City of Hutto

Agenda

Planning and Zoning Commission
Tuesday, July 7, 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**
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 July 7, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.
4. **MINUTES**

   4.1. Consideration and possible action on the meeting minutes from the regularly scheduled Planning and Zoning Commission meeting held on June 2,2026.
5. **AGENDA ITEMS**

   5.1. Conduct a public hearing and consider possible action on the Ironwood Replat Lot 3 Block A & Lots 1-3 Block B (#PLAT-26-0013).

   5.2. Consider possible action on Titan Innovation Business Park Phase 3 Lot 5 Block 1 Amended Plat (PLAT-26-0016).

   5.3. Conduct a public hearing and consider possible action on the Stromberg PUD Amendment #2 (ZON-26-0018).
6. **DEVELOPMENT SERVICES DIRECTOR REPORT**
7. **ADJOURNMENT**
8. **CERTIFICATION**

   I certify that this notice of the July 7, 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 July 1, 2026 before 5:00 P.M.

Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at 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 June 2,2026.
Meeting:	Tuesday, July 7, 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 June 2,2026

City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, June 2, 2026 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

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

2. ROLL CALL

Hazel Sherrod Y
Tony Wertz Vice Chair Y
Rick Hudson Chair Y
Cory Hall Y
Norm Delay Y
Brandon DeLeon Y
Brian Kennard 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 June 2, 2026. 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. MINUTES

4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 5,2026.

A motion was made by Vice Chair Tony Wertz to approve the meeting minutes from the Planning and Zoning meeting held on May 5,2026, seconded by Commissioner Hazel Sherrod.

Motion passed 7 Ayes to 0 Nays

5. AGENDA ITEMS

5.1. Consideration and possible action on the Lidell Walker Phase 5 final plat, 36.574-acres, more or less, of land, 172 single-family residential lots and 2 open space lots generally located north of CR 132 and west of CR 133.

Forrest presents 7:02 , Discussion begins 7:05, Chair Rick Hudson shares not providing detention is a no go.

Commissioner Brandon Deleon asks about former phases and if they were not required to provide detention. Other commissioners share that it was done under old standards.

Commissioner Hazel Sherrod asks about the parkland? Why 172 lots and no parkland. Planning Manager, Forrest Williams shares that it is part of a Development Agreement and that may be there.

TO DO:

Ensure that w/no parkland there is fee in lieu is in place.

Chair Rick Hudson requests TIA for CO RD 133 and Vice Chair Tony Wertz says that if it is old a new one should be conducted.

Commissioner Hazel Sherrod made a motion to deny item 5.1, seconded by Chair Rick Hudson

Motion was denied 7 Ayes to 0 Nays

5.2. Consideration and possible action on the Meadow Brook Phase 1 final plat, 47.7-acres, more or less, of land, 127 single-family residential lots, 20 duplex lots, and approximately 15-acres of passive parks, and 4.6-acres of active park space generally located north of FM 1660 and west of the Williamson County Southeast Loop.

Discussion begins 7:18 Chair Rick Hudson – Recollection of commercial placed where the parkland space is now located.

Commissioner Brian Kennard asks about how this new development is going to be impacting 1660 which is already busy. Planning Manager, Forrest Williams shared about the ROW dedication for the new loop, should alleviate some of the traffic.

Commissioner Brian Kennard requests 90 days for them to figure this out with parks.

Vice Chair Tony Wertz has suggestion for traffic light at Medowbrook and 1660, asks about TIA.

Engineer Joe speaks and shares that the Commercial was removed bc it cost too much to get WW service also shared that TIA was conducted around the same time as the PUD was accepted.

A motion was made by Commissioner Hazel Sherrod to approve item 5.2, seconded by Vice Chair Tony wertz.

Motion passed 7 Ayes to 0 Nays

6. OTHER BUSINESS

6.1. Discussion only: Commission dialogue and deliberation about inclusionary measures the City of Hutto can implement to better accommodate her citizens of all aptitudes and abilities. Subject may include, but is not limited to, code amendments and alterations, staff policy(ies), boards & commissions empowerment, and transparency/communications of the efforts to the community at-large.

Commissioner Brian Kennard presents research on neurodivergent planning. Concern about how mental health breakdowns are handled – do not "neutralize"??
What is P&Z role? Who is going to lead this? How will tonight's product direct staff? Public comments from () requests that non-profits that deal with neurodivergent cases be included in this process.

Morrgan Hubbard – Look into other agencies that are dealing with this such as sheriffs office, ISD, etc... . Also important to educate because people may not realize how many people are dealing with this for example veterans. Chair Rick Hudson brings up action items that are in the white paper

Commissioner from DEIB – shares that P&Z can help by looking at neurodivergence from sensory impact assessment when new developments come into place.

Grace macintosh – with ISD – shares that she desires with the City on this effort. Hudson asks if they partner with local higher education. Shares about project search .

Chair Rick Hudson recommends an all hands work session. We need to put a list together of who all needs to be involved on this convo. Commissioner Brian Kennard shares that we should look into Mesa Arizona.

7. DEVELOPMENT SERVICES DIRECTOR REPORT

7.1. Reminder: Special Called Meeting June 9th at 6:00 PM. Unified Development Code Discussion

Reminder that the Special called Planning and Zoning Commission meeting - UDC revisions will be June 9,2026.

Gratitude expressed to Hazel Sherrod as she will be stepping off at the end of June as a Commissioner for P&Z.

8. ADJOURNMENT

The meeting was adjourned at 8:28 PM

9. CERTIFICATION

I certify that this notice of the June 2, 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 May 27,2026 before 5:00 P.M.

_____

Planning and Zoning Commission Chair or Representative

AGENDA ITEM REPORT
5.1.

To:	Planning and Zoning Commission
Subject:	Conduct a public hearing and consider possible action on the Ironwood Replat Lot 3 Block A & Lots 1-3 Block B (#PLAT-26-0013).
Meeting:	Tuesday, July 7, 2026
Department:	Development Services
Staff Contact:	Forrest Williams

BACKGROUND INFORMATION:

The Ironwood property was originally platted in May of 2024, the plat was originally six (6) lots three (3) lots in block A and three (3) lots in block B. Lot 3 Block A already has two buildings on the lot and now the property owner is wanting to subdivided the two buildings on one lot into a single building on two separate lots. The property to the north of the site is now undeveloped and there are currently no plans for development at this time.The existing buildings will not be encroaching across the new lot lines and they meet all required setbacks.

SUMMARY OF REQUEST:

Surrounding Zoning:
North - Parker Way (ROW) and Light Industrial (LI)
South - Right-of-Way (ROW) US HWY 79
East - Innovation Blvd and General Commerical (B-2)
West - Alliance Blvd and Hutto Townwest Commons

The applicant is applying for a replat of the currently recorded plat, Document No. 2024034929. The request involves splitting the previously recorded Lot 3 Block A into two separate lots situated between the existing buildings. Additionally, the previously recorded Lot 1, 2, and 3 Block B will be merged into one. The existing Lot 3 Block A is fully developed and contains two buildings, along with wastewater, water, and stormwater infrastructure. Lot 1, 2, and 3 Block B are undeveloped. Please note that there are no plans for any future changes to the existing lot.

STAFF REVIEW:

Staff has completed the review and all comments have been addressed.

FISCAL NOTES:

There is no fiscal impact to the city for this replat.

POLICY IMPLICATIONS:

There are no policy implications for this replat.

AGENDA ITEM REPORT
5.1.

ATTACHMENTS:

1. Ironwood_RP Approved - No Comments (Not Recorded)
2. IWLot3BlkAReplat-Init-SubmitLtr(5-5-26)
3. PLAT-26-0013 - HB3167 Waiver request
4. WCESD3_Appr(5-27-26)
5. Ironwood_AP(Recorded 04.2025)
6. Ironwood_FP(Recorded 05.2024)

June 11, 2026

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

RE: Ironwood Lot 3 Blk A and Lots 1-3 Blk B Replat, Hutto, TX 78634
Plat Review – Ironwood Lot 3 Blk A and Lots 1-3 Blk B Replat - Comment Report to Update #1 Submittal (received 5-27-26)
Project No.: PLAT-26-0013

Claudia Sauceda,

Upon review of the above referenced plat Update #1 application submitted on May 27, 2026, all staff review comments have been addressed.

Planning Review – Emmanuel Hernandez, Planner (512) 759-4038 – 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-26-0013-IRONWOOD-LOT3BLKA-LO TS1-3-REPLAT(6-10) 6/11/2026

Attendees

Forrest Williams (Forrest.Williams@HuttoTX.gov)
Mindy McDonough (mindy.mcdonough@HuttoTX.gov)
sandip (Sandip.Uprety@HuttoTX.gov)
Todd Meaker (Todd.Meaker@HuttoTX.gov)
Manny Hernandez (Manny.Hernandez@HuttoTX.gov)

Documents

IWLot3BlkAReplat-U1-Plat(5-27-26).pdf

ENGINEERING REVIEW
06/04/2026 2:18:08 PM

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

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

Minds McDonough
CSEC # 1304
minds.mcdonough@westwoodps.com
06/04/2026
NO COMMENT

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

No Comments
06/11/2026 3:59:52 PM

REPLAT OF
IRONWOOD

ESTABLISHING LOT 3A AND 3B, BLOCK A, AND LOT 1A, BLOCK B
OUT OF LOT 3, BLOCK A AND LOTS 1, 2, AND 3, BLOCK B
AS SHOWN BY AMENDING PLAT OF IRONWOOD
WITHIN THE CORPORATE LIMITS OF HUTTO, WILLIAMSON COUNTY, TEXAS
AND RECORDED IN DOCUMENT NO. 2025030110, WILLIAMSON COUNTY, TEXAS

OWNER OF RECORD
(LOTS 1-3, BLOCK B):

VELOCIS HUTTO INNOVATION JV LP
CONTACT: PAUL R. SMITH
ADDRESS: 300 Crescent Court, Suite 850
Dallas, Texas 75201
PH: 214-702-0217
EMAIL: paul.smith@velocis.com

OWNER OF RECORD
(LOT 3, BLOCK A):

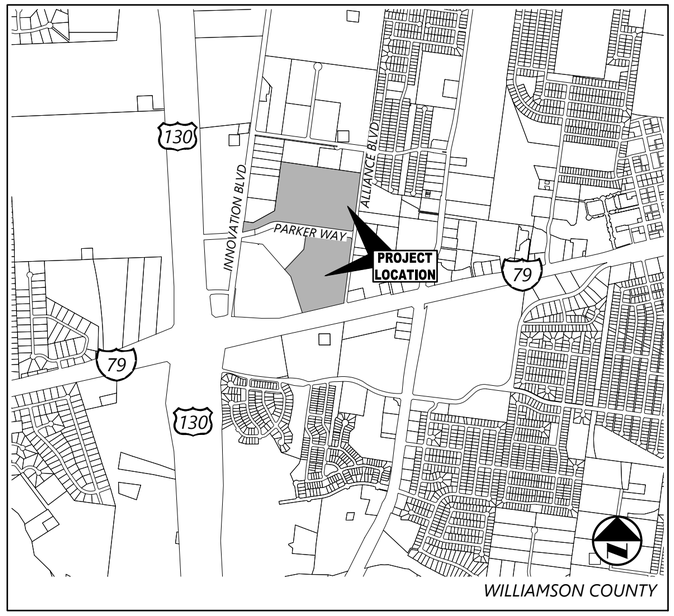
VELOCIS HUTTO INNOVATION PHASE I LP
CONTACT: PAUL R. SMITH
ADDRESS: 300 Crescent Court, Suite 850
Dallas, Texas 75201
PH: 214-702-0217
EMAIL: paul.smith@velocis.com

ENGINEER:

WESTWOOD PROFESSIONAL SERVICES
CONTACT: HOLLIS A SCHEFFLER
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
EMAIL: HOLLIS.SCHEFFLER@WESTWOODPS.COM

SURVEYOR:

WESTWOOD PROFESSIONAL SERVICES
CONTACT: JASON R. GABRIEL
211 NORTH LOOP 1604 EAST, SUITE 205
SAN ANTONIO, TEXAS 78232
PH: 210-265-8300
EMAIL: JASON.GABRIEL@WESTWOODPS.COM

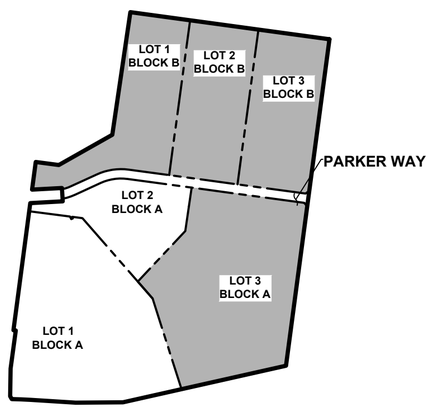


VICINITY MAP
(SCALE: 1" = 2,000')

AREA TABLE			
LOT	**ACRES**	**SQ. FEET**	**ZONE AS**
LOT 1A BLOCK B	42.998	1,872,993	LIGHT INDUSTRIAL
LOT 3A BLOCK A	17.133	746,320	LIGHT INDUSTRIAL
LOT 3B BLOCK A	13.023	567,298	LIGHT INDUSTRIAL
TOTAL AREA	73.154	3,186,611	

SHEET INDEX	
1	*COVER SHEET*
2	*PLAT EXHIBIT (SOUTHEAST)*
3	*PLAT EXHIBIT (NORTHEAST*
4	*PLAT EXHIBIT (NORTHWEST)*
5	*LEGAL DESCRIPTION, NOTES & SIGNATURES*

AREA BEING REPLATTED



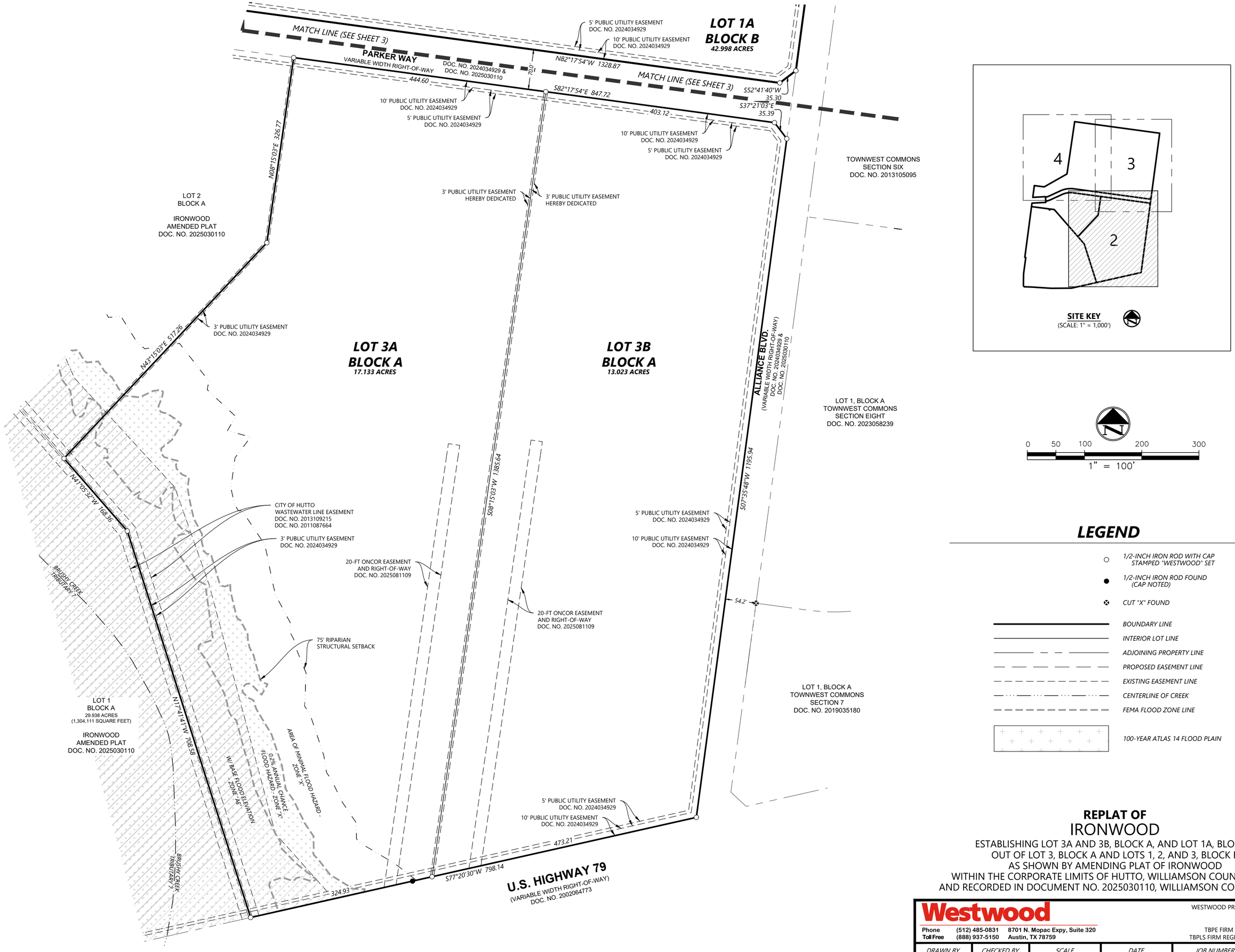
#PLAT-26-0013

Westwood
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TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	*CHECKED BY*	*SCALE*	*DATE*	*JOB NUMBER*	*PAGE*
RPP	*JRG*	*N/A*	*4/22/2026*	*0039547.12*	*1 OF 5*

Last Saved by: RPatthey
Plot Date/Time: 5/21/2026 4:20 PM
Drawing: N:\0039547.12\DWG\Survey C3D 2018\0039547.12-RP



LEGEND

- 1/2-INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET
- 1/2-INCH IRON ROD FOUND (CAP NOTED)
- CUT "X" FOUND
- BOUNDARY LINE
- INTERIOR LOT LINE
- ADJOINING PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- CENTERLINE OF CREEK
- FEMA FLOOD ZONE LINE
- 100-YEAR ATLAS 14 FLOOD PLAIN

REPLAT OF
IRONWOOD

ESTABLISHING LOT 3A AND 3B, BLOCK A, AND LOT 1A, BLOCK B
OUT OF LOT 3, BLOCK A AND LOTS 1, 2, AND 3, BLOCK B
AS SHOWN BY AMENDING PLAT OF IRONWOOD
WITHIN THE CORPORATE LIMITS OF HUTTO, WILLIAMSON COUNTY, TEXAS
AND RECORDED IN DOCUMENT NO. 2025030110, WILLIAMSON COUNTY, TEXAS

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Toll Free (888) 937-5150 Austin, TX 78759
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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER	PAGE
RPP	JRG	1" = 100'	4/22/2026	0039547.12	2 OF 5

#PLAT-26-0013

LOT 5A
BLOCK B

REPLAT OF LOTS 4 AND 5, BLOCK B
108 COMMERCIAL PARK
CABINET W, SLIDE 185

LOT 4A
BLOCK B

REPLAT OF LOTS 4 AND 5, BLOCK B
108 COMMERCIAL PARK
CABINET W, SLIDE 185

LOT 3
BLOCK B

108 COMMERCIAL PARK
CABINET T, PAGE 43

MATCH LINE (SEE SHEET 4)

5' PUBLIC UTILITY EASEMENT
DOC. NO. 2024034929

S82°15'52"E 1498.32

SEMINOLE PIPELINE COMPANY
VOLUME 826, PAGE 341

10' PUBLIC UTILITY EASEMENT
DOC. NO. 2024034929

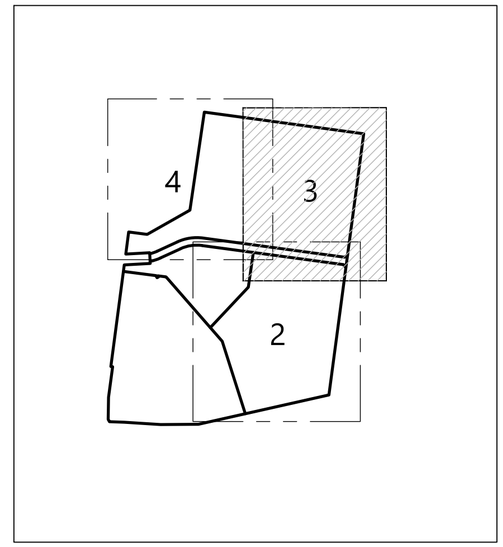
5' PUBLIC UTILITY EASEMENT
DOC. NO. 2024034929

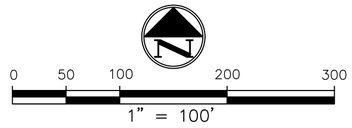
EMORY FARMS
SECTION ONE
FINAL PLAT
CABINET CC, SLIDE 134

ALLIANCE BLVD.
(VARIABLE WIDTH RIGHT-OF-WAY)
DOC. NO. 2024034929 &
DOC. NO. 2025030110

S07°35'48"W 1138.74

LOT 1A
BLOCK B
42.998 ACRES





MATCH LINE (SEE SHEET 4)

CALLED 3.569 ACRES
THE CITY OF HUTTO, TEXAS
DOC. NO. 2013025291

53.3'

PARKER WAY
VARIABLE WIDTH RIGHT-OF-WAY
DOC. NO. 2024034929 &
DOC. NO. 2025030110

5' PUBLIC UTILITY EASEMENT
DOC. NO. 2024034929

10' PUBLIC UTILITY EASEMENT
DOC. NO. 2024034929

N82°17'54"W 1328.87

70'

MATCH LINE (SEE SHEET 2)

444.60

S82°17'54"E 847.72

S52°41'40"W
35.30

S37°21'03"E
35.39

TOWNWEST COMMONS
SECTION SIX
DOC. NO. 2013105095

LOT 2
BLOCK A

IRONWOOD
AMENDED PLAT
DOC. NO. 2025030110

10' PUBLIC UTILITY EASEMENT
DOC. NO. 2024034929

5' PUBLIC UTILITY EASEMENT
DOC. NO. 2024034929

403.12

10' PUBLIC UTILITY EASEMENT
DOC. NO. 2024034929

5' PUBLIC UTILITY EASEMENT
DOC. NO. 2024034929

N08°15'03"E 326.77

LOT 3A
BLOCK A
17.133 ACRES

3' PUBLIC UTILITY EASEMENT
DOC. NO. 2024034929

3' PUBLIC UTILITY EASEMENT
HEREBY DEDICATED

3' PUBLIC UTILITY EASEMENT
HEREBY DEDICATED

LOT 3B
BLOCK A
13.023 ACRES

LEGEND

- *1/2-INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET*
- *1/2-INCH IRON ROD FOUND (CAP NOTED)*
- *CUT "X" FOUND*
- *BOUNDARY LINE*
- *INTERIOR LOT LINE*
- *ADJOINING PROPERTY LINE*
- *PROPOSED EASEMENT LINE*
- *EXISTING EASEMENT LINE*
- *CENTERLINE OF CREEK*
- *FEMA FLOOD ZONE LINE*
- *100-YEAR ATLAS 14 FLOOD PLAIN*

REPLAT OF
IRONWOOD

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Westwood

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TBPLS FIRM REGISTRATION NO. LS-10074301

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RPP	*JRG*	*1" = 100'*	*4/22/2026*	*0039547.12*	*3 OF 5*

#PLAT-26-0013

LOT 3
BLOCK A

108 COMMERCIAL PARK
CABINET T, PAGE 43

LOT 4
BLOCK A

108 COMMERCIAL PARK
CABINET T, PAGE 43

LOT 5
BLOCK A

108 COMMERCIAL PARK
CABINET T, PAGE 43

LOT 6
BLOCK A

108 COMMERCIAL PARK
CABINET T, PAGE 43

LOT 7
BLOCK A

108 COMMERCIAL PARK
CABINET T, PAGE 43

LOT 8
BLOCK A

108 COMMERCIAL PARK
CABINET T, PAGE 43

LOT 5A
BLOCK B

REPLAT OF LOTS 4 AND 5, BLOCK B
108 COMMERCIAL PARK
CABINET W, SLIDE 185

LOT 2
BLOCK A

IRONWOOD
AMENDED PLAT
DOC. NO. 2025030110

LOT 1A
BLOCK B
42.998 ACRES

LOT 3A
BLOCK A
17.133 ACRES

INNOVATION BLVD
(VARIABLE WIDTH RIGHT-OF-WAY)

PARKER WAY
VARIABLE WIDTH RIGHT-OF-WAY
DOC. NO. 2024034929 &
DOC. NO. 2025030110

BRUSHY CREEK TRIBUTARY 7

"RPLS 2780"

"WATERLOO"

S82°15'52"E 1498.32

N08°22'39"E 923.27

N60°27'51"E 457.82

S82°33'29"E 173.58

N07°30'59"E 207.63

S86°51'00"W 222.98

'N03°09'00"W 9.68

S65°19'57"W 207.25

N82°17'54"W 1328.87

0.2% ANNUAL CHANCE FLOOD HAZARD - ZONE "X"

AREA OF MINIMAL FLOOD HAZARD ZONE "X"

1% ANNUAL CHANCE FLOOD HAZARD - ZONE "AE" W/ BASE FLOOD ELEVATION

5' PUBLIC UTILITY EASEMENT
DOC. NO. 2024034929

10' PUBLIC UTILITY EASEMENT
DOC. NO. 2024034929

1.636 ACRE
(71,258 SQUARE FEET)
DRAINAGE EASEMENT
DOC. NO. 2024034929

75' RIPARIAN
STRUCTURAL SETBACK

CITY OF HUTTO
WASTEWATER LINE EASEMENT
DOC. NO. 2013109215
DOC. NO. 2011087664

FOUND
CONCRETE
MONUMENT

C1

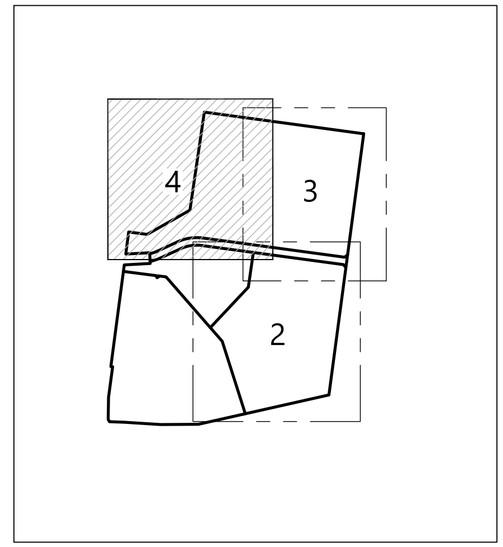
C2

700'

MATCH LINE (SEE SHEET 2)

MATCH LINE (SEE SHEET 3)

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	245.75'	435.00'	032°22'09"	S 81°31'02" W	242.50'
C2	74.03'	365.00'	011°37'16"	S 71°08'35" W	73.91'



0 50 100 200 300

1" = 100'

LEGEND

- 1/2-INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET
- 1/2-INCH IRON ROD FOUND (CAP NOTED)
- CUT "X" FOUND
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REPLAT OF
IRONWOOD

ESTABLISHING LOT 3A AND 3B, BLOCK A, AND LOT 1A, BLOCK B
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RPP	JRG	1" = 100'	4/22/2026	0039547.12	4 OF 5

#PLAT-26-0013

LEGAL DESCRIPTION:

BEING ALL OF LOT 3, BLOCK A, AND ALL OF LOTS 1-3, BLOCK B, IRONWOOD , A LEGAL SUBDIVISION RECORDED IN 2025030110, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

NOTES

1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS CENTRAL ZONE 4203. DISTANCES AND AREAS SHOWN ARE IN SURFACE AND HAVE BEEN SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES, AS SHOWN ON PLAT.
4. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
5. ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE NEARBY CREEK/TRIBUTARY.
6. ALL DRAINAGE SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE PER CITY OF ROUND ROCK DRAINAGE CRITERIA MANUAL. (UDC 10.802.1)
7. ALL DRAINAGE EASEMENTS AND STORM LINES CROSSING PUBLIC ROADWAYS FROM LOT TO LOT SHALL BE PRIVATELY MAINTAINED BY THE OWNER PER UDC 10.802.5.4.2.
8. MAJOR STREAMS SHALL NOT BE MODIFIED WITHOUT CONSENT OF APPLICABLE STATE AND FEDERAL AGENCIES, AND WITH AUTHORIZATION FROM THE CITY ENGINEER. (UDC 10.802.5.4.10.5)
9. SECTION 8.3.4 OF THE ROUND ROCK DRAINAGE CRITERIA MANUAL SHALL APPLY FOR ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING WATER QUALITY FACILITIES AND STORMWATER MANAGEMENT INFRASTRUCTURE. (UDC 10.802.5.4.12)
10. MINIMUM STRUCTURAL SETBACKS FROM RIPARIAN AREAS (EDGE OF 100-YEAR FLOODPLAIN OR DELINEATED WETLANDS) ARE: (UDC 10.403.4.3)

10.A. WATERCOURSES DRAINING AN AREA AT LEAST 0.5 SQUARE MILES AND HAVING A DEFINED BED & BANK, DESIGNATED 100-YEAR FLOOD PLAINS, AND CATEGORY 3 WETLANDS: 25 FT.

10.B. WATERCOURSES DRAINING AN AREA OF 0.5-20 SQUARE MILES, AND CATEGORY 2 WETLANDS: 75 FT.

10.C. WATERCOURSES DRAINING AN AREA OF GREATER THAN 20 SQUARE MILES, AND CATEGORY 1 WETLANDS: 125 FT.

11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
12. UTILITY NOTES:

12.A. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY

12.B. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.

12.D. ALL WATER AND WASTEWATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF HUTTO UTILITY DESIGN CRITERIA MANUAL, CITY OF HUTTO STANDARD DETAILS, AND TCEQ DESIGN CRITERIA IN THE TEXAS ADMINISTRATIVE CODE, AS AMENDED.

12.E. WATER AND WASTEWATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GEORGETOWN SPECIFICATIONS AND CITY OF HUTTO STANDARD DETAILS.

12.F. WHERE A CITY OF HUTTO DETAIL DOES NOT EXIST, USE THE APPLICABLE GEORGETOWN DETAIL.

12.G. IF THERE IS A CONFLICT BETWEEN HUTTO CITY ORDINANCE AND MANUAL CONTENT, HUTTO ORDINANCES WILL PREVAIL.

13. FLOODPLAIN NOTES:

13.A. ULTIMATE FLOODPLAIN

13.A.A. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

13.B. EXISTING FLOODPLAIN

13.B.A. A PORTION OF THIS TRACT IS ENCROACHED BY 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 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 FOR THE CITY OF HUTTO, TEXAS.

14. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2-INCH PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
15. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. THIS SUBDIVISION IS ZONED: LIGHT INDUSTRIAL.
18. CITY LIMIT AND ETJ LINES ARE APPROXIMATED. INFORMATION PROVIDED WAS OBTAINED FROM CITY OF HUTTO WEBSITE (HTTPS;//WWW.HUTTOTX.GOV/DEPARTMENTS/GIS/GIS_LAYERS.PHP), LAST UPDATED ON JANUARY 2021 AND SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
19. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
20. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.
21. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
22. ROADS 20 FEET WIDE TO 26 FEET WIDE REQUIRE FIRE LANE SIGNAGE TO BE POSTED ON BOTH SIDES OF THE ROAD AND ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE REQUIRE FIRE LANE SIGNAGE TO BE POSTED ON ONE SIDE OF THE ROAD.
23. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
24. THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE CREATED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS, AND CONDITIONS OF THE SEPARATE INSTRUMENT.
25. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF HUTTO BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF HUTTO, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT. NO STRUCTURES OR FACILITIES WILL BE PLACED OVER CITY INFRASTRUCTURE EXCEPT WHERE A CROSSING IS NECESSARY AND NOTHING EXCEPT GRASS BE PLACED OVER CITY INFRASTRUCTURE.
26. THE CITY OF HUTTO ADOPTED TRANSPORTATION IMPACT FEES BY ORDINANCE NO. 2121-014 EFFECTIVE APRIL 15, 2021.
27. THE PROPOSED SITE HAS A PENDING LOMR AND ONCE APPROVED THE SITE WILL BE REPLATED WITH THE ADJUSTED FLOODPLAIN EASEMENT AND RIPARIAN SETBACK. SITE PLAN SHALL BE BASED ON PROPOSED FLOODPLAIN LINE ONCE LOMR IS FILED AND COMPLETE.

OWNER'S CERTIFICATE

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

VELOCIS HUTTO INNOVATION JV LP, A DELAWARE LIMITED PARTNERSHIP, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DOES SUBDIVIDE SAID TRACT AS SHOWN HEREON; DOES HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. VELOCIS HUTTO INNOVATION JV LP, HEREBY BINDS ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF HUTTO AGAINST EVERY PERSON WHOMEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS IRONWOOD.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS THIS ___ DAY OF _____, 2026.

VELOCIS HUTTO INNOVATION JV LP,
A DELAWARE LIMITED PARTNERSHIP

BY: VELOCIS IRP HUTTO GP, LP,
A DELAWARE LIMITED PARTNERSHIP,
ITS GENERAL PARTNER

BY: VIF GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
NAME: PAUL R. SMITH
TITLE: VICE PRESIDENT

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PAUL R. SMITH, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE _____ DAY OF _____, 2026.

_____ _____
RICHARD HUDSON DATE
PLANNING AND ZONING COMMISSION CHAIR

SURVEYOR'S CERTIFICATION:

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

I, JASON R. GABRIEL, REGISTERED PUBLIC SURVEYOR, NO. 6530, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON 01/19/2026.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS __ DAY OF _____, 2026.

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

ENGINEER'S CERTIFICATION:

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS __ DAY OF _____, 2026.

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

OWNER'S CERTIFICATE

STATE OF _____ §
KNOW BY MEN BY THESE PRESENTS
COUNTY OF _____ §

VELOCIS HUTTO INNOVATION PHASE I, LP, A DELAWARE LIMITED PARTNERSHIP, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DOES SUBDIVIDE SAID TRACT AS SHOWN HEREON; DOES HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. VELOCIS HUTTO INNOVATION PHASE I LP, HEREBY BINDS ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF HUTTO AGAINST EVERY PERSON WHOMEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS IRONWOOD.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ___ DAY OF _____, 2026.

VELOCIS HUTTO INNOVATION PHASE I, LP,
A DELAWARE LIMITED PARTNERSHIP

BY: VELOCIS HUTTO INNOVATION GP, LLC
A DELAWARE LIMITED PARTNERSHIP,
ITS GENERAL PARTNER

BY: _____
NAME: PAUL R. SMITH
TITLE: VICE PRESIDENT

STATE OF _____ §
KNOW BY MEN BY THESE PRESENTS
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED PAUL R. SMITH, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
MY COMMISSION EXPIRES ON: _____

CITY DEVELOPMENT SERVICES SIGNATURE:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE _____ DAY OF_____, 2026.

_____ _____
HOWARD J. KOONTZ, AICP DATE
DIRETOR OF DEVELOPMENT SERVICES

COUNTY CLERK'S CERTIFICATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2026, A.D., AT _____ O'CLOCK, __.M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2026_, A.D., AT ___ O'CLOCK, __.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT 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 RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

REPLAT OF
IRONWOOD

ESTABLISHING LOT 3A AND 3B, BLOCK A, AND LOT 1A, BLOCK B
OUT OF LOT 3, BLOCK A AND LOTS 1, 2, AND 3, BLOCK B
AS SHOWN BY AMENDING PLAT OF IRONWOOD
WITHIN THE CORPORATE LIMITS OF HUTTO, WILLIAMSON COUNTY, TEXAS
AND RECORDED IN DOCUMENT NO. 2025030110, WILLIAMSON COUNTY, TEXAS

Westwood
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER	PAGE
RPP	JRG	N/A	4/22/2026	0039547.12	5 OF 5

#PLAT-26-0013

Last Saved by: RPatchiney
PM | Date/Time: 3/24/2026 4:20 PM
Drawing: N:\0039547.12\CIVIL\Survey CSD 2018\0039547.12ARP

Westwood

April 29, 2026
Project No.: 0039547.12

CITY OF HUTTO
Development Services
500 West Live Oak Street
Hutto, Texas 78634

Re: **HUTTO CROSSING REPLAT – LETTER OF INTENT**
160 Parker Way
Hutto, Texas

I am writing to inform you that we are applying for a replat of the currently recorded plat, Document No. 2024034929. Our request involves splitting the previously recorded Lot 3 Block A into two separate lots situated between the existing buildings.

The current lot is fully developed and contains two buildings, along with wastewater, water, and stormwater infrastructure. Please note that there are no plans for any future changes to the existing site.

If you have any questions or need any additional information, please call at your earliest convenience.

Sincerely,



Hollis A. Scheffler, P.E.

CYS/tkl
0039547.12_Letter of Intent

Westwood

May 26, 2026
Project No.: 0039547.12

CITY OF HUTTO
Development Services
500 West Live Oak Street
Hutto, Texas 78634

Re: **HUTTO CROSSING REPLAT – Voluntary Waiver for HB3167/HB3699**
160 Parker Way
Hutto, Texas

It has come to our attention that our latest submittal for PLAT-26-0013 was under the process per HB3167/HB3699. I would like to formally request a waiver for HB3167/HB3699 as it will allow our application to be reviewed according to the normal plat submittal schedule.

If you have any questions or need any additional information, please call at your earliest convenience.

Sincerely,

Hollis A. Scheffler, P.E.

CYS/rmp
0039547.12_Voluntarily Waiver for HB3167/HB3699

Williamson County Emergency Services District No. 3

Hutto Fire Rescue

Fire Prevention Division
210 E. Hwy 79 Suite 103, Hutto, TX 78634
Office: 512-759-2616 Fax: 512-846-1946
www.huttofirerescue.org

Permit Number

2026-0172

Date: 05/20/2026

To: Claudia Sauceda
Westwood Professional Services
210-265-8305
claudia.sauceda@westwoodps.com

Subdivision Plat Submittal

Reference: **160 Parker Way (Ironwood)**

Scope: replat of Ironwood

Disposition: **DenyApprove**

This permit authorizing construction, repair, alteration, moving, removal, or demolition **expires 365 days from the approval date**. If permitted work has not commenced prior to this date, then plans must be resubmitted for review along with the plan review fee for a new plan submittal.

Plan Review Comments

The following comments must be addressed for plan approval:

1. No comments.

The following comments do not need to be addressed for plan approval but may need to be addressed before scheduling an inspection or during an inspection:

2. Schedule inspections at **HFRpermits.com** Provide as much advance notice as possible.

3. Re-inspections are subject to a fee. Consult the fee schedule at: **Huttofire.gov.**
   This fee is due prior to scheduling and must be received at our office.

The above-referenced plans have been reviewed against the requirements of the **2024 International Fire Code**, referenced standards, and local ordinances. Any plan review comments are provided as a service to the design professional and are based upon the plan reviewer's interpretation of the applicable codes and standards. It is the design professional's responsibility to ensure that the requirements in all applicable codes and standards are

met. The plan reviewer disclaims all responsibility for the accuracy and adequacy of any representation, expressed or implied, contained within the plans.

Eric Woods



Fire Marshal WCESD#3
ewoods@huttofire.gov

2025030110 PLAT Total Pages: 9

PLAT MAP RECORDING SHEET

DEDICATOR(s):

VELOCIS HUTTO INNOVATION JV LP
VELOCIS IRP HUTTO GP LP
VIF GP LLC
VELOCIS HUTTO INNOVATION PHASE I LP
VELOCIS HUTTO INNOVATION GP LLC

SUBDIVISION NAME: IRONWOOD AMENDED PLAT

PROPERTY IS DESCRIBED AS: 116.5 ACRES, MARTIN STROUSE, ABSTRACT NO 587

SUBMITTED BY: WESTWOOD PROFESSIONAL SERVICES INC

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2025030110

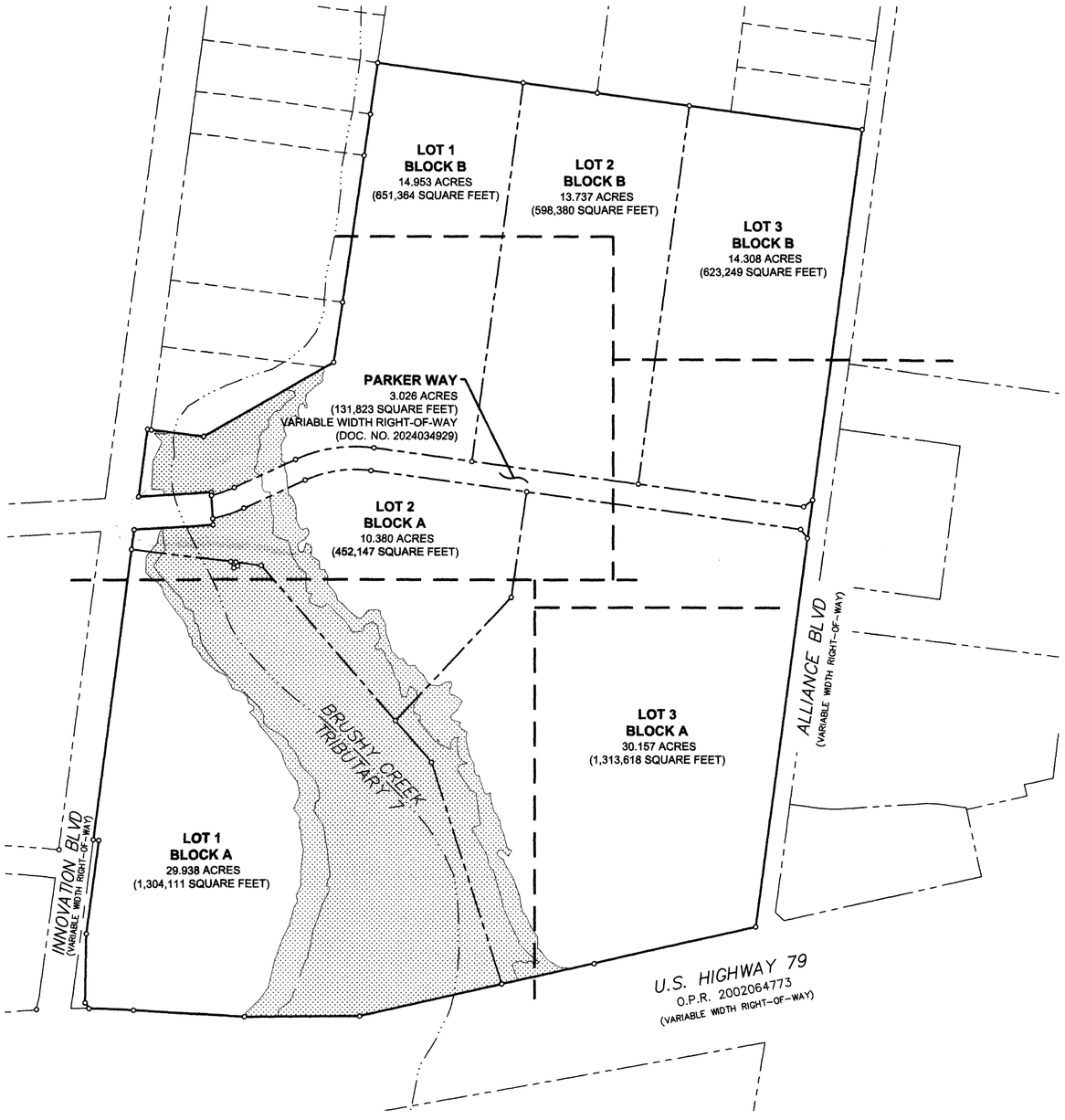
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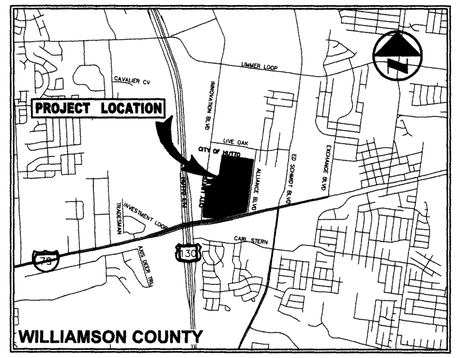
Nancy E. Rister, County Clerk
Williamson County, Texas

Doc # 2025030110

AMENDED PLAT
IRONWOOD

BEING 116.5 ACRES OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587, WILLIAMSON COUNTY, TEXAS;
BEING ALL OF LOTS 1–3, BLOCK A, LOTS 1–3, BLOCK B, AND PARKER WAY, IRONWOOD, A LEGAL SUBDIVISION, AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2023024120, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;





VICINITY MAP
(SCALE: 1"=5,000')

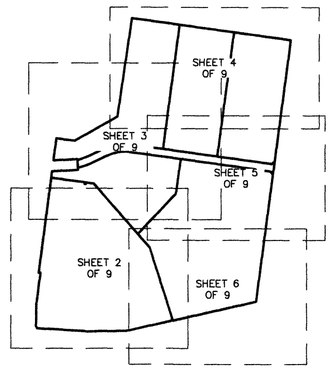
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 29°01'07" W	24.59'
L2	N 82°17'36" W	17.11'
L3	N 03°09'00" W	99.83'
L4	S 25°20'55" E	21.56'
L5	N 64°39'05" E	13.47'
L6	N 25°20'55" W	12.92'
L7	S 82°39'59" E	77.83'
L8	S 37°21'03" E	35.39'
L9	S 52°41'40" W	35.30'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	002°43'39"	2877.50'	136.98'	N 87°44'54" W	136.96'
C2	032°22'09"	365.00'	206.21'	N 81°31'02" E	203.48'
C3	013°13'34"	435.00'	100.41'	N 71°56'44" E	100.19'
C4	011°37'16"	365.00'	74.03'	S 71°08'35" W	73.91'
C5	032°22'09"	435.00'	245.75'	S 81°31'02" W	242.50'

AREA TABLE		
LOT	ACRES	SF
LOT 1, BLOCK A	29.938	1,304,111
LOT 2, BLOCK A	10.380	452,147
LOT 3, BLOCK A	30.157	1,313,618
LOT 1, BLOCK B	14.953	651,364
LOT 2, BLOCK B	13.737	598,380
LOT 3, BLOCK B	14.308	623,249
PARKER WAY (RIGHT-OF-WAY)	3.026	131,832
TOTAL AREA	116.499	5,074,701

0 150 300 600 900
GRAPHIC SCALE IN FEET
1" = 300'

PLAT INDEX



LEGEND

- ● 1/2-INCH IRON ROD FOUND (CAP NOTED)
- ○ 1/2-INCH IRON ROD WITH CAP SET STAMPED "WESTWOOD"
- ◘ TXDOT BRASS DISK FOUND
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE – SUBJECT
- PROPERTY LINE – ADJOINING
- LOT LINE
- DEED LINE
- EASEMENT LINE
- CENTERLINE OF CREEK
- LIMITS OF FLOOD ZONE
- 100-YEAR ATLAS 14 FLOOD PLAIN

OWNER OF RECORD
(LOT 1, BLOCK A & LOTS 1-3, BLOCK B):
VELOCIS HUTTO INNOVATION JV LP
CONTACT: PAUL R. SMITH
ADDRESS: 300 Crescent Court, Suite 850 Dallas, Texas 75201
PH: 214-702-0217
EMAIL: paul.smith@velocis.com

OWNER OF RECORD
(LOTS 2 & 3, BLOCK A):
VELOCIS HUTTO INNOVATION ~~JV LP~~ PHASE I, LP
CONTACT: PAUL R. SMITH T&J
ADDRESS: 300 Crescent Court, Suite 850 Dallas, Texas 75201
PH: 214-702-0217
EMAIL: paul.smith@velocis.com

DEVELOPER:
IRONWOOD REALTY PARTNERS, LLC
CONTACT: ROBERT RICE
ADDRESS: 3030 LBJ FREEWAY, SUITE 1390 DALLAS, TEXAS 75234
PH: 214-264-7423
EMAIL: BOB@IRONWOODRP.COM

ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
CONTACT: CLAYTON J. STROLLE
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
EMAIL: CLAYTON.STROLLE@WESTWOODPS.COM

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
CONTACT: JASON R. GABRIEL
211 NORTH LOOP 1604 EAST, SUITE 205
SAN ANTONIO, TEXAS 78232
PH: 210-265-8300
EMAIL: JASON.GABRIEL@WESTWOODPS.COM

Westwood
WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER	PAGE
RPP	JRG	1"=300'	3/26/25	4703-22.249	1 OF 8

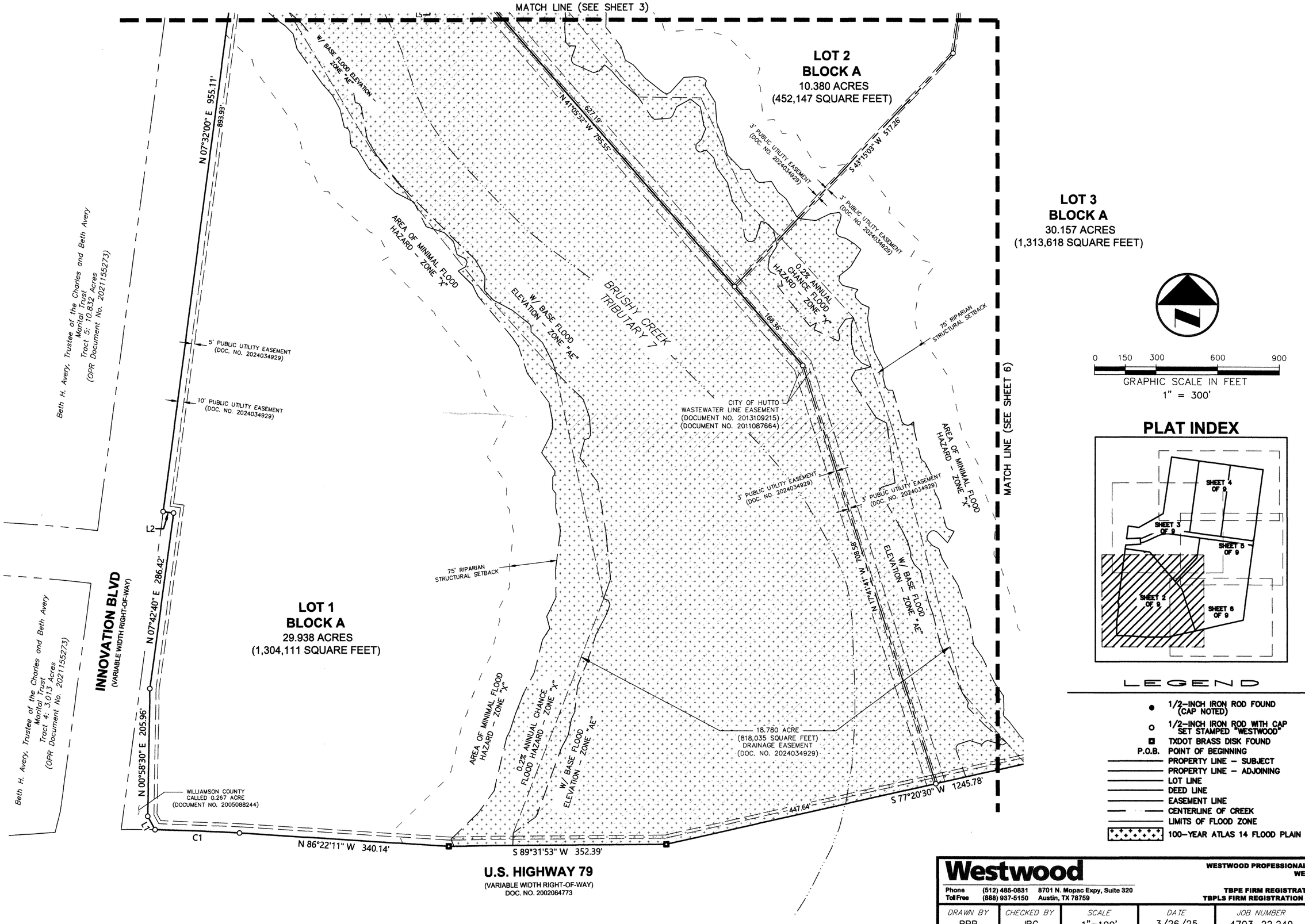
PROJECT NAME: IRONWOOD

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3/26/2025 3:12 PM
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Doc#2025030110

AMENDED PLAT
IRONWOOD

BEING 116.5 ACRES OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587, WILLIAMSON COUNTY, TEXAS;
BEING ALL OF LOTS 1–3, BLOCK A, LOTS 1–3, BLOCK B, AND PARKER WAY, IRONWOOD, A LEGAL SUBDIVISION, AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2023024120, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;



PLAT INDEX

LEGEND

- 1/2–INCH IRON ROD FOUND (CAP NOTED)
- 1/2–INCH IRON ROD WITH CAP SET STAMPED "WESTWOOD"
- TXDOT BRASS DISK FOUND
- P.O.B. POINT OF BEGINNING
- PROPERTY LINE – SUBJECT
- PROPERTY LINE – ADJOINING
- LOT LINE
- DEED LINE
- EASEMENT LINE
- CENTERLINE OF CREEK
- LIMITS OF FLOOD ZONE
- 100–YEAR ATLAS 14 FLOOD PLAIN

PROJECT NAME: IRONWOOD

Westwood
WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

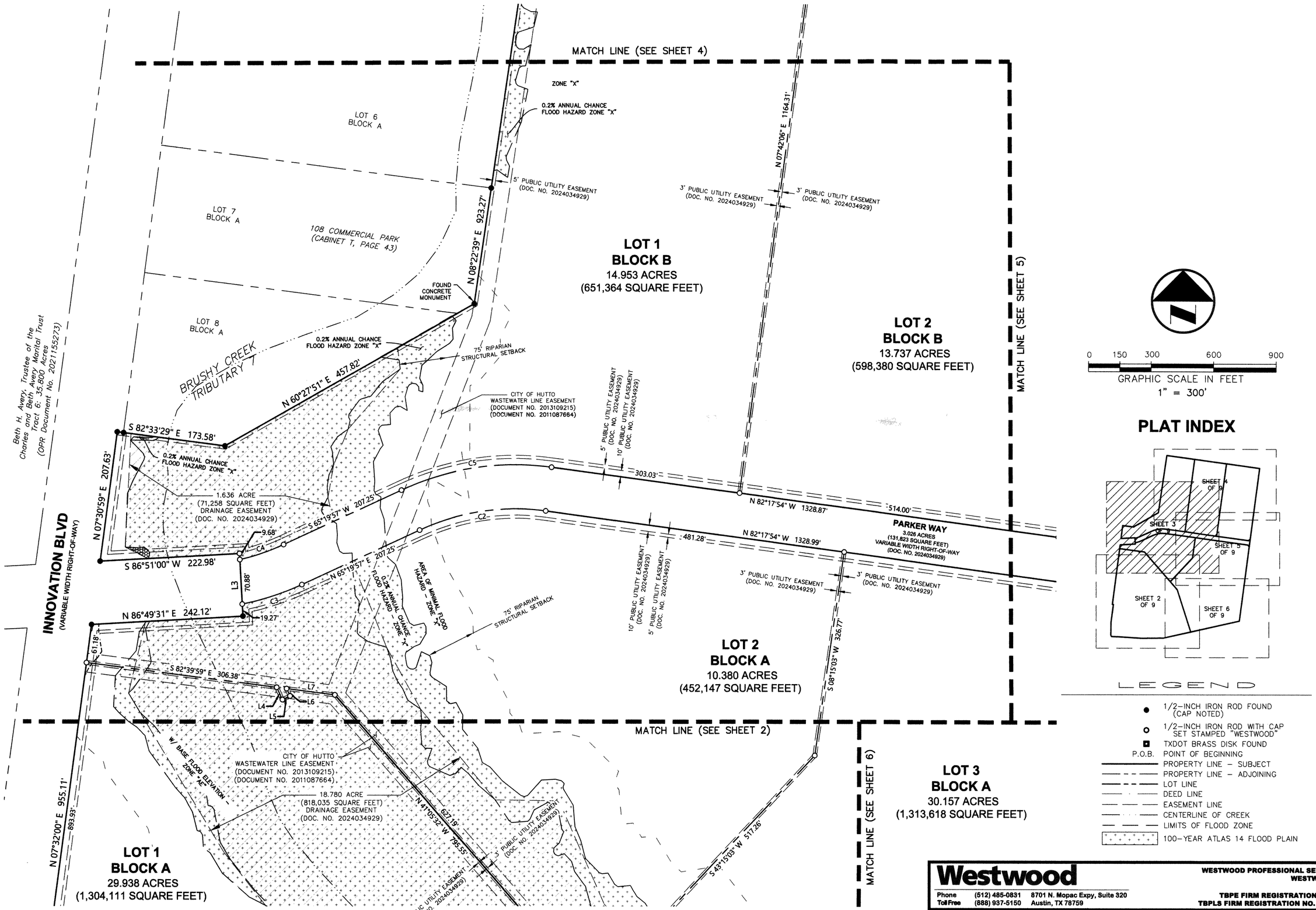
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Doc #2025030110

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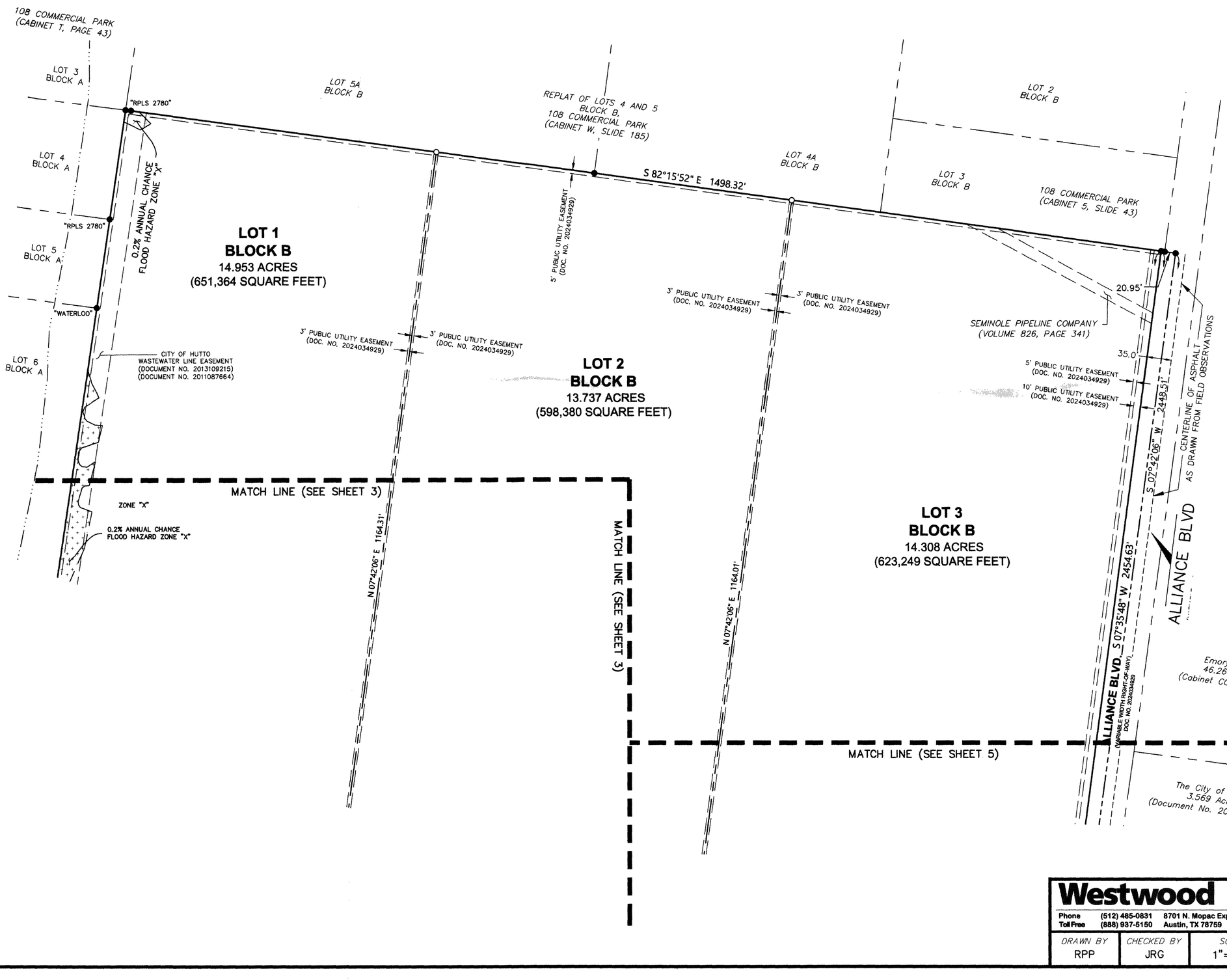
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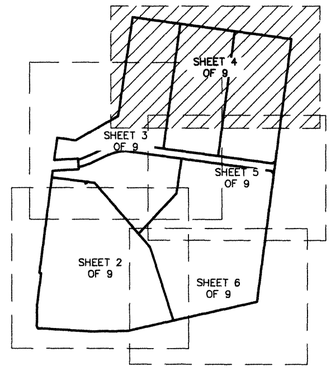
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0 150 300 600 900
GRAPHIC SCALE IN FEET
1" = 300'

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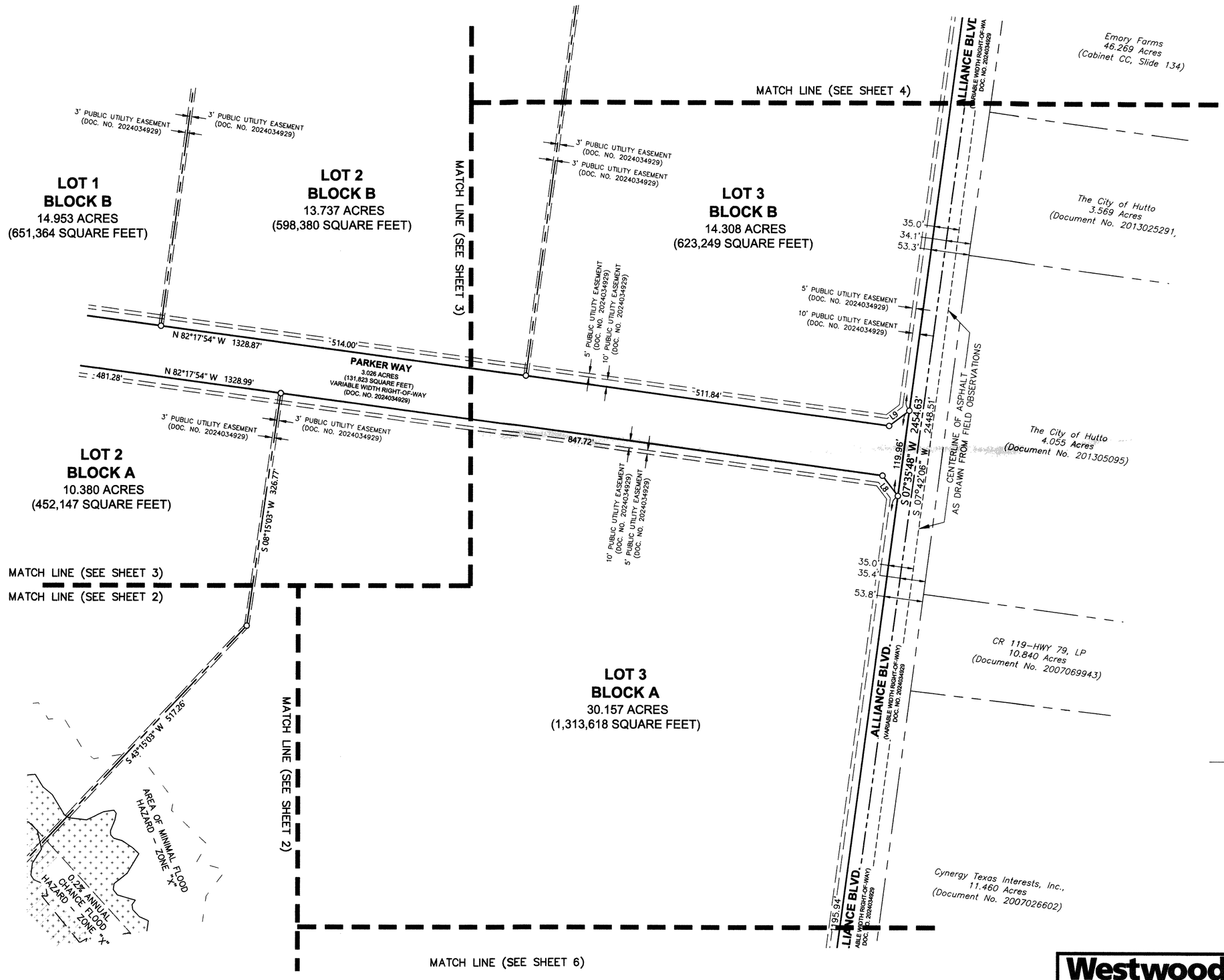
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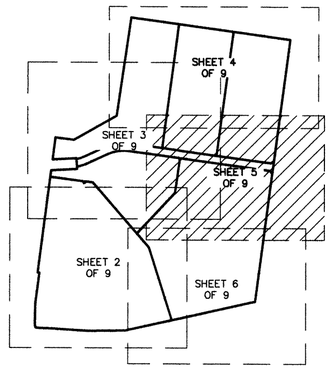
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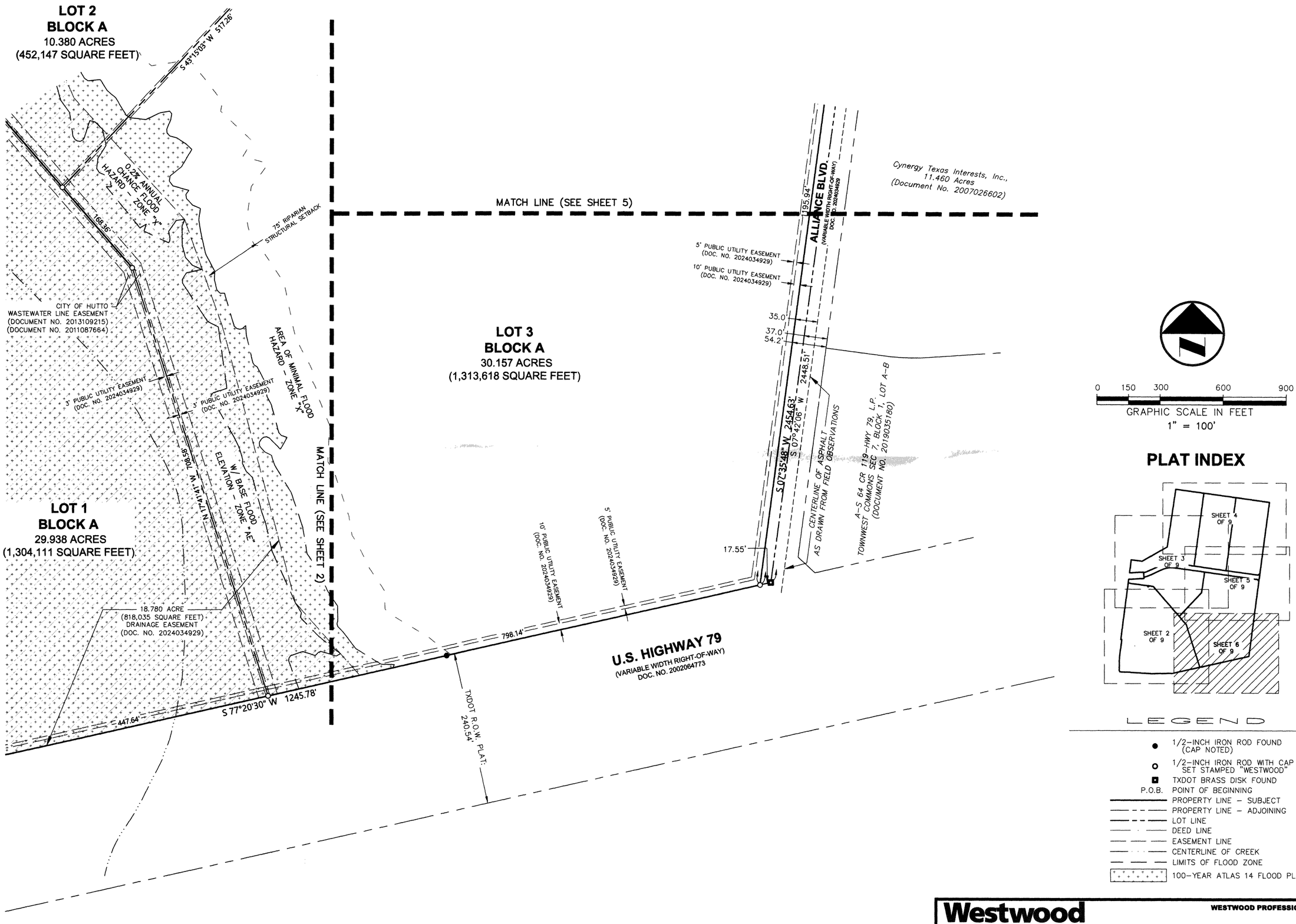
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NOTES

1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS CENTRAL ZONE 4203. DISTANCES AND AREAS SHOWN ARE IN SURFACE AND HAVE BEEN SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER, AS SHOWN ON PLAT.
4. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL 10' P.U.E. FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES, AS SHOWN ON PLAT.
5. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES, AS SHOWN ON PLAT.
6. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
7. ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE NEARBY CREEK/TRIBUTARY.
8. ALL DRAINAGE SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE PER CITY OF ROUND ROCK DRAINAGE CRITERIA MANUAL. (UDC 10.802.1)
9. ALL DRAINAGE EASEMENTS AND STORM LINES CROSSING PUBLIC ROADWAYS FROM LOT TO LOT SHALL BE PRIVATELY MAINTAINED BY THE OWNER PER UDC 10.802.5.4.2.
10. MAJOR STREAMS SHALL NOT BE MODIFIED WITHOUT CONSENT OF APPLICABLE STATE AND FEDERAL AGENCIES, AND WITH AUTHORIZATION FROM THE CITY ENGINEER. (UDC 10.802.5.4.10.5)
11. SECTION 8.3.4 OF THE ROUND ROCK DRAINAGE CRITERIA MANUAL SHALL APPLY FOR ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING WATER QUALITY FACILITIES AND STORMWATER MANAGEMENT INFRASTRUCTURE. (UDC 10.802.5.4.12)
12. MINIMUM STRUCTURAL SETBACKS FROM RIPARIAN AREAS (EDGE OF 100-YEAR FLOODPLAIN OR DELINEATED WETLANDS) ARE: (UDC 10.403.4.3)
    - 12.A. WATERCOURSES DRAINING AN AREA AT LEAST 0.5 SQUARE MILES AND HAVING A DEFINED BED & BANK, DESIGNATED 100-YEAR FLOOD PLAINS, AND CATEGORY 3 WETLANDS: 25 FT.
    - 12.B. WATERCOURSES DRAINING AN AREA OF 0.5-20 SQUARE MILES, AND CATEGORY 2 WETLANDS: 75 FT.
    - 12.C. WATERCOURSES DRAINING AN AREA OF GREATER THAN 20 SQUARE MILES, AND CATEGORY 1 WETLANDS: 125 FT.
13. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
14. UTILITY NOTES:
    - 14.A. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
      WATER: CITY OF HUTTO
      WASTEWATER: CITY OF HUTTO
      ELECTRIC: ONCOR ELECTRIC DELIVERY
    - 14.B. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
    - 14.D. ALL WATER AND WASTEWATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF HUTTO UTILITY DESIGN CRITERIA MANUAL, CITY OF HUTTO STANDARD DETAILS, AND TCEQ DESIGN CRITERIA IN THE TEXAS ADMINISTRATIVE CODE, AS AMENDED.
    - 14.E. WATER AND WASTEWATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GEORGETOWN SPECIFICATIONS AND CITY OF HUTTO STANDARD DETAILS.
    - 14.F. WHERE A CITY OF HUTTO DETAIL DOES NOT EXIST, USE THE APPLICABLE GEORGETOWN DETAIL.
    - 14.G. IF THERE IS A CONFLICT BETWEEN HUTTO CITY ORDINANCE AND MANUAL CONTENT, HUTTO ORDINANCES WILL PREVAIL.
15. FLOODPLAIN NOTES:
    - 15.A. ULTIMATE FLOODPLAIN
      - 15.A.A. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
    - 15.B. EXISTING FLOODPLAIN
      - 15.B.A. A PORTION OF THIS TRACT IS ENCROACHED BY 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 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 FOR THE CITY OF HUTTO, TEXAS.
16. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2-INCH PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
17. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. THIS SUBDIVISION IS ZONED: LIGHT INDUSTRIAL.
20. CITY LIMIT AND ETJ LINES ARE APPROXIMATED. INFORMATION PROVIDED WAS OBTAINED FROM CITY OF HUTTO WEBSITE (HTTPS;//WWW.HUTTOTX.GOV/DEPARTMENTS/GIS/GIS_LAYERS.PHP), LAST UPDATED ON JANUARY 2021 AND SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
21. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
22. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.
23. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
24. ROADS 20 FEET WIDE TO 26 FEET WIDE REQUIRE FIRE LANE SIGNAGE TO BE POSTED ON BOTH SIDES OF THE ROAD AND ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE REQUIRE FIRE LANE SIGNAGE TO BE POSTED ON ONE SIDE OF THE ROAD.
25. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
26. THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE CREATED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS, AND CONDITIONS OF THE SEPARATE INSTRUMENT.
27. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF HUTTO BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF HUTTO, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT. NO STRUCTURES OR FACILITIES WILL BE PLACED OVER CITY INFRASTRUCTURE EXCEPT WHERE A CROSSING IS NECESSARY AND NOTHING EXCEPT GRASS BE PLACED OVER CITY INFRASTRUCTURE.
28. THE CITY OF HUTTO ADOPTED TRANSPORTATION IMPACT FEES BY ORDINANCE NO. 2121-014 EFFECTIVE APRIL 15, 2021.
29. THE PROPOSED SITE HAS A PENDING LOMR AND ONCE APPROVED THE SITE WILL BE REPLATED WITH THE ADJUSTED FLOODPLAIN EASEMENT AND RIPARIAN SETBACK. SITE PLAN SHALL BE BASED ON PROPOSED FLOODPLAIN LINE ONCE LOMR IS FILED AND COMPLETE.

FIELD NOTE DESCRIPTION OF A 116.5 ACRES TRACT OF LAND IN THE MARTIN STROUSE SURVEY, ABSTRACT 587, WILLIAMSON COUNTY, TEXAS; AND BEING ALL OF IRONWOOD, A LEGAL SUBDIVISION, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 2024034929, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET, IN THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, A VARIABLE WIDTH RIGHT-OF-WAY; FOR THE SOUTHEAST TERMINUS OF INNOVATION BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY, SAME BEING THE NORTHWEST CORNER OF A CALLED 8.848 ACRE TRACT OF LAND DESCRIBED TO WILLIAMSON COUNTY, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2002064773, O.P.R.W.C.T.; AND THE SOUTHEAST CORNER OF A CALLED 0.267 ACRE TRACT OF LAND DESCRIBED TO WILLIAMSON COUNTY, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2005088244, O.P.R.W.C.T.; FOR THE SOUTHWEST CORNER OF SAID IRONWOOD;

THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, WITH THE EASTERLY RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD, SAME BEING THE EAST BOUNDARY LINE OF SAID 0.267 ACRE TRACT AND THE WEST BOUNDARY LINE OF SAID IRONWOOD, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. NORTH 29°01 MINUTE 7" WEST, A DISTANCE OF 24.59 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
2. NORTH 00°58'30" EAST, A DISTANCE OF 205.96 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
3. NORTH 7°42'40" EAST, A DISTANCE OF 286.42 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
4. NORTH 82°17'36" WEST, A DISTANCE OF 17.11 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET, IN THE SAID EASTERLY RIGHT-OF-WAY LINE OF INNOVATION BOULEVARD AND SAID WEST BOUNDARY LINE OF IRONWOOD;

THENCE, WITH SAID EASTERLY RIGHT-OF-WAY LINE OF INNOVATION BOULEVARD AND SAID WEST BOUNDARY LINE OF IRONWOOD, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 7°32'0" EAST, A DISTANCE OF 955.11 FEET TO A 1/2-INCH IRON ROD FOUND;
2. NORTH 86°49'31" EAST, A DISTANCE OF 242.12 FEET TO A 1/2-INCH IRON ROD FOUND;
3. NORTH 03°9'0" WEST, A DISTANCE OF 99.83 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
4. SOUTH 86°51'0" WEST, A DISTANCE OF 222.98 FEET TO A 1/2-INCH IRON ROD FOUND;
5. NORTH 7°30'59" EAST, A DISTANCE OF 207.63 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF INNOVATION BOULEVARD, WITH THE NORTHWEST BOUNDARY LINE OF SAID IRONWOOD, SAME BEING THE SOUTHEAST BOUNDARY LINE OF LOTS 4 THROUGH 8, BLOCK A, 108 COMMERCIAL PARK, A LEGAL SUBDIVISION, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 200058130, O.P.R.W.C.T.; THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 82°33'29" EAST, A DISTANCE OF 173.58 FEET TO A 1/2-INCH IRON ROD FOUND;
2. NORTH 60°27'51" EAST, A DISTANCE OF 457.82 FEET TO A CONCRETE MONUMENT FOUND;
3. NORTH 8°22'39" EAST, A DISTANCE OF 923.27 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 2780" FOUND, FOR THE NORTH CORNER OF SAID IRONWOOD, SAME BEING THE NORTHEAST CORNER OF LOT 4, BLOCK A, 108 COMMERCIAL PARK, AND THE SOUTHEAST CORNER OF LOT 3, BLOCK A, 108 COMMERCIAL PARK, AND THE SOUTHWEST CORNER OF LOT 5A, BLOCK B, REPLAT OF LOTS 4 AND 5, BLOCK B 108 COMMERCIAL PARK, A LEGAL SUBDIVISION, AS SHOWN ON PLAT RECORDED IN CABINET W, SLIDE 185, O.P.R.W.C.T.;

THENCE, WITH THE NORTH BOUNDARY LINE OF SAID IRONWOOD, SAME BEING THE SOUTHWEST BOUNDARY LINES OF LOT 5A, BLOCK B, LOT 4A, BLOCK B, OF SAID REPLAT OF LOTS 4 AND 5, BLOCK B, 108 COMMERCIAL PARK, AND THE SOUTHWEST BOUNDARY LINE OF LOT 3, BLOCK B, 108 COMMERCIAL PARK, A LEGAL SUBDIVISION, AS SHOWN ON PLAT RECORDED IN CABINET 5, SLIDE 43, O.P.R.W.C.T.; SOUTH 82°15'52" EAST, A DISTANCE OF 1,498.32 FEET TO A 1/2-INCH IRON ROD FOUND, IN THE WESTERLY RIGHT-OF-WAY LINE OF ALLIANCE BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY, AS SHOWN ON SAID DOCUMENT NO. 2024034929, O.P.R.W.C.T.; AND SAID SOUTHWEST BOUNDARY LINE OF LOT 3, BLOCK B, FOR THE NORTHEAST CORNER OF SAID IRONWOOD;

THENCE, DEPARTING SAID SOUTHWEST BOUNDARY LINE OF LOT 3, BLOCK B, WITH SAID WESTERLY RIGHT-OF-WAY LINE OF ALLIANCE BOULEVARD, SAME BEING THE EAST BOUNDARY LINE OF SAID IRONWOOD, SOUTH 7°35'48" WEST, A DISTANCE OF 2,454.63 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET, IN SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, AT THE SOUTHWEST TERMINUS OF SAID ALLIANCE BOULEVARD, FOR THE SOUTHEAST CORNER OF SAID IRONWOOD;

THENCE, WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 AND THE SOUTH BOUNDARY LINE OF SAID IRONWOOD, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. SOUTH 77°20'30" WEST, A DISTANCE OF 1,245.78 FEET TO A 1/2-INCH IRON ROD SET;
2. SOUTH 89°31'53" WEST, A DISTANCE OF 352.39 FEET TO A 1/2-INCH IRON ROD SET;
3. NORTH 86°22'11" WEST, A DISTANCE OF 340.14 FEET TO A 1/2-INCH IRON ROD SET, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
4. ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02°43'39", A RADIUS OF 2,877.50 FEET, AND AN ARC LENGTH OF 136.98 FEET (CHORD BEARS NORTH 87°44'54" WEST, 136.96 FEET) TO THE **POINT OF BEGINNING**, CONTAINING **116.5 ACRES OF LAND**, MORE OR LESS.

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TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER	PAGE
RPP	JRG	1"=100'	4/21/25	4703–22.249	7 OF 8

PROJECT NAME: IRONWOOD

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Doc # 2025030110

AMENDED PLAT
IRONWOOD

BEING 116.5 ACRES OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587, WILLIAMSON COUNTY, TEXAS;
BEING ALL OF LOTS 1–3, BLOCK A, LOTS 1–3, BLOCK B, AND PARKER WAY, IRONWOOD, A LEGAL SUBDIVISION, AS SHOWN ON PLAT RECORDED UNDER DOCUMENT NO. 2023024120, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

SURVEYOR'S CERTIFICATE

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

I, ~~MICHAEL J. NEEDHAM,~~ Jason R. Gabriel TBJ A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY 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 AT AUSTIN, TEXAS THIS 02 DAY OF APRIL, 2024.

JASON R. GABRIEL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6530 STATE OF TEXAS

STATE OF TEXAS · REGISTERED · JASON R. GABRIEL · 6530 · PROFESSIONAL LAND SURVEYOR

ENGINEER'S CERTIFICATE

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

I, CLAYTON J. STROLLE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS ENCROACHED BY ZONE A FLOOD AREA, AS DENOTED HEREIN AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 AND THAT EACH LOT CONFORMS TO THE CITY OF HUTTO REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS THIS 02 DAY OF APRIL, 2024

CLAYTON J. STROLLE
REGISTERED PROFESSIONAL ENGINEER
NO. 108906 STATE OF TEXAS

STATE OF TEXAS · CLAYTON J. STROLLE · 108906 · LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF ALEX J. CAMUNEZ P.E. 132351 ON 04/01/2024 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PLANNING AND ZONING COMMISSION

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE 8th DAY OF April, 2025.

Susanna E. Boyer
SUSANNA BOYER, VICE-CHAIR

04/08/2025
DATE

CITY DEVELOPMENT SERVICES

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE 8th DAY OF April, 2025.

ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR

4/8/2025
DATE

OWNER'S CERTIFICATE

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

VELOCIS HUTTO INNOVATION JV LP, A DELAWARE LIMITED PARTNERSHIP, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DOES SUBDIVIDE SAID TRACT AS SHOWN HEREON; DOES HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. VELOCIS HUTTO INNOVATION JV LP, HEREBY BINDS ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF HUTTO AGAINST EVERY PERSON WHOMEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS IRONWOOD.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 16th DAY OF April, 2025.

VELOCIS HUTTO INNOVATION JV LP,
A DELAWARE LIMITED PARTNERSHIP

BY: VELOCIS IRP HUTTO GP, LP,
A DELAWARE LIMITED PARTNERSHIP,
ITS GENERAL PARTNER

BY: VIF GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
BY: Paul R Smith
NAME: PAUL R. SMITH
TITLE: VICE PRESIDENT

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ~~(DEVELOPER)~~, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. PAUL R. SMITH TBJ
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF April, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 1/31/29

AUGUST M SCHERER
Notary Public, State of Texas
Comm. Expires 01-31-2029
Notary ID 135232662

OWNER'S CERTIFICATE

STATE OF Texas §
KNOW BY MEN BY THESE PRESENTS
COUNTY OF Williamson §

VELOCIS HUTTO INNOVATION PHASE I, LP, A DELAWARE LIMITED PARTNERSHIP, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DOES SUBDIVIDE SAID TRACT AS SHOWN HEREON; DOES HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. VELOCIS HUTTO INNOVATION PHASE I LP, HEREBY BINDS ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF HUTTO AGAINST EVERY PERSON WHOMEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS IRONWOOD.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 16th DAY OF April, 2025.

VELOCIS HUTTO INNOVATION PHASE I, LP,
A DELAWARE LIMITED PARTNERSHIP

BY: VELOCIS HUTTO INNOVATION GP, LLC
A DELAWARE LIMITED PARTNERSHIP,
ITS GENERAL PARTNER
BY: Paul R Smith
NAME: PAUL R. SMITH
TITLE: VICE PRESIDENT

STATE OF Texas §
KNOW BY MEN BY THESE PRESENTS
COUNTY OF Dallas §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ~~(DEVELOPER)~~, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. PAUL R. SMITH TBJ
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF April, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF Texas
MY COMMISSION EXPIRES ON: 1/31/29

AUGUST M SCHERER
Notary Public, State of Texas
Comm. Expires 01-31-2029
Notary ID 135232662

COUNTY CLERK'S CERTIFICATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 23 DAY OF April, 2025, A.D., AT 2:50 O'CLOCK, P.M., AND DULY RECORDED THIS THE 23 DAY OF April, 2025, A.D., AT 2:50 O'CLOCK, P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. 2025030110. 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 WRITTTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY
Kat Weems, Deputy

WILLIAMSON COUNTY COURT · COUNTY TEXAS

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TBPLS FIRM REGISTRATION NO. LS-10074301

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PROJECT NAME: IRONWOOD

2024034929 PLAT Total Pages: 10

PLAT MAP RECORDING SHEET

DEDICATOR(s):

VELOCIS HUTTO INNOVATION JV, LP
VELOCIS IRP HUTTO GP, LP
VIF GP , LLC

SUBDIVISION NAME: IRONWOOD

PROPERTY IS DESCRIBED AS: SEE INSTRUMENT

SUBMITTED BY: WESTWOOD PROFESSIONAL SERVICES, INC

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2024034929

PLAT Fee: $695.00
05/02/2024 12:13 PM AFAULKNER

Nancy E. Rister, County Clerk
Williamson County, Texas

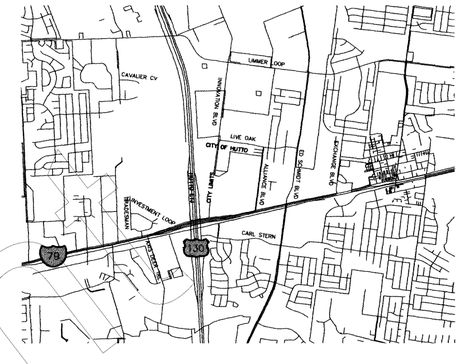
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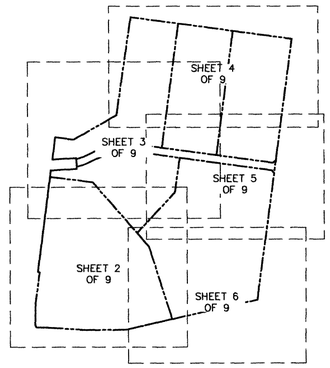
FINAL PLAT
IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 1 OF 9

0 150 300 600 900
GRAPHIC SCALE IN FEET
1" = 300'







LEGEND

- CALCULATED POINT (UNLESS OTHERWISE NOTED)
- PROPERTY LINE – SUBJECT
- PROPERTY LINE – ADJOINING
- LOT LINE
- DEED LINE
- EASEMENT LINE
- CENTERLINE OF CREEK
- LIMITS OF FLOOD ZONE
- 100-YEAR ATLAS 14 FLOOD PLAIN

AREA TABLE		
LOT 1, BLOCK A	29.944 ACRES	1,304,343 SF
LOT 2, BLOCK A	10.375 ACRES	451,914 SF
LOT 3, BLOCK A	30.157 ACRES	1,313,618 SF
LOT 1, BLOCK B	14.953 ACRES	651,364 SF
LOT 2, BLOCK B	13.737 ACRES	598,380 SF
LOT 3, BLOCK B	14.308 ACRES	623,249 SF
PARKER WAY RIGHT-OF-WAY DEDICATION	3.026 ACRES	131,823 SF
ALLIANCE BOULEVARD RIGHT-OF-WAY DEDICATION	1.052 ACRES	45,852 SF
TOTAL AREA	117.552 ACRES	5,120,543 SF

OWNER OF RECORD:
VELOCIS HUTTO INNOVATION JV LP,
A DELAWARE LIMITED PARTNERSHIP
CONTACT: PAUL R. SMITH
ADDRESS: 300 Crescent Court, Suite 850
Dallas, Texas 75201
PH: 214-702-0217
EMAIL: paul.smith@velocis.com

DEVELOPER:
IRONWOOD REALTY PARTNERS, LLC
CONTACT: ROBERT RICE
ADDRESS: 3030 LBJ FREEWAY, SUITE 1390
DALLAS, TEXAS 75234
PH: 214-264-7423
EMAIL: BOB@IRONWOODRP.COM

ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
CONTACT: ALEX CAMUNEZ
7557 RAMBLER RD, SUITE 1400
DALLAS, TX 75231
PH: 972-235-3031
EMAIL: ALEX.CAMUNEZ@WESTWOODPS.COM

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
CONTACT: MICHAEL JACK NEEDHAM
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
PH: 512-485-0831
EMAIL: MICHAEL.NEEDHAM@WESTWOODPS.COM

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DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LHR/ZNBM	MJN	1"=300'	04/02/2024	4703-22.249

PROJECT NAME: IRONWOOD

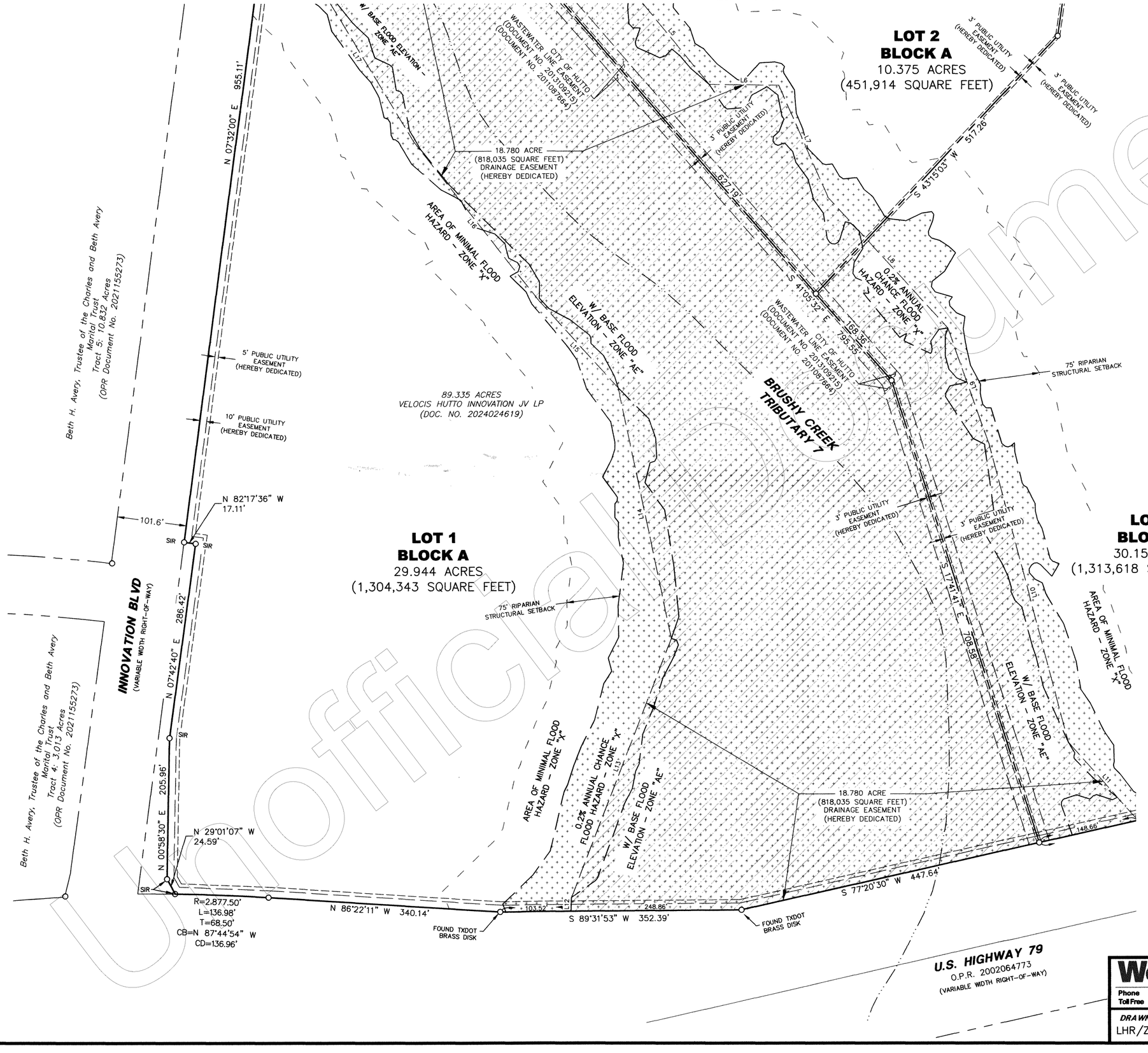
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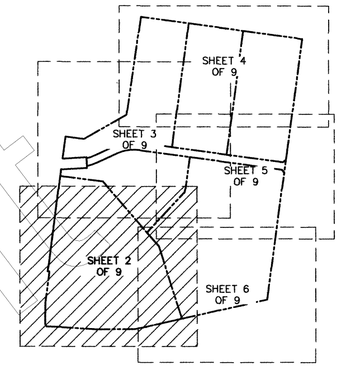
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FINAL PLAT

IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 2 OF 9





0 50 100 200 300
GRAPHIC SCALE IN FEET
1" =100'

LEGEND

O	CALCULATED POINT (UNLESS OTHERWISE NOTED)
SIR	1/2–INCH IRON ROD W/"WESTWOOD" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE – SUBJECT
	PROPERTY LINE – ADJOINING
	LOT LINE
	EASEMENT LINE
	RIPARIAN SETBACK LINE
	LIMITS OF FLOOD ZONE
	CENTERLINE OF CREEK
	DRAINAGE EASEMENT
	100–YEAR ATLAS 14 FLOOD PLAIN

O.P.R. OFFICIAL PUBLIC RECORDS

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PROJECT NAME: IRONWOOD

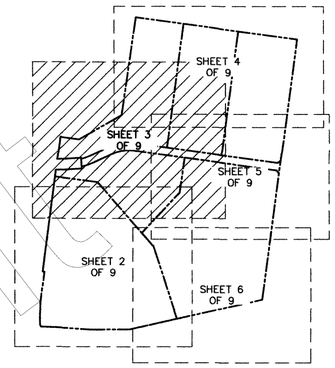
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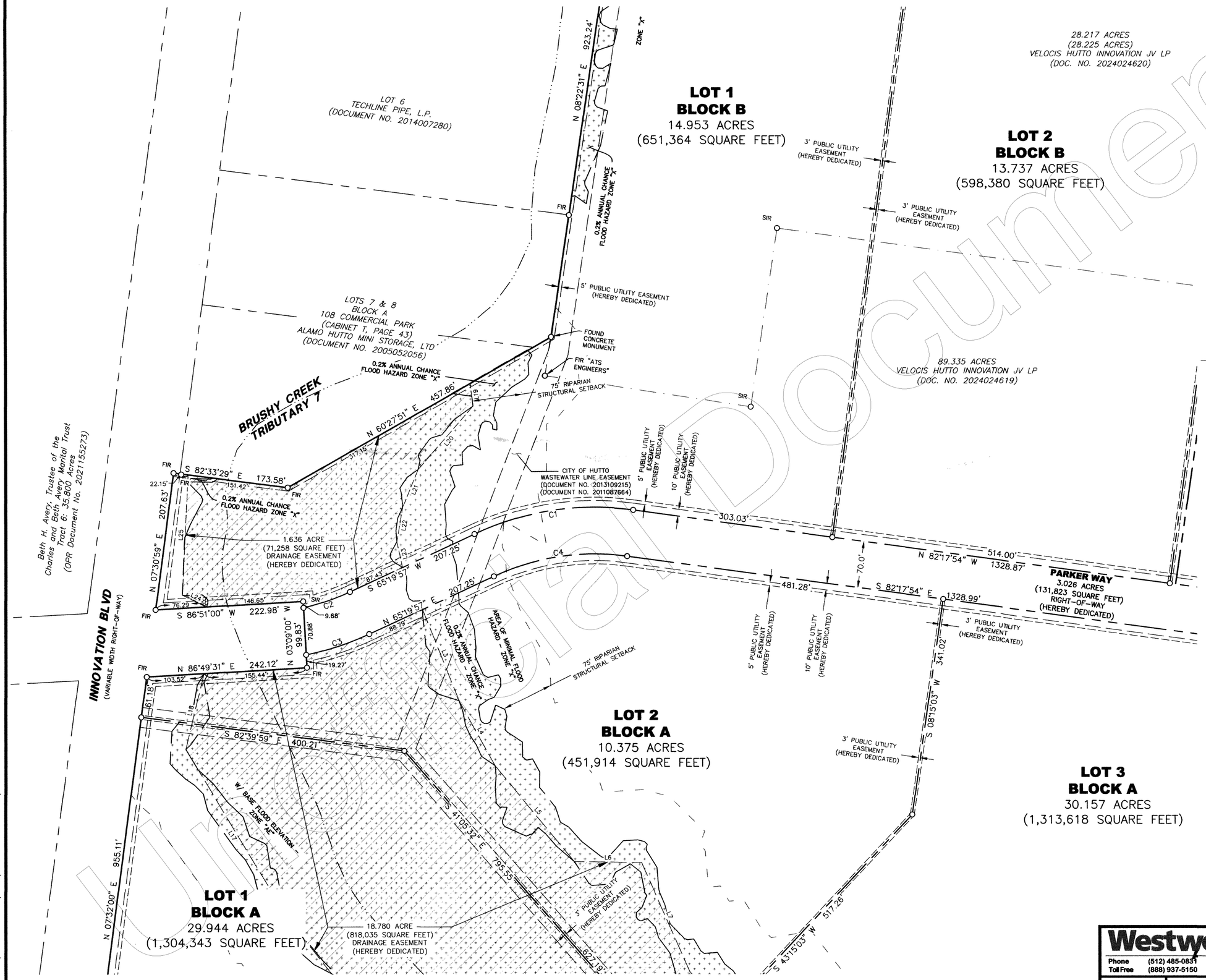
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FINAL PLAT

IRONWOOD

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WILLIAMSON COUNTY, TEXAS
SHEET 3 OF 9





LEGEND

O	CALCULATED POINT (UNLESS OTHERWISE NOTED)
FIR	FOUND IRON ROD
SIR	1/2-INCH IRON ROD W/"WESTWOOD" CAP SET
(C.M.)	CONTROLLING MONUMENT
	PROPERTY LINE – SUBJECT
	PROPERTY LINE – ADJOINING
	LOT LINE
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	EASEMENT LINE
	RIPARIAN SETBACK LINE
	LIMITS OF FLOOD ZONE
	CENTERLINE OF CREEK
	DRAINAGE EASEMENT
	100-YEAR ATLAS 14 FLOOD PLAIN

O.P.R. OFFICIAL PUBLIC RECORDS

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PROJECT NAME: IRONWOOD

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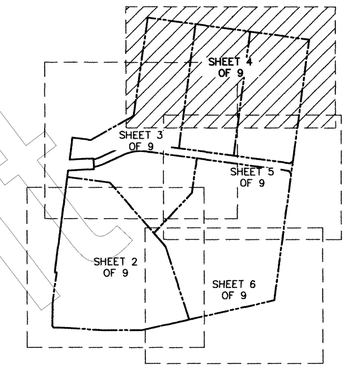
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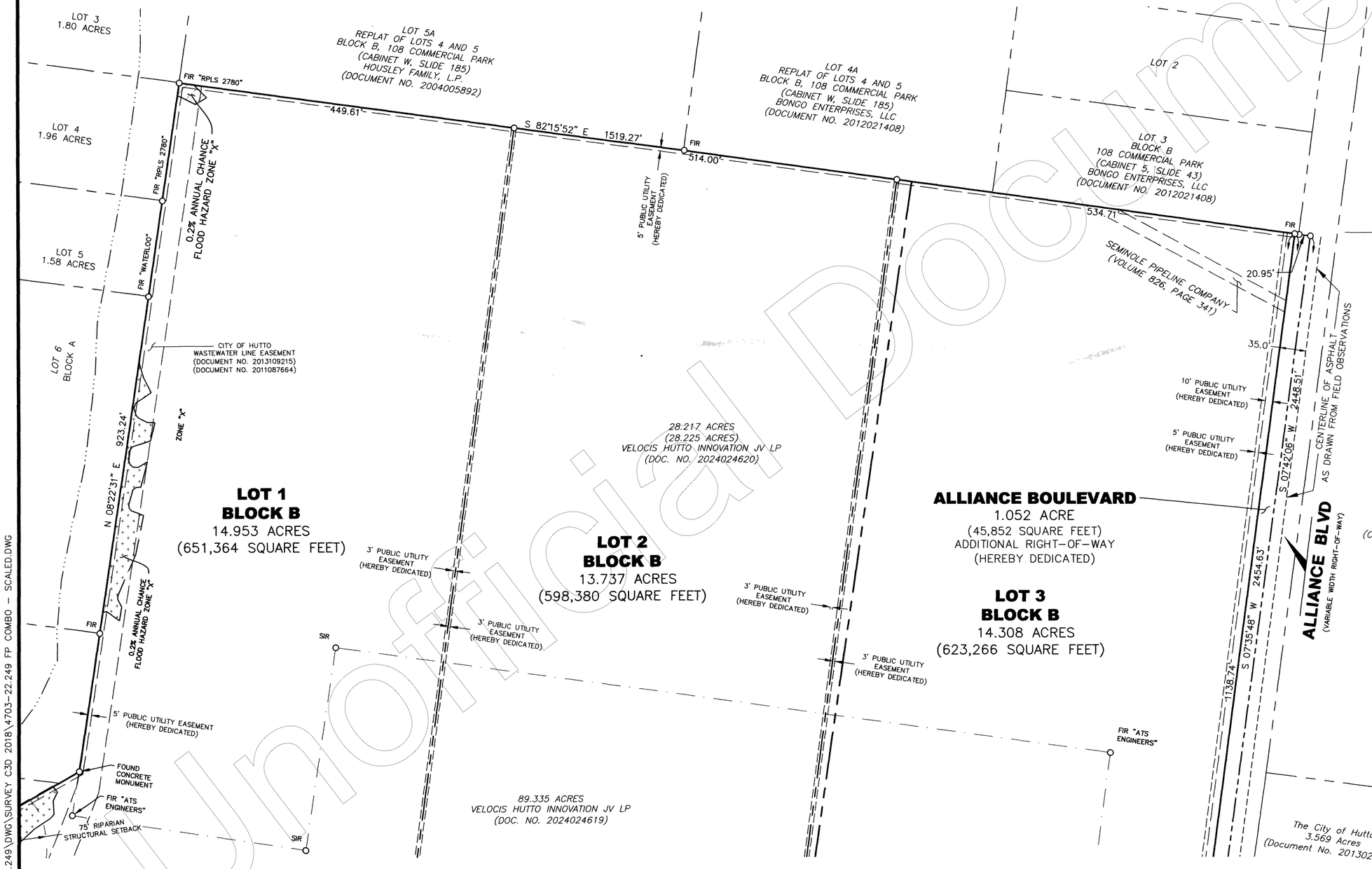
FINAL PLAT

IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 4 OF 9

PLAT INDEX





0 50 100 200 300
GRAPHIC SCALE IN FEET
1" =100'

LEGEND

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FIR	FOUND IRON ROD
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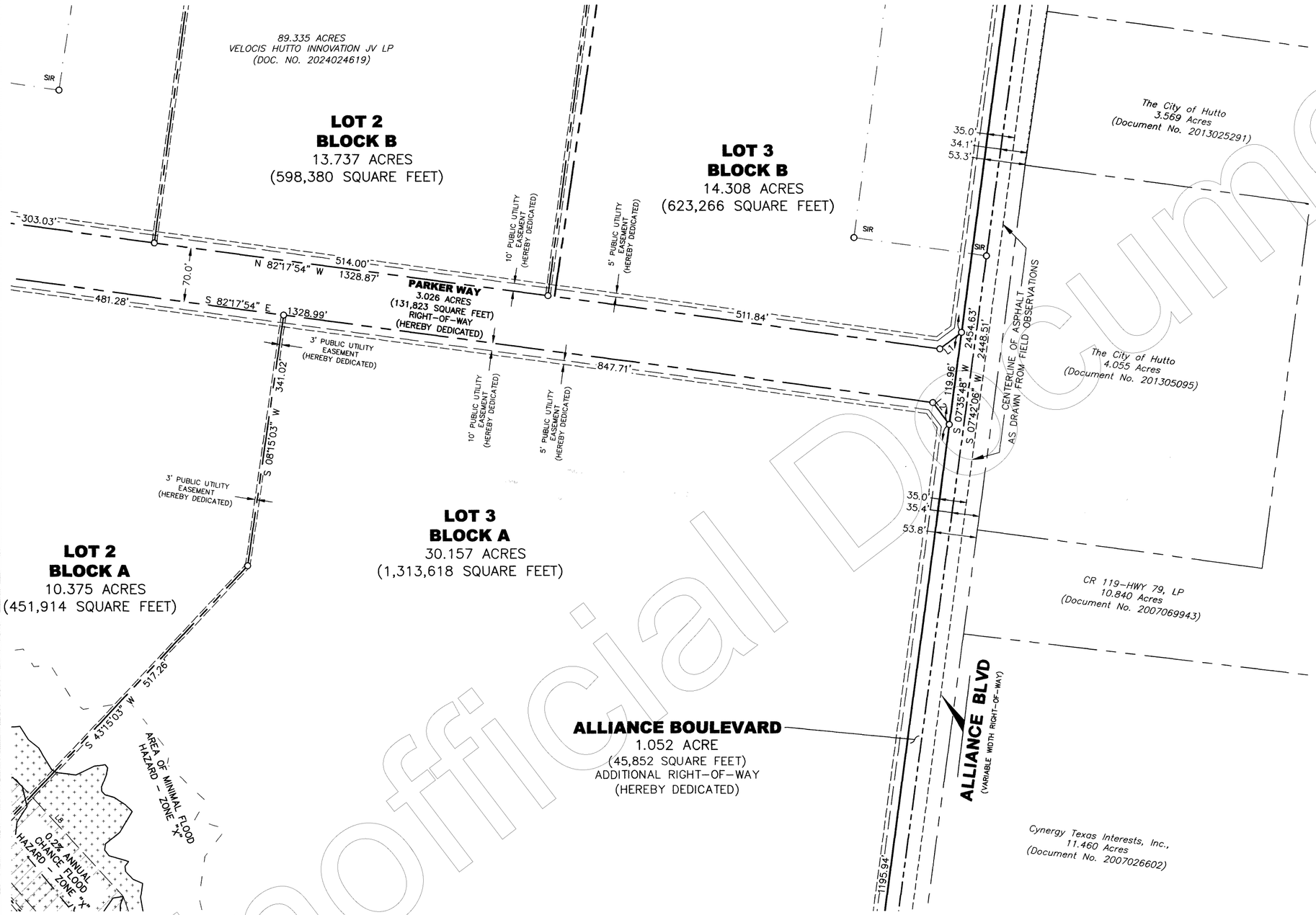
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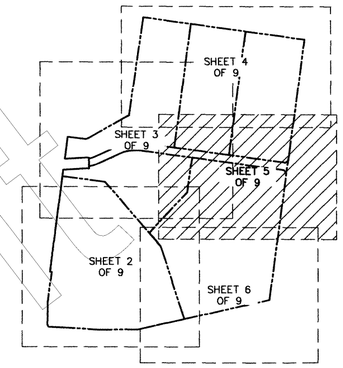
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FINAL PLAT

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SHEET 5 OF 9





0 50 100 200 300

GRAPHIC SCALE IN FEET
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LEGEND

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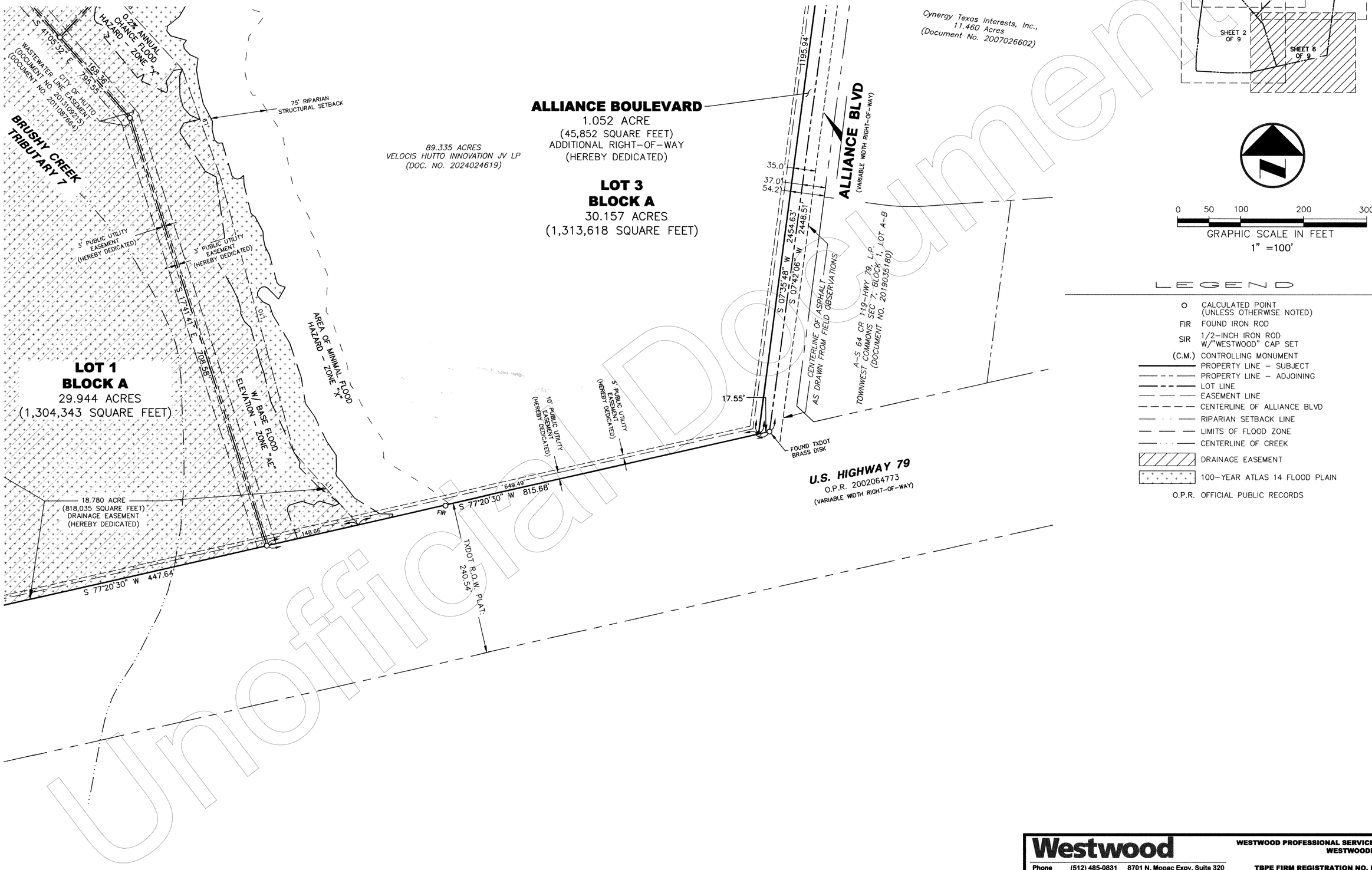
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DOC#2024034929

FINAL PLAT

IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
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WILLIAMSON COUNTY, TEXAS
SHEET 6 OF 9



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TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LHR/ZNBM	MJN	1"=100'	04/02/2024	4703-22.249

PROJECT NAME: IRONWOOD

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4/17/2024 12:46 PM
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DOC# 2024034929

FINAL PLAT

IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 7 OF 9

NOTES

1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS CENTRAL ZONE 4203. DISTANCES AND AREAS SHOWN ARE IN SURFACE AND HAVE BEEN SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER, AND STORM SEWER, AS SHOWN ON PLAT.
4. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL 10' P.U.E. FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES, AS SHOWN ON PLAT.
5. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER LINES, AS SHOWN ON PLAT.
6. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
7. ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE NEARBY CREEK/TRIBUTARY.
8. 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.
9. ALL DRAINAGE SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE PER CITY OF ROUND ROCK DRAINAGE CRITERIA MANUAL. (UDC 10.802.1)
10. ALL PONDS SHALL BE PRIVATELY MAINTAINED. OR THEY NEED TO BE CONTAINED ON DESIGNATED DRAINAGE LOT PER UDC 10.802.5.4.2.
11. MAJOR STREAMS SHALL NOT BE MODIFIED WITHOUT CONSENT OF APPLICABLE STATE AND FEDERAL AGENCIES, AND WITH AUTHORIZATION FROM THE CITY ENGINEER. (UDC 10.802.5.4.10.5)
12. SECTION 8.3.4 OF THE ROUND ROCK DRAINAGE CRITERIA MANUAL SHALL APPLY FOR ALL STORMWATER MANAGEMENT FACILITIES, INCLUDING WATER QUALITY FACILITIES AND STORMWATER MANAGEMENT INFRASTRUCTURE. (UDC 10.802.5.4.12)
13. MINIMUM STRUCTURAL SETBACKS FROM RIPARIAN AREAS (EDGE OF 100-YEAR FLOODPLAIN OR DELINEATED WETLANDS) ARE: (UDC 10.403.4.3)
    - 13.A. WATERCOURSES DRAINING AN AREA AT LEAST 0.5 SQUARE MILES AND HAVING A DEFINED BED & BANK, DESIGNATED 100-YEAR FLOOD PLAINS, AND CATEGORY 3 WETLANDS: 25 FT.
    - 13.B. WATERCOURSES DRAINING AN AREA OF 0.5-20 SQUARE MILES, AND CATEGORY 2 WETLANDS: 75 FT.
    - 13.C. WATERCOURSES DRAINING AN AREA OF GREATER THAN 20 SQUARE MILES, AND CATEGORY 1 WETLANDS: 125 FT.
14. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
15. UTILITY NOTES:
    - 15.A. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
      WATER: CITY OF HUTTO
      WASTEWATER: CITY OF HUTTO
      ELECTRIC: ONCOR ELECTRIC DELIVERY
    - 15.B. WITHIN CCN
    - 15.C. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
    - 15.D. ALL WATER AND WASTEWATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF HUTTO UTILITY DESIGN CRITERIA MANUAL, CITY OF HUTTO STANDARD DETAILS, AND TCEQ DESIGN CRITERIA IN THE TEXAS ADMINISTRATIVE CODE, AS AMENDED.
    - 15.E. WATER AND WASTEWATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF GEORGETOWN SPECIFICATIONS AND CITY OF HUTTO STANDARD DETAILS.
    - 15.F. WHERE A CITY OF HUTTO DETAIL DOES NOT EXIST, USE THE APPLICABLE GEORGETOWN DETAIL.
    - 15.G. IF THERE IS A CONFLICT BETWEEN HUTTO CITY ORDINANCE AND MANUAL CONTENT, HUTTO ORDINANCES WILL PREVAIL.
16. FLOODPLAIN NOTES:
    - 16.A. ULTIMATE FLOODPLAIN
      - 16.A.A. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
    - 16.B. EXISTING FLOODPLAIN
      - 16.B.A. A PORTION OF THIS TRACT IS ENCROACHED BY 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 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 FOR THE CITY OF HUTTO, TEXAS.
17. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2-INCH PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
18. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. THIS SUBDIVISION IS ZONED: LIGHT INDUSTRIAL.
21. CITY LIMIT AND ETJ LINES ARE APPROXIMATED. INFORMATION PROVIDED WAS OBTAINED FROM CITY OF HUTTO WEBSITE (HTTPS://WWW.HUTTOTX.GOV/DEPARTMENTS/GIS/GIS_LAYERS.PHP), LAST UPDATED ON JANUARY 2021 AND SCALED BY APPLYING A SCALE FACTOR OF 1.00012.
22. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
23. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.
24. TREES SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
25. ROADS 20 FEET WIDE TO 26 FEET WIDE REQUIRE FIRE LANE SIGNAGE TO BE POSTED ON BOTH SIDES OF THE ROAD AND ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE REQUIRE FIRE LANE SIGNAGE TO BE POSTED ON ONE SIDE OF THE ROAD.
26. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
27. THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE CREATED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS, AND CONDITIONS OF THE SEPARATE INSTRUMENT.
28. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF HUTTO BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF HUTTO, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT. NO STRUCTURES OR FACILITIES WILL BE PLACED OVER CITY INFRASTRUCTURE EXCEPT WHERE A CROSSING IS NECESSARY AND NOTHING EXCEPT GRASS BE PLACED OVER CITY INFRASTRUCTURE.
29. THE CITY OF HUTTO ADOPTED TRANSPORTATION IMPACT FEES BY ORDINANCE NO. 2121-014 EFFECTIVE APRIL 15, 2021.
30. THE PROPOSED SITE HAS A PENDING LOMR AND ONCE APPROVED THE SITE WILL BE REPLATED WITH THE ADJUSTED FLOODPLAIN EASEMENT AND RIPARIAN SETBACK. SITE PLAN SHALL BE BASED ON PROPOSED FLOODPLAIN LINE ONCE LOMR IS FILED AND COMPLETE.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 52°41'40" W	35.30'
L2	S 37°21'03" E	35.39'
L3	S 21°47'57" E	147.42'
L4	S 29°08'44" E	112.49'
L5	S 39°30'03" E	187.32'
L6	S 89°20'29" E	101.63'
L7	S 23°50'42" E	179.20'
L8	S 42°34'45" E	258.88'
L9	S 19°28'05" E	181.02'
L10	S 14°53'22" E	449.39'
L11	S 41°44'09" E	153.05'
L12	N 01°55'05" E	20.18'
L13	N 21°13'22" E	405.45'
L14	N 11°57'40" W	374.02'
L15	N 42°17'37" W	173.19'
L16	N 38°13'48" W	296.23'
L17	N 31°06'16" W	294.95'
L18	N 13°28'06" E	117.14'
L19	S 07°04'42" E	34.24'
L20	S 41°01'02" W	126.73'
L21	S 22°10'10" W	61.46'
L22	S 09°54'15" W	52.44'
L23	S 12°27'44" E	39.50'
L24	N 63°28'09" W	40.19'
L25	N 02°48'31" E	181.04'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	32°22'09"	435.00'	245.75'	S 81°31'02" W	242.50'
C2	11°37'16"	365.00'	74.03'	S 71°08'35" W	73.91'
C3	13°13'34"	435.00'	100.41'	N 71°56'44" E	100.19'
C4	32°22'09"	365.00'	206.21'	N 81°31'02" E	203.48'
C5	02°43'39"	2877.50'	136.98'	N 87°44'54" W	136.96'

Official Document

PROJECT NAME: IRONWOOD

Westwood
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LHR/ZNBM	MJN	N/A	04/02/2024	4703-22.249

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Doc #2024034929

FINAL PLAT

IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 8 OF 9

DESCRIPTION OF PROPERTY SURVEYED

TRACT 1:

28.217 ACRES (1,229,126 SQUARE FEET) OF LAND IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT 587, SAID 28.217 ACRES BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THE DEED TO VELOCIS HUTTO INNOVATION JV LP, DATED MARCH 28, 2024, AND RECORDED AS DOCUMENT NUMBER 2024024620 WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS.

BEGINNING AT THE NORTHWEST CORNER OF SAID 28.217 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 5A, BLOCK B, REPLAT OF LOTS 4 AND 5, BLOCK B, 108 COMMERCIAL PARK AS RECORDED IN OPR DOCUMENT NO. 2002060391 AND THE NORTHEAST CORNER OF LOT 4, BLOCK A OF 108 COMMERCIAL PARK, A SUBDIVISION OF RECORD IN PLAT CABINET T, SLIDE 43, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, SAID CORNER BEING MARKED WITH A FOUND 5/8" IRON ROD;

THENCE S 82°15'52" E 1,519.27' ALONG THE NORTH LINE OF SAID 28.217 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 108 COMMERCIAL PARK AND REPLAT OF LOTS 4 AND 5, BLOCK B, 108 COMMERCIAL PARK TO THE NORTHEAST CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER BEING MARKED WITH A STAKE SET IN THE WEST LINE OF ALLIANCE BOULEVARD;

THENCE S 07°42'06" W 1,036.69' ALONG THE EAST LINE OF SAID 28.217 ACRE TRACT AND THE WEST LINE OF SAID ALLIANCE BOULEVARD TO THE SOUTHEAST CORNER OF SAID 28.217 ACRE TRACT AND THE NORTHEAST CORNER OF A 89.335 ACRE TRACT DESCRIBED IN A DEED RECORDED AS O.P.R. DOCUMENT 2024024619, SAID CORNER BEING MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID 28.217 ACRE TRACT AND THE NORTHERLY BOUNDARY OF SAID 89.335 ACRE TRACT AS FOLLOWS:
- **N 82°12'43" W 173.13'** TO A CORNER OF SAID 28.217 ACRE TRACT AND OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 07°42'33" E 321.36'** TO A CORNER OF SAID 28.217 ACRE TRACT AND OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
- **N 82°13'57" W 1,041.20'** TO A CORNER OF SAID 28.217 ACRE TRACT AND OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
- **S 08°27'17" W 271.40'** TO A CORNER OF SAID 28.217 ACRE TRACT AND OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 81°32'44" W 313.88'** TO A CORNER OF SAID 28.217 ACRE TRACT AND OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP

THENCE N 09°14'51" E 58.87' ALONG THE WEST LINE OF SAID 28.217 ACRE TRACT TO A SOUTHEAST CORNER OF SAID 108 COMMERCIAL PARK, AND SAID CORNER BEING MARKED WITH A FOUND CONCRETE MARKER;

THENCE N 08°22'31" E 923.24' ALONG THE WEST LINE OF SAID 28.217 ACRE TRACT AND ALONG THE EAST LINE OF SAID 108 COMMERCIAL PARK TO THE POINT OF BEGINNING, THIS TRACT HAVING AN AREA OF 28.217 ACRES (1,229,126 SQUARE FEET), AS SHOWN ON THE ACCOMPANYING PLAT. BEARINGS ARE RELATIVE TO STATE PLANE COORDINATES, NAD 83(2011), TEXAS CENTRAL ZONE. DISTANCES AND AREAS REFLECT THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012 AND THUS REPRESENT SURFACE MEASUREMENTS. SET STAKES ARE 1/2" REBAR WITH WESTWOOD PLASTIC IDENTIFIER CAPS.

TRACT 2:

89.335 ACRES (3,891,417 SQUARE FEET) OF LAND IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT 587, SAID 89.335 ACRES BEING ALL OF THAT TRACT OF LAND DESCRIBED AS 89.335 ACRES IN THE DEED TO VELOCIS HUTTO INNOVATION JV LP, DATED MARCH 28, 2024, AND RECORDED IN DOCUMENT NUMBER 2024024619 WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS.

BEGINNING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND 1/2" IRON ROD, SAID CORNER BEING THE SOUTHWEST CORNER OF THE 108 COMMERCIAL PARK (PLAT CABINET T, SLIDES 43-44);

THENCE S 82°33'29" E 173.58' TO AN INTERIOR CORNER OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND 1/2" IRON ROD, SAID CORNER BEING THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 108 COMMERCIAL PARK;

THENCE N 60°27'51" E 457.86' ALONG AN INTERIOR LINE OF SAID 89.335 ACRE TRACT, SAID LINE ALSO BEING A SOUTHEAST LINE OF SAID 108 COMMERCIAL PARK, TO AN INTERIOR CORNER OF SAID 89.335 ACRE TRACT, SAID CORNER ALSO BEING A SOUTHEAST CORNER OF SAID 108 COMMERCIAL PARK, AND SAID CORNER BEING MARKED WITH A FOUND CONCRETE MARKER;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID 89.335 ACRE TRACT AND THE SOUTHERLY BOUNDARY OF A 28.217 ACRE TRACT DESCRIBED IN DEED RECORDED AS OPR DOCUMENT 2024024620 AS FOLLOWS:
- **S 09°14'51" W 58.87'** TO THE SOUTHWEST CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
- **S 81°32'44" E 313.88'** TO A CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER MARKED WITH A SET STAKE;
- **N 08°27'17" E 271.40'** TO A CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
- **S 82°13'57" E 1,041.20'** TO A CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;
- **S 07°42'33" W 321.36'** TO A CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER MARKED WITH A SET STAKE;
- **S 82°12'43" E 173.13'** TO THE NORTHEAST LINE OF SAID 89.335 ACRE TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER MARKED WITH A FOUND IRON ROD WITH AN ATS ENGINEERING PLASTIC IDENTIFIER CAP;

THENCE S 07°42'06" W 1,411.82' ALONG THE EAST LINE OF SAID 89.335 ACRE TRACT AND ALONG THE WEST LINE OF ALLIANCE BOULEVARD TO THE NORTHEAST CORNER OF A 8.848 ACRE TRACT DESCRIBED IN DEED RECORDED AS OPR DOCUMENT 2002064773, SAID CORNER BEING MARKED WITH A FOUND TXDOT BRASS DISK IN THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 79;

THENCE ALONG THE NORTHERLY LINE OF SAID 8.848 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 AS FOLLOWS:
- **S 77°20'30" W 1,263.32'** TO A CORNER OF SAID 8.848 ACRE TRACT, FROM SAID CORNER A LEANING TXDOT BRASS DISK BEARS S 87°11'56" E 0.94';
- **S 89°31'53" W 352.39'** TO A CORNER OF SAID 8.848 ACRE TRACT MARKED WITH A FOUND TXDOT BRASS DISK;
- **N 86°22'11" W 340.14'** TO A CORNER OF SAID 8.848 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE AND
- ALONG A CURVE TURNING TO THE LEFT WITH AN **ARC LENGTH** OF **136.98'**, WITH A **RADIUS** OF **2,877.50'**, WITH A **CHORD BEARING** OF **N 87°44'54" W**, WITH A **CHORD LENGTH** OF **136.96'**, TO THE SOUTHEAST CORNER OF A 0.267 ACRE TRACT LABELED PART 2 OF DEED RECORDED AS OPR DOCUMENT NO. 2005088244 AND THE EAST RIGHT-OF-WAY OF INNOVATION BLVD, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID 89.335 ACRE TRACT AND BEING MARKED WITH A SET STAKE.

THENCE ALONG SAID 0.267 ACRE TRACT AND ALONG SAID EAST RIGHT-OF-WAY OF INNOVATION BOULEVARD AS FOLLOWS:
- **N 29°01'07" W 24.59'** TO A CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 00°58'30" E 205.96'** TO A CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 07°42'40" E 286.42'** TO THE NORTHEAST CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 82°17'36" W 17.11'** TO THE NORTHWEST CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;

THENCE N 07°32'00" E 955.11' ALONG THE WEST LINE OF SAID 89.335 ACRE TRACT AND ALONG THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD TO THE SOUTHWEST CORNER OF A 0.534 ACRE TRACT LABELED PART 1 OF SAID DEED RECORDED AS OPR DOCUMENT NO. 2005088244, SAID CORNER BEING MARKED WITH A FOUND 1/2" IRON ROD;

THENCE ALONG THE BOUNDARIES OF SAID 0.534 ACRE TRACT AS FOLLOWS:
- **N 86°49'31" E 242.12'** TO A CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND 1/2" IRON ROD;
- **N 03°09'00" W 99.83'** TO A CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **S 86°51'00" W 222.98'** TO THE NORTHWEST CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD;

THENCE N 07°30'59" E 207.63' ALONG THE WEST LINE OF SAID 89.335 ACRE TRACT AND ALONG THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD TO THE POINT OF BEGINNING, THIS TRACT HAVING AN AREA OF 89.335 ACRES (3,891,417 SQUARE FEET), AS SHOWN ON THE ACCOMPANYING PLAT. BEARINGS ARE RELATIVE TO STATE PLANE COORDINATES, NAD 83(2011), TEXAS CENTRAL ZONE. DISTANCES AND AREAS REFLECT THE APPLICATION OF A COMBINED SCALE FACTOR OF 1.00012 AND THUS REPRESENT SURFACE MEASUREMENTS. SET STAKES ARE 1/2" REBAR WITH WESTWOOD PLASTIC IDENTIFIER CAPS.

DESCRIPTION OF PROPERTY SURVEYED (CONTINUED)

BEING THE SAME LAND AS DESCRIBED AS FOLLOWS:

117.551 ACRES (5,120,543 SQUARE FEET) OF LAND IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT 587, SAID 117.551 ACRES BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THE DEED FROM ALPHA 79 INVESTMENT ASSOCIATES TO VELOCIS HUTTO INNOVATION JV LP, DATED MARCH 28, 2024 AND RECORDED IN DOCUMENT NUMBER 2024024619, WILLIAMSON COUNTY RECORDS, SAID 117.551 ACRES ALSO BEING ALL OF THAT TRACT OF LAND DESCRIBED IN THE DEED TO VELOCIS HUTTO INNOVATION JV LP, DATED MARCH 28, 2024, AND RECORDED AS DOCUMENT NUMBER 2024024620 WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS.

BEGINNING AT THE NORTHWEST CORNER OF SAID 28.217 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 5A, BLOCK B, REPLAT OF LOTS 4 AND 5, BLOCK B, 108 COMMERCIAL PARK AS RECORDED IN OPR DOCUMENT NO. 2002060391 AND THE NORTHEAST CORNER OF LOT 4, BLOCK A OF 108 COMMERCIAL PARK, A SUBDIVISION OF RECORD IN PLAT CABINET T, SLIDE 43, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, SAID CORNER BEING MARKED WITH A FOUND 5/8" IRON ROD;

THENCE S 82°15'52" E 1,519.27' ALONG THE NORTH LINE OF SAID 28.217 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 108 COMMERCIAL PARK AND REPLAT OF LOTS 4 AND 5, BLOCK B, 108 COMMERCIAL PARK TO THE NORTHEAST CORNER OF SAID 28.217 ACRE TRACT, SAID CORNER BEING MARKED WITH A STAKE SET IN THE WEST LINE OF ALLIANCE BOULEVARD;

THENCE S 07°42'06" W 2,448.51' ALONG THE EAST LINE OF SAID 89.335 ACRE TRACT AND ALONG THE WEST LINE OF ALLIANCE BOULEVARD TO THE NORTHEAST CORNER OF A 8.848 ACRE TRACT DESCRIBED IN DEED RECORDED AS OPR DOCUMENT 2002064773, SAID CORNER BEING MARKED WITH A FOUND TXDOT BRASS DISK IN THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 79;

THENCE ALONG THE NORTHERLY LINE OF SAID 8.848 ACRE TRACT AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79 AS FOLLOWS:
- **S 77°20'30" W 1,263.32'** TO A CORNER OF SAID 8.848 ACRE TRACT, FROM SAID CORNER A LEANING TXDOT BRASS DISK BEARS **S 87°11'56" E 0.94'**;
- **S 89°31'53" W 352.39'** TO A CORNER OF SAID 8.848 ACRE TRACT MARKED WITH A FOUND TXDOT BRASS DISK;
- **N 86°22'11" W 340.14'** TO A CORNER OF SAID 8.848 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE AND
- ALONG A CURVE TURNING TO THE LEFT WITH AN **ARC LENGTH** OF **136.98'**, WITH A **RADIUS** OF **2,877.50'**, WITH A **CHORD BEARING** OF **N 87°44'54" W**, WITH A **CHORD LENGTH** OF **136.96'**, TO THE SOUTHEAST CORNER OF A 0.267 ACRE TRACT LABELED PART 2 OF DEED RECORDED AS OPR DOCUMENT NO. 2005088244 AND THE EAST RIGHT-OF-WAY OF INNOVATION BLVD, SAID CORNER BEING MARKED WITH A SET STAKE.

THENCE ALONG SAID 0.267 ACRE TRACT AND ALONG SAID EAST RIGHT-OF-WAY OF INNOVATION BOULEVARD AS FOLLOWS:
- **N 29°01'07" W 24.59'** TO A CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 00°58'30" E 205.96'** TO A CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 07°42'40" E 286.42'** TO THE NORTHEAST CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **N 82°17'36" W 17.11'** TO THE NORTHWEST CORNER OF SAID 0.267 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;

THENCE N 07°32'00" E 955.11' ALONG THE WEST LINE OF SAID 89.335 ACRE TRACT AND ALONG THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD TO THE SOUTHWEST CORNER OF A 0.534 ACRE TRACT LABELED PART 1 OF SAID DEED RECORDED AS OPR DOCUMENT NO. 2005088244SAID CORNER BEING MARKED WITH A FOUND 1/2" IRON ROD;

THENCE ALONG THE BOUNDARIES OF SAID 0.534 ACRE TRACT AS FOLLOWS:
- **N 86°49'31" E 242.12'** TO A CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND 1/2" IRON ROD;
- **N 03°09'00" W 99.83'** TO A CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A SET STAKE;
- **S 86°51'00" W 222.98'** TO THE NORTHWEST CORNER OF SAID 0.534 ACRE TRACT, SAID CORNER BEING MARKED WITH A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD;

THENCE N 07°30'59" E 207.63' ALONG THE WEST LINE OF SAID 89.335 ACRE TRACT AND ALONG THE EAST RIGHT-OF-WAY OF SAID INNOVATION BOULEVARD TO THE MOST WESTERLY NORTHWEST CORNER OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND 1/2" IRON ROD, SAID CORNER BEING THE SOUTHWEST CORNER OF THE 108 COMMERCIAL PARK (PLAT CABINET T, SLIDES 43-44);

THENCE S 82°33'29" E 173.58' TO AN INTERIOR CORNER OF SAID 89.335 ACRE TRACT, SAID CORNER BEING MARKED WITH A FOUND 1/2" IRON ROD, SAID CORNER BEING THE SOUTHERNMOST SOUTHEAST CORNER OF SAID 108 COMMERCIAL PARK;

THENCE N 60°27'51" E 457.86' ALONG AN INTERIOR LINE OF SAID 89.335 ACRE TRACT, SAID LINE ALSO BEING A SOUTHEAST LINE OF SAID 108 COMMERCIAL PARK, TO AN INTERIOR CORNER OF SAID 89.335 ACRE TRACT, SAID CORNER ALSO BEING A SOUTHEAST CORNER OF SAID 108 COMMERCIAL PARK, AND SAID CORNER BEING MARKED WITH A FOUND CONCRETE MARKER;

THENCE N 08°22'31" E 923.24' ALONG THE WEST LINE OF SAID 28.217 ACRE TRACT AND ALONG THE EAST LINE OF SAID 108 COMMERCIAL PARK TO THE **POINT OF BEGINNING**, THIS TRACT HAVING AN AREA OF **117.551 ACRES (5,120,543 SQUARE FEET)**.

Unofficial Document

JTESS
4/2/2024 4:58 PM
M:\DWG-47\4703-22.249\DWG\SURVEY C3D 2018\4703-22.249 FP COMBO - SCALED.DWG

PROJECT NAME: IRONWOOD

Westwood
WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM
Phone (512) 485-0831 8701 N. Mopac Expy, Suite 320
Toll Free (888) 937-5150 Austin, TX 78759
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LHR/ZNBM	MJN	N/A	04/02/2024	4703-22.249

FINAL PLAT

IRONWOOD

LOCATED IN THE CITY OF HUTTO AND BEING OUT OF
THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587,
WILLIAMSON COUNTY, TEXAS
SHEET 9 OF 9

SURVEYOR'S CERTIFICATE

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

I, MICHAEL J. NEEDHAM, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY 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 AT AUSTIN, TEXAS THIS 02 DAY OF APRIL, 2024.

MICHAEL J. NEEDHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5183 STATE OF TEXAS

STATE OF TEXAS REGISTERED Michael Jack Needham 5183 PROFESSIONAL LAND SURVEYOR

ENGINEER'S CERTIFICATE

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

I, ALEX J. CAMUNEZ, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS ENCROACHED BY ZONE A FLOOD AREA, AS DENOTED HEREIN AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 481047 0515 F, EFFECTIVE DATE DECEMBER 20, 2019 AND THAT EACH LOT CONFORMS TO THE CITY OF HUTTO REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TEXAS THIS 02 DAY OF APRIL, 2024

ALEX J. CAMUNEZ
REGISTERED PROFESSIONAL ENGINEER
NO. 132351 STATE OF TEXAS

STATE OF TEXAS ALEX J. CAMUNEZ 132351 LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF ALEX J. CAMUNEZ P.E. 132351 ON 04 / 01 / 20 24 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PLANNING AND ZONING COMMISSION

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE 30 DAY OF April, 2024.

RICHARD HUDSON, CHAIR — DATE 30APR2024

CITY DEVELOPMENT SERVICES

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE 30 DAY OF April, 2024

ASHLEY BAILEY, AICP
DIRECTOR OF DEVELOPMENT SERVICES — DATE 4/30/24

OWNER'S CERTIFICATE

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

VELOCIS HUTTO INNOVATION JV LP, A DELAWARE LIMITED PARTNERSHIP, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DOES SUBDIVIDE SAID TRACT AS SHOWN HEREON; DOES HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. VELOCIS HUTTO INNOVATION JV LP, HEREBY BINDS ITS SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF HUTTO AGAINST EVERY PERSON WHOMEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS IRONWOOD.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 3rd DAY OF April, 2024

VELOCIS HUTTO INNOVATION JV LP,
A DELAWARE LIMITED PARTNERSHIP

BY: VELOCIS IRP HUTTO GP, LP,
A DELAWARE LIMITED PARTNERSHIP,
ITS GENERAL PARTNER

BY: VIF GP, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
BY: Paul R Smith
NAME: PAUL R. SMITH
TITLE: VICE PRESIDENT

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED (DEVELOPER), KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF April, 2024

Lindsay Coker
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 10-30-27

LINDSAY COKER
My Notary ID # 132232948
Expires October 30, 2027

COUNTY CLERK'S CERTIFICATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 2nd DAY OF May, 2024, A.D., AT 12:00 O'CLOCK, P.M., AND DULY RECORDED THIS THE 2nd DAY OF May, 2024 A.D., AT 12:13 O'CLOCK, P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. 2024034929 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 WRITTTEN.

NANCY RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

COUNTY COURT WILLIAMSON COUNTY, TEXAS

Unofficial Document

Westwood			WESTWOOD PROFESSIONAL SERVICES, INC. WESTWOODPS.COM
Phone (512) 485-0831	8701 N. Mopac Expy, Suite 320		TBPE FIRM REGISTRATION NO. F-11756
Toll Free (888) 937-5150	Austin, TX 78759		TBPLS FIRM REGISTRATION NO. LS-10074301
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
LHR/ZNBM	MJN	N/A	04/02/2024	4703-22.249

PROJECT NAME: IRONWOOD

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AGENDA ITEM REPORT
5.2.

To:	Planning and Zoning Commission
Subject:	Consider possible action on Titan Innovation Business Park Phase 3 Lot 5 Block 1 Amended Plat (PLAT-26-0016).
Meeting:	Tuesday, July 7, 2026
Department:	Development Services
Staff Contact:	Forrest Williams

BACKGROUND INFORMATION:

Titan Innovation Business Park Phase III was originally platted in December 2025 (Document No. 2025100312). The original plat included a flag lot at the rear of the property. Since that time, the end user for the site has changed, and the new user requires the front portion of the tract to be independently platted to meet their operational and site-layout needs.

To support this change, the applicant has submitted an Amended Plat for Lot 5, Block 1. The amended plat changes the shape of the existing platted lot in order to accommodate the site needs of the new end user.

SUMMARY OF REQUEST:

The applicant requests approval of an amended plat to modify the lot configuration of Lot 5, Block 1. The amended plat supports a new development scenario for the revised end user by reshaping the previously platted lot into a more functional configuration.

STAFF REVIEW:

Surrounding Zoning:
North - Right-of-Way (ROW) Limmer Loop
South - Light Industrial (LI)
East - Single Family (SF-1)
West - Light Industrial (LI)

Applicability of Amended Plat Process
The City's Subdivision Ordinance allows amended plats under the following circumstances (Sections 10.203.2 and 10.603.2):
• Adjust or relocate boundary or lot lines between one or more adjacent lots where the number of lots will not increase
• Join two or more adjacent lots
• Correct an error or omission on an approved plat
• Update or correct monument locations or character
The intent of an amended plat is to make modifications to an already approved and recorded plat when the number

of lots does not increase, and when the change does not create nonconforming conditions or adversely impact access, drainage, utilities, or plat integrity.

Compliance Determination
The applicant's proposal meets the following required criteria:
• No increase in the number of lots – The amended plat continues to contain one lot (Lot 5, Block 1).
• Resulting lot meets minimum zoning standards – The proposed lot meets the dimensional requirements of the LI zoning district.
• No nonconforming setbacks created – No existing buildings are affected or placed into nonconforming status.
• No adverse impact to easements, drainage, or access – All easements and necessary access points remain intact or are properly documented on the amended plat.
• Consistent application of subdivision standards – The amended plat complies with Chapter 6 Subdivision Standards and applicable procedural sections.
• No "cutting away" of nonconforming uses – The plat does not affect nonconforming uses or structures.
Based on these criteria, staff finds that the request can be processed as an amended plat, provided that the County also determines that the proposed configuration meets their standards for acceptance.

FISCAL NOTES:

There is no direct fiscal impact associated with approval of this amended plat. The plat adjustment does not obligate the City to any new improvements or maintenance responsibilities beyond existing subdivision requirements.

POLICY IMPLICATIONS:

The amended plat meets the legal criteria for consideration under Sections 10.203.2 and 10.603.2 of the City's subdivision code.

ATTACHMENTS:

1. TIBPPhIIILot5Blk1AP-Init-SubmitLtr(6-23-26)
2. PLAT-26-0016-TIBP PH 3 LOT 5 BLK 1-AP-U1 Report
3. TIBPPhIIILot5Blk1FP(Recorded)
4. Titan_Business_Park_Phase_3_Location_Map
5. Titan_Business_Park_Phase_3_Zoning_Map
6. Titan_Business_Park_Phase_3_Future_Land_Use_Map

Westwood

June 22, 2026
Project No.: 0039546.10

CITY OF HUTTO
Development Services
500 West Live Oak Street
Hutto, Texas 78634

Re: **Titan Innovation Business Park III**
Letter of Intent

To whom it may concern:

I am writing to inform you that we are applying for an amendment to the previously recorded plat, Doc. 2025100312. The recorded document and updated plat have been submitted as separate documents.

If you have any questions or need any additional information, please call at your earliest convenience.

Sincerely,

Hollis A. Scheffler, P.E.

CYS/sje
0039546.10_Letter of Intent

PLAT-26-0016-TIBP PH 3 LOT 5 BLK 1-AP-U1 7/1/2026

Attendees

Forrest Williams (Forrest.Williams@HuttoTX.gov)
sandip (Sandip.Uprety@HuttoTX.gov)
Todd Meaker (Todd.Meaker@HuttoTX.gov)

Documents

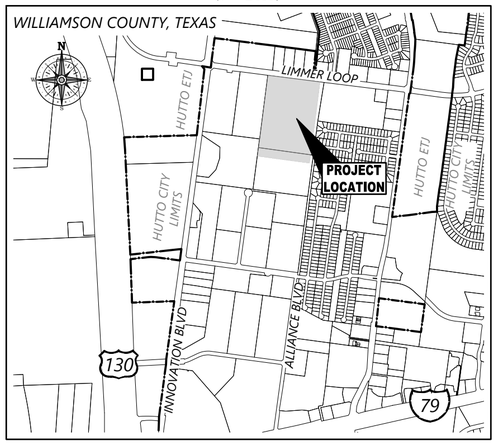
TIBPPhIIILot5Blk1AP-U1-Plat(7-1-26).pdf
TIBPPhIIILot5Blk1AP-U1-ParkLtr(7-1-26).pdf
TIBPPhIIILot5Blk1AP-U1-ComResp(7-1-26).pdf
TIBPPhIIILot5Blk1AP-U1-ComResp-MU(7-1-26).pdf

Planning Review by:
Forrest Williams
forrest.williams@huttotx.gov
512-759-5974
Approved
07/01/2026 12:57:58 PM

ENGINEERING REVIEW
07/01/2026 1:16:47 PM
Review is for general compliance only. Applicant is responsible for all elements with the Engineer of Record.
No exceptions taken
Approved with conditions
Denied. Revise and Resubmit

VICINITY MAP

(1" = 2,000')



BENCHMARK LIST

BM# 1: 5/8-INCH IRON WITH YELLOW CAP STAMPED "CONTROL", IN LIMMER LOOP, A VARIABLE-WIDTH RIGHT-OF-WAY, 124.77' NW OF 1/2-INCH IRON ROD W/ CAP STAMPED "PACHECO KOCH", 25.10' SOUTH OF EDGE OF ASPHALT, AND 9.50' NORTH OF A POWER POLE.

SURFACE NORTHING = 10,178,776.82 SURFACE EASTING = 3,167,343.09 ELEVATION = 714.38'

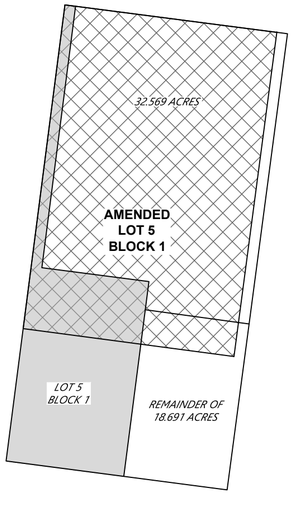
DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW AVE, UNIT A
AUSTIN, TEXAS 78756
PH: 512-720-7200
CONTACT: BRYAN BYRD

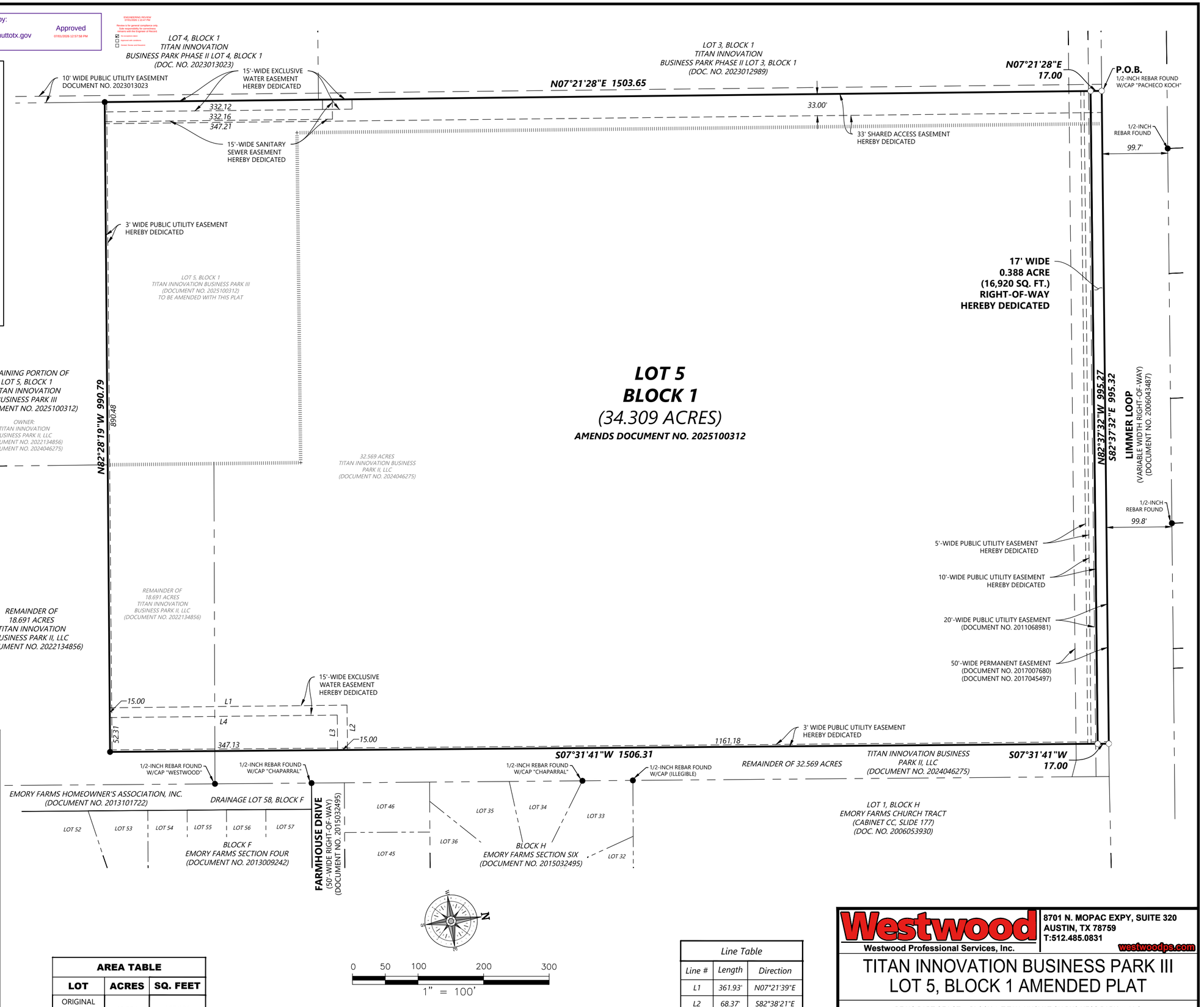
OWNER:
TITAN INNOVATION BUSINESS PARK II, LLC
6300 RIVERSIDE PLAZA LN, NW SUITE 200
ALBUQUERQUE, NEW MEXICO 87120
PH: 512-720-7200
CONTACT: BRYAN BYRD

ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
8701 N MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: HOLLIS A. SCHEFFLER

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
8701 N MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 210-265-8300
CONTACT: JASON R. GABRIEL

AREA BEING AMENDED





AREA TABLE		
LOT	ACRES	SQ. FEET
ORIGINAL LOT 5 BLOCK 1	13.021	567,206
17' R.O.W. DEDICATION	0.388	16,920
LOT 5 BLOCK 1	34.309	1,494,484

0 50 100 200 300
1" = 100'

Line Table		
Line #	Length	Direction
L1	361.93'	N07°21'39"E
L2	68.37'	S82°38'21"E
L3	53.32'	N82°38'21"W
L4	346.98'	S07°21'39"W

LEGEND

- ○ 1/2-INCH IRON ROD WITH CAP STAMPED "WESTWOOD" SET
- ● 1/2-INCH IRON ROD FOUND (CAP NOTED)
- **P.O.B.** POINT OF BEGINNING
- OPRWCT OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ORIGINAL LOT 5 LINE

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood Professional Services, Inc.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T:512.485.0831
westwoodps.com

TITAN INNOVATION BUSINESS PARK III
LOT 5, BLOCK 1 AMENDED PLAT

BEING PART OF LOT 5, BLOCK 1, TITAN INNOVATION BUSINESS PARK III, LLC
RECORDED IN DOCUMENT NO. 2025100312, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;
PART OF A CALLED 32.569 ACRE, RECORDED IN DOCUMENT NO. 2024046275
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
& PART OF A CALLED 18.691 ACRES, RECORDED IN DOCUMENT NO. 2022134856
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

DESIGN	DRAWN	REVIEWER	SCALE	DATE	PROJECT #	SHEET
	RPP	JRG	1"=100'	JUNE 2026	0039546.06	1 OF 2

Last Saved by RPpaitney
Plot Date/Time: 6/29/2026 3:30 PM
Drawing: N:\0039546.06\06 CAD\DWG\Survey C1D\0039546.06-AP

LEGAL DESCRIPTION:

FIELD NOTE DESCRIPTION OF 34.697 ACRE TRACT OF LAND IN THE CITY OF HUTTO, IN THE MARTIN STROUSE SURVEY, ABSTRACT 587, WILLIAMSON COUNTY, TEXAS; BEING PART OF LOT 5, BLOCK 1, TITAN INNOVATION BUSINESS PARK III, LLC, RECORDED IN DOCUMENT NO. 2025100312, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); PART OF A CALLED 32.569 ACRE TRACT OF LAND DESCRIBED TO TITAN INNOVATION BUSINESS PARK II, LLC AS SHOWN ON RECORDED IN DOCUMENT NO. 2024046275, (O.P.R.W.C.T.); AND PART OF A CALLED 18.691 ACRES TRACT OF LAND DESCRIBED TO TITAN INNOVATION BUSINESS PARK II, LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022134856, O.P.R.W.C.T.; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "PACHECO KOCH" FOUND, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF LIMMER LOOP, A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON INSTRUMENT RECORDED IN 2006043487, O.P.R.W.C.T.; FOR THE NORTHEAST CORNER OF LOT 3, BLOCK 1, TITAN INNOVATION BUSINESS PARK PHASE II LOT 3, BLOCK 1, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 2023012989, O.P.R.W.C.T.; SAME BEING THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 1;

THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF LIMMER LOOP, SAME BEING THE NORTHEAST BOUNDARY LINE OF SAID LOT 5, BLOCK 1, AND THE NORTHEAST BOUNDARY LINE OF SAID REMAINDER OF THE 32.569 ACRES TRACT SOUTH 82°37'32" EAST, A DISTANCE OF 995.32 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;

THENCE, ACROSS SAID REMAINDER OF THE 32.569 ACRES TRACT, AND SAID REMAINDER OF THE 18.691 ACRES TRACT, AND SAID LOT 5, BLOCK 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 07°31'41" WEST, A DISTANCE OF 1,523.31 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
2. NORTH 82°28'19" WEST, A DISTANCE OF 990.79 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET IN THE SOUTHEAST BOUNDARY LINE OF LOT 4, BLOCK 1, TITAN INNOVATION BUSINESS PARK PHASE II LOT 4, BLOCK 1, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED IN 2023013023, O.P.R.W.C.T.; SAME BEING THE NORTHWEST BOUNDARY LINE OF SAID LOT 5, BLOCK 1;

THENCE, WITH SAID NORTHWEST BOUNDARY LINE OF LOT 5, BLOCK 1, AND SAID SOUTHEAST BOUNDARY LINE OF LOT 4, BLOCK 1, SAME BEING THE SOUTHEAST BOUNDARY LINE OF SAID LOT 3, BLOCK 1, NORTH 07°21'28" EAST, A DISTANCE OF 1,520.65 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 34.697 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS.

NOTES

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

CITY DEVELOPMENT SERVICES SIGNATURE:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE _____ DAY OF_____, 2026.

_____ _____
HOWARD J. KOONTZ DATE
DIRECTOR OF DEVELOPMENT SERVICES

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE _____ DAY OF _____, 2026.

_____ _____
RICHARD HUDSON DATE
PLANNING AND ZONING COMMISSION CHAIR

SURVEYOR'S CERTIFICATION:

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

I, JASON R. GABRIEL, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6530, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON 01/31/2026.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS __ DAY OF _____, 2026.

_____
JASON R. GABRIEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530
STATE OF TEXAS

ENGINEER'S CERTIFICATION:

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS __ DAY OF _____, 2026.

_____
HOLLIS A. SCHEFFLER
REGISTERED PROFESSIONAL ENGINEER NO. 136049
STATE OF TEXAS

OWNER'S CERTIFICATION

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

I, BEN F. SPENCER, MANAGER, ACTING BY AND THROUGH TITAN INNOVATION BUSINESS PARK II, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THAT CERTAIN 18.691-ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2022134856 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND OWNER OF THAT CERTAIN 32.569-ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2024046275 OF SAID OFFICIAL PUBLIC RECORDS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE TRACTS OF LAND, AND 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 IS TO BE KNOWN AS TITAN INNOVATION BUSINESS PARK PHASE III.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS __ DAY OF _____, 2026.

_____
BEN F. SPENCER, MANAGER
TITAN HUTTO X, LLC
A TEXAS LIMITED LIABILITY COMPANY
BY: TITAN LONE STAR, LLC, ITS MANAGER
6300 RIVERSIDE PLAZA LN, SUITE 200
ALBUQUERQUE, NEW MEXICO 87120

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __ DAY OF_____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF NEW MEXICO

_____
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

COUNTY CLERK'S CERTIFICATE

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

I, NANCY 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 DOCUMENT 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 RISTER, CLERK
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T:512.485.0831
westwoodps.com

TITAN INNOVATION BUSINESS PARK III
LOT 5, BLOCK 1 AMENDED PLAT

BEING PART OF LOT 5, BLOCK 1, TITAN INNOVATION BUSINESS PARK III, LLC
RECORDED IN DOCUMENT NO. 2025100312, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;
PART OF A CALLED 32.569 ACRE, RECORDED IN DOCUMENT NO. 2024046275
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
& PART OF A CALLED 18.691 ACRES, RECORDED IN DOCUMENT NO. 2022134856
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

DESIGN	DRAWN	REVIEWER	SCALE	DATE	PROJECT #	SHEET
	RPP	JRG	N/A	JUNE 2026	0039546.06	2 OF 2

Last Saved by: RPaz/rey
Plot Date/Time: 6/29/2026 3:30 PM
Drawing: N:\0039546.06\06 CAD\DWG\Survey C3D\0039546.06-AP

Westwood

June 30, 2026
Project No.: 0039546.10

Development Services
CITY OF HUTTO
500 West Live Oak Street
Hutto, Texas 78634

Re: **HUTTO INNOVATION BTS**
Hutto, Texas

Development Services:

This letter is to notify you that the enclosed Construction Plans have been revised in accordance with your June 26,2026, Review Memorandum. The following items have been addressed as per the referenced review:

PLANNING COMMENTS

- See attached markups

  Response: Please refer to the submitted document, "Plat comment response" for our responses.

- Provide WCESD#3 written plan review approval.

  Response: Please refer to the submitted document, "WCESD #3 approval".

ENGINEERING COMMENTS

- See attached markups.

  Response: Please refer to the submitted document, "Plat comment response" for our responses.

If you have any questions or need any additional information, please call at your earliest convenience.

Sincerely,

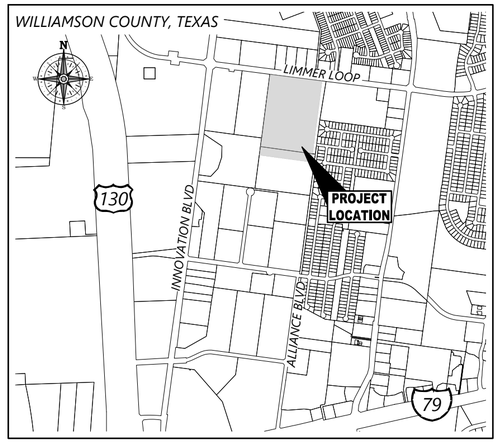
Hollis A. Scheffler, P.E.

HAS/sad
0039546.10_Comment Response Letter

westwoodps.com
(888) 937-5150

Planning Review by:
Emmanuel Hernandez
Manny.Hernandez@huttotx.gov
512-759-4038
DENIED

VICINITY MAP
(1" = 2,000')



Show City Limits on this vicinity map.

Hutto City limits are now outlined and called out on the vicinity map.

LOT 4, BLOCK 1
TITAN INNOVATION
BUSINESS PARK PHASE II LOT 4, BLOCK 1
(DOC. NO. 2023013023)

LOT 3, BLOCK 1
TITAN INNOVATION
BUSINESS PARK PHASE II LOT 3, BLOCK 1
(DOC. NO. 2023012989)

10' WIDE PUBLIC UTILITY EASEMENT
DOCUMENT NO. 2023013023

1/2-INCH REBAR FOUND W/CAP "PACHECO KOCH"

15'-WIDE EXCLUSIVE WATER EASEMENT HEREBY DEDICATED

N07°21'28"E 1520.65

1/2-INCH REBAR FOUND W/CAP "PACHECO KOCH"

332.12 | 377.12
L6 | L5 | L9
L7 | L8 | L10
15.00 | 15.00 | 15.00 | 15.00

15'-WIDE SANITARY SEWER EASEMENT HEREBY DEDICATED

33.00'

33' SHARED ACCESS EASEMENT HEREBY DEDICATED

1/2-INCH REBAR FOUND
99.7'

Please follow the 2024 Master Mobility Plan. Limmer Loop is designated as a Major Arterial and requires a minimum right-of-way (ROW) width of 134 feet. In addition, a minimum 15-foot Public Utility Easement (PUE) shall be dedicated to accommodate both wet and dry utilities.

Please coordinate with JMT (Elliot Crude; contact information was previously provided) to determine the required ROW dedication and confirm the ultimate roadway alignment.

17' wide ROW dedication is now provided in order to meet the ultimate section requirements.

3' WIDE PUBLIC UTILITY EASEMENT HEREBY DEDICATED

LOT 5, BLOCK 1
TITAN INNOVATION BUSINESS PARK III
(DOCUMENT NO. 2025100312)
TO BE AMENDED WITH THIS PLAT

REMAINING PORTION OF LOT 5, BLOCK 1 TITAN INNOVATION BUSINESS PARK III (DOCUMENT NO. 2025100312)

OWNER: TITAN INNOVATION BUSINESS PARK II, LLC (DOCUMENT NO. 2022134856) (DOCUMENT NO. 2024046275)

N82°28'19"W 990.79
890.48

32.569 ACRES
TITAN INNOVATION BUSINESS PARK II, LLC
(DOCUMENT NO. 2024046275)

LOT 5
BLOCK 1
AMENDS DOCUMENT NO. 2025100312

17' wide ROW dedication is now provided in order to meet the ultimate section requirements.

Has this ROW width been confirmed that no additional ROW needs to be dedicated for Limmer Loop expansion project?

LIMMER LOOP
(VARIABLE WIDTH RIGHT-OF-WAY)
(DOCUMENT NO. 2006043487)

S82°37'32"E 995.32

1/2-INCH REBAR FOUND
99.8'

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW AVE, UNIT A
AUSTIN, TEXAS 78756
PH: 512-720-7200
CONTACT: BRYAN BYRD

OWNER:
TITAN INNOVATION BUSINESS PARK II, LLC
6300 RIVERSIDE PLAZA LN, NW SUITE 200
ALBUQUERQUE, NEW MEXICO 87120
PH: 512-720-7200
CONTACT: BRYAN BYRD

ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
8701 N MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: HOLLIS A. SCHEFFLER

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
8701 N MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 210-265-8300
CONTACT: JASON R. GABRIEL

REMAINDER OF 18.691 ACRES TITAN INNOVATION BUSINESS PARK II, LLC (DOCUMENT NO. 2022134856)

REMAINDER OF 18.691 ACRES TITAN INNOVATION BUSINESS PARK II, LLC (DOCUMENT NO. 2022134856)

This will be coordinated with JMT; however, driveway access does not affect the plat boundary.

Limmer Loop is planned as a six-lane divided roadway with a raised median; therefore, not all driveways along Limmer Loop will be permitted full access. Some driveways may be limited to right-in/right-out movements only. Please coordinate with JMT to ensure the driveway locations are properly aligned to accommodate the proposed full-access openings.

after the deficient ROW is provided, this might need to be partially vacated.

20'-WIDE PUBLIC UTILITY EASEMENT
(DOCUMENT NO. 2011068981)

50'-WIDE PERMANENT EASEMENT
(DOCUMENT NO. 2017007680)
(DOCUMENT NO. 2017045497)

15'-WIDE EXCLUSIVE WATER EASEMENT HEREBY DEDICATED

15.00 | L1 | 15.00
L4 | L3 | L2
523' | 347.13

3' WIDE PUBLIC UTILITY EASEMENT HEREBY DEDICATED

1161.18

S07°31'41"W 1523.31

1/2-INCH REBAR FOUND W/CAP "WESTWOOD"
1/2-INCH REBAR FOUND W/CAP "CHAPARRAL"
1/2-INCH REBAR FOUND W/CAP "CHAPARRAL"
1/2-INCH REBAR FOUND W/CAP (ILLEGIBLE)

REMAINDER OF 32.569 ACRES

TITAN INNOVATION BUSINESS PARK II, LLC (DOC

EMORY FARMS HOMEOWNER'S ASSOCIATION, INC. (DOCUMENT NO. 2013101722)

DRAINAGE LOT 5B, BLOCK F

LOT 52 | LOT 53 | LOT 54 | LOT 55 | LOT 56 | LOT 57 | LOT 46 | LOT 45 | LOT 35 | LOT 34 | LOT 33 | LOT 36

FARMHOUSE DRIVE
(50'-WIDE RIGHT-OF-WAY)
(DOCUMENT NO. 2015032495)

BLOCK F
EMORY FARMS SECTION FOUR
(DOCUMENT NO. 2013009242)

EMORY FARM (CABINET (DOC. NO

A 17' ROW dedication is now provided. The existing easements house City of Hutto 16" waterline and Enterprise Oil line. These easements get encumbered into the ROW, but do not need to be vacated.

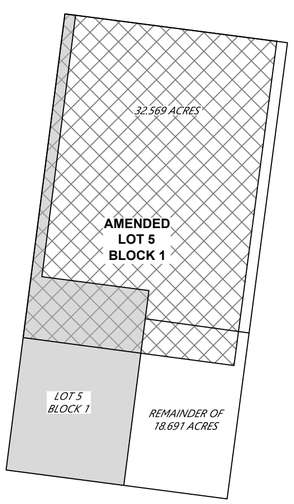
Legend has been updated to show POB

Include on legend and label on drawing the POB

TITAN INNOVATION BUSINESS PARK PHASE III
LOT 5, BLOCK 1 AMENDED PLAT

Plat name updated per comment.

AREA BEING AMENDED



AREA TABLE		
LOT	ACRES	SQ. FEET
LOT 5 BLOCK 1	34.697	1,511,404

Show original Lot 5 acres and square feet in top row. Then show the amended Lot 5 acres and square feet.

Area Table has been added to show the original lot, ROW dedication and the amended lot in acres and square feet.

BENCHMARK LIST

BM# 1: 5/8-INCH IRON WITH YELLOW CAP STAMPED "CONTROL", IN LIMMER LOOP, A VARIABLE-WIDTH RIGHT-OF-WAY, 124.77' NW OF 1/2-INCH IRON ROD W/ CAP STAMPED "PACHECO KOCH", 25.10' SOUTH OF EDGE OF ASPHALT, AND 9.50' NORTH OF A POWER POLE.

SURFACE NORTHING = 10,178,776.82 SURFACE EASTING = 3,167,343.09 ELEVATION = 714.38'

0 50 100 200 300
1" = 100'

The legend has been updated to have "Original lot 5 line" called out.

"ORIGINAL LOT 5 LINE"

STAMPED "WESTWOOD" SET
1/2-INCH IRON ROD FOUND (CAP NOTED)
OPRWCT OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

BOUNDARY LINE
ADJOINING PROPERTY LINE
PROPOSED EASEMENT LINE
EXISTING EASEMENT LINE
LOT 5 LINE

Line Table		
Line #	Length	Direction
L1	361.93'	N07°21'39"E
L2	68.37'	S82°38'21"E
L3	53.32'	N82°38'21"W
L4	346.98'	S07°21'39"W
L5	14.99'	N82°38'34"W
L6	332.16'	N07°21'28"E
L7	347.21'	S07°21'28"W
L8	29.99'	S82°38'34"E
L9	14.99'	S82°38'34"E
L10	377.16'	S07°21'28"W

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

Westwood
Westwood Professional Services, Inc.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T:512.485.0831
westwoodps.com

AMENDING PLAT OF LOT 5 TITAN INNOVATION BUSINESS PARK III

BEING PART OF LOT 5, BLOCK 1, TITAN INNOVATION BUSINESS PARK III, LLC RECORDED IN DOCUMENT NO. 2025100312, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; PART OF A CALLED 32.569 ACRE, RECORDED IN DOCUMENT NO. 2024046275 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS & PART OF A CALLED 18.691 ACRES, RECORDED IN DOCUMENT NO. 2022134856 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

DESIGN	DRAWN	REVIEWER	SCALE	DATE	PROJECT #	SHEET
	RPP	JRG	1"=100'	JUNE 2026	0039546.06	1 OF 2

Last Saved by: RPaz/rey
Plot Date/Time: 6/22/2026 9:56 AM
Drawing: N:\0039546.06\06 CAD\DWG\Survey C2D\0039546.06-AP

LEGAL DESCRIPTION:

FIELD NOTE DESCRIPTION OF 34.697 ACRE TRACT OF LAND IN THE CITY OF HUTTO, IN THE MARTIN STROUSE SURVEY, ABSTRACT 587, WILLIAMSON COUNTY, TEXAS; BEING PART OF LOT 5, BLOCK 1, TITAN INNOVATION BUSINESS PARK III, LLC, RECORDED IN DOCUMENT NO. 2025100312, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); PART OF A CALLED 32.569 ACRE TRACT OF LAND DESCRIBED TO TITAN INNOVATION BUSINESS PARK II, LLC AS SHOWN ON RECORDED IN DOCUMENT NO. 2024046275, (O.P.R.W.C.T.); AND PART OF A CALLED 18.691 ACRES TRACT OF LAND DESCRIBED TO TITAN INNOVATION BUSINESS PARK II, LLC AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022134856, O.P.R.W.C.T.; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "PACHECO KOCH" FOUND, IN THE SOUTHERLY RIGHT-OF-WAY LINE OF LIMMER LOOP, A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON INSTRUMENT RECORDED IN 2006043487, O.P.R.W.C.T.; FOR THE NORTHEAST CORNER OF LOT 3, BLOCK 1, TITAN INNOVATION BUSINESS PARK PHASE II LOT 3, BLOCK 1, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 2023012989, O.P.R.W.C.T.; SAME BEING THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 1;

THENCE, WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF LIMMER LOOP, SAME BEING THE NORTHEAST BOUNDARY LINE OF SAID LOT 5, BLOCK 1, AND THE NORTHEAST BOUNDARY LINE OF SAID REMAINDER OF THE 32.569 ACRES TRACT SOUTH 82°37'32" EAST, A DISTANCE OF 995.32 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;

THENCE, ACROSS SAID REMAINDER OF THE 32.569 ACRES TRACT, AND SAID REMAINDER OF THE 18.691 ACRES TRACT, AND SAID LOT 5, BLOCK 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 07°31'41" WEST, A DISTANCE OF 1,523.31 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET;
2. NORTH 82°28'19" WEST, A DISTANCE OF 990.79 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "WESTWOOD" SET IN THE SOUTHEAST BOUNDARY LINE OF LOT 4, BLOCK 1, TITAN INNOVATION BUSINESS PARK PHASE II LOT 4, BLOCK 1, A LEGAL SUBDIVISION AS SHOWN ON PLAT RECORDED IN 2023013023, O.P.R.W.C.T.; SAME BEING THE NORTHWEST BOUNDARY LINE OF SAID LOT 5, BLOCK 1;

THENCE, WITH SAID NORTHWEST BOUNDARY LINE OF LOT 5, BLOCK 1, AND SAID SOUTHEAST BOUNDARY LINE OF LOT 4, BLOCK 1, SAME BEING THE SOUTHEAST BOUNDARY LINE OF SAID LOT 3, BLOCK 1, NORTH 07°21'28" EAST, A DISTANCE OF 1,520.65 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 34.697 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS.

NOTES

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

Include the following
- 10 FT PUE is hereby dedicated along and adjacent to all street side property lines for water, sewer and storm sewer.

- a 5 FT PUE is here by dedicated along and adjacent to all street side property lines for utilities other than water, sewer, and storm sewer lines

These notes have been added (see note 17 and 18).

CITY DEVELOPMENT SERVICES SIGNATURE:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE _____ DAY OF_____, 2026.

_____ _____
HOWARD J. KOONTZ DATE
DIRECTOR OF DEVELOPMENT SERVICES

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE _____ DAY OF _____, 2026.

Richard Hudson
_____ _____
BRYAN LEE DATE
PLANNING AND ZONING COMMISSION CHAIR

The name has been updated.

SURVEYOR'S CERTIFICATION:

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

I, JASON R. GABRIEL, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6530, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON 01/31/2026.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS __ DAY OF _____, 2026.

_____
JASON R. GABRIEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6530
STATE OF TEXAS

The ultimate floodplain now references Atlas 14.

This should reference Atlas 14 as the city now follows the Atlas 14 rainfall maps provided by Williamson County.

ENGINEER'S CERTIFICATION:

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS __ DAY OF _____, 2026.

_____
HOLLIS A. SCHEFFLER
REGISTERED PROFESSIONAL ENGINEER NO. 136049
STATE OF TEXAS

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

OWNER'S CERTIFICATION

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

I, BEN F. SPENCER, MANAGER, ACTING BY AND THROUGH TITAN INNOVATION BUSINESS PARK II, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THAT CERTAIN 18.691-ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2022134856 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND OWNER OF THAT CERTAIN 32.569-ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2024046275 OF SAID OFFICIAL PUBLIC RECORDS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE TRACTS OF LAND, AND 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 IS TO BE KNOWN AS TITAN INNOVATION BUSINESS PARK PHASE III.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS __ DAY OF _____, 2026.

_____
BEN F. SPENCER, MANAGER
TITAN HUTTO X, LLC
A TEXAS LIMITED LIABILITY COMPANY
BY: TITAN LONE STAR, LLC, ITS MANAGER
6300 RIVERSIDE PLAZA LN, SUITE 200
ALBUQUERQUE, NEW MEXICO 87120

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS __ DAY OF_____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF NEW MEXICO

_____
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

COUNTY CLERK'S CERTIFICATE

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

I, NANCY 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 DOCUMENT 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 RISTER, CLERK
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

Westwood
Westwood Professional Services, Inc.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T:512.485.0831
westwoodps.com

AMENDING PLAT OF LOT 5 TITAN INNOVATION BUSINESS PARK III

BEING PART OF LOT 5, BLOCK 1, TITAN INNOVATION BUSINESS PARK III, LLC
RECORDED IN DOCUMENT NO. 2025100312, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;
PART OF A CALLED 32.569 ACRE, RECORDED IN DOCUMENT NO. 2024046275
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
& PART OF A CALLED 18.691 ACRES, RECORDED IN DOCUMENT NO. 2022134856
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

DESIGN	DRAWN	REVIEWER	SCALE	DATE	PROJECT #	SHEET
	RPP	JRG	N/A	JUNE 2026	0039546.06	2 OF 2

Last Saved by: RPaz/rey
Plot Date/Time: 6/22/2026 9:56 AM
Drawing: N:\0039546.06\06 CAD\DWG\Survey C3D\0039546.06-AP

include letter signed by Jeffery Whites Parks director

Parkland Letter of Intent

Please refer to "Parkland exemption letter," that is submitted as a separate document.

PROJECT NAME: Amending Plat of Lot 5 Titan Innovation Business Park III

PROJECT ADDRESS: Innovation Blvd, Hutto, TX 78634

Total acreage 34.697 Proposed zoning Light Industrial

Location: Innovation Blvd, Hutto, TX 78634

☐ Preliminary Plat ☒ Final Plat / Amending Plat

Parkland Contribution

All parkland dedication and or fees in lieu of dedication shall be in conformance with 10.609 of Hutto's Unified Development Code, as amended. Potential parkland dedication must be approved by the Parks and Recreation Director or designated agents at the conceptual plan stage, and approved by the Parks Advisory Board and Parks and Recreation Director at the preliminary plat stage.

Number of park acres *required* to be conveyed:
0 Acres

Number of park acres *proposed* to be conveyed:
0 Acres

AND / OR

Amount required for Fee in Lieu of Parkland Conveyance:

Property owner or authorized agent

Signature:

Printed Name: Hollis Scheffler Date: 5/29/2024

Contact Person: Hollis Scheffler (Westwood PS)

Phone: 512-485-0831 Fax: Email: hollis.scheffler@westwoodps.com

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment	Fees paid	Parks Mtg. date	Approved

October 2021

DOC #2025100312

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LEGEND

- ○ 1/2-INCH REBAR SET W/ CAP STAMPED "WESTWOOD AUSTIN"
- ● 1/2-INCH REBAR FOUND (UNLESS NOTED OTHERWISE)
- BM#_ BENCHMARK
- PROPERTY LINE – SUBJECT
- PROPERTY LINE – ADJOINER
- DEED LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DOC. No. DOCUMENT NUMBER

0' 100' 200'

EASEMENT LINE TABLE

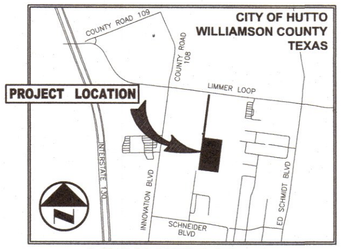
LINE	BEARING	LENGTH
EL1	N07°21'25"E	40.00'
EL2	S07°21'28"W	15.00'
EL3	N07°21'28"E	14.50'
EL4	N07°21'28"E	15.00'
EL5	S82°38'33"E	50.00'
EL6	S82°38'32"E	50.00'

EASEMENT LINE TABLE

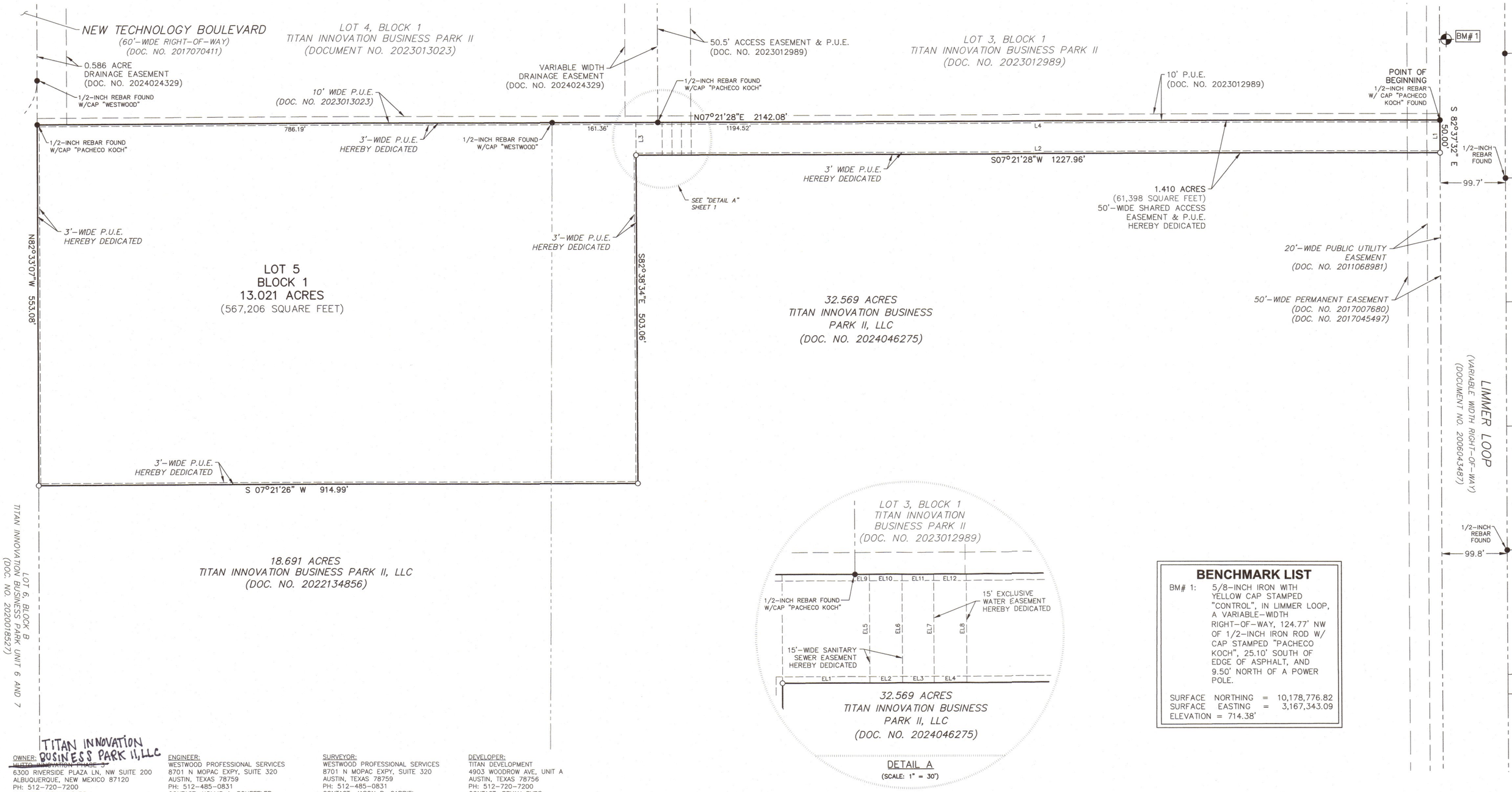
LINE	BEARING	LENGTH
EL7	S82°38'32"E	50.00'
EL8	S82°38'32"E	50.00'
EL9	N07°20'46"E	6.55'
EL10	N07°21'43"E	15.00'
EL11	N07°21'12"E	14.50'
EL12	N07°21'28"E	15.00'

50'-WIDE SHARED ACCESS & P.U.E. LINE TABLE

LINE	BEARING	LENGTH
L1	S82°37'32"E	50.00'
L2	S07°21'28"W	1227.96'
L3	N82°38'34"W	50.00'
L4	N07°21'28"E	1227.97'



VICINITY MAP
(1"=3,000')



DETAIL A
(SCALE: 1" = 30')

BENCHMARK LIST

BM# 1: 5/8-INCH IRON WITH YELLOW CAP STAMPED "CONTROL", IN LIMMER LOOP, A VARIABLE-WIDTH RIGHT-OF-WAY, 124.77' NW OF 1/2-INCH IRON ROD W/ CAP STAMPED "PACHECO KOCH", 25.10' SOUTH OF EDGE OF ASPHALT, AND 9.50' NORTH OF A POWER POLE.

SURFACE NORTHING = 10,178,776.82
SURFACE EASTING = 3,167,343.09
ELEVATION = 714.38'

OWNER: ~~HUTTO INNOVATION PHASE 3~~ TITAN INNOVATION BUSINESS PARK II, LLC
6300 RIVERSIDE PLAZA LN, NW SUITE 200
ALBUQUERQUE, NEW MEXICO 87120
PH: 512-720-7200
CONTACT: BRYAN BYRD

ENGINEER:
WESTWOOD PROFESSIONAL SERVICES
8701 N MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: HOLLIS A. SCHEFFLER

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES
8701 N MOPAC EXPY, SUITE 320
AUSTIN, TEXAS 78759
PH: 512-485-0831
CONTACT: JASON R. GABRIEL

DEVELOPER:
TITAN DEVELOPMENT
4903 WOODROW AVE, UNIT A
AUSTIN, TEXAS 78756
PH: 512-720-7200
CONTACT: BRYAN BYRD

N:\0039546.08\06 CAD\DWG\SURVEY C3D\EXHIBITS\0039546.08 LOT 5 FP.DWG

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

SCALE:	1" = 100'
CHECKED:	JRG
DRAWN:	RPP
FIELD CREW:	NJM
FIELD WORK DATE:	1/31/2024

INITIAL ISSUE: 10/18/2024
REVISIONS:

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

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

FINAL PLAT

PROJECT NUMBER : R0039546.08

SHEET NUMBER: 1 OF 3

DATE: 9/26/2025

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DOC#2025100312

1.

NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.

2. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER, AND STORM SEWER.

3. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.

4. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.

5. ALL DISTURBED AREAS DUE TO CONSTRUCTION SHALL BE PERMANENTLY STABILIZED.

6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.

7. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.

8. TREES SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.

9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2-INCH PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.

10. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
    WATER: CITY OF HUTTO
    SEWER: CITY OF HUTTO
    ELECTRIC: ONCOR ELECTRIC DELIVERY

11. UTILITY NOTES

    WITHIN CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)
    - WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.

12. FLOODPLAIN NOTES:

    a. ULTIMATE FLOODPLAIN

    NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.

    b. EXISTING FLOODPLAIN

    NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019 FOR CITY OF HUTTO, TEXAS."

13. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

14. DETENTION FOR LOT 5, BLOCK 1 SHALL BE PROVIDED BY DRAINAGE EASEMENT IN DOCUMENT NO. 2024024329, WITHIN LOT 4, BLOCK 1, TITAN INNOVATION BUSINESS PARK II, AS SHOWN ON PLAT RECORDED IN DOCUMENT ON. 2023013023, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

15. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

16. THE SUBDIVISION IS ZONED LIGHT-INDUSTRIAL.

17. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.

18. THIS PROJECT IS SUBJECT TO A TRAFFIC IMPACT FEE BASED ON ORDINANCE NO. 2021-014.

DESCRIPTION OF PROPERTY:

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

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

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

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

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

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

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

N:\0039546.08\06 CAD\DWG\SURVEY C3D\EXHIBITS\0039546.08 LOT 5 FP.DWG

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

SCALE:	NONE
CHECKED:	JRG
DRAWN:	RPP
FIELD CREW:	NJM
FIELD WORK DATE:	1/31/2024

INITIAL ISSUE: 10/18/2024
REVISIONS:
1
2
3
4
5

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

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

FINAL PLAT

PROJECT NUMBER : R0039546.08

SHEET NUMBER: 2 OF 3

DATE: 9/26/2025

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DOC #20251003 12

OWNER'S CERTIFICATION (18.691 ACRES)

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

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

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 17 DAY OF NOVEMBER, 2025.

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

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF NOVEMBER, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ NEW MEXICO

E. AIMEE GONZALEZ E.
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: 12/19/2028

STATE OF NEW MEXICO
NOTARY PUBLIC
E. AIMEE GONZALEZ E.
Commission # 1067801
My Comm. Exp. 12-19-2028

OWNER'S CERTIFICATION (32.569 ACRES)

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

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

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 17 DAY OF NOVEMBER, 2025.

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

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17 DAY OF NOVEMBER, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ NEW MEXICO

E. AIMEE GONZALEZ E.
NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: 12/19/2028

STATE OF NEW MEXICO
NOTARY PUBLIC
E. AIMEE GONZALEZ E.
Commission # 1067801
My Comm. Exp. 12-19-2028

PLANNING AND ZONING COMMISSION CHAIR:

THIS PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION CHAIR ON THE 4 DAY OF November, 2025.

RICHARD HUDSON
PLANNING AND ZONING COMMISSION CHAIR

9 DEC 2025
DATE

CITY DEVELOPMENT SERVICES SIGNATURE:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF HUTTO, THIS THE 10 DAY OF December, 2025.

JOHN BYRUM
PLANNING MANAGER

10 DEC. 2025
DATE

SURVEYOR'S CERTIFICATION:

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 10TH DAY OF NOVEMBER, 2025.

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

STATE OF TEXAS
REGISTERED
JASON R. GABRIEL
6530
PROFESSIONAL
LAND SURVEYOR

11/10/2025

ENGINEER'S CERTIFICATION:

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 10TH DAY OF November, 2025.

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

STATE OF TEXAS
HOLLIS ANN SCHEFFLER
136049
LICENSED
PROFESSIONAL ENGINEER

11/10/2025

COUNTY CLERK CERTIFICATION:

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 18TH DAY OF December, 2025, A.D., AT 12:00 O'CLOCK P.M. AND DULY RECORDED THIS 18TH DAY OF December, 2025, A.D., AT 12:28 O'CLOCK P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. 2025100312. 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~~ Ashley Hackey

COUNTY COURT
WILLIAMSON COUNTY TEXAS

SCALE:	NONE
CHECKED:	JRG
DRAWN:	RPP
FIELD CREW:	NJM
FIELD WORK DATE:	1/31/2024

INITIAL ISSUE: 10/18/2024
REVISIONS:
△
△
△
△
△

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

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

FINAL PLAT

PROJECT NUMBER : R0039546.08

SHEET NUMBER: 3 OF 3

DATE: 9/26/2025

N:\0039546.08\06 CAD\DWG\SURVEY C3D\EXHIBITS\0039546.08 LOT 5 FP.DWG

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

Titan Innovation Business Park Phase 3



7/1/2026, 11:13:00 AM

1:18,056

0 0.13 0.25 0.5 mi

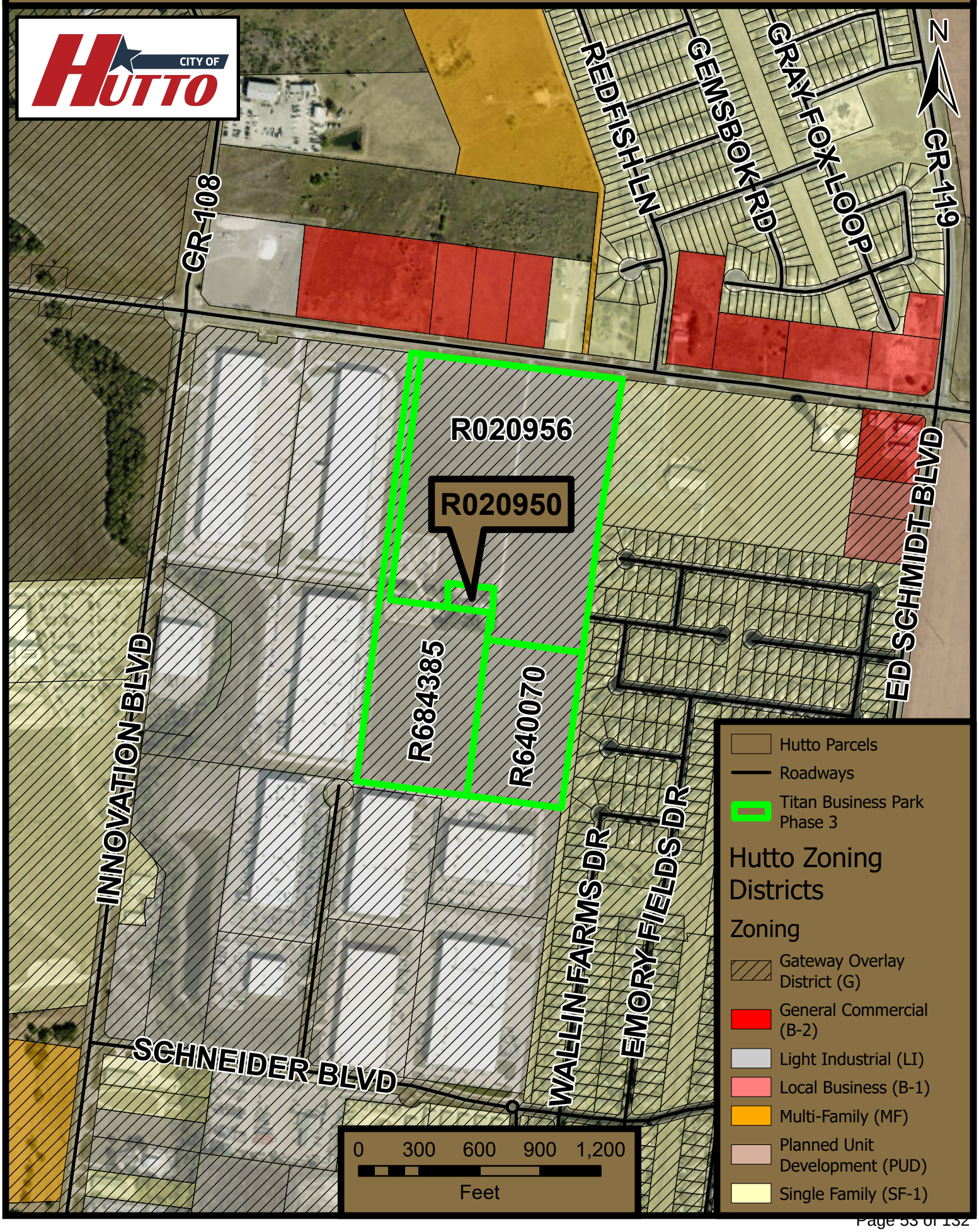
0 0.2 0.4 0.8 km

- Parcels
- Subdivision Boundaries
- County Boundary

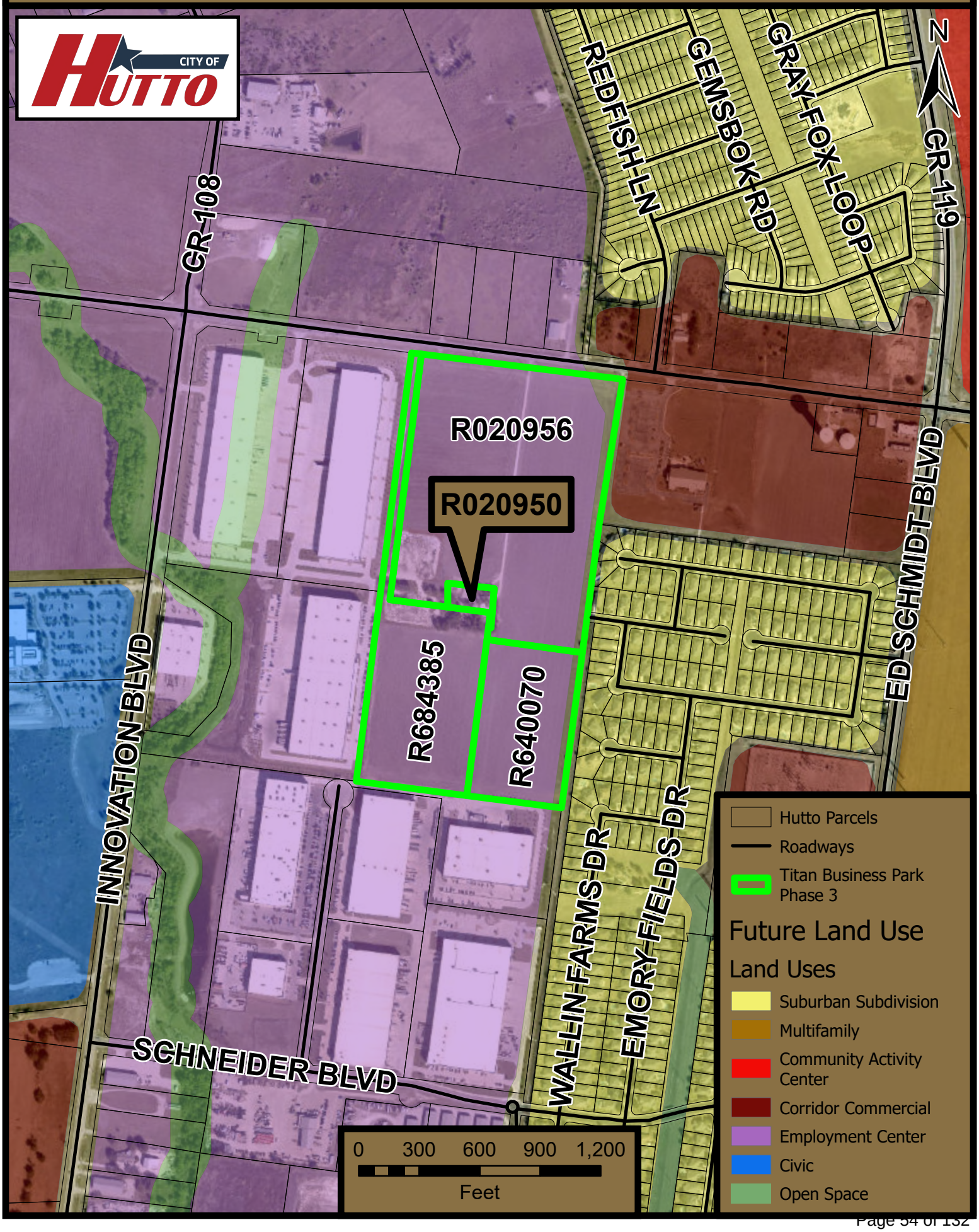
Williamson County TX, Vantor

Williamson Central Appraisal District
City of Round Rock GIS/IT Department | Williamson County, Texas

Titan Business Park Phase 3



Titan Business Park Phase 3



AGENDA ITEM REPORT
5.3.

To:	Planning and Zoning Commission
Subject:	Conduct a public hearing and consider possible action on the Stromberg PUD Amendment #2 (ZON-26-0018).
Meeting:	Tuesday, July 7, 2026
Department:	Development Services
Staff Contact:	Forrest Williams

BACKGROUND INFORMATION:

The Stromberg subdivision consists of approximately 372.137-acres located in Williamson County within the Hutto city limits. The property lies between CR 132 to the north and the future East WilCo Highway to the south, approximately one mile west of FM 3349.

The original Planned Unit Development (PUD) for the property was presented to the Planning and Zoning Commission on July 2, 2024 and approved in its entirety. City Council approved the PUD on August 15, 2024 as Ordinance No. O-2024-039.

However, during Council deliberation, only Scenario 2, a development pattern consisting of approximately a 50/50 mix of residential uses and light industrial, was formally approved.

In October 2025, the applicant submitted a PUD amendment in connection with negotiations involving a Public Improvement District (PID). This amendment sought approval of Scenario 1, commonly referred to as the "90/10 option," consisting of 90% residential uses and 10% non-residential uses. This amendment was approved on November 6, 2025.

The current amendment request is in response to increased market demand for industrial development in the region. The applicant is seeking to restore flexibility originally discussed with staff and the Planning Director during the initial PUD process. Specifically, the ability to transition between residential and industrial land uses without requiring additional FLUM amendments.

SUMMARY OF REQUEST:

Surrounding Zoning:

North - Extraterritorial Jurisdiction (ETJ) Development Agreement
South - Right-of-Way (ROW) Future East Wilco Hwy.
East - Extraterritorial Jurisdiction (ETJ) Development Agreement
West - Extraterritorial Jurisdiction (ETJ) Development Agreement

The applicant requests a PUD amendment to allow optionality among three development scenarios:

- Scenario 1 (Previously Approved 2025): 90% residential / 10% non-residential
- Scenario 2 (Approved 2024): Approx. 50/50 residential and light industrial
- Scenario 3 (New): Full light industrial redevelopment

The amendment would enable implementation of Scenario 1, Scenario 2, or Scenario 3 without the need for future amendments or FLUM modifications. Providing at least 10% of the PUD to contain a substation to support the

electrical load of the development if scenario 2 or 3 are implemented. The applicant states that the flexibility aligns with prior direction and allows the project to respond to rapidly shifting market conditions.

STAFF REVIEW:

Land Use & Comprehensive Plan Considerations

The request to allow optionality among three land-use scenarios is being advanced primarily at the direction of the City's Economic Development Corporation (EDC) and City Administration. Their stated goals are to expand flexibility for industrial recruitment and to position the corridor for employment-generating development in response to emerging market demand.

Development Services staff does not necessarily agree with the approach of amending a PUD to allow multiple, interchangeable development scenarios. From a planning and regulatory standpoint, Development Services staff generally supports PUD amendments that provide clarity, predictability, and a single coordinated development program. Allowing wide-ranging scenario flexibility can create challenges related to:

- Long-term land-use predictability
- Infrastructure capacity planning
- Traffic modeling and phasing evaluations
- Service-demand forecasting
- Coordination with the Comprehensive Plan and surrounding land uses

Although the applicant states that flexibility was discussed during the original PUD process, Development Services staff maintains that formal PUD amendments should clearly define specific development outcomes rather than maintain multiple alternative paths.

Zoning & Development Standards

The amendment does not revise standards, overlays, or dimensional requirements. The only change is the reintroduction of land-use optionality. Development Services staff notes that this structure may complicate downstream technical review because different scenarios carry different trip generation profiles, utility loads, and public service impacts.

Infrastructure & Service Impacts

Scenario 1 (90/10 residential) and Scenario 2 (50/50 mix) impose significantly different infrastructure and public service demands compared to Scenario 3 (full industrial). The wide variance between these scenarios complicates the ability to model and prepare system capacity needs until a single path is selected by the developer.

Consistency with Prior Approvals and FLUM

While the applicant references prior discussions with the Planning Director regarding flexible FLUM language, Development Services staff's professional recommendation continues to be that PUDs function best with a clearly defined development program.

Nonetheless, staff acknowledges that EDC and Administration policy direction is to provide market-responsive flexibility for industrial recruitment, and this amendment reflects that direction.

FISCAL NOTES:

• Scenario 1 (90/10 Residential): Higher long-term service costs (public safety, parks, roadway maintenance) and lower net fiscal return per acre.
• Scenario 2 (50/50 Mix): Balanced fiscal profile with diversified land uses.
• Scenario 3 (Full Industrial): Highest net positive fiscal impact due to lower service costs and higher commercial tax base.

POLICY IMPLICATIONS:

• Supports Council direction to attract industrial and employment uses along major planned transportation corridors.
• Provides flexibility consistent with original PUD intent and discussions.
• Eliminates the need for future FLUM amendments tied to market-driven adjustments.
• Ensures the City can adapt to regional economic shifts while maintaining negotiated development standards.

ATTACHMENTS:

1. Init(6-8-26)-Stromberg Engineers Summary & Intent - PUD Amendment #2
2. Init(6-8-26)-Stromberg ALTA
3. Stromberg_PUD_Amendment_2_Exisiting_Future_Land_Use_Map
4. Stromberg_PUD_Amendment_2_Zoning_Map
5. Init(6-8-26)-PUD Document_REV 2026-05-28_redline
6. Init(6-8-26)-PUD Document_REV 2026-05-28_clean
7. Stromberg_PUD_Proposed_Future_Land_Use_Scenario_1
8. Stromberg_PUD_Proposed_Future_Land_Use_Scenario_2
9. Stromberg_PUD_Proposed_Future_Land_Use_Scenario_3
10. Init(6-8-26)-Rector Email RE TIA_SER
11. Init(6-8-26)-WW SER_20250422
12. Init(6-8-26)-Parkland LOI_202401041219474332
13. Init(6-8-26)-Adjacent Property Owner Exhibit
14. Concern (Espino #1)
15. Object (Espino #2)

June 8, 2026

City of Hutto Development Services
500 W. Live Oak Street
Hutto, Texas 78634

Re: Stromberg – Engineer's Summary Letter & Statement of Intent

Gray Engineering, Inc. dba Gray Civil, Inc (Gray) is pleased to submit the attached Planned Unit Development amendment application for the proposed Stromberg subdivision. The subject property is in Williamson County and the City of Hutto city limits. This site is bounded by CR 132 to the north and the future East WilCo Highway to the south, approximately one mile west of FM 3349.

The Stromberg subdivision proposes a mix of traditional single family residential lots, townhomes, multifamily, commercial (Scenario 1) and optionality for light industrial in lieu of single family residential (Scenario 1). The PUD was presented to the Planning and Zoning Commission on July 2, 2024 and approved in its entirety. The PUD was approved August 15, 2024 as Ordinance No. O-2024-039 by City Council. However, by discussion and motion of Council, only Scenario 2 as presented in the PUD was approved. This scenario presents roughly a 50/50 mix of residential uses and light industrial.

In October 2025, due to negotiations involving a PID application, a PUD amendment application was submitted to have Scenario 1 approved. In discussions with staff this option has been referred to as the 90/10 option since it presents 90% residential to 10% non-residential uses. The PUD amendment was approved at City Council on November 6, 2025.

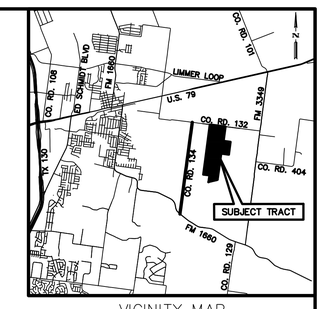
Due to increased demand in the area for industrial development, it is the intent of this amendment application to approve the optionality for Scenario 1 and Scenario 2, as well as add optionality for a Scenario 3 which presents a full industrial option.

Feel free to contact me with any questions at 512-757-4111 or kharris@gray-civil.com.

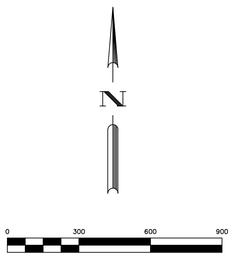
Sincerely,

Kristal L. Harris

Kristal L. Harris, P.E.
Entitlements Manager



VICINITY MAP
NOT TO SCALE



EDWARD RYAN SURVEY, ABSTRACT NO. 542

JACOB H. FREDENBURGH SURVEY, ABSTRACT NO. 237

THOMAS GREEN SURVEY, ABSTRACT NO. 740

JOHN KUYKENDALL SURVEY, ABSTRACT NO. 378

JAMES HICKMAN SURVEY, ABSTRACT NO. 291

MASSILLON FARLEY SURVEY, ABSTRACT NO. 238

CHARLES J. GERLACH SURVEY, ABSTRACT NO. 260

POINT OF BEGINNING

APPROXIMATE SURVEY LINE

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

"RJ" CAP SET ON CURVE

PAVEMENT WIDTH=18.8'

S 82°45'42" E 1,227.06'
(S 82°46'07" E 1,226.94')

S 82°30'03" E 898.10'
[S 82°29'07" E 898.10']

"MBC"

S 82°28'37" E 942.94'

3/4"

10w 40' PERMANENT PIPELINE EASEMENT DOC. NO. 2023100739 O.P.R.W.C

10w 35' TEMPORARY WORKSPACE EASEMENT DOC. NO. 2023100739 O.P.R.W.C

DOYLE E. HOBBS, JR.
CALLED 84.5145 AC.
VOL. 2189, PG. 889
O.R.W.C.

"(2)-36" CMP

JACOB H. FREDENBURGH SURVEY, A-237 / JOHN KUYKENDALL SURVEY, A-378

CYNTHIA KRUEGER
PARCEL-2
FOURTH TRACT
CALLED 41.2 AC.
DOC. NO. 2015046325
O.P.R.W.C.

S 07°55'23" W 1,924.48'
[S 07°55'28" W 1,924.18']

MORRIS WAYNE KRUEGER & MICHAEL RAY KRUEGER
CALLED 22.26 AC.-FIRST TRACT
CALLED 3.87 AC.-SECOND TRACT
CALLED 10 AC.-THIRD TRACT
VOL. 656, PG. 142
O.R.W.C.

10n POSSIBLE GRAVE PER DOC. NO. 2015046325 O.P.R.W.C.

SEE DETAIL "C"

(4)-24" CMP

"RJ"

[S 82°03'20" E 943.12']
S 82°03'08" E 943.55'

"RJ" F.P.

DETAIL "C"
NOT TO SCALE

APPROXIMATE SURVEY LINE

(N 07°17'31" E 4,572.70')
N 07°17'27" E 4,573.18'

WINDMILL & WATER WELL

JOHN KUYKENDALL SURVEY, A-378
MASSILLON FARLEY SURVEY, A-238

APPROXIMATE SURVEY LINE

4 V.P.

S 07°55'58" W 1,716.50'
[S 07°55'23" W 1,716.41']

372.137 ACRES
WMV HUTTO 390 DE, LLC
REMAINDER OF A CALLED 389.542 ACRES
DOC. NO. 2022029057
O.P.R.W.C.

10d, & 10v 15'X15' GRAVE YARD
VOL. 102, PG. 307
D.R.W.C.
PUNDT CEMETERY
DOC. NO. 2024051390
O.P.R.W.C.

"MBC"

N 82°04'58" W 1,025.09'
[N 82°04'36" W 1,025.02']

GRAVE

"PUNDT_CEMETERY SIGN"

"RJ"

MORRIS WAYNE KRUEGER & MICHAEL RAY KRUEGER
CALLED 150.69 AC.
VOL. 1066, PG. 457
O.R.W.C.

JOHN KUYKENDALL SURVEY, A-378
CHARLES J. GERLACH SURVEY, A-260

STORMI L. HOBBS
CALLED 84.5145 AC.
VOL. 2189, PG. 889
O.R.W.C.

WILLIAM THOMPSON ET AL.
CALLED 50 AC.
DOC. NO. 2006032228
O.P.R.W.C.

S 07°55'26" W 3,532.21'

S 07°55'26" W 4,400.34'
[S 07°55'25" W 4,399.99']

APPROXIMATE SURVEY LINE

MARY DOLORES GARLICK
CALLED 15.427 AC.
DOC. NO. 2008040228
O.P.R.W.C.
REMAINDER OF A CALLED 32.55 AC.
AS DESCRIBED IN
VOL. 2643, PF. 873
O.R.W.C.

3/4"

"5781"

SALVADOR H. MARTINEZ
CALLED 7.017 AC.
DOC. NO. 2009010475
O.P.R.W.C.

0.43'

329.57'
METAL FENCE

(N 07°59'31" E 2,138.06')
N 07°55'35" E 2,152.98'

0.25'

LARRY J. & MARVEL L. HAGOOD
CALLED 12.40 AC.
DOC. NO. 1996052030
O.P.R.W.C.

610.16'

PIPELINE SIGN NGL
PIPELINE SIGN PETROLEUM
PIPELINE SIGN NATURAL GAS
PIPELINE SIGN CRUDE OIL

10n APPROXIMATE LOCATION 30' PIPELINE EASEMENT DOC. NO. 2015079038 O.P.R.W.C.

10o APPROXIMATE LOCATION 50' PIPELINE EASEMENT DOC. NO. 2015100565 O.P.R.W.C.

10q APPROXIMATE LOCATION 30' PIPELINE EASEMENT DOC. NO. 2015090545 O.P.R.W.C.

10n APPROXIMATE LOCATION 50' PIPELINE EASEMENT DOC. NO. 2016072554 O.P.R.W.C.

PAUL J. DROSCHE
CALLED 15.00 AC.
VOL. 2643, PG. 883
O.R.W.C.

[542.42']
542.45'

SEE DETAIL "B"

((26.73'))
26.87'

SEE DETAIL "A"

N 83°21'15" W 830.88'
(N 82°13'17" W 830.23')

BRIEANNA MONIQUE FERNANDEZ
CALLED 2.100 AC.
DOC. NO. 2021147578
O.P.R.W.C.

GABRIEL M. & MIRNA ESPINO
CALLED 7.100 AC.
DOC. NO. 20180677702
O.P.R.W.C.

GABRIEL M. & MIRNA ESPINO
CALLED 3.888 AC.-TRACT 2
DOC. NO. 2018067712
O.P.R.W.C.

2.46

N 07°57'02" E 914.17'

GABRIEL M. & MIRNA ESPINO
CALLED 9.996 AC.-TRACT 1
DOC. NO. 2018067712
O.P.R.W.C.

542.61'

SEE DETAIL "D"

(S 76°28'25" W
<559.65'>
S 76°28'25" W
559.65'

L1 L2 L3 L4 L5 C1 C2

PIPELINE SIGN NATURAL GAS
PIPELINE SIGN CRUDE OIL

"RJ"

MARK S. KRUEGER
REMAINDER OF A CALLED 63.6 AC.
VOL. 2551, PG. 599
O.R.W.C.

WILLIAMSON COUNTY, TEXAS
POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES
CALLED 12.060 AC.
DOC. NO. 2023001805
O.P.R.W.C.

APPROXIMATE SURVEY LINE

L1
"W.C."
N 67°38'46" E 1.38'

DETAIL "B"
NOT TO SCALE

N 01°57'48" W 14.77'
26.87'
N 07°55'35" E 2,152.98'
N 83°21'15" E 830.88'
"AS"

DETAIL "A"
NOT TO SCALE

N 83°21'15" E 830.88'
S 65°55'58" W 3.34'
"AS"
N 07°57'02" E 1,331.28'

BIGSKY CAPITAL LTD ET AL
REMAINDER OF A CALLED 107.22 AC.
DOC. NO. 2021191286
O.P.R.W.C.

(N 07°49'27" E 1,328.44')
N 07°57'02" E 1,331.28'

ROAD WAY UNDER CONSTRUCTION
SOUTHEAST LOOP
(R.O.W. VARIES)
WILLIAMSON COUNTY, TEXAS
CALLED 13.433 AC.
SOUTHEAST LOOP (SEGMENT 2) RIGHT OF WAY
DOC. NO. 2023021230
O.P.R.W.C.

(N 07°49'27" E 1,328.44')
N 07°57'02" W 417.11'
S 07°57'02" W 417.11'

S 07°55'26" W 868.13'

WILLIAMSON COUNTY, TEXAS
CALLED 26.005 AC.
DOC. NO. 2023106232
O.P.R.W.C.

WILLIAMSON COUNTY, TEXAS
CALLED 3.988 AC.
DOC. NO. 2023020130
O.P.R.W.C.

"AS"

N 82°41'41" W 346.39'
(N 82°52'33" W 346.39')

N 83°05'09" W 816.58'
[N 83°04'42" W 816.42']

"RJ"

MARK S. KRUEGER
REMAINDER OF A CALLED 63.6 AC.
VOL. 2551, PG. 599
O.R.W.C.

BIGSKY CAPITAL LTD ET AL
REMAINDER OF A CALLED 107.22 AC.
DOC. NO. 2021191286
O.P.R.W.C.

APPROXIMATE SURVEY LINE

METES AND BOUNDS DESCRIPTION

FIELD NOTES FOR A 372.137 ACRE TRACT OF LAND OUT OF THE JOHN KUYKENDALL SURVEY, ABSTRACT NO. 378 AND THE MASSILLON FARLEY SURVEY, ABSTRACT NO. 238, WILLIAMSON COUNTY, TEXAS; BEING THE REMAINDER OF A CALLED 389.542 ACRE TRACT OF LAND AS CONVEYED TO WMV HUTTO 390 DE, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022029057 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 372.137 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a chiseled "X" in concrete found on the south right-of-way line of County Road 132 (variable width right-of-way) at the northeast corner of a called 84.5145-acre tract of land as conveyed to Doyle E. Hobbs, Jr. by Correction Deed of Partition recorded in Volume 2189, Page 889 of the Official Records of Williamson County, Texas, at the northwest corner of the above described WMV Hutto 390 DE tract, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the south right-of-way line of said County Road 132 and north line of said WMV Hutto 390 DE tract, S 82°45'42" E a distance of 1,227.06 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found for angle point;

THENCE, continuing with the south right-of-way line of said County Road 132 and with the north line of said WMV Hutto 390 DE tract, S 82°30'03" E a distance of 898.10 feet to a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found at the northeast corner of said WMV Hutto 390 DE tract, at the northwest corner of a called 41.2-acre tract of land as conveyed to Cynthia Krueger by Executor's Deed recorded in Document Number 2015046325 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, from which a 3/4-inch pipe found on the south right-of-way line of said County Road 132, at the northeast corner of said Cynthia Krueger 41.2-acre tract, at the northwest corner of a called 36.13-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Deed of Gift recorded in Volume 656, Page 142 of the Official Records of Williamson County, Texas, bears S 82°28'37" E a distance of 942.94 feet;

THENCE, leaving the south right-of-way line of said County Road 132, with the east line of said WMV Hutto 390 DE tract, S 07°55'23" W a distance of 1,924.48 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found at an interior corner of said WMV Hutto 390 DE tract, at the southwest corner of said Cynthia Krueger 41.2-acre tract, for an interior corner on the east line of the herein described tract;
THENCE, with a north line of said WMV Hutto 390 DE tract, S 82°03'08" E a distance of 943.55 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of said Morris Wayne Krueger and Michael Ray Krueger 36.13-acre tract, at the southeast corner of said Cynthia Krueger 41.2-acre tract, an exterior corner of said WMV Hutto 390 DE tract, for an exterior corner on the east line of the herein described tract;

THENCE, with the east line of said WMV Hutto 390 DE tract, S 07°55'58" W a distance of 1,716.50 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of a called 150.69-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Warranty Deed with Vendor's Lien recorded in Volume 1066, Page 457 of the Official Records of Williamson County, Texas, at an exterior corner of said WMV Hutto 390 DE tract, at the northeast corner of a called 50.00-acre tract of land described in Volume 1993, Page 161 of the Official Records of Williamson County, Texas, as conveyed to William Thompson et al. by Warranty Deed recorded in Document Number 2006032228 of the Official Public Records of Williamson County, Texas, for an exterior corner on the east line of the herein described tract;

THENCE, with a south line of said WMV Hutto 390 DE tract, N 82°04'58" W a distance of 1,025.09 feet to a 1/2-inch iron rod with cap "MBC ENGINEERS" found at an interior corner of said WMV Hutto 390 DE tract, at the northwest corner of said James L. Jarvis 50.00-acre tract, for an interior corner on the east line of the herein described tract;

THENCE, with the east line of said WMV Hutto 390 DE tract, S 07°55'26" W a distance of 3,532.21 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the north right-of-way line of Southeast Loop (right-of-way, varies) as conveyed to Williamson County, Texas by Deed (Southeast Loop (Segment 2) Right of Way) as recorded in Document Number 2023020130 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract, from which a 5/8-inch iron rod with aluminum cap stamped Williamson County bears N 07°55'26" E a distance of 1.38 feet, and from which a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found at the original southeast corner of said WMV Hutto 390 DE tract bears S 07°55'26" W a distance of 868.13 feet;

THENCE, leaving the east line of said WMV Hutto 390 DE tract, with the north right-of-way line of said Southeast Loop the following eight (8) courses;

1) S 76°12'05" W a distance of 199.68 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for angle point;

2) S 76°28'25" W a distance of 7.41 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

3) Along said curve to the left an src distance of 62.92 feet, having a radius of 565.00 feet, a central angle of 6°22'51" and a chord which bears S 73°16'59" W a distance of 62.89 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for corner;

4) S 76°28'25" W a distance of 559.65 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

5) N 11°18'32" E a distance of 94.34 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

6) N 77°30'40" W a distance of 74.02 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

7) S 11°18'32" W a distance of 130.14 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a non-tangent curve to the left, for an exterior corner of the herein described tract; and

8) Along said curve to the left an arc distance of 342.66 feet, having a radius of 9,440.00 feet, a central angle of 2°04'47" and a chord which bears S 75°18'03" W a distance of 342.64 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a southeast corner of a remainder of a called 107.22-acre tract of land as conveyed to BigSky Capital Ltd. et al., by Special Warranty Deed recorded in Document Number 2021191286 of the Official Public Records of Williamson County, Texas, for the most southerly southeast corner of the herein described tract, from which a 1/2-inch rod with cap stamped "ALLSTAR 5729" previously found at the original southerly southwest corner of said WMV Hutto 390 DE tract bears S 07°57'02" W a distance of 417.11 feet;

THENCE, with a west line of said WMV Hutto 390 DE tract, N 07°57'02" E, pass a 1/2-inch iron rod found 2.46 feet left at a distance of 542.61 feet, and continuing on for a total distance of 914.17 feet to a 1/2-inch iron rod found at an interior corner of said WMV Hutto 390 DE tract, at the northeast corner of a called 7.100-acre tract of land as conveyed to Gabriel M. and Mirna Espino by Warranty Deed with Vendor's Lien recorded in Document Number 2018067702 of the Official Public Records of Williamson County, Texas, for an interior corner on the west line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "ALLSTAR 5729" bears S 65°55'58" W a distance of 3.34 feet;

THENCE, with a south line of said WMV Hutto 390 DE tract and the north line of said Espino 7.100-acre tract, N 83°21'15" W a distance of 830.88 feet to a 1/2-inch iron rod found at an exterior corner of said WMV Hutto 390 DE tract, at an angle point on the east line of a called 2.100-acre tract of land as conveyed to Brieanna Monique Fernandez by Special Warranty Deed recorded in Document Number 2021147578 of the Official Public Records of Williamson County, Texas, at the northwest corner of the remainder of a called 3.888-acre tract of land as conveyed to Gabriel M. and Mirna Espino by General Warranty Deed recorded in Document Number 2018067712 of the Official Public Records of Williamson County, Texas, for an exterior corner on the west line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "ALLSTAR 5729" bears N 01°57'48" W a distance 14.77 feet;

THENCE, with the west line of said WMV Hutto 390 DE tract and the east line of said Fernandez 2.100-acre tract, N 07°55'35" E, pass a 1/2-inch iron rod found at the northeast corner of said Fernandez 2.100-acre tract and the southeast corner of a called 15.00 acre tract as conveyed to Paul J. Drosche by Correction Warranty Deed recorded in Volume 2643, Page 883 of the Official Records of Williamson County, Texas, at a distance of 26.87 feet, pass a 1/2-inch iron rod found at the northeast corner of said Drosche 15.00-acre tract and the southeast corner of a called 12.40 acre tract as conveyed to Larry J. & Marvel L. Hagood by Correction Warranty Deed recorded in Document Number 1996052030 of the Official Public Records of Williamson County, Texas, at a distance of 569.32 feet, pass a 1/2-inch iron rod found 0.25 feet to the left at a distance of 1,179.48 feet, pass a 1/2-inch iron rod with cap stamped "RPLS 5781" found 0.43 feet to the left at a distance of 1,509.05 feet, and continuing on for a total distance of 2,152.98 feet to a 3/4-inch iron rod found at the northeast corner of a called 15.427-acre tract of land as conveyed to Mary Dolores Garlick by Special Warranty Deed recorded in Document Number 2008040228 of the Official Public Records of Williamson County, Texas, and the southeast corner of a called 84.5145-acre tract of land as conveyed to Stormi L. Hobbs by Deed of Partition recorded in Volume 2189, Page 889 of the Official Records of Williamson County, Texas, for an angle point on the west line of the herein described tract;

THENCE, continuing with the west line of said WMV Hutto 390 DE tract, N 07°17'27" E a distance of 4,573.18 feet to the POINT OF BEGINNING and containing 372.137 acres of land, more or less.

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99988895.
2. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0520F, REVISED DECEMBER 20, 2019.
3. THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND COUNTERSIGNED BY CAPSTONE TITLE UNDER FILE NO. 20250279, DATED EFFECTIVE APRIL 28, 2025, AND ISSUED MAY 07, 2025.
4. EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED ALONG THE SOUTHERLY LINE AT TIME OF SURVEY.
5. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT TIME OF SURVEY. EXCEPT AS SHOWN HEREON, THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AS SHOWN HEREON.

RESTRICTIVE COVENANT AND EASEMENT NOTES:

10d. SUBJECT TO ANY AND ALL RIGHTS AND PRIVILEGES EXISTING OR WHICH MAY LATER EXIST BY VIRTUE OF THAT PORTION OF THE PROPERTY BEING USED AS A CEMETERY; INCLUDING, BUT NOT LIMITED TO, THE RIGHTS TO SEPULCHER AND INTERMENT AND TO THE RIGHTS OF INGRESS AND EGRESS IN AND TO THE SAID CEMETERY; AS DISCLOSED BY DEED DATED SEPTEMBER 24, 1902, RECORDED IN VOLUME 102, PAGE 307, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10e. PIPELINE EASEMENT DATED FEBRUARY 11, 1981, GRANTED TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 828, PAGE 128, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY ASSIGNMENT RECORDED IN VOLUME 848, PAGE 291, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT. NOT PLOTTABLE.

10f. ALL RIGHTS, TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN TEMPORARY WORK SPACE AGREEMENT DATED MAY 21, 1992, EVIDENCED IN SUBORDINATION OF LIEN TO A GRANT OF EASEMENT AND TEMPORARY WORK SPACE, EXECUTED BY DONALD T. WALLIN, GARY I. WALLIN AND GERARD T. WALLIN, IN FAVOR OF SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 2220, PAGE 803, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT. NOT PLOTTABLE.

10g. EASEMENT AGREEMENT EXECUTED BY LPL-PTM LAND, LLC GRANTED TO SEMINOLE PIPELINE COMPANY, LLC FOR THE PURPOSE OF A PIPELINE EASEMENT, RECORDED UNDER DOCUMENT NO. 2015090545, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10h. PERMANENT EASEMENT AGREEMENT EXECUTED BY LPL-PTM LAND, LLC, GRANTED TO ENTERPRISE CRUDE PIPELINE, LLC, FOR THE PURPOSE OF A PIPELINE EASEMENT, RECORDED UNDER DOCUMENT NO. 2016072554, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10i. AN INGRESS AND EGRESS EASEMENT AND RIGHT-OF-WAY TO AND FROM WATER WELL, RECORDED IN VOLUME 232, PAGE 91, AND VOLUME 259, PAGE 176, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT. NOT PLOTTABLE.

10j. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 286, PAGE 351, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACT. NOT PLOTTABLE.

10k. A PIPELINE EASEMENT AND RIGHT-OF-WAY GRANTED TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 597, PAGE 991, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT. NOT PLOTTABLE.

10l. A PIPELINE EASEMENT AND RIGHT-OF-WAY GRANTED TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 598, PAGE 8, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT. NOT PLOTTABLE.

10m. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 830, PAGE 364, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTAL PIPELINE RIGHT- OF-WAY AGREEMENT, RECORDED IN VOLUME 2174, PAGE 461, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT. NOT PLOTTABLE.

10n. EASEMENT AGREEMENT GRANTED TO SEMINOLE PIPELINE COMPANY, LLC, RECORDED UNDER DOCUMENT NO, 2015079038, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10o. PERMANENT EASEMENT AGREEMENT GRANTED TO ENTERPRISE CRUDE PIPELINE, LLC, RECORDED UNDER DOCUMENT NO. 2015100565, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10p. MATTERS CONTAINED IN THAT CERTAIN CITY OF HUTTO RESOLUTION, DATED AUGUST 2, 1982, RECORDED IN VOLUME 885, PAGE 64, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, WHICH PROVIDES FOR, AMONG OTHER THINGS, A RESOLUTION ACCEPTING PROPERTY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, DO AFFECT THE SUBJECT TRACT. NOT PLOTTABLE.

10s. POSSIBLE GRAVE PER DOCUMENT NUMBER 2015046325 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.

10v. TERMS, CONDITIONS AND STIPULATIONS IN THE DECLARATION OF DEDICATION FOR CEMETERY PURPOSES FOR THE PUNDT CEMETERY RECORDED IN DOCUMENT NUMBER 2024051390, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

10w. TERMS, CONDITIONS AND STIPULATIONS IN THE MEMORANDUM OF GAS PIPELINE EASEMENT AND SUBORDINATION OF LIENHOLDER'S INTEREST RECORDED IN DOCUMENT NUMBER 2023100739, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT, AS SHOWN HEREON.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 76°12'05" W	199.68'
	<S 76°12'05" W>	<201.16'>
L2	S 76°28'25" W	7.41'
	<S 76°28'25" W>	<7.41'>
L3	N 11°18'32" E	94.34'
	<N 11°18'32" E>	<94.34'>
L4	N 77°30'40" W	74.02'
	<N 77°30'40" W>	<74.02'>
L5	S 11°18'32" W	130.14'
	<S 11°18'32" W>	<130.14'>

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	62.92'	565.00'	6°22'51"	S 73°16'59" W	62.89'
	<62.92'>	<565.00'>	<6°22'51">	<S 73°16'59" W>	<62.89'>
C2	342.66'	9,440.00'	2°04'47"	S 75°18'03" W	342.64'
	<343.51'>	<9,440.00'>	<2°05'06">	<S 75°18'03" W>	<343.51'>

LEGEND

B.W.F.	BARBED WIRE FENCE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
FND.	FOUND
G.P.	GATE POST
G.R.	GUARD RAIL
H.W.F.	HOG WIRE FENCE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.P.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
P.P.	POWER POLE
P.L.M.	PIPELINE MARKER
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
V.P.	VERTICAL PIPE
W.W.	WATER WELL
( )	RECORD INFO. FOR DOCUMENT NO. 2018105369 O.P.R.W.C
[ ]	RECORD INFO. FOR DOCUMENT NO. 2018097245 O.P.R.W.C.
(( ))	RECORD INFO. FOR DOCUMENT NO. 2021147578 O.P.R.W.C.
{ }	RECORD INFO. FOR VOLUME 2643, PAGE 883 O.R.W.C.
< >	RECORD INFO. FOR DOC. NO. 2023020130 O.P.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
●"RJ"	FOUND 1/2" IRON ROD W/CAP "RJ SURVEYING"
●"MBC"	FOUND 1/2" IRON ROD W/CAP "MBC ENGINEERING"
●"AS"	FOUND 1/2" IRON ROD W/CAP "ALLSTAR 5729"
●"5781"	FOUND 1/2" IRON ROD W/CAP "RPLS 5781"
●"W.C."	FOUND 5/8" IRON ROD W/ALUMINUM CAP "WILLIAMSON COUNTY"
⊙	FOUND 3/4" IRON PIPE
✖	FOUND "X" IN CONCRETE
○	SET 1/2" IRON ROD W/CAP "BGE INC"
——#——	EDGE OF ASPHALT
——OHT——	OVERHEAD TELEPHONE
——OHP——	OVERHEAD ELECTRIC
——x——	WIRE FENCE
——//——	BOARD FENCE
——o——	CHAIN LINK FENCE
10x.	SCHEDULE B ITEM NO.

To WMV Hutto 390 DE, LLC, a Delaware limited liability company, ACORE Capital Mortgage, LP, a Delaware limited partnership, Fidelity National Title Insurance Company and Capstone Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items Items 1-4, 7(a), 13, 16, 17 and 19 of Table A thereof. The field work was completed on October 25, 2021 and updated on April 29, 2025.

Date of Plat or Map: February 11, 2022
Revised: March 3, 2022
Revised: May 8, 2025

STATE OF TEXAS
REGISTERED
JONATHAN O. NOBLES
5777
PROFESSIONAL
LAND SURVEYOR

JONATHAN O. NOBLES RPLS NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
TELEPHONE: (512) 879-0400
EMAIL: JNOBLES@BGEINC.COM

BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106500

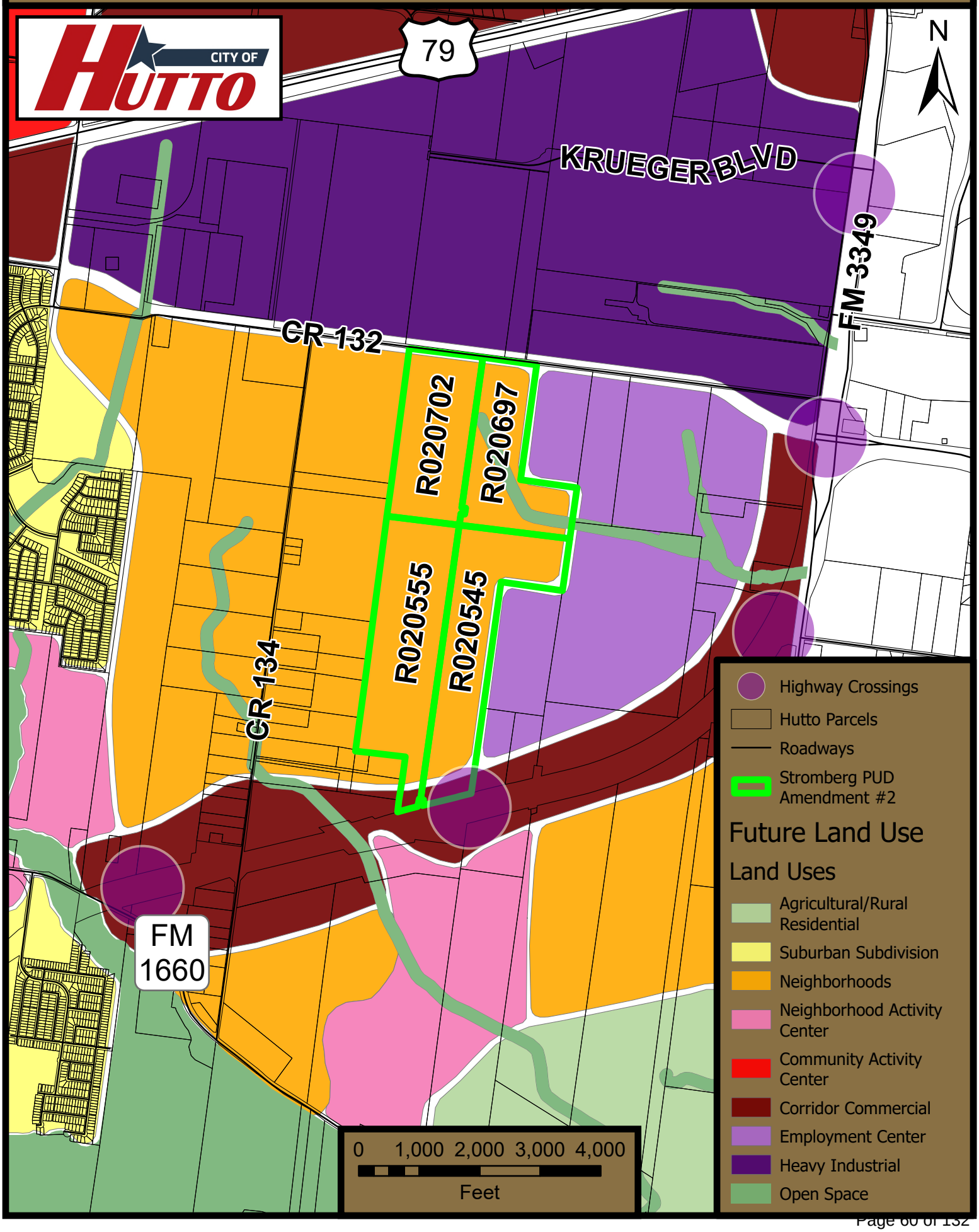
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ALTA/NSPS LAND TITLE SURVEY OF 372.137 ACRES OUT OF THE J. KUYKENDALL SURVEY, A-378 & AND THE M. FARLEY SURVEY, A-238 COUNTY ROAD 132, HUTTO WILLIAMSON COUNTY, TEXAS

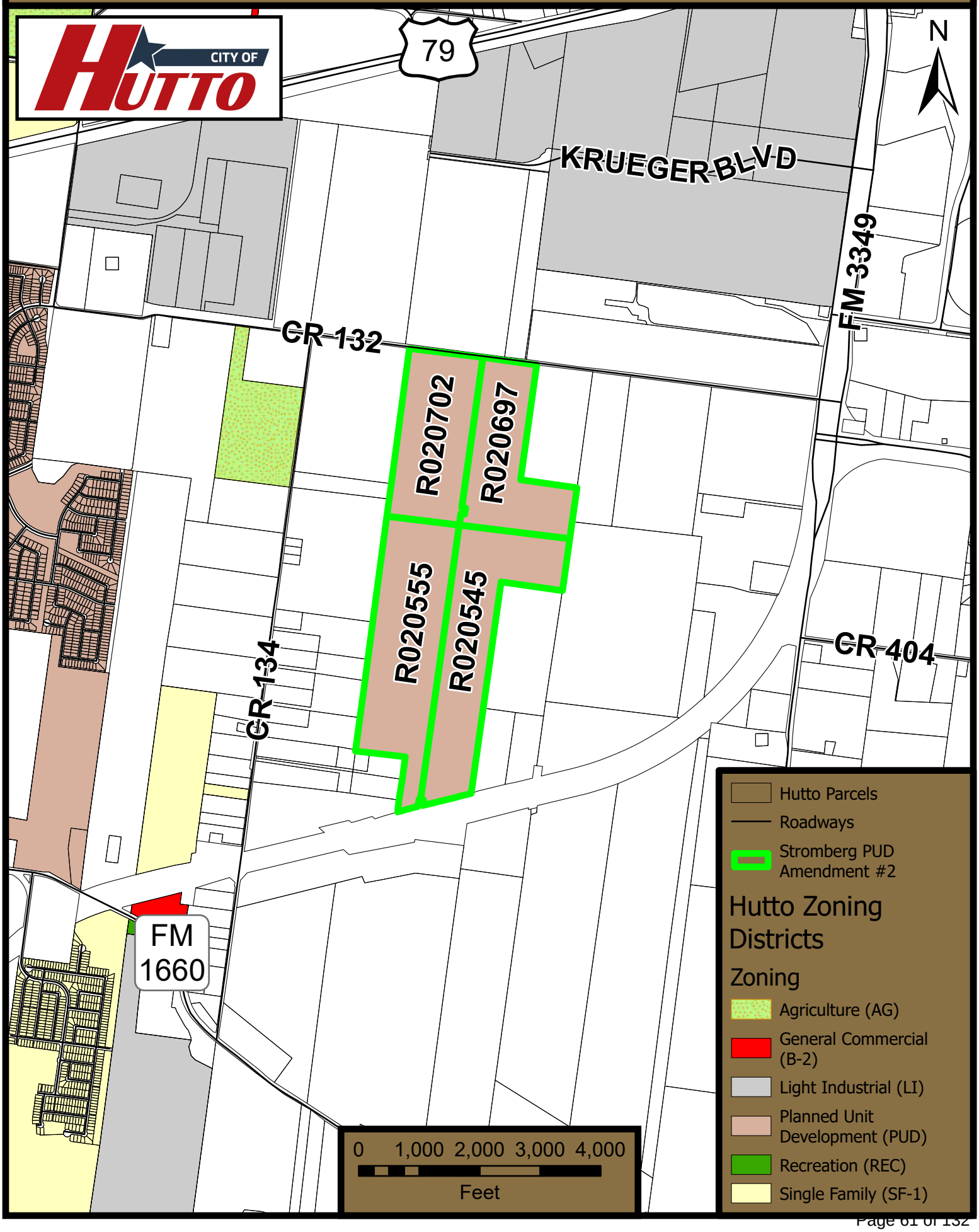
PARTY CHIEF:	C.T., J.C.	ISSUE DATE:	05/08/2025
TECHNICIAN:	M.G.,M.C	SCALE:	1"=300'
R.P.L.S.:	J.N.	JOB NUMBER:	9408-02
FIELD BOOK NAME:		86	
BASE FILE:	\\bgeinc\data\TXC\Projects\WayMaker\9408-00-Stromberg\SV\04_Finals\Drawings\9408-02_Stromberg_Updated-ALTA.dwg		

SHEET 1 OF 1

Stromberg PUD Amendment #2 (372.137 AC)



Stromberg PUD Amendment #2 (372.137 AC)



The Stromberg PUD

City of Hutto, Texas
Planned Unit Development

Attachment D
PUD Development Standards

May 28, 2026

Developer:
WMV Hutto 390 DE, LLC
3310 N. Capital of Texas Highway, Suite 202
Austin, TX 78746

Prepared by:
Gray Engineering
8834 N Capital of Texas Hwy #140
Austin, TX 78759

Table of Contents

A. GENERAL PROVISIONS 4
1. Title 4
2. Applicability of City Ordinances 4
3. Severability 4
4. Amendments to Ordinance 4
5. Definitions 5
B. DEVELOPMENT PLAN AND LAND USES 5
1. Development Scenarios 5
2. Residential Land Use 6
3. Non-Residential Land Use 7
4. Use Descriptions and Standards 7
C. DEVELOPMENT STANDARDS 8
1. Unified Development Code PUD Standard Table 8
2. Prohibited Land Uses 8
3. Dog Park Facility 9
4. Trail System 9
5. Site Design (10.404) 9
a. Sidewalks (10.403.9) 9
b. Internal Pedestrian Circulation for Multi-Family Component (10.403.10) 9
c. Water Bodies and Retention (10.403.14) 10
d. Parking and Access (10.405) 10
e. Pedestrian Crossings (10.610.2.4) 10
6. Architectural Design (10.406) 10
a. Driveway Lengths 10
7. Landscaping (10.407) 11
a. Street Trees 11
b. Required Landscaping: MF District 11
c. Required Landscaping: Non-Residential Districts (B-1, B-2 & LI) 12
d. Parking Lot and Vehicular Use Screening 12
e. Materials, Maintenance, and Replacement 13
f. Irrigation 13

8. Data Center (10.308.13) 13
a. Required Bufferyards 13
b. Conditions 14
c. Utility Substations 14
D. EXHIBITS 15

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A. GENERAL PROVISIONS

1. Title

This ordinance is known as The Stromberg Planned Unit Development Ordinance and may be cited as “The Stromberg PUD” or “Stromberg PUD”.

2. Applicability of City Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this PUD Plan. Any aspects not specifically mentioned or altered by this Plan shall be regulated by the Unified Development Code of the City of Hutto, Texas (the “UDC”) in effect on the date of adoption of this ordinance.

3. Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

4. Amendments to Ordinance

Technical, site planning or engineering considerations that meet the intent of this PUD may call for minor modifications from the approved PUD. The Development Services Director may approve minor modifications if they promote flexibility in design and are consistent with the intent of the original PUD approval.

Modifications to the PUD shall be administered as follows:

Modifications of the Concept Plan pertaining to the mixture of alley-loaded and front-loaded product, roadway alignments, and changes in the density shown on the Concept Plan that do not increase the cumulative density of development on the Land by more than ten percent (10%), calculated by gross site area shall be considered “Minor Modifications” over which the City’s Development Services Director has final review and decision-making authority.

All other changes to the Concept Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Concept Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Concept Plan shall be recorded by the City at the Property owner’s expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Concept Plan shall mean and refer to the then most current approved and recorded Concept Plan.

Minor Modifications to the Concept Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Concept Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code, and the provisions of the UDC and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

Approval of this Development Plan does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required. The request for an amendment to the PUD Ordinance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

5. Definitions

Definitions set forth in the UDC, including general abbreviations, terms definitions and conditions for use indicated throughout this ordinance shall apply to this PUD.

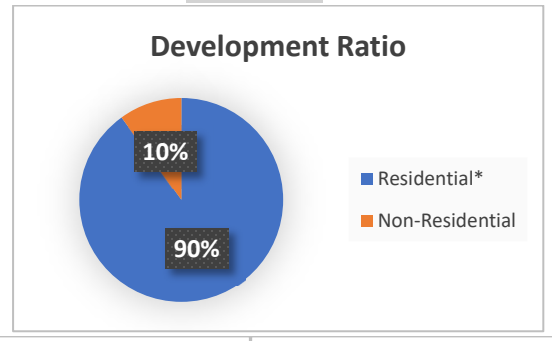
- "PUD Plan" or "Plan" – The Stromberg Planned Unit Development document.
- "Concept Plan" – The Stromberg Concept Plan or Development Plan as required in the City of Hutto's PUD Zoning Change Application.

B. DEVELOPMENT PLAN AND LAND USES

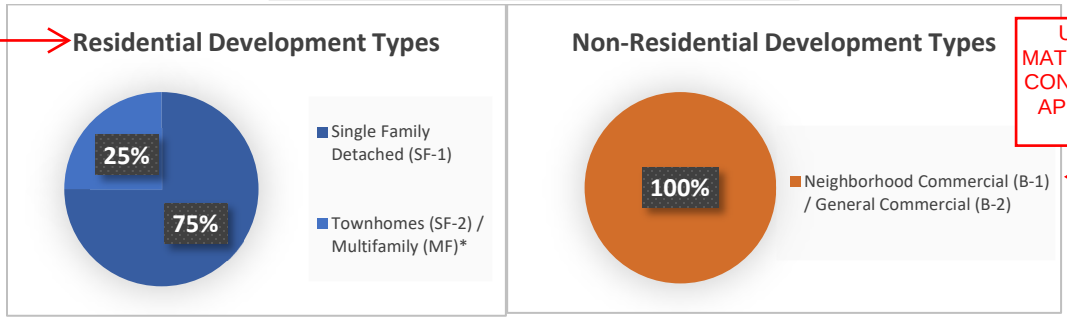
1. Development Scenarios

For the purpose of addressing any development regulation or conditions not modified within this PUD, the City of Hutto UDC base zoning districts shall be utilized for development requirements, as indicated in the scenarios presented in Exhibit B: The Stromberg Concept Plan. Exhibit B is conceptual in nature and is intended to convey the general vision for the development. Exhibit B demonstrates two different scenarios of Residential versus Non-Residential development. The purpose of the PUD is to seek flexible development and building standards that will accommodate a layout that allows for market-based outcomes. The Development Services Director may administratively approve modifications to this plan, as long as the general design intent and principles remain consistent with the language of this PUD.

Scenario 1



UPDATED TO MATCH SCENARIO 1 CONCEPT PLAN, AS APPROVED WITH THE PID



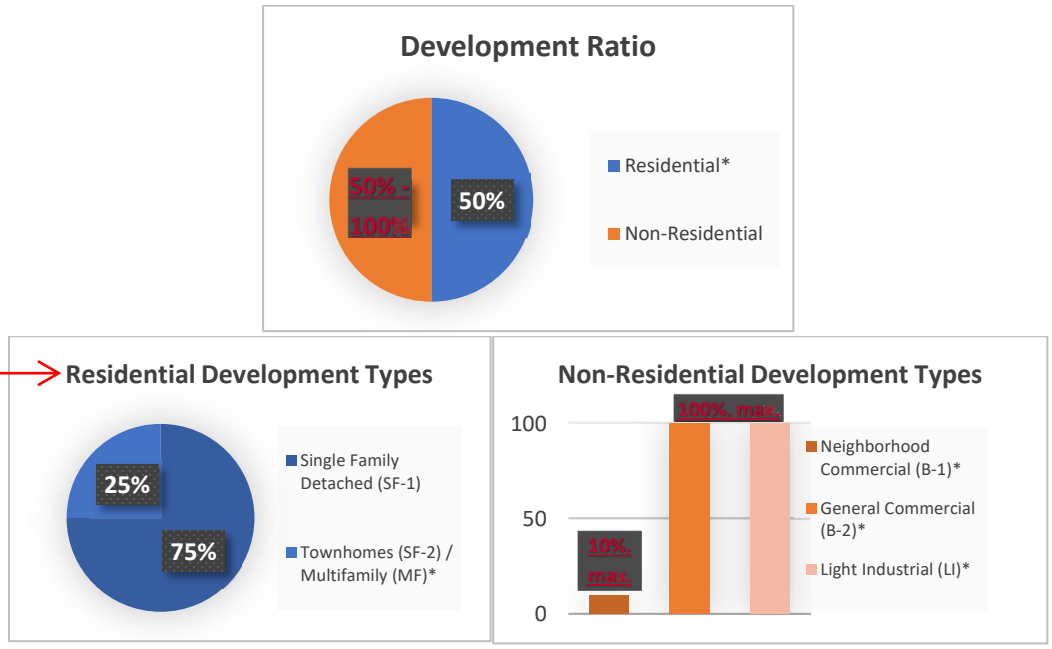
UPDATED TO MATCH SCENARIO 1 CONCEPT PLAN, AS APPROVED WITH THE PID

**Maximum percentages*

Scenario 1 substantially conforms to approved Future Land Use Map (FLUM) amendment from 2021. The updated FLUM included in the Hutto SOAR 2040 Comprehensive Plan was created around the 2021 request and is still compliant and in effect to date.

Scenario 2

UPDATED TO MATCH RESIDENTIAL DEVELOPMENT TYPE BREAKDOWN APPROVED WITH SCENARIO 1



**Maximum percentages*

The Future Land Use Map (FLUM) as included in the Hutto SOAR 2040 Comprehensive Plan shows Heavy Industrial and Neighborhood uses on either side of CR 132. Scenario 2 as presented in this PUD provides for a transitional opportunity between Heavy Industrial and Neighborhood through the incorporation of Light Industrial on the north side of the Stromberg project. As such, Scenario 2 substantially conforms to the spirit of the FLUM and will not warrant the need for a FLUM amendment.

Charts above are representative of land use percentages.

2. Residential Land Use

The Stromberg PUD is an amenitized development with the Residential portion of the development being comprised of a combination of detached single-family and townhome units, as well as attached and detached multi-family units.

Residential base zoning districts to be allowable as indicated in Exhibit B: Single Household: SF-1, Village (for 45' lots); Single Household: SF-1, Alley Load, Cul-de-Sac, Detached Garage (for 50' lots); Single Household: SF-1, Medium Density (for 60' lots and amenity area); Two-to-Four Household: SF-2 (for townhomes); and Multiple Household: MF (for attached and detached multi-family).

Within the Multifamily (MF) portion of the project, at least three (3) of the amenities described below will be incorporated:

- Community pool
- Barbeque area(s)
- Children's playground
- Social gathering area with fire pit
- Community center outfitted with a gathering space for community and/or private events.

Both the attached and detached single-family units will have individual entries and private, fenced yard areas.

The Residential portion of the project is intended to be used for a unique mix of housing products with a maximum density of 6 dwelling units per gross acre for the SF-1 development areas (a maximum of ~~60~~70% of the SF-1 lots can be 45' in width, a maximum of 40% of the SF-1 lots can be 50' in width and a minimum of ~~20~~10% of the lots onsite can be 60' & 70' in width), 17 dwelling units per gross acre for the SF-2 development areas, and a maximum density of 30 dwelling units per gross acre for the multi-family portion.

3. Non-Residential Land Use

The Non-Residential portion of the project is intended to be used for a unique mix of commercial and industrial uses. Commercial uses are intended to be located along the major thoroughfares and at the perimeter of the development. Non-Residential base zoning districts to be allowable as indicated in Exhibit B: Local/ Neighborhood Commercial: B-1; General Commercial: B-2; and Light Industrial: LI.

4. Use Descriptions and Standards

Unless otherwise modified within this PUD, refer to the UDC for definitions of uses and standards for residential uses, commercial and retail uses, light industry uses, institutional and civic uses, temporary uses, and accessory uses.

C. DEVELOPMENT STANDARDS

1. Unified Development Code PUD Standard Table

Table 1. Unified Development Code PUD Standard Table

Zoning	Description	UDC Citation	UDC Standard	PUD Replacement Standard
SF-1	Village	10.403.3	Alley loaded not permitted	Alley loaded permitted
		10.406.3.3.1	A front-loading garage may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.	Front-loading garage doors may comprise no more than 55% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall
SF-2	Two to Four Household	10.403.3	Lot Area (min.) = 4,500 s.f.	Lot Area (min.) = 3,120 s.f.
			Lot width at building line (min.) = 45 ft.	Lot width at building line (min.) = 26 ft
		10.406.3.3.1	A front-loading garage may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.	Front-loading garage doors may comprise no more than 55% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall. Garages for 26 ft lot widths will be single car garages.
MF	Multiple Household	10.403.4.2	Spacing between bldgs. (min.) = 20 ft.	Spacing between bldgs. (min.) = 10 ft.
			Bldg. height (max.) = 35 ft.; 45 ft. along freeways, arterials, major non-residential collectors	Bldg. height (max.) = 50 ft. / 4 stories
		10.303.5	Max. Density = 14-20 dwelling units per acre	Max. Density = 30 dwelling units per gross acre

2. Prohibited Land Uses

The Stromberg PUD will allow the residential uses with development standards as described in this document. The Stromberg PUD will allow commercial and retail uses permitted under the B-1 and B-2 zoning designations, except as prohibited in the following land use list.

Prohibited B-1 and B-2 Land Uses:

- Commercial and Retail Uses (10.304.6)
  - Nightclub
- Accessory Uses (10.304.10)
  - Wind energy system

The Stromberg PUD will allow industrial uses permitted under the LI zoning designation, except as prohibited in the following land use list.

Prohibited LI Land Uses:

- Commercial and Retail Uses (10.304.6)
  - Adult oriented use
- Accessory Uses (10.304.10)

    - Wind energy system
- Smokestacks
- Solar farms
- Concrete batch plant
- Rock crushing site
- Mining and extraction
- Petrochemical industries
- Rubber refining
- Primary metal or related industries
- Junkyard

3. Dog Park Facility

At least one (1) dog park shall be provided (privately owned and maintained) within the boundaries of the Stromberg PUD. The dog park(s) may be located fully within one or more of the multi-family developments and/or elsewhere on the Property. If the dog park is located within an easement, no structures other than a fence will be allowed to be constructed. The dog park(s) will be privately owned and maintained. Signage will be provided within any Dog Park Facility alleviating the City of any potential liability. The signage will indicate that Residents are to proceed at their own risk.

4. Trail System

The Stromberg PUD shall include an internal trail system to connect land use areas within the boundaries of the development. Any off-street trails may be connected to sidewalks to continue the connectivity of the overall development, as necessary and appropriate. It is anticipated that a pedestrian may be no more than a 10-minute walk from a commercial location within the development. The Trail System will be designed in accordance with Hutto's Parks Master Plan (further coordination with the City will be conducted with each phase of development to ensure compliance).

5. Site Design (10.404)

a. Sidewalks (10.403.9)
   To increase pedestrian connectivity, sidewalks with a width of eight feet (8') will be required along both sides of major collectors and both sides of major arterial roadways adjacent to and within one hundred feet (100') of any commercial lot and/or the future school lot.

b. Internal Pedestrian Circulation for Multi-Family Component (10.403.10)
   Sidewalks will be provided internally for pedestrian circulation from the parking areas to the individual units. A minimum of 5 ft sidewalks shall be located adjacent to parking areas and minimum four-foot (4 ft) sidewalks to connect parking areas to the individual units and open spaces. Final configurations and alignments will be defined during the site plan development application process.

c. Water Bodies and Retention (10.403.14)
Retention ponds will not be implemented as a part of the Stromberg PUD; therefore, this section of the Hutto Site Design Standards does not apply. Onsite detention will be provided as part of the Stromberg development. Detention ponds may include appropriate amenities with approval from City Engineer.

d. Parking and Access (10.405)

Table 2. Minimum Parking Requirements Table

Land Use Classification	Required Spaces (minimum)	Required Spaces (maximum)
The Stromberg PUD Detached/Attached MF Units	1 per 1 bedroom unit 1.5 per 2 bedroom unit 2 per 3 bedroom unit The total required spaces shall be increased by 5% to account for guest parking 2% of the parking spaces will be allocated as handicapped	2 per 1 bedroom unit 2.5 per 2 bedroom unit 3 per 3 bedroom unit The total required spaces shall be increased by 7% to account for guest parking 4% of the parking spaces will be allocated as handicapped

Dead end aisles may have no more than 30 parking spaces. Project will be compliant with the International Fire Code, Appendix D - Fire Apparatus Access Roads.

e. Pedestrian Crossings (10.610.2.4)
Signalized pedestrian crossings will be provided across major collectors and arterials to ensure safe pedestrian crossing. These crossings may range from a flashing beacon with pedestrian signage to pedestrian hybrid beacon crossings. Pedestrian signals or hybrid beacons will be used to allow for longer crossing times in shopping districts and/or mid-block crossings. Pedestrian crossings will be provided as each phase of development is completed along the major collectors and arterials.

6. Architectural Design (10.406)

a. Driveway Lengths
Whether located in front of or behind a single-family or townhome residence, driveway lengths should be sufficient to accommodate up to two (2) vehicles parked side by side without obstructing any pedestrian connection. The minimum dimensions for any residential driveway shall be 12’ wide by 15’ depth.

7. Landscaping (10.407)

The Stromberg PUD will comply with requirements of UDC Section 10.407 unless otherwise specified in this document. For any landscaping implemented within the Stromberg PUD, as required by the UDC or herein, Xeriscaping will be required.

a. Street Trees

Although the City of Hutto UDC does not currently enforce implementation of street trees, the Stromberg PUD will require vegetation along major thoroughfares as noted in Table 3 below. By specifying certain drought tolerant species from the City of Hutto approved plant list, the Stromberg PUD aims to achieve a higher level of aesthetic theming. Tree locations and final configuration will be determined during the site development plan stage.

Selected Native Tall Trees from Section 10.407.6.2 of the Hutto UDC: Blackjack Oak, Bur Oak, Pecan, Shumard Oak and Winged Elm (female only).

Selected Native Short Trees from Section 10.407.6.3 of the Hutto UDC: American Smoke Tree, Crape Myrtle, Desert Willow, Mountain Laurel and Possumhaw Holly.

Selected Native Shrubs from Section 10.407.6.4 of the Hutto UDC: Deer Muhly, Fragrant Sumac, Japanese Barberry, Texas Sage and Texas Sotol.

Table 3. Street Tree Table

Street Classification	Street Trees per Linear Feet of Frontage	Tree Criteria
Major Collector	1 tree per 75 linear feet	3 caliper inches measured 3' above final grade at base of tree
Major Arterial	1 tree per 120 linear feet	3 caliper inches measured 3' above final grade at base of tree

b. Required Landscaping: MF District

Landscaping areas: A minimum percentage of the net area being developed shall be landscaped in accordance with the following percentages.

Residential MF: 20%

The planting requirements listed in the chart below shall be required within the residential portion of the PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. Tree locations and final configuration will be determined during the site development plan stage.

Area	Native tall trees (3in. caliper and 10' tall min.)	Native small trees (2 in. caliper and 8' tall min.)	Native shrubs (3 gallon or 18" tall min.)
MF Residential Units: Landscape required per individual unit	1 per unit	1 per unit	5 per unit

All Required Landscaping within an easement is subject to the approval of the owner of the easement. When in conflict, adjustments to the requirements above may be permitted by-right if required by the easement owner.

c. Required Landscaping: Non-Residential Districts (B-1, B-2 & LI)
Landscaping areas: A minimum percentage of the net area being developed shall be landscaped in accordance with the following percentages:

Commercial (B-1 & B-2): 15%

Light Industrial (LI): 10%

The planting requirements listed in the chart below shall be required within the commercial portion of the PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. Tree locations and final configuration will be determined during the site development plan stage.

Area	**Native tall trees (3in. caliper and 10' tall min.)**	**Native shrubs (3 gallon or 18" tall min.)**
Commercial (B-1 & B-2)	1 per every 500 sf of landscaping required	2 per every 500 sf of landscaping required
Light Industrial (LI)	1 per every 500 sf of landscaping required	2 per every 500 sf of landscaping required

Two native small ornamental trees may be substituted for one native tall tree, not to exceed 50% of the required tall trees.

d. Parking Lot and Vehicular Use Screening
   i. Requirements
      1. Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10ft. deep.
      2. Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.
      3. Landscape screening shall contain one (1) large tree per sixty (60) linear feet, or portion thereof, and a hedge not less than 3 ft. in height, at full maturity, for 75% of the right-of-way landscape screening area (linear footage), and 67% of the private property landscape screening area (linear footage).
      4. In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area. Required parking lot landscaping may be counted toward the minimum landscaped area required.
   ii. Landscaping required under Section 7.b. & 7.c. above may be counted towards landscaping required in Section 7.d.i. above.

iii. Unless otherwise stated in this PUD, no other landscaping requirements shall be required.
iv. All Required Landscaping within an easement is subject to the approval of the owner of the easement. When requirements are in conflict, adjustments to the requirements above may be permitted by right if required by the easement owner.

e. Materials, Maintenance, and Replacement
   i. Plant Materials
      1. Plant choices must be based on the Central Texas ecological setting and site microclimate conditions. Plant choices must classify as drought-tolerant to fall within the xeriscaping category.
   ii. Maintenance:
      1. Trees and vegetation, irrigation systems, fences, walls, and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details.
      2. The applicant, landowner or successors must jointly be responsible for regular maintenance of all landscaping elements in good condition, including wood fencing, walls, or other screening fencing within the community. Landscaping must be maintained free from disease, pests, weeds, and litter.
   iii. License Agreement
      1. A License Agreement(s) shall be required for the installation and maintenance of any landscaping, signage, or other similar facilities within the City right-of-way. Such facilities may include: Project entry signage at major intersections; directional signage; Street signs; Lighting, including enhanced streetlights and landscape lighting; Intersection and crosswalk enhancements, consisting of pavers, stamped and/or integrated color concrete; Sidewalks; Landscaping, including plant beds and street trees; Site furnishings, such as benches, planters, trash receptacles; Irrigation; and Decorative Walls. The Owner shall make application for a License Agreement(s) at the time of Site Plan or construction plan submittal.

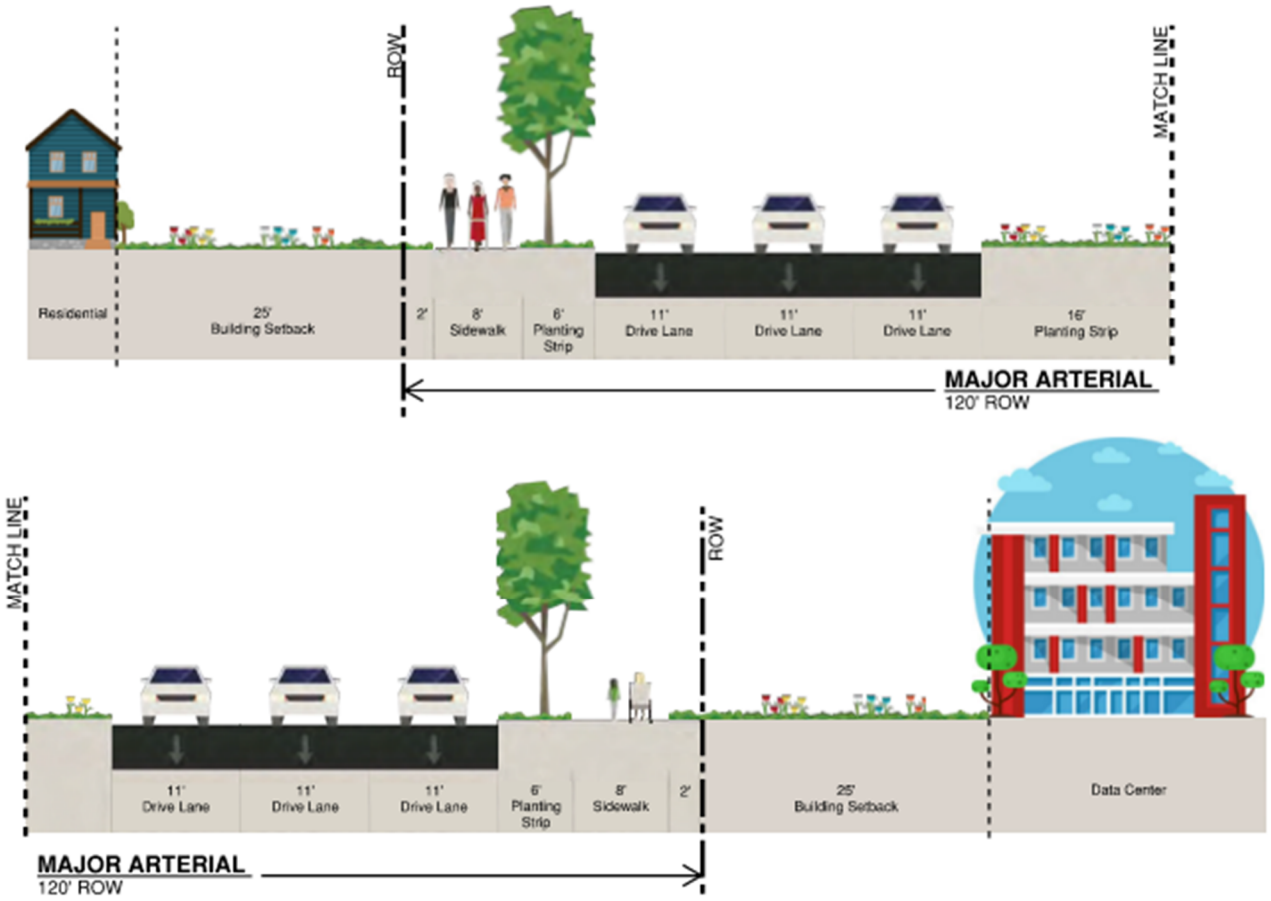
f. Irrigation
   i. Automatic irrigation shall be provided on site in compliance with Section 10.407.7 of the UDC.
   ii. Drip irrigation shall be provided for planting beds only and is not required for the irrigation of trees.

8. Data Center (10.308.13)

a. Required Bufferyards
   Any Data Center use within the Light Industrial (LI) zoned portion of the project adjacent to a residentially zoned portion of the project shall provide a bufferyard with a minimum

width equal to 1.5 ft for every one foot in building height of the Data Center. The bufferyard shall consist of one of the following:

- Proposed Arterial Street Section with a minimum of 30 ft. wide planting area (planting areas can be non-adjacent to each other as shown in the street cross section, below). Street trees will be provided as outlined in the section above to provide for a visual screen between land uses
- Buildings with a transitional use type (Multifamily)



b. Conditions

Subject to the Required Bufferyards as outlined above, Data Center development will be permitted by right as part of the Light Industrial (LI) zoning within this PUD. As such, Data Centers will be allowed a maximum height of 120 feet. Regardless of height, Data Centers shall be subject to the criteria applicable to all Industrial uses identified by the Unified Development Code, unless otherwise specified within this PUD.

c. Power Plant

Up to 20% of the Stromberg project may include dedicated on-site power generation facilities, including but not limited to natural gas-fired power plants, single-cycle or combined-cycle generation facilities, cogeneration or combined heat and power (CHP)

facilities, reciprocating engine generation, fuel cells, battery energy storage systems and/or renewable energy generation facilities.

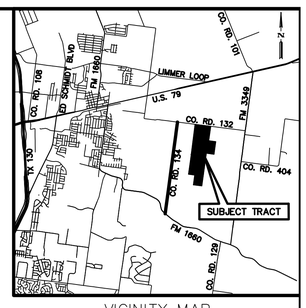
i. Setback: The power plant site within the overall Stromberg project shall be set back a minimum of 300 feet from the property boundary.
ii. Height: Power plants will be allowed a maximum height of 120 feet.
iii. Bufferyard: a 30-foot-wide planting area around the perimeter of the power plant (potentially within the setback) shall be required. Within the 30-foot-wide planting area, an 8-foot-tall masonry wall shall be required along with two native evergreen tall trees and one native evergreen short tree per 25 linear feet of bufferyard.

~~c.~~d. Utility Substations

All substations will have a solid, masonry fence with a height sufficient to conceal the substation, but no shorter than 6ft in height. (10.408.5 of the UDC)

D. EXHIBITS

Exhibit A: Survey
Exhibit B: The Stromberg Concept Plan



VICINITY MAP
NOT TO SCALE

N

0 300 600 900

EDWARD RYAN SURVEY, ABSTRACT NO. 542

JACOB H. FREDENBURGH SURVEY, ABSTRACT NO. 237

THOMAS GREEN SURVEY, ABSTRACT NO. 740

JOHN KUYKENDALL SURVEY, ABSTRACT NO. 378

JAMES HICKMAN SURVEY, ABSTRACT NO. 291

MASSILLON FARLEY SURVEY, ABSTRACT NO. 238

CHARLES J. GERLACH SURVEY, ABSTRACT NO. 260

POINT OF BEGINNING

APPROXIMATE SURVEY LINE

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

PAVEMENT WIDTH=18.6'

(S 82°46'07" E 1,226.94')
S 82°45'42" E 1,227.06'

[S 82°29'07" E 898.10']
S 82°30'03" E 898.10'

S 82°28'37" E 942.94'

THOMAS GREEN SURVEY, A-740
JOHN KUYKENDALL SURVEY, A-378

DOYLE E. HOBBS, JR.
CALLED 84.5145 AC.
VOL. 2189, PG. 889
O.R.W.C.

(2)-36" CMP

JACOB H FREDENBURGH SURVEY, A-237
JOHN KUYKENDALL SURVEY, A-378

S 07°55'28" W 2,509.50'

CYNTHIA KRUEGER
PARCEL-2
FOURTH TRACT
CALLED 41.2 AC.
DOC. NO. 2015046325
O.P.R.W.C.

S 07°55'23" W 1,924.48'
[S 07°55'28" W 1,924.18']

MORRIS WAYNE KRUEGER &
MICHAEL RAY KRUEGER
CALLED 22.26 AC.-FIRST TRACT
CALLED 3.87 AC.-SECOND TRACT
CALLED 10 AC.-THIRD TRACT
VOL. 656, PG. 142
O.R.W.C.

10t POSSIBLE GRAVE PER
DOC. NO. 2015046325
O.P.R.W.C.

SEE DETAIL "C"

(4)-24" CMP

"RJ"

[S 82°03'20" E 943.12']
S 82°03'08" E 943.55'

"RJ"

"RJ"

DETAIL "C"
NOT TO SCALE

(N 07°17'31" E 4,572.20')
N 07°17'27" E 4,573.18'

APPROXIMATE SURVEY LINE

"MBC"

WINDMILL & WATER WELL

"RJ"

"MBC"

TRACT 1
M. MOORE FAMILY FARMS, LLC
CALLED 194.58 AC.
DOC. NO. 2018097245
O.P.R.W.C.

JOHN KUYKENDALL SURVEY, A-378
MASSILLON FARLEY SURVEY, A-238

APPROXIMATE SURVEY LINE

4 V.P.

S 07°55'58" W 1,716.50'
[S 07°55'23" W 1,716.41']

STORMI L. HOBBS
CALLED 84.5145 AC.
VOL. 2189, PG. 889
O.R.W.C.

APPROXIMATE SURVEY LINE

TRACT 2
M. MOORE FAMILY FARMS, LLC
CALLED 194.88 AC.
DOC. NO. 2018105369
O.P.R.W.C.

TOTAL
389.542 ACRES

104 15'x15' GRAVE YARD
VOL. 102, PG. 307
D.R.W.C.
GRAVE

"MBC"

N 82°04'58" W 1,025.09'
[N 82°04'36" W 1,025.02']

"RJ"

MORRIS WAYNE KRUEGER & MICHAEL RAY KRUEGER
CALLED 150.69 AC.
VOL. 1066, PG. 457
O.R.W.C.

JOHN KUYKENDALL SURVEY, A-378
CHARLES J. GERLACH SURVEY, A-260

DETAIL "B"
NOT TO SCALE

N 01°57'48" W
14.77'

"AS"

26.87'

N 07°55'35" E 2,152.98'

N 83°21'15" E 830.88'

MARY DOLORES GARLICK
CALLED 15.427 AC.
DOC. NO. 2008040228
O.P.R.W.C.
REMAINDER OF A CALLED 32.55 AC.
AS DESCRIBED IN
VOL. 2643, PG. 873
O.R.W.C.

3/4"

WILLIAM THOMPSON ET AL.
CALLED 50 AC.
DOC. NO. 2006032228
O.P.R.W.C.

SALVADOR H. MARTINEZ
CALLED 7.017 AC.
DOC. NO. 2009010475
O.P.R.W.C.

H.W.F.

"5781"

0.43'

328.57'
METAL FENCE

(N 07°59'31" E 2,138.08')
N 07°55'35" E 2,152.98'

0.25'

LARRY J. &
MARVEL L. HAGOOD
CALLED 12.40 AC.
DOC. NO. 1996052030
O.P.R.W.C.

610.16'

PIPELINE SIGN NGL
PIPELINE SIGN PETROLEUM
PIPELINE SIGN NATURAL GAS
PIPELINE SIGN CRUDE OIL

10n APPROXIMATE LOCATION
30' PIPELINE EASEMENT
DOC. NO. 2015079038
O.P.R.W.C.

N 07°55'41" E 5,438.53'

S 07°55'26" W 4,400.34'
[S 07°55'25" W 4,399.89']

10n APPROXIMATE LOCATION
50' PIPELINE EASEMENT
DOC. NO. 2015100565
O.P.R.W.C.

10g APPROXIMATE LOCATION
30' PIPELINE EASEMENT
DOC. NO. 2015090545
O.P.R.W.C.

PAUL J. DROSCHE
CALLED 15.00 AC.
VOL. 2643, PG. 883
O.R.W.C.

[542.42']
542.45'

SEE DETAIL "B"

SEE DETAIL "A"

((26.73'))
26.87'

N 83°21'15" W 830.88'
(N 82°13'17" W 830.23')

BRIEANNA MONIQUE FERNANDEZ
CALLED 2.100 AC.
DOC. NO. 20211147578
O.P.R.W.C.

10h APPROXIMATE LOCATION
50' PIPELINE EASEMENT
DOC. NO. 2016072554
O.P.R.W.C.

PIPELINE SIGN NATURAL GAS
PIPELINE SIGN CRUDE OIL

B.W.F.

GABRIEL M. & MIRNA ESPINO
CALLED 7.100 AC.
DOC. NO. 2018067702
O.P.R.W.C.

GABRIEL M. & MIRNA ESPINO
CALLED 3.888 AC.-TRACT 2
DOC. NO. 2018067712
O.P.R.W.C.

2.46'

GABRIEL M. & MIRNA ESPINO
CALLED 9.996 AC.-TRACT 1
DOC. NO. 2018067712
O.P.R.W.C.

(N 07°49'27" E 1,329.44')
N 07°57'02" E 1,331.28'
959.72'

MARK S. KRUEGER
CALLED 63.6 AC.
VOL. 2551, PG. 599
O.R.W.C.

BIGSKY CAPITAL LTD ET AL
CALLED 107.22 AC.
DOC. NO. 2021191286
O.P.R.W.C.

"AS"

N 82°41'41" W
346.39'
(N 82°42'33" W
346.39')

N 83°05'09" W 816.58'
[N 83°04'42" W 816.42']

"RJ"

BIGSKY CAPITAL LTD ET AL
CALLED 107.22 AC.
DOC. NO. 2021191286
O.P.R.W.C.

APPROXIMATE SURVEY LINE

APPROXIMATE SURVEY LINE

DETAIL "A"
NOT TO SCALE

N 83°21'15" E 830.88'

S 65°55'58" W 3.34'

"AS"

N 07°57'02" E 1,331.28'

METES AND BOUNDS DESCRIPTION

FIELD NOTES FOR A 389.542 ACRE TRACT OF LAND OUT OF THE JOHN KUYKENDALL SURVEY, ABSTRACT NO. 378 AND THE MASSILLON FARLEY SURVEY, ABSTRACT NO. 238, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 194.88 ACRE TRACT OF LAND AS CONVEYED TO M. MOORE FAMILY FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018105369 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 194.58 ACRE TRACT OF LAND AS CONVEYED TO M. MOORE FAMILY FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018097245 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 389.542 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a chiseled "X" in concrete found on the south right-of-way line of County Road 132 (variable width right-of-way) at the northeast corner of a called 84.5145-acre tract of land as conveyed to Doyle E. Hobbs, Jr. by Correction Deed of Partition recorded in Volume 2189, Page 889 of the Official Records of Williamson County, Texas, at the northwest corner of the above described M. Moore Family Farms 194.88-acre tract, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the south right-of-way line of said County Road 132 and north line of said M. Moore Family Farms 194.88-acre tract, S 82°45'42"E a distance of 1,227.06 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found at the northeast corner of said M. Moore Family Farms 194.88-acre tract, at the northwest corner of the above described M. Moore Family Farms 194.58-acre tract, for an angle point on the north line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found on the east line of said M. Moore Family Farms 194.88-acre tract and the west line of said M. Moore Family Farms 194.58-acre tract, bears S 07°55'28"W a distance of 2,509.50 feet;
THENCE, continuing with the south right-of-way line of said County Road 132 and with the north line of said M. Moore Family Farms 194.58-acre tract, S 82°30'03"E a distance of 898.10 feet to a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found at the northeast corner of said M. Moore Family Farms 194.58-acre tract, at the northwest corner of a called 41.2-acre tract of land as conveyed to Cynthia Krueger by Executor's Deed recorded in Document Number 2015046325 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, from which a 3/4-inch pipe found on the south right-of-way line of said County Road 132, at the northeast corner of said Cynthia Krueger 41.2-acre tract, at the northwest corner of a called 36.13-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Deed of Gift recorded in Volume 656, Page 142 of the Official Records of Williamson County, Texas, bears S 82°28'37"E a distance of 942.94 feet;

THENCE, leaving the south right-of-way line of said County Road 132, with the east line of said M. Moore Family Farms 194.58-acre tract, S 07°55'23"W a distance of 1,924.48 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found at an interior corner of said M. Moore Family Farms 194.58-acre tract, at the southwest corner of said Cynthia Krueger 41.2-acre tract, for an interior corner on the east line of the herein described tract;

THENCE, with a north line of said M. Moore Family Farms 194.58-acre tract, S 82°03'08"E a distance of 943.55 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of said Morris Wayne Krueger and Michael Ray Krueger 36.13-acre tract, at the southeast corner of said Cynthia Krueger 41.2-acre tract, at an exterior corner of said M. Moore Family Farms 194.58-acre tract, for an exterior corner on the east line of the herein described tract;

THENCE, with the east line of said M. Moore Family Farms 194.58-acre tract, S 07°55'58"W a distance of 1,716.50 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of a called 150.69-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Warranty Deed with Vendor's Lien recorded in Volume 1066, Page 457 of the Official Records of Williamson County, Texas, at an exterior corner of said M. Moore Family Farms 194.58-acre tract, at the northeast corner of a called 50.00-acre tract of land described in Volume 1993, Page 161 of the Official Records of Williamson County, Texas, as conveyed to William Thompson et al. by Warranty Deed recorded in Document Number 2006032228 of the Official Public Records of Williamson County, Texas, for an exterior corner on the east line of the herein described tract;

THENCE, with a south line of said M. Moore Family Farms 194.58-acre tract, N 82°04'58"W a distance of 1,025.09 feet to a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found at an interior corner of said M. Moore Family Farms 194.58-acre tract, at the northwest corner of said James L. Jarvis 50.00-acre tract, for an interior corner on the east line of the herein described tract;

THENCE, with the east line of said M. Moore Family Farms 194.58-acre tract, S 07°55'26"W a distance of 4,400.34 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of a called 63.6 acre tract of land as conveyed to Mark S. Krueger by Quitclaim Deed recorded in Volume 2551, Page 599 of the Official Records of Williamson County, Texas, at the southeast corner of said M. Moore Family Farms 194.58-acre tract, at the northeast corner of a called 107.22-acre tract of land as conveyed to BigSky Capital Ltd. et al., by Special Warranty Deed recorded in Document Number 2021191286 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract;

THENCE, with the south line of said M. Moore Family Farms 194.58-acre tract and the north line of said BigSky Capital 107.22-acre tract, N 83°05'09"W a distance of 816.58 feet to a 1/2-inch iron rod found at the southwest corner of said M. Moore Family Farms 194.58-acre tract, at the southeast corner of said M. Moore Family Farms 194.88-acre tract, for an angle point on the south line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of said M. Moore Family Farms 194.58-acre tract and the east line of said M. Moore Family Farms 194.88-acre tract, bears N 07°55'41"E a distance of 5,438.53 feet;

THENCE, continuing with the north line of said BigSky Capital 107.22-acre tract and the south line of said M. Moore Family Farms 194.88-acre tract, N 82°41'41"W a distance of 346.39 feet to a 1/2-inch iron rod with cap stamped "ALLSTAR 5729" found at the most southerly southwest corner of said M. Moore Family Farms 194.88-acre tract, at an interior corner of said BigSky Capital 107.22-acre tract, for the most southerly southwest corner of the herein described tract;

THENCE, with the west line of said M. Moore Family Farms 194.88-acre tract, N 07°57'02"E, pass a 1/2-inch iron rod found 2.46 feet left at a distance of 959.72 feet, and continuing on for a total distance of 1,331.28 feet to a 1/2-inch iron rod found at an interior corner of said M. Moore Family Farms 194.88-acre tract, at the northeast corner of a called 7.100-acre tract of land as conveyed to Gabriel M. and Mirna Espino by Warranty Deed with Vendor's Lien recorded in Document Number 2018067702 of the Official Public Records of Williamson County, Texas, for an interior corner on the west line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "ALLSTAR 5729" bears S 65°55'58"W a distance of 3.34 feet;

THENCE, with a south line of said M. Moore Family Farms 194.88-acre tract and the north line of said Espino 7.100-acre tract, N 83°21'15"W a distance of 830.88 feet to a 1/2-inch iron rod found at an exterior corner of said M. Moore Family Farms 194.88-acre tract, at an angle point on the east line of a called 2.100-acre tract of land as conveyed to Brieanna Monique Fernandez by Special Warranty Deed recorded in Document Number 20211147578 of the Official Public Records of Williamson County, Texas, at the northwest corner of the remainder of a called 3.888-acre tract of land as conveyed to Gabriel M. and Mirna Espino by General Warranty Deed recorded in Document Number 2018067712 of the Official Public Records of Williamson County, Texas, for an exterior corner on the west line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "ALLSTAR 5729" bears N 01°57'48"W a distance 14.77 feet;

THENCE, with the west line of said M. Moore Family Farms 194.88-acre tract and the east line of said Fernandez 2.100-acre tract, N 07°55'35"E, pass a 1/2-inch iron rod found at the northeast corner of said Fernandez 2.100-acre tract and the southeast corner of a called 15.00 acre tract as conveyed to Paul J. Drosche by Correction Warranty Deed recorded in Volume 2643, Page 883 of the Official Records of Williamson County, Texas, at a distance of 26.87 feet, pass a 1/2-inch iron rod found at the northeast corner of said Drosche 15.00-acre tract and the southeast corner of a called 12.40 acre tract as conveyed to Larry J. & Marvel L. Hagood by Correction Warranty Deed recorded in Document Number 1996052030 of the Official Public Records of Williamson County, Texas, at a distance of 569.32 feet, pass a 1/2-inch iron rod found 0.25 feet to the left at a distance of 1,179.48 feet, pass a 1/2-inch iron rod with cap stamped "RPLS 5781" found 0.43 feet to the left at a distance of 1,509.05 feet, and continuing on for a total distance of 2,152.98 feet to a 3/4-inch iron rod found at the northeast corner of a called 15.427-acre tract of land as conveyed to Mary Dolores Garlick by Special Warranty Deed recorded in Document Number 2008040228 of the Official Public Records of Williamson County, Texas, and the southeast corner of a called 84.5145-acre tract of land as conveyed to Stormi L. Hobbs by Deed of Partition recorded in Volume 2189, Page 889 of the Official Records of Williamson County, Texas, for an angle point on the west line of the herein described tract;

THENCE, continuing with the west line of said M. Moore Family Farms 194.88-acre tract, N 07°17'27"E a distance of 4,573.18 feet to the POINT OF BEGINNING and containing 389.542 acres of land, more or less.

RESTRICTIVE COVENANT AND EASEMENT NOTES

10d. SUBJECT TO ANY AND ALL RIGHTS AND PRIVILEGES EXISTING OR WHICH MAY LATER EXIST BY VIRTUE OF THAT PORTION OF THE PROPERTY BEING USED AS A CEMETERY; INCLUDING, BUT NOT LIMITED TO, THE RIGHTS TO SEPULCHER AND INTERMENT AND TO THE RIGHTS OF INGRESS AND EGRESS IN AND TO THE SAID CEMETERY; AS DISCLOSED BY DEED DATED SEPTEMBER 24, 1902, RECORDED IN VOLUME 102, PAGE 307, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1, AS SHOWN HEREON

10e. PIPELINE EASEMENT DATED FEBRUARY 11, 1981, GRANTED TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 828, PAGE 128, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY ASSIGNMENT RECORDED IN VOLUME 848, PAGE 291, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1. NOT PLOTTABLE.

10f. ALL RIGHTS, TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN TEMPORARY WORK SPACE AGREEMENT DATED MAY 21, 1992, EVIDENCED IN SUBORDINATION OF LIEN TO A GRANT OF EASEMENT AND TEMPORARY WORK SPACE, EXECUTED BY DONALD T. WALLIN, GARY I. WALLIN AND GERARD T. WALLIN, IN FAVOR OF SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 2220, PAGE 803, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT 1. NOT PLOTTABLE.

10g. EASEMENT AGREEMENT EXECUTED BY LPL-PTM LAND, LLC GRANTED TO SEMINOLE PIPELINE COMPANY, LLC FOR THE PURPOSE OF A PIPELINE EASEMENT, RECORDED UNDER DOCUMENT NO. 2015090545, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1, AS SHOWN HEREON.

10h. PERMANENT EASEMENT AGREEMENT EXECUTED BY LPL-PTM LAND, LLC, GRANTED TO ENTERPRISE CRUDE PIPELINE, LLC, FOR THE PURPOSE OF A PIPELINE EASEMENT, RECORDED UNDER DOCUMENT NO. 2016072554, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1, AS SHOWN HEREON.

10i. AN INGRESS AND EGRESS EASEMENT AND RIGHT-OF-WAY TO AND FROM WATER WELL, RECORDED IN VOLUME 232, PAGE 91, AND VOLUME 259, PAGE 176, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2. NOT PLOTTABLE.

10j. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 286, PAGE 351, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACTS. NOT PLOTTABLE.

10k. A PIPELINE EASEMENT AND RIGHT-OF-WAY GRANTED TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 597, PAGE 991, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2. NOT PLOTTABLE.

10l. A PIPELINE EASEMENT AND RIGHT-OF-WAY GRANTED TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 598, PAGE 8, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2. NOT PLOTTABLE.

10m. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 830, PAGE 364, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTAL PIPELINE RIGHT- OF-WAY AGREEMENT, RECORDED IN VOLUME 2174, PAGE 461, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2. NOT PLOTTABLE.

10n. EASEMENT AGREEMENT GRANTED TO SEMINOLE PIPELINE COMPANY, LLC, RECORDED UNDER DOCUMENT NO. 2015079038, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2, AS SHOWN HEREON.

10o. PERMANENT EASEMENT AGREEMENT GRANTED TO ENTERPRISE CRUDE PIPELINE, LLC, RECORDED UNDER DOCUMENT NO. 2015100565, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2, AS SHOWN HEREON.

10p. MATTERS CONTAINED IN THAT CERTAIN CITY OF HUTTO RESOLUTION, DATED AUGUST 2, 1982, RECORDED IN VOLUME 885, PAGE 64, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, WHICH PROVIDES FOR, AMONG OTHER THINGS, A RESOLUTION ACCEPTING PROPERTY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, DO AFFECT THE SUBJECT TRACT 2. NOT PLOTTABLE.

10t. POSSIBLE GRAVE PER DOCUMENT NUMBER 2015046325 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.

GENERAL NOTES

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99988895.
2. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0520F, REVISED DECEMBER 20, 2019.
3. THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND COUNTERSIGNED BY CAPSTONE TITLE UNDER FILE NO. 20211281, DATED EFFECTIVE FEBRUARY 07, 2022, AND ISSUED FEBRUARY 28, 2022.
4. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT TIME OF SURVEY.
5. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT TIME OF SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

LEGEND

B.W.F.	BARBED WIRE FENCE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
FND.	FOUND
G.P.	GATE POST
G.R.	GUARD RAIL
H.W.F.	HOG WIRE FENCE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.P.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
P.P.	POWER POLE
P.L.M.	PIPELINE MARKER
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
V.P.	VERTICAL PIPE
W.W.	WATER WELL
( )	RECORD INFO. FOR DOCUMENT NO. 2018105369 O.P.R.W.C
[ ]	RECORD INFO. FOR DOCUMENT NO. 2018097245 O.P.R.W.C.
(( ))	RECORD INFO. FOR DOCUMENT NO. 2021147578 O.P.R.W.C.
{ }	RECORD INFO. FOR VOLUME 2643, PAGE 883 O.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
●"RJ"	FOUND 1/2" IRON ROD W/CAP "RJ SURVEYING"
●"MBC"	FOUND 1/2" IRON ROD W/CAP "MBC ENGINEERING"
●"AS"	FOUND 1/2" IRON ROD W/CAP "ALLSTAR 5729"
●"5781"	FOUND 1/2" IRON ROD W/CAP "RPLS 5781"
⊙	FOUND 3/4" IRON PIPE
✖	FOUND "X" IN CONCRETE
	EDGE OF ASPHALT
OHT	OVERHEAD TELEPHONE
OHP	OVERHEAD ELECTRIC
-x-	WIRE FENCE
-//-	BOARD FENCE
-o-	CHAIN LINK FENCE
10x.	SCHEDULE B ITEM NO.

To WMV Hutto 390 DE, LLC, ACORE Capital Mortgage, LP, a Delaware limited partnership, int its capacity as Administrative Agent for the Lenders, Fidelity National Title Insurance Company and Capstone Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items Items 1-4, 7(a), 9, 13, 16, 17 and 19 of Table A thereof. The field work was completed on October 25, 2021.

Date of Plat or Map: February 11, 2022
Revised: March 3, 2022

JONATHAN O. NOBLES RPLS NO. 5777
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TEXAS 78731
TELEPHONE: (512) 879-0400

STATE OF TEXAS
REGISTERED
JONATHAN O. NOBLES
5777
PROFESSIONAL
LAND SURVEYOR

BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502

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ALTA/NSPS LAND TITLE SURVEY OF 389.542 ACRES OUT OF THE J. KUYKENDALL SURVEY, A-378 & AND THE M. FARLEY SURVEY, A-238 COUNTY ROAD 132, HUTTO WILLIAMSON COUNTY, TEXAS

PARTY CHIEF: C.T., J.C.		ISSUE DATE:	2/11/2022
TECHNICIAN: M.G.		SCALE:	1"=300'
R.P.L.S.: J.N.		JOB NUMBER:	9408-00
FIELD BOOK NAME:	86		
BASE FILE:	\\browngov.net\gfs\Regions\TXC\Projects\WayMaker\9408-00-Stromberg\SV\04_Finals\Drawings\9408-00 Stromberg ALTA		

SHEET 1 OF 1

EXHIBIT B - STROMBERG CONCEPT PLAN

SCENARIO 1

SCALE: 1"=300'
GRAPHIC SCALE IN FEET
0 150 300 450 600

50' PIPELINE EASEMENT
30' PIPELINE EASEMENT

SINGLE-FAMILY SF-1 16.8 AC.
SINGLE-FAMILY SF-1 86.1 AC.
SINGLE-FAMILY SF-1 53.7 AC.
120' ARTERIAL
COUNTY ROAD 132
DETENTION POND 7.8 AC.
69' COLLECTOR
69' COLLECTOR
MULTIFAMILY/ TOWNHOMES MF/SF-2 9.6 AC.
SINGLE-FAMILY SF-1 45.9 AC.
TOWNHOMES SF-2 4.0 AC.
SINGLE-FAMILY SF-1 57.3 AC.
COMMERCIAL B-2 5.0 AC.
COMMERCIAL B-2 2.2 AC.
COMMERCIAL B-2 2.9 AC.
136' ARTERIAL
136' ARTERIAL
MULTIFAMILY/ TOWNHOMES MF/SF-2 14.7 AC.
120' ARTERIAL
DETENTION POND 18.9 AC.
COUNTY ROAD 132

SUMMARY

LAND USE	ACREAGE	PERCENTAGE OF USE SHOWN IN CONCEPT PLAN	MIN. PERCENTAGE OF USE	MAX. PERCENTAGE OF USE
SINGLE-FAMILY DETACHED	260.6	79%	75%	-
MULTI-FAMILY/TOWNHOMES	28.3	9%	-	25%
DETENTION, OPEN SPACE	41.8	-	-	-
RESIDENTIAL TOTAL	**330.7**	**89%**		
COMMERCIAL	10.1	25%	25%	-
RIGHT-OF-WAY	31.2	-	-	-
NON-RESIDENTIAL TOTAL	**41.3**	**11%**		
GRAND TOTAL	**372.1**	**100%**		

THIS EXHIBIT IS A REPRESENTATIVE, NOT DEFINITIVE, EXAMPLE OF LAND USES COMPLIANT WITH THE STROMBERG PUD SCENARIO 1.

PROJECT NO. XXXX-240035	DRAWN BY: NK
DATE: 02/20/2024	CHECKED BY: KH

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

W:\PROJECTS\372 - JAYMAKER HOLDINGS LLC\1761 STROMBERG\SCENTSLEAK\STROMBERG PUD SUBMITTAL\ADOBE EXHIBITS\CONCEPT PLAN.DWG DATE: 11/7/2023 4:59:47 PM BY: NICHOLAS

EXHIBIT B - STROMBERG CONCEPT PLAN

SCENARIO 2

SCALE: 1"=300'
GRAPHIC SCALE IN FEET
0 150 300 450 600

SINGLE-FAMILY
SF-1
79.3 AC.

50' PIPELINE EASEMENT

30' PIPELINE EASEMENT

DETENTION
POND
8.7 AC.

COMMERCIAL
B-2
4.8 AC.

COMMERCIAL
B-2
3.4 AC.

MULTIFAMILY
MF
17.3 AC.

69' COLLECTOR

SINGLE-FAMILY
SF-1
29.9 AC.

TOWNHOMES
SF-2
1.5 AC.

COMMERCIAL
B-1
2.5 AC.

120' ARTERIAL

TOWNHOMES
SF-2
2.7 AC.

TRUCK COURT

BUILDING 1A
1,670,100 sf

2930'

TRUCK COURT

LIGHT INDUSTRIAL
LI
157.1 AC.

TRUCK COURT

BUILDING 3A
194,400 sf

720'

TRUCK COURT

BUILDING 3A
270,000 sf

1000'

TRUCK COURT

BUILDING 2A
540,640 sf

1232'

TRUCK COURT

COUNTY ROAD 132

136' ARTERIAL

COMMERCIAL
B-1
2.5 AC.

120' ARTERIAL

MULTIFAMILY
MF
14.6 AC.

TOWNHOMES
SF-2
14.3 AC.

136' ARTERIAL

COUNTY ROAD 132

SUMMARY				
LAND USE	ACREAGE	PERCENTAGE OF USE SHOWN IN CONCEPT PLAN	MIN. PERCENTAGE OF USE	MAX. PERCENTAGE OF USE
SINGLE-FAMILY DETACHED	109.2	60%	75%	-
MULTI-FAMILY / TOWNHOMES	50.3	28%	-	25%
RIGHT-OF-WAY, OPEN SPACE	21.3	-	-	-
RESIDENTIAL TOTAL	**180.8**	**49%**		
NEIGHBORHOOD COMMERCIAL	5	3%	-	10%
GENERAL COMMERCIAL	8.2	4%	-	10%
LIGHT INDUSTRIAL	157.1	82%	80%	-
RIGHT-OF-WAY, OPEN SPACE	21.25	-	-	-
NON-RESIDENTIAL TOTAL	**191.6**	**51%**		
GRAND TOTAL	**372.3**	**100%**		

UPDATED TO MATCH RESIDENTIAL DEVELOPMENT TYPE BREAKDOWN APPROVED WITH SCENARIO 1

THIS EXHIBIT IS A REPRESENTATIVE, NOT DEFINITIVE, EXAMPLE OF LAND USES COMPLIANT WITH THE STROMBERG PUD SCENARIO 2.

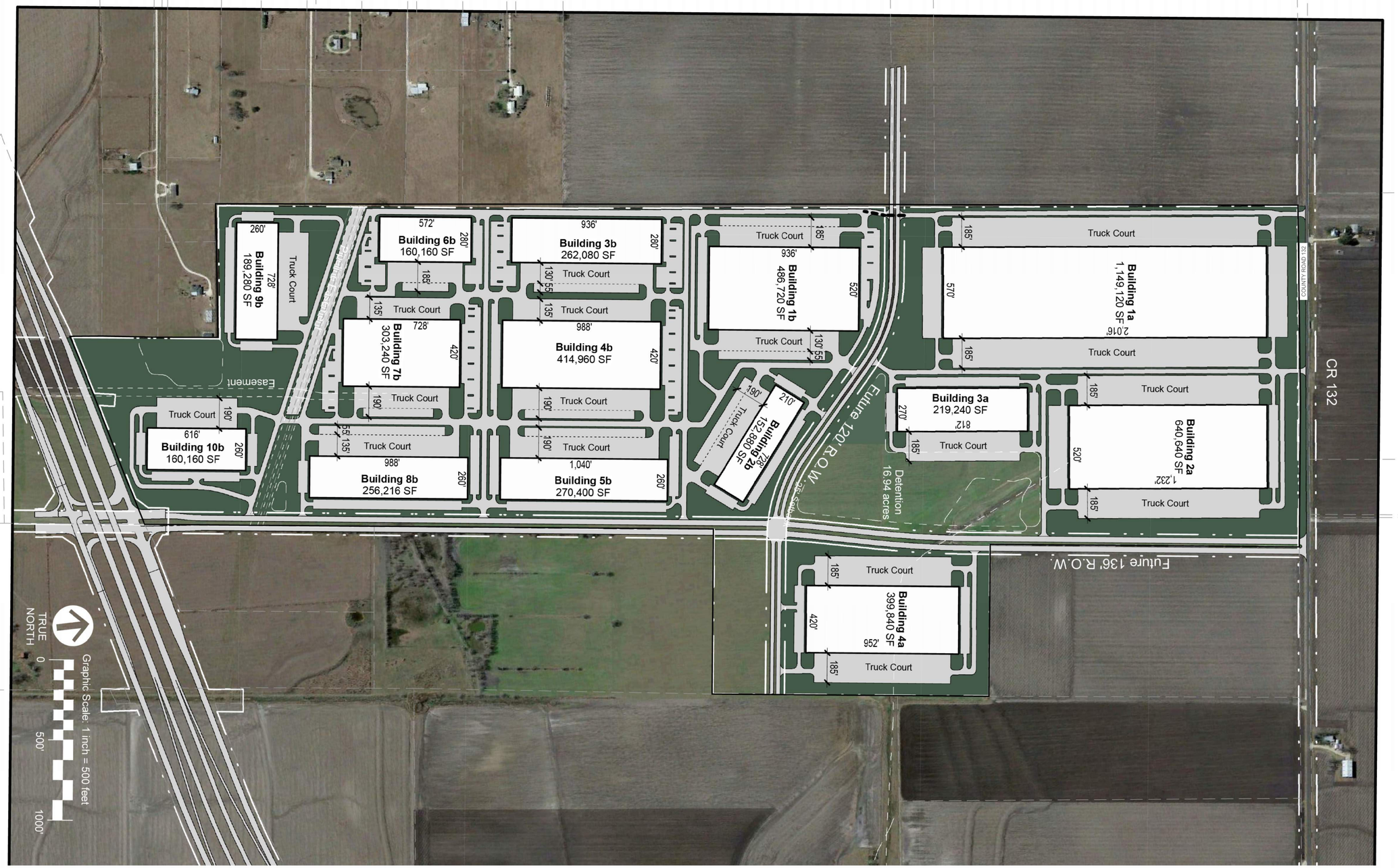
PROJECT NO. 240035	DRAWN BY: KH
DATE: 05/24/2024	CHECKED BY:

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

H:\PROJECTS\372 - JHV\MANGER VENTURES LLC\1 CITY\1 STROMBERG\ENTITLEMENTS\PLANS\DRAWINGS\STROMBERG PUD SUBMITTAL\BACKUP\240035 EXHIBIT CONCEPT PLAN_SCENARIO2.DWG DATE: 5/10/2024 11:34:43 AM BY: KHARRIS

EXHIBIT B - STROMBERG CONCEPT PLAN

SCENARIO 2



THIS EXHIBIT IS A REPRESENTATIVE, NOT DEFINITIVE, EXAMPLE OF LAND USES COMPLIANT WITH THE STROMBERG PUD SCENARIO 2.

PROJECT NO: 240035	DRAWN BY: KH
DATE: 03/25/2024	CHECKED BY:

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

G:\PROPOSAL\S2024\240035 - WAYMAKER VENTURES - STROMBERG\PLAN\2024240035 STROMBERG PUD SUBMITTAL\240035 EXHIBIT CONCEPT PLAN_SCENARIO2.DWG DATE: 4/2/2024 11:05:09 AM BY: KHARRIS

The Stromberg PUD

City of Hutto, Texas
Planned Unit Development

Attachment D
PUD Development Standards

May 28, 2026

Developer:
WMV Hutto 390 DE, LLC
3310 N. Capital of Texas Highway, Suite 202
Austin, TX 78746

Prepared by:
Gray Engineering
8834 N Capital of Texas Hwy #140
Austin, TX 78759

Table of Contents

A. GENERAL PROVISIONS 4
1. Title 4
2. Applicability of City Ordinances 4
3. Severability 4
4. Amendments to Ordinance 4
5. Definitions 5
B. DEVELOPMENT PLAN AND LAND USES 5
1. Development Scenarios 5
2. Residential Land Use 6
3. Non-Residential Land Use 7
4. Use Descriptions and Standards 7
C. DEVELOPMENT STANDARDS 8
1. Unified Development Code PUD Standard Table 8
2. Prohibited Land Uses 8
3. Dog Park Facility 9
4. Trail System 9
5. Site Design (10.404) 9
a. Sidewalks (10.403.9) 9
b. Internal Pedestrian Circulation for Multi-Family Component (10.403.10) 9
c. Water Bodies and Retention (10.403.14) 10
d. Parking and Access (10.405) 10
e. Pedestrian Crossings (10.610.2.4) 10
6. Architectural Design (10.406) 10
a. Driveway Lengths 10
7. Landscaping (10.407) 11
a. Street Trees 11
b. Required Landscaping: MF District 11
c. Required Landscaping: Non-Residential Districts (B-1, B-2 & LI) 12
d. Parking Lot and Vehicular Use Screening 12
e. Materials, Maintenance, and Replacement 13
f. Irrigation 13

8. Data Center (10.308.13) 13
a. Required Bufferyards 13
b. Conditions 14
c. Utility Substations 14
D. EXHIBITS 15

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A. GENERAL PROVISIONS

1. Title

This ordinance is known as The Stromberg Planned Unit Development Ordinance and may be cited as “The Stromberg PUD” or “Stromberg PUD”.

2. Applicability of City Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this PUD Plan. Any aspects not specifically mentioned or altered by this Plan shall be regulated by the Unified Development Code of the City of Hutto, Texas (the “UDC”) in effect on the date of adoption of this ordinance.

3. Severability

In case one or more provisions contained of this Plan are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions of this Plan and in such event, this Plan shall be construed as if such invalid, illegal or unenforceable provision had never been contained in this Plan.

4. Amendments to Ordinance

Technical, site planning or engineering considerations that meet the intent of this PUD may call for minor modifications from the approved PUD. The Development Services Director may approve minor modifications if they promote flexibility in design and are consistent with the intent of the original PUD approval.

Modifications to the PUD shall be administered as follows:

Modifications of the Concept Plan pertaining to the mixture of alley-loaded and front-loaded product, roadway alignments, and changes in the density shown on the Concept Plan that do not increase the cumulative density of development on the Land by more than ten percent (10%), calculated by gross site area shall be considered “Minor Modifications” over which the City’s Development Services Director has final review and decision-making authority.

All other changes to the Concept Plan that are not Minor Modifications shall be considered “Major Modifications.” Major Modifications to the Concept Plan must be approved as an amendment to this PUD Ordinance by the City Council. After approval by the City in accordance with these requirements, all Minor Modifications and Major Modifications to the Concept Plan shall be recorded by the City at the Property owner’s expense in the Official Records of Williamson County, and thereafter, all references in this Development Plan to the Concept Plan shall mean and refer to the then most current approved and recorded Concept Plan.

Minor Modifications to the Concept Plan allowed by this Development Plan shall not be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code. All Major Modifications to the Concept Plan shall be deemed to be changes to the Project under Chapter 245 of the Texas Local Government Code, and the provisions of the UDC and all other applicable laws and regulations in effect at the time of such Major Modifications shall apply unless the City agrees otherwise.

Approval of this Development Plan does not constitute plat or site plan approval, and all development related approvals required by the UDC are still required. The request for an amendment to the PUD Ordinance shall not subject the entire application to public hearing, but only that portion necessary to rule on the specific issue requiring the relief.

5. Definitions

Definitions set forth in the UDC, including general abbreviations, terms definitions and conditions for use indicated throughout this ordinance shall apply to this PUD.

- "PUD Plan" or "Plan" – The Stromberg Planned Unit Development document.
- "Concept Plan" – The Stromberg Concept Plan or Development Plan as required in the City of Hutto's PUD Zoning Change Application.

B. DEVELOPMENT PLAN AND LAND USES

1. Development Scenarios

For the purpose of addressing any development regulation or conditions not modified within this PUD, the City of Hutto UDC base zoning districts shall be utilized for development requirements, as indicated in the scenarios presented in Exhibit B: The Stromberg Concept Plan. Exhibit B is conceptual in nature and is intended to convey the general vision for the development. Exhibit B demonstrates two different scenarios of Residential versus Non-Residential development. The purpose of the PUD is to seek flexible development and building standards that will accommodate a layout that allows for market-based outcomes. The Development Services Director may administratively approve modifications to this plan, as long as the general design intent and principles remain consistent with the language of this PUD.

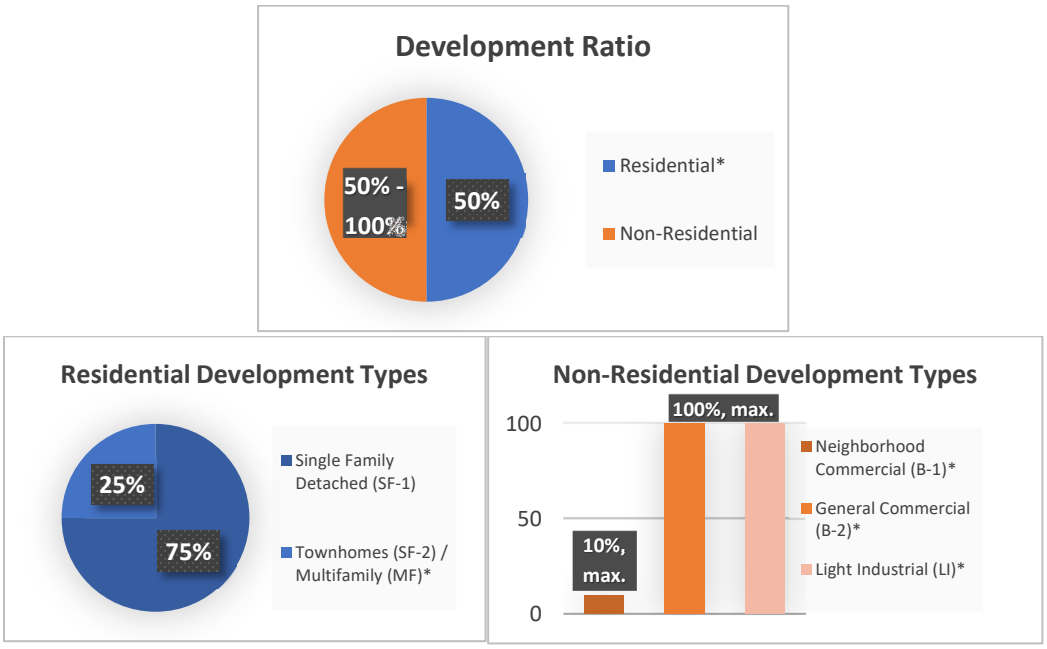
Scenario 1



**Maximum percentages*

Scenario 1 substantially conforms to approved Future Land Use Map (FLUM) amendment from 2021. The updated FLUM included in the Hutto SOAR 2040 Comprehensive Plan was created around the 2021 request and is still compliant and in effect to date.

Scenario 2



**Maximum percentages*

The Future Land Use Map (FLUM) as included in the Hutto SOAR 2040 Comprehensive Plan shows Heavy Industrial and Neighborhood uses on either side of CR 132. Scenario 2 as presented in this PUD provides for a transitional opportunity between Heavy Industrial and Neighborhood through the incorporation of Light Industrial on the north side of the Stromberg project. As such, Scenario 2 substantially conforms to the spirit of the FLUM and will not warrant the need for a FLUM amendment.

Charts above are representative of land use percentages.

2. Residential Land Use

The Stromberg PUD is an amenitized development with the Residential portion of the development being comprised of a combination of detached single-family and townhome units, as well as attached and detached multi-family units.

Residential base zoning districts to be allowable as indicated in Exhibit B: Single Household: SF-1, Village (for 45' lots); Single Household: SF-1, Alley Load, Cul-de-Sac, Detached Garage (for 50' lots); Single Household: SF-1, Medium Density (for 60' lots and amenity area); Two-to-Four Household: SF-2 (for townhomes); and Multiple Household: MF (for attached and detached multi-family).

Within the Multifamily (MF) portion of the project, at least three (3) of the amenities described below will be incorporated:

- Community pool
- Barbeque area(s)
- Children's playground
- Social gathering area with fire pit
- Community center outfitted with a gathering space for community and/or private events.

Both the attached and detached single-family units will have individual entries and private, fenced yard areas.

The Residential portion of the project is intended to be used for a unique mix of housing products with a maximum density of 6 dwelling units per gross acre for the SF-1 development areas (a maximum of 70% of the SF-1 lots can be 45' in width, a maximum of 40% of the SF-1 lots can be 50' in width and a minimum of 10% of the lots onsite can be 60' & 70' in width), 17 dwelling units per gross acre for the SF-2 development areas, and a maximum density of 30 dwelling units per gross acre for the multi-family portion.

3. Non-Residential Land Use

The Non-Residential portion of the project is intended to be used for a unique mix of commercial and industrial uses. Commercial uses are intended to be located along the major thoroughfares and at the perimeter of the development. Non-Residential base zoning districts to be allowable as indicated in Exhibit B: Local/ Neighborhood Commercial: B-1; General Commercial: B-2; and Light Industrial: LI.

4. Use Descriptions and Standards

Unless otherwise modified within this PUD, refer to the UDC for definitions of uses and standards for residential uses, commercial and retail uses, light industry uses, institutional and civic uses, temporary uses, and accessory uses.

C. DEVELOPMENT STANDARDS

1. Unified Development Code PUD Standard Table

Table 1. Unified Development Code PUD Standard Table

Zoning	Description	UDC Citation	UDC Standard	PUD Replacement Standard
SF-1	Village	10.403.3	Alley loaded not permitted	Alley loaded permitted
		10.406.3.3.1	A front-loading garage may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.	Front-loading garage doors may comprise no more than 55% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall
SF-2	Two to Four Household	10.403.3	Lot Area (min.) = 4,500 s.f.	Lot Area (min.) = 3,120 s.f.
			Lot width at building line (min.) = 45 ft.	Lot width at building line (min.) = 26 ft
		10.406.3.3.1	A front-loading garage may occupy no more than 50% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall.	Front-loading garage doors may comprise no more than 55% of the house linear frontage, and may protrude no more than 6 ft. from the longest front wall. Garages for 26 ft lot widths will be single car garages.
MF	Multiple Household	10.403.4.2	Spacing between bldgs. (min.) = 20 ft.	Spacing between bldgs. (min.) = 10 ft.
			Bldg. height (max.) = 35 ft.; 45 ft. along freeways, arterials, major non-residential collectors	Bldg. height (max.) = 50 ft. / 4 stories
		10.303.5	Max. Density = 14-20 dwelling units per acre	Max. Density = 30 dwelling units per gross acre

2. Prohibited Land Uses

The Stromberg PUD will allow the residential uses with development standards as described in this document. The Stromberg PUD will allow commercial and retail uses permitted under the B-1 and B-2 zoning designations, except as prohibited in the following land use list.

Prohibited B-1 and B-2 Land Uses:

- Commercial and Retail Uses (10.304.6)
  - Nightclub
- Accessory Uses (10.304.10)
  - Wind energy system

The Stromberg PUD will allow industrial uses permitted under the LI zoning designation, except as prohibited in the following land use list.

Prohibited LI Land Uses:

- Commercial and Retail Uses (10.304.6)
  - Adult oriented use
- Accessory Uses (10.304.10)

    - Wind energy system
- Smokestacks
- Solar farms
- Concrete batch plant
- Rock crushing site
- Mining and extraction
- Petrochemical industries
- Rubber refining
- Primary metal or related industries
- Junkyard

3. Dog Park Facility

At least one (1) dog park shall be provided (privately owned and maintained) within the boundaries of the Stromberg PUD. The dog park(s) may be located fully within one or more of the multi-family developments and/or elsewhere on the Property. If the dog park is located within an easement, no structures other than a fence will be allowed to be constructed. The dog park(s) will be privately owned and maintained. Signage will be provided within any Dog Park Facility alleviating the City of any potential liability. The signage will indicate that Residents are to proceed at their own risk.

4. Trail System

The Stromberg PUD shall include an internal trail system to connect land use areas within the boundaries of the development. Any off-street trails may be connected to sidewalks to continue the connectivity of the overall development, as necessary and appropriate. It is anticipated that a pedestrian may be no more than a 10-minute walk from a commercial location within the development. The Trail System will be designed in accordance with Hutto's Parks Master Plan (further coordination with the City will be conducted with each phase of development to ensure compliance).

5. Site Design (10.404)

a. Sidewalks (10.403.9)
   To increase pedestrian connectivity, sidewalks with a width of eight feet (8') will be required along both sides of major collectors and both sides of major arterial roadways adjacent to and within one hundred feet (100') of any commercial lot and/or the future school lot.

b. Internal Pedestrian Circulation for Multi-Family Component (10.403.10)
   Sidewalks will be provided internally for pedestrian circulation from the parking areas to the individual units. A minimum of 5 ft sidewalks shall be located adjacent to parking areas and minimum four-foot (4 ft) sidewalks to connect parking areas to the individual units and open spaces. Final configurations and alignments will be defined during the site plan development application process.

c. Water Bodies and Retention (10.403.14)
Retention ponds will not be implemented as a part of the Stromberg PUD; therefore, this section of the Hutto Site Design Standards does not apply. Onsite detention will be provided as part of the Stromberg development. Detention ponds may include appropriate amenities with approval from City Engineer.

d. Parking and Access (10.405)

Table 2. Minimum Parking Requirements Table

Land Use Classification	Required Spaces (minimum)	Required Spaces (maximum)
The Stromberg PUD Detached/Attached MF Units	1 per 1 bedroom unit 1.5 per 2 bedroom unit 2 per 3 bedroom unit The total required spaces shall be increased by 5% to account for guest parking 2% of the parking spaces will be allocated as handicapped	2 per 1 bedroom unit 2.5 per 2 bedroom unit 3 per 3 bedroom unit The total required spaces shall be increased by 7% to account for guest parking 4% of the parking spaces will be allocated as handicapped

Dead end aisles may have no more than 30 parking spaces. Project will be compliant with the International Fire Code, Appendix D - Fire Apparatus Access Roads.

e. Pedestrian Crossings (10.610.2.4)
Signalized pedestrian crossings will be provided across major collectors and arterials to ensure safe pedestrian crossing. These crossings may range from a flashing beacon with pedestrian signage to pedestrian hybrid beacon crossings. Pedestrian signals or hybrid beacons will be used to allow for longer crossing times in shopping districts and/or mid-block crossings. Pedestrian crossings will be provided as each phase of development is completed along the major collectors and arterials.

6. Architectural Design (10.406)

a. Driveway Lengths
Whether located in front of or behind a single-family or townhome residence, driveway lengths should be sufficient to accommodate up to two (2) vehicles parked side by side without obstructing any pedestrian connection. The minimum dimensions for any residential driveway shall be 12’ wide by 15’ depth.

7. Landscaping (10.407)

The Stromberg PUD will comply with requirements of UDC Section 10.407 unless otherwise specified in this document. For any landscaping implemented within the Stromberg PUD, as required by the UDC or herein, Xeriscaping will be required.

a. Street Trees

Although the City of Hutto UDC does not currently enforce implementation of street trees, the Stromberg PUD will require vegetation along major thoroughfares as noted in Table 3 below. By specifying certain drought tolerant species from the City of Hutto approved plant list, the Stromberg PUD aims to achieve a higher level of aesthetic theming. Tree locations and final configuration will be determined during the site development plan stage.

Selected Native Tall Trees from Section 10.407.6.2 of the Hutto UDC: Blackjack Oak, Bur Oak, Pecan, Shumard Oak and Winged Elm (female only).

Selected Native Short Trees from Section 10.407.6.3 of the Hutto UDC: American Smoke Tree, Crape Myrtle, Desert Willow, Mountain Laurel and Possumhaw Holly.

Selected Native Shrubs from Section 10.407.6.4 of the Hutto UDC: Deer Muhly, Fragrant Sumac, Japanese Barberry, Texas Sage and Texas Sotol.

Table 3. Street Tree Table

Street Classification	Street Trees per Linear Feet of Frontage	Tree Criteria
Major Collector	1 tree per 75 linear feet	3 caliper inches measured 3' above final grade at base of tree
Major Arterial	1 tree per 120 linear feet	3 caliper inches measured 3' above final grade at base of tree

b. Required Landscaping: MF District

Landscaping areas: A minimum percentage of the net area being developed shall be landscaped in accordance with the following percentages.

Residential MF: 20%

The planting requirements listed in the chart below shall be required within the residential portion of the PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. Tree locations and final configuration will be determined during the site development plan stage.

Area	Native tall trees (3in. caliper and 10' tall min.)	Native small trees (2 in. caliper and 8' tall min.)	Native shrubs (3 gallon or 18" tall min.)
MF Residential Units: Landscape required per individual unit	1 per unit	1 per unit	5 per unit

All Required Landscaping within an easement is subject to the approval of the owner of the easement. When in conflict, adjustments to the requirements above may be permitted by-right if required by the easement owner.

c. Required Landscaping: Non-Residential Districts (B-1, B-2 & LI)
Landscaping areas: A minimum percentage of the net area being developed shall be landscaped in accordance with the following percentages:

Commercial (B-1 & B-2): 15%

Light Industrial (LI): 10%

The planting requirements listed in the chart below shall be required within the commercial portion of the PUD Landscape Areas and fully meet the minimum landscape requirements for the Project. Tree locations and final configuration will be determined during the site development plan stage.

Area	**Native tall trees (3in. caliper and 10' tall min.)**	**Native shrubs (3 gallon or 18" tall min.)**
Commercial (B-1 & B-2)	1 per every 500 sf of landscaping required	2 per every 500 sf of landscaping required
Light Industrial (LI)	1 per every 500 sf of landscaping required	2 per every 500 sf of landscaping required

Two native small ornamental trees may be substituted for one native tall tree, not to exceed 50% of the required tall trees.

d. Parking Lot and Vehicular Use Screening
   i. Requirements
      1. Vehicular use areas shall be screened from all abutting rights-of-way by a continuous landscaped area not less than 10ft. deep.
      2. Vehicular use areas shall be screened from all abutting private property by a continuous landscaped area not less than 8 ft. deep.
      3. Landscape screening shall contain one (1) large tree per sixty (60) linear feet, or portion thereof, and a hedge not less than 3 ft. in height, at full maturity, for 75% of the right-of-way landscape screening area (linear footage), and 67% of the private property landscape screening area (linear footage).
      4. In addition to the required vehicular use screening, all outdoor parking shall have landscaping islands within the parking area equal to not less than 7% of the gross parking lot area. Required parking lot landscaping may be counted toward the minimum landscaped area required.
   ii. Landscaping required under Section 7.b. & 7.c. above may be counted towards landscaping required in Section 7.d.i. above.

iii. Unless otherwise stated in this PUD, no other landscaping requirements shall be required.
iv. All Required Landscaping within an easement is subject to the approval of the owner of the easement. When requirements are in conflict, adjustments to the requirements above may be permitted by right if required by the easement owner.

e. Materials, Maintenance, and Replacement
   i. Plant Materials
      1. Plant choices must be based on the Central Texas ecological setting and site microclimate conditions. Plant choices must classify as drought-tolerant to fall within the xeriscaping category.
   ii. Maintenance:
      1. Trees and vegetation, irrigation systems, fences, walls, and other landscape elements are considered elements of the project in the same way as parking, building materials and other site details.
      2. The applicant, landowner or successors must jointly be responsible for regular maintenance of all landscaping elements in good condition, including wood fencing, walls, or other screening fencing within the community. Landscaping must be maintained free from disease, pests, weeds, and litter.
   iii. License Agreement
      1. A License Agreement(s) shall be required for the installation and maintenance of any landscaping, signage, or other similar facilities within the City right-of-way. Such facilities may include: Project entry signage at major intersections; directional signage; Street signs; Lighting, including enhanced streetlights and landscape lighting; Intersection and crosswalk enhancements, consisting of pavers, stamped and/or integrated color concrete; Sidewalks; Landscaping, including plant beds and street trees; Site furnishings, such as benches, planters, trash receptacles; Irrigation; and Decorative Walls. The Owner shall make application for a License Agreement(s) at the time of Site Plan or construction plan submittal.

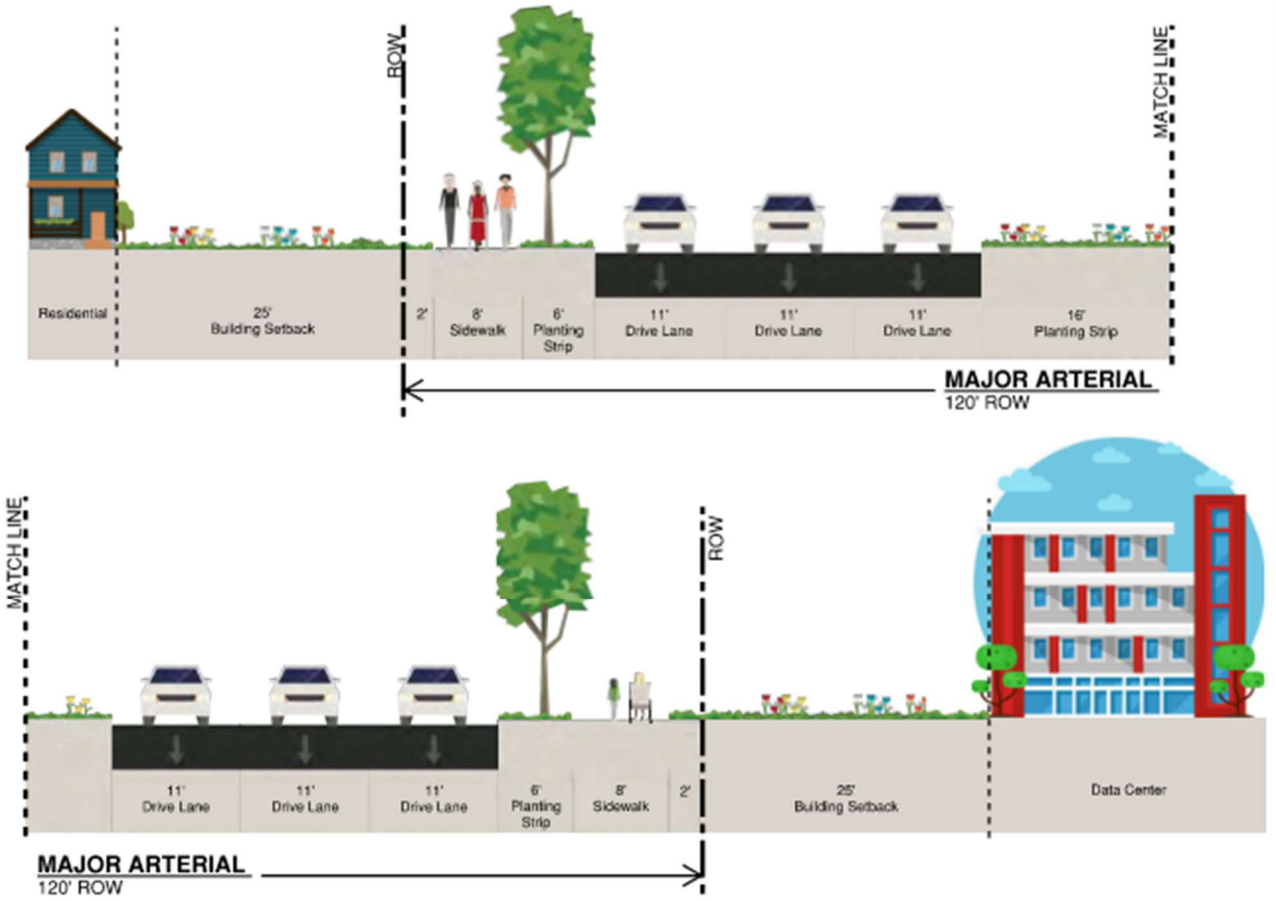
f. Irrigation
   i. Automatic irrigation shall be provided on site in compliance with Section 10.407.7 of the UDC.
   ii. Drip irrigation shall be provided for planting beds only and is not required for the irrigation of trees.

8. Data Center (10.308.13)

a. Required Bufferyards
   Any Data Center use within the Light Industrial (LI) zoned portion of the project adjacent to a residentially zoned portion of the project shall provide a bufferyard with a minimum

width equal to 1.5 ft for every one foot in building height of the Data Center. The bufferyard shall consist of one of the following:

- Proposed Arterial Street Section with a minimum of 30 ft. wide planting area (planting areas can be non-adjacent to each other as shown in the street cross section, below). Street trees will be provided as outlined in the section above to provide for a visual screen between land uses
- Buildings with a transitional use type (Multifamily)



b. Conditions

Subject to the Required Bufferyards as outlined above, Data Center development will be permitted by right as part of the Light Industrial (LI) zoning within this PUD. As such, Data Centers will be allowed a maximum height of 120 feet. Regardless of height, Data Centers shall be subject to the criteria applicable to all Industrial uses identified by the Unified Development Code, unless otherwise specified within this PUD.

c. Power Plant

Up to 20% of the Stromberg project may include dedicated on-site power generation facilities, including but not limited to natural gas-fired power plants, single-cycle or combined-cycle generation facilities, cogeneration or combined heat and power (CHP)

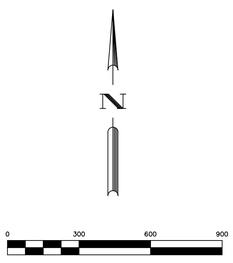
facilities, reciprocating engine generation, fuel cells, battery energy storage systems and/or renewable energy generation facilities.

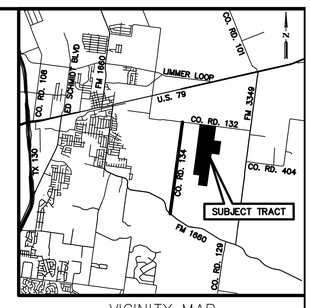
i. Setback: The power plant site within the overall Stromberg project shall be set back a minimum of 300 feet from the property boundary.
ii. Height: Power plants will be allowed a maximum height of 120 feet.
iii. Bufferyard: a 30-foot-wide planting area around the perimeter of the power plant (potentially within the setback) shall be required. Within the 30-foot-wide planting area, an 8-foot-tall masonry wall shall be required along with two native evergreen tall trees and one native evergreen short tree per 25 linear feet of bufferyard.

d. Utility Substations
All substations will have a solid, masonry fence with a height sufficient to conceal the substation, but no shorter than 6ft in height. (10.408.5 of the UDC)

D. <u>EXHIBITS</u>

Exhibit A: Survey
Exhibit B: The Stromberg Concept Plan





VICINITY MAP
NOT TO SCALE

EDWARD RYAN SURVEY, ABSTRACT NO. 542

JACOB H. FREDENBURGH SURVEY, ABSTRACT NO. 237

THOMAS GREEN SURVEY, ABSTRACT NO. 740

JOHN KUYKENDALL SURVEY, ABSTRACT NO. 378

JAMES HICKMAN SURVEY, ABSTRACT NO. 291

MASSILLON FARLEY SURVEY, ABSTRACT NO. 238

CHARLES J. GERLACH SURVEY, ABSTRACT NO. 260

POINT OF BEGINNING

APPROXIMATE SURVEY LINE

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

(S 82°46'07" E 1,226.94')
S 82°45'42" E 1,227.06'

(20' BRK. CTR. CMP)

PAVEMENT WIDTH=18.6'

[S 82°29'07" E 898.10']
S 82°30'03" E 898.10'

S 82°28'37" E 942.94'

THOMAS GREEN SURVEY, A-740
JOHN KUYKENDALL SURVEY, A-378

DOYLE E. HOBBS, JR.
CALLED 84.5145 AC.
VOL. 2189, PG. 889
O.R.W.C.

(2)-36" CMP

JACOB H FREDENBURGH SURVEY, A-237
JOHN KUYKENDALL SURVEY, A-378

(N 07°17'31" E 4,572.20')
N 07°17'27" E 4,573.18'

S 07°55'23" W 1,924.48'
[S 07°55'28" W 1,924.18']

CYNTHIA KRUEGER
PARCEL-2
FOURTH TRACT
CALLED 41.2 AC.
DOC. NO. 2015046325
O.P.R.W.C.

MORRIS WAYNE KRUEGER &
MICHAEL RAY KRUEGER
CALLED 22.26 AC.-FIRST TRACT
CALLED 3.87 AC.-SECOND TRACT
CALLED 10 AC.-THIRD TRACT
VOL. 656, PG. 142
O.R.W.C.

S 07°55'28" W 2,509.50'

[10] POSSIBLE GRAVE PER DOC. NO. 2015046325 O.P.R.W.C.

SEE DETAIL "C"

(4)-24" CMP

[S 82°03'20" E 943.12']
S 82°03'08" E 943.55'

DETAIL "C"
NOT TO SCALE

APPROXIMATE SURVEY LINE

WINDMILL & WATER WELL

TRACT 1
M. MOORE FAMILY FARMS, LLC
CALLED 194.58 AC.
DOC. NO. 2018097245
O.P.R.W.C.

JOHN KUYKENDALL SURVEY, A-378
MASSILLON FARLEY SURVEY, A-238

APPROXIMATE SURVEY LINE

4 V.P.

S 07°55'58" W 1,716.50'
[S 07°55'23" W 1,716.41']

STORMI L. HOBBS
CALLED 84.5145 AC.
VOL. 2189, PG. 889
O.R.W.C.

TRACT 2
M. MOORE FAMILY FARMS, LLC
CALLED 194.88 AC.
DOC. NO. 2018105369
O.P.R.W.C.

TOTAL
389.542 ACRES

[104] 15'x15' GRAVE YARD VOL. 102, PG. 307 D.R.W.C. GRAVE

N 82°04'58" W 1,025.09'
[N 82°04'36" W 1,025.02']

MORRIS WAYNE KRUEGER & MICHAEL RAY KRUEGER
CALLED 150.69 AC.
VOL. 1066, PG. 457
O.R.W.C.

JOHN KUYKENDALL SURVEY, A-378
CHARLES J. GERLACH SURVEY, A-260

WILLIAM THOMPSON ET AL.
CALLED 50 AC.
DOC. NO. 2006032228
O.P.R.W.C.

N 01°57'48" W
14.77'

26.87'

N 07°55'35" E 2,152.98'

N 83°21'15" E 830.88'

DETAIL "B"
NOT TO SCALE

MARY DOLORES GARLICK
CALLED 15.427 AC.
DOC. NO. 2008040228
O.P.R.W.C.
REMAINDER OF A CALLED 32.55 AC.
AS DESCRIBED IN
VOL. 2643, PG. 873
O.R.W.C.

SALVADOR H. MARTINEZ
CALLED 7.017 AC.
DOC. NO. 2009010475
O.P.R.W.C.

0.43'

328.57'
METAL FENCE

(N 07°59'31" E 2,138.08')
N 07°55'35" E 2,152.98'

0.25'

LARRY J. & MARVEL L. HAGOOD
CALLED 12.40 AC.
DOC. NO. 1996052030
O.P.R.W.C.

610.16'

PIPELINE SIGN NGL
PIPELINE SIGN PETROLEUM
PIPELINE SIGN NATURAL GAS
PIPELINE SIGN CRUDE OIL

[10a] APPROXIMATE LOCATION 30' PIPELINE EASEMENT DOC. NO. 2015079038 O.P.R.W.C.

[10a] APPROXIMATE LOCATION 50' PIPELINE EASEMENT DOC. NO. 2015100565 O.P.R.W.C.

[10g] APPROXIMATE LOCATION 30' PIPELINE EASEMENT DOC. NO. 2015090545 O.P.R.W.C.

[10h] APPROXIMATE LOCATION 50' PIPELINE EASEMENT DOC. NO. 2016072554 O.P.R.W.C.

PAUL J. DROSCHE
CALLED 15.00 AC.
VOL. 2643, PG. 883
O.R.W.C.

[542.42']
542.45'

SEE DETAIL "B"

((26.73'))
26.87'

SEE DETAIL "A"

N 83°21'15" W 830.88'
(N 82°13'17" W 830.23')

BRIEANNA MONIQUE FERNANDEZ
CALLED 2.100 AC.
DOC. NO. 20211147578
O.P.R.W.C.

GABRIEL M. & MIRNA ESPINO
CALLED 7.100 AC.
DOC. NO. 2018067702
O.P.R.W.C.

GABRIEL M. & MIRNA ESPINO
CALLED 3.888 AC.-TRACT 2
DOC. NO. 2018067712
O.P.R.W.C.

2.46'

GABRIEL M. & MIRNA ESPINO
CALLED 9.996 AC.-TRACT 1
DOC. NO. 2018067712
O.P.R.W.C.

(N 07°49'27" E 1,329.44')
N 07°57'02" E 1,331.28'
959.72'

BIGSKY CAPITAL LTD ET AL
CALLED 107.22 AC.
DOC. NO. 2021191286
O.P.R.W.C.

N 07°55'41" E 5,438.53'

S 07°55'26" W 4,400.34'
[S 07°55'25" W 4,399.89']

MARK S. KRUEGER
CALLED 63.6 AC.
VOL. 2551, PG. 599
O.R.W.C.

"AS" N 82°41'41" W 346.39'
(N 82°42'33" W 346.39')

N 83°05'09" W 816.58'
[N 83°04'42" W 816.42']

BIGSKY CAPITAL LTD ET AL
CALLED 107.22 AC.
DOC. NO. 2021191286
O.P.R.W.C.

APPROXIMATE SURVEY LINE

APPROXIMATE SURVEY LINE

DETAIL "A"
NOT TO SCALE

N 83°21'15" E 830.88'
S 65°55'58" W 3.34'
"AS"
N 07°57'02" E 1,331.28'

METES AND BOUNDS DESCRIPTION

FIELD NOTES FOR A 389.542 ACRE TRACT OF LAND OUT OF THE JOHN KUYKENDALL SURVEY, ABSTRACT NO. 378 AND THE MASSILLON FARLEY SURVEY, ABSTRACT NO. 238, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 194.88 ACRE TRACT OF LAND AS CONVEYED TO M. MOORE FAMILY FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018105369 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 194.58 ACRE TRACT OF LAND AS CONVEYED TO M. MOORE FAMILY FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018097245 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 389.542 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a chiseled "X" in concrete found on the south right-of-way line of County Road 132 (variable width right-of-way) at the northeast corner of a called 84.5145-acre tract of land as conveyed to Doyle E. Hobbs, Jr. by Correction Deed of Partition recorded in Volume 2189, Page 889 of the Official Records of Williamson County, Texas, at the northwest corner of the above described M. Moore Family Farms 194.88-acre tract, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the south right-of-way line of said County Road 132 and north line of said M. Moore Family Farms 194.88-acre tract, S 82°45'42"E a distance of 1,227.06 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found at the northeast corner of said M. Moore Family Farms 194.88-acre tract, at the northwest corner of the above described M. Moore Family Farms 194.58-acre tract, for an angle point on the north line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found on the east line of said M. Moore Family Farms 194.88-acre tract and the west line of said M. Moore Family Farms 194.58-acre tract, bears S 07°55'28"W a distance of 2,509.50 feet;
THENCE, continuing with the south right-of-way line of said County Road 132 and with the north line of said M. Moore Family Farms 194.58-acre tract, S 82°30'03"E a distance of 898.10 feet to a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found at the northeast corner of said M. Moore Family Farms 194.58-acre tract, at the northwest corner of a called 41.2-acre tract of land as conveyed to Cynthia Krueger by Executor's Deed recorded in Document Number 2015046325 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, from which a 3/4-inch pipe found on the south right-of-way line of said County Road 132, at the northeast corner of said Cynthia Krueger 41.2-acre tract, at the northwest corner of a called 36.13-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Deed of Gift recorded in Volume 656, Page 142 of the Official Records of Williamson County, Texas, bears S 82°28'37"E a distance of 942.94 feet;

THENCE, leaving the south right-of-way line of said County Road 132, with the east line of said M. Moore Family Farms 194.58-acre tract, S 07°55'23"W a distance of 1,924.48 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found at an interior corner of said M. Moore Family Farms 194.58-acre tract, at the southwest corner of said Cynthia Krueger 41.2-acre tract, for an interior corner on the east line of the herein described tract;

THENCE, with a north line of said M. Moore Family Farms 194.58-acre tract, S 82°03'08"E a distance of 943.55 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of said Morris Wayne Krueger and Michael Ray Krueger 36.13-acre tract, at the southeast corner of said Cynthia Krueger 41.2-acre tract, at an exterior corner of said M. Moore Family Farms 194.58-acre tract, for an exterior corner on the east line of the herein described tract;

THENCE, with the east line of said M. Moore Family Farms 194.58-acre tract, S 07°55'58"W a distance of 1,716.50 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of a called 150.69-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Warranty Deed with Vendor's Lien recorded in Volume 1066, Page 457 of the Official Records of Williamson County, Texas, at an exterior corner of said M. Moore Family Farms 194.58-acre tract, at the northeast corner of a called 50.00-acre tract of land described in Volume 1993, Page 161 of the Official Records of Williamson County, Texas, as conveyed to William Thompson et al. by Warranty Deed recorded in Document Number 2006032228 of the Official Public Records of Williamson County, Texas, for an exterior corner on the east line of the herein described tract;

THENCE, with a south line of said M. Moore Family Farms 194.58-acre tract, N 82°04'58"W a distance of 1,025.09 feet to a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found at an interior corner of said M. Moore Family Farms 194.58-acre tract, at the northwest corner of said James L. Jarvis 50.00-acre tract, for an interior corner on the east line of the herein described tract;

THENCE, with the east line of said M. Moore Family Farms 194.58-acre tract, S 07°55'26"W a distance of 4,400.34 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of a called 63.6 acre tract of land as conveyed to Mark S. Krueger by Quitclaim Deed recorded in Volume 2551, Page 599 of the Official Records of Williamson County, Texas, at the southeast corner of said M. Moore Family Farms 194.58-acre tract, at the northeast corner of a called 107.22-acre tract of land as conveyed to BigSky Capital Ltd. et al., by Special Warranty Deed recorded in Document Number 2021191286 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract;

THENCE, with the south line of said M. Moore Family Farms 194.58-acre tract and the north line of said BigSky Capital 107.22-acre tract, N 83°05'09"W a distance of 816.58 feet to a 1/2-inch iron rod found at the southwest corner of said M. Moore Family Farms 194.58-acre tract, at the southeast corner of said M. Moore Family Farms 194.88-acre tract, for an angle point on the south line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of said M. Moore Family Farms 194.58-acre tract and the east line of said M. Moore Family Farms 194.88-acre tract, bears N 07°55'41"E a distance of 5,438.53 feet;

THENCE, continuing with the north line of said BigSky Capital 107.22-acre tract and the south line of said M. Moore Family Farms 194.88-acre tract, N 82°41'41"W a distance of 346.39 feet to a 1/2-inch iron rod with cap stamped "ALLSTAR 5729" found at the most southerly southwest corner of said M. Moore Family Farms 194.88-acre tract, at an interior corner of said BigSky Capital 107.22-acre tract, for the most southerly southwest corner of the herein described tract;

THENCE, with the west line of said M. Moore Family Farms 194.88-acre tract, N 07°57'02"E, pass a 1/2-inch iron rod found 2.46 feet left at a distance of 959.72 feet, and continuing on for a total distance of 1,331.28 feet to a 1/2-inch iron rod found at an interior corner of said M. Moore Family Farms 194.88-acre tract, at the northeast corner of a called 7.100-acre tract of land as conveyed to Gabriel M. and Mirna Espino by Warranty Deed with Vendor's Lien recorded in Document Number 2018067702 of the Official Public Records of Williamson County, Texas, for an interior corner on the west line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "ALLSTAR 5729" bears S 65°55'58"W a distance of 3.34 feet;

THENCE, with a south line of said M. Moore Family Farms 194.88-acre tract and the north line of said Espino 7.100-acre tract, N 83°21'15"W a distance of 830.88 feet to a 1/2-inch iron rod found at an exterior corner of said M. Moore Family Farms 194.88-acre tract, at an angle point on the east line of a called 2.100-acre tract of land as conveyed to Brieanna Monique Fernandez by Special Warranty Deed recorded in Document Number 20211147578 of the Official Public Records of Williamson County, Texas, at the northwest corner of the remainder of a called 3.888-acre tract of land as conveyed to Gabriel M. and Mirna Espino by General Warranty Deed recorded in Document Number 2018067712 of the Official Public Records of Williamson County, Texas, for an exterior corner on the west line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "ALLSTAR 5729" bears N 01°57'48"W a distance 14.77 feet;

THENCE, with the west line of said M. Moore Family Farms 194.88-acre tract and the east line of said Fernandez 2.100-acre tract, N 07°55'35"E, pass a 1/2-inch iron rod found at the northeast corner of said Fernandez 2.100-acre tract and the southeast corner of a called 15.00 acre tract as conveyed to Paul J. Drosche by Correction Warranty Deed recorded in Volume 2643, Page 883 of the Official Records of Williamson County, Texas, at a distance of 26.87 feet, pass a 1/2-inch iron rod found at the northeast corner of said Drosche 15.00-acre tract and the southeast corner of a called 12.40 acre tract as conveyed to Larry J. & Marvel L. Hagood by Correction Warranty Deed recorded in Document Number 1996052030 of the Official Public Records of Williamson County, Texas, at a distance of 569.32 feet, pass a 1/2-inch iron rod found 0.25 feet to the left at a distance of 1,179.48 feet, pass a 1/2-inch iron rod with cap stamped "RPLS 5781" found 0.43 feet to the left at a distance of 1,509.05 feet, and continuing on for a total distance of 2,152.98 feet to a 3/4-inch iron rod found at the northeast corner of a called 15.427-acre tract of land as conveyed to Mary Dolores Garlick by Special Warranty Deed recorded in Document Number 2008040228 of the Official Public Records of Williamson County, Texas, and the southeast corner of a called 84.5145-acre tract of land as conveyed to Stormi L. Hobbs by Deed of Partition recorded in Volume 2189, Page 889 of the Official Records of Williamson County, Texas, for an angle point on the west line of the herein described tract;

THENCE, continuing with the west line of said M. Moore Family Farms 194.88-acre tract, N 07°17'27"E a distance of 4,573.18 feet to the POINT OF BEGINNING and containing 389.542 acres of land, more or less.

RESTRICTIVE COVENANT AND EASEMENT NOTES

10d. SUBJECT TO ANY AND ALL RIGHTS AND PRIVILEGES EXISTING OR WHICH MAY LATER EXIST BY VIRTUE OF THAT PORTION OF THE PROPERTY BEING USED AS A CEMETERY; INCLUDING, BUT NOT LIMITED TO, THE RIGHTS TO SEPULCHER AND INTERMENT AND TO THE RIGHTS OF INGRESS AND EGRESS IN AND TO THE SAID CEMETERY; AS DISCLOSED BY DEED DATED SEPTEMBER 24, 1902, RECORDED IN VOLUME 102, PAGE 307, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1, AS SHOWN HEREON

10e. PIPELINE EASEMENT DATED FEBRUARY 11, 1981, GRANTED TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 828, PAGE 128, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY ASSIGNMENT RECORDED IN VOLUME 848, PAGE 291, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1. NOT PLOTTABLE.

10f. ALL RIGHTS, TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN TEMPORARY WORK SPACE AGREEMENT DATED MAY 21, 1992, EVIDENCED IN SUBORDINATION OF LIEN TO A GRANT OF EASEMENT AND TEMPORARY WORK SPACE, EXECUTED BY DONALD T. WALLIN, GARY I. WALLIN AND GERARD T. WALLIN, IN FAVOR OF SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 2220, PAGE 803, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT 1. NOT PLOTTABLE.

10g. EASEMENT AGREEMENT EXECUTED BY LPL-PTM LAND, LLC GRANTED TO SEMINOLE PIPELINE COMPANY, LLC FOR THE PURPOSE OF A PIPELINE EASEMENT, RECORDED UNDER DOCUMENT NO. 2015090545, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1, AS SHOWN HEREON.

10h. PERMANENT EASEMENT AGREEMENT EXECUTED BY LPL-PTM LAND, LLC, GRANTED TO ENTERPRISE CRUDE PIPELINE, LLC, FOR THE PURPOSE OF A PIPELINE EASEMENT, RECORDED UNDER DOCUMENT NO. 2016072554, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1, AS SHOWN HEREON.

10i. AN INGRESS AND EGRESS EASEMENT AND RIGHT-OF-WAY TO AND FROM WATER WELL, RECORDED IN VOLUME 232, PAGE 91, AND VOLUME 259, PAGE 176, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2. NOT PLOTTABLE.

10j. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 286, PAGE 351, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACTS. NOT PLOTTABLE.

10k. A PIPELINE EASEMENT AND RIGHT-OF-WAY GRANTED TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 597, PAGE 991, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2. NOT PLOTTABLE.

10l. A PIPELINE EASEMENT AND RIGHT-OF-WAY GRANTED TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 598, PAGE 8, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2. NOT PLOTTABLE.

10m. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 830, PAGE 364, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTAL PIPELINE RIGHT- OF-WAY AGREEMENT, RECORDED IN VOLUME 2174, PAGE 461, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2. NOT PLOTTABLE.

10n. EASEMENT AGREEMENT GRANTED TO SEMINOLE PIPELINE COMPANY, LLC, RECORDED UNDER DOCUMENT NO. 2015079038, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2, AS SHOWN HEREON.

10o. PERMANENT EASEMENT AGREEMENT GRANTED TO ENTERPRISE CRUDE PIPELINE, LLC, RECORDED UNDER DOCUMENT NO. 2015100565, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2, AS SHOWN HEREON.

10p. MATTERS CONTAINED IN THAT CERTAIN CITY OF HUTTO RESOLUTION, DATED AUGUST 2, 1982, RECORDED IN VOLUME 885, PAGE 64, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, WHICH PROVIDES FOR, AMONG OTHER THINGS, A RESOLUTION ACCEPTING PROPERTY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, DO AFFECT THE SUBJECT TRACT 2. NOT PLOTTABLE.

10t. POSSIBLE GRAVE PER DOCUMENT NUMBER 2015046325 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.

GENERAL NOTES

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99988895.
2. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0520F, REVISED DECEMBER 20, 2019.
3. THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND COUNTERSIGNED BY CAPSTONE TITLE UNDER FILE NO. 20211281, DATED EFFECTIVE FEBRUARY 07, 2022, AND ISSUED FEBRUARY 28, 2022.
4. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT TIME OF SURVEY.
5. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT TIME OF SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

To WMV Hutto 390 DE, LLC, ACORE Capital Mortgage, LP, a Delaware limited partnership, int its capacity as Administrative Agent for the Lenders, Fidelity National Title Insurance Company and Capstone Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items Items 1-4, 7(a), 9, 13, 16, 17 and 19 of Table A thereof. The field work was completed on October 25, 2021.

Date of Plat or Map: February 11, 2022
Revised: March 3, 2022

JONATHAN O. NOBLES RPLS NO. 5777
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TEXAS 78731
TELEPHONE: (512) 879-0400

STATE OF TEXAS
REGISTERED
JONATHAN O. NOBLES
5777
PROFESSIONAL
LAND SURVEYOR

LEGEND

B.W.F.	BARBED WIRE FENCE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
FND.	FOUND
G.P.	GATE POST
G.R.	GUARD RAIL
H.W.F.	HOG WIRE FENCE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.P.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
P.P.	POWER POLE
P.L.M.	PIPELINE MARKER
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
V.P.	VERTICAL PIPE
W.W.	WATER WELL
( )	RECORD INFO. FOR DOCUMENT NO. 2018105369 O.P.R.W.C.
[ ]	RECORD INFO. FOR DOCUMENT NO. 2018097245 O.P.R.W.C.
(( ))	RECORD INFO. FOR DOCUMENT NO. 2021147578 O.P.R.W.C.
{ }	RECORD INFO. FOR VOLUME 2643, PAGE 883 O.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
●"RJ"	FOUND 1/2" IRON ROD W/CAP "RJ SURVEYING"
●"MBC"	FOUND 1/2" IRON ROD W/CAP "MBC ENGINEERING"
●"AS"	FOUND 1/2" IRON ROD W/CAP "ALLSTAR 5729"
●"5781"	FOUND 1/2" IRON ROD W/CAP "RPLS 5781"
⊙	FOUND 3/4" IRON PIPE
✖	FOUND "X" IN CONCRETE
	EDGE OF ASPHALT
OHT	OVERHEAD TELEPHONE
OHP	OVERHEAD ELECTRIC
-x-	WIRE FENCE
-//-	BOARD FENCE
-o-	CHAIN LINK FENCE
10x.	SCHEDULE B ITEM NO.

BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502

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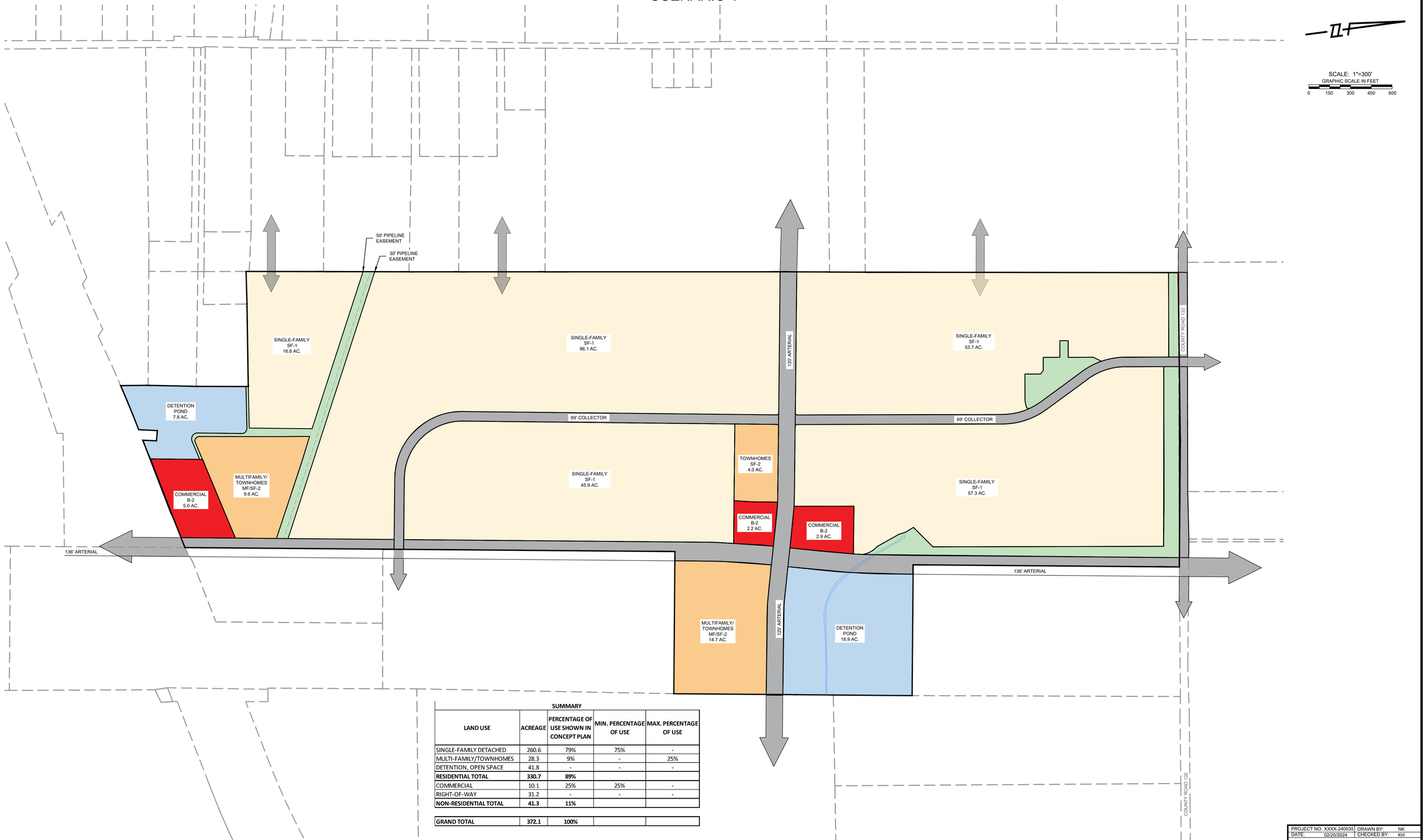
ALTA/NSPS LAND TITLE SURVEY OF 389.542 ACRES OUT OF THE J. KUYKENDALL SURVEY, A-378 & AND THE M. FARLEY SURVEY, A-238 COUNTY ROAD 132, HUTTO WILLIAMSON COUNTY, TEXAS

PARTY CHIEF: C.T., J.C.		ISSUE DATE:	2/11/2022
TECHNICIAN: M.G.		SCALE:	1"=300'
R.P.L.S.: J.N.		JOB NUMBER:	9408-00
FIELD BOOK NAME:	86		
BASE FILE:	\\browngay.net\gfs\Regions\TXC\Projects\WayMaker\9408-00-Stromberg\SV\04_Finals\Drawings\9408-00 Stromberg ALTA		

SHEET 1 OF 1

EXHIBIT B - STROMBERG CONCEPT PLAN

SCENARIO 1



SUMMARY

LAND USE	ACREAGE	PERCENTAGE OF USE SHOWN IN CONCEPT PLAN	MIN. PERCENTAGE OF USE	MAX. PERCENTAGE OF USE
SINGLE-FAMILY DETACHED	260.6	79%	75%	-
MULTI-FAMILY/TOWNHOMES	28.3	9%	-	25%
DETENTION, OPEN SPACE	41.8	-	-	-
RESIDENTIAL TOTAL	**330.7**	**89%**		
COMMERCIAL	10.1	25%	25%	-
RIGHT-OF-WAY	31.2	-	-	-
NON-RESIDENTIAL TOTAL	**41.3**	**11%**		
GRAND TOTAL	**372.1**	**100%**		

THIS EXHIBIT IS A REPRESENTATIVE, NOT DEFINITIVE, EXAMPLE OF LAND USES COMPLIANT WITH THE STROMBERG PUD SCENARIO 1.

PROJECT NO. XXXX-240035	DRAWN BY: NK
DATE: 02/20/2024	CHECKED BY: KH

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

W:\PROJECTS\372 - JAYWANDA VENTURES LLC\TN\ STROMBERG\SHEETS\EXHIBITS\02020\1 VIX STROMBERG PUD SUBMITTAL\240035-EXHIBIT CONCEPT PLAN.DWG DATE: 11/17/2023 4:09:42 PM BY: NICOLA.ED

EXHIBIT B - STROMBERG CONCEPT PLAN

SCENARIO 2

SCALE: 1"=300'
GRAPHIC SCALE IN FEET
0 150 300 450 600

50' PIPELINE EASEMENT
30' PIPELINE EASEMENT
SINGLE-FAMILY SF-1 79.3 AC.
TOWNHOMES SF-2 2.7 AC.
120' ARTERIAL
TRUCK COURT
BUILDING 1A 1,670,100 sf
2930'
COUNTY ROAD 132
DETENTION POND 8.7 AC.
COMMERCIAL B-2 4.8 AC.
69' COLLECTOR
TOWNHOMES SF-2 1.5 AC.
LIGHT INDUSTRIAL LI 157.1 AC.
BUILDING 3A 270,000 sf
1000'
BUILDING 3A 194,400 sf
720'
270'
BUILDING 2A 540,640 sf
1232'
COMMERCIAL B-2 3.4 AC.
MULTIFAMILY MF 17.3 AC.
SINGLE-FAMILY SF-1 29.9 AC.
COMMERCIAL B-1 2.5 AC.
136' ARTERIAL
MULTIFAMILY MF 14.6 AC.
TOWNHOMES SF-2 14.3 AC.

SUMMARY				
LAND USE	ACREAGE	PERCENTAGE OF USE SHOWN IN CONCEPT PLAN	MIN. PERCENTAGE OF USE	MAX. PERCENTAGE OF USE
SINGLE-FAMILY DETACHED	109.2	60%	75%	-
MULTI-FAMILY / TOWNHOMES	50.3	28%	-	25%
RIGHT-OF-WAY, OPEN SPACE	21.3	-	-	-
RESIDENTIAL TOTAL	**180.8**	**49%**		
NEIGHBORHOOD COMMERCIAL	5	3%	-	10%
GENERAL COMMERCIAL	8.2	4%	-	10%
LIGHT INDUSTRIAL	157.1	82%	80%	-
RIGHT-OF-WAY, OPEN SPACE	21.25	-	-	-
NON-RESIDENTIAL TOTAL	**191.6**	**51%**		
GRAND TOTAL	**372.3**	**100%**		

THIS EXHIBIT IS A REPRESENTATIVE, NOT DEFINITIVE, EXAMPLE OF LAND USES COMPLIANT WITH THE STROMBERG PUD SCENARIO 2.

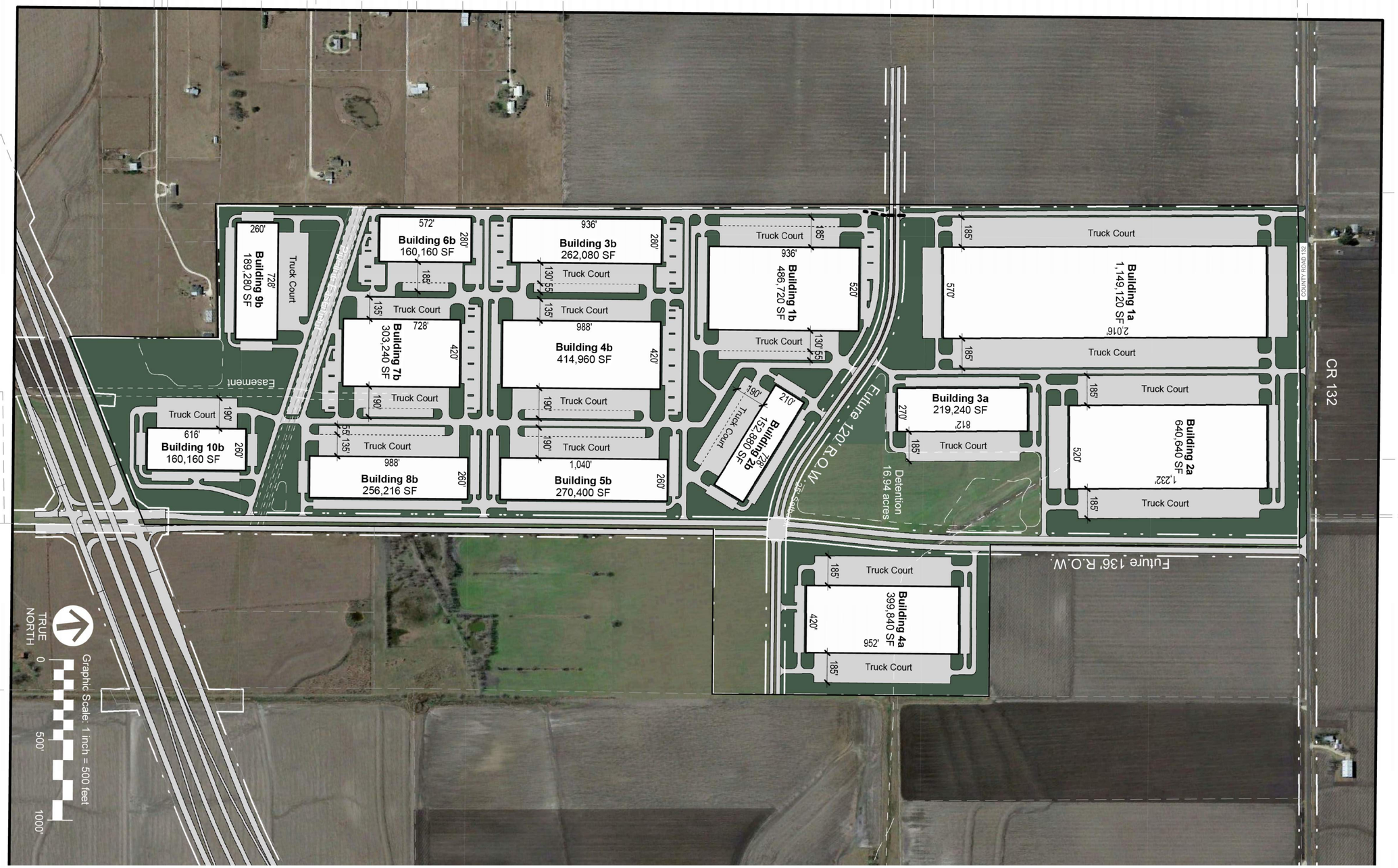
PROJECT NO. 240035	DRAWN BY: KH
DATE: 05/24/2024	CHECKED BY:

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

H:\PROJECTS\1372 - JHV\MAKER VENTURES LLC\1 CTY\1 STROMBERG\ENTITLEMENTS\PUD\240035 STROMBERG PUD SUBMITTAL\BACKUP\240035 EXHIBIT CONCEPT PLAN_SCENARIO2.DWG, DATE: 5/10/2024 11:34:43 AM, BY: KHARRIS

EXHIBIT B - STROMBERG CONCEPT PLAN

SCENARIO 2



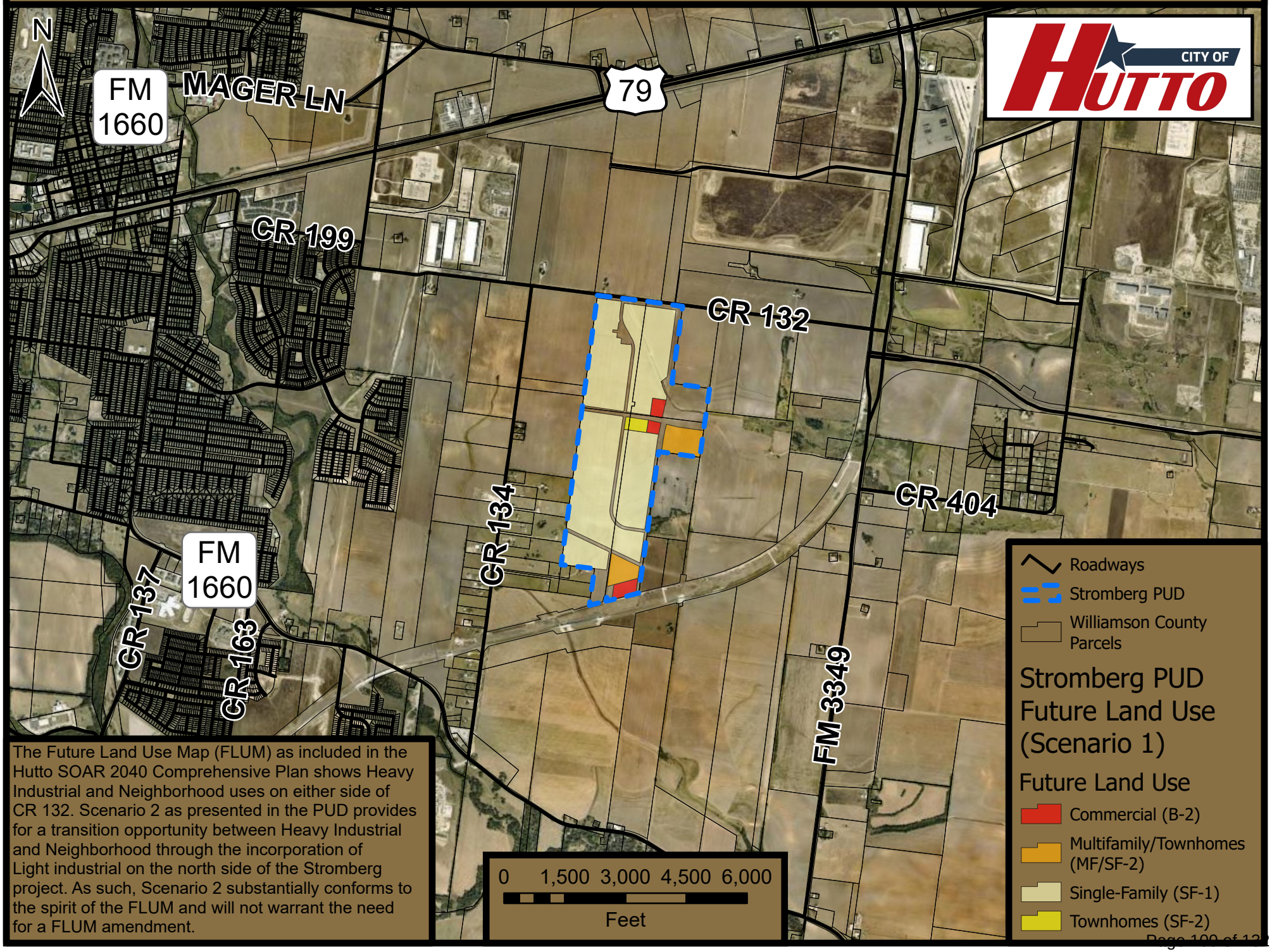
THIS EXHIBIT IS A REPRESENTATIVE, NOT DEFINITIVE, EXAMPLE OF LAND USES COMPLIANT WITH THE STROMBERG PUD SCENARIO 2.

PROJECT NO. 240035	DRAWN BY: KH
DATE: 03/25/2024	CHECKED BY:

GRAY ENGINEERING
8834 N. Capital of Texas Hwy.
Suite 140
Austin, Texas 78759
(512)452-0371
FAX(512)454-9933
TBPELS FIRM #2946

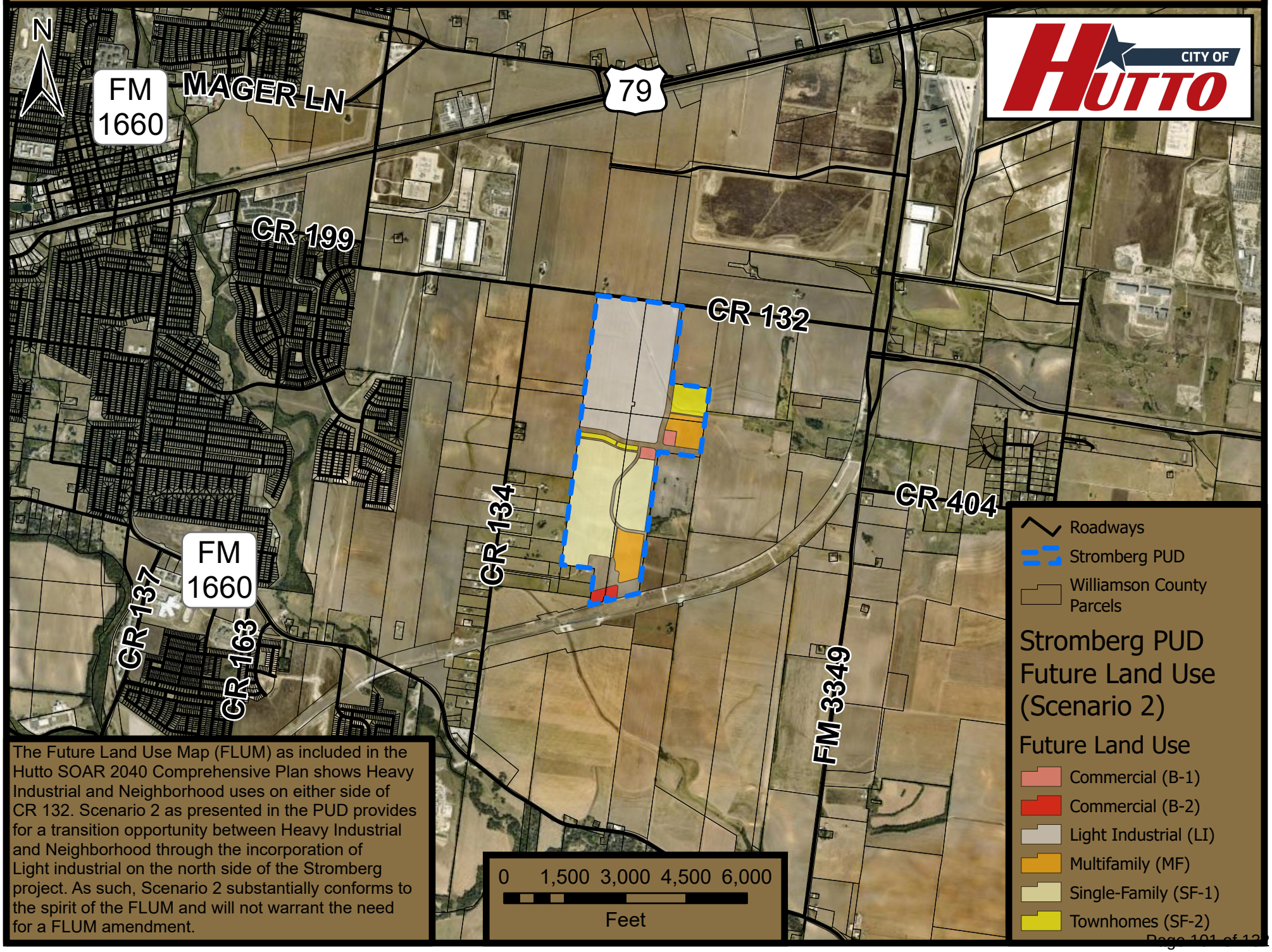
G:\PROPOSAL\2024\240035 - RAYMAKER VENTURES - STROMBERG\PLOTS\240035 STROMBERG PUD SUBMITTAL\240035_EXHIBIT CONCEPT PLAN_SCENARIO2.DWG, DATE: 4/2/2024 11:05:09 AM, BY: KHARRIS

Stromberg PUD Future Land Use (Scenario 1)



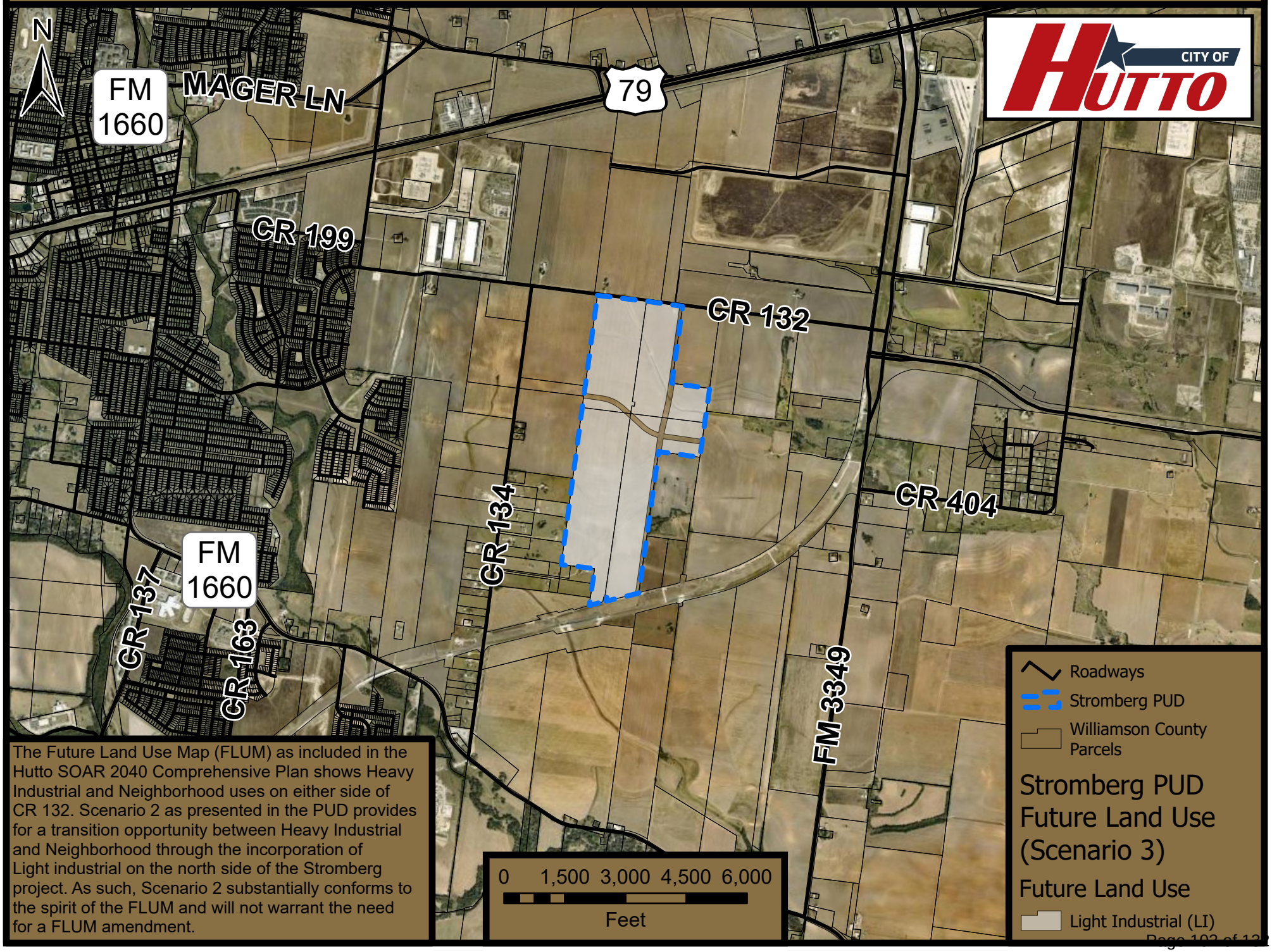
The Future Land Use Map (FLUM) as included in the Hutto SOAR 2040 Comprehensive Plan shows Heavy Industrial and Neighborhood uses on either side of CR 132. Scenario 2 as presented in the PUD provides for a transition opportunity between Heavy Industrial and Neighborhood through the incorporation of Light industrial on the north side of the Stromberg project. As such, Scenario 2 substantially conforms to the spirit of the FLUM and will not warrant the need for a FLUM amendment.

Stromberg PUD Future Land Use (Scenario 2)



The Future Land Use Map (FLUM) as included in the Hutto SOAR 2040 Comprehensive Plan shows Heavy Industrial and Neighborhood uses on either side of CR 132. Scenario 2 as presented in the PUD provides for a transition opportunity between Heavy Industrial and Neighborhood through the incorporation of Light industrial on the north side of the Stromberg project. As such, Scenario 2 substantially conforms to the spirit of the FLUM and will not warrant the need for a FLUM amendment.

Stromberg PUD Future Land Use (Scenario 3)



The Future Land Use Map (FLUM) as included in the Hutto SOAR 2040 Comprehensive Plan shows Heavy Industrial and Neighborhood uses on either side of CR 132. Scenario 2 as presented in the PUD provides for a transition opportunity between Heavy Industrial and Neighborhood through the incorporation of Light industrial on the north side of the Stromberg project. As such, Scenario 2 substantially conforms to the spirit of the FLUM and will not warrant the need for a FLUM amendment.

Tim Holland

From: Matt Rector <Matt.Rector@HuttoTX.gov>
Sent: Friday, April 4, 2025 12:00 PM
To: Tim Holland
Cc: Seth Mearig; Austin Seifert
Subject: RE: Stromberg Preliminary Plat

Tim,

Yes, this is in line with our conversation this morning.

I'm okay with processing these items somewhat concurrently so that we can get the ball rolling. Just for absolute clarity, as discussed, we will not approve the plat until after the SER and trip generation and traffic improvement report are both completed and accepted.

Please include this email with your submittal so that city staff is aware of this direction and will be able to process your submittals.

Thank you,

Matt Rector
City Engineer
(512) 759-4025
City of Hutto

From: Tim Holland <THolland@grayengineeringinc.com>
Sent: Friday, April 4, 2025 11:32 AM
To: Matt Rector <Matt.Rector@HuttoTX.gov>
Cc: Seth Mearig <SMearig@grayengineeringinc.com>; Austin Seifert <aseifert@grayengineeringinc.com>
Subject: Stromberg Preliminary Plat

Matt-

Thank you for meeting with us this morning to discuss the Stromberg project. I think it was a very productive meeting. As we discussed, I am finalizing the updated SER application so that we will have an updated approval on file. I'll have that in either this afternoon or Monday morning. Additionally, GEI will begin working on a trip generation model for your records and following completion we can further discuss if any additional improvements, such as developer turn lanes, are warranted for the project in addition to the transportation plan level roadways. We also look forward to further discussions about how a district may be beneficial for funding additional major infrastructure projects in the area, such as CR 132 improvements.

As discussed, please respond to this email indicating that you approve of the City accepting our Preliminary Plat application while we work on the aforementioned items. We understand that the Preliminary Plat cannot be formally approved until these items are finalized.

Thanks,
Tim



Timothy M. Holland, P.E.
Senior Project Manager|Shareholder

Gray Engineering, Inc.
Consulting Engineers TBPELS Firm 2946
8834 N. Capital of Texas Highway, Suite 140
Austin, TX 78759
Phone: 512.452.0371
Cell: 512.413.8078

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

Mayor
Mike Snyder

Mayor Pro Tem
Peter Gordon

Council Members
Brian Thompson, Place 1
Dan Thornton, Place 2
Randal Clark, Place 3
Peter Gordon, Place 4
Evan Porterfield, Place 5
Amberley Kolar, Place 6

City Manager
James R Earp, CPM

April 22, 2025
Mr. Tim Holland, P.E.
Gray Engineering, Inc
8834 N Capital of Texas Hwy
Suite 140
Austin, TX 78759
tholland@grayengineeringinc.com

RE: Stromberg
Service Extension Request – Wastewater Utilities

Dear Mr. Holland

Thank you for your interest in developing in the City of Hutto. We have reviewed your Service Extension Request for wastewater utility service.

In order for the City of Hutto to provide water & wastewater service to your proposed development, the requirements listed in the attached SER responses must be addressed.

As noted on the application this SER response is only valid for 180 days. Once any approved development application expires the SER expires on that same date. This SER shall be provided with any site or infrastructure plan submittal to ensure that the provided plans comply with the SER.

We appreciate your patience as we are working to address the needs of your development while planning for future growth. Please feel free to contact us at (512) 759-4933 or email Roxanne.Flores@HuttoTX.gov with any questions.

Sincerely,

Matt Rector
City Engineer

Attachments:
SER Application

Project Understanding

It is understood that this project will of consist of 859 single family residential lots, 148.78 acres of light industrial, 14.67 acres of multifamily, 7.15 acres of commercial. The submitted data is reflected below in Table 1.

Table 1

Category	Data Provided
Living Unit Equivalent (LUE)	1613
Water Average Day Demand (ADD) - GPM	--
Water Peak Day Demand (PDD) – GPM	--
Water Peak Hour Demand (PHD) – GPM	--
Fire Flow Demand – GPM	--
Wastewater Average Dry Weather Flow (ADF) – GPM	--
Wastewater Peak Dry Weather Flow (PDF) – GPM	--
Wastewater Peak Wet Weather Flow (PWWF) - GPM	--

The data as calculated by City of Hutto is reflected below in Table 2.

Table 2

Category	Data Provided
Living Unit Equivalent (LUE)	1613
Water Average Day Demand (ADD) - GPM	--
Water Peak Day Demand (PDD) – GPM	--
Water Peak Hour Demand (PHD) – GPM	--
Fire Flow Demand – GPM	--
Wastewater Average Dry Weather Flow (ADF) – GPM	313.64
Wastewater Peak Dry Weather Flow (PDF) – GPM	1,002.30
Wastewater Peak Wet Weather Flow (PWWF) - GPM	1,195.05

The approximate project location is shown below in Figure 1.

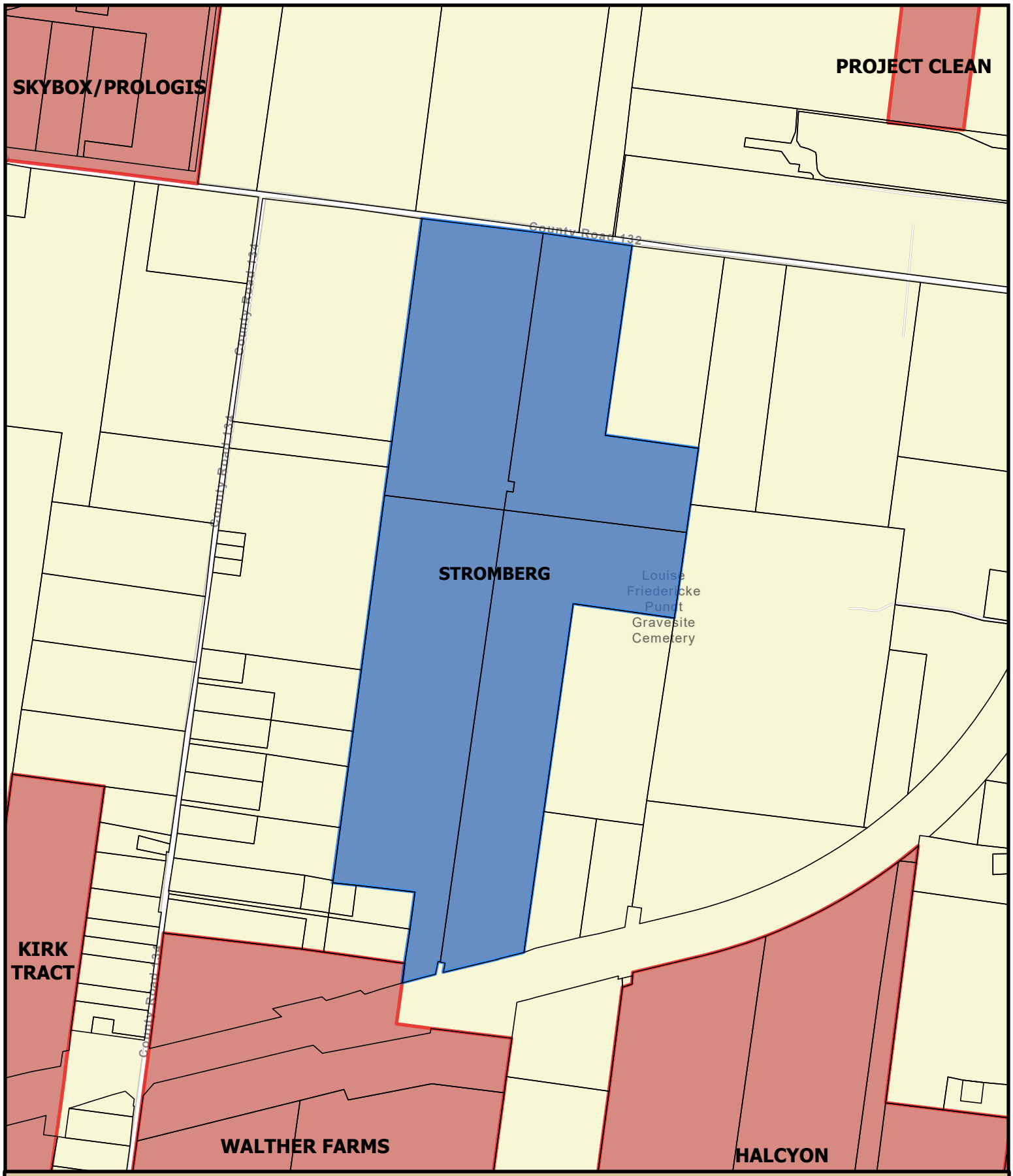


FIGURE 1

CITY OF HUTTO

N

Feet

0 500 1,000

As shown in the aerial imagery below in Figure 2 the area is bound by County Road 132 to the north, future South East Hwy to the south, large single-family parcels and undeveloped parcels to west, and undeveloped parcels to the east.

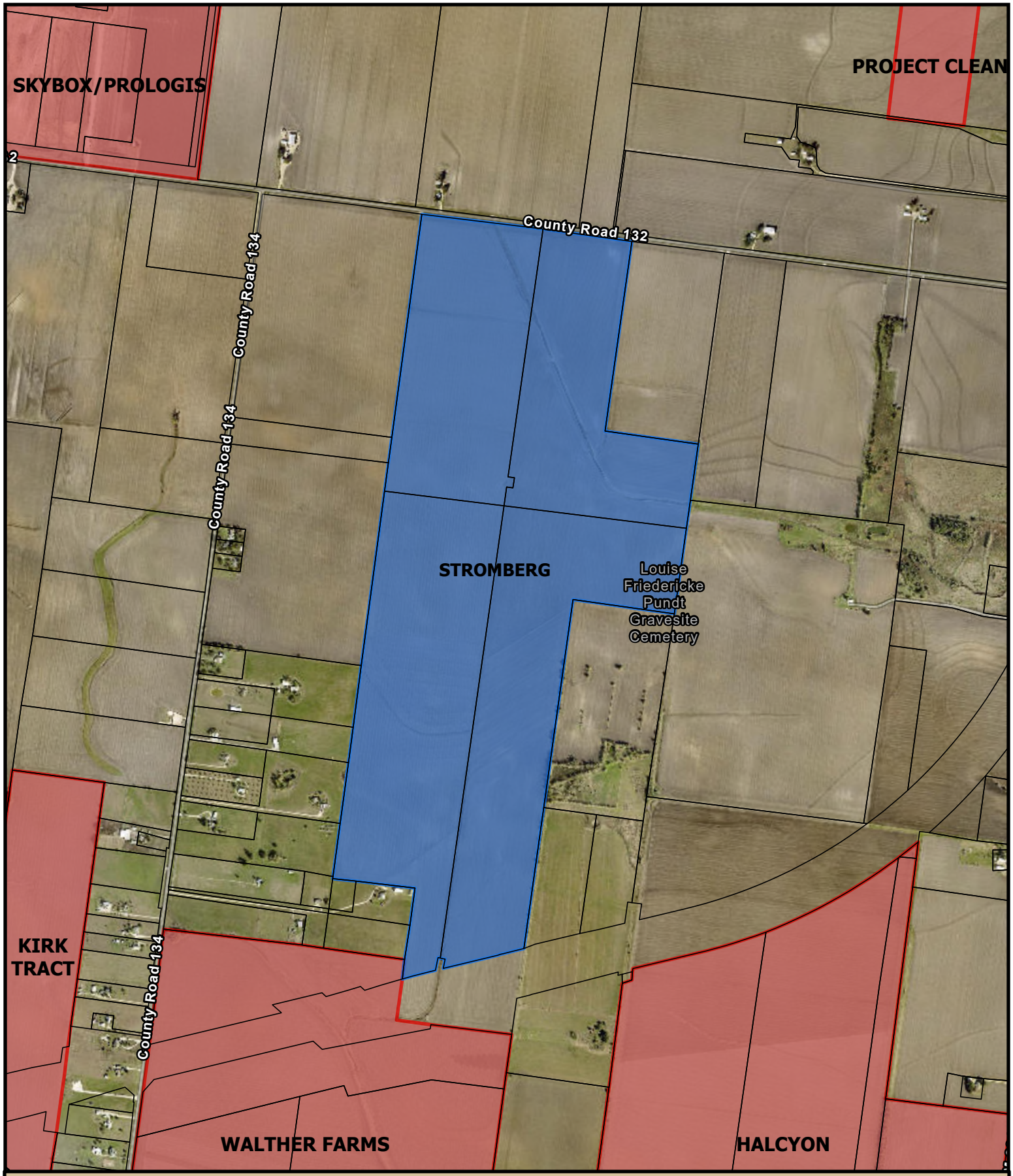


FIGURE 2

CITY OF HUTTO

N

Feet

0 500 1,000

System Requirements

Per the Hutto Utility Criteria manual all developments must extend utilities to their development as well as to the boundaries of their development for orderly future development. So, the utility system should be designed such that water and wastewater service is available to the adjacent parcels as described in this report.

As shown in Figure 3, wastewater flow from the development is proposed to be routed by gravity to the under construction 48” SE Interceptor via connection to under construction 7’ diameter manhole that will be on the north side of the future South East Hwy. The undeveloped parcels to the east will have access to wastewater service, this project will not be required to provide a wastewater stub to the east. This project will be required to provide wastewater stub to the undeveloped parcels to the west.

It should be noted that the city in determining this response did not perform a detailed analysis of the topography along this path. If the design engineer determines a better alternative to the one shown that can be determined through the detailed design process and must be approved by the City Engineer.

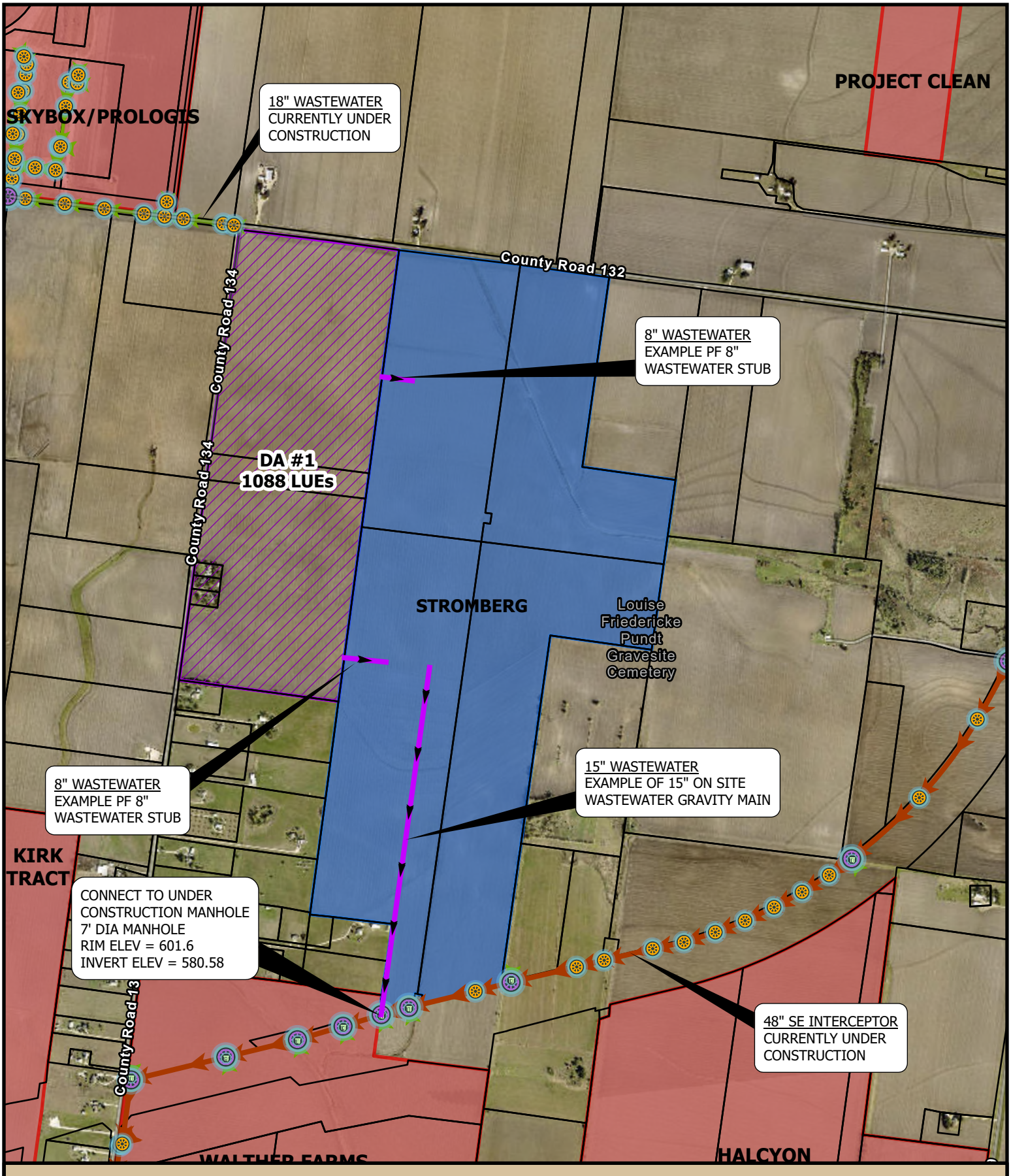


FIGURE 3

CITY OF HUTTO

N

Feet

0 500 1,000

Additional projects are needed to facilitate service for this project and are indicated below. All of the projects and the responsibility are shown below in Table 3.

Table 3

Project Description	Design and Construction Responsibility	Funding Responsibility	Estimated Completion
Construct 8” wastewater mains	Developer	Developer	TBD by developer
Construct 15” wastewater main(s)	Developer	Developer	TBD by developer
Construct the SE Interceptor	City	City	Spring 2027
Expansion of South WWTP	City	City	Summer 2026

Engineering Department
500 West Live Oak • Hutto, TX 78634 • Phone: (512) 759-4933
If you have any questions e-mail Roxanne.Flores@huttotx.gov

Service Extension Request Application and Submittal Checklist

PROJECT NAME: Stromberg

APPLICANT INFORMATION

Name: Tim Holland

Company Name: Gray Engineering, Inc.

Address: 8834 N Capital of Texas Hwy, Suite 140 Austin, TX 78759

Phone: (512) 677-6344 Email: tholland@grayengineeringinc.com

PROPERTY OWNER INFORMATION

Name: Jamie Dougherty

Company Name: WMV Hutto 390 DE LLC

Address: 3310 N Capital of Texas Hwy, Suite 202 Austin, TX 78759

Phone: (312) 375-7662 Email: jdougherty@waymakerventures.com

PROPERTY INFORMATION

Legal Description: Acres/Survey/Abstract No. AW0238 AW0238 - Farley, M. Sur

OR Lot_____ Block_____ Subdivision Name: _____

Total acreage 372 Percentage of acreage within city limits: 100 %

Water pressure zone: _____ Wastewater drainage basin: _____

Water provider: _____ Wastewater provider: City of Hutto

TYPE OF SERVICE REQUESTED: ☐ WATER ☒ WASTEWATER 1613 Total LUE's

Proposed use:

☒ Single family: # of units: 742 □ Duplex/Triplex/Fourplex: # of units: 117

☒ Multifamily: # of units: 175 □ Office: # square feet: _____

☒ Retail/Commercial: # square feet: Assume 725 LUE's

Water utility requirements: Peak Hour: _____ gpm; Peak Day _____ gpm

Highest fire flow requirements: _____ gpm for _____ hours at 20 psi.

Fire sprinkler system flow rates: _____ gpm for _____ hours at _____ minimum residual pressure.

Wastewater utility capacity requirements (peak wet weather flows with I & I): _____ gpm.

Requested city cost participation for water improvements: $_____ based on total construction cost of $ _____

Highest elevation on the land to be served by the Service Extension Request (SER): 645 above mean sea level.

Lowest elevation on the land to be served by the Service Extension Request (SER): 601 above mean sea level.

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted.

- □ Complete, signed application
- □ Applicant has coordinated with staff on submittal requirements
- □ Proof of ownership (copy of deed)
- □ All required fees may be provided by cash, credit card or check made payable to: City of Hutto □ Letter describing the proposed development
- □ Field notes and sketch of property by a registered professional land surveyor on (1) 8½" x 11"

CONDITIONS OF APPROVAL

- □ The level of service approved by this document does not imply commitment for land use.
- □ Service extension approvals automatically expire 180 days.
- □ LUEs shall be prepaid to reserve the capacity. The payment is required within 60 days of SER approval per R2024-012.
- □ Service extension requests are subject to the guidelines established in the Hutto City Code of Ordinances.
- □ Construction of all service extensions are subject to all utility guidelines and planning ordinances.
- □ If requested, the proposed improvements will be dedicated to the City of Hutto for ownership, operation, and maintenance.

GRAY ENGINEERING

O 512.452.0371 : F 512.454.9933
8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : www.grayengineeringinc.com

TBPELS 2946

March 10, 2025

City of Hutto Development Services
500 W. Live Oak Street
Hutto, Texas 78634

Re: Stromberg – Engineer's Summary Letter & Statement of Intent

Gray Engineering, Inc. (GEI) is pleased to submit the attached preliminary plat application for the proposed Stromberg subdivision. The Stromberg subdivision will consist of 859 single family residential lots, 148.78 acres of light industrial, 14.67 acres of multifamily, 7.15 acres of commercial and 44,166 linear feet of public roadways within 327.14 acres. The subject property is in Williamson County and the City of Hutto city limits. This site is bounded by CR 132 to the north and the future East WilCo Highway to the south, approximately one mile west of FM 3349.

This project is subject to the Stromberg PUD, Ordinance No. O-2024-039.

The site is relatively flat with elevations ranging from 600 to 645 feet above MSL. The existing site is used for agricultural purposes, therefore there are no significant trees and minimal vegetation present on site. According to the Federal Emergency Management Agency (FEMA) flood insurance rate map 48491C0520F, dated December 20, 2019, no portion of the site lies within the 100-year floodplain.

Access to the site will be provided from the north along CR 132, south by the future East WilCo Highway. A proposed arterial will bound the eastern property line and Carl Stern will bisect the property. Roads will be public and engineering design guidelines are per City of Hutto requirements. Roads are proposed to be asphalt paving.

Water will be designed per Jonah SUD standards with a connection to a 24" waterline on the north side of CR 132. Wastewater will be designed per City of Hutto standards and will connect to the SE Loop Interceptor within he East WilCo Highway ROW.

The site is located within the Brushy Creek watershed and drainage generally flows from north to south. Onsite drainage will be conveyed within the streets/storm sewer and then routed via earthen channels. Detention is proposed for the development to prevent an increase in peak flowrates for the 2, 10, 25, and 100-yr storm. Two detention ponds are proposed for the project. All channels, inlets, culverts, and storm pipes will be designed based on the Atlas 14 rainfall amounts. Street flow within local streets will be limited to the top of curb/crown elevation for 25yr storm event and will be contained within the ROW in the 100yr storm event. A drainage report has been provided with this submittal.

Permanent water quality is not required per the City of Hutto UDC. Temporary sedimentation control will be provided with rock berms, inlet protections, rock rip-rap, etc. as applicable.

At this time, parkland dedication will be provided by fee-in-lieu for this project.

GRAY ENGINEERING

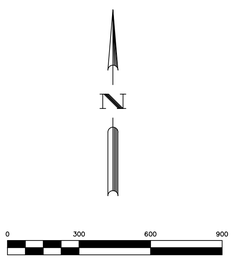
O 512.452.0371 : F 512.454.9933
8834 North Capital of Texas Highway, Suite 140
Austin, Texas 78759 : **www.grayengineeringinc.com**

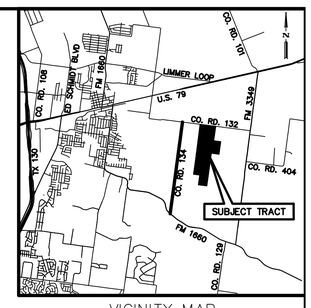
TBPELS 2946

Feel free to contact me with any questions at 512-677-6344 or tholland@grayengineeeringinc.com.

Sincerely,

Timothy M. Holland, P.E.
Project Manager





VICINITY MAP
NOT TO SCALE

EDWARD RYAN SURVEY, ABSTRACT NO. 542

JACOB H. FREDENBURGH SURVEY, ABSTRACT NO. 237

THOMAS GREEN SURVEY, ABSTRACT NO. 740

JOHN KUYKENDALL SURVEY, ABSTRACT NO. 378

JAMES HICKMAN SURVEY, ABSTRACT NO. 291

MASSILLON FARLEY SURVEY, ABSTRACT NO. 238

CHARLES J. GERLACH SURVEY, ABSTRACT NO. 260

POINT OF BEGINNING

APPROXIMATE SURVEY LINE

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

PAVEMENT WIDTH=18.6'

(S 82°46'07" E 1,226.94')
S 82°45'42" E 1,227.06'

[S 82°29'07" E 898.10']
S 82°30'03" E 898.10'

S 82°28'37" E 942.94'

THOMAS GREEN SURVEY, A-740
JOHN KUYKENDALL SURVEY, A-378

DOYLE E. HOBBS, JR.
CALLED 84.5145 AC.
VOL. 2189, PG. 889
O.R.W.C.

(2)-36" CMP

JACOB H FREDENBURGH SURVEY, A-237
JOHN KUYKENDALL SURVEY, A-378

S 07°55'28" W 2,509.50'

CYNTHIA KRUEGER
PARCEL-2
FOURTH TRACT
CALLED 41.2 AC.
DOC. NO. 2015046325
O.P.R.W.C.

S 07°55'23" W 1,924.48'
[S 07°55'28" W 1,924.18']

MORRIS WAYNE KRUEGER &
MICHAEL RAY KRUEGER
CALLED 22.26 AC.-FIRST TRACT
CALLED 3.87 AC.-SECOND TRACT
CALLED 10 AC.-THIRD TRACT
VOL. 656, PG. 142
O.R.W.C.

10t POSSIBLE GRAVE PER
DOC. NO. 2015046325
O.P.R.W.C.

SEE DETAIL "C"

(4)-24" CMP

[S 82°03'20" E 943.12']
S 82°03'08" E 943.55'

DETAIL "C"
NOT TO SCALE

(N 07°17'31" E 4,572.20')
N 07°17'27" E 4,573.18'

APPROXIMATE SURVEY LINE

WINDMILL & WATER WELL

TRACT 1
M. MOORE FAMILY FARMS, LLC
CALLED 194.58 AC.
DOC. NO. 2018097245
O.P.R.W.C.

JOHN KUYKENDALL SURVEY, A-378
MASSILLON FARLEY SURVEY, A-238

APPROXIMATE SURVEY LINE

4 V.P.

S 07°55'58" W 1,716.50'
[S 07°55'23" W 1,716.41']

STORMI L. HOBBS
CALLED 84.5145 AC.
VOL. 2189, PG. 889
O.R.W.C.

TRACT 2
M. MOORE FAMILY FARMS, LLC
CALLED 194.88 AC.
DOC. NO. 2018105369
O.P.R.W.C.

TOTAL
389.542 ACRES

104 15'x15' GRAVE YARD
VOL. 102, PG. 307
D.R.W.C.
GRAVE

N 82°04'58" W 1,025.09'
[N 82°04'36" W 1,025.02']

MORRIS WAYNE KRUEGER & MICHAEL RAY KRUEGER
CALLED 150.69 AC.
VOL. 1066, PG. 457
O.R.W.C.

JOHN KUYKENDALL SURVEY, A-378
CHARLES J. GERLACH SURVEY, A-260

WILLIAM THOMPSON ET AL.
CALLED 50 AC.
DOC. NO. 2006032228
O.P.R.W.C.

DETAIL "B"
NOT TO SCALE

N 07°55'35" E 2,152.98'
26.87'
N 01°57'48" W 14.77'
N 83°21'15" E 830.88'

MARY DOLORES GARLICK
CALLED 15.427 AC.
DOC. NO. 2008040228
O.P.R.W.C.
REMAINDER OF A CALLED 32.55 AC.
AS DESCRIBED IN
VOL. 2643, PG. 873
O.R.W.C.

3/4"

SALVADOR H. MARTINEZ
CALLED 7.017 AC.
DOC. NO. 2009010475
O.P.R.W.C.

0.43'

"5781"

328.57'
METAL FENCE

(N 07°59'31" E 2,138.08')
N 07°55'35" E 2,152.98'

0.25'

LARRY J. &
MARVEL L. HAGOOD
CALLED 12.40 AC.
DOC. NO. 1996052030
O.P.R.W.C.

610.16'

PIPELINE SIGN NGL
PIPELINE SIGN PETROLEUM
PIPELINE SIGN NATURAL GAS
PIPELINE SIGN CRUDE OIL

10n APPROXIMATE LOCATION
30' PIPELINE EASEMENT
DOC. NO. 2015079038
O.P.R.W.C.

N 07°55'41" E 5,438.53'

S 07°55'26" W 4,400.34'
[S 07°55'25" W 4,399.89']

PAUL J. DROSCHE
CALLED 15.00 AC.
VOL. 2643, PG. 883
O.R.W.C.

10n APPROXIMATE LOCATION
50' PIPELINE EASEMENT
DOC. NO. 2015100565
O.P.R.W.C.

10g APPROXIMATE LOCATION
30' PIPELINE EASEMENT
DOC. NO. 2015090545
O.P.R.W.C.

[542.42']
542.45'

SEE DETAIL "B"

((26.73'))
26.87'

SEE DETAIL "A"

BRIEANNA MONIQUE FERNANDEZ
CALLED 2.100 AC.
DOC. NO. 20211147578
O.P.R.W.C.

N 83°21'15" W 830.88'
(N 82°13'17" W 830.23')

10h APPROXIMATE LOCATION
50' PIPELINE EASEMENT
DOC. NO. 2016072554
O.P.R.W.C.

PIPELINE SIGN NATURAL GAS
PIPELINE SIGN CRUDE OIL

8 W.F.

GABRIEL M. & MIRNA ESPINO
CALLED 7.100 AC.
DOC. NO. 2018067702
O.P.R.W.C.

GABRIEL M. & MIRNA ESPINO
CALLED 3.888 AC.-TRACT 2
DOC. NO. 2018067712
O.P.R.W.C.

2.46

GABRIEL M. & MIRNA ESPINO
CALLED 9.996 AC.-TRACT 1
DOC. NO. 2018067712
O.P.R.W.C.

(N 07°49'27" E 1,329.44')
N 07°57'02" E 1,331.28'
959.72

MARK S. KRUEGER
CALLED 63.6 AC.
VOL. 2551, PG. 599
O.R.W.C.

BIGSKY CAPITAL LTD ET AL
CALLED 107.22 AC.
DOC. NO. 2021191286
O.P.R.W.C.

"AS"

N 82°41'41" W 346.39'
(N 82°42'33" W 346.39')

N 83°05'09" W 816.58'
[N 83°04'42" W 816.42']

"RJ"

BIGSKY CAPITAL LTD ET AL
CALLED 107.22 AC.
DOC. NO. 2021191286
O.P.R.W.C.

APPROXIMATE SURVEY LINE

APPROXIMATE SURVEY LINE

DETAIL "A"
NOT TO SCALE

N 83°21'15" E 830.88'
S 65°55'58" W 3.34'
"AS"
N 07°57'02" E 1,331.28'

METES AND BOUNDS DESCRIPTION

FIELD NOTES FOR A 389.542 ACRE TRACT OF LAND OUT OF THE JOHN KUYKENDALL SURVEY, ABSTRACT NO. 378 AND THE MASSILLON FARLEY SURVEY, ABSTRACT NO. 238, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 194.88 ACRE TRACT OF LAND AS CONVEYED TO M. MOORE FAMILY FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018105369 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 194.58 ACRE TRACT OF LAND AS CONVEYED TO M. MOORE FAMILY FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018097245 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 389.542 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a chiseled "X" in concrete found on the south right-of-way line of County Road 132 (variable width right-of-way) at the northeast corner of a called 84.5145-acre tract of land as conveyed to Doyle E. Hobbs, Jr. by Correction Deed of Partition recorded in Volume 2189, Page 889 of the Official Records of Williamson County, Texas, at the northwest corner of the above described M. Moore Family Farms 194.88-acre tract, for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the south right-of-way line of said County Road 132 and north line of said M. Moore Family Farms 194.88-acre tract, S 82°45'42"E a distance of 1,227.06 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found at the northeast corner of said M. Moore Family Farms 194.88-acre tract, at the northwest corner of the above described M. Moore Family Farms 194.58-acre tract, for an angle point on the north line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found on the east line of said M. Moore Family Farms 194.88-acre tract and the west line of said M. Moore Family Farms 194.58-acre tract, bears S 07°55'28"W a distance of 2,509.50 feet;
THENCE, continuing with the south right-of-way line of said County Road 132 and with the north line of said M. Moore Family Farms 194.58-acre tract, S 82°30'03"E a distance of 898.10 feet to a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found at the northeast corner of said M. Moore Family Farms 194.58-acre tract, at the northwest corner of a called 41.2-acre tract of land as conveyed to Cynthia Krueger by Executor's Deed recorded in Document Number 2015046325 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, from which a 3/4-inch pipe found on the south right-of-way line of said County Road 132, at the northeast corner of said Cynthia Krueger 41.2-acre tract, at the northwest corner of a called 36.13-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Deed of Gift recorded in Volume 656, Page 142 of the Official Records of Williamson County, Texas, bears S 82°28'37"E a distance of 942.94 feet;

THENCE, leaving the south right-of-way line of said County Road 132, with the east line of said M. Moore Family Farms 194.58-acre tract, S 07°55'23"W a distance of 1,924.48 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found at an interior corner of said M. Moore Family Farms 194.58-acre tract, at the southwest corner of said Cynthia Krueger 41.2-acre tract, for an interior corner on the east line of the herein described tract;

THENCE, with a north line of said M. Moore Family Farms 194.58-acre tract, S 82°03'08"E a distance of 943.55 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of said Morris Wayne Krueger and Michael Ray Krueger 36.13-acre tract, at the southeast corner of said Cynthia Krueger 41.2-acre tract, at an exterior corner of said M. Moore Family Farms 194.58-acre tract, for an exterior corner on the east line of the herein described tract;

THENCE, with the east line of said M. Moore Family Farms 194.58-acre tract, S 07°55'58"W a distance of 1,716.50 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of a called 150.69-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Warranty Deed with Vendor's Lien recorded in Volume 1066, Page 457 of the Official Records of Williamson County, Texas, at an exterior corner of said M. Moore Family Farms 194.58-acre tract, at the northeast corner of a called 50.00-acre tract of land described in Volume 1993, Page 161 of the Official Records of Williamson County, Texas, as conveyed to William Thompson et al. by Warranty Deed recorded in Document Number 2006032228 of the Official Public Records of Williamson County, Texas, for an exterior corner on the east line of the herein described tract;

THENCE, with a south line of said M. Moore Family Farms 194.58-acre tract, N 82°04'58"W a distance of 1,025.09 feet to a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found at an interior corner of said M. Moore Family Farms 194.58-acre tract, at the northwest corner of said James L. Jarvis 50.00-acre tract, for an interior corner on the east line of the herein described tract;

THENCE, with the east line of said M. Moore Family Farms 194.58-acre tract, S 07°55'26"W a distance of 4,400.34 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of a called 63.6 acre tract of land as conveyed to Mark S. Krueger by Quitclaim Deed recorded in Volume 2551, Page 599 of the Official Records of Williamson County, Texas, at the southeast corner of said M. Moore Family Farms 194.58-acre tract, at the northeast corner of a called 107.22-acre tract of land as conveyed to BigSky Capital Ltd. et al., by Special Warranty Deed recorded in Document Number 2021191286 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract;

THENCE, with the south line of said M. Moore Family Farms 194.58-acre tract and the north line of said BigSky Capital 107.22-acre tract, N 83°05'09"W a distance of 816.58 feet to a 1/2-inch iron rod found at the southwest corner of said M. Moore Family Farms 194.58-acre tract, at the southeast corner of said M. Moore Family Farms 194.88-acre tract, for an angle point on the south line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of said M. Moore Family Farms 194.58-acre tract and the east line of said M. Moore Family Farms 194.88-acre tract, bears N 07°55'41"E a distance of 5,438.53 feet;

THENCE, continuing with the north line of said BigSky Capital 107.22-acre tract and the south line of said M. Moore Family Farms 194.88-acre tract, N 82°41'41"W a distance of 346.39 feet to a 1/2-inch iron rod with cap stamped "ALLSTAR 5729" found at the most southerly southwest corner of said M. Moore Family Farms 194.88-acre tract, at an interior corner of said BigSky Capital 107.22-acre tract, for the most southerly southwest corner of the herein described tract;

THENCE, with the west line of said M. Moore Family Farms 194.88-acre tract, N 07°57'02"E, pass a 1/2-inch iron rod found 2.46 feet left at a distance of 959.72 feet, and continuing on for a total distance of 1,331.28 feet to a 1/2-inch iron rod found at an interior corner of said M. Moore Family Farms 194.88-acre tract, at the northeast corner of a called 7.100-acre tract of land as conveyed to Gabriel M. and Mirna Espino by Warranty Deed with Vendor's Lien recorded in Document Number 2018067702 of the Official Public Records of Williamson County, Texas, for an interior corner on the west line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "ALLSTAR 5729" bears S 65°55'58"W a distance of 3.34 feet;

THENCE, with a south line of said M. Moore Family Farms 194.88-acre tract and the north line of said Espino 7.100-acre tract, N 83°21'15"W a distance of 830.88 feet to a 1/2-inch iron rod found at an exterior corner of said M. Moore Family Farms 194.88-acre tract, at an angle point on the east line of a called 2.100-acre tract of land as conveyed to Brieanna Monique Fernandez by Special Warranty Deed recorded in Document Number 20211147578 of the Official Public Records of Williamson County, Texas, at the northwest corner of the remainder of a called 3.888-acre tract of land as conveyed to Gabriel M. and Mirna Espino by General Warranty Deed recorded in Document Number 2018067712 of the Official Public Records of Williamson County, Texas, for an exterior corner on the west line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "ALLSTAR 5729" bears N 01°57'48"W a distance 14.77 feet;

THENCE, with the west line of said M. Moore Family Farms 194.88-acre tract and the east line of said Fernandez 2.100-acre tract, N 07°55'35"E, pass a 1/2-inch iron rod found at the northeast corner of said Fernandez 2.100-acre tract and the southeast corner of a called 15.00 acre tract as conveyed to Paul J. Drosche by Correction Warranty Deed recorded in Volume 2643, Page 883 of the Official Records of Williamson County, Texas, at a distance of 26.87 feet, pass a 1/2-inch iron rod found at the northeast corner of said Drosche 15.00-acre tract and the southeast corner of a called 12.40 acre tract as conveyed to Larry J. & Marvel L. Hagood by Correction Warranty Deed recorded in Document Number 1996052030 of the Official Public Records of Williamson County, Texas, at a distance of 569.32 feet, pass a 1/2-inch iron rod found 0.25 feet to the left at a distance of 1,179.48 feet, pass a 1/2-inch iron rod with cap stamped "RPLS 5781" found 0.43 feet to the left at a distance of 1,509.05 feet, and continuing on for a total distance of 2,152.98 feet to a 3/4-inch iron rod found at the northeast corner of a called 15.427-acre tract of land as conveyed to Mary Dolores Garlick by Special Warranty Deed recorded in Document Number 2008040228 of the Official Public Records of Williamson County, Texas, and the southeast corner of a called 84.5145-acre tract of land as conveyed to Stormi L. Hobbs by Deed of Partition recorded in Volume 2189, Page 889 of the Official Records of Williamson County, Texas, for an angle point on the west line of the herein described tract;

THENCE, continuing with the west line of said M. Moore Family Farms 194.88-acre tract, N 07°17'27"E a distance of 4,573.18 feet to the POINT OF BEGINNING and containing 389.542 acres of land, more or less.

RESTRICTIVE COVENANT AND EASEMENT NOTES

10d. SUBJECT TO ANY AND ALL RIGHTS AND PRIVILEGES EXISTING OR WHICH MAY LATER EXIST BY VIRTUE OF THAT PORTION OF THE PROPERTY BEING USED AS A CEMETERY; INCLUDING, BUT NOT LIMITED TO, THE RIGHTS TO SEPULCHER AND INTERMENT AND TO THE RIGHTS OF INGRESS AND EGRESS IN AND TO THE SAID CEMETERY; AS DISCLOSED BY DEED DATED SEPTEMBER 24, 1902, RECORDED IN VOLUME 102, PAGE 307, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1, AS SHOWN HEREON

10e. PIPELINE EASEMENT DATED FEBRUARY 11, 1981, GRANTED TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 828, PAGE 128, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY ASSIGNMENT RECORDED IN VOLUME 848, PAGE 291, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1. NOT PLOTTABLE.

10f. ALL RIGHTS, TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THAT CERTAIN TEMPORARY WORK SPACE AGREEMENT DATED MAY 21, 1992, EVIDENCED IN SUBORDINATION OF LIEN TO A GRANT OF EASEMENT AND TEMPORARY WORK SPACE, EXECUTED BY DONALD T. WALLIN, GARY I. WALLIN AND GERARD T. WALLIN, IN FAVOR OF SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 2220, PAGE 803, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT 1. NOT PLOTTABLE.

10g. EASEMENT AGREEMENT EXECUTED BY LPL-PTM LAND, LLC GRANTED TO SEMINOLE PIPELINE COMPANY, LLC FOR THE PURPOSE OF A PIPELINE EASEMENT, RECORDED UNDER DOCUMENT NO. 2015090545, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1, AS SHOWN HEREON.

10h. PERMANENT EASEMENT AGREEMENT EXECUTED BY LPL-PTM LAND, LLC, GRANTED TO ENTERPRISE CRUDE PIPELINE, LLC, FOR THE PURPOSE OF A PIPELINE EASEMENT, RECORDED UNDER DOCUMENT NO. 2016072554, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1, AS SHOWN HEREON.

10i. AN INGRESS AND EGRESS EASEMENT AND RIGHT-OF-WAY TO AND FROM WATER WELL, RECORDED IN VOLUME 232, PAGE 91, AND VOLUME 259, PAGE 176, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2. NOT PLOTTABLE.

10j. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 286, PAGE 351, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACTS. NOT PLOTTABLE.

10k. A PIPELINE EASEMENT AND RIGHT-OF-WAY GRANTED TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 597, PAGE 991, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2. NOT PLOTTABLE.

10l. A PIPELINE EASEMENT AND RIGHT-OF-WAY GRANTED TO JONAH WATER SUPPLY CORP., RECORDED IN VOLUME 598, PAGE 8, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2. NOT PLOTTABLE.

10m. A PIPELINE EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY, RECORDED IN VOLUME 830, PAGE 364, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING FURTHER AFFECTED BY THAT CERTAIN SUPPLEMENTAL PIPELINE RIGHT- OF-WAY AGREEMENT, RECORDED IN VOLUME 2174, PAGE 461, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2. NOT PLOTTABLE.

10n. EASEMENT AGREEMENT GRANTED TO SEMINOLE PIPELINE COMPANY, LLC, RECORDED UNDER DOCUMENT NO. 2015079038, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2, AS SHOWN HEREON.

10o. PERMANENT EASEMENT AGREEMENT GRANTED TO ENTERPRISE CRUDE PIPELINE, LLC, RECORDED UNDER DOCUMENT NO. 2015100565, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2, AS SHOWN HEREON.

10p. MATTERS CONTAINED IN THAT CERTAIN CITY OF HUTTO RESOLUTION, DATED AUGUST 2, 1982, RECORDED IN VOLUME 885, PAGE 64, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, WHICH PROVIDES FOR, AMONG OTHER THINGS, A RESOLUTION ACCEPTING PROPERTY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, DO AFFECT THE SUBJECT TRACT 2. NOT PLOTTABLE.

10t. POSSIBLE GRAVE PER DOCUMENT NUMBER 2015046325 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT.

GENERAL NOTES

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99988895.
2. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TEXAS, MAP NUMBER 48491C0520F, REVISED DECEMBER 20, 2019.
3. THIS SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND COUNTERSIGNED BY CAPSTONE TITLE UNDER FILE NO. 20211281, DATED EFFECTIVE FEBRUARY 07, 2022, AND ISSUED FEBRUARY 28, 2022.
4. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT TIME OF SURVEY.
5. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT TIME OF SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

LEGEND

B.W.F.	BARBED WIRE FENCE
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
FND.	FOUND
G.P.	GATE POST
G.R.	GUARD RAIL
H.W.F.	HOG WIRE FENCE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.P.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
P.P.	POWER POLE
P.L.M.	PIPELINE MARKER
R.O.W.	RIGHT-OF-WAY
R.P.	REFLECTOR POST
V.P.	VERTICAL PIPE
W.W.	WATER WELL
( )	RECORD INFO. FOR DOCUMENT NO. 2018105369 O.P.R.W.C
[ ]	RECORD INFO. FOR DOCUMENT NO. 2018097245 O.P.R.W.C.
(( ))	RECORD INFO. FOR DOCUMENT NO. 2021147578 O.P.R.W.C.
{ }	RECORD INFO. FOR VOLUME 2643, PAGE 883 O.R.W.C.
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
●"RJ"	FOUND 1/2" IRON ROD W/CAP "RJ SURVEYING"
●"MBC"	FOUND 1/2" IRON ROD W/CAP "MBC ENGINEERING"
●"AS"	FOUND 1/2" IRON ROD W/CAP "ALLSTAR 5729"
●"5781"	FOUND 1/2" IRON ROD W/CAP "RPLS 5781"
⊙	FOUND 3/4" IRON PIPE
✖	FOUND "X" IN CONCRETE
	EDGE OF ASPHALT
OHT	OVERHEAD TELEPHONE
OHP	OVERHEAD ELECTRIC
-x-	WIRE FENCE
-//-	BOARD FENCE
-o-	CHAIN LINK FENCE
10x.	SCHEDULE B ITEM NO.

To WMV Hutto 390 DE, LLC, ACORE Capital Mortgage, LP, a Delaware limited partnership, int its capacity as Administrative Agent for the Lenders, Fidelity National Title Insurance Company and Capstone Title:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items Items 1-4, 7(a), 9, 13, 16, 17 and 19 of Table A thereof. The field work was completed on October 25, 2021.

Date of Plat or Map: February 11, 2022
Revised: March 3, 2022

JONATHAN O. NOBLES RPLS NO. 5777
BGE, INC.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TEXAS 78731
TELEPHONE: (512) 879-0400

STATE OF TEXAS
REGISTERED
JONATHAN O. NOBLES
5777
PROFESSIONAL
LAND SURVEYOR

BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502

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ALTA/NSPS LAND TITLE SURVEY OF 389.542 ACRES OUT OF THE J. KUYKENDALL SURVEY, A-378 & AND THE M. FARLEY SURVEY, A-238 COUNTY ROAD 132, HUTTO WILLIAMSON COUNTY, TEXAS

PARTY CHIEF: C.T., J.C.		ISSUE DATE:	2/11/2022
TECHNICIAN:	M.G.	SCALE:	1"=300'
R.P.L.S.:	J.N.	JOB NUMBER:	9408-00
FIELD BOOK NAME:		86	
BASE FILE:	\\browngov.net\gfs\Regions\TXC\Projects\WayMaker\9408-00-Stromberg\SV\04_Finals\Drawings\9408-00 Stromberg ALTA		

SHEET 1 OF 1

ELECTRONICALLY RECORDED 2022029057
Williamson County, Texas Total Pages: 10

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Effective Date: March 7, 2022

Grantor: **M. Moore Family Farms, LLC**, a Texas limited liability company

Grantor's Mailing Address:

5000 Plaza on the Lake
Suite 180, Austin, Texas 78746

Grantee: **WMV Hutto 390 DE, LLC**, a Delaware limited liability company

Grantee's Mailing Address:

3310 N. Capital of Texas Highway
Suite 202
Austin, Texas 78746

Consideration: TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the undersigned.

Property ("Property", to include all property and property rights described in subsection A and B below):

A. Land: The land situated in the County of Williamson, Texas and described on the attached **Exhibit "A"**, together with all rights, privileges, and appurtenances, pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements and cooperative or association memberships (collectively the Land").

B. "Improvements":

(1) FARM and RANCH IMPROVEMENTS: The following permanently installed and built-in items, if any: windmills, tanks, barns, pens, fences, gates, sheds, outbuildings, and corrals.

Unofficial Document

Exceptions and Reservations to Conveyance and Warranty:

1. All matters shown on **Exhibit "B"** attached hereto and incorporated herein (collectively the "Permitted Exceptions").

2. Ad valorem taxes on the Property for the calendar year 2022 and subsequent years, the payment of which is assumed by Grantee.

EXCEPT FOR THE GRANTOR'S REPRESENTATIONS, WARRANTIES AND COVENANTS SET FORTH IN THE FARM AND RANCH CONTRACT DATED EFFECTIVE AUGUST 19, 2021 BY AND BETWEEN GRANTOR AND WAYMAKER VENTURES, LLC AND/OR ITS ASSIGNS (THE "CONTRACT"), AND IN THIS DEED, THE PROPERTY IS BEING SOLD IN ITS "AS IS, WHERE IS" CONDITION, AND "WITH ALL FAULTS", AND GRANTOR HAS LITTLE, IF ANY, KNOWLEDGE OF THE PHYSICAL OR ECONOMIC CHARACTERISTICS THEREOF. ACCORDINGLY, EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THE CONTRACT, GRANTOR IS NOT MAKING AND HAS NOT MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES OR REPRESENTATIONS AS TO HABITABILITY, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE (OTHER THAN GRANTOR'S SPECIAL WARRANTY OF TITLE TO BE SET FORTH HEREIN), ZONING, TAX CONSEQUENCES, PHYSICAL OR ENVIRONMENTAL CONDITION, UTILITIES, OPERATING HISTORY OR PROJECTIONS, VALUATION, OBTAINING ALL NECESSARY AND APPROPRIATE GOVERNMENTAL APPROVALS, THE COMPLIANCE OF THE PROPERTY WITH GOVERNMENTAL LAWS, THE TRUTH, ACCURACY OR COMPLETENESS OF ANY INFORMATION PROVIDED BY OR ON BEHALF OF GRANTOR TO GRANTEE, OR ANY OTHER MATTER OR THING REGARDING THE PROPERTY. GRANTEE HEREBY WAIVES AND FOREVER RELINQUISHES ANY CAUSE OF ACTION, CLAIM, DEMAND OR LIABILITY OF GRANTEE WITH RESPECT TO ANY REPRESENTATION OR WARRANTY EXPRESS OR IMPLIED, VERBAL OR IN WRITING, PERTAINING TO THE PROPERTY OR ARISING IN CONNECTION WITH THE TRANSACTION CONTEMPLATED BY THE CONTRACT TO THE FULLEST EXTENT ALLOWED BY LAW.

GRANTEE ACCEPTS THE PROPERTY "AS IS, WHERE IS, WITH ALL FAULTS." EXCEPT FOR GRANTOR'S REPRESENTATIONS, WARRANTIES AND COVENANTS SET FORTH IN THE CONTRACT, AND EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN, AND EXCEPT AS OTHERWISE EXPRESSLY SET FORTH IN THE CONTRACT, GRANTEE HAS NOT RELIED AND WILL NOT RELY ON, AND GRANTOR IS NOT LIABLE FOR OR BOUND BY, ANY EXPRESS OR IMPLIED WARRANTIES, GUARANTIES, STATEMENTS, REPRESENTATIONS OR INFORMATION PERTAINING TO THE PROPERTY OR RELATING THERETO MADE OR FURNISHED BY GRANTOR OR ANY REAL ESTATE BROKER OR AGENT REPRESENTING OR PURPORTING TO REPRESENT GRANTOR, TO WHOMEVER MADE OR GIVEN, DIRECTLY OR INDIRECTLY, VERBALLY OR IN WRITING.

GRANTEE REPRESENTS TO GRANTOR THAT GRANTEE HAS CONDUCTED, PRIOR TO THE DATE HEREOF, SUCH INVESTIGATIONS OF THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AS GRANTEE DEEMS NECESSARY TO SATISFY ITSELF AS TO MATTERS AFFECTING DEVELOPMENT, USE, ZONING, SUBDIVISION AND TITLE, THE CONDITION OF THE PROPERTY AND THE EXISTENCE OR NONEXISTENCE OR CURATIVE ACTION TO BE TAKEN WITH RESPECT TO ALL MATTERS AFFECTING THE PROPERTY AND THE IMPROVEMENTS THEREON, IF ANY, AND WILL RELY SOLELY UPON SAME AND NOT UPON ANY INFORMATION PROVIDED BY OR ON BEHALF OF GRANTOR OR ITS AGENTS OR EMPLOYEES. GRANTEE ASSUMES THE RISK THAT ADVERSE MATTERS MAY NOT HAVE BEEN REVEALED BY GRANTEE'S INVESTIGATIONS, AND GRANTEE, UPON CLOSING, SHALL BE DEEMED TO HAVE WAIVED AND RELEASED GRANTOR AND ALL ITS SUCCESSORS, ASSIGNS AND ALL OF ITS AGENTS, EMPLOYEES, PARTNERS, CONSULTANTS AND REPRESENTATIVES FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION (INCLUDING CAUSES OF ACTION IN TORT), LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES (INCLUDING ATTORNEYS' FEES AND COURT COSTS) OF ANY AND EVERY KIND OR CHARACTER, KNOWN OR UNKNOWN, WHICH GRANTEE MIGHT HAVE ASSERTED OR ALLEGED AGAINST GRANTOR AT ANY TIME REGARDING THE PROPERTY AND THIS TRANSACTION TO THE FULLEST EXTENT ALLOWED BY LAW. BUT FOR GRANTEE'S AGREEMENT TO PURCHASE THE PROPERTY IN IT'S "AS-IS", "WHERE-IS" STATE AND CONDITION, GRANTOR WOULD NOT HAVE AGREED TO SELL THE PROPERTY TO GRANTEE ON THE TERMS AND CONDITIONS SET FORTH IN THE CONTRACT. GRANTEE REPRESENTS AND WARRANTS TO GRANTOR THAT GRANTEE IS A SOPHISTICATED, EXPERIENCED AND KNOWLEDGEABLE PURCHASER OF REAL ESTATE AND IS EXPERIENCED IN PURCHASING PROPERTIES OF THE NATURE OF THE PROPERTY.

Grantor, for the Consideration, and subject to the Exceptions and Reservations to Conveyance and Warranty, and the Permitted Exceptions, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee, Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

(Signatures Appear on the Following Page)

Unofficial Document

(Signature Page-Special Warranty Deed)

Executed to be effective this 7th day of March, 2022.

GRANTOR:

M. Moore Family Farms, LLC
a Texas limited liability company

By: Catherine Toran
Catherine Toran
Manager

STATE OF TEXAS *
*
COUNTY OF Travis *

This instrument was acknowledged before me on the 4 day of March, 2022, by Catherine Toran, Manager of M. Moore Family Farms, LLC, a Texas limited liability company, on its behalf.

TRAVIS J SMITH
Notary Public, State of Texas
My Commission Expires
October 30, 2024
NOTARY ID 13275698-0

Notary Public, in and for the State of Texas

AFTER RECORDING, RETURN TO:

WMV Hutto 390 DE, LLC
3310 N. Capital of Texas Highway
Suite 202
Austin, Texas 78746

Unofficial Document

EXHIBIT "A"
LEGAL DESCRIPTION

A 389.542 ACRE TRACT OF LAND OUT OF THE JOHN KUYKENDALL SURVEY, ABSTRACT NO. 378 AND THE MASSILLON FARLEY SURVEY, ABSTRACT NO. 238, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 194.88 ACRE TRACT OF LAND AS CONVEYED TO M. MOORE FAMILY FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018105369 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ALL OF A CALLED 194.58 ACRE TRACT OF LAND AS CONVEYED TO M. MOORE FAMILY FARMS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018097245 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 389.542 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a chiseled "X" in concrete found on the south right-of-way line of County Road 132 (variable width right-of-way) at the northeast corner of a called 84.5145-acre tract of land as conveyed to Doyle E. Hobbs, Jr.by Correction Deed of Partition recorded in Volume 2189, Page 889 of the Official Records of Williamson County,Texas, at the northwest corner of the above described M. Moore Family Farms 194.88-acre tract, for the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the south right-of-way line of said County Road 132 and north line of said M. Moore Family Farms194.88-acre tract, S 82°45'42" E a distance of 1,227.06 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found at the northeast corner of said M. Moore Family Farms 194.88-acre tract, at the northwest corner of the above described M. Moore Family Farms 194.58-acre tract, for an angle point on the north line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found on the east lineof said M. Moore Family Farms 194.88-acre tract and the west line of said M. Moore Family Farms 194.58-acre tract, bears S 07°55'28" W a distance of 2,509.50 feet; THENCE, continuing with the south right-of-way line of said County Road 132 and with the north line of said M.Moore Family Farms 194.58-acre tract, S 82°30'03" E a distance of 898.10 feet to a 1/2-inch iron rod with cap stamped "MBC ENGINEERS" found at the northeast corner of said M. Moore Family Farms 194.58-acre tract, at the northwest corner of a called 41.2-acre tract of land as conveyed to Cynthia Krueger by Executor's Deed recordedin Document Number 2015046325 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract, from which a 3/4-inch pipe found on the south right-of-way line of said CountyRoad 132, at the northeast corner of said Cynthia Krueger 41.2-acre tract, at the northwest corner of a called 36.13-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Deed of Gift recorded in Volume 656, Page 142 of the Official Records of Williamson County, Texas, bears S 82°28'37" E a distance of 942.94 feet;

THENCE, leaving the south right-of-way line of said County Road 132, with the east line of said M. Moore Family Farms 194.58-acre tract, S 07°55'23" W a distance of 1,924.48 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found at an interior corner of said M. Moore Family Farms 194.58-acre tract, at the southwest cornerof said Cynthia Krueger 41.2-acre tract, for an interior corner on the east line of the herein described tract;

Unofficial Document

THENCE, with a north line of said M. Moore Family Farms 194.58-acre tract, S 82°03'08" E a distance of 943.55feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of said Morris Wayne Krueger and Michael Ray Krueger 36.13-acre tract, at the southeast corner of said Cynthia Krueger 41.2-acre tract,at an exterior corner of said M. Moore Family Farms 194.58-acre tract, for an exterior corner on the east line of theherein described tract;

THENCE, with the east line of said M. Moore Family Farms 194.58-acre tract, S 07°55'58" W a distance of 1,716.50 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of a called 150.69-acre tract of land as conveyed to Morris Wayne Krueger and Michael Ray Krueger by Warranty Deed with Vendor'sLien recorded in Volume 1066, Page 457 of the Official Records of Williamson County, Texas, at an exterior corner of said M. Moore Family Farms 194.58-acre tract, at the northeast corner of a called 50.00-acre tract of land described in Volume 1993, Page 161 of the Official Records of Williamson County, Texas, as conveyed to William Thompson et al. by Warranty Deed recorded in Document Number 2006032228 of the Official Public Records of Williamson County, Texas, for an exterior corner on the east line of the herein described tract;

THENCE, with a south line of said M. Moore Family Farms 194.58-acre tract, N 82°04'58" W a distance of 1,025.09 feet to a 1/2-inch iron rod with cap "MBC ENGINEERS" found at an interior corner of said M. MooreFamily Farms 194.58-acre tract, at the northwest corner of said James L. Jarvis 50.00-acre tract, for an interior corner on the east line of the herein described tract;

THENCE, with the east line of said M. Moore Family Farms 194.58-acre tract, S 07°55'26" W a distance of 4,400.34 feet to a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of a called 63.6acre tract of land as conveyed to Mark S. Krueger by Quitclaim Deed recorded in Volume 2551, Page 599 of the Official Records of Williamson County, Texas, at the southeast corner of said M. Moore Family Farms 194.58-acretract, at the northeast corner of a called 107.22-acre tract of land as conveyed to BigSky Capital Ltd. et al., by Special Warranty Deed recorded in Document Number 2021191286 of the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract;

THENCE, with the south line of said M. Moore Family Farms 194.58-acre tract and the north line of said BigSkyCapital 107.22-acre tract, N 83°05'09" W a distance of 816.58 feet to a 1/2-inch iron rod found at the southwest corner of said M. Moore Family Farms 194.58-acre tract, at the southeast corner of said M. Moore Family Farms 194.88-acre tract, for an angle point on the south line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "RJ SURVEYING" found on the west line of said M. Moore Family Farms 194.58-acre tract andthe east line of said M. Moore Family Farms 194.88-acre tract, bears N 07°55'41" E a distance of 5,438.53 feet;

THENCE, continuing with the north line of said BigSky Capital 107.22-acre tract and the south line of said M. Moore Family Farms 194.88-acre tract, N 82°41'41" W a distance of 346.39 feet to a 1/2-inch rod with cap stamped"ALLSTAR 5729" found at the most southerly southwest corner of said M. Moore Family Farms 194.88-acre tract, at an interior corner of said BigSky Capital 107.22-acre tract, for the most southerly southwest corner of the herein described tract;

THENCE, with the west line of said M. Moore Family Farms 194.88-acre tract, N 07°57'02" E, pass a 1/2-inch ironrod found 2.46 feet left at a distance of 959.72 feet, and continuing on for a total distance of 1,331.28 feet to a 1/2-inch iron rod found at an interior corner of said M. Moore Family Farms

Unofficial Document

194.88-acre tract, at the northeast corner ofa called 7.100-acre tract of land as conveyed to Gabriel M. and Mirna Espino by Warranty Deed with Vendor's Lien recorded in Document Number 2018067702 of the Official Public Records of Williamson County, Texas, for an interior corner on the west line of the herein described tract, from which a 1/2-inch iron rod with cap stamped "ALLSTAR 5729" bears S 65°55'58" W a distance of 3.34 feet;

THENCE, with a south line of said M. Moore Family Farms 194.88-acre tract and the north line of said Espino 7.100-acre tract, N 83°21'15" W a distance of 830.88 feet to a 1/2-inch iron rod found at an exterior corner of said M. Moore Family Farms 194.88-acre tract, at an angle point on the east line of a called 2.100-acre tract of land as conveyed to Brieanna Monique Fernandez by Special Warranty Deed recorded in Document Number 2021147578 ofthe Official Public Records of Williamson County, Texas, at the northwest corner of the remainder of a called 3.888- acre tract of land as conveyed to Gabriel M. and Mirna Espino by General Warranty Deed recorded in Document Number 2018067712 of the Official Public Records of Williamson County, Texas, for an exterior corner on the westline of the herein described tract, from which a 1/2-inch iron rod with cap stamped "ALLSTAR 5729" bears N 01° 57'48" W a distance 14.77 feet;

THENCE, with the west line of said M. Moore Family Farms 194.88-acre tract and the east line of said Fernandez 2.100-acre tract, N 07°55'35" E, pass a 1/2-inch iron rod found at the northeast corner of said Fernandez 2.100-acretract and the southeast corner of a called 15.00 acre tract as conveyed to Paul J. Drosche by Correction Warranty Deed recorded in Volume 2643, Page 883 of the Official Records of Williamson County, Texas, at a distance of 26.87 feet, pass a 1/2-inch iron rod found at the northeast corner of said Drosche 15.00-acre tract and the southeastcorner of a called 12.40 acre tract as conveyed to Larry J. & Marvel L. Hagood by Correction Warranty Deed recorded in Document Number 1996052030 of the Official Public Records of Williamson County, Texas, at a distance of 569.32 feet, pass a 1/2-inch iron rod found 0.25 feet to the left at a distance of 1,179.48 feet, pass a 1/2-inch iron rod with cap stamped "RPLS 5781" found 0.43 feet to the left at a distance of 1,509.05 feet, and continuing on for a total distance of 2,152.98 feet to a 3/4-inch iron rod found at the northeast corner of a called 15.427-acre tract of land as conveyed to Mary Dolores Garlick by Special Warranty Deed recorded in DocumentNumber 2008040228 of the Official Public Records of Williamson County, Texas, and the southeast corner of a called 84.5145-acre tract of land as conveyed to Stormi L. Hobbs by Deed of Partition recorded in Volume 2189,Page 889 of the Official Records of Williamson County, Texas, for an angle point on the west line of the herein described tract;

THENCE, continuing with the west line of said M. Moore Family Farms 194.88-acre tract, N 07°17'27" E a distance of 4,573.18 feet to the **POINT OF BEGINNING** and containing 389.542 acres of land, more or less.

Unofficial Document

EXHIBIT "B"

1. Subject to any and all rights and privileges existing or which may later exist by virtue of that portion of the property being used as a cemetery; including, but not limited to, the rights to sepulcher and interment and to the rights of ingress and egress in and to the said cemetery; as disclosed by Deed dated September 24, 1902, recorded in Volume 102, Page 307, Deed Records of Williamson County, Texas and as shown on survey dated 02/11/2022 by Jonathan O. Nobles RPLS 5777.

2. Pipeline Easement dated February 11, 1981, granted to Seminole Pipeline Company, recorded in Volume 828, Page 128, Deed Records of Williamson County, Texas, as affected by assignment recorded in Volume 848, Page 291, Deed Records of Williamson County, Texas.

3. All rights, terms, conditions and stipulations contained in that certain Temporary Work Space Agreement dated May 21, 1992, evidenced in Subordination of Lien to a Grant of Easement and Temporary Work Space, executed by Donald T. Wallin, Gary I. Wallin and Gerard T. Wallin, in favor of Seminole Pipeline Company, recorded in Volume 2220, Page 803, Official Records of Williamson County, Texas.

4. Easement Agreement executed by LPL-PTM Land, LLC granted to Seminole Pipeline Company, LLC for the purpose of a pipeline easement, recorded under Document No. 2015090545, Official Public Records of Williamson County, Texas and as shown on survey dated 02/11/2022 by Jonathan O. Nobles RPLS 5777.

5. Permanent Easement Agreement executed by LPL-PTM Land, LLC, granted to Enterprise Crude Pipeline, LLC, for the purpose of a pipeline easement, recorded under Document No. 2016072554, Official Public Records of Williamson County, Texas and as shown on survey dated 02/11/2022 by Jonathan O. Nobles RPLS 5777.

6. An ingress and egress easement and right-of-way to and from water well, recorded in Volume 232, Page 91, and Volume 259, Page 176, Deed Records, Williamson County, Texas.

7. An electric transmission and/or distribution line easement granted to Texas Power & Light Company, recorded in Volume 286, Page 351, Deed Records, Williamson County, Texas.

8. A pipeline easement and right-of-way granted to Jonah Water Supply Corp., recorded in Volume 597, Page 991, Deed Records, Williamson County, Texas.

9. A pipeline easement and right-of-way granted to Jonah Water Supply Corp., recorded in Volume 598, Page 8, Deed Records, Williamson County, Texas.

10. A pipeline easement granted to Seminole Pipeline Company, recorded in Volume 830,

Unofficial Document

Page 364, Deed Records, Williamson County, Texas, and being further affected by that certain Supplemental Pipeline Right- of- Way Agreement, recorded in Volume 2174, Page 461, Official Records, Williamson County, Texas.

11. Easement Agreement granted to Seminole Pipeline Company, LLC, recorded under Document No, 2015079038, Official Public Records, Williamson County, Texas and as shown on survey dated 02/11/2022 by Jonathan O. Nobles RPLS 5777.

12. Permanent Easement Agreement granted to Enterprise Crude Pipeline, LLC, recorded under Document No. 2015100565, Official Public Records, Williamson County, Texas and as shown on survey dated 02/11/2022 by Jonathan O. Nobles RPLS 5777.

13. Matters contained in that certain City of Hutto Resolution, dated August 2, 1982, recorded in Volume 885, Page 64, Deed Records, Williamson County, Texas, which provides for, among other things, a resolution accepting property in the extraterritorial jurisdiction of the City of Hutto.

14. Inclusion within Lower Brushy Creek WCID.

15. Possible Grave per Document Number 2015046325 of the Official Public Records of Williamson County, Texas and as shown on survey dated 02/11/2022 by Jonathan O. Nobles RPLS 5777.

16. Any right, claim or assertion of title by the adjoining land owner in and to that strip of land located between the property line and the inset of fence as shown on survey dated 02/11/2022 by Jonathan O. Nobles RPLS 5777.

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ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022029057

Pages: 10 Fee: $58.00
03/07/2022 04:10 PM
MBARRICK



Nancy E. Rister, County Clerk
Williamson County,Texas

Unofficial Document

Parks and Recreation Department
500 West Live Oak • Hutto, TX 78634 • Phone: (512) 759-4000
E-Mail: Jeff.White@huttotx.gov

Parkland Letter of Intent

PROJECT NAME: Stromberg

PROJECT ADDRESS: CR 132, Hutto, TX 78634

Total acreage 372 Proposed zoning PUD

Location: CR 132, Hutto, TX 78634

☒ PUD ☐ Preliminary Plat ☐ Final Plat

Parkland Contribution

All parkland dedication and or fees in lieu of dedication shall be in conformance with 10.609 of Hutto's Unified Development Code, as amended. Potential parkland dedication must be approved by the Parks and Recreation Director or designated agents at the conceptual plan stage, and approved by the Parks Advisory Board and Parks and Recreation Director at the preliminary plat stage.

Number of park acres *required* to be conveyed: Will depend on development as part of PUD

Number of park acres *proposed* to be conveyed: Will depend on development as part of PUD

AND / OR

Amount required for Fee in Lieu of Parkland Conveyance:
As defined in City of Hutto Fee Schedule, as appropriate

Property owner or authorized agent

Signature: Kristal L. Harris

Printed Name: Kristal Harris Date: 6/5/2026

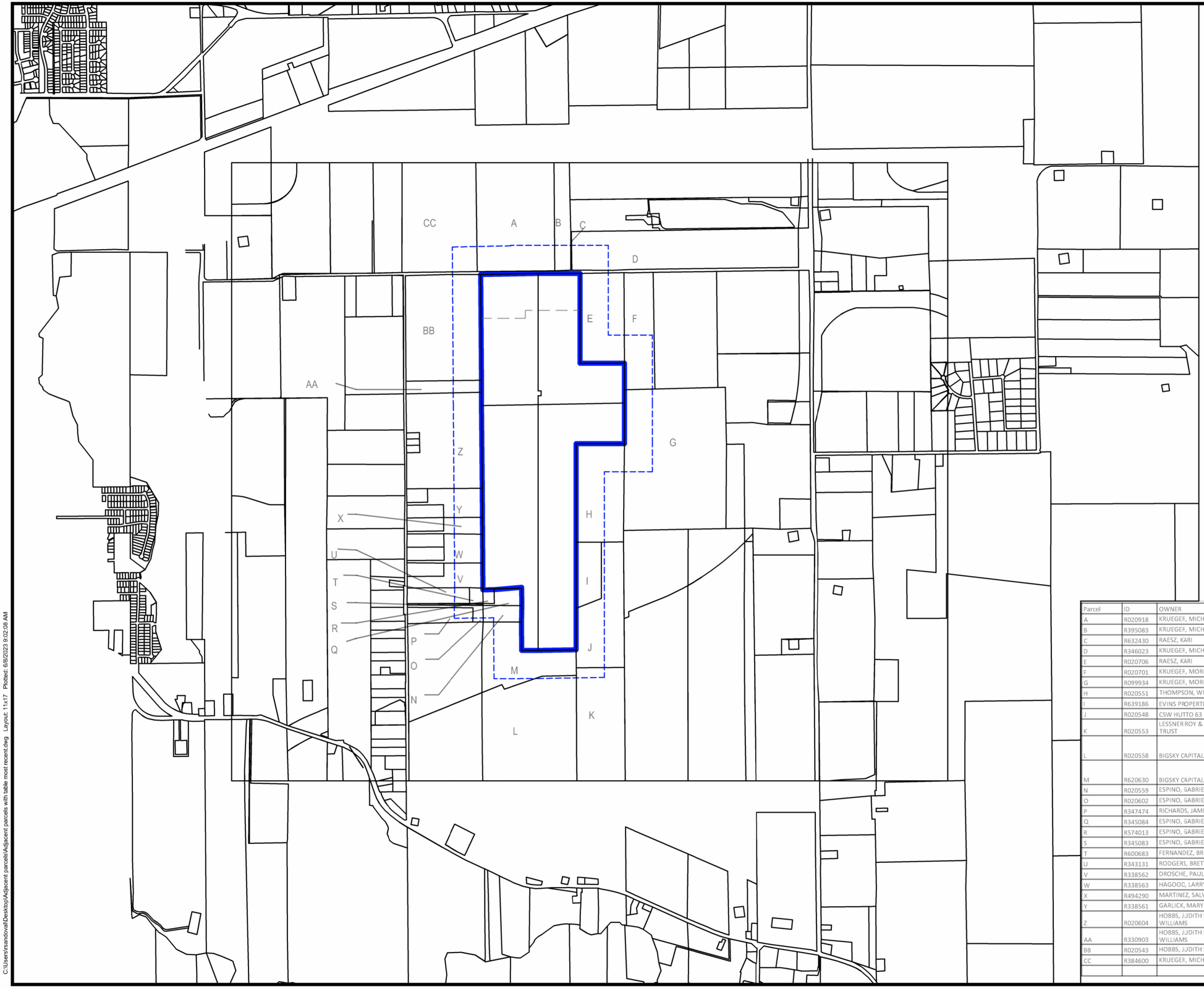
Contact Person: Kristal Harris

Phone: (512) 757-4111 Fax: Email: kharris@gray-civil.com

Parks Director Signature: _____

Parks Advisory Board approval date, ifapplicable: _____

Setpember 2023





300' Offset from Property Boundary
Property Boundary
Parcels

Parcel	ID	OWNER	MAILING ADDRESS
A	R020918	KRUEGEF, MICHAEL RAY	4551 COUNTY ROAD 132 HUTTO, TX 78634-4451
B	R395083	KRUEGEF, MICHAEL RAY	4551 COUNTY ROAD 132 HUTTO, TX 78634-4451
C	R632430	RAESZ, KARI	4900 CR 101 ¯AYLOR, TX 76574
D	R346023	KRUEGEF, MICHAEL RAY	4551 COUNTY ROAD 132 HUTTO, TX 78634-4451
E	R020706	RAESZ, KARI	4900 CR 101 ¯AYLOR, TX 76574
F	R020701	KRUEGEF, MORRIS W & MICHAEL R	4551 COUNTY ROAD 132 HUTTO, TX 78634-4451
G	R099934	KRUEGEF, MORRIS W & MICHAEL R	4551 COUNTY ROAD 132 HUTTO, TX 78634-4451
H	R020551	THOMPSON, WILLIAM ET AL	5505 EXETER ɔR AUSTIN, TX 78723
I	R639186	EVINS PROPERTIES LP	12405 SPLIT RAIL CV AUSTIN, TX 78750
J	R020548	CSW HUTTO 63 LP	1703 W 5TH ST #STE 850 AUSTIN, TX 78703
K	R020553	LESSNER ROY & MARY WYNETTE TRUST	12601 FM 1660 TAYLOR, TX 76574
L	R020558	BIGSKY CAPITAL LTD ET AL	C/O WALTHEł FAMILY GP LLC/ ATTN: CLAYTON WALTHER 9409 MANITOU SPRINGS LN AUSTIN, TX 78717
M	R620630	BIGSKY CAPITAL LTD ET AL	C/O WALTHEł FAMILY GP LLC/ ATTN: CLAYTON WALTHER 9409 MANITOU SPRINGS LN AUSTIN, TX 78717
N	R020559	ESPINO, GABRIEL M & MIRNA	1335 COUNTY RD 134 HUTTO, TX 78634
O	R020602	ESPINO, GABRIEL M & MIRNA	1335 COUNTY RD 134 HUTTO, TX 78634
P	R347474	RICHARDS, JAMES R	1345 COUNTY ROAD 134 HUTTO, TX 78634-5213
Q	R345084	ESPINO, GABRIEL M & MIRNA	1335 COUNTY RD 134 HUTTO, TX 78634
R	R574013	ESPINO, GABRIEL M & MIRNA	1335 COUNTY RD 134 HUTTO, TX 78634
S	R345083	ESPINO, GABRIEL M & MIRNA	1335 COUNTY RD 134 HUTTO, TX 78634
T	R600683	FERNANDEZ, BRIEANNA MONIQUE	1329 COUNTY ROAD 134 HUTTO, TX 78634
U	R343131	RODGERS, BRETT A	1325 COUNTY ROAD 134 HUTTO, TX 78634-5213
V	R338562	DROSCHE, PAUL J	1415 COUNTY ROAD 309 LEXINGTON, TX 78947
W	R338563	HAGOOD, LARRY J & MARVEL L	985 COUNTY ROAD 134 HUTTO, TX 78634-5212
X	R494290	MARTINEZ, SALVADOR, Jr	415 WIMBERLEY ST HUTTO, TX 78634
Y	R338561	GARLICK, MARY DOLORES	931 CR 134 HUTTO, TX 78634-5212
Z	R020604	HOBBS, JUDITH S & STORMI L WILLIAMS	701 COUNTY ROAD 134 HUTTO, TX 78634-5211
AA	R330903	HOBBS, JUDITH S & STORMI L WILLIAMS	701 COUNTY ROAD 134 HUTTO, TX 78634-5211
BB	R020543	HOBBS, JUDITH S & DOYLE E JR	701 COUNTY ROAD 134 HUTTO, TX 78634-521
CC	R384600	KRUEGEF, MICHAEL RAY	4551 COUNTY ROAD 132 HUTTO, TX 78634-4451

STROMBERG
HUTTO, TEXAS

WAYMAKER VENTURES

C:\Users\rsandoval\Desktop\Adjacent parcels\Adjacent parcels with table most recent.dwg Layout: 11x17 Plotted: 6/8/2023 9:02:08 AM

Outlook

Stromberg Planned Unit Development

From gabe espino <gabeespino@gmail.com>
Date Sun 6/28/2026 9:17 PM
To Planning <Planning@huttotx.gov>

Some people who received this message don't often get email from gabeespino@gmail.com. Learn why this is important

We object

We have not seen any images or design of fence or sound barrier between our property and the subdivision. We want to make sure there are no gaps in the fence for future roads.
Our concern is having traspassors every day. Currently we have had several trespassers coming on to our property. For example the survey company that was hired by the subdivision has no right to be on our property. Also have had concrete trucks coming up our road causing damage. They are also trespassing and trying to reach the construction site from our road. We do not want people from subdivision thinking they can come and ride their dirt bikes on our property.

From: gabe espino
To: Planning
Subject: Stromberg Planned Unit Development
Date: Monday, June 29, 2026 3:15:04 PM

Some people who received this message don't often get email from gabeespino@gmail.com. Learn why this is important

We object

We have not seen any images or design of the fence or sound barrier between our property and the subdivision. We want to make sure there are no gaps in the fence for future roads.
Our concern is having traspassors every day. Currently we have had several trespassers coming on to our property. For example the survey company that was hired by the subdivision has no right to be on our property. Also have had concrete trucks coming up our road causing damage. They are also trespassing and trying to reach the construction site from our road. We do not want people from subdivision thinking they can come and ride their dirt bikes on our property.

We object because how is the subdivision getting water if we can't get water aprovel from Johna water for our property.

Gabriel and Mirna
1335 county Road 134 Hutto Texas.