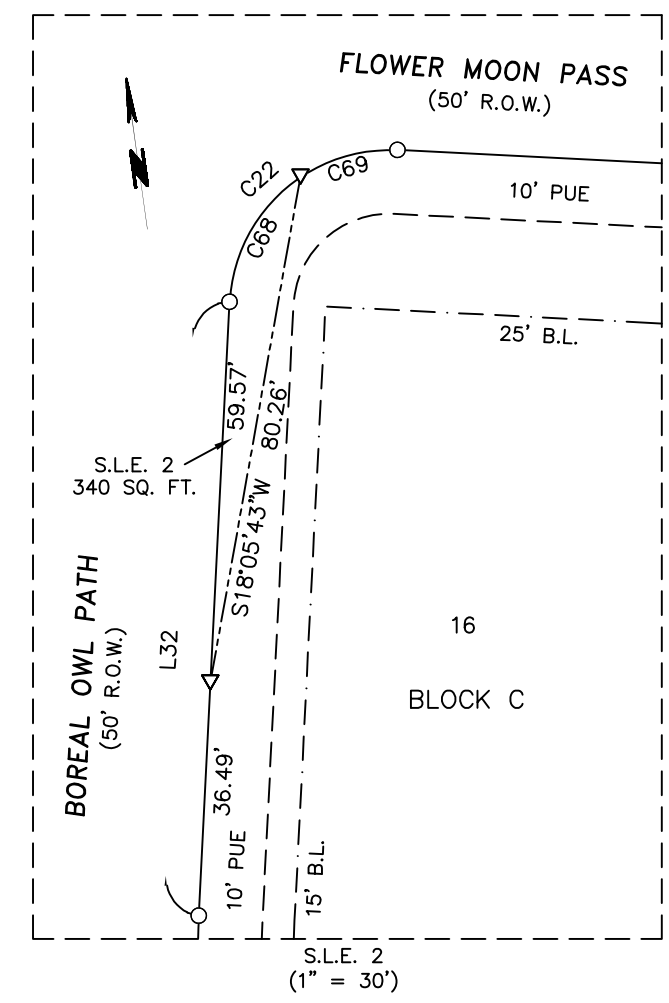
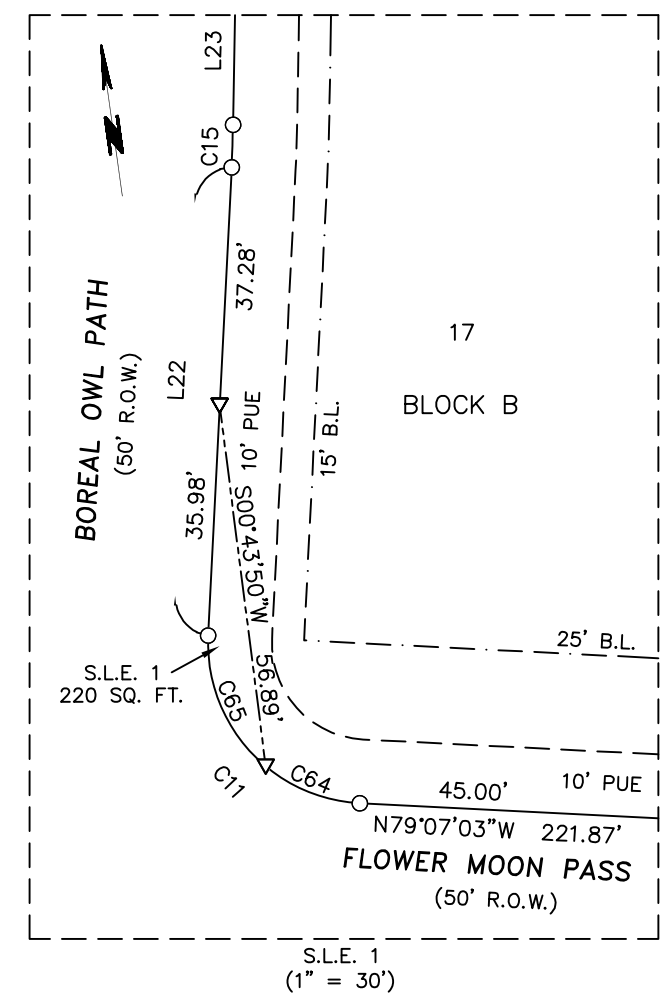
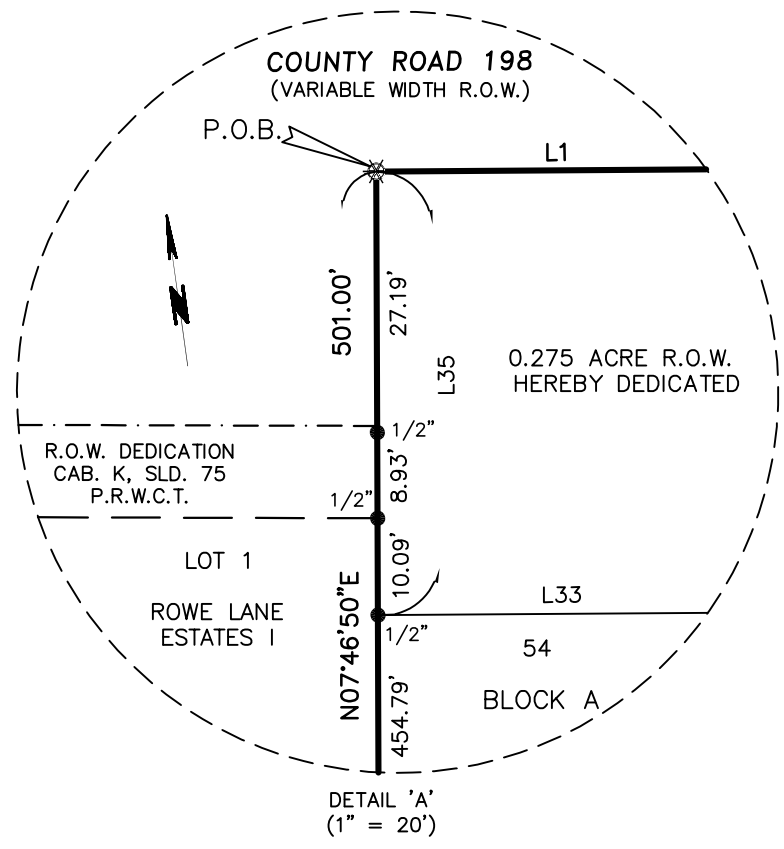
ALM ENGINEERING, INC.
CONSULTING ENGINEERS
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 • almeng@sbcglobal.net

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

SHEET 1 OF 6

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 3

BEING 21.794 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.222 ACRE TRACT OF LAND (TRACT 1) AND ALL OF THE CALLED 0.065 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO TIEMANN LEGACY, LP., RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS, OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



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FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 3

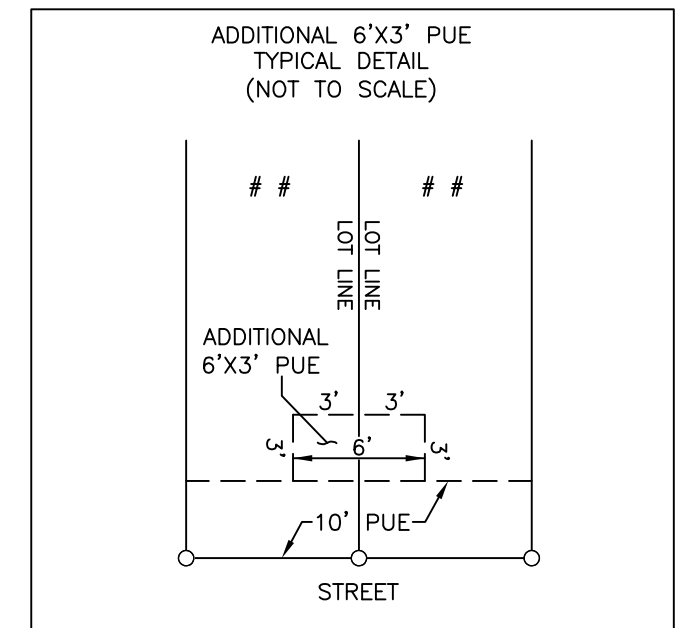
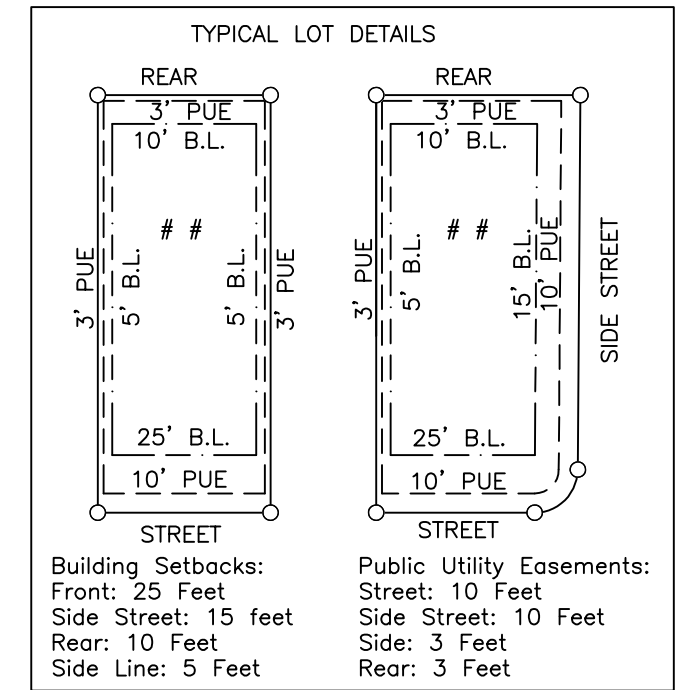
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LINE	BEARING	DISTANCE
L1	S82°23'39"E	61.40'
L2	S35°05'20"E	49.30'
L3	S54°55'28"W	46.22'
L4	N39°01'56"E	51.58'
L5	S07°36'05"W	31.49'
L6	S52°47'27"W	35.30'
L7	S07°52'56"W	109.01'
L8	S21°59'03"W	24.74'
L9	S15°09'15"W	75.86'
L10	N15°09'15"E	45.19'
L11	N77°43'21"W	65.46'
L12	N81°00'49"W	63.08'
L13	N82°23'55"W	57.50'
L14	N79°10'56"W	62.56'
L15	N82°04'32"W	107.40'
L16	S07°55'28"W	87.82'
L17	S82°14'27"E	453.08'
L18	N07°36'05"E	31.25'
L19	S37°10'46"E	35.39'
L20	S07°52'56"W	95.96'
L21	N79°51'31"W	44.58'
L22	N10°52'57"E	73.26'
L23	N09°01'21"E	20.10'
L24	S09°01'21"W	99.18'
L25	S82°04'32"E	68.59'
L26	S74°50'45"E	21.13'
L27	S15°09'15"W	100.00'
L28	S79°51'31"E	44.35'
L29	N74°50'45"W	21.13'
L30	N82°04'32"W	68.59'
L31	N07°55'28"E	111.71'
L32	N10°52'57"E	96.06'
L33	S82°23'39"E	55.11'
L34	S35°04'52"E	49.27'
L35	N07°46'50"E	46.21'
L36	N82°13'10"W	79.09'
L37	S07°55'28"W	35.95'
L38	S82°23'55"E	60.00'
L39	S82°23'55"E	60.00'
L40	S82°23'55"E	60.00'
L41	S82°23'55"E	60.00'
L42	S82°23'55"E	60.00'
L43	S82°23'55"E	60.00'
L44	S82°23'55"E	60.00'
L45	S82°23'55"E	30.33'
L46	S82°04'32"E	65.00'
L47	S81°19'04"E	4.28'
L48	S81°19'04"E	56.00'
L49	S77°41'34"E	4.04'
L50	S77°41'34"E	45.01'
L51	S77°17'05"E	15.01'
L52	S77°17'05"E	57.83'

LINE	BEARING	DISTANCE
L53	S77°17'05"E	58.58'
L54	S77°17'05"E	60.13'
L55	S77°17'05"E	60.13'
L56	S77°17'05"E	32.77'
L57	S78°47'47"E	37.29'
L58	S78°47'47"E	19.92'
L59	S82°03'58"E	45.51'
L60	S82°03'58"E	5.94'
L61	S82°23'55"E	54.06'
L62	S82°23'55"E	60.00'
L63	S82°23'55"E	60.00'
L64	S82°23'55"E	52.83'
L65	S79°58'53"E	7.18'
L66	S79°58'53"E	62.90'
L67	S77°13'42"E	4.60'
L68	S77°13'42"E	64.67'
L69	S75°01'38"E	5.64'
L70	S75°01'38"E	66.14'
L71	N75°01'38"W	66.14'
L72	N77°13'42"W	3.94'
L73	N77°13'42"W	65.32'
L74	N79°58'53"W	1.80'
L75	N79°58'53"W	64.44'
L76	N79°58'53"W	3.84'
L77	N82°23'55"W	58.23'
L78	N82°23'55"W	60.00'
L79	N82°23'55"W	60.00'
L80	N82°23'55"W	48.66'
L81	N82°03'58"W	11.34'
L82	N82°03'58"W	40.11'
L83	N78°47'47"W	18.66'
L84	N78°47'47"W	38.55'
L85	N77°17'05"W	20.43'
L86	N77°17'05"W	60.00'
L87	N77°17'05"W	60.00'
L88	N77°17'05"W	60.00'
L89	N77°17'05"W	60.00'
L90	N77°17'05"W	24.02'
L91	N77°41'34"W	37.47'
L92	N77°41'34"W	11.58'
L93	N81°19'04"W	55.28'
L94	N81°19'04"W	5.00'
L95	N07°36'05"E	32.86'
L96	N07°36'05"E	32.94'
L97	S15°09'15"W	25.97'
L98	N82°16'19"W	12.95'
L99	N73°29'27"W	35.81'
L100	N27°45'33"E	50.16'
L101	S27°45'33"W	29.91'
L102	S37°10'46"E	25.42'
L103	S37°10'46"E	9.97'
L104	N54°54'40"E	37.55'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.00'	168.00'	32°05'11"	S51°08'47"E	165.82'
C2	300.00'	164.55'	31°25'37"	S66°41'07"E	162.50'
C3	1030.02'	52.20'	2°54'14"	S09°20'03"W	52.20'
C4	35.00'	6.84'	11°11'53"	S16°23'07"W	6.83'
C5	1024.98'	47.07'	2°37'52"	S13°50'19"W	47.06'
C6	332.97'	180.88'	31°07'32"	S66°40'41"E	178.67'
C7	25.00'	40.26'	92°15'33"	S54°00'43"W	36.05'
C8	205.00'	9.09'	2°32'24"	N81°07'43"W	9.09'
C9	445.00'	68.57'	8°49'44"	N77°59'03"W	68.50'
C10	205.00'	19.85'	5°32'52"	N76°20'38"W	19.84'
C11	25.00'	39.27'	90°00'00"	N34°07'03"W	35.36'
C12	60.00'	272.10'	259°50'01"	S59°06'13"W	92.04'
C13	25.00'	34.83'	79°50'09"	S30°53'44"E	32.08'
C14	155.00'	5.03'	1°51'36"	S09°57'09"W	5.03'
C15	205.00'	6.65'	1°51'36"	N09°57'09"E	6.65'
C16	205.00'	10.58'	2°57'29"	S09°24'12"W	10.58'
C17	25.00'	39.27'	90°00'00"	N52°55'28"E	35.36'
C18	455.00'	38.04'	4°47'27"	S79°40'49"E	38.03'
C19	725.00'	64.71'	5°06'50"	S79°50'30"E	64.69'
C20	1275.00'	168.07'	7°33'10"	S78°37'20"E	167.95'
C21	25.00'	39.27'	90°00'00"	S29°50'45"E	35.36'
C22	25.00'	39.27'	90°00'00"	N55°52'57"E	35.36'
C23	155.00'	15.01'	5°32'52"	S76°20'38"E	15.00'
C24	495.00'	76.28'	8°49'44"	S77°59'03"E	76.20'
C25	155.00'	6.87'	2°32'24"	S81°07'43"E	6.87'
C26	25.00'	37.21'	85°17'16"	S37°12'53"E	33.87'
C27	2933.62'	37.35'	0°43'46"	S05°47'38"W	37.35'
C28	25.00'	39.27'	90°00'00"	S60°09'15"W	35.36'
C29	1325.00'	174.66'	7°33'10"	N78°37'20"W	174.54'
C30	675.00'	60.25'	5°06'50"	N79°50'30"W	60.23'
C31	505.00'	42.23'	4°47'27"	N79°40'49"W	42.21'
C32	25.00'	39.27'	90°00'00"	N37°04'32"W	35.36'
C33	155.00'	8.00'	2°57'29"	N09°24'12"E	8.00'
C34	253.79'	136.21'	30°45'04"	S50°28'44"E	134.58'
C35	60.00'	82.30'	78°35'38"	N31°30'59"W	76.00'
C36	60.00'	85.24'	81°23'53"	N48°28'47"E	78.25'
C37	60.00'	104.55'	99°50'30"	S40°54'02"E	91.82'
C38	205.00'	2.79'	0°46'49"	S78°43'39"E	2.79'
C39	205.00'	17.06'	4°46'03"	S75°57'13"E	17.05'
C40	445.00'	45.08'	5°48'16"	S76°28'20"E	45.06'
C41	445.00'	23.49'	3°01'28"	S80°53'12"E	23.49'
C42	350.00'	28.34'	4°38'21"	N80°04'45"W	28.33'
C43	350.00'	57.41'	9°23'52"	N73°03'39"W	57.34'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C44	350.00'	61.04'	9°59'34"	N63°21'56"W	60.96'
C45	350.00'	45.19'	7°23'53"	N54°40'13"W	45.16'
C46	350.00'	191.98'	31°25'39"	N66°41'06"W	189.58'
C47	155.00'	8.83'	3°15'46"	S77°29'10"E	8.83'
C48	155.00'	6.18'	2°17'06"	S74°42'45"E	6.18'
C49	495.00'	49.40'	5°43'05"	S76°25'44"E	49.38'
C50	495.00'	26.87'	3°06'39"	S80°50'36"E	26.87'
C51	1325.00'	27.05'	1°10'10"	N75°25'51"W	27.05'
C52	1325.00'	61.34'	2°39'09"	N77°20'30"W	61.33'
C53	1325.00'	58.89'	2°32'47"	N79°56'28"W	58.88'
C54	1325.00'	27.39'	1°11'03"	N81°48'24"W	27.39'
C55	675.00'	33.14'	2°48'46"	N80°59'32"W	33.13'
C56	675.00'	27.11'	2°18'04"	N78°26'08"W	27.11'
C57	505.00'	7.54'	0°51'18"	N77°42'44"W	7.54'
C58	505.00'	34.69'	3°56'09"	N80°06'28"W	34.68'
C59	725.00'	36.47'	2°52'55"	S78°43'33"E	36.46'
C60	725.00'	28.24'	2°13'54"	S81°16'58"E	28.24'
C61	1275.00'	66.20'	2°58'29"	S80°54'41"E	66.19'
C62	1275.00'	75.18'	3°22'42"	S77°44'05"E	75.17'
C63	1275.00'	26.70'	1°11'59"	S75°26'45"E	26.70'
C64	25.00'	16.05'	36°47'32"	N60°43'17"W	15.78'
C65	25.00'	23.22'	53°12'28"	N15°43'17"W	22.39'
C66	253.79'	45.86'	10°21'15"	S60°40'38"E	45.80'
C67	253.79'	90.35'	20°23'49"	S45°18'06"E	89.87'
C68	25.00'	23.28'	53°21'09"	N37°33'31"E	22.45'
C69	25.00'	15.99'	36°38'51"	N82°33'31"E	15.72'
C70	25.00'	15.28'	35°01'36"	N64°33'44"W	15.05'
C71	25.00'	23.99'	54°58'24"	N19°33'44"W	23.08'
C72	25.00'	22.37'	51°16'06"	N33°33'31"E	21.63'
C73	25.00'	16.90'	38°43'54"	N78°33'31"E	16.58'
C74	25.00'	19.17'	43°56'05"	S29°50'59"W	18.70'
C75	25.00'	21.09'	48°19'28"	S75°58'45"W	20.47'
C76	25.00'	17.66'	40°28'50"	S59°37'06"E	17.30'
C77	25.00'	19.55'	44°48'26"	S16°58'28"E	19.06'
C78	25.00'	22.43'	51°24'38"	S40°51'33"W	21.69'
C79	25.00'	16.84'	38°35'22"	S85°51'33"W	16.52'
C80	25.00'	15.36'	35°11'56"	S57°14'47"E	15.12'
C81	25.00'	23.91'	54°48'04"	S12°14'47"E	23.01'
C82	510.00'	77.88'	8°45'00"	N77°51'57"W	77.81'
C83	350.00'	50.94'	8°20'19"	N62°10'33"W	50.89'
C84	300.00'	18.03'	3°26'37"	S59°01'15"E	18.03'
C85	300.00'	33.13'	6°19'37"	N54°08'07"W	33.11'
C86	300.00'	113.39'	21°39'23"	S71°34'15"E	112.72'



LEGEND

- IRON ROD FOUND
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ^{RJ} IRON ROD FOUND WITH CAP MARKED "RJ SURVEYING"
- ▽ CALCULATED POINT
- [MBU] MAIL BOX UNITS
- - - - - EASEMENT LINE
- - - - - BUILDING SETBACK LINE
- · - · - · - SIGHT LINE EASEMENT
- ETJ — ETJ LINE
- ETJ EXTRATERRITORIAL JURISDICTION
- S.L.E. SIGHT LINE EASEMENT
- L.S. LANDSCAPE LOT
- PUE PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- 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
- 6'X3' PUE ADDITIONAL 6' X 3' PUE (SEE TYPICAL ADDITIONAL 6'X3' PUE DETAIL - SHEET 3)

LOT	BLOCK	SQ. FT.	USE
41	A	7,800	RESIDENTIAL
42	A	7,800	RESIDENTIAL
43	A	7,800	RESIDENTIAL
44	A	7,800	RESIDENTIAL
45	A	7,800	RESIDENTIAL
46	A	7,800	RESIDENTIAL
47	A	8,085	RESIDENTIAL
48	A	7,962	RESIDENTIAL
49	A	8,156	RESIDENTIAL
50	A	9,237	RESIDENTIAL
51	A	10,011	RESIDENTIAL
52	A	10,334	RESIDENTIAL
53	A	13,893	RESIDENTIAL
54	A	31,142	RESIDENTIAL
55	A	15,587	RESIDENTIAL

LOT	BLOCK	SQ. FT.	USE
1	B	16,018	L.S.
2	B	7,551	RESIDENTIAL
3	B	7,500	RESIDENTIAL
4	B	7,500	RESIDENTIAL
5	B	7,500	RESIDENTIAL
6	B	7,500	RESIDENTIAL
7	B	7,500	RESIDENTIAL
8	B	7,500	RESIDENTIAL
9	B	7,756	RESIDENTIAL
10	B	8,061	RESIDENTIAL
11	B	7,941	RESIDENTIAL
12	B	8,816	RESIDENTIAL
13	B	9,201	RESIDENTIAL
14	B	8,350	RESIDENTIAL
15	B	8,057	RESIDENTIAL
16	B	7,849	RESIDENTIAL
17	B	8,769	RESIDENTIAL

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 3

BEING 21.794 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.222 ACRE TRACT OF LAND (TRACT 1) AND ALL OF THE CALLED 0.065 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO TIEMANN LEGACY, LP., RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS, OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

FOR A 21.794 ACRE TRACT OF LAND, SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.222 ACRE TRACT OF LAND (TRACT 1) AND ALL OF THE CALLED 0.065 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO TIEMANN LEGACY, LP., RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS, OF WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 21.794 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cotton gin spindle found monumenting northwest corner of said 2.222 acre Tiemann Legacy, LP tract, same being on the southerly right-of-way line of County Road 198 (variable width right-of-way), for the northwest corner and POINT OF BEGINNING;

THENCE, with the north boundary line of said 2.222 acre Tiemann Legacy, LP tract and said southerly right-of-way line of County Road 198, the following three (3) courses and distances:

1. S 82°23'39"E for a distance of 61.40 feet to a cotton gin spindle found on the beginning of a curve to the right;
2. With said curve to the right an arc length of 168.00 feet, said curve having a radius of 300.00 feet, a delta angle of 32°05'11" and a chord which bears S 51°08'47"E for a distance of 165.82 feet to a cotton gin spindle found on the end of this curve;
3. S 35°05'20"E for a distance of 49.30 feet to a cotton gin spindle found monumenting the northeast corner of said 2.222 acre Tiemann Legacy, LP tract and the northwest corner of the called 0.167 acre Public Right-of-way Dedication, ad dedicated by the Final Plat of CR 198-Manville Water Tank Site, a subdivision recorded in Document No. 2019103364 of the Official Public Records of Williamson County, Texas;

THENCE, S 54°55'28"W with the east boundary line of said 2.222 acre Tiemann Legacy, LP tract, the west boundary line of said 0.467 acre Public Right-of-way Dedication and said southerly right-of-way line of County Road 198 for a distance of 46.22 feet to an iron rod found with cap marked "RJ SURVEYING" monumenting the southwest corner of said 0.467 acre Public Right-of-way Dedication and the northwest corner of Lot 1, Block A of said CR 198-Manville Water Supply Tank Site;

THENCE, S 09°01'21"W with said east boundary line of said 2.222 acre Tiemann Legacy, LP tract and the west boundary line of said Lot 1, Block A, CR 198-Manville Water Tank Site for a distance of 347.53 feet to an iron rod found with cap marked "RJ SURVEYING" monumenting the southeast corner of said 2.222 acre Tiemann Legacy, LP tract and the southwest corner of said Lot 1, Block A, CR 198-Manville Water Tank Site, same being on the north boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract;

THENCE, S 82°25'15"E with the south boundary line of said Lot 1, Block A, CR 198-Manville Water Tank Site and said north boundary line of the remnant portion of the 200.24 acre, passing at a distance of 179.94 feet a 1/2" iron rod found 1.71 feet north of this line, in all a total distance of 339.95 feet to an iron rod found with cap marked "RJ SURVEYING" monumenting the southeast corner of said 0.467 Public Right-of-way Dedication and the southeast corner of said Lot 1, Block A, CR 198-Manville Water Tank Site, same being the southwest corner of said 0.065 acre Tiemann Legacy, LP tract;

THENCE, N 39°01'56"E with the east boundary line of said 0.467 acre Public Right-of-way Dedication, the west boundary line of said 0.065 acre Tiemann Legacy, LP tract and said southerly right-of-way line of County Road 198 for a distance of 51.58 feet to a cotton gin spindle found monumenting the north corner of said 0.065 acre Tiemann Legacy, LP tract, same being on said southerly right-of-way line of County Road 198;

THENCE, with the north boundary line of said 0.065 acre Tiemann Legacy, LP tract and said southerly right-of-way line of County Road 198, with a curve to the left an arc length of 164.55 feet, said curve having a radius of 300.00 feet, a delta angle of 31°25'37" and a chord which bears S 66°41'07"E for a distance of 162.50 feet to a cotton gin spindle found monumenting the east corner of said 0.065 acre Tiemann Legacy, LP tract and being on said north boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract;

THENCE, S 82°23'55"E with said north boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract and said south right-of-way line of County Road 198 for a distance of 562.97 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the northeast corner hereof, from which an iron rod found with cap marked "SAM INC." monumenting the northeast corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and an interior ell corner of said County Road 198, bears S 82°23'55"E for a distance of 1458.47 feet;

THENCE, through the interior of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the following twenty-two (22) courses and distances:

1. S 07°36'05"W for a distance of 31.49 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
2. S 52°47'27"W for a distance of 35.30 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
3. S 07°52'56"W for a distance of 109.01 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a curve to the right;
4. With said curve to the right an arc length of 52.20 feet, said curve having a radius of 1030.02 feet, a delta angle of 2°54'14" and a chord which bears S 09°20'03"W for a distance of 52.20 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a compound cure to the right;
5. With said curve to the right an arc length of 6.84 feet, said curve having a radius of 35.00 feet, a delta angle of 11°11'53" and a chord which bears S 16°23'07"W for a distance of 6.83 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;
6. S 21°59'03"W for a distance of 24.74 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a curve to the right;

7. With said curve to the right an arc length of 47.07 feet, said curve having a radius of 1024.98 feet, a delta angle of 2°37'52" and a chord which bears S 13°50'19"W for a distance of 47.06 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;

8. S 15°09'15"W for a distance of 75.86 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

9. S 74°50'45"E for a distance of 125.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

10. S 15°09'15"W for a distance of 350.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" for the southeast corner hereof;

11. N 74°50'45"W for a distance of 125.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

12. N 15°09'15"E for a distance of 45.19 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

13. N 75°03'54"W for a distance of 121.13 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

14. N 77°43'21"W for a distance of 65.46 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

15. N 81°00'49"W for a distance of 63.08 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

16. N 82°23'55"W for a distance of 57.50 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

17. N 82°22'13"W for a distance of 199.13 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

18. N 79°10'56"W for a distance of 62.56 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

19. N 77°17'05"W for a distance of 341.38 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

20. N 82°04'32"W for a distance of 107.40 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

21. S 07°55'28"W for a distance of 87.82 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

22. N 82°04'32"W for a distance of 180.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the west boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and the east boundary line of Lot 5, Rowe Lane Estates I, a subdivision recorded in Cabinet K, Slides 75-76 of the Plat Records of Williamson County, Texas, for the southwest corner hereof, from which an iron rod found with cap marked "RJ SURVEYING" monumenting the southeast corner of said Lot 5 and the northeast corner of Lot 6 of said Rowe Lane Estates I, same being on said west boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract, bears S 07°55'28"W for a distance of 35.95 feet;

THENCE, N 07°55'28"E with the east boundary line of said Lot 5, Rowe Lane Estates I and said west boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract for a distance of 343.99 feet to a 1/2" iron rod found monumenting the northeast corner of said Lot 5 and the southeast corner of Lot 1 of said Rowe Lane Estates I;

THENCE, N 07°47'35"E with the east boundary line of said Lot 1, Rowe Lane Estates I and said west boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract for a distance of 358.16 feet to an iron rod found with illegible cap monumenting the northwest corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract and the southwest corner of said 2.222 acre Tiemann tract;

THENCE, N 07°46'50"E with the east boundary line of said Lot 1, Rowe Lane Estates I, the most easterly boundary line of the right-of-way dedication as shown on said Rowe Lane Estates I, in part with said southerly right-of-way line County Road 198 and the west boundary line of said 2.222 acre Tiemann tract, passing at a distance of 454.79 feet a 1/2" iron rod found, passing at an additional 10.09 feet a 1/2" iron rod found monumenting the northeast corner of said Lot 1, Rowe Lane Estates I, passing at an additional distance of 8.93 feet a 1/2" iron rod found, in all a total distance of 501.00 feet to the POINT OF BEGINNING and containing 21.794 acres 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 1.00010.

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
3. THIS SUBDIVISION IS WITHIN THE CITY OF HUTTO'S ETJ.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
7. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
8. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE, THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST A10 FEET.
10. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: MANVILLE WATER SUPPLY CORP.
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC
GAS: SIENERGY, L.P.
11. 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.
12. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0675F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
13. FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
14. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
15. 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 AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR THEIR ASSIGNS.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
18. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
20. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE NOTED.
22. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.
23. FIRE LANE STRIPING SHALL BE POSTED ON ONE SIDE OF THE STREET FOR STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
24. MAINTENANCE OF ALL STORM SEWER LINES AND STRUCTURES LOCATED OUTSIDE OF THE COUNTY RIGHT-OF-WAY WILL NOT BE THE RESPONSIBILITY OF WILLIAMSON COUNTY. MAINTENANCE FOR THESE LINES AND STRUCTURES WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION OR THEIR ASSIGNS.

SHEET 4 OF 6

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbcglobal.net

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

AGENDA ITEM REPORT

5.6.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the Bluffs at Blackhawk, Phase 4 Final Plat. 26.319 acres, more or less, of land, 80 residential lots, located south of County Road 198 and east of County Road 139.
Meeting: Tuesday, December 2, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

The Bluffs at Blackhawk development is located outside of the City limits in the Extraterritorial Jurisdiction (ETJ). This area is subject to a 2021 Consent Agreement creating the Lakeside Municipal Utility District No. 9 (MUD). In total, the MUD is approximately 456.753 acres. Both the Independent School District (ISD) boundary realignment between Hutto and Pflugerville's ISDs and the ETJ exchange discussed in the Consent Agreement were completed in 2022.

The Bluffs at Black Hawk preliminary plat is approved with 980 total lots. This Final Plat is the fourth phase of the development, consisting of 80 residential lots, 2 landscape lots, 1 landscape/ public utility easement lots and 1 open space lot. It is generally located south of County Road 198 and east of County Road 139.

NORTH: Single Family (SF-1) ETJ
EAST: County Road 198 ROW
SOUTH: Undeveloped Land Pflugerville ETJ
WEST: Phase 2 Bluffs at BlackHawk

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.

FISCAL NOTES:

POLICY IMPLICATIONS:

AGENDA ITEM REPORT

5.6.



ATTACHMENTS:

1. BatBPh4FP-U3-Comlssued(10-28-25)



October 28, 2025

ALM Engineering
Matthew Mitchell
PO Box 536
Dripping Springs, TX 78620
matt@almengr.com - *communication provided via email*

**RE: Bluffs at Blackhawk Phase 4 Final Plat, Hutto, TX 78634
Final Plat Review – Bluffs at Blackhawk Phase 4 Final Plat - Comment Report Update #3 Submittal
(received 10-6-25)
Project No.: PLAT-24-0036**

Mr. Mitchell,

Upon review of the above referenced final plat Update #3 application submitted on October 6, 2025, all staff review comments have been addressed.

Next steps: Place project on the Planning and Zoning Commission meeting agenda. Discuss with your plan reviewer. After approval, submit the plat recording checklist and package. See City of Hutto website for checklists.
<https://tx-hutto2.civicplus.com/299/Development-Planning-Applications>

Planning Review – Emmanuel Hernandez, Planner (512) 365-9198 – manny.hernandez@huttotx.gov

1. No comments.

Engineering Review – Sandip Uprety, P.E., Plan Review Engineer (512) 595-1511 – sandip.uprety@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

Attendees

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

Documents

BatBHP4FP-U3-Plat(10-6-25).pdf

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 4

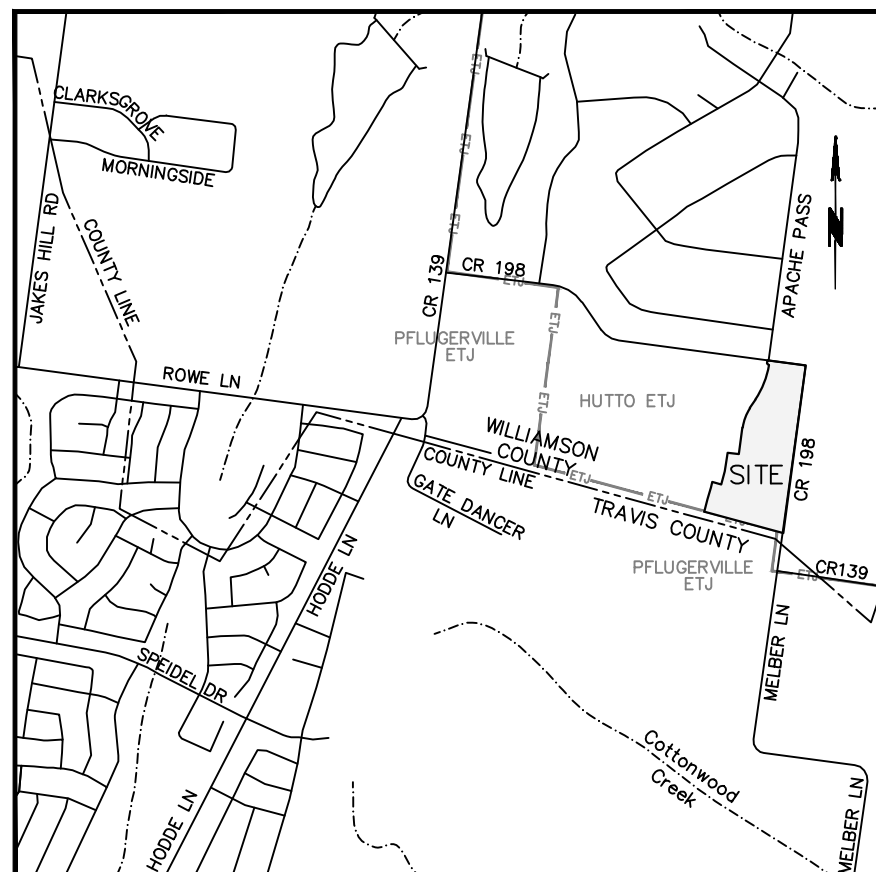
Plat will go to P&Z but will not be recorded until receiving approval from county

Planning Review by:
Emanuel Hernandez
Manny Hernandez@huttot.com
512-365-9198

ENGINEERING REVIEW
10/27/2025 10:19:22 AM
Review is for general compliance only.
Sole responsibility for compliance
remains with the Engineer of Record.

Approved with conditions
Detailed Review and Resurvey

BEING 26.319 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.320 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NOS. 2025011356, 2025011357, 2025011358, 2025011359, AND 2025016930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



VICINITY MAP
(NOT TO SCALE)

OWNERS/SUBDIVIDERS:

TIEMANN LEGACY, LP
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TEXAS 78660

ENGINEER: ALM ENGINEERING, INC.
P.O. BOX 536
DRIPPING SPRINGS, TX 78620

SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628

LEGAL DESCRIPTION: 26.319 ACRES OF LAND, MORE OR LESS OUT OF THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 594, WILLIAMSON COUNTY, TEXAS.

GRID COORDINATES FOR BENCHMARKS ARE BASED ON NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM

TOTAL NUMBER OF BLOCKS: 5

LAND USE TABLE		
DESCRIPTION	NO.	ACREAGE
SINGLE FAMILY LOTS	80	14.388
LANDSCAPE/PUE	2	0.886
LANDSCAPE LOT	2	0.482
OPEN SPACE	1	2.847
RIGHT-OF-WAY	-	7.493
RIGHT-OF-WAY DEDICATION	-	0.223
TOTAL LOTS	85	26.319

VERTICAL DATUM: NAVD-88 (GEOID 2012A)

BENCHMARK 15067: PK NAIL SET IN THE NORTHWEST CORNER OF THE CONCRETE HEADWALL ON THE NORTH SIDE OF COUNTY ROAD 198. (SHOWN HEREON - SEE SHEET 2)
GRID COORDINATES
NORTH: 10149675.14
EAST: 3180055.13
ELEVATION = 610.26'

BENCHMARK 15071: PK NAIL SET IN TOP OF NORTHEAST CORNER OF CULVERT ON WEST SIDE OF GRAVEL DRIVEWAY ENTRANCE TO MANVILLE WATER TOWER SITE, ALONG NORTH SIDE OF C.R. 198, APPROXIMATELY 1790 FEET WEST OF "T" INTERSECTION OF C.R. 198 AND APACHE PASS. (NOT SHOWN HEREON)
GRID COORDINATES:
NORTHING: 10149923.80
EASTING: 3178589.83
ELEVATION: 654.08'

BENCHMARK 15073: PK NAIL SET IN THE NORTHEAST CORNER OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF COUNTY ROAD 198 WEST OF A CONCRETE DRIVE. (NOT SHOWN HEREON)
GRID COORDINATES
NORTH = 10150439.58
EAST = 3177930.32
ELEVATION = 641.08'

EASEMENT INFORMATION

- (E3) TEXAS POWER & LIGHT CO. EASEMENT AND RIGHT-OF-WAY VOL. 288, PG. 28 D.R.W.C.T. VOL. 564, PG. 591 D.R.T.C.T. (NO WIDTH SPECIFIED) (NO VISIBLE FEATURES REMAINING)
- (E5) DISTRIBUTION POLE 56+62 VOL. 564, PG. 591 D.R.T.C.T. VOL. 288, PG. 28 D.R.W.C.T.
- (E6) DISTRIBUTION POLE 51+46 VOL. 564, PG. 591 D.R.T.C.T. VOL. 288, PG. 28 D.R.W.C.T.
- (E7) DISTRIBUTION POLE 45+46 VOL. 564, PG. 591 D.R.T.C.T. VOL. 288, PG. 28 D.R.W.C.T.
- (E8) CAUSE NO. CV-10-002324 COUNTY COURT NO. 1, TRAVIS COUNTY, TEXAS LCRA TRANSMISSION SERVICES CORPORATION ROBERT M. TIEMANN, et al CALLED 7.096 ACRES DOC. NO. 2013144914 O.P.R.T.C.T.

TIEMANN LEGACY, LP
REMNANT PORTION OF
CALLED 200.24 AC.
(TRACT 1, PARCEL C)
DOC. NO. 2022003934
O.P.R.W.C.T.

TIEMANN LEGACY, LP
CALLED 4.910 AC.
DOC. NO. 2022003933
O.P.R.W.C.T.

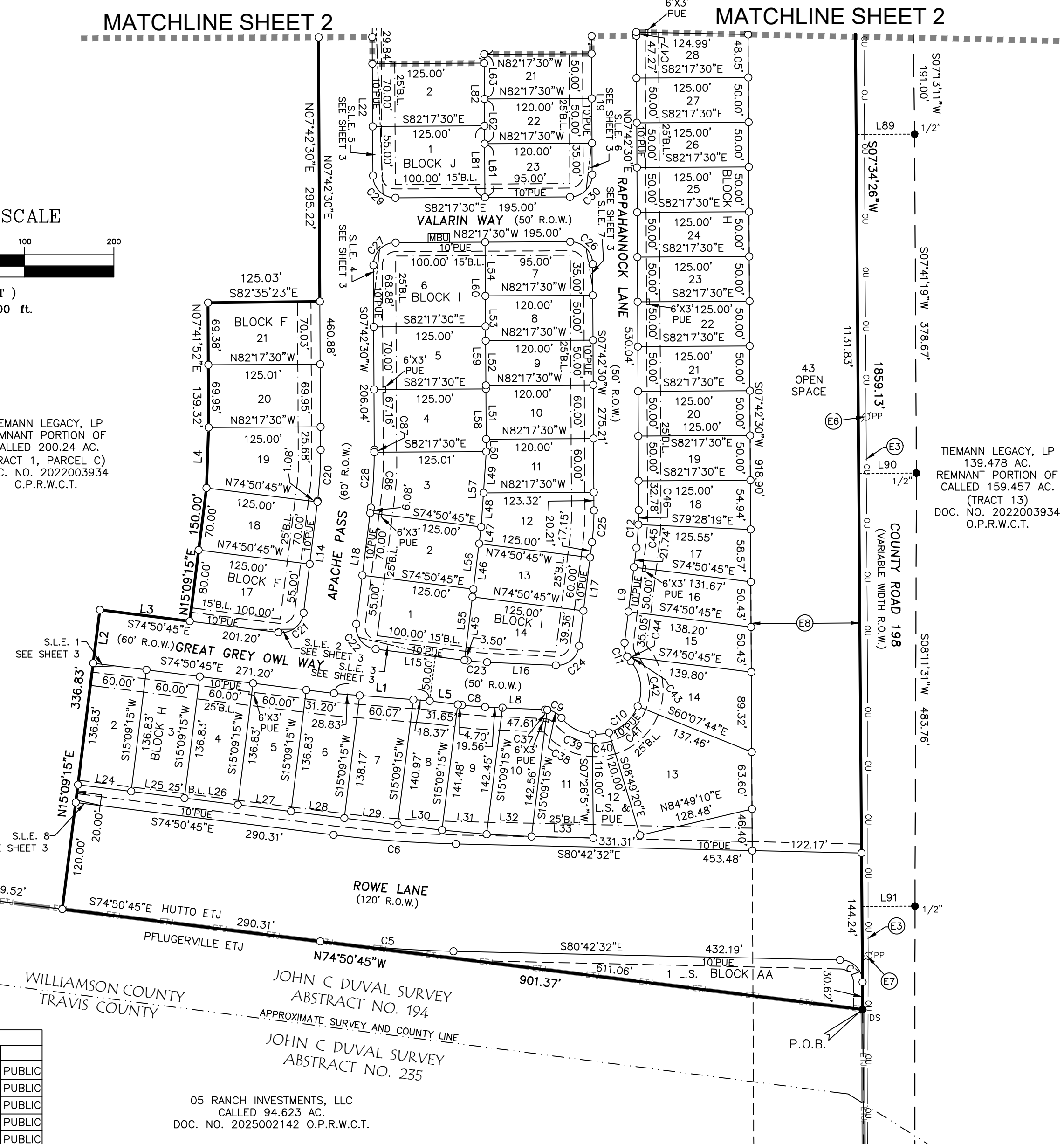
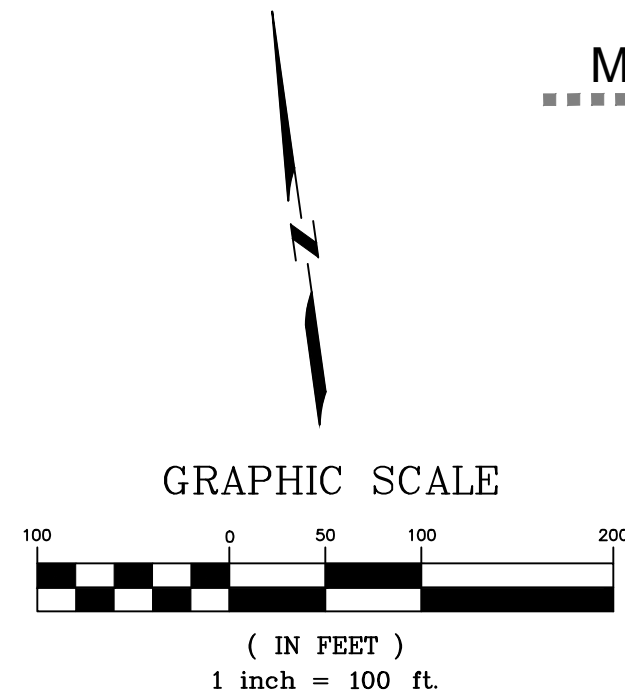
ROWE LANE ESTATES
SECTION TWO
C&B. K, SLDs. 141-143
P.R.W.C.T.
VOL. 91, PGS. 71-73
P.R.T.C.T.

NEW STREET TABLE				
STREET NAME	ROW WIDTH		DESIGN SPEED (MPH)	
ROWE LANE	120'	887.1 LINEAR FEET	45	PUBLIC
VALARIN WAY	50'	300.0 LINEAR FEET	25	PUBLIC
BRISBY LANE	50'	350.0 LINEAR FEET	25	PUBLIC
GREAT GREY OWL WAY	50' - 60'	593.4 LINEAR FEET	25	PUBLIC
APACHE PASS		1,506.2 LINEAR FEET	35	PUBLIC
RAPPAHANNOCK LANE	50'	1,294.9 LINEAR FEET	25	PUBLIC
TOTAL:		4,931.6 LINEAR FEET		
NEW STREETS: TOTAL AREA: 7.493 ACRES				
COUNTY ROAD 198: 0.223 ACRE RIGHT-OF-WAY HEREBY DEDICATED				

NOTE: SEE SIGHT LINE EASEMENT (S.L.E.) DETAILS FOR S.L.E. 1 THROUGH S.L.E. 11 ON SHEET 3

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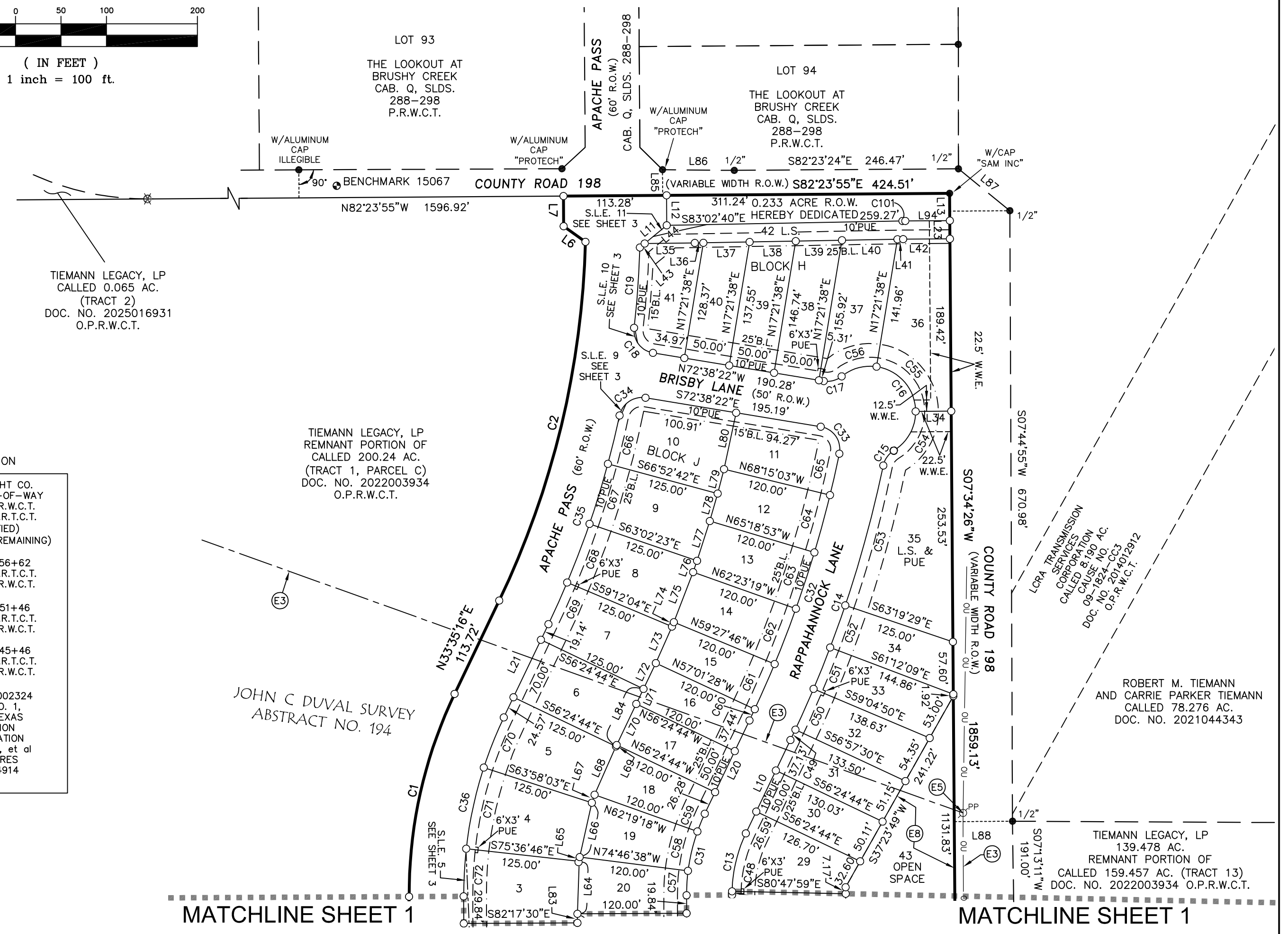
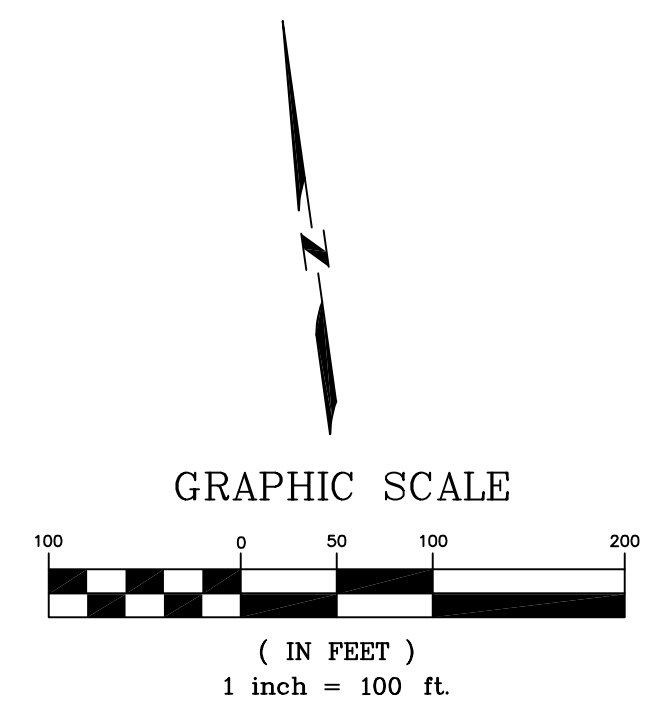
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900



SHEET 1 OF 6

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 4

BEING 26.319 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.320 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NOS. 2025011356, 2025011357, 2025011358, 2025011359, AND 2025016930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



LEGEND

●	IRON ROD FOUND
○	IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
● ^{DS}	IRON ROD FOUND WITH CAP MARKED "DIAMOND SURVEYING"
⊙	BENCHMARK
⊛	COTTON GIN SPINDLE FOUND
▽	CALCULATED POINT
⊙ ^{PP}	POWER POLE
MBU	MAIL BOX UNITS
- - - - -	APPROXIMATE SURVEY LINE AND COUNTY LINE
- - - - -	EASEMENT LINE
- - - - -	BUILDING SETBACK LINE
- - - - -	SIGHT EASEMENT
— ETJ —	ETJ LINE
⋯	MATCHLINE
—	PLAT BOUNDARY
- - - - -	ADJOINER BOUNDARY LINE EXTRATERRITORIAL JURISDICTION
L.S.	LANDSCAPE LOT
PUE	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
S.L.E.	SIGHT LINE EASEMENT
W.L.E.	WATER LINE EASEMENT
W.W.E.	WASTEWATER EASEMENT
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
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
6'X3' PUE	ADDITIONAL 6' X 3' PUE (SEE TYPICAL ADDITIONAL 6'X3' PUE DETAIL - SHEET 4)

EASEMENT INFORMATION

ⓔ3	TEXAS POWER & LIGHT CO. EASEMENT AND RIGHT-OF-WAY VOL. 288, PG. 28 D.R.W.C.T. VOL. 564, PG. 591 D.R.T.C.T. (NO WIDTH SPECIFIED) (NO VISIBLE FEATURES REMAINING)
ⓔ5	DISTRIBUTION POLE 56+62 VOL. 564, PG. 591 D.R.T.C.T. VOL. 288, PG. 28 D.R.W.C.T.
ⓔ6	DISTRIBUTION POLE 51+46 VOL. 564, PG. 591 D.R.T.C.T. VOL. 288, PG. 28 D.R.W.C.T.
ⓔ7	DISTRIBUTION POLE 45+46 VOL. 564, PG. 591 D.R.T.C.T. VOL. 288, PG. 28 D.R.W.C.T.
ⓔ8	CAUSE NO. CV-10-002324 COUNTY COURT NO. 1, TRAVIS COUNTY, TEXAS LCRA TRANSMISSION SERVICES CORPORATION ROBERT M. TIEMANN, et al CALLED 7.096 ACRES DOC. NO. 2013144914 O.P.R.T.C.T.

TIEMANN LEGACY, LP
CALLED 0.065 AC.
(TRACT 2)
DOC. NO. 2025016931
O.P.R.W.C.T.

TIEMANN LEGACY, LP
REMNANT PORTION OF
CALLED 200.24 AC.
(TRACT 1, PARCEL C)
DOC. NO. 2022003934
O.P.R.W.C.T.

LCRA TRANSMISSION
SERVICES CORPORATION
CALLED 190 AC.
DOC. NO. 2014022912
O.P.R.W.C.T.

ROBERT M. TIEMANN
AND CARRIE PARKER TIEMANN
CALLED 78.276 AC.
DOC. NO. 2021044343

TIEMANN LEGACY, LP
139.478 AC.
REMNANT PORTION OF
CALLED 159.457 AC. (TRACT 13)
DOC. NO. 2022003934 O.P.R.W.C.T.

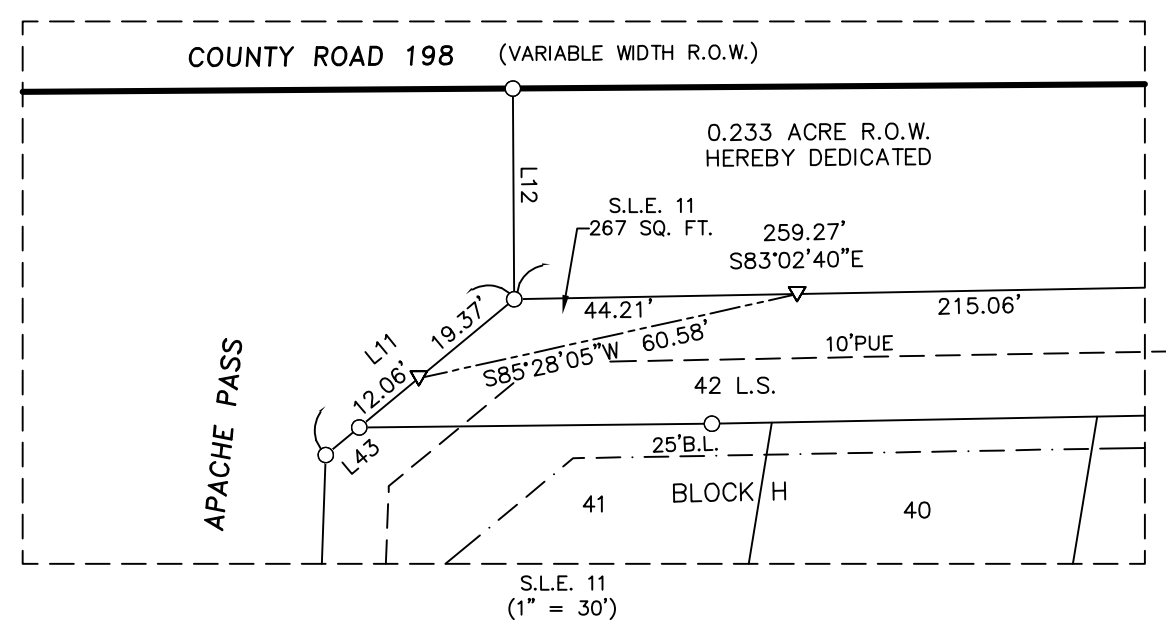
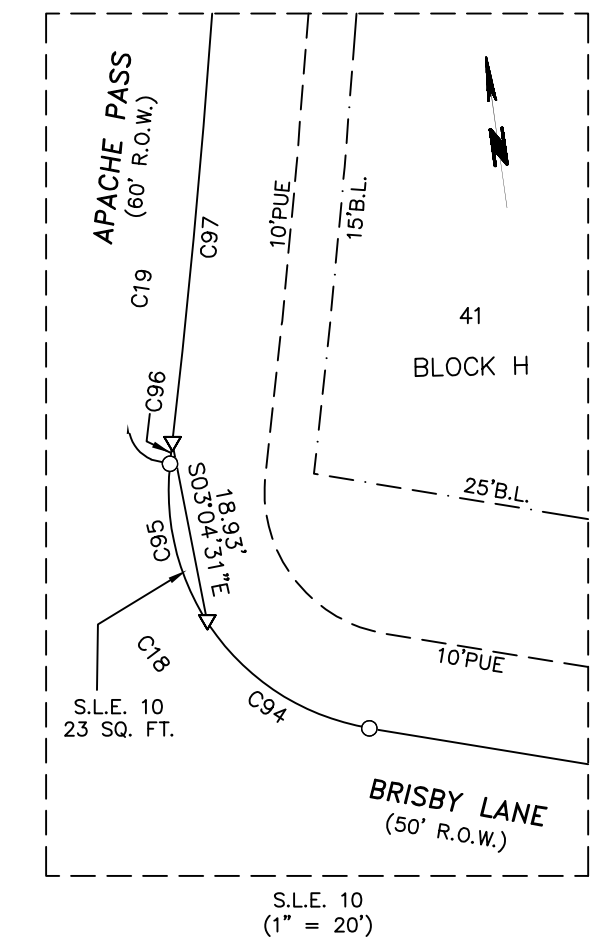
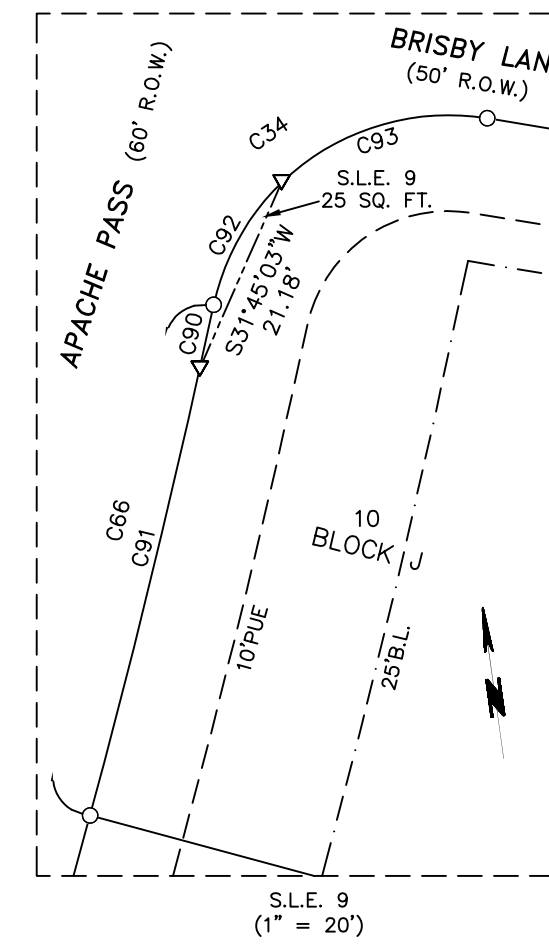
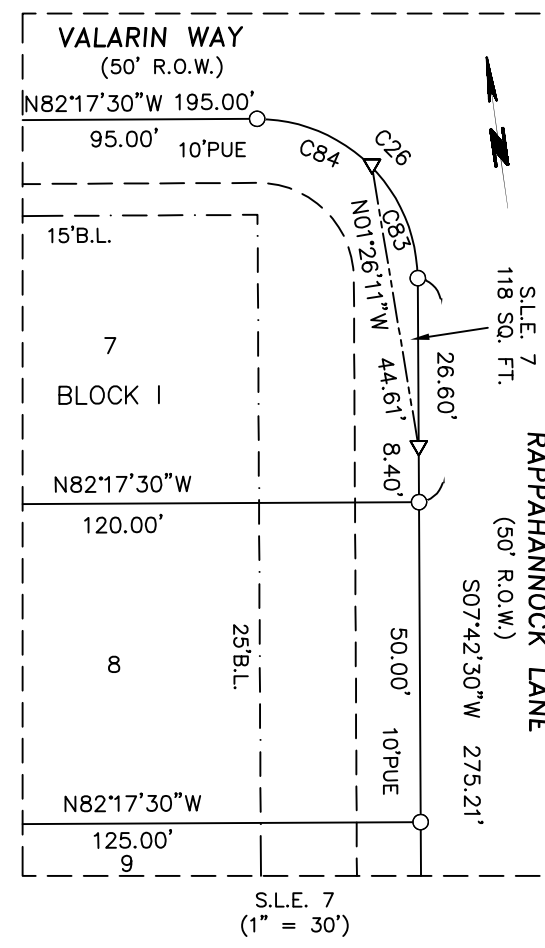
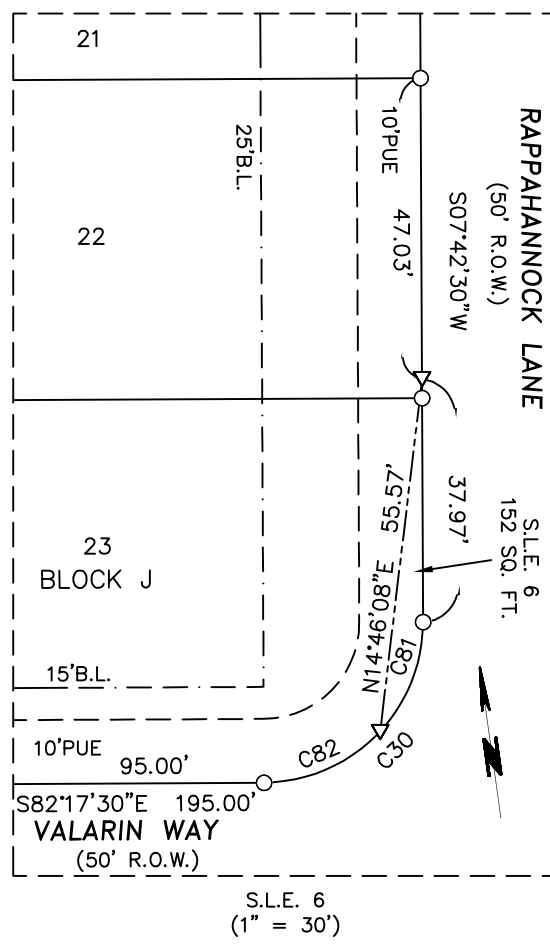
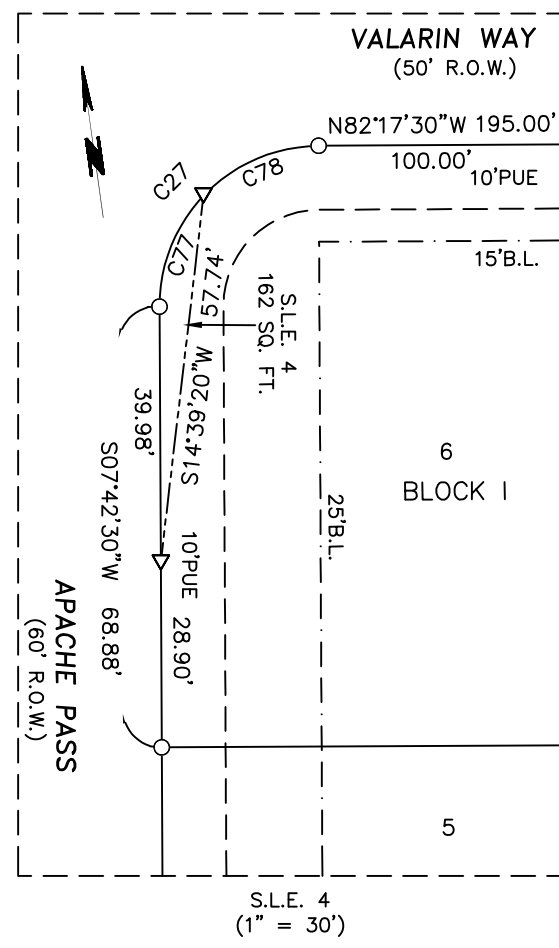
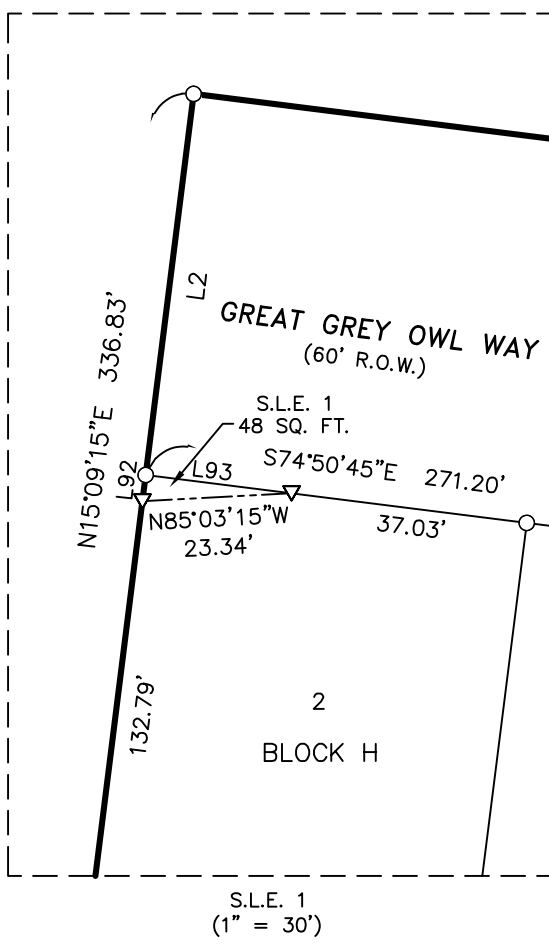
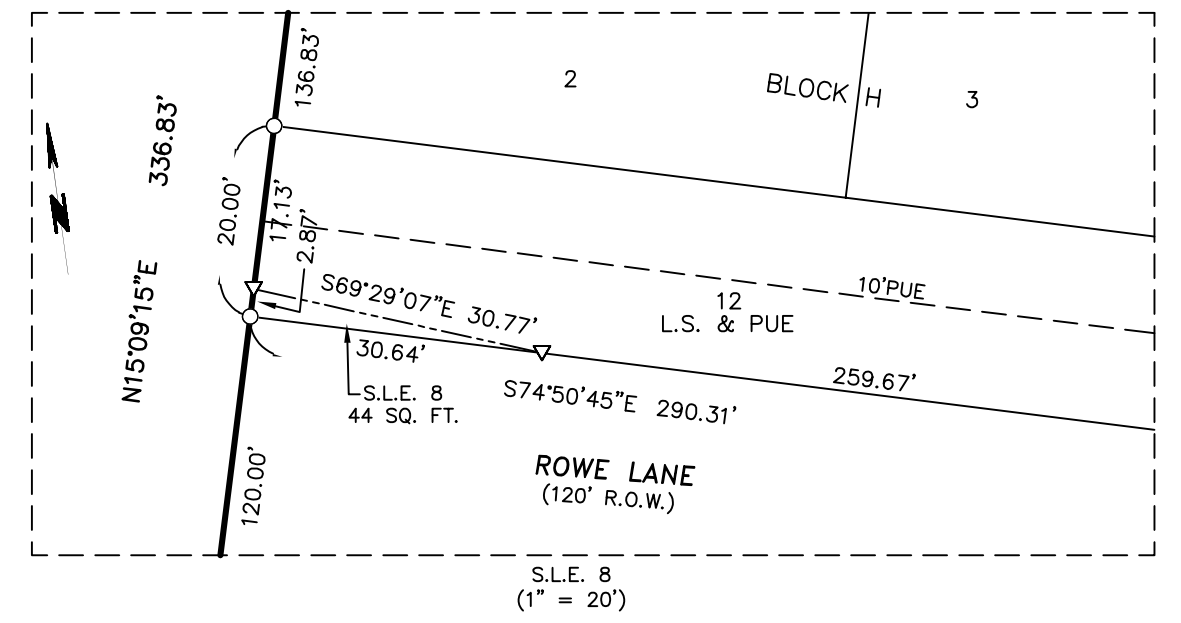
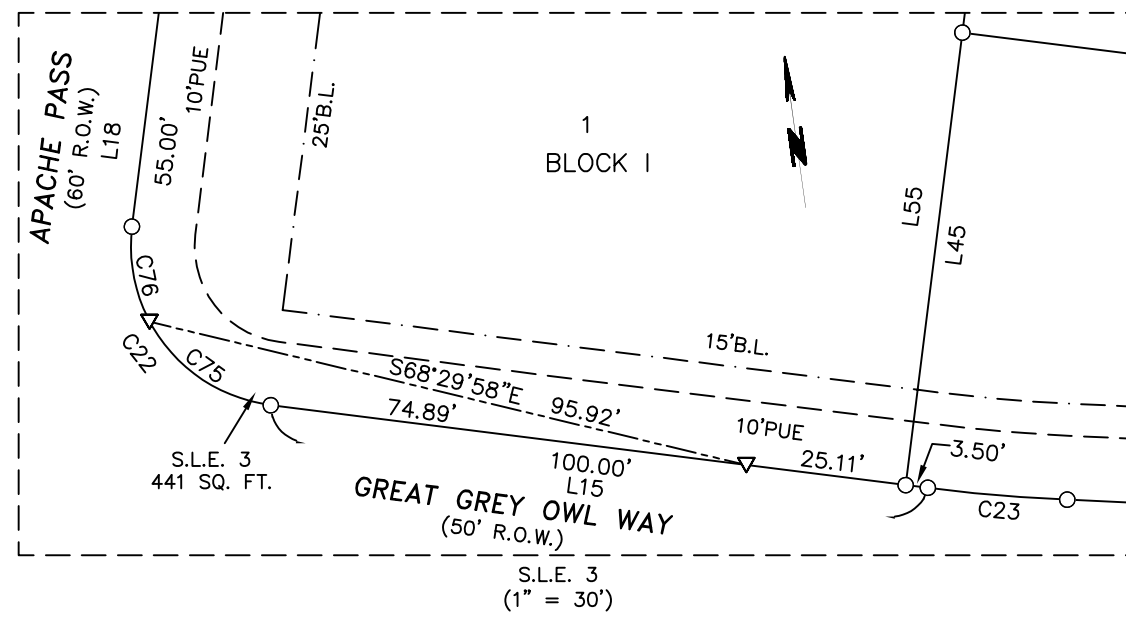
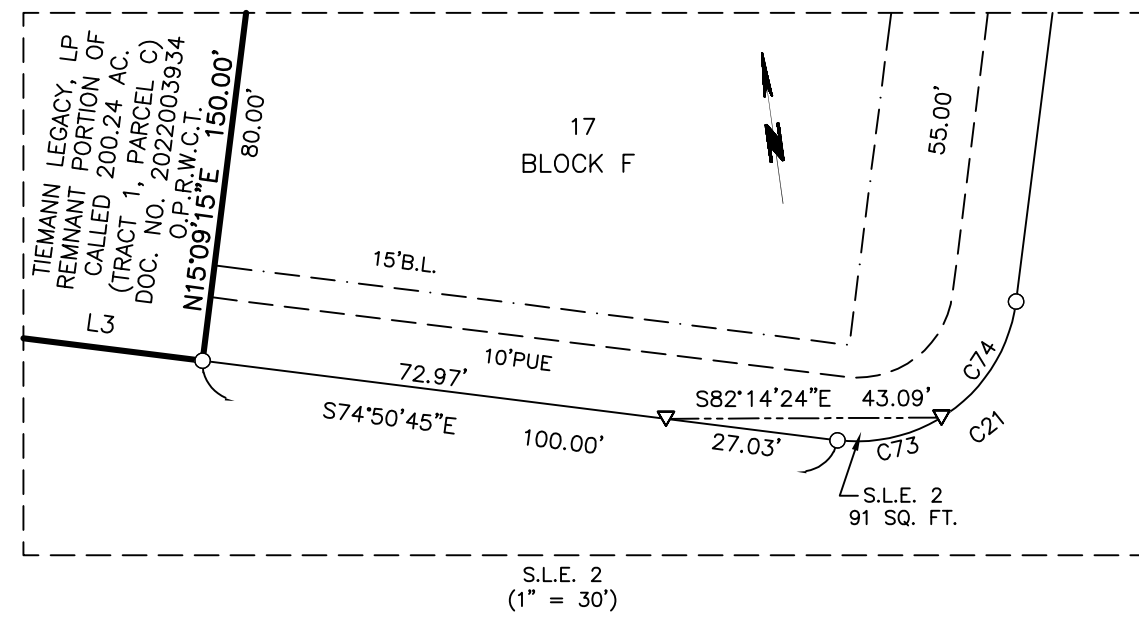
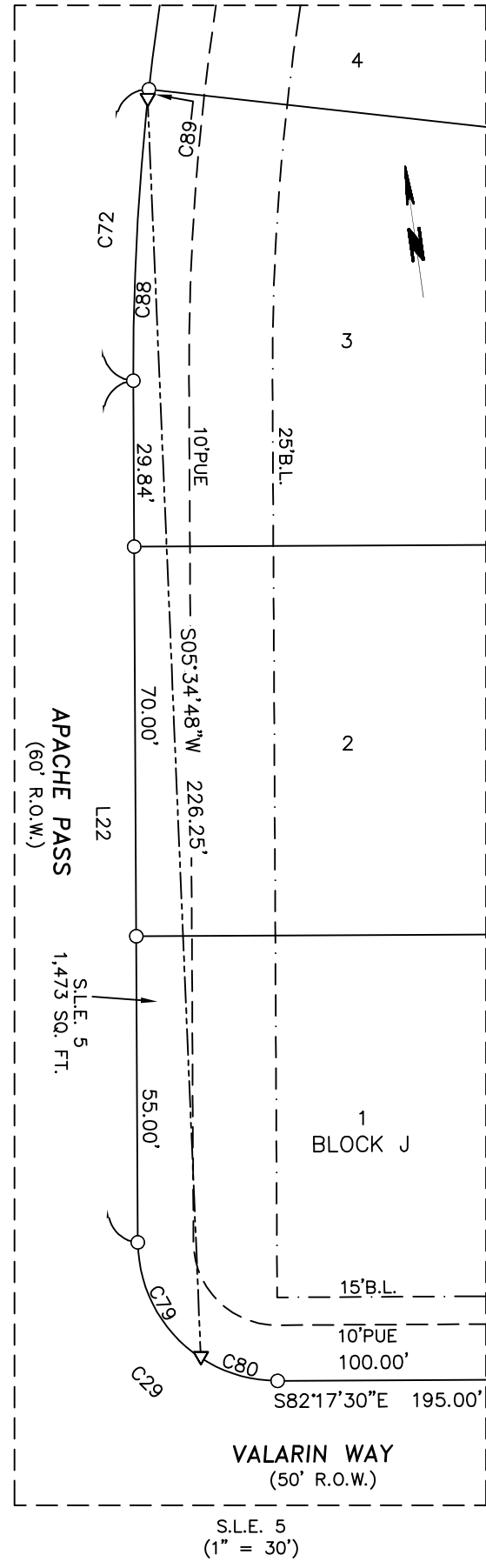
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SHEET 2 OF 6

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 4

BEING 26.319 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.320 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NOS. 2025011356, 2025011357, 2025011358, 2025011359, AND 2025016930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



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CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	510.00'	230.36'	25°52'46"	N20°38'53"E	228.40'
C2	970.00'	408.52'	24°07'49"	N21°31'22"E	405.51'
C5	1460.00'	149.40'	5°51'46"	S77°46'38"E	149.33'
C6	1340.00'	137.12'	5°51'46"	S77°46'38"E	137.06'
C7	25.01'	39.07'	89°29'31"	S37°21'56"E	35.22'
C8	325.00'	25.82'	4°33'09"	S77°07'20"E	25.82'
C9	25.00'	21.03'	48°11'23"	S55°18'13"E	20.41'
C10	50.00'	157.08'	180°00'00"	N58°47'29"E	100.00'
C11	25.38'	22.63'	51°04'39"	N10°35'02"W	21.89'
C12	325.00'	42.23'	7°26'44"	N11°25'53"E	42.20'
C13	155.00'	70.01'	25°52'46"	N20°38'53"E	69.42'
C14	1325.00'	319.35'	13°48'34"	N26°40'59"E	318.58'
C15	25.00'	20.50'	46°59'32"	N43°16'28"E	19.93'
C16	50.00'	163.71'	187°35'59"	N27°01'45"W	99.78'
C17	25.00'	21.03'	48°11'23"	S83°15'57"W	20.41'
C18	25.00'	38.08'	87°17'01"	N28°59'52"W	34.51'
C19	1030.00'	88.61'	4°55'44"	N12°10'47"E	88.58'
C20	440.00'	57.18'	7°26'44"	S11°25'53"W	57.14'
C21	25.00'	39.27'	90°00'00"	S60°09'15"W	35.36'
C22	25.00'	39.27'	90°00'00"	S29°50'45"E	35.36'
C23	275.00'	21.85'	4°33'09"	S77°07'20"E	21.84'
C24	25.00'	37.28'	85°26'51"	N57°52'40"E	33.92'
C25	275.00'	35.74'	7°26'44"	N11°25'53"E	35.71'
C26	25.00'	39.27'	90°00'00"	N37°17'30"W	35.36'
C27	25.00'	39.27'	90°00'00"	S52°42'30"W	35.36'
C28	500.00'	64.98'	7°26'44"	S11°25'53"W	64.93'
C29	25.00'	39.27'	90°00'00"	S37°17'30"E	35.36'
C30	25.00'	39.27'	90°00'00"	N52°42'30"E	35.36'
C31	205.00'	92.59'	25°52'46"	N20°38'53"E	91.81'
C32	1275.00'	310.09'	13°56'06"	N26°37'14"E	309.33'
C33	25.00'	40.27'	92°17'33"	N26°29'36"W	36.06'
C34	25.00'	38.08'	87°17'01"	S63°43'08"W	34.51'
C35	1030.00'	242.88'	13°30'39"	S26°49'57"W	242.32'
C36	450.00'	203.26'	25°52'46"	S20°38'53"W	201.53'
C37	25.00'	2.54'	5°49'13"	S76°29'18"E	2.54'
C38	25.00'	18.49'	42°22'10"	S52°23'36"E	18.07'
C39	50.00'	40.14'	46°00'01"	S54°12'32"E	39.07'
C40	50.00'	18.86'	21°36'48"	S88°00'56"E	18.75'
C41	50.00'	44.77'	51°18'24"	N55°31'28"E	43.29'
C42	50.00'	53.30'	61°04'47"	N00°40'08"W	50.81'
C43	25.38'	6.62'	14°55'57"	N28°39'23"W	6.60'
C44	25.38'	16.01'	36°08'42"	N03°07'03"W	15.75'
C45	325.00'	26.24'	4°37'34"	N12°50'28"E	26.23'
C46	325.00'	15.99'	2°49'10"	N09°07'06"E	15.99'
C47	155.00'	4.04'	1°29'30"	N08°27'15"E	4.04'
C48	155.00'	65.98'	24°23'16"	N21°23'39"E	65.48'
C49	1325.00'	12.63'	0°32'47"	N33°18'53"E	12.63'
C50	1325.00'	49.07'	2°07'19"	N31°58'50"E	49.07'
C51	1325.00'	49.07'	2°07'19"	N29°51'31"E	49.07'
C52	1325.00'	49.07'	2°07'19"	N27°44'11"E	49.07'
C53	1325.00'	159.50'	6°53'49"	N23°13'37"E	159.40'
C54	50.00'	51.66'	59°11'48"	N37°10'20"E	49.39'
C55	50.00'	71.21'	81°36'18"	N33°13'43"W	65.35'
C56	50.00'	40.84'	46°47'53"	S82°34'12"W	39.71'
C57	205.00'	26.89'	7°30'51"	N11°27'56"E	26.87'
C58	205.00'	44.57'	12°27'20"	N21°27'02"E	44.48'
C59	205.00'	21.14'	5°54'34"	N30°37'59"E	21.13'
C60	1275.00'	13.63'	0°36'45"	N33°16'54"E	13.63'
C61	1275.00'	54.26'	2°26'17"	N31°45'23"E	54.25'
C62	1275.00'	65.11'	2°55'34"	N29°04'27"E	65.11'
C63	1275.00'	65.11'	2°55'34"	N26°08'54"E	65.11'
C64	1275.00'	65.33'	2°56'09"	N23°13'02"E	65.33'
C65	1275.00'	46.65'	2°05'47"	N20°42'04"E	46.65'
C66	1030.00'	54.73'	3°02'41"	S21°35'57"W	54.73'
C67	1030.00'	69.01'	3°50'19"	S25°02'27"W	68.99'
C68	1030.00'	69.01'	3°50'19"	S28°52'47"W	69.00'
C69	1030.00'	50.14'	2°47'20"	S32°11'36"W	50.13'
C70	450.00'	59.34'	7°33'19"	S29°48'37"W	59.30'
C71	450.00'	91.46'	11°38'43"	S20°12'36"W	91.30'
C72	450.00'	52.46'	6°40'44"	S11°02'52"W	52.43'
C73	25.00'	16.98'	38°54'23"	S85°42'03"W	16.65'
C74	25.00'	22.29'	51°05'37"	S40°42'03"W	21.56'
C75	25.00'	23.93'	54°50'15"	N47°25'38"W	23.02'
C76	25.00'	15.34'	35°09'45"	N02°25'38"W	15.10'
C77	25.00'	19.15'	43°53'31"	N29°39'16"E	18.69'
C78	25.00'	20.12'	46°06'29"	N74°39'16"E	19.58'
C79	25.00'	24.69'	56°35'13"	N20°35'06"W	23.70'
C80	25.00'	14.58'	33°24'47"	N65°35'06"W	14.37'
C81	25.00'	18.93'	43°22'52"	S29°23'56"W	18.48'
C82	25.00'	20.34'	46°37'08"	S74°23'56"W	19.78'
C83	25.00'	19.30'	44°14'26"	S14°24'43"E	18.83'
C84	25.00'	19.97'	45°45'34"	N59°24'43"W	19.44'
C85	270.00'	3.04'	0°38'45"	S82°43'18"E	3.04'
C86	500.00'	62.13'	7°07'12"	N11°35'39"E	62.09'
C87	500.00'	2.84'	0°19'32"	N07°52'16"E	2.84'
C88	450.00'	50.50'	6°25'46"	N10°55'23"E	50.47'
C89	450.00'	1.96'	0°14'58"	N14°15'45"E	1.96'
C90	1030.00'	6.78'	0°22'37"	N20°15'56"E	6.78'
C91	1030.00'	236.11'	13°08'02"	N27°01'16"E	235.59'
C92	25.00'	14.82'	33°57'22"	N37°03'18"E	14.60'
C93	25.00'	23.27'	53°19'39"	N80°41'48"E	22.44'
C94	25.00'	20.77'	47°36'26"	N48°50'09"W	20.18'
C95	25.00'	17.31'	39°40'35"	N05°11'36"W	16.97'
C96	1030.00'	2.07'	0°06'54"	N14°35'12"E	2.07'
C97	1030.00'	86.54'	4°48'50"	N12°07'20"E	86.51'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S77°31'04"E	107.26'
L2	N15°09'15"E	60.00'
L3	S74°50'45"E	101.20'
L4	N10°04'40"E	67.63'
L5	S74°50'45"E	36.36'
L6	N46°22'39"W	29.49'
L7	N07°36'05"E	33.16'
L8	S79°23'54"E	67.17'
L9	N15°09'15"E	106.79'
L10	N33°35'16"E	113.72'
L11	N58°25'42"E	38.20'
L12	N07°36'05"E	32.94'
L13	S07°34'26"W	30.00'
L14	S15°09'15"W	126.08'
L15	S74°50'45"E	103.50'
L16	S79°23'54"E	76.90'
L17	N15°09'15"E	116.51'
L18	S15°09'15"W	131.08'
L19	N07°42'30"E	154.84'
L20	N33°35'16"E	113.72'
L21	S33°35'16"W	113.72'
L22	S07°42'30"W	154.84'
L23	S07°34'26"W	19.98'
L24	S74°50'45"E	60.00'
L25	S74°50'45"E	60.00'
L26	S74°50'45"E	60.00'
L27	S74°50'45"E	60.00'
L28	S74°50'45"E	60.00'
L29	S74°50'45"E	60.00'
L30	S75°14'34"E	50.00'
L31	S76°41'19"E	50.03'
L32	S79°07'46"E	50.14'
L33	S80°35'51"E	69.17'
L34	S82°25'34"E	39.08'
L35	S82°36'24"E	55.11'
L36	S83°02'51"E	9.37'
L37	S83°02'51"E	50.84'
L38	S83°02'51"E	50.84'
L39	S83°02'51"E	50.84'
L40	S83°02'51"E	61.00'
L41	S83°02'51"E	6.19'
L42	S82°25'23"E	51.47'
L43	N58°25'42"E	6.77'
L44	N58°25'42"E	31.43'
L45	N15°09'15"E	71.26'
L46	N15°09'15"E	60.00'
L47	N15°09'15"E	18.74'
L48	N11°49'28"E	38.16'
L49	N11°49'28"E	46.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L50	N07°42'30"E	13.88'
L51	N07°42'30"E	60.00'
L52	N07°42'30"E	50.00'
L53	N07°42'30"E	50.00'
L54	N07°42'30"E	60.00'
L55	N15°09'15"E	80.00'
L56	N15°09'15"E	70.00'
L57	S11°49'28"W	84.40'
L58	N07°42'30"E	70.00'
L59	N07°42'30"E	70.00'
L60	N07°42'30"E	93.88'
L61	N07°42'30"E	60.00'
L62	N07°42'30"E	50.00'
L63	N07°42'30"E	50.00'
L64	N09°54'00"E	57.68'
L65	N14°48'18"E	4.74'
L66	N20°37'40"E	61.23'
L67	N26°51'20"E	9.33'
L68	N31°53'00"E	58.06'
L69	N33°35'16"E	1.70'
L70	N33°35'16"E	50.00'
L71	N33°35'16"E	18.30'
L72	N33°28'01"E	31.49'
L73	N31°53'06"E	43.87'
L74	N30°39'59"E	5.27'
L75	N29°04'24"E	58.98'
L76	N27°17'07"E	13.12'
L77	N25°49'22"E	45.86'
L78	N23°54'15"E	31.52'
L79	N22°26'12"E	27.66'
L80	N20°10'38"E	63.46'
L81	N07°42'30"E	80.00'
L82	N07°42'30"E	70.00'
L83	N07°42'30"E	10.00'
L84	N33°35'16"E	70.00'
L85	N07°36'05"E	28.15'
L86	S81°30'17"E	78.93'
L87	S42°48'54"E	72.89'
L88	N82°25'34"W	64.05'
L89	S82°25'34"E	65.23'
L90	S82°25'34"E	64.47'
L91	S82°25'34"E	59.25'
L92	N15°09'15"E	4.14'
L93	S74°50'45"E	22.97'
L94	S82°23'55"E	48.96'

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	USE
17	F	9,866	RESIDENTIAL
18	F	8,750	RESIDENTIAL
19	F	9,533	RESIDENTIAL
20	F	8,744	RESIDENTIAL
21	F	8,714	RESIDENTIAL

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	USE
2	H	8,210	RESIDENTIAL
3	H	8,210	RESIDENTIAL
4	H	8,210	RESIDENTIAL
5	H	8,210	RESIDENTIAL
6	H	8,229	RESIDENTIAL
7	H	8,375	RESIDENTIAL
8	H	7,075	RESIDENTIAL
9	H	7,078	RESIDENTIAL
10	H	7,128	RESIDENTIAL
11	H	7,711	RESIDENTIAL
12	H	18,470	L.S. & PUE
13	H	15,300	RESIDENTIAL
14	H	9,119	RESIDENTIAL
15	H	7,050	RESIDENTIAL
16	H	6,747	RESIDENTIAL
17	H	6,813	RESIDENTIAL
18	H	6,485	RESIDENTIAL
19	H	6,250	RESIDENTIAL
20	H	6,250	RESIDENTIAL
21	H	6,250	RESIDENTIAL
22	H	6,250	RESIDENTIAL
23	H	6,250	RESIDENTIAL
24	H	6,250	RESIDENTIAL
25	H	6,250	RESIDENTIAL
26	H	6,250	RESIDENTIAL
27	H	6,250	RESIDENTIAL
28	H	6,209	RESIDENTIAL
29	H	8,261	RESIDENTIAL
30	H	6,418	RESIDENTIAL
31	H	6,639	RESIDENTIAL
32	H	7,011	RESIDENTIAL
33	H	7,344	RESIDENTIAL
34	H	6,948	RESIDENTIAL
35	H	20,125	L.S. & PUE
36	H	12,203	RESIDENTIAL
37	H		

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 4

BEING 26.319 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.320 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NOS. 2025011356, 2025011357, 2025011358, 2025011359, AND 2025016930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
3. THIS SUBDIVISION IS WITHIN THE CITY OF HUTTO'S ETJ.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN CONFORMANCE WITH THE UDC, AS AMENDED.
7. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
8. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE, THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 110 FEET.
10. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: MANVILLE WATER SUPPLY CORP.
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC
GAS: SIENERGY, L.P.
11. 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.
12. NO PORTION OF THIS TRACT IS ENCRONCHED BY ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP COMMUNITY PANEL NUMBER 48491C0675F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
13. FINISH FLOOR ELEVATION FOR RESIDENTIAL LOTS ADJACENT TO THE PROPOSED/EXISTING PONDS, PROPOSED/EXISTING CHANNELS OR EXISTING 100-YR FLOODPLAIN SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 100-YEAR FLOODPLAIN OR 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
14. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
15. 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 AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR THEIR ASSIGNS.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
18. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC, AS AMENDED.
20. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE NOTED.
22. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.
23. FIRE LANE STRIPING SHALL BE POSTED ON ONE SIDE OF THE STREET FOR STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
24. MAINTENANCE OF ALL STORM SEWER LINES AND STRUCTURES LOCATED OUTSIDE OF THE COUNTY RIGHT-OF-WAY WILL NOT BE THE RESPONSIBILITY OF WILLIAMSON COUNTY. MAINTENANCE FOR THESE LINES AND STRUCTURES WILL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION OR THEIR ASSIGNS.

METES AND BOUNDS DESCRIPTION

FOR A 26.319 ACRE TRACT OF LAND SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.320 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO TIEMANN LEGACY, LP., RECORDED DOCUMENT NOS. 2025011356, 2025011357, 2025011358, 2025011359, AND 2025016930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 26.319 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "DIAMOND SURVEYING" monumenting southeast corner of said 2.320 acre Tiemann Legacy, LP tract and the northeast corner of the called 94.623 acre tract of land conveyed to 05 Ranch Investments, LLC, recorded in Document No. 2025002142 of the Official Public Records of Williamson County, Texas, same being on the west right-of-way line of County Road 198 (variable width right-of-way), for the southeast corner and POINT OF BEGINNING hereof;

THENCE, N 74°50'45"W in part with the south boundary line of said 2.320 acre Tiemann Legacy, LP tract, in part with the south boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, with the north boundary line of said 94.623 acre 05 Ranch Investments, LLC tract, for a distance of 901.37 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on a point in said south boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract, for the southwest corner hereof, from which a leaning 1/2" iron rod found monumenting the southwest corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the northwest corner of said 94.623 acre 05 Ranch Investments, LLC tract, the southeast corner of the called 4.910 acre tract of land conveyed to Tiemann Legacy, LP, recorded in Document No. 2022003933 of the Official Public Records of Williamson County, Texas and the northeast corner of Lot 12, Rowe Lane Estates Section Two a subdivision recorded in Cabinet K, Slides 141-143 of the Plat Records of Williamson County, Texas and Volume 91, Pages 71-73 of the Plat Records of Travis County, Texas, bears N 74°50'45"W for a distance of 1869.52 feet;

THENCE, through the interior of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, the following twelve (12) courses and distances:

1. N 15°09'15"E for a distance of 336.83 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
2. S 74°50'45"E for a distance of 101.20 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
3. N 15°09'15"E for a distance of 150.00 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
4. N 10°04'40"E for a distance of 67.63 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
5. N 07°41'52"E for a distance of 139.32 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
6. S 82°35'23"E for a distance of 125.03 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";
7. N 07°42'30"E for a distance of 295.22 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a curve to the right;
8. With said curve to the right an arc length of 230.36 feet, said curve having a radius of 510.00 feet, a delta angle of 25°52'46" and a chord which bears N 20°38'53"E for a distance of 228.40 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;
9. N 33°35'16"E for a distance of 113.72 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the beginning of a curve to the left;

10. With said curve to the left an arc length of 408.52 feet, said curve having a radius of 970.00 feet, a delta angle of 24°07'49" and a chord which bears N 21°31'22"E for a distance of 405.51 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the end of this curve;

11. N 46°22'39"W for a distance of 29.49 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING";

12. N 07°36'05"E for a distance of 33.16 feet to a 1/2" iron rod set with cap marked "DIAMOND SURVEYING" on the north boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, for the northwest corner hereof, from which a cotton gin spindle found monumenting the southeast corner of the called 0.065 acre tract of land (Tract 2) conveyed to Tiemann Legacy, LP, recorded in said Document No. 2025016931, same being on said north boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract, bears N 82°23'55"W for a distance of 1596.92 feet;

THENCE, S 82°23'55"E with said north boundary line of the remnant portion of the 200.24 acre Tiemann Legacy, LP tract, for a distance of 424.51 feet to an iron rod found with cap marked "SAM INC." monumenting the northeast corner of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, for the northeast corner hereof;

THENCE, S 07°34'26"W in part with the east boundary line of said remnant portion of the 200.24 acre Tiemann Legacy, LP tract, in part with said west right-of-way line of County Road 198, in part with the east boundary line of said 1.000 acre Tiemann, Legacy, LP tract, and in part with the east boundary line of said 2.320 acre Tiemann, Legacy, LP tract, for a distance of 1859.13 feet to the POINT OF BEGINNING hereof and containing 26.319 acres 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 1.00010.

WILLIAMSON COUNTY PLAT NOTES:

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTION THE ROAD SYSTEM AND STREETS.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ON FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITH FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE BFE, WHICHEVER IS HIGHER.

SHEET 5 OF 6

ALM ENGINEERING, INC.
CONSULTING ENGINEERS F-3565
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 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

FINAL PLAT OF BLUFFS AT BLACKHAWK PHASE 4

BEING 26.319 ACRES SITUATED IN THE JOHN C. DUVAL SURVEY, ABSTRACT NO. 194, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES), DESCRIBED IN A SPECIAL WARRANTY DEED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE CALLED 2.320 ACRE TRACT OF LAND (TRACT 4) CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO TIEMANN LEGACY, LP, RECORDED IN DOCUMENT NOS. 2025011356, 2025011357, 2025011358, 2025011359, AND 2025016930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER'S CERTIFICATION:

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

I, MATTHEW R. TIEMANN, GENERAL PARTNER OF TIEMANN LEGACY, LP, OWNER OF THE REMNANT PORTION OF THE CALLED 200.24 ACRE TRACT OF LAND (TRACT 1, PARCEL C) (SAVE AND EXCEPT 1.0 ACRE AND 7.096 ACRES) DESCRIBED IN A SPECIAL WARRANTY DEED IN DOCUMENT NO. 2022003934 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL THE CALLED 2.320 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF THE CALLED 1.000 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NOS. 2025011356, 2025011357, 2025011358, 2025011359, AND 2025016931 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACTS 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 TO BE KNOWN AS "BLUFFS AT BLACKHAWK PHASE 4"

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

MATTHEW R. TIEMANN
TIEMANN LEGACY, LP, A TEXAS LIMITED PARTNERSHIP
21100 CARRIES RANCH ROAD
PFLUGERVILLE, TX 78660

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW R. TIEMANN, 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: _____

LIEN HOLDERS CERTIFICATION:

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

INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED OF TRUST IN DOCUMENT NO. 2022003965 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS CORRECTED BY CORRECTION DEED OF TRUST IN DOCUMENT NO. 2024008324 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATED 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 TO BE KNOWN AS "BLUFFS OF BLACKHAWK PHASE 4".

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

NICK FUHRMAN, EXECUTIVE VICE PRESIDENT
INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION
500 WEST 5TH STREET, SUITE 100
AUSTIN, TX 78701

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NICK FUHRMAN, 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: _____

ENGINEER'S CERTIFICATION:

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

I, MATTHEW MITCHELL, 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 DRIPPING SPRINGS, HAYS COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

MATTHEW MITCHELL, P.E.
LICENSE NO. 83335
ALM ENGINEERING, INC.
P.O. BOX 536
DRIPPING SPRINGS, TEXAS 78620
(512) 431-9600

SURVEYOR'S CERTIFICATION:

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

I, SHANE SHAFER, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5281, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON _____, 2024.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS _____ 2ND DAY OF _____ OCTOBER _____, 2025.

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
(512) 931-3100

NOT FOR RECORDATION
FOR REVIEW ONLY



COUNTY JUDGE'S APPROVAL :

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

I, STEVEN SNELL, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT HIS MAP OR PLAT, WITH THE FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

STEVEN SNELL, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

FLOODPLAIN ADMINISTRATOR APPROVAL:

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS AND THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

ADAM D. BOATRIGHT, P.E.
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

CITY DEVELOPMENT SERVICES SIGNATURES:

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

JOHN BYRUM, PLANNING MANAGER

PLANNING AND ZONING COMMISSION CHAIR:

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

RICHARD HUDSON
PLANNING AND ZONING COMMISSION CHAIR

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY IF _____, 20____.

TERESA BAKER
WILLIAMSON COUNTY ADDRESSING COORDINATOR

COUNTY CLERK CERTIFICATION:

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

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

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

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

BY: _____, DEPUTY

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
P.O. Box 536
Dripping Springs, Texas, 78620
(512)431-9600 * almeng@sbcglobal.net

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

AGENDA ITEM REPORT

5.7.



To: Planning and Zoning Commission
Subject: Discussion and possible action to City Council on the Capital Improvement Program.
Meeting: Tuesday, December 2, 2025
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 20250610 CIP I&S Update
2. 20250610 CIP O&M Update
3. HuttoMMP_2024 Projects
4. MMP 2024 Map
5. Parks Maps
6. Parks Table
7. Trails Maps
8. Trails Table
9. WWMP Table

Total Taxable Value w/o Skybox	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Skybox	\$5,157,113,262	\$5,930,680,251	\$6,820,282,289	\$7,843,324,632	\$9,019,823,327	\$10,372,796,826
Total Taxable Value w/ Skybox	\$0	\$24,500,000	\$465,526,500	\$868,972,500	\$1,483,161,000	\$1,483,161,000
Taxable Value Growth	\$5,157,113,262	\$5,955,180,251	\$7,313,983,789	\$9,280,053,857	\$12,155,222,936	\$15,461,667,376
Home Value	15%	15%	15%	15%	15%	15%
Home Value Growth	\$325,828	\$325,828	\$325,828	\$325,828	\$325,828	\$325,828
Interest Rate	8%	8%	8%	8%	8%	8%
Years for Amortization	4.33%	4.33%	4.33%	4.33%	4.33%	4.33%
Base Tax Rate	25	25	25	25	25	25
	0.399553					

	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox
Buildings and Facilities Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$4.93	\$4.60	\$14.22	\$12.02	\$15.51	\$11.51	\$0.00	\$0.00
Parks and Recreation Costs	\$0.00	\$0.00	\$0.67	\$0.67	\$2.81	\$2.62	\$1.32	\$1.12	\$10.71	\$7.95	\$10.05	\$6.74
Transpo and Drainage Costs	\$0.00	\$0.00	\$29.02	\$28.90	\$19.54	\$18.22	\$42.13	\$35.61	\$6.02	\$4.46	\$96.85	\$64.98
TOTAL COST PER MONTH W/O FACILITIES	\$0.00	\$0.00	\$29.69	\$29.57	\$22.35	\$20.84	\$43.45	\$36.72	\$16.72	\$12.41	\$106.90	\$71.72
TOTAL COST PER MONTH	\$0.00	\$0.00	\$29.69	\$29.57	\$27.28	\$25.44	\$57.67	\$48.74	\$32.23	\$23.92	\$106.90	\$71.72
INCREASE W/O FACILITIES	0.0%	0.0%	27.4%	27.3%	20.6%	19.2%	40.1%	33.9%	15.4%	11.4%	98.5%	66.1%
INCREASE	0.0%	0.0%	27.4%	27.3%	25.1%	23.5%	53.2%	44.9%	29.7%	22.0%	98.5%	66.1%

Request Title	Total Estimated Project Costs	FY 2025		FY 2026		FY 2027		FY 2028		FY 2029		FY 2030		5-Year CIP Amount	Total
		FY2025	Source	FY2026	Source	FY2027	Source	FY2028	Source	FY2029	Source	FY2030	Source		
F01-2024 New Public Works Facility	\$20,025,300.00	\$625,000.00				\$2,378,795.00	Debt	\$17,021,505.00	Debt					\$20,025,300.00	\$20,025,300.00
F02-2024 New Police Station or Justice Center	\$52,891,300.00					\$7,933,695.00	Debt	\$44,957,605.00	Debt					\$52,891,300.00	\$52,891,300.00
F04-2026 Library	\$10,419,000.00			\$150,000.00		\$800,000.00	Debt			\$9,500,000.00	Debt			\$10,450,000.00	\$10,450,000.00
F05-2026 Rec/Community Center Feasibility Study, Design and Phase 1 Construction	\$50,000,000.00			\$200,000.00		\$4,982,500.00	Debt			\$44,842,500.00	Debt			\$50,025,000.00	\$50,025,000.00
F06-2026 Aquatics Feasibility Study	\$16,200,000.00			\$200,000.00		\$1,600,000.00	Debt			\$14,400,000.00	Debt			\$16,200,000.00	\$16,200,000.00
F07-2026 Downtown Restroom	\$500,000.00			\$500,000.00										\$500,000.00	\$500,000.00
F08-2026 Park Headquarters	\$10,250,000.00			\$150,000.00		\$1,000,000.00	Debt			\$9,000,000.00	Debt			\$10,150,000.00	\$10,150,000.00
	\$160,285,600.00	\$625,000.00		\$1,200,000.00		\$18,694,990.00		\$61,979,110.00		\$77,742,500.00			\$0.00	\$160,241,600.00	\$160,241,600.00
P01-REFY Annual recurring maintenance at Brushy Creek Amphitheater	\$500,000.00	\$0.00		\$100,000.00		\$100,000.00		\$100,000.00		\$100,000.00		\$100,000.00		\$500,000.00	\$500,000.00
P02-2023 Fritz Park Improvements	\$8,300,000.00	\$8,521,197.00		\$1,320,000.00										\$9,841,197.00	\$9,857,858.00
P03-2028 Creekside Park Playground Replacement	\$486,203.00							\$486,203.00	Debt					\$486,203.00	\$486,203.00
P04-2028 Creekside Park Parking Improvements	\$121,551.00							\$121,551.00	Debt					\$121,551.00	\$121,551.00
P05-2024 Trail Lighting	\$596,372.00	\$321,372.00												\$321,372.00	\$596,372.00
P06-2024 Veteran's Memorial	\$668,579.00	\$572,432.00												\$572,432.00	\$672,128.00
P07-2025 YMCA Improvements	\$500,000.00			\$500,000.00										\$500,000.00	\$500,000.00
P08-2024 Trail Expansion from Cross Creek to Creekside	\$216,050.00	\$9,416.00												\$9,416.00	\$131,191.00
P09-2024 Trail Extension at Adam Orgain Park	\$371,000.00	\$15,250.00		\$250,000.00										\$265,250.00	\$340,250.00
P10-2030 Creekside Park Restrooms	\$335,024.00												\$335,024.00	Debt	\$335,024.00
P11-2027 Athletic Fields	\$55,000,000.00					\$5,500,000.00	Debt			\$49,500,000.00	Debt			\$55,000,000.00	\$55,000,000.00
P12-2024 Security Cameras at multiple parks	\$83,763.00	\$23,114.00												\$23,114.00	\$63,114.00
P13-2027 Orgain Park Improvements	\$10,541,913.00					\$3,513,971.00	Debt	\$3,513,971.00	Debt	\$3,513,971.00	Debt			\$10,541,913.00	\$10,541,913.00
P14-2030 Riverwalk Soccer Fields surface and lighting improvements	\$536,039.00												\$536,039.00	Debt	\$536,039.00
P15-2030 Riverwalk Soccer Fields Parking Improvements	\$1,005,072.00												\$1,005,072.00	Debt	\$1,005,072.00
P16-2030 Creekside Park Fitness Stations	\$201,015.00												\$201,015.00	Debt	\$201,015.00
P17-2029 Creekside Park Pavilion	\$223,350.00									\$223,350.00	Debt			\$223,350.00	\$223,350.00
P18-2024 Pickleball Courts	\$1,815,000.00	\$140,150.00		\$1,815,000.00										\$1,955,150.00	\$1,955,150.00
P19-2024 Adam Orgain Restroom	\$251,656.00	\$270,807.00												\$270,807.00	\$287,307.00
P20-2026 Rivewalk Soccer Field Restroom and Concessions	\$551,250.00			\$551,250.00	Debt									\$551,250.00	\$551,250.00
P21-2029 Hutto Community Park Splash Pad	\$446,699.00									\$446,699.00	Debt			\$446,699.00	\$446,699.00
P22-2025 Trail Extension - Hutto Lake Park South	\$320,000.00	\$320,000.00												\$320,000.00	\$320,000.00
P23-2030 Mager Park Restroom/Concessions	\$670,048.00												\$670,048.00	Debt	\$670,048.00
P24-2030 East and Liberty Park Masterplan	\$11,731,187.00												\$11,731,187.00	Debt	\$11,731,187.00
P25-20XX Glenwood Splash Pad Renovations	\$369,364.00													\$0.00	\$0.00
P26-20XX Creekside Park Reforestation Areas	\$398,913.00													\$0.00	\$0.00
P27-20XX Creekside Park Native and Wildflower Area	\$221,619.00													\$0.00	\$0.00
P28-20XX Cross Creek Reforestation Area	\$132,971.00													\$0.00	\$0.00
P29-20XX Cross Creek Native and Wildflower Area	\$118,197.00													\$0.00	\$0.00
P30-20XX Emory Park Riparian Corridor	\$147,746.00													\$0.00	\$0.00
P31-20XX Mustang Creek Reforestation Area	\$643,580.00													\$0.00	\$0.00
P32-20XX Mustang Creek Native and Wildflower Area	\$321,790.00													\$0.00	\$0.00
P33-20XX Carmel Creek Fitness Station	\$73,873.00													\$0.00	\$0.00
P34-2025 Hutto Lake Park Improvements	\$5,459,029.00	\$500,000.00		\$1,653,010.00	Debt	\$1,653,010.00	Debt	\$1,653,010.00	Debt					\$5,459,030.00	\$5,459,030.00

Total Taxable Value w/o Skybox	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Skybox	\$5,157,113,262	\$5,930,680,251	\$6,820,282,289	\$7,843,324,632	\$9,019,823,327	\$10,372,796,826
Total Taxable Value w/ Skybox	\$0	\$24,500,000	\$465,526,500	\$868,972,500	\$1,483,161,000	\$1,483,161,000
Taxable Value Growth	\$5,157,113,262	\$5,955,180,251	\$7,313,983,789	\$9,280,053,857	\$12,155,222,936	\$15,461,667,376
Home Value	15%	15%	15%	15%	15%	15%
Home Value Growth	\$325,828	\$325,828	\$325,828	\$325,828	\$325,828	\$325,828
Interest Rate	8%	8%	8%	8%	8%	8%
Years for Amortization	4.33%	4.33%	4.33%	4.33%	4.33%	4.33%
Base Tax Rate	25	25	25	25	25	25
	0.399553					

	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	
Buildings and Facilities Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$4.93	\$4.60	\$14.22	\$12.02	\$15.51	\$11.51	\$0.00	\$0.00	
Parks and Recreation Costs	\$0.00	\$0.00	\$0.67	\$0.67	\$2.81	\$2.62	\$1.32	\$1.12	\$10.71	\$7.95	\$10.05	\$6.74	
Transpo and Drainage Costs	\$0.00	\$0.00	\$29.02	\$28.90	\$19.54	\$18.22	\$42.13	\$35.61	\$6.02	\$4.46	\$96.85	\$64.98	
TOTAL COST PER MONTH W/O FACILITIES	\$0.00	\$0.00	\$29.69	\$29.57	\$22.35	\$20.84	\$43.45	\$36.72	\$16.72	\$12.41	\$106.90	\$71.72	
TOTAL COST PER MONTH	\$0.00	\$0.00	\$29.69	\$29.57	\$27.28	\$25.44	\$57.67	\$48.74	\$32.23	\$23.92	\$106.90	\$71.72	
INCREASE W/O FACILITIES	0.0%	0.0%	27.4%	27.3%	20.6%	19.2%	40.1%	33.9%	15.4%	11.4%	98.5%	66.1%	
INCREASE	0.0%	0.0%	27.4%	27.3%	25.1%	23.5%	53.2%	44.9%	29.7%	22.0%	98.5%	66.1%	
P35-20XX Creekside Park Covered Basketball Court	\$517,110.00										\$0.00	\$0.00	
P36-20XX Glenwood Splash Pad Trail Head	\$125,584.00										\$0.00	\$0.00	
P37-20XX Riverwalk Soccer Field maintenance Facility	\$147,746.00										\$0.00	\$0.00	
P38-20XX Riverwalk Soccer Field mobile seating	\$147,746.00										\$0.00	\$0.00	
P39-20XX Carmel Creek Shade Structure/Trailhead	\$125,584.00										\$0.00	\$0.00	
P40-20XX Mustang Creek Site Improvements	\$517,110.00										\$0.00	\$0.00	
P41-20XX Mustang Creek Playground	\$590,983.00										\$0.00	\$0.00	
P42-20XX Mustang Creek Pavilion/Restroom	\$517,110.00										\$0.00	\$0.00	
P43-20XX Emory Park Tennis Courts	\$738,728.00										\$0.00	\$0.00	
P44-20XX Emory Park Site Improvements	\$960,347.00										\$0.00	\$0.00	
P45-20XX Emory Park Volleyball Court	\$147,746.00										\$0.00	\$0.00	
P46-20XX Emory Park Playground	\$738,728.00										\$0.00	\$0.00	
P47-20XX Emory Park Splash Pad	\$590,983.00										\$0.00	\$0.00	
P48-20XX Emory Park Restroom and Pavilion	\$517,110.00										\$0.00	\$0.00	
P49-20XX Emory Park Walking Loop	\$295,492.00										\$0.00	\$0.00	
P50-20XX Emory Park Fitness Station/Trailhead	\$199,457.00										\$0.00	\$0.00	
P51-20XX Emory Park Parking	\$295,492.00										\$0.00	\$0.00	
P52-20XX Cross Creek Disc Golf	\$73,873.00										\$0.00	\$0.00	
P53-20XX Cross Creek Trailhead/Shade Structure	\$125,584.00										\$0.00	\$0.00	
P54-2030 Trail Brushy Creek to Carl Stern (A38)	\$1,374,034.00										\$1,374,034.00 Debt	\$1,374,034.00	\$1,374,034.00
P55-2030 Cottonwood Trail Phase 3 (S8)	\$2,038,889.00										\$2,038,889.00 Debt	\$2,038,889.00	\$2,038,889.00
P56-2030 Brushy Creek Corridor (T9)	\$1,861,594.00										\$1,861,594.00 Debt	\$1,861,594.00	\$1,861,594.00
P57-2030 Cyril Drive (T12)	\$229,006.00										\$229,006.00 Debt	\$229,006.00	\$229,006.00
P58-2030 Brushy Creek - Riverwalk Enclave (T16)	\$406,301.00										\$406,301.00 Debt	\$406,301.00	\$406,301.00
P59-2030 CR 197 to Liard River (T18)	\$664,855.00										\$664,855.00 Debt	\$664,855.00	\$664,855.00
P60-2030 Brushy Creek - Norman Elementary to CR 137 (T19)	\$2,615,097.00										\$2,615,097.00 Debt	\$2,615,097.00	\$2,615,097.00
P61-2030 Mustang Creek - CR 160 (T23)	\$2,570,773.00										\$2,570,773.00 Debt	\$2,570,773.00	\$2,570,773.00
P62-2030 Utility Easement Trail (T1)	\$1,270,612.00										\$1,270,612.00 Debt	\$1,270,612.00	\$1,270,612.00
P63-2030 Mustang Creek Trail (T3)	\$4,816,505.00										\$4,816,505.00 Debt	\$4,816,505.00	\$4,816,505.00
P64-2030 Chris Kelley Blvd (T8)	\$2,821,940.00										\$2,821,940.00 Debt	\$2,821,940.00	\$2,821,940.00
P65-2030 Brushy Creek - Chris Kelly to Star Ranch (T20)	\$1,662,138.00										\$1,662,138.00 Debt	\$1,662,138.00	\$1,662,138.00
P66-2030 Mustang Creek (T25)	\$2,334,380.00										\$2,334,380.00 Debt	\$2,334,380.00	\$2,334,380.00
P67-2030 Mustang Creek - CR 160 (T26)	\$2,548,611.00										\$2,548,611.00 Debt	\$2,548,611.00	\$2,548,611.00
P68-2030 Cottonwood Creek Corridor (T5)	\$3,826,610.00										\$3,826,610.00 Debt	\$3,826,610.00	\$3,826,610.00
P69-2030 Riverwalk Connection (T6)	\$2,290,056.00										\$2,290,056.00 Debt	\$2,290,056.00	\$2,290,056.00
P70-2030 Sabine River to Concho Pearl (T7)	\$753,503.00										\$753,503.00 Debt	\$753,503.00	\$753,503.00
P71-2030 Brushy Creek Trail (T13)	\$7,730,047.00										\$7,730,047.00 Debt	\$7,730,047.00	\$7,730,047.00
P72-2030 Brushy Creek - CR 137 to CR 163 (T15)	\$1,396,196.00										\$1,396,196.00 Debt	\$1,396,196.00	\$1,396,196.00
P73-2030 Old CR 137 to CR 137 (T17)	\$245,258.00										\$245,258.00 Debt	\$245,258.00	\$245,258.00
	\$154,187,771.00	\$10,693,738.00	\$6,189,260.00	\$10,766,981.00	\$5,874,735.00	\$53,784,020.00	\$58,034,790.00	\$145,343,524.00	\$145,988,156.00				
T01-REFY Sidewalk Construction	\$2,750,000.00	\$0.00	\$550,000.00	\$550,000.00	\$550,000.00	\$550,000.00	\$550,000.00	\$550,000.00	\$550,000.00	\$2,200,000.00	\$6,050,000.00		
T03-2023 FM 1660 N at Limmer Loop (MMP 37)	\$2,718,400.00	\$4,078,024.00									\$4,078,024.00	\$4,078,024.00	
T04-2023 FM 1660 S at US 79 (MMP 44)	\$4,876,889.00	\$1,113,393.00	\$3,340,181.00								\$4,453,574.00	\$4,453,574.00	
T05-2023 CR 137 and FM 1660 S (MMP 19)	\$20,257,604.00	\$427,383.00	\$19,196,218.00	Debt							\$19,623,601.00	\$19,623,601.00	
T06-2023 Lakeside Estates Sidewalks	\$2,027,000.00	\$67,419.00									\$67,419.00	\$67,419.00	
T07-2023 CR 132 Overpass (MMP 7, 10, 13)	\$122,118,390.00	\$500,000.00	\$12,211,839.00	Debt		\$109,906,551.00	Debt				\$122,618,390.00	\$122,618,390.00	

	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Total Taxable Value w/o Skybox	\$5,157,113,262	\$5,930,680,251	\$6,820,282,289	\$7,843,324,632	\$9,019,823,327	\$10,372,796,826
Skybox	\$0	\$24,500,000	\$465,526,500	\$868,972,500	\$1,483,161,000	\$1,483,161,000
Total Taxable Value w/ Skybox	\$5,157,113,262	\$5,955,180,251	\$7,313,983,789	\$9,280,053,857	\$12,155,222,936	\$15,461,667,376
Taxable Value Growth	15%	15%	15%	15%	15%	15%
Home Value	\$325,828	\$325,828	\$325,828	\$325,828	\$325,828	\$325,828
Home Value Growth	8%	8%	8%	8%	8%	8%
Interest Rate	4.33%	4.33%	4.33%	4.33%	4.33%	4.33%
Years for Amortization	25	25	25	25	25	25
Base Tax Rate	0.399553					

	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox
Buildings and Facilities Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$4.93	\$4.60	\$14.22	\$12.02	\$15.51	\$11.51	\$0.00	\$0.00
Parks and Recreation Costs	\$0.00	\$0.00	\$0.67	\$0.67	\$2.81	\$2.62	\$1.32	\$1.12	\$10.71	\$7.95	\$10.05	\$6.74
Transpo and Drainage Costs	\$0.00	\$0.00	\$29.02	\$28.90	\$19.54	\$18.22	\$42.13	\$35.61	\$6.02	\$4.46	\$96.85	\$64.98
TOTAL COST PER MONTH W/O FACILITIES	\$0.00	\$0.00	\$29.69	\$29.57	\$22.35	\$20.84	\$43.45	\$36.72	\$16.72	\$12.41	\$106.90	\$71.72
TOTAL COST PER MONTH	\$0.00	\$0.00	\$29.69	\$29.57	\$27.28	\$25.44	\$57.67	\$48.74	\$32.23	\$23.92	\$106.90	\$71.72
INCREASE W/O FACILITIES	0.0%	0.0%	27.4%	27.3%	20.6%	19.2%	40.1%	33.9%	15.4%	11.4%	98.5%	66.1%
INCREASE	0.0%	0.0%	27.4%	27.3%	25.1%	23.5%	53.2%	44.9%	29.7%	22.0%	98.5%	66.1%
T08-2023 Megasite East-West Road (MMP 53)	\$18,256,400.00	\$12,261,150.00									\$12,261,150.00	\$12,884,857.00
T09-2023 Live Oak Reconstruction (MMP 50)	\$10,020,513.00	\$362,432.00	\$9,658,081.00								\$10,020,513.00	\$10,020,513.00
T10-2023 Ed Schmidt Improvements sidewalk from US 79 to church and intersection at Limmer	\$3,710,368.00	\$2,248,636.00	\$1,461,733.00								\$3,710,369.00	\$3,710,369.00
T11-2023 Emory Farms Arch (MMP 25)	\$468,484.00	\$468,484.00									\$468,484.00	\$957,884.00
T13-2024 Traffic Signal - Innovation at Limmer Loop (MMP 49)	\$510,253.00	\$513,841.00									\$513,841.00	\$513,841.00
T14-2024 Exchange Blvd and Limmer Loop Intersection Improvements - Hutto ISD Participation (MMP)	\$2,200,000.00	\$1,035,065.00									\$1,035,065.00	\$1,035,065.00
T15-2024 Exchange Blvd. at Live Oak Reconstruction	\$4,237,558.00	\$784,721.00	\$2,974,000.00								\$3,758,721.00	\$3,758,721.00
T16-2026 Intersection Improvements FM 1660 N and Main Hippo (MMP 36)	\$9,458,528.00		\$633,075.00				\$8,825,453.00	Debt			\$9,458,528.00	\$9,458,528.00
T17-2030 Limmer Loop and Haybarn Intersection	\$2,200,000.00										\$2,200,000.00	Debt
T18-2025 CR 163 Reconstruction - Possible Developer Participation	\$5,000,000.00	\$423,953.00	\$4,576,047.00	Debt							\$5,000,000.00	\$5,000,000.00
T19-2024 CR 199 Reconstruction (MMP 20)	\$21,050,736.00	\$244,563.00					\$19,450,736.00	Debt			\$19,695,299.00	\$19,695,299.00
T20-2025 FM 3349 Overpass Aesthetic Upgrades	\$150,000.00		\$95,000.00								\$95,000.00	\$150,000.00
T21-2025 Alliance Expansion	\$2,750,000.00	\$500,000.00			\$2,250,000.00	Debt					\$2,750,000.00	\$2,750,000.00
T22-2027 Innovation Expansion	\$2,750,000.00				\$500,000.00	Debt					\$2,250,000.00	Debt
T23-2026 1660 N Expansion (Farley to Limmer) (MMP 29 and 31)	\$9,194,850.00		\$919,485.00		\$8,275,365.00	Debt					\$9,194,850.00	\$9,194,850.00
T24-2029 CR 137 Expansion (Farley MS to CR 138) (MMP 17, 18)	\$15,994,712.00								\$15,994,712.00	Debt	\$15,994,712.00	\$15,994,712.00
T25-2029 CR 132 from CR 132 to FM 3349 (MMP 11)	\$22,819,149.00								\$22,819,149.00	Debt	\$22,819,149.00	\$22,819,149.00
T26-2029 SH 130 NB FR (US 79 to Limmer) (MMP 58)	\$10,052,202.00		\$500,000.00						\$9,552,202.00	Debt	\$10,052,202.00	\$10,052,202.00
T28-2026 CR 132/CR 133 Expansion (MMP 9, 14, 15, 16, 34)	\$33,225,969.00								\$33,225,969.00	Debt	\$33,225,969.00	\$33,225,969.00
T29-2029 Carl Stern (From end to CR 132) (MMP 2)	\$3,532,110.00								\$3,532,110.00	Debt	\$3,532,110.00	\$3,532,110.00
T30-2029 Intersection Improvements FM 1660 S and Carl Stern (MMP 43)	\$10,211,000.00						\$10,211,000.00	Debt			\$10,211,000.00	\$10,211,000.00
T31-2029 Megasite North-South Arterial (MMP 55)	\$7,075,705.00								\$7,075,705.00	Debt	\$7,075,705.00	\$7,075,705.00
T32-2026 Ed Schmidt widening and safety US 79 to Limmer Loop	\$15,176,200.00		\$6,176,200.00	Debt	\$9,000,000.00	Debt					\$15,176,200.00	\$15,176,200.00
T35-2029 Emory Crossing Blvd Extension (MMP 26)	\$9,176,305.00								\$9,176,305.00	Debt	\$9,176,305.00	\$9,176,305.00
T36-2029 Main Hippo extension (FM 1660 N to CR 133)	\$10,342,189.00								\$10,342,189.00	Debt	\$10,342,189.00	\$10,342,189.00
T37-2029 Limmer Loop from FM 1660 N to CR 132 (MMP 47)	\$28,832,158.00								\$28,832,158.00	Debt	\$28,832,158.00	\$28,832,158.00
T38-2028 FM 1660 N From Limmer to CR 100 (MMP 32 and 35)	\$25,303,117.00								\$25,303,117.00	Debt	\$25,303,117.00	\$25,303,117.00
T39-2029 Limmer Loop from CR 132 to US 79 (MMP 46)	\$8,543,110.00								\$8,543,110.00	Debt	\$8,543,110.00	\$8,543,110.00
T40-2029 FM 1660 S from Front to Carl Stern (MMP 41)	\$8,126,005.00				\$812,601.00		\$7,313,405.00	Debt			\$8,126,006.00	\$8,126,006.00
T41-2025 CR 132 Realignment between CR 132 and CR 133 (MMP 16)	\$10,000,000.00	\$1,020,088.00	\$9,052,919.00	Debt							\$10,073,007.00	\$10,073,007.00
T42-2029 FM 1660 N from CR 100 to CR 133 (MMP 33)	\$10,500,487.00								\$10,500,487.00	Debt	\$10,500,487.00	\$10,500,487.00
T43-2029 Ed Schmidt from Limmer Loop to Chandler (MMP 21)	\$41,569,767.00								\$41,569,767.00	Debt	\$41,569,767.00	\$41,569,767.00
T44-2029 FM 1660 N from CR 133 to Chandler (MMP 34)	\$5,276,627.00								\$5,276,627.00	Debt	\$5,276,627.00	\$5,276,627.00
T45-2029 FM 1660 S from Carl Stern to CR 137 (MMP 42)	\$10,785,425.00				\$10,785,425.00	Debt					\$10,785,425.00	\$10,785,425.00
T46-2029 Intersection improvements Ed Schmidt at Live Oak (MMP 23)	\$10,192,000.00								\$10,192,000.00	Debt	\$10,192,000.00	\$10,192,000.00
T47-2025 Limmer Loop from Innovation to Ed Schmidt	\$7,440,000.00	\$1,350,218.00			\$6,089,782.00	Debt					\$7,440,000.00	\$7,440,000.00
T48-2025 Limmer from Ed Schmidt to FM 1660 (MMP 45 and 47)	\$7,900,000.00	\$635,880.00	\$7,266,121.00	Debt							\$7,902,001.00	\$7,902,001.00
T49-2029 FM 1660 S from CR 137 to E WilCo Hwy (MMP 40)	\$13,482,837.00								\$13,482,837.00	Debt	\$13,482,837.00	\$13,482,837.00
T50-2029 Main Hippo from FM 1660 N to CR 100 (MMP 52)	\$11,811,201.00								\$11,811,201.00	Debt	\$11,811,201.00	\$11,811,201.00
T51-2029 Limmer Loop from Covert Drive to CR 101 (MMP 48)	\$30,956,210.00								\$30,956,210.00	Debt	\$30,956,210.00	\$30,956,210.00
T52-2029 Megasite N-S Extension from CR 132 to E WilCo Hwy (MMP 56)	\$25,823,643.00								\$25,823,643.00	Debt	\$25,823,643.00	\$25,823,643.00
T53-2029 Schneider Blvd from Innovation to SH 130 (MMP 57)	\$1,859,383.00								\$1,859,383.00	Debt	\$1,859,383.00	\$1,859,383.00
T54-2029 Megasite E-W Extension from end to CR 132 (MMP 54)	\$11,037,698.00								\$11,037,698.00	Debt	\$11,037,698.00	\$11,037,698.00
T55-2029 Carl Stern Extension from Camargue to Megasite N-S Extension (MMP 1)	\$26,855,919.00								\$26,855,919.00	Debt	\$26,855,919.00	\$26,855,919.00
T56-2029 CR 118 from SH 130 to Ed Schmidt (MMP 6)	\$7,173,867.00								\$7,173,867.00	Debt	\$7,173,867.00	\$7,173,867.00
T57-2029 CR 100 from Ed Schmidt to FM 1660 N (MMP 5)	\$20,887,937.00								\$20,887,937.00	Debt	\$20,887,937.00	\$20,887,937.00
T58-2029 FM 1660 N from Chandler to ETJ Limit (MMP 30)	\$46,166,295.00								\$46,166,295.00	Debt	\$46,166,295.00	\$46,166,295.00
T59-2029 FM 1660 S from E WilCo Hwy to ETJ Limit (MMP 39)	\$42,099,105.00								\$42,099,105.00	Debt	\$42,099,105.00	\$42,099,105.00

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Skybox	\$0	\$24,500,000	\$465,526,500	\$868,972,500	\$1,483,161,000	\$1,483,161,000
Total Taxable Value w/ Skybox	\$5,157,113,262	\$5,955,180,251	\$7,313,983,789	\$9,280,053,857	\$12,155,222,936	\$15,461,667,376
Taxable Value Growth	15%	15%	15%	15%	15%	15%
Home Value	\$325,828	\$325,828	\$325,828	\$325,828	\$325,828	\$325,828
Home Value Growth	8%	8%	8%	8%	8%	8%
Interest Rate	4.33%	4.33%	4.33%	4.33%	4.33%	4.33%
Years for Amortization	25	25	25	25	25	25
Base Tax Rate	0.399553					

	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox
Buildings and Facilities Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$4.93	\$4.60	\$14.22	\$12.02	\$15.51	\$11.51	\$0.00	\$0.00
Parks and Recreation Costs	\$0.00	\$0.00	\$0.67	\$0.67	\$2.81	\$2.62	\$1.32	\$1.12	\$10.71	\$7.95	\$10.05	\$6.74
Transpo and Drainage Costs	\$0.00	\$0.00	\$29.02	\$28.90	\$19.54	\$18.22	\$42.13	\$35.61	\$6.02	\$4.46	\$96.85	\$64.98
TOTAL COST PER MONTH W/O FACILITIES	\$0.00	\$0.00	\$29.69	\$29.57	\$22.35	\$20.84	\$43.45	\$36.72	\$16.72	\$12.41	\$106.90	\$71.72
TOTAL COST PER MONTH	\$0.00	\$0.00	\$29.69	\$29.57	\$27.28	\$25.44	\$57.67	\$48.74	\$32.23	\$23.92	\$106.90	\$71.72
INCREASE W/O FACILITIES	0.0%	0.0%	27.4%	27.3%	20.6%	19.2%	40.1%	33.9%	15.4%	11.4%	98.5%	66.1%
INCREASE	0.0%	0.0%	27.4%	27.3%	25.1%	23.5%	53.2%	44.9%	29.7%	22.0%	98.5%	66.1%
T60-2029 CR 130 from CR 100 to Chandler (MMP 64)	\$3,957,470.00										\$3,957,470.00 Debt	\$3,957,470.00
T65-2026 CR 132 from CR 132 to FM 1660 S (MMP 8 and 12)	\$43,300,000.00										\$43,300,000.00 Debt	\$43,300,000.00
T66-2029 Quiet Zone Improvements at Jim Cage Lane	\$558,075.00										\$558,075.00 Debt	\$558,075.00
T67-2029 FM 1660 S Quiet Zone	\$564,000.00										\$564,000.00 Debt	\$564,000.00
T68-2029 Jim Cage Sidewalk	\$191,500.00										\$0.00	\$0.00
T69-2029 Metcalfe Sidewalks	\$1,500,000.00										\$0.00	\$0.00
T70-2029 Church Street Sidewalks	\$157,000.00										\$0.00	\$0.00
T71-2029 Austin Avenue Sidewalks	\$288,000.00										\$0.00	\$0.00
T72-2029 Brushy Street Sidewalks	\$144,000.00										\$0.00	\$0.00
T73-2026 Carl Stern/FM 685 Intersection to Front Street	\$2,500,000.00		\$500,000.00		\$2,000,000.00 Debt						\$2,500,000.00	\$2,500,000.00
T74-XXXX Concan Drive Reconstruction (Country Estates to Reagan Wells)	\$250,000.00		\$250,000.00								\$250,000.00	\$250,000.00
T75-XXXX West Metcalfe Reconstruction (FM 1660 to West)	\$575,000.00										\$575,000.00 Debt	\$575,000.00
T76-XXXX Carl Stern Widening Front to FM 1660	\$4,400,000.00		\$400,000.00				\$4,000,000.00 Debt				\$4,400,000.00	\$4,400,000.00
T77-XXXX Carl Stern Widening FM 1660 to End	\$8,800,000.00		\$800,000.00				\$8,000,000.00 Debt				\$8,800,000.00	\$8,800,000.00
T78-2026 School Drive/Exchange Feasibility Study	\$100,000.00		\$100,000.00								\$100,000.00	\$100,000.00
T79-20XX Live Oak from End to Ed Schmidt	\$3,750,000.00										\$3,750,000.00 Debt	\$3,750,000.00
T80-20XX Old Town Streets Phase 1	\$19,154,836.00		\$19,154,836.00 Debt								\$19,154,836.00	\$19,154,836.00
T81-20XX Old Town Streets Phase 2	\$21,891,689.00				\$21,891,689.00 Debt						\$21,891,689.00	\$21,891,689.00
T82-20XX Old Town Streets Phase 3	\$3,309,900.00						\$3,309,900.00 Debt				\$3,309,900.00	\$3,309,900.00
T83-20XX Old Town Streets Phase 4	\$15,794,833.00								\$15,794,833.00 Debt		\$15,794,833.00	\$15,794,833.00
T84-2027 Exchange Blvd from US 79 to Live Oak and from Live Oak to Holland (MMP 27)	\$5,896,421.00				\$589,643.00 Debt		\$5,306,779.00 Debt				\$5,896,422.00	\$5,896,422.00
T85-2030 West Bound Turn Lane US 79 at FM 1660 N (MMP 38)	\$4,876,890.00										\$4,876,890.00 Debt	\$4,876,890.00
T86-20XX Intersection study at Chris Kelley/Ed Schmidt and US 79 (MMP 4, 3, 59)	\$4,268,205.00										\$4,268,205.00 Debt	\$4,268,205.00
D01-2024 Legends of Hutto Drainage Ditches	\$11,692,350.00	\$3,619,148.00	\$4,851,000.00 Debt		\$3,241,350.00 Debt						\$11,711,498.00	\$11,711,498.00
D02-2026 Brushy Creek Tributary 7.1 Primary Conveyance Improvement (C-04)	\$5,393,000.00		\$5,393,000.00 Debt								\$5,393,000.00	\$5,393,000.00
D03-2027 Cottonwood Creek Primary Conveyance Southern Improvements (C-03C)-Design	\$8,133,584.00				\$8,133,584.00 Debt						\$8,133,584.00	\$8,133,584.00
D04-2028 Cottonwood Creek Primary Conveyance Southern Improvements (C-03C)-Ph1	\$7,320,226.00						\$7,320,226.00 Debt				\$7,320,226.00	\$7,320,226.00
D05-2029 Cottonwood Creek Primary Conveyance Southern Improvements (C-03C)-Ph2	\$7,320,226.00								\$7,320,226.00 Debt		\$7,320,226.00	\$7,320,226.00
D06-2030 Cottonwood Creek Primary Conveyance Southern Improvements (C-03C)-Ph3	\$7,320,226.00									\$7,320,226.00 Debt	\$7,320,226.00	\$7,320,226.00
D07-2031 Cottonwood Creek Primary Conveyance Southern Improvements (C-03C)-Ph3	\$7,320,226.00										\$0.00	\$0.00
D08-2032 Cottonwood Creek Primary Conveyance Southern Improvements (C-03C)-Ph3	\$7,320,226.00										\$0.00	\$0.00
D09-2033 Cottonwood Creek Primary Conveyance Southern Improvements (C-03C)-Ph3	\$7,320,226.00										\$0.00	\$0.00
D10-2034 Cottonwood Creek Primary Conveyance Southern Improvements (C-03C)-Ph3	\$7,320,226.00										\$0.00	\$0.00
D11-2035 Cottonwood Creek Primary Conveyance Southern Improvements (C-03C)-Ph3	\$7,320,226.00										\$0.00	\$0.00
D12-2036 Cottonwood Creek Primary Conveyance Southern Improvements (C-03C)-Ph3	\$7,320,226.00										\$0.00	\$0.00
D13-2037 Cottonwood Creek Primary Conveyance Southern Improvements (C-03C)-Ph3	\$7,320,226.00										\$0.00	\$0.00
D14-20XX South Fork Mustang Creek Tributary 1.4 Detention (D-02)	\$21,259,278.00										\$0.00	\$0.00
D15-2029 Cottonwood Creek Primary Conveyance Central Improvements (C-03B)	\$53,304,985.00								\$5,330,498.50 Debt	\$47,974,486.50 Debt	\$53,304,985.00	\$53,304,985.00
D16-2026 South Fork Mustang Creek Tributary 1.4 Primary Conveyance Improvements (C-02)	\$2,590,000.00		\$2,590,000.00 Debt								\$2,590,000.00	\$2,590,000.00
D17-2027 Comprehensive Citywide Flood Warning System (P-02)	\$1,307,565.00				\$1,307,565.00 Debt						\$1,307,565.00	\$1,307,565.00
D18-2029 Old Town Hutto Drainage Improvement Project II (2018-1)	\$1,714,047.00								\$1,714,047.00 Debt		\$1,714,047.00	\$1,714,047.00
D19-2026 Install Flood Monitoring Gauges at Detention Ponds (P-01)	\$627,323.00		\$627,323.00								\$627,323.00	\$627,323.00
D20-2026 Brushy Creek Tributary 7 Secondary Conveyance Improvements (M-05)	\$5,186,160.00		\$5,186,160.00 Debt								\$5,186,160.00	\$5,186,160.00
D21-20XX Emory Fam Detention Pond Outfall Structure (2018-3)	\$1,159,183.00										\$0.00	\$0.00
D22-20XX Hutto Exchange Blvd. Culvert and Channel Improvements (2018-2)	\$2,665,451.00										\$0.00	\$0.00
D23-20XX Cottonwood Creek Primary Conveyance Northern Improvements (C-03A)	\$9,585,476.00										\$0.00	\$0.00
D24-20XX Cottonwood Creek Tributary 14 Detention (D-03)	\$61,866,856.00										\$0.00	\$0.00

Total Taxable Value w/o Skybox
 Skybox
 Total Taxable Value w/ Skybox
 Taxable Value Growth
 Home Value
 Home Value Growth
 Interest Rate
 Years for Amortization
 Base Tax Rate

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Taxable Value Growth	15%	15%	15%	15%	15%	15%
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	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox	W/O Skybox	W/Skybox
Buildings and Facilities Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$4.93	\$4.60	\$14.22	\$12.02	\$15.51	\$11.51	\$0.00	\$0.00
Parks and Recreation Costs	\$0.00	\$0.00	\$0.67	\$0.67	\$2.81	\$2.62	\$1.32	\$1.12	\$10.71	\$7.95	\$10.05	\$6.74
Transpo and Drainage Costs	\$0.00	\$0.00	\$29.02	\$28.90	\$19.54	\$18.22	\$42.13	\$35.61	\$6.02	\$4.46	\$96.85	\$64.98
TOTAL COST PER MONTH W/O FACILITIES	\$0.00	\$0.00	\$29.69	\$29.57	\$22.35	\$20.84	\$43.45	\$36.72	\$16.72	\$12.41	\$106.90	\$71.72
TOTAL COST PER MONTH	\$0.00	\$0.00	\$29.69	\$29.57	\$27.28	\$25.44	\$57.67	\$48.74	\$32.23	\$23.92	\$106.90	\$71.72
INCREASE W/O FACILITIES	0.0%	0.0%	27.4%	27.3%	20.6%	19.2%	40.1%	33.9%	15.4%	11.4%	98.5%	66.1%
INCREASE	0.0%	0.0%	27.4%	27.3%	25.1%	23.5%	53.2%	44.9%	29.7%	22.0%	98.5%	66.1%
	\$1,202,849,642.00	\$31,654,398.00	\$118,463,218.00	\$75,427,004.00	\$184,194,050.00	\$30,709,604.50	\$602,234,054.50	\$1,037,682,329.00	\$1,047,150,436.00			

	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
Total Taxable Value w/o Skybox	\$5,157,113,262	\$5,930,680,251	\$6,820,282,289	\$7,843,324,632	\$9,019,823,327	\$10,372,796,826
Skybox	\$0	\$24,500,000	\$465,526,500	\$868,972,500	\$1,483,161,000	
Total Taxable Value w/ Skybox	\$5,157,113,262	\$5,955,180,251	\$7,313,983,789	\$9,280,053,857	\$12,155,222,936	\$13,978,506,376
Taxable Value Growth	15%	15%	15%	15%	15%	15%
Home Value	\$325,828	\$325,828	\$325,828	\$325,828	\$325,828	\$325,828
Home Value Growth	8%	8%	8%	8%	8%	8%
Interest Rate	4.33%	4.33%	4.33%	4.33%	4.33%	4.33%
Years for Amortization	25	25	25	25	25	25
Water Accounts	9106	9926	11117	12451	13945	15618
Wastewater Accounts	15306	16684	18686	20928	23439	26252
Account Growth	9%	12%	12%	12%	12%	12%

Additional WW O&M	\$0.00	\$599,492.75	\$876,085.02	\$5,388,084.88	\$831,733.46	\$107,815.57
Average WW Increase/month w O&M beginning the following year	\$0.00	\$15.72	\$15.05	\$61.51	\$27.88	\$9.37
Additional W O&M	\$0.00	\$408,311.78	\$38,706.78	\$47,782.81	\$415,715.00	\$919,671.20
Average W Increase/month w O&M beginning the following year	\$0.00	\$10.24	\$2.09	\$2.47	\$18.13	\$30.13

Project Number	MP Number	Request Title	Total Estimated Project Costs	FY2030														
				FY2025	Source	FY2026	Source	FY2027	Source	FY2028	Source	FY2029	Source	FY2030	Source	5-Year CIP Amount	Total	
WW01-2023	TP03, 001, 002LS	WW01-2023 Glenwood Lift Station	\$45,325,513.00	\$20,020,794.00		\$25,304,719.00	Debt									\$25,304,719.00	\$38,987,544.00	
WW05-2023	TP04	WW05-2023 South WWTP Final Design and Bidding for Expansion to 6 MGD	\$23,705,313.00	\$5,899,964.00												\$0.00	\$22,715,349.00	
WW06-2023	TP04	WW06-2023 South WWTP Construction of 6 MGD Expansion	\$173,248,178.00	\$173,248,178.00												\$0.00	\$128,824,867.00	
WW07-2023	003LS, 005,006	WW07-2023 Megasite Wastewater Lines	\$30,024,505.00	\$13,809,055.00												\$0.00	\$27,753,119.60	
WW08-2029	045	WW08-2030 Megasite Wastewater Phase 2	\$4,762,700.00							\$476,270.00	Debt		\$4,286,430.00	Debt		\$4,762,700.00	\$11,153,974.00	
WW09-2023	007	WW09-2023 Brushy Creek Interceptor Phase 3- Developer Participation	\$11,522,792.00	\$5,761,396.00												\$0.00	\$9,602,327.00	
WW10-2023	044LS, 047, 046,	WW10-2023 SE Loop Wastewater Interceptor	\$67,496,997.00	\$42,586,888.00		\$24,907,609.00	Debt									\$24,907,609.00	\$67,496,997.00	
WW11-2025	008, 013LS, 059LS	WW11-2025 Brushy Creek Interceptor Ph IV	\$43,475,256.00	\$10,523,700.00		\$32,951,556.00	Debt									\$32,951,556.00	\$36,956,700.00	
WW13-2026	016	WW13-2025 Avery Lake Interceptor Ph 1 - Possible Developer Participation	\$14,093,978.00	\$1,409,397.80		\$12,684,580.20	Debt									\$12,684,580.20	\$8,945,000.00	
WW15-2025	019, 020, 021	WW15-2025 Ironwood Wastewater Lines - Possible Developer Participation	\$2,201,282.00	\$2,201,282.00												\$0.00	\$2,526,700.00	
WW16-2025	TP05	WW16-2025 Central WWTP Expansion Ph 1	\$31,263,794.00	\$1,081,000.00		\$1,081,000.00		\$14,550,897.00	Debt	\$14,550,897.00	Debt					\$30,182,794.00	\$45,558,159.00	
WW18-2028	037	WW18-2028 Kirk Tract Line - Possible Developer Participation	\$2,696,273.00							\$2,696,273.00	Debt					\$2,696,273.00	\$2,213,200.00	
WW19-2028	042	WW19-2028 Meadowbrook Line - Possible Developer Participation	\$2,187,547.00					\$2,187,547.00	Debt							\$2,187,547.00	\$1,885,400.00	
WW20-2030	009, 060LS	WW20-2030 Brooklands LS Relief	\$1,347,440.00												\$1,347,440.00	Debt	\$1,954,953.00	
WW21-2030	010, 058LS	WW21-2030 Farley LS Relief	\$4,609,661.00												\$4,609,661.00	Debt	\$6,687,997.00	
WW23-2026	017	WW23-2025 Avery Lake Interceptor Ph 2 - Possible Developer Participation	\$9,500,640.00	\$723,600.00	Debt	\$8,777,040.00	Debt									\$8,777,040.00	\$6,030,000.00	
WW24-2030	025	WW24-2030 Southfork Mustang Creek Interceptor	\$10,280,135.00													\$1,028,013.50	Debt	\$7,653,800.00
WW25-2026	022	WW25-2026 SH 130 15" and 18" Wastewater Line - Possible Developer Participation	\$5,505,113.00							\$5,505,113.00	Debt					\$5,505,113.00	\$4,518,800.00	
WW26-2026	026	WW26-2026 Cottonwood Creek Interceptor Ph 1	\$23,139,767.00										\$2,313,976.70	Debt	\$20,825,790.30	Debt	\$29,133,321.00	
WW27-2025	026, 033, 034	WW27-2025 CR 132 and US 79 WW Interceptor	\$7,000,000.00	\$7,000,000.00	Debt											\$0.00	\$7,000,000.00	
WW28-2028	TP08	WW28-2028 Central WWTP Phase 2 Expansion	\$42,233,115.00							\$4,223,311.50	Debt	\$38,009,803.50	Debt			\$42,233,115.00		
WW29-2028	048	WW29-2028 Megasite SE Loop Interceptor Ph 2	\$13,222,724.00							\$1,322,272.40	Debt	\$11,900,451.60	Debt			\$13,222,724.00		
WW30-2029	051, 052LS	WW30-2029 Hwy 79 FM and LS	\$14,491,728.00									\$1,449,172.80	Debt	\$13,042,555.20	Debt	\$14,491,728.00		
WW31-2030	053	WW31-2030 CR 101 Interceptor	\$8,006,332.00											\$800,633.20	Debt	\$800,633.20		
WW32-2030	062	WW32-2030 CR 136/Hwy 79 Interceptor	\$14,721,367.00											\$1,472,136.70	Debt	\$1,472,136.70		
WW33-2031	054, 055LS	WW33-2031 CR 101 FM and Southfork LS	\$26,927,956.00													\$0.00		
WW34-2031	056, 057LS	WW34-2031 South Fork Interceptor and Mustang LS	\$31,400,435.00													\$0.00		
WW35-2027	027	WW35-2027 Cottonwood Creek Interceptor Ph 2A	\$7,859,342.00					\$7,859,342.00	Debt							\$7,859,342.00		
WW36-2029	027	WW36-2029 Cottonwood Creek Interceptor Ph 2B	\$8,664,925.00									\$8,664,925.00	Debt					
WW37-2027	028	WW37-2027 Wilco Ranch LS Relief	\$2,308,794.00					\$2,308,794.00	Debt							\$2,308,794.00		
WW38-20XX	014, 015LS	WW38-20XX Lakeside MUD Foremain and Lift Station	\$8,723,689.00													\$0.00		
WW39-20XX	023	WW39-20XX Stillwater 12" Line	\$3,870,564.00													\$0.00		
WW40-20XX	029	WW40-20XX Cottonwood Creek Interceptor Ph 3	\$5,350,532.00													\$0.00		
WW41-20XX	024LS	WW41-20XX Mustang Creek LS Upgrade/ Pump 3 Installation	\$375,422.00													\$0.00		
WW42-20XX	030LS	WW42-20XX Emory Crossing LS Upgrades	\$499,528.00													\$0.00		
WW43-20XX	032	WW43-20XX Schmidt's Creek 12" Line	\$1,906,583.00													\$0.00		
WW44-20XX	038	WW44-20XX FM 1660 Interceptor	\$17,140,626.00													\$0.00		
WW45-20XX	041	WW45-20XX South Walther Farms Line	\$2,289,761.00													\$0.00		
WW46-20XX	043	WW46-20XX Stewart Drive Interceptor	\$1,683,192.00													\$0.00		
WW47-20XX	049	WW47-20XX Stromberg Line	\$1,611,831.00													\$0.00		
WW48-20XX	050	WW48-20XX Limmer MUD Line	\$2,499,190.00													\$0.00		
WW49-20XX	061	WW49-20XX Boggy Creek Interceptor	\$7,086,468.00													\$0.00		
WW50-20XX	063	WW50-20XX Jaacks Hill Brushy Creek Interceptor	\$11,595,714.00													\$0.00		

Total Taxable Value w/o Skybox
Skybox
Total Taxable Value w/ Skybox
Taxable Value Growth
Home Value
Home Value Growth
Interest Rate
Years for Amortization
Water Accounts
Wastewater Accounts
Account Growth

FY2025	FY2026	FY2027	FY2028	FY2029	FY2030
\$5,157,113,262	\$5,930,680,251	\$6,820,282,289	\$7,843,324,632	\$9,019,823,327	\$10,372,796,826
\$0	\$24,500,000	\$465,526,500	\$868,972,500	\$1,483,161,000	
\$5,157,113,262	\$5,955,180,251	\$7,313,983,789	\$9,280,053,857	\$12,155,222,936	\$13,978,506,376
15%	15%	15%	15%	15%	15%
\$325,828	\$325,828	\$325,828	\$325,828	\$325,828	\$325,828
8%	8%	8%	8%	8%	8%
4.33%	4.33%	4.33%	4.33%	4.33%	4.33%
25	25	25	25	25	25
9106	9926	11117	12451	13945	15618
15306	16684	18686	20928	23439	26252
9%	12%	12%	12%	12%	12%

Additional WW O&M			\$0.00	\$599,492.75	\$876,085.02	\$5,388,084.88	\$831,733.46	\$107,815.57					
Average WW Increase/month w O&M beginning the following year			\$0.00	\$15.72	\$15.05	\$61.51	\$27.88	\$9.37					
Additional W O&M			\$0.00	\$408,311.78	\$38,706.78	\$47,782.81	\$415,715.00	\$919,671.20					
Average W Increase/month w O&M beginning the following year			\$0.00	\$10.24	\$2.09	\$2.47	\$18.13	\$30.13					
WW51-20XX	064	WW51-20XX Shiloh Brushy Creek Interceptor	\$4,858,760.00						\$0.00				
WW52-20XX	065	WW52-20XX SE Loop Tributary	\$8,380,276.00						\$0.00				
WW53-20XX	066	WW53-20XX Little Mustang Creek Ph 1	\$16,282,741.00						\$0.00				
WW54-20XX	067, 069LS	WW54-20XX Little Mustang Creek Ph 2 and Highland LS	\$9,109,400.00						\$0.00				
WW55-20XX	068	WW55-20XX Little Mustang Creek Tributary	\$4,663,293.00						\$0.00				
WW56-2029	TP06	WW56-2029 South WWTP Phase 2 Expansion	\$277,088,938.00		\$27,708,893.80	Debt	\$249,380,044.20	Debt	\$277,088,938.00				
WW57-20XX	070LS	WW57-20XX Emory Crossing LS Decommissioning	\$397,141.00						\$0.00				
WW58-20XX	071LS	WW58-20XX Wilco Ranch LS Decommissioning	\$269,932.00						\$0.00				
WW59-20XX	TP07	WW59-20XX South WWTP Phase 3 Expansion	\$115,483,976.00						\$0.00				
			\$1,184,391,159.00	\$284,265,254.80	\$105,706,504.20	\$54,615,473.80	\$278,154,181.10	\$66,624,759.60	\$43,126,229.90	\$539,562,223.60	\$467,598,207.60		
W03-2023	2	W03-2023 Northwest transmission water main	\$2,595,327.00	\$2,857,587.00					\$2,857,587.00	\$2,857,587.00			
W05-2030		W05-2030 Emergency Interconnection	\$7,803,840.00						\$7,803,840.00	Debt	\$7,803,840.00	\$7,803,840.00	
W06-2023	6	W06-2023 FM 1660 16" and 20" Waterline-Developer Participation	\$2,626,174.00	\$1,313,087.00					\$1,313,087.00		\$2,626,174.00		
W07-2023	7	W07-2023 New Elevated Storage Tank (EST)	\$15,695,978.00	\$5,000,000.00	Debt	\$10,681,178.00	Debt		\$15,681,178.00		\$13,534,800.00		
W12-2027	5	W12-2027 CR 132 S Water Line	\$8,413,568.00			\$841,356.80	Debt	\$7,572,211.20	Debt		\$8,413,568.00	\$18,835,000.00	
W13-2026	5	W13-2026 CR 132 S Water Line - Developer Participation	\$8,413,568.00					\$841,356.80	Debt	\$7,572,211.20	Debt	\$8,413,568.00	\$26,079,540.00
W14-2030	8D	W14-2030 Megasite Waterlines Ph 2	\$15,133,478.00							\$15,133,478.00	Debt	\$15,133,478.00	\$16,900,840.00
W15-2030	11D	W15-2030 FM 1660 S Waterlines	\$11,520,518.00							\$11,520,518.00	Debt	\$11,520,518.00	\$14,295,490.00
W17-2028	16	W17-2028 Highway 79 Western Water Line Crossing	\$3,016,374.00					\$301,637.40	Debt	\$2,714,736.60	Debt	\$3,016,374.00	\$3,016,374.00
W18-2024		W18-2024 Downtown Elevated Tank Rehabilitation	\$1,468,077.00	\$322,684.00								\$322,684.00	\$1,468,077.00
W19-2030	13	W19-2030 Carl Stern Water Line Replacement	\$20,634,734.00							\$20,634,734.00	Debt	\$20,634,734.00	\$20,634,734.00
W20-2030	3	W20-2030 Frameswitch GST #3	\$12,582,159.00							\$12,582,159.00	Debt	\$12,582,159.00	\$12,582,159.00
W21-2030	17	W21-2030 County Road 132 Water Line North	\$6,913,162.00							\$6,913,162.00	Debt	\$6,913,162.00	\$6,913,162.00
W22-2030	14	W22-2030 New Carl Stern EST	\$17,211,322.00							\$17,211,322.00	Debt	\$17,211,322.00	\$17,211,322.00
W23-2030	18	W23-2030 Limmer Loop EST	\$18,398,310.00							\$18,398,310.00	Debt	\$18,398,310.00	\$18,398,310.00
W24-2028		W24-2028 Water Reclamation Expansion	\$250,000.00							\$250,000.00	Debt	\$250,000.00	\$250,000.00
W25-2030	19D	W25-2030 801 PP Northern Water lines	\$18,479,127.00							\$18,479,127.00	Debt	\$18,479,127.00	\$18,479,127.00
W26-2030	20D	W26-2030 890 PP Eastern Water Line	\$2,222,241.00							\$2,222,241.00	Debt	\$2,222,241.00	\$2,222,241.00
W27-2026		W27-2026 Iron Removal	\$20,000,000.00		\$20,000,000.00	Debt						\$20,000,000.00	\$20,000,000.00
W28-2030		W28-2030 Alliance Boulevard Water Line	\$3,169,142.00							\$3,169,142.00	Debt	\$3,169,142.00	\$3,169,142.00
W29-2030		W29-2030 Emory Farms Waterline	\$1,424,415.00							\$1,424,415.00	Debt	\$1,424,415.00	\$1,424,415.00
W30-2030		W30-2030 Secondary supply line from Shiloh/Noack to city	\$72,483,840.00		\$300,000.00	\$6,900,000.00			\$65,283,840.00	Debt		\$72,483,840.00	\$72,483,840.00
			\$270,455,354.00	\$9,493,358.00	\$30,981,178.00	\$7,741,356.80	\$8,715,205.40	\$75,570,787.80	\$135,742,448.00	\$268,244,334.00	\$301,186,174.00		
			\$1,454,846,513.00	\$293,758,612.80	\$136,687,682.20	\$62,356,830.60	\$286,869,386.50	\$142,195,547.40	\$178,868,677.90	\$807,806,557.60	\$768,784,381.60		

Immediate Initiation (0-2 years)

Ranked Roadway Projects

Proj. ID	Roadway	From	To	Length (ft)	Functional Classification	Treatment	Estimated Cost
27	Exchange Blvd	US 79	Holland St	3,400	Collector	Reconstruction, New Sidewalks/Trail	\$4,400,000
20	CR 199	FM 1660 S	CR 132	120	Minor Arterial	Reconstruction, Widen Lanes and Sidewalks	\$6,820,000
19	CR 137	FM 1660 S	Farley Middle School	950	Minor Arterial	Added lane, intersection improvements, school turn lane	\$19,846,680
50	Live Oak Street	E of City Hall	Park Ave	3,200	Collector	New roadway design, sidewalks, street lighting	\$5,350,000
7	CR 132	US 79	Limmer Loop	2,900	Major Arterial	Widening (2 to 6D)	\$7,625,000
29	FM 1660 N	US 79	Live Oak	1,085	Collector	Widening (2 to 3U)	\$1,627,500
10	CR 132	US 79	Branson Blvd	2,500	Major Arterial	Multilane widening to connect with overpass (2 to 6D)	\$6,250,000
11	CR 132 (Megasite Area)	CR 132 (Hutto Arterial)	FM 3349	11,350	Minor Arterial	Partial widening (2 to 4D), partial new road	\$17,879,400
53	Megasite E-W Spine Rd	S of Limmer Loop	FM 3349	7,015	Collector	New Road (3U)	\$19,199,995
26	Emory Xing Blvd Ext	E of Flowers Ave	FM 1660 N	4,565	Collector	New Road (2U)	\$6,847,500
2	Carl Stern Ext	East of Branson Blvd	CR 132 (Hutto Arterial)	1,845	Minor Arterial	New Road (Connect existing Carl Stern to future Hutto Arterial)	\$2,767,500
8	CR 132 (Hutto Arterial)	Branson Blvd	Carl Stern	3,050	Major Arterial	New Road (6D)	\$7,625,000

Immediate Initiation (0-2 years)

Ranked Intersection Projects

Proj. ID	Cross Street A	Cross Street B	Treatment	Estimated Cost (if Hutto CIP project)
44	FM 1660 S	US 79	Turn Lanes, Median and RR gate Improvements; Adjacent Sidewalks	-
25	Emory Farms	Alliance Blvd	Vehicular Traffic Diversion, Deceleration Lane, Narrowing, Signage/ Striping	\$487,400
28	Exchange Blvd	Limmer Loop	Traffic Flow Treatments, Safer Pedestrian Treatments (ISD Collaboration)	\$1,100,000
13	US 79	CR 132	CR 132 widening and overpass over US 79 and railroad	\$103,800,000
37	FM 1660 N	Limmer Loop	L and R Turn lanes, sidewalks, enhanced signalization	\$7,884,000
36	FM 1660 N	Main Hipp	Intersection improvements, signalization, school considerations	-
49	Limmer Loop	Innovation Blvd	Conversion from a two-way stop into a new four-way signalized intersection	\$2,200,000
38	FM 1660 N	US 79	West-bound turn lane to US 79	-
43	FM 1660 S	Carl Stern	Improvements for turn lanes	-
35	FM 1660 N	CR 132 Ext.	Intersection Improvements	-

Short-Term Initiation (3-5 years)

Ranked Roadway Projects

Proj. ID	Roadway	From	To	Length (ft)	Functional Classification	Treatment	Estimated Cost
47	Limmer Loop	Exchange Blvd	CR 132	8,606	Major Arterial	Widening/Sidewalk Improvements	\$21,515,000
45	Limmer Loop	Ed Schmidt	Exchange Blvd	2,435	Major Arterial	Widening/Sidewalk Improvements	\$6,087,500
31	FM 1660 N	Live Oak	Limmer Loop	4,475	Collector	Widening (2 to 3U)	\$6,712,500
46	Limmer Loop	CR 132	US 79	2,550	Major Arterial	Widening/Sidewalk Improvements	\$6,375,000
32	FM 1660 N	Limmer Loop	CR 100	10,401	Minor Arterial	Widening/Sidewalk Improvements, new connection to CR 100	\$16,381,575
33	FM 1660 N	CR 100	CR 133	4,975	Minor Arterial	Widening, New Intersection Configurations	\$7,835,625
21	Ed Schmidt	Limmer Loop	Chandler Road	12,408	Major Arterial	Widening (4 to 6D)	\$31,020,000
18	CR 137	Farley Middle School	WilCo Hwy	4,952	Minor Arterial	Reconstruction, widening	\$7,799,400
22	Ed Schmidt	US 79	Limmer Loop	6,124	Major Arterial	Widening (3 to 6D)	\$15,310,000
41	FM 1660 S	Front Street	Carl Stern	3,850	Minor Arterial	Widening (2 to 4D)	\$6,063,750
34	FM 1660 N	CR 133	Chandler Rd	1,575	Major Arterial	Partial Widening, Partial New Roadway	\$3,937,500
51	Main Hippo	FM 1660 N	CR 133	4,900	Minor Arterial	Partial new road, partial widening	\$7,717,500
14	CR 133	CR 394	FM 1660 N	500	Major Arterial	New Roadway	\$1,250,000
42	FM 1660 S	Carl Stern	CR 137	5,110	Minor Arterial	Widening 92 to 4D)	\$8,048,250
12	CR 132 Ext	Carl Stern	FM 1660 S/ Wilco Hwy	6,969	Major Arterial	New Roadway	\$17,422,500
16	CR 133 Ext	S of Chickasaw	CR 132	3,070	Major Arterial	New Roadway	\$7,675,000
55	Megasite Spine Connection	Megasite E-W Spine	CR 132	3520	Minor Arterial	New Roadway: N-S connection from CR 132 to Megasite Spine	\$5,544,000

Short-Term Initiation (3-5 years)

Intersection Projects

Proj. ID	Cross Street A	Cross Street B	Treatment	Estimated Cost (if Hutto CIP Project)
23	Ed Schmidt	Live Oak	Intersection Improvements	-

Studies

Proj. ID	Cross Street A	Cross Street B	Treatment	Est. Project Cost (if Hutto CIP Project)
59	US 79	Chris Kelley / Ed Schmidt Blvd	Grade Separation Study	\$250,000

Medium-Term Initiation (5-10 years)

Ranked Roadway Projects

Proj. ID	Roadway	From	To	Length (ft)	Functional Classification	Treatment	Estimated Cost
58	SH 130 NB FR	US 79	Limmer Loop	7,128	Major Arterial	New Roadway	\$7,484,400
40	FM 1660 S	CR 137	WilCo Hwy (Future)	6,388	MInor Arterial	Widening (2 to 4D)	\$10,061,100
57	Schneider Blvd Ext	Schneider Blvd	SH 130	925	Collector	New Roadway	\$1,387,500
52	Main Hippo Ext	CR 100	FM 1660 N	5,596	Minor Arterial	New Roadway	\$8,813,700
48	Limmer Loop Ext	Limmer Loop	CR 101	9,240	Major Arterial	New Roadway	\$23,100,000
9	CR 132	Limmer Loop	S of Chickasaw Ln	3,640	Major Arterial	Widening (2 to 6D)	\$9,100,000
15	CR 133	CR 132	CR 394	7,550	Major Arterial	Reconstruction, Widening (2 to 6D)	\$18,875,000
6	CR 118	SH 130	Ed Schmidt Blvd	4,370	Major Arterial	Reconstruction, Widening (2 to 4D)	\$5,353,250
1	Carl Stern	CR 132 Ext/Hutto Arterial	New Road E	12,724	Minor Arterial	New Roadway	\$20,040,300
5	CR 100	Ed Schmidt	FM 1660 N	12,724	Minor Arterial	Reconstruction, Widening (2 to 4D)	\$15,586,900
54	Megasite Spine Connection B	Megasite E-W Spine	CR 132	5,491	Collector	New Roadway	\$8,236,500.00
56	Megasite Spine Connection Ext	CR 132	WilCo Hwy (Future)	7,708	Major Arterial	New Roadway	\$19,270,000.00

Studies

Proj. ID	Roadway	From	To	Length (ft)	Functional Classification	Treatment	Estimated Cost
4	Chris Kelley Blvd	Carl Stern	US 79	1,690	Major Arterial	Corridor Study	\$400,000

Long-Term Initiation (10+ years)

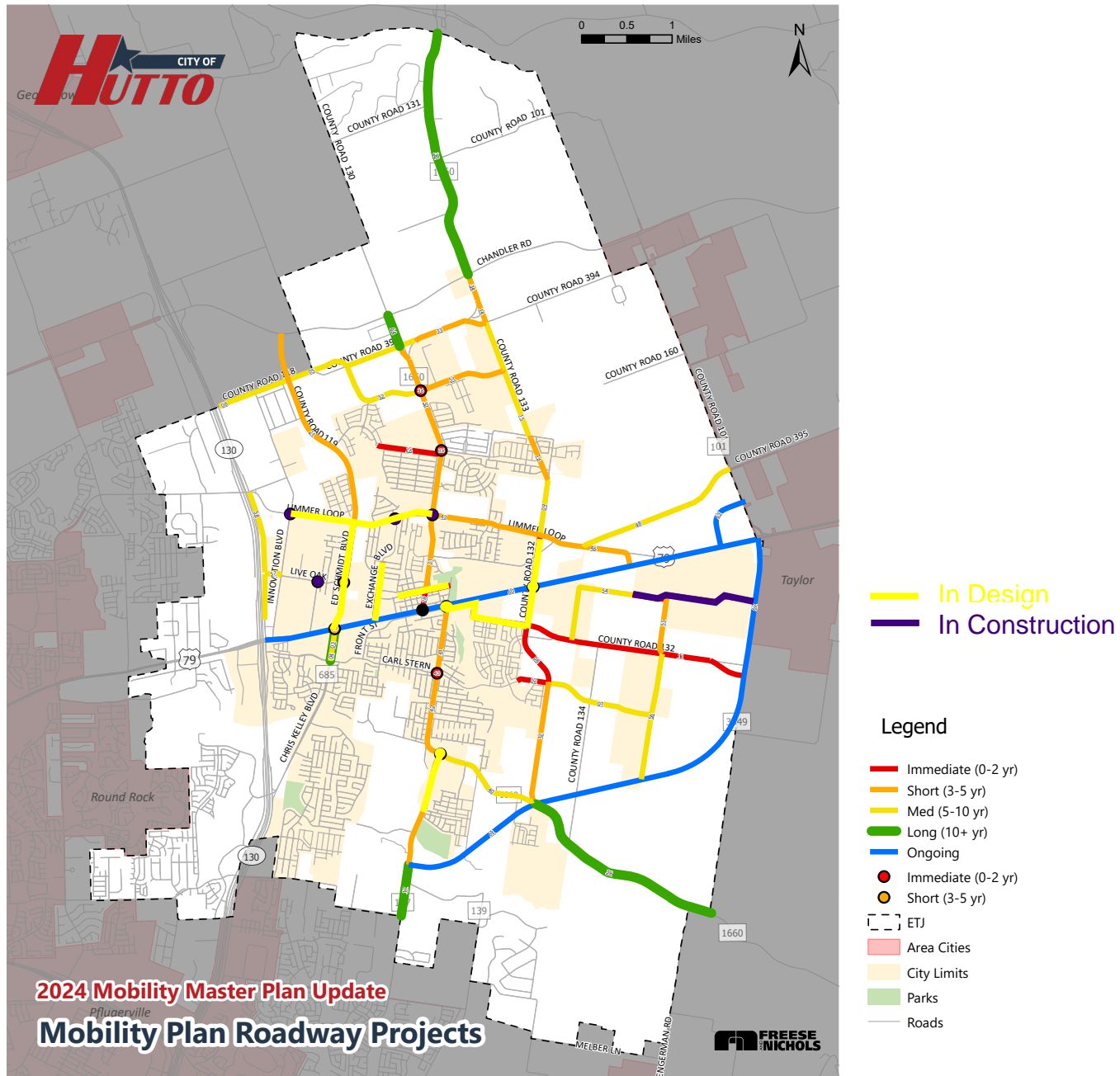
Ranked Roadway Projects

Proj. ID	Roadway	From	To	Length (ft)	Functional Classification	Treatment	Estimated Cost
3	Chris Kelley Blvd	Carl Stern	US 79	1,690	Major Arterial	Widening (2 to 6D)	\$2,535,000
64	CR 130	CR 100	Chandler Rd	1,875	Minor Arterial	Reconstruction, Widening	\$2,953,125
17	CR 137	WilCo Hwy	CR 138	3,005	Minor Arterial	Reconstruction, Widening	\$4,732,875
39	FM 1660 S	WilCo Hwy (Future)	FM 3349	12,566	Major Arterial	Widening (4 to 6D)	\$31,415,000
30	FM 1660 N	Chandler Rd	N ETJ Limits	13,780	Major Arterial	Widening (4 to 6D)	\$34,450,000

Ongoing Projects and Studies

Proj. ID	Roadway	From	To	Treatment	Estimated Cost
60	US 79 Study (CAMPO)	SH 130	CR 101	Corridor Study	CAMPO Study
61	WilCo Hwy Segment 2	CR 137	CR 404	New Roadway	Williamson County Work
62	WilCo Hwy Segment 3	CR 404	US 79	New Roadway	Williamson County Work
63	WilCo Hwy/US 79 Connector	US 79	CR 101	New Roadway	Williamson County Work

Map 32. Roadway Improvement Projects



04

Recommendations

Proposed Facilities



Proposed Facilities for Glenwood Splash Pad

Renovations

- Refurbish Splash Pad
- Repurpose Picnic Area to a Trailhead

New Facilities

- Trailhead
- Cottonwood Creek Trail

Natural Enhancements

- Plant Trees

Recommendations

Proposed Facilities



Creekside Park

Proposed Facilities for Creekside Park

Renovations

- Replace Playground
- Reconfigure & Retop Gravel Parking Lot, Add Wheel Stops
- Paint Bridge
- Renovate & Expand Restrooms
- Replace Site Furnishings

New Facilities

- Fitness Station
- Disc Golf
- Nature Trails
- Picnic Pavilion
- Covered Basketball Court

Natural Enhancements

- Create Reforestation Areas
- Native Grass & Wildflower Overseeding

04

Recommendations

Proposed Facilities



Hutto
Community
Park

Proposed Facilities for Hutto Community Park

Renovations

- Replace Pavilion

New Facilities

- Splashpad

Recommendations

Proposed Facilities



Proposed Facilities for Riverwalk Soccer Fields

Renovations

- Regrade Field Surfaces
- Expand & Improve Parking
- Upgrade Field Lighting

New Facilities

- Restroom
- Concessions
- Maintenance Facility
- Movable Seating
- Fitness Station
- Trailhead

Natural Enhancements

- Plant Trees around Perimeter of Fields
- Selectively Clear Understory Shrubs to Open Views to Creek

Recommendations

Proposed Facilities



Proposed Facilities for Cross Creek Park

New Facilities

- Disc Golf
- Nature Trails
- Trailhead with Shade Structure
- Cottonwood Creek Trail

Natural Enhancements

- Create Reforestation Areas
- Native Grass & Wildflower Overseeding

Recommendations

Proposed Facilities



Caramel Creek Parkland

Proposed Facilities for Caramel Creek Parkland

New Facilities

- Fitness Station
- Trailhead with Shade Structure
- Benches
- Nature Trail
- Brushy Creek Trail



Mager Fields

Proposed Facilities for Mager Fields

New Facilities

- New Restroom
- Concession
- Maintenance Building

Recommendations

Proposed Facilities



Proposed Facilities for Emory Parkland

New Facilities

- Tennis Courts
- Site Improvement Allowance
- Volleyball
- Playground
- Splash Pad
- Restroom
- Pavilions
- Walking Loop
- Fitness Station
- Parking
- Trailhead
- Cottonwood Creek Trail

Natural Enhancements

- Restore Riparian Corridor

Recommendations

Proposed Facilities



Proposed Facilities for Mustang Creek Parkland

New Facilities

- Mustang Creek Trail
- Site Improvement Allowance
- Playground
- Pavilion
- Site Furnishings
- Restrooms

Natural Enhancements

- Create Reforestation Areas
- Native Grass & Wildflower Overseeding



Recommendations

New Parks

Four new parks are proposed to be located in areas slated for future development. The Athletic Field Study, completed in 2024, identified the need for a new sports park. According to the study’s recommendations, this park should be situated on a property ranging from 16 to 150 acres. Additionally, three more parks are recommended. These parks should ideally be located near the proposed greenway system to allow for off-street trail corridors that provide access to the park properties. It’s important to identify sites with acreage outside of the floodplain to ensure that any proposed facilities, such as restrooms, maintenance facilities, or community centers, are not impacted by flood events.

The addition of these parks is part of a long-term vision. Once a site is identified, it is recommended that a site-specific park master plan be conducted to refine the park program and ensure the new amenities align with the community’s vision for the property. The recommendations below should serve as a general guide for park features required to meet NRPA baseline standards; however, the final programming of the sites should be informed by community input.

Proposed New Facilities

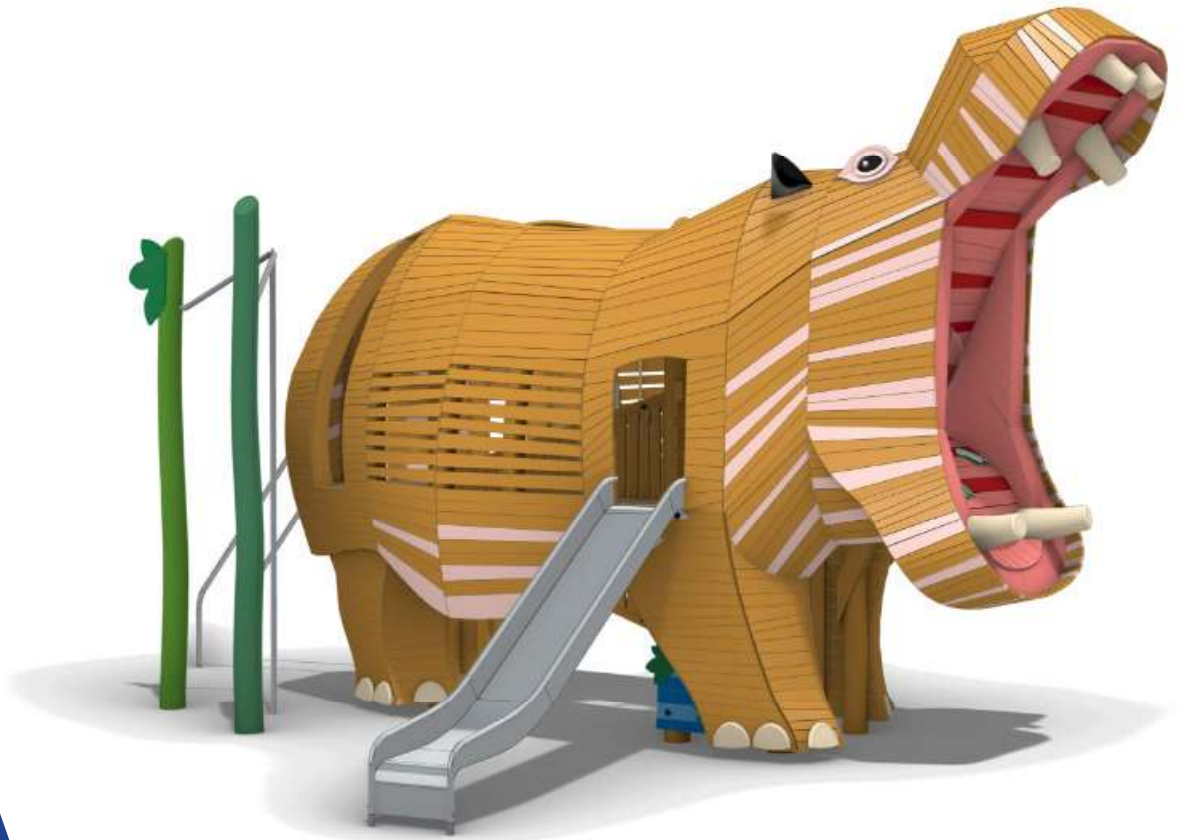
Sports Park	New Parks*
<ul style="list-style-type: none"> • (2) 100’ baseball fields • (2) 200’ baseball fields with 70’ bases • (2) 300’ softball fields • Restroom / concession facility • Playground • Walking trails • Shade structures • Site furniture • Parking • Maintenance facility 	<ul style="list-style-type: none"> • Skatepark • Restrooms • Pavilions • Walking Trails • Parking • Pickleball Courts • Planting & Restoration • Splash Pad • Picnic Areas

**A site-specific master plan will be conducted to determine the amenities for each new park.*

Recommendations

Site-Specific Master Plans

The site-specific parks master plans provide a comprehensive design to guide future improvements. These locations were identified by the city as park properties requiring a more strategic and holistic design approach. The plans outline substantial investments, including the complete development of Liberty and East Parkland, transforming this area into a vibrant community space; the addition of new facilities on the underutilized Adam Orgain Park property to maximize the recreational opportunities; and renovations and new amenities at Hutto Lake Park to improve safety and enhance usability. These recommendations aim to create well-rounded recreational environments that cater to the diverse needs of the community, ensuring that each park becomes a cornerstone of local outdoor activity.



Within a site-specific master plan, there is room to explore programming elements like unique play structures to be considered for implementation.

Recommendations

Hutto Lake Park

The Hutto Lake Park improvements focus on enhancing access to the park and renovating aging facilities. The existing playground posed a safety hazard, so a new play structure has been proposed, featuring equipment for children ages 2-5 and 5-12. These new structures will include shade canopies and will be strategically located near the existing large picnic pavilion and restrooms. By adjusting the site grades, the new play structures will be integrated into two terraces on the hillside, thereby improving views of the play area and resolving access issues.

The plan also envisions replacing the existing decomposed granite trail with a concrete trail equipped with solar lights and benches. This trail is proposed to extend across the lake on a new boardwalk structure, providing a new walking loop. Additionally, the improvements include a new parking lot and a potential location for new art installations. These enhancements aim to create a safer, more enjoyable environment for park visitors.

Play Area Enlargement

LEGEND

- ① EXISTING WALK
- ② RENOVATE RESTROOM
- ③ EXISTING TREES
- ④ SEATWALL
- ⑤ SAIL SHADE (X3)
- ⑥ CONCRETE WALK
- ⑦ STONE STEP PATH
- ⑧ SHADE TREES
- ⑨ EXISTING BUTTERFLY GARDEN
- ⑩ 2-5 PLAYGROUND
- ⑪ 5-12 PLAYGROUND
- ⑫ SWINGS
- ⑬ SHRUBS & GROUNDCOVER



Recommendations

Hutto Lake Park Plan



LEGEND

- | | |
|---------------------------------------|--|
| ① EXISTING PARKING LOT | ⑨ REPLACE DECOMPOSED GRANITE TRAIL WITH A CONCRETE TRAIL |
| ② EXISTING WALK | ⑩ SCREENING WALL |
| ③ EXISTING TREES & FOREST | ⑪ WILDFLOWER PLANTING |
| ④ PROPOSED MAINTENANCE SHED | ⑫ ART INSTALLATION |
| ⑤ RESURFACE EXISTING BASKETBALL COURT | ⑬ SOLAR LIGHTING ALONG TRAIL |
| ⑥ EXISTING SHADE STRUCTURE / RESTROOM | ⑭ BENCHES |
| ⑦ BOARDWALK / OVERLOOK | ⑮ REPLACE DECKING |
| ⑧ PARK ENLARGEMENT | |

Recommendations

Liberty & East Parkland

The East and Liberty Parkland is an undeveloped park and one of the few park properties entirely outside the floodplain. Located in downtown Hutto, this 3-acre parcel will become a new small neighborhood park. Because this site is outside the floodplain, it is suitable for new buildings, and two structures are proposed: a new Parks and Recreation headquarters/maintenance facility and a community meeting room.

The park's design features unique play experiences not found in other city of Hutto parks. These include sensory play gardens, inclusive play structures, and a fitness-oriented ninja course. Beyond these play areas, the park will also feature a walking loop and an educational garden area suitable for edible or pollinator species. Additionally, a rain garden is proposed to address detention requirements, improve stormwater quality, and serve as an educational opportunity.



Recommendations

Liberty & East Parkland



LEGEND

- | | |
|--|--------------------|
| ① Parks & Recreation Office (Approx. 10,000 SF) | ⑩ Obstacle Course |
| ② Community Meeting Room / Restroom (Approx. 2,000 SF) | ⑪ Detention |
| ③ Sensory Play / Discovery Path | ⑫ Open Lawn |
| ④ Hippo Play Structure | ⑬ Maintenance Yard |
| ⑤ Inclusive Play Area | ⑭ Shade Structure |
| ⑥ Educational Garden | |
| ⑦ Walking Loop - 0.20 miles | |

Recommendations

Adam Orgain Park

Adam Orgain Park, situated along Brushy Creek, offers a unique opportunity for park visitors to engage with this natural riparian corridor. However, the creek’s floodplain limits development within the 100-year floodplain, resulting in many proposed improvements being located on the north side of the park. The development of this park is critical, as it is the primary park property located south of US 79 and will serve the growing population in this quadrant of the city.

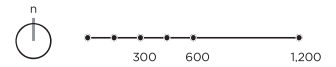
The proposed improvements include the addition of an all-abilities play space featuring interactive play areas, play structures for various age groups, and a splash pad. The plan also includes two picnic pavilions, food truck parking zone, and picnic tables scattered under existing trees. To enhance the existing natural features, the plan proposes increasing the tree canopy surrounding these park improvements to ensure a shaded environment.

Additionally, the site will feature an approximately one-mile walking loop with an overlook of the creek and a creek access point. Other improvements include renovating the parking lot, adding trees, and installing solar lighting. These enhancements aim to transform Adam Orgain Park into a more vibrant and inclusive recreational space for all visitors.



Recommendations

Adam Orgain Park

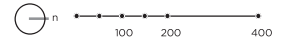


LEGEND

- | | |
|---|-------------------------------|
| ① EXISTING PARKING LOT (ENHANCED WITH TREES AND LIGHTING) | ⑨ KAYAK LAUNCH |
| ② EXISTING TRAIL ALIGNMENT | ⑩ DISC GOLF COURSE AREA |
| ③ EXISTING PAVILION (RENOVATED) | ⑪ BRUSHY CREEK TRAIL CORRIDOR |
| ④ EXISTING FOREST | ⑫ NATURE TRAIL |
| ⑤ PARK ENLARGEMENT | ⑬ BRUSHY CREEK OVERLOOK |
| ⑥ TRAILHEAD / FITNESS NODE | ⑭ FISHING DOCK |
| ⑦ CONCRETE TRAIL WITH SOLAR LIGHTING | |

Recommendations

Adam Orgain Park - Play-Focused



LEGEND

- | | |
|--|--|
| ① EXISTING PARKING LOT IMPROVEMENTS | ⑩ TRAILHEAD / FITNESS STATION |
| ② EXISTING TRAIL ALIGNMENT | ⑪ PICNIC TABLES |
| ③ EXISTING ENTRY ROAD | ⑫ PAVILION |
| ④ EXISTING TREES & FOREST | ⑬ MAINTENANCE / RESTROOM BUILDING |
| ⑤ 5-12 AGES, ALL-ABILITIES PLAYGROUND WITH ARTIFICIAL TURF | ⑭ SHADE TREES |
| ⑥ 2-5 AGES, ALL-ABILITIES PLAYGROUND WITH ARTIFICIAL TURF | ⑮ FORESTATION |
| ⑦ SPLASH PAD | ⑯ INTERACTIVE PLAY AREA WITH ARTIFICIAL TURF |
| ⑧ CONCRETE WALK | ⑰ FUTURE TRAIL CONNECTION |
| ⑨ CONCRETE TRAIL WITH SOLAR LIGHTING | ⑱ FOOD TRUCK PARKING |

Recommendations

Adam Orgain Park - Drive Alternate

In an effort to make the park space more cohesive, an alternative option has been proposed to remove the southern access drive to the park. This would eliminate the need for pedestrians to cross the drive and would unify the southern portion of the recreational park space. It is recommended that a traffic study be conducted to determine if removing this driveway would be beneficial from both a safety and access perspective. To ensure adequate access during events at the amphitheater, it is also recommended to add a center turn lane at the northern park drive, which would allow easier movement to and from the site.



 DRIVE REMOVED

Implementation

Priorities - Renovations & Natural Enhancements

Renovation Improvements by Park

Renovations

PARK NAME	IMPROVEMENT	COST	PRIORITY
Creekside Park	Replace Playground	\$400,000	Medium
Creekside Park	Improve & Reconfigure Parking	\$100,000	Medium
Creekside Park	Paint Bridge	\$15,000	Medium
Creekside Park	Renovate & Expand Restrooms	\$250,000	High
Creekside Park	Replace Site Furnishings	\$50,000	High
Hutto Lake Park	Replace Decking	\$67,500	High
Hutto Lake Park	Refinish Basketball Court	\$50,000	Medium
Hutto Lake Park	Renovate Restroom	\$100,000	Medium
Glenwood Splash Pad	Renovate Splash Pad	\$250,000	Medium
Glenwood Splash Pad	Remove Picnic Area	\$10,000	Medium
Hutto Community Park	Replace Pavilion	\$125,000	High
Riverwalk Soccer Fields	Regrade Field Surfaces & Upgrade Lighting	\$400,000	Medium
Riverwalk Soccer Fields	Expand & Improve Parking	\$750,000	Medium

Total: \$2,567,500

Natural Enhancements Improvements by Park

Natural Enhancements

PARK NAME	IMPROVEMENT	COST	PRIORITY
Creekside Park	Create Reforestation Areas	\$270,000	High
Creekside Park	Native Grass & Wildflower Overseeding	\$150,000	Low
Glenwood Splash Pad	Plant Trees	\$9,000	High
Riverwalk Soccer Fields	Plant Trees	\$27,000	High
Riverwalk Soccer Fields	Selectively Clear Understory	\$40,000	Medium
Cross Creek Parkland	Create Reforestation Areas	\$90,000	Low
Cross Creek Parkland	Native Grass & Wildflower Overseeding	\$80,000	Low
Emory Parkland	Restore Riparian Corridor	\$100,000	High
Mustang Creek Parkland	Create Reforestation Areas	\$435,600	Medium
Mustang Creek Parkland	Native Grass & Wildflower Overseeding	\$217,800	Medium

Total: \$1,419,400

Implementation Priorities - New Facilities

New Facility Improvements by Park

New Facilities

PARK NAME	IMPROVEMENT	COST	PRIORITY
Creekside Park	Fitness Station	\$150,000	Medium
Creekside Park	Disc Golf	\$50,000	Medium
Creekside Park	Nature Trails	\$21,000	Low
Creekside Park	Picnic Pavilion	\$175,000	High
Creekside Park	Covered Basketball Court	\$350,000	Medium
Hutto Lake Park	New Play & Parking	\$3,680,000	High
Glenwood Splash Pad	Trailhead	\$85,000	Medium
Hutto Community Park	Splash Pad	\$350,000	High
Riverwalk Soccer Fields	Restroom & Concessions	\$500,000	Medium
Riverwalk Soccer Fields	Maintenance Facility	\$100,000	Medium
Riverwalk Soccer Fields	Movable Seating	\$100,000	High
Riverwalk Soccer Fields	Fitness Station / Trailhead	\$235,000	Medium
Caramel Creek Parkland	Fitness Station	\$50,000	Low
Caramel Creek Parkland	Trailhead with Shade Structure	\$85,000	Medium
Caramel Creek Parkland	Benches	\$7,000	High
Caramel Creek Parkland	Nature Trail	\$18,200	Low
Emory Parkland	4 Tennis Courts	\$500,000	Medium
Emory Parkland	Site Improvement Allowance	\$650,000	Medium
Emory Parkland	Volleyball	\$100,000	Medium
Emory Parkland	Playground	\$500,000	Medium
Emory Parkland	Splash Pad	\$400,000	Medium
Emory Parkland	Restroom & Pavilion	\$350,000	Medium
Emory Parkland	Walking Loop	\$200,000	Medium
Emory Parkland	Fitness Station & Trailhead	\$135,000	Medium
Emory Parkland	Parking	\$200,000	Medium
Mager Park	Restroom / Concession	\$500,000	Medium
Mustang Creek Parkland	Site Improvement Allowance	\$350,000	Low
Mustang Creek Parkland	Playground	\$400,000	Low
Mustang Creek Parkland	Pavilion / Restroom	\$350,000	Low
Mustang Creek Parkland	Site Furnishings	\$28,000	Low
Adam Orgain Park	Site Specific Masterplan	\$8,406,000	High
East & Liberty Park	Site Specific Masterplan	\$8,080,608	Medium
Cross Creek Parkland	Disc Golf	\$50,000	Medium
Cross Creek Parkland	Nature Trails	\$21,000	Low
Cross Creek Parkland	Trailhead with Shade Structure	\$85,000	Medium

**See page 94 for a description and estimated cost of the proposed new parks. The cost has been included in the total, but not shown on this page.*

Total: \$68,982,808



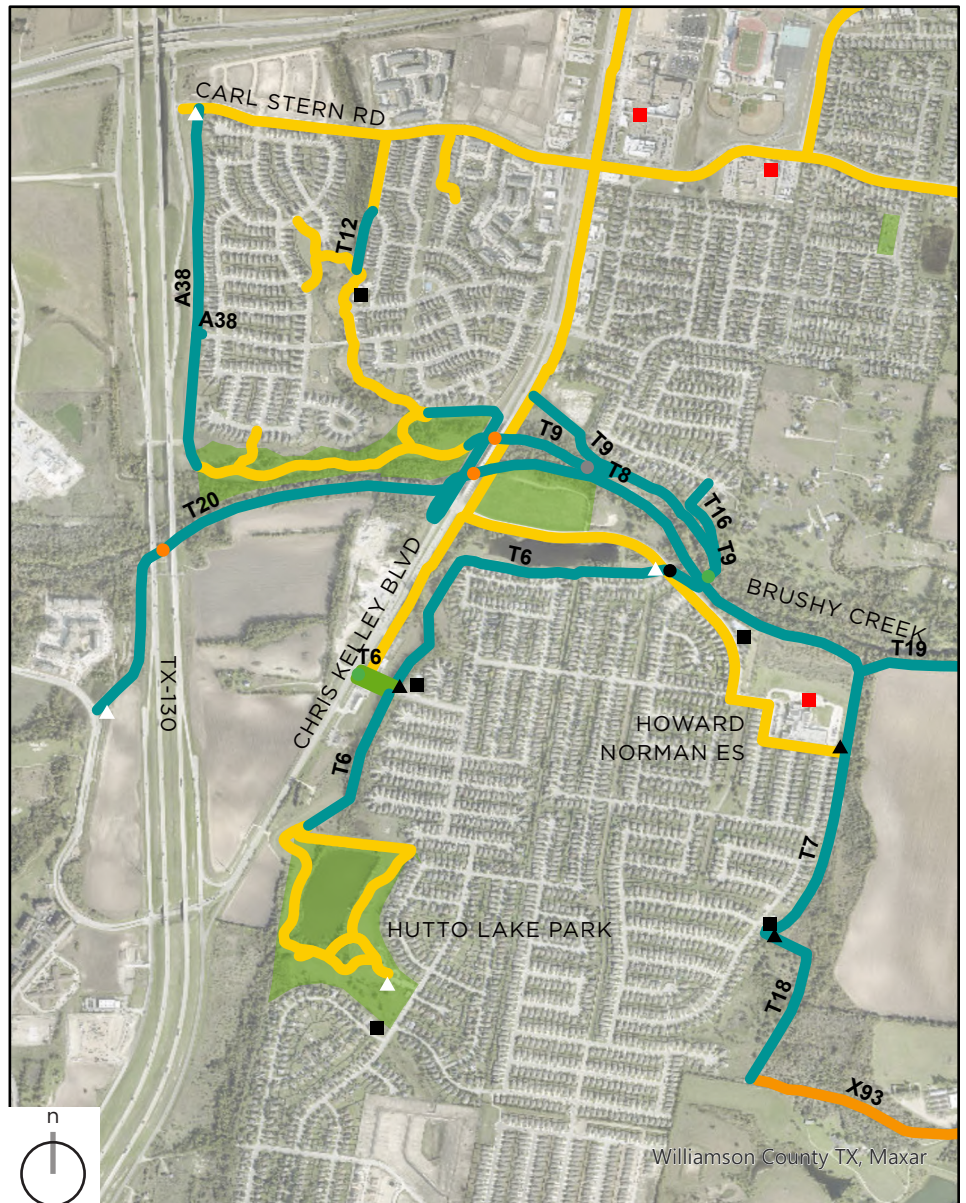
Vision

Brushy Creek - West

The western section of the Brushy Creek corridor has a fragmented trail network. While neighborhoods and schools have access to trails, many do not extend far enough to reach key destinations. The main emphasis of the proposed connectivity plan in this area is to create a greenway corridor along Brushy Creek, enhancing the east-west linkage throughout the community. Furthermore, shorter proposed segments aim to interconnect the current trail network, offering improved access to nearby parks and schools.

LEGEND

- Existing Trail
 - Proposed Off-Street Trail
 - Proposed On-Street
 - Future Mobility
 - Road Modification Req.
 - Trailhead
 - Gateway
 - School
 - HOA/MUD Park
- Crossing Typology**
- Culvert
 - Mid-block Crossing
 - No Modification Req.
 - Pedestrian Bridge
 - Railroad Crossing
 - Under Crossing
 - Signalized Crossing
 - Neighborhood Crossing





Vision

Brushy Creek - Central

Currently, Brushy Creek serves as an obstacle hindering safe travel between neighboring communities. The current trail system fails to offer connectivity to schools and parks situated on opposite sides of Brushy Creek. The goal of the central segment of the Brushy Creek corridor is to establish a strong east-west link, uniting the disjointed existing trail network. The proposed trail segments aim to connect parks and schools in the community, improving access throughout the area. Additionally, proposed trail segments along existing street right-of-ways are needed to help establish and improve access to the Brushy Creek corridor.

LEGEND

- Existing Trail
- Proposed Off-Street Trail
- Proposed On-Street
- Future Mobility
- Road Modification Req.
- Trailhead
- Gateway
- School
- HOA/MUD Park
- Crossing Typology**
- Culvert
- Mid-block Crossing
- No Modification Req.
- Pedestrian Bridge
- Railroad Crossing
- Under Crossing
- Signalized Crossing
- Neighborhood Crossing





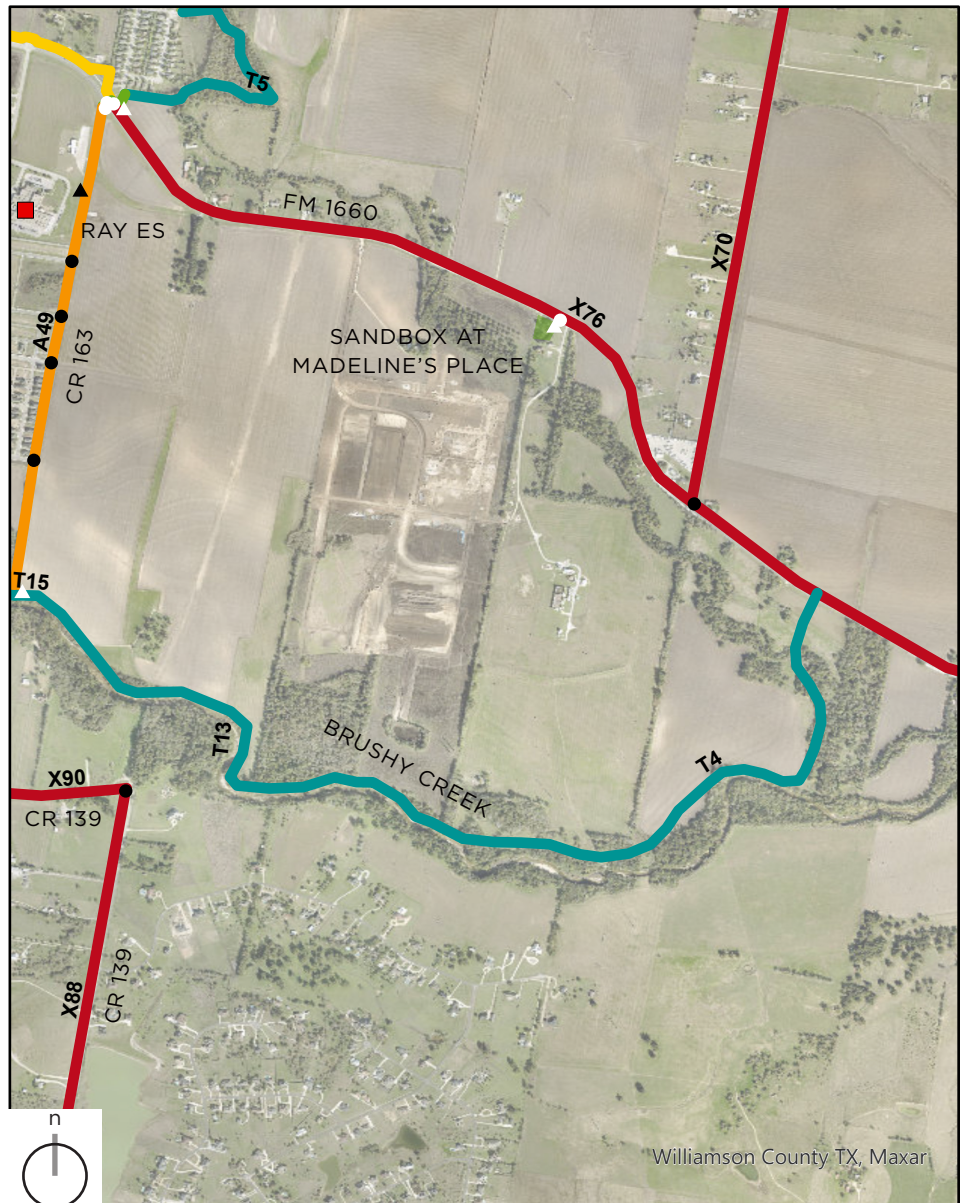
Vision

Brushy Creek - East

The focus of the eastern segment of the Brushy Creek corridor is to enhance connectivity for current and upcoming master planned communities along Brushy Creek and FM 1660. Through the creation of a comprehensive trail system, future master planned communities will enjoy enhanced accessibility to educational institutions and recreational areas like the Brushy Creek amphitheater and The Sandbox at Madeline's Place. Additionally, planned connections utilizing existing street right-of-ways will ensure safer travel to key locations along the primary roads within the community.

LEGEND

- Existing Trail
- Proposed Off-Street Trail
- Proposed On-Street
- Future Mobility
- Road Modification Req.
- △ Trailhead
- ▲ Gateway
- School
- HOA/MUD Park
- Crossing Typology**
- Culvert
- Mid-block Crossing
- No Modification Req.
- Pedestrian Bridge
- Railroad Crossing
- Under Crossing
- Signalized Crossing
- Neighborhood Crossing





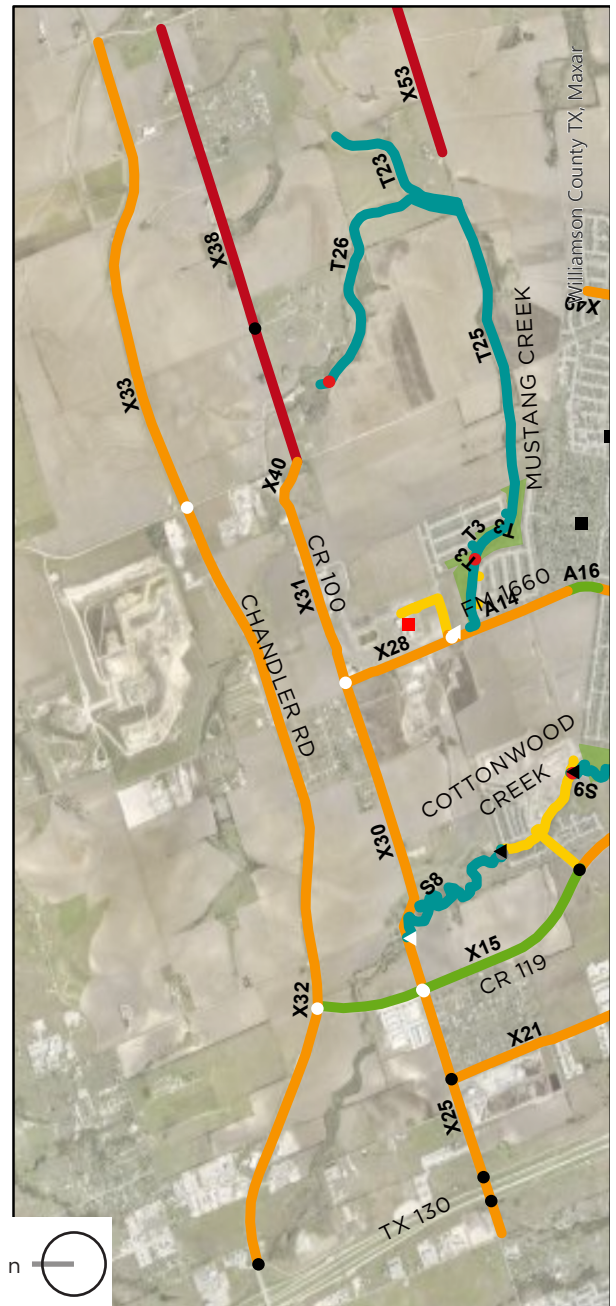
Vision

Chandler Rd / CR 100

Looking ahead to future growth, it is key to implement on-street pathways to boost connectivity and pave the way for future development. Chandler Road and CR 100 serve as major routes in the northern area of Hutto, underscoring the necessity of incorporating trail links along these roads to establish a comprehensive travel network. By establishing these links at an early stage, access to schools and various community amenities will allow upcoming developments to have enhanced connectivity.

LEGEND

- Existing Trail
- Proposed Off-Street Trail
- Proposed On-Street
- Future Mobility
- Road Modification Req.
- Trailhead
- Gateway
- School
- HOA/MUD Park
- Crossing Typology**
- Culvert
- Mid-block Crossing
- No Modification Req.
- Pedestrian Bridge
- Railroad Crossing
- Under Crossing
- Signalized Crossing
- Neighborhood Crossing





Vision

Cottonwood Creek - North

The Cottonwood Creek greenway plays an essential role in the Hutto trails master plan. This trail section connects current and upcoming developments to planned park spaces. Through the establishment of this trail, nearby communities will enjoy enhanced access to recreational facilities and strengthened ties to broader regional trail networks.

LEGEND

- Existing Trail
 - Proposed Off-Street Trail
 - Proposed On-Street
 - Future Mobility
 - Road Modification Req.
 - Trailhead
 - Gateway
 - School
 - HOA/MUD Park
- Crossing Typology**
- Culvert
 - Mid-block Crossing
 - No Modification Req.
 - Pedestrian Bridge
 - Railroad Crossing
 - Under Crossing
 - Signalized Crossing
 - Neighborhood Crossing





Vision

Cottonwood Creek - South

Enhancing linkages to local parks like Creekside Park, the southern segment of the Cottonwood Creek greenway promotes improved connectivity within the area. Furthermore, it facilitates stronger connections between neighboring communities and integrates these communities into the broader trail network along FM 1660. This trail segment includes several access points to the existing neighborhood including a proposal trailhead at an existing City of Hutto park.

LEGEND

- Existing Trail
 - Proposed Off-Street Trail
 - Proposed On-Street
 - Future Mobility
 - Road Modification Req.
 - Trailhead
 - Gateway
 - School
 - HOA/MUD Park
- Crossing Typology**
- Culvert
 - Mid-block Crossing
 - No Modification Req.
 - Pedestrian Bridge
 - Railroad Crossing
 - Under Crossing
 - Signalized Crossing
 - Neighborhood Crossing



Williamson County TX, Maxar



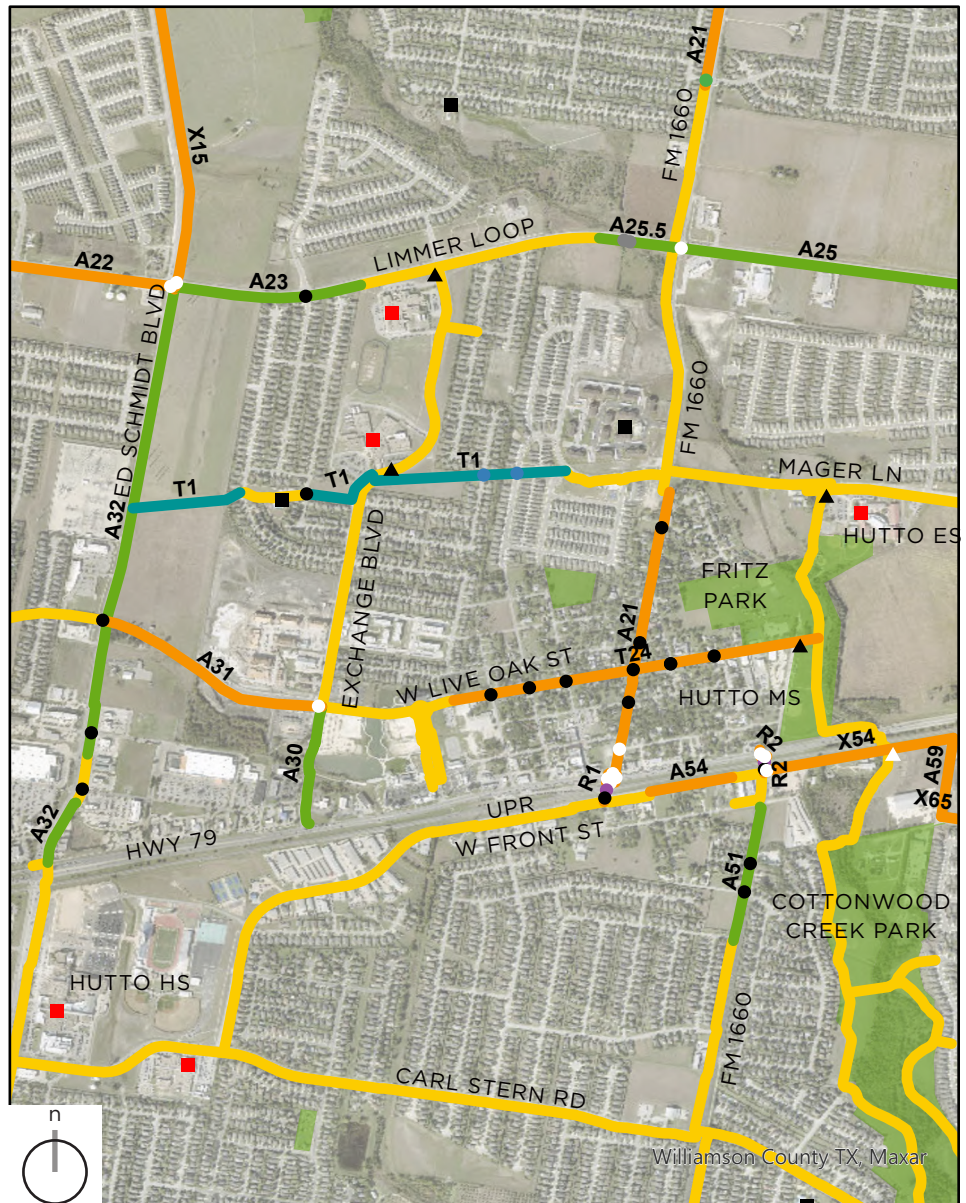
Vision

Hutto Downtown

Serving as an essential connection point between the northern and southern trail networks, Downtown Hutto plays a crucial role in facilitating safe travel throughout the community. These on-street trail enhancements will enable more community members to access valuable assets like Fritz Park and local retail hubs. Furthermore, upgrading crossings, including those at Highway 79 and UP railroad, will enhance safety and accessibility in the area. Prioritizing secure connections to schools remains a key objective of the trail network, significantly enhancing overall safety and ease of passage.

LEGEND

- Existing Trail
 - Proposed Off-Street Trail
 - Proposed On-Street
 - Future Mobility
 - Road Modification Req.
 - Trailhead
 - Gateway
 - School
 - HOA/MUD Park
- Crossing Typology**
- Culvert
 - Mid-block Crossing
 - No Modification Req.
 - Pedestrian Bridge
 - Railroad Crossing
 - Under Crossing
 - Signalized Crossing
 - Neighborhood Crossing





Vision

Limmer Loop

Limmer Loop serves as a primary east-west link in Hutto, connecting multiple schools and communities as a prominent trail route. While there are currently few established trails along this route, there exists significant potential to enhance accessibility. Moreover, enhancing connectivity along this corridor will notably boost safety for pedestrians and cyclists.

LEGEND

- Existing Trail
- Proposed Off-Street Trail
- Proposed On-Street
- Future Mobility
- Road Modification Req.
- △ Trailhead
- ▲ Gateway
- School
- HOA/MUD Park
- Crossing Typology**
- Culvert
- Mid-block Crossing
- No Modification Req.
- Pedestrian Bridge
- Railroad Crossing
- Under Crossing
- Signalized Crossing
- Neighborhood Crossing





Vision

Mustang Creek

The long-term vision is to establish a greenway along Mustang Creek to facilitate movement between neighborhoods, parks, and educational institutions. Greenways allow uninterrupted access along waterways and enhance connectivity to regions both north and south of Mustang Creek, which makes this a vital future connection.

LEGEND

- Existing Trail
 - Proposed Off-Street Trail
 - Proposed On-Street
 - Future Mobility
 - Road Modification Req.
 - △ Trailhead
 - ▲ Gateway
 - School
 - HOA/MUD Park
- Crossing Typology**
- Culvert
 - Mid-block Crossing
 - No Modification Req.
 - Pedestrian Bridge
 - Railroad Crossing
 - Under Crossing
 - Signalized Crossing
 - Neighborhood Crossing





Vision

CR 132

Anticipated growth in the upcoming years is set to transform CR 132 significantly. Therefore, establishing a trail running parallel to this road is essential for enhancing connectivity in the area. The CR 132 corridor plays a valuable role in integrating communities into the broader Hutto community and connects various important routes like Limmer Loop and Mager Lane. Additionally, this trail corridor will establish a safe route between communities. Acquiring additional right-of-way is necessary to facilitate trail enhancements along this corridor.

LEGEND

- Existing Trail
- Proposed Off-Street Trail
- Proposed On-Street
- Future Mobility
- Road Modification Req.
- Trailhead
- Gateway
- School
- HOA/MUD Park
- Crossing Typology**
- Culvert
- Mid-block Crossing
- No Modification Req.
- Pedestrian Bridge
- Railroad Crossing
- Under Crossing
- Signalized Crossing
- Neighborhood Crossing



05

Implementation Off-Street Trail Priorities

Project ID	Project Description	Ownership	Mileage	Priority	Project Cost
A38	Brushy Creek to Carl Stern Dr	TxDOT	0.71	Low	\$930,000
S8	Cottonwood Trail Phase 3	Hutto	1.53	Low	\$1,380,000
T9	Brushy Creek Corridor	Hutto	0.97	Low	\$1,260,000
T12	Cyril Drive	Hutto	0.12	Low	\$155,000
T16	Brushy Creek - Riverwalk Enclave	Hutto	0.21	Low	\$275,000
T18	CR 197 to Liard River	HOA	0.35	Low	\$450,000
T19	Brushy Creek - Norman Elementary School to CR 137	Private	1.37	Low	\$1,770,000
T23	Mustang Creek - CR 160	Private	1.34	Low	\$1,740,000
T1	Utility Easement	Private Utility	0.65	Medium	\$860,000
T3	Mustang Creek	Hutto, Private	2.34	Medium	\$3,260,000
T8	Chris Kelly Blvd	HOA	1.47	Medium	\$1,910,000
T20	Brushy Creek - Chris Kelly to Star Ranch	ROW	0.87	Medium	\$1,125,000
T25	Mustang Creek	Hutto, Private	1.22	Medium	\$1,580,000
T26	Mustang Creek - CR 160	Private	1.33	Medium	\$1,725,000
T5	Cottonwood Creek Corridor	Private	1.99	High	\$2,590,000
T6	Riverwalk Connection	Hutto	1.18	High	\$1,550,000
T7	Sabine River to Concho Pearl	HOA	0.39	High	\$510,000
T13	Brushy Creek Trail	Private	2.11	High	\$5,232,000
T15	Brushy Creek - CR 137 to CR 163	Hutto, Private	0.73	High	\$945,000
T17	Old CR 137 to CR 137	Private	0.08	High	\$166,000

TOTAL MILES: 20.96 **TOTAL COST: \$29,413,000**

Off-Street Trail

Off-street trails are pathways that are separate from roadways and dedicated solely to non-motorized travel. These trails can be found in parks or greenways. They provide a more scenic and recreational experience, free from vehicular traffic, and often connect various points of interest within a community.



05

Implementation On-Street Trail Priorities

Project ID	Project Description	Ownership	Mileage	Priority	Project Cost
A26	Limmer Loop - Carol Drive to City Limit	ROW	0.59	Low	\$830,000
A30	Exchange Blvd - Hwy 79 to Live Oak St	ROW	0.24	Low	\$310,000
A32	Ed Schmidt Blvd - Hwy 79 to Limmer Loop	ROW	1.06	Low	\$1,460,000
A45	CR 138 - Little Lake to Dana Dr	ROW	0.13	Low	\$175,000
T22	Innovation Blvd - Schneider Blvd to Limmer Loop	ROW	0.69	Low	\$895,000
X15	CR 119 - University Blvd to Emory Crossing	ROW	1.46	Low	\$2,036,000
A16	FM 1660 - Blanco Dr to CR 132	ROW	0.15	Medium	\$200,000
A23	Limmer Loop - Ed Schmidt Blvd to Cottonwood Elementary School	ROW	0.32	Medium	\$430,000
A25	Limmer Loop - FM 1660 to Carol Drive	ROW	0.63	Medium	\$880,000
A25.5	Limmer Loop at FM 1660	ROW	0.13	Medium	\$165,000
X96	CR 138 - Dana Dr to East Wilco Hwy	ROW	0.10	Medium	\$160,000
X97	CR 138 - Little Lake to FM 685	ROW	0.32	Medium	\$430,000
A49	CR 163 - Limmer Loop to Brushy Creek	ROW	0.06	High	\$210,000
A51	FM 1660 - Grisham Dr to Austin Ave	ROW	0.27	High	\$375,000
T21	Haybarn Ln - Limmer Loop to Kerley Elementary School	ROW	0.68	High	\$910,000

TOTAL MILES: 6.83

TOTAL COST: \$9,466,000

On-Street Trail

On-street trails are designated pathways for biking, walking, or other forms of non-motorized travel that are located along existing roadways. These trails often include bike lanes, shared lanes, or marked pedestrian paths. They utilize the existing right-of-ways of streets and roads, integrating with vehicular traffic but providing a safe space for trail users.



Table 8-1: Proposed CIP Projects and Cost Estimates

Project Group	Project No.	Project Type	Project Name	Proposed CIP	Total Construction Cost (\$)	Anticipated City Cost Participation (%)	Anticipated City Cost Participation (\$)	Project Horizon
WWTP Projects 5-year								
	TP03	WWTP	South WWTP Influent Lift Station: Phase I	24 MGD South WWTP Influent Lift Station and 22" Dual FM	\$ 21,181,000	100%	\$ 21,181,000	5-year
	TP04	WWTP	South WWTP Phase I Expansion	South WWTP Phase I Expansion: 6 MGD	\$ 138,374,000	100%	\$ 138,374,000	5-year
	TP05	WWTP	Central WWTP Phase I Expansion	Central WWTP Phase I Expansion: 0.99-1.7 MGD	\$ 24,496,000	100%	\$ 24,496,000	5-year
WWTP Projects 10-year	TP06	WWTP	South WWTP Phase II Expansion	South WWTP Phase II Expansion: 12 MGD	\$ 178,614,000	100%	\$ 178,614,000	10-year
WWTP Projects 25-year	TP07	WWTP	South WWTP Phase III Expansion	South WWTP Phase III Expansion: 15.5 MGD	\$ 74,442,000	100%	\$ 74,442,000	25-year
	TP08	WWTP	Central WWTP Phase II Expansion	Central WWTP Phase II Expansion: 1.7-3.25 MGD	\$ 31,515,000	100%	\$ 31,515,000	25-year
Glenwood	001	Gravity	Glenwood Interceptor	4,200 LF 36" and 6,700 LF 42" Gravity Sewer	\$ 17,095,000	100%	\$ 17,095,000	5-year
	002LS	LS	Glenwood LS Decommissioning	Glenwood LS Decommissioning (2,400 gpm)	\$ 290,000	100%	\$ 290,000	5-year
Megasite 5-year	003LS	LS	SE Loop LS	1.35 MGD Lift Station	\$ 1,413,000	100%	\$ 1,413,000	5-year
	004	Gravity	Megasite SE Loop Interceptor Tributary	2,500 LF of 12" Gravity Sewer and 4,900 LF of 18" Gravity Sewer	\$ 4,181,000	0% for 12" 33% for 18"	\$ 1,738,420	5-year
	005	FM	Megasite East / CR 132 FM	11,600 LF of 8" Force Main	\$ 4,830,000	75%	\$ 3,622,500	5-year
	006	Gravity	Megasite West / South Cottonwood Creek Interceptor Ph I	7,800 LF 18" Gravity Sewer	\$ 4,965,000	43%	\$ 2,127,857	5-year
Brushy Creek Interceptor / LSs Relief	007	Gravity	Brushy Creek Interceptor Phase III	4,100 LF 48" Gravity Sewer	\$ 8,557,000	100%	\$ 8,557,000	5-year
	008	Gravity	Brushy Creek Interceptor Phase IV	9,700 LF 42" and 7,400 LF 48" Gravity Sewer	\$ 33,597,000	100%	\$ 33,597,000	5-year
	009	Gravity	Brooklands LS Relief	1,000 LF 15" Gravity Sewer	\$ 784,000	100%	\$ 784,000	5-year
	010	Gravity	Farley LS Relief	3,200 LF 18" Gravity Sewer	\$ 3,006,000	100%	\$ 3,006,000	5-year
	011	Gravity	Brushy Creek Interceptor Ph V	1,500 LF 18" Gravity Sewer	\$ 1,419,000	100%	\$ 1,419,000	5-year
	013LS	LS	Enclave LS Decommissioning	Enclave LS Decommissioning (4,100 gpm)	\$ 331,000	100%	\$ 331,000	5-year

Project Group	Project No.	Project Type	Project Name	Proposed CIP	Total Construction Cost (\$)	Anticipated City Cost Participation (%)	Anticipated City Cost Participation (\$)	Project Horizon
Lakeside MUD	014	FM	Lakeside MUD FM	7,300 LF 14" Force Main	\$ 3,311,000	0%	\$ -	5-year
	015LS	LS	Lakeside MUD LS	Lakeside MUD LS (Assume 3.7 MGD)	\$ 3,866,000	0%	\$ -	5-year
Avery Lake Interceptor	016	Gravity	Avery Lake Interceptor Ph I	4,300 LF 24" Gravity Sewer and 4,800 LF 30" Gravity Sewer	\$ 11,043,000	50%	\$ 5,521,500	5-year
	017	Gravity	Avery Lake Interceptor Ph II	8,000 LF Gravity Sewer	\$ 7,444,000	50%	\$ 3,722,000	5-year
Brushy Creek Basin SER Projects	[REDACTED]							
	019	Gravity	North Ironwood 8" Line	600 LF 8" Gravity Sewer	\$ 340,000	0%	\$ -	5-year
	020	Gravity	South Ironwood 8" Line	1,300 LF 8" Gravity Sewer	\$ 707,000	0%	\$ -	5-year
	021	Gravity	East Ironwood Oversized 12" Line	1,100 LF 12" Gravity Sewer	\$ 764,000	33%	\$ 252,120	5-year
	022	Gravity	Hwy 130 Mixed Used Oversized 15" and 18" Line	4,000 LF 15" Gravity Sewer and 1,600 LF 18" Gravity Sewer	\$ 4,108,000	20%	\$ 821,600	5-year
	023	Gravity	Stillwater 12" Line	3,700 LF 12" Gravity Sewer	\$ 2,495,000	0%	\$ -	5-year
Mustang Creek SER Projects	024LS	LS	Mustang Creek LS Upgrade / Pump 3 Installation	Mustang Creek LS Upgrade / Pump 3 Installation	\$ 242,000	0%	\$ -	5-year
	025	Gravity	South Fork Mustang Creek Interceptor Ph I	7,500 LF 18" Gravity Sewer	\$ 6,958,000	17%	\$ 1,182,860	5-year
Cottonwood Creek Interceptor	026	Gravity	Cottonwood Creek Interceptor Ph I	5,500 LF 36" and 3,900 LF 42" Gravity Sewer	\$ 16,445,000	100%	\$ 16,445,000	5-year
	027	Gravity	Cottonwood Creek Interceptor Ph II	5,400 LF 24" Gravity Sewer	\$ 12,316,000	37%	\$ 4,556,920	5-year
	028	Gravity	Wilco Ranch LS Relief	2,300 LF 15" Gravity Sewer	\$ 1,809,000	100%	\$ 1,809,000	5-year
	029	Gravity	Cottonwood Creek Interceptor Ph III	3,700 LF 18" Gravity Sewer	\$ 3,449,000	0%	\$ -	5-year

Project Group	Project No.	Project Type	Project Name	Proposed CIP	Total Construction Cost (\$)	Anticipated City Cost Participation (%)	Anticipated City Cost Participation (\$)	Project Horizon
North Cottonwood Creek SER Projects	030LS	LS	Emory Crossing LS Upgrades	Emory Crossing LS Upgrades	\$ 322,000	0%	\$ -	5-year
	032	Gravity	Schmidt's Creek 12" Line	1,800 LF 12" Gravity Sewer	\$ 1,229,000	0%	\$ -	5-year
	033	Gravity	US 79 South Parallel Interceptor	7,800 LF 21" Gravity Sewer	\$ 8,061,000	17%	\$ 1,370,370	5-year
	034	Gravity	CR 132 Interceptor	2500 LF 15" Gravity Sewer	\$ 721,000	29%	\$ 209,090	5-year
North FM 1660 SER Projects	037	Gravity	Kirk Tract Oversized 15" Line	2,600 LF 15" Gravity Sewer	\$ 2,012,000	47%	\$ 945,640	5-year
	038	Gravity	FM 1660 Interceptor	3000 LF 24"; 3,200 LF 54" Gravity Sewer	\$ 11,049,000	50%	\$ 5,524,500	5-year
Walther Farms	039	Gravity	SE Loop Interceptor Ph I / Walther Farms	6,100 LF 48" Gravity Sewer	\$ 12,747,000	50%	\$ 6,373,500	5-year
	040	Gravity	SE Loop Interceptor Ph II	2,500 LF 48" Gravity Sewer	\$ 5,000,000	100%	\$ 5,000,000	5-year
	041	Gravity	South Walther Farms	1,800 LF 12" Gravity Sewer	\$ 1,476,000	0%	\$ -	5-year
South Cottonwood Creek SER Projects	042	Gravity	Meadowbrook Oversized 15" Line	2,200 LF 15" Gravity Sewer	\$ 1,714,000	20%	\$ 342,800	5-year
	043	Gravity	Stewart Dr Interceptor Upsize 15" to 18"	1,700 LF 18" Gravity Sewer	\$ 1,085,000	0%	\$ -	5-year
Megasite 5-year Lower Priority	045	Gravity	Megasite West /South Cottonwood Creek Interceptor Ph II	3,800 LF 18" Gravity Sewer	\$ 3,554,000	50%	\$ 1,777,000	5-year
	046	Gravity	SE Loop Interceptor Ph II (Deeper Section)	6,700 LF 48" Gravity Sewer	\$ 13,076,000	100%	\$ 13,076,000	5-year
	047	Gravity	SE Loop Interceptor Ph II	4,600 LF 36" Gravity Sewer	\$ 7,663,000	100%	\$ 7,663,000	5-year
Megasite 10-year	044LS	LS	SE Loop LS Decommissioning	Decommission (or Expansion) of the 3.7 MGD LS	\$ 290,000	100%	\$ 290,000	10-year
	048	Gravity	Megasite East / North SE Loop Interceptor Ph II	6,300 LF 36" Gravity Sewer	\$ 9,867,000	100%	\$ 9,867,000	10-year
North FM 1660 SER Projects	049	Gravity	Stromberg SE Loop Tributary	1,100 LF 18" Gravity Sewer	\$ 1,039,000	0%	\$ -	10-year
	050	Gravity	Limmer MUD Interceptor	1,400 LF 24" Gravity Sewer	\$ 1,611,000	0%	\$ -	10-year

Project Group	Project No.	Project Type	Project Name	Proposed CIP	Total Construction Cost (\$)	Anticipated City Cost Participation (%)	Anticipated City Cost Participation (\$)	Project Horizon
Northeast System	051	FM	Hwy 79 FM	1,100 20" Force Main	\$ 1,629,000	100%	\$ 1,629,000	10-year
	52LS	LS	Hwy 79 LS	8.3 MGD Lift Station	\$ 8,670,000	100%	\$ 8,670,000	10-year
	053	Gravity	CR 101 Interceptor	4,000 LF 30" Gravity Sewer	\$ 5,419,000	75%	\$ 4,064,250	10-year
	054	FM	CR 101 FM	8,000 LF 14" Dual FM	\$ 9,523,000	75%	\$ 7,142,250	10-year
	055LS	LS	South Fork LS	7.5 MGD Lift Station	\$ 7,835,000	75%	\$ 5,876,250	10-year
	056	Gravity	South Fork Mustang Creek Interceptor Ph II	17,600 LF 24" Gravity Sewer	\$ 20,058,000	50%	\$ 10,029,000	10-year
	057LS	LS	Mustang Creek LS Decommissioning	Mustang Creek LS Decommissioning (750 gpm)	\$ 183,000	100%	\$ 183,000	10-year
Brushy Creek LS Decommissioning	058LS	LS	Farley LS Decommissioning	Farley LS Decommissioning (280 gpm)	\$ 114,000	100%	\$ 114,000	10-year
	059LS	LS	Country Estates LS Decommissioning	Country Estates LS Decommissioning (420 gpm)	\$ 136,000	100%	\$ 136,000	10-year
	060LS	LS	Brooklands LS Decommissioning	Brooklands LS Decommissioning (350 gpm)	\$ 128,000	100%	\$ 128,000	10-year
South Future SER Projects	061	Gravity	Boggy Creek Interceptor	4,900 LF 18" Gravity Sewer	\$ 4,548,000	0%	\$ -	25-year
	062	Gravity	CR 136 / Hwy 79 LS Tributary	9,600 LF 21" Gravity Sewer	\$ 9,944,000	0%	\$ -	25-year
	063	Gravity	Jaacks Hill Brushy Creek Interceptor Tributary	4,700 LF 18" Gravity Sewer	\$ 7,474,700	50%	\$ 3,737,350	25-year
	064	Gravity	Shiloh Brushy Creek Interceptor Tributary	3,000 LF 21" Gravity Sewer	\$ 3,132,000	0%	\$ -	25-year
	065	Gravity	SE Loop Tributary	6,900 LF 18" Gravity Sewer	\$ 5,402,000	0%	\$ -	25-year
Little Mustang Creek System	066	Gravity	Little Mustang Creek Interceptor Ph I	9,200 LF 24" Gravity Sewer	\$ 10,496,000	100%	\$ 10,496,000	25-year
	067	Gravity	Little Mustang Creek Interceptor Ph II	5,000 LF 24" Gravity Sewer	\$ 5,714,000	100%	\$ 5,714,000	25-year
	068	Gravity	Little Mustang Creek Tributary	3,200 LF 18" Gravity Sewer	\$ 3,006,000	0%	\$ -	25-year
	069LS	LS	Highlands North LS Decommissioning	Highlands North LS Decommissioning (550 gpm)	\$ 158,000	100%	\$ 158,000	25-year
North Cottonwood LS Decommissioning	070LS	LS	Emory Crossing LS Decommissioning	Emory Crossing LS Decommissioning (2,100 gpm)	\$ 256,000	100%	\$ 256,000	25-year
	071LS	LS	Wilco Ranch LS Decommissioning	Wilco Ranch LS Decommissioning (850 gpm)	\$ 174,000	100%	\$ 174,000	25-year