



City of Hutto

Agenda

Planning and Zoning Commission Tuesday, February 3, 2026 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

- 2.1. Hazel Sherrod
- Tony Wertz
- Rick Hudson
- Cory Hall
- Norm Delay
- Brandon DeLeon
- Brian Kinard

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 February 3, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on January, 6 2025
- 4.2. Consideration and possible action on the Durango Farms PH 1 Lot 2A Block A Replat, 1.226 acres, more or less, of land, located at the southwest corner of Mager Lane and 1660.
- 4.3. Discussion and updating of the capital improvement plan projects.

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the February 3, 2026 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 January 28, 2026 before 5:00 P.M.



Angel Kavanaugh
Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at 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 regularly scheduled Planning and Zoning Commission meeting held on January, 6 2025
Meeting: Tuesday, February 3, 2026
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Commission meeting minutes 1.6.2026



City of Hutto

Minutes

Planning and Zoning Commission
Tuesday, January 6, 2026 at 7:00 PM
City Council Chambers

1. CALL SESSION TO ORDER

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

2. ROLL CALL

- 2.1. Hazel Sherrod
Tony Wertz
Rick Hudson
Cory Hall
Norm Delay
Brandon DeLeon
Brian Kenard

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 January 6, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

No public Comment

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on December 2, 2025
Vice Chair Tony Wertz made a motion to approve the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on December 2, 2025, seconded by Commissioner Brandon DeLeon.

Motion passed 6 Ayes to 0 Nays

- 4.2. 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.
Vice Chair Tony Wertz made a motion to approve 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 as presented, seconded by Commissioner Hazel Sherrod.

Motion passed 6 Ayes to 0 Nays

4.3. 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.
The public hearing opened at 7:20 PM closed at 7:21 PM
A motion was made by Commissioner Hazel Sherrod to approve 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 as presented, seconded by Commissioner Brandon DeLeon.

Motion passed 6 Ayes to 0 Nays

4.4. 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.
A motion was made by Commissioner Hazel Sherrod to approve 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 as presented, seconded by Vice Chair Tony Wertz.

Motion passed 6 Ayes to 0 Nays

4.5. 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.
A motion was made by Vice Chair Tony Wertz to approve 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 as presented, seconded by Commissioner Norman Delay.

Motion passed 6 Ayes to 0 Nays

5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

The meeting was adjourned at 7:30 PM

7. CERTIFICATION

I certify that this notice of the January 6, 2026 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 December 31, 2025 before 5:00 P.M.

Planning and Zoning Chair or Representative

AGENDA ITEM REPORT

4.2.



To: Planning and Zoning Commission
Subject: Consideration and possible action on the Durango Farms PH 1 Lot 2A Block A Replat, 1.226 acres, more or less, of land, located at the southwest corner of Mager Lane and 1660.
Meeting: Tuesday, February 3, 2026
Department: Development Services
Staff Contact: Manny Hernandez

BACKGROUND INFORMATION:

The Durango Farms PH 1 Lot 2A Block A Replat is located within city limits at the southwest corner of Mager Lane and FM 1660. The area is approximately 1.226 acres. The purpose of this replat is to subdivide Lot 2A from the Durango Farms phase 1 Final Plat into two; one commercial and one common area. This subdivision removes the landscaping and monument sign maintenance responsibility from the property owner of Lot 2A and places it onto the HOA.

The surround zoning is as follows

NORTH : PUD (MF)

EAST: SF-1

SOUTH : OT-3

WEST: PUD (SF)

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:

1. DFPh1Lot2ABlkAReplat-U2-ComIssued(1-15-26)

AGENDA ITEM REPORT

4.2.





January 15, 2026

HR Green
Xavier Garza
5508 Highway 290 W #150
Austin, TX 78735
xavier.garza@hrgreen.com - *communication provided via email*

**RE: Durango Farms Ph 1 Lot 2A Blk A Replat, Hutto, TX 78634
Plat Review – Durango Farms Ph 1 Lot 2A Blk A Replat - Comment Report to Update #2 Submittal
(received 12-18-25)
Project No.: PLAT-25-0036**

Mr. Garza,

Upon review of the above referenced plat Update #2 application submitted on December 18, 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 review comments.

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

2. No review 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-25-0036-DURANGOFARMS-PH1-LT2 1/15/2026 A-BLKAU2(1-15)

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

DFPh1Lot2ABlkAReplat-U2-Plat(12-22-25).pdf

RESUBDIVISION OF LOT 2A, BLOCK A

RESUBDIVISION OF PORTIONS OF MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET AND LOT 1, BLOCK A, LOT 31, BLOCK C, LOT 1, BLOCK D, AND LOTS 1 THRU 9 AND LOTS 38 THRU 40, BLOCK G,

DURANGO FARMS PHASE 1 WILLIAMSON COUNTY, TEXAS

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

No Comments
01/15/2026 4:55:02 PM

ENGINEERING REVIEW
12/23/2025 2:19:33 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

SURVEYOR: ERNESTO NAVARRETE, R.P.L.S. 6642
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150
AUSTIN, TEXAS 78735
512.872.6696
ernesto.navarrete@hrgreen.com
TBPLS FIRM NO. 10194101

ENGINEER: XAVIER GARZA-ROBLEDO, P.E. 135174
HR GREEN DEVELOPMENT TX, LLC
5508 HIGHWAY 290 WEST #150
AUSTIN, TX 78735
512.872.6696
xavier.garza@hrgreen.com
TBPE FIRM No.: F-16384

OWNER: MA DURANGO FARMS, LLC
2121 MIDWAY ROAD, SUITE 240
CARROLLTON, TEXAS 75006-5263
PH. No. 972-715-6450
Email: whenderson@madev.com

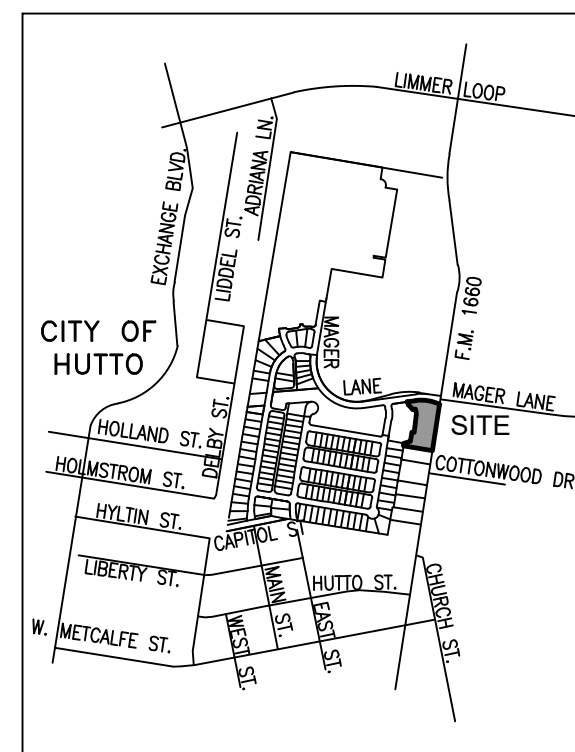
ACREAGE: 1.226 ACRES (53,413 SQUARE FEET)

PATENT SURVEY: W.J. BROWN SURVEY, ABSTRACT NO. 105

TOTAL NUMBER OF LOTS: 2

COMMERCIAL: 1

COMMON: 1



LEGAL DESCRIPTION

DESCRIPTION OF 1.226 ACRES OF LAND IN THE W. J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS; BEING ALL OF LOT 2A, BLOCK A, RESUBDIVISION OF PORTIONS OF MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET AND LOT 1, BLOCK A, LOT 31, BLOCK C, LOT 1, BLOCK D, AND LOTS 1 THRU 9 AND LOTS 38 THRU 40, BLOCK G, DURANGO FARMS PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2021112761, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.226 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MAGER LANE, A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON SAID DURANGO FARMS PHASE 1 RESUBDIVISION AND THE WEST RIGHT-OF-WAY LINE OF F.M. 1660, A VARIABLE WIDTH RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF SAID LOT 2A, BLOCK A, DURANGO FARMS PHASE 1 RESUBDIVISION, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN;

THENCE S 07°39'43"W, LEAVING THE SOUTH RIGHT-OF-WAY LINE OF SAID MAGER LANE, WITH THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1660 AND THE EAST LINE OF SAID LOT 2A, BLOCK A, DURANGO FARMS PHASE 1 RESUBDIVISION, WITH THE EAST LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 384.84 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "RJ SURVEYING" FOUND IN THE NORTH LINE OF A CERTAIN CALLED 0.51 ACRE TRACT DESCRIBED IN THE DEED TO VLADISLAV ZENCHENKO AND KATELYN MAY ZENCHENKO, OF RECORD IN DOCUMENT NO. 2022058997, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT AN ANGLE POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 1660, FOR THE SOUTHEAST CORNER OF SAID LOT 2A, BLOCK A, DURANGO FARMS PHASE 1 RESUBDIVISION, FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE N 82°16'34"W, LEAVING THE WEST RIGHT OF WAY LINE OF SAID F.M. 1660, WITH THE SOUTH LINE OF SAID LOT 2A, BLOCK A, DURANGO FARMS PHASE 1 RESUBDIVISION AND THE NORTH LINE OF THE SAID 0.51 ACRE TRACT, WITH THE SOUTH LINE OF THE TRACT DESCRIBED HEREIN, A DISTANCE OF 179.38 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "RJ SURVEYING" FOUND IN THE EAST LINE OF LOT 2, BLOCK A, DURANGO FARMS PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2020131845, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHWEST CORNER OF THE SAID 0.51 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 2A, BLOCK A, DURANGO FARMS PHASE 1 RESUBDIVISION, SAME BEING THE SOUTHWEST CORNER OF THE TRACT DESCRIBED HEREIN,

THENCE N 07°29'25"E, WITH THE EAST LINE OF SAID LOT 2, BLOCK A, DURANGO FARMS PHASE 1, WITH THE WEST LINE OF SAID LOT 2A, BLOCK A, DURANGO FARMS PHASE 1 RESUBDIVISION, WITH THE WEST LINE OF THE TRACT DESCRIBED HEREIN A DISTANCE OF 20.55 FEET TO A MAG-NAIL WITH A WASHER STAMPED "HR GREEN" SET FOR AN ANGLE POINT IN THE WEST LINE OF SAID LOT 2A, BLOCK A, DURANGO FARMS PHASE 1 RESUBDIVISION, FOR THE NORTHEAST CORNER OF SAID LOT 2, BLOCK A, DURANGO FARMS PHASE 1, FOR THE SOUTHEAST CORNER OF LOT 1A, BLOCK A, SAID DURANGO FARMS PHASE 1 RESUBDIVISION, FOR AN ANGLE POINT IN THE WEST LINE OF THE TRACT DESCRIBED HEREIN, FROM WHICH A MAG-NAIL WITH A WASHER FOUND IN THE EAST RIGHT-OF-WAY LINE OF DURANGO DOWNS DRIVE, A 50-FOOT RIGHT-OF-WAY AS SHOWN ON SAID DURANGO FARMS PHASE 1 RESUBDIVISION, AT THE SOUTHWEST CORNER OF SAID LOT 1A, BLOCK A, DURANGO FARMS PHASE 1 RESUBDIVISION, AT THE NORTHWEST CORNER OF SAID LOT 2, BLOCK A, DURANGO FARMS PHASE 1, BEARS N 82°18'42"W, A DISTANCE OF 128.98 FEET;

THENCE WITH A NORTH LINE AND THE WEST LINE OF SAID LOT 2A, BLOCK A, DURANGO FARMS PHASE 1 RESUBDIVISION AND A SOUTH LINE AND THE EAST LINE OF SAID LOT 1A, BLOCK A, DURANGO FARMS PHASE 1 RESUBDIVISION, WITH A NORTH LINE AND THE WEST LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

1. N 73°03'24" E, A DISTANCE OF 51.64 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "DEE RPLS 6904" FOUND AT AN ANGLE POINT,
2. N 07°45'57" E, A DISTANCE OF 76.18 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN,
3. S 82°17'21" E, A DISTANCE OF 16.76 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET FOR A RE-ENTRANT CORNER,
4. N 05°42'50" E, A DISTANCE OF 151.35 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "DEE RPLS 6904" FOUND AT AN ANGLE POINT,
5. N 14°48'06" W, A DISTANCE OF 35.20 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "DEE RPLS 6904" FOUND AT AN ANGLE POINT,
6. S 82°58'37" W, A DISTANCE OF 23.10 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "DEE RPLS 6904" FOUND AT A NON-TANGENT POINT-OF-CURVATURE,
7. WITH THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 73.00 FEET, AN ARC DISTANCE OF 20.34 FEET, AND A CHORD WHICH BEARS N 39°32'30" W, A DISTANCE OF 20.27 FEET TO A MAG-NAIL WITH A WASHER FOUND AT A POINT-OF-TANGENCY,
8. N 47°36'50" W, A DISTANCE OF 27.84 FEET TO A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "DEE RPLS 6904" FOUND AT A POINT-OF-CURVATURE,
9. WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.00 FEET, AN ARC DISTANCE OF 24.48 FEET, AND A CHORD WHICH BEARS N 28°38'02" W, A DISTANCE OF 24.03 FEET TO A 1/4-INCH DRILL HOLE FOUND AT A POINT-OF-TANGENCY, AND
10. N 09°43'41" W, A DISTANCE OF 3.68 FEET TO A 1/4-INCH DRILL HOLE FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID MAGER LANE, AT THE NORTHWEST CORNER OF SAID LOT 2A, BLOCK A, DURANGO FARMS PHASE 1 RESUBDIVISION, AT THE NORTHEAST CORNER OF SAID LOT 1A, BLOCK A, DURANGO FARMS PHASE 1 RESUBDIVISION, AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A MAG-NAIL WITH A WASHER STAMPED "LANDDEV" SET FOR A POINT-OF-CURVATURE IN THE SOUTH RIGHT-OF-WAY LINE OF SAID MAGER LANE AND THE NORTH LINE OF SAID LOT 1A, BLOCK A, DURANGO FARMS PHASE 1 RESUBDIVISION BEARS S 80°09'38" W, A DISTANCE OF 112.47 FEET;

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MAGER LANE, WITH THE NORTH LINE OF SAID LOT 2A, BLOCK A, DURANGO FARMS PHASE 1 RESUBDIVISION, WITH THE NORTH LINE OF THE TRACT DESCRIBED HEREIN, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. N 80°09'38" E, A DISTANCE OF 65.93 FEET TO A MAG-NAIL WITH A WASHER STAMPED "HR GREEN" SET FOR A POINT-OF-CURVATURE,
2. WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 326.00 FEET, AN ARC DISTANCE OF 92.94 FEET, AND A CHORD WHICH BEARS N 88°19'41" E, A DISTANCE OF 92.63 FEET TO A MAG-NAIL WITH A WASHER STAMPED "HR GREEN" SET FOR A POINT-OF-TANGENCY, AND
3. S 83°30'17" E, A DISTANCE OF 55.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.226 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

BENCHMARK LIST: - NAVD88 - GEOID12B

BM:1368-24:
CITY OF HUTTO BRASS DISC SET IN CONCRETE
GRID NORTHING: 10,176,498.70
GRID EASTING: 3,173,655.92
ELEVATION = 661.14 FEET.

BM:1368-25:
"SQUARE W/ X" ETCHED IN CONCRETE SIDEWALK AT BRIDGE
GRID NORTHING: 10,176,737.08
GRID EASTING: 3,174,244.18
ELEVATION = 660.89 FEET.

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999885.
4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
5. THE SUBJECT LOTS ARE SUBJECT TO THE ACCESS AND SIGNAGE EASEMENT OF RECORD IN DOCUMENT NO. 2021178978, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LEGEND

- 1/4" DRILL HOLE FOUND
- DEE 6904 1/2" IRON ROD W/ PLASTIC CAP STAMPED "DEE RPLS 6904" FOUND
- MAG NAIL W/ WASHER FOUND
- RJS 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RJ SURVEYING" FOUND
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HR GREEN" SET
- MAG NAIL W/ WASHER STAMPED "LANDDEV" OR "HR GREEN" SET
- () RECORD INFORMATION DOC. NO. 2021112761, O.P.R.W.C.TX.
- [] ADDITIONAL RECORD INFORMATION
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.TX. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING

TABLE OF LAND USES

Block	Use	Area
BLOCK A, LOT 2A-1	COMMERCIAL	1.103 AC.
BLOCK A, LOT 2A-2	COMMON AREA	0.123 AC.

BLOCK A	
LOT NO.	AREA (SQ. FT.)
2A-1	1.103 AC. (48,051 SQ. FT.)
2A-2	0.123 AC. (5,362 SQ. FT.)

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

FILE No: 1368		
PLAT PREPARATION DATE		10/2025
APPLICATION SUBMITTAL DATE		10/7/2025
1 ADDRESSED CITY COMMENTS	C.T.	11/6/25
No: REVISION:	BY:	DATE:



RESUBDIVISION OF LOT 2A, BLOCK A
RESUBDIVISION OF PORTIONS OF MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET AND LOT 1, BLOCK A, LOT 31, BLOCK C, LOT 1, BLOCK D, AND LOTS 1 THRU 9 AND LOTS 38 THRU 40, BLOCK G, DURANGO FARMS PHASE 1 W.J. BROWN SURVEY, ABSTRACT NO. 105 WILLIAMSON COUNTY, TEXAS

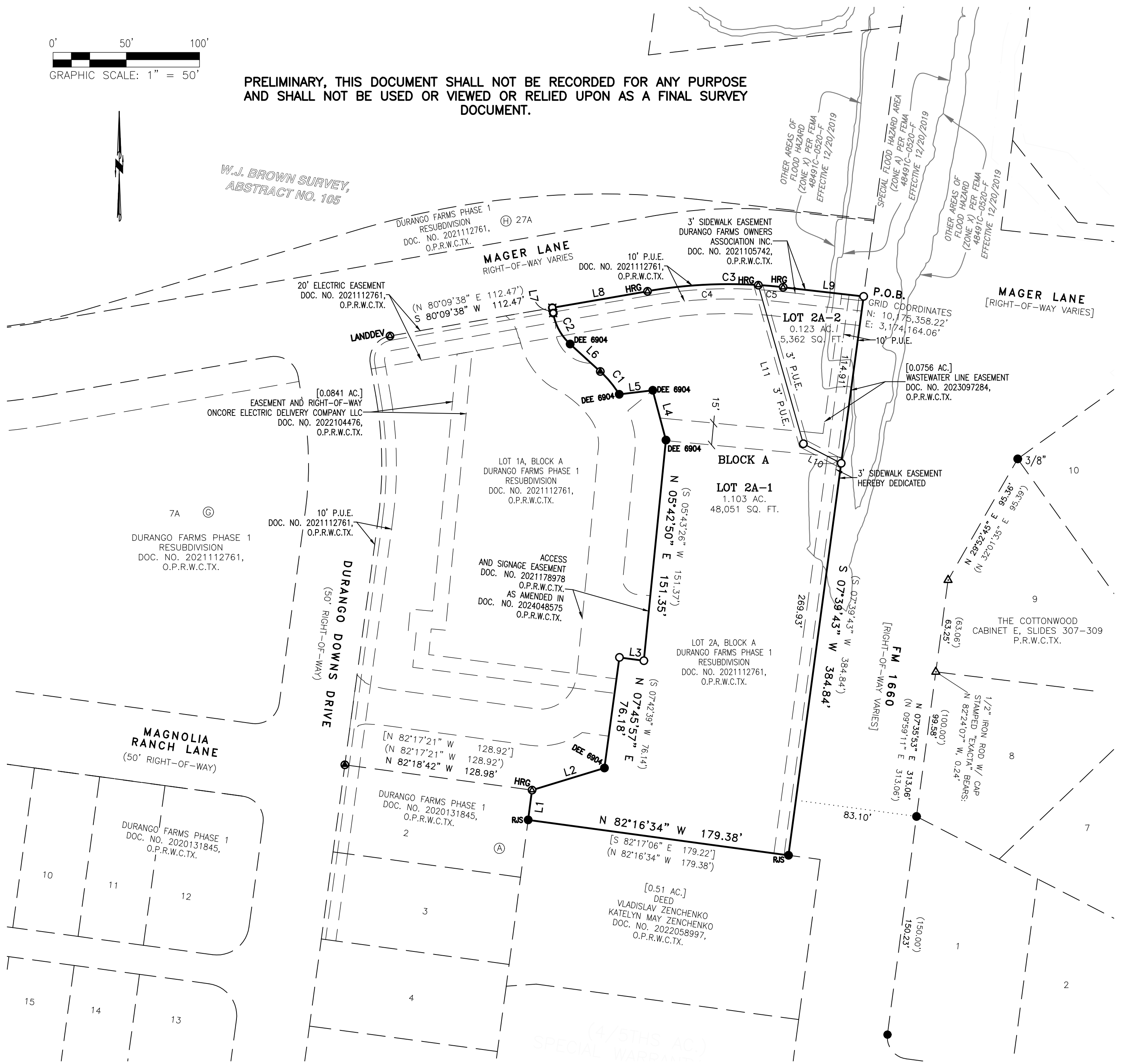
RESUBDIVISION OF LOT 2A, BLOCK A

RESUBDIVISION OF PORTIONS OF MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET AND LOT 1, BLOCK A, LOT 31, BLOCK C, LOT 1, BLOCK D, AND LOTS 1 THRU 9 AND LOTS 38 THRU 40, BLOCK G,

DURANGO FARMS PHASE 1
WILLIAMSON COUNTY, TEXAS



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



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 07°29'25" E (N 07°29'25" E)	20.55' (20.55')
L2	N 73°03'24" E (S 73°02'57" W)	51.64' (51.72')
L3	S 82°17'21" E (N 82°17'21" W)	16.76' (16.76')
L4	N 14°48'06" W (S 14°49'34" E)	35.20' (35.22')
L5	S 82°58'37" W (N 82°54'53" E)	23.10' (23.07')

LINE TABLE		
LINE #	BEARING	DISTANCE
L6	N 47°36'50" W (S 47°36'03" E)	27.84' (27.81')
L7	N 09°43'41" W (S 09°50'16" E)	3.68' (3.76')
L8	N 80°09'38" E (N 80°09'38" E)	65.93' (65.93')
L9	S 83°30'17" E (S 83°30'17" E)	55.34' (55.34')
L10	N 62°42'09" W	29.09'
L11	N 15°50'52" W	112.56'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	73.00' (73.00')	20.34' (20.39')	N 39°32'30" W (S 39°35'53" E)	20.27' (20.33')
C2	37.00' (37.00')	24.48' (24.39')	N 28°38'02" W (S 28°43'09" E)	24.03' (23.95')
C3	326.00' (326.00')	92.94' (92.94')	N 88°19'41" E (N 88°19'41" E)	92.63' (92.63')
C4	326.00'	75.95'	N 86°50'05" E	75.78'
C5	326.00'	16.99'	S 84°59'52" E	16.99'

FILE No: 1368		
PLAT PREPARATION DATE		10/2025
APPLICATION SUBMITTAL DATE		10/7/2025
1 ADDRESSED CITY COMMENTS	C.T.	11/6/25
No: REVISION:	BY:	DATE:



RESUBDIVISION OF LOT 2A, BLOCK A
RESUBDIVISION OF PORTIONS OF MAGER LANE, DURANGO DOWNS DRIVE AND EAST STREET AND LOT 1, BLOCK A, LOT 31, BLOCK C, LOT 1, BLOCK D, AND LOTS 1 THRU 9 AND LOTS 38 THRU 40, BLOCK G, DURANGO FARMS PHASE 1
W.J. BROWN SURVEY, ABSTRACT NO. 105
WILLIAMSON COUNTY, TEXAS

AGENDA ITEM REPORT

4.3.



To: Planning and Zoning Commission
Subject: Discussion and updating of the capital improvement plan projects.
Meeting: Tuesday, February 3, 2026
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

None