



City of Hutto

Agenda

Planning and Zoning Commission Meeting Tuesday, October 6, 2020 at 7:00 PM City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at www.huttotx.gov

Page

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

- 3.1. Dial in numbers
Toll: 1-512-717-4201
Toll Free: 1-800-717-4201
Conference ID:
242-3288

Once you are in the conference call press *5 to signal that you are requesting to speak during public comment.

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Planning and Zoning Commission on agenda issues and on non-agenda issues (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits advisory boards, commissions and committees created by local governmental bodies from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future meeting.]

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on September 1, 2020.

4 - 6

[Planning and Zoning Commission - 01 Sep 2020 - Minutes](#)

- 4.2. Consideration of a public hearing and possible recommendation on the proposed Covered Bridge Revised Preliminary Plat, 49.95 acres, more or less, of land, 231 residential lots, located off of CR 138. 7 - 10
[Agenda Item Report - AIR-20-354 - Pdf](#)
- 4.3. Consideration of a public hearing and possible recommendation on the proposed Emory Crossing Preliminary Plat Revision #2, 315.28 acres, more or less, of land, 1,350 residential lots, one amenity lot and one commercial lot, located on FM 1660 North. 11 - 20
[Agenda Item Report - AIR-20-345 - Pdf](#)
- 4.4. Consideration and possible recommendation on the proposed Cottonwood Creek Phase 3 Final Plat, 32.904 acres, more or less, of land, 138 residential lots, located on CR 199. 21 - 27
[Agenda Item Report - AIR-20-304 - Pdf](#)
- 4.5. Consideration and possible recommendation on the proposed Emory Crossing Phase 2 Final Plat, 44.321 acres, more or less, of land, 108 residential lots, located off of CR 119 at Emory Crossing Boulevard. 28 - 33
[Agenda Item Report - AIR-20-353 - Pdf](#)
- 4.6. Consideration and possible recommendation on the proposed Hansons Corner Expansion Final Plat, 4.8530 acres, more or less, of land, 3 commercial lots, located on Ed Schmidt Boulevard. 34 - 37
[Agenda Item Report - AIR-20-355 - Pdf](#)
- 4.7. Consideration and possible recommendation on the proposed Highlands North Section 3 Final Plat, 44.847 acres, more or less, of land, 134 residential lots, located on CR 133. 38 - 42
[Agenda Item Report - AIR-20-308 - Pdf](#)
- 4.8. Consideration and possible recommendation on the proposed Hutto Crossing Phase 4 Section 13 Final Plat, 0.774 acres, more or less, of land, one commercial lots, located on Chris Kelley Boulevard. 43 - 46
[Agenda Item Report - AIR-20-352 - Pdf](#)
- 4.9. Consideration of a public hearing and possible recommendation on the proposed Unified Development Code (UDC) ordinance amendement to the Code of Ordinances (2014 Edition, as amended), Chapter 2 Section 10.203, Development Review Process, Section 10.204.2, Effective Date and Expiration, Chapter 3, Section 10.311.9, Swimming Pools and Chapter 4, Section 10.405, Building Setbacks, General Rules. 47 - 59
[Agenda Item Report - AIR-20-362 - Pdf](#)
- 4.10. Consideration and possible action on the subdivision plat approval extension request for the Hutto Highlands Section 2 Phase 3 Final Plat, 42.698 acres, more or less, of land, 114 residential lots, located on FM 1660 North. 60 - 65
[Agenda Item Report - AIR-20-367 - Pdf](#)
- 4.11. Consideration and possible action on the subdivision plat approval extension request for the Hutto Square Section 6 Final Plat, 16.015 acres, more or less, of land, 64 residential lots, located on Limmer Loop. 66 - 70

[Agenda Item Report - AIR-20-368 - Pdf](#)

- 4.12. Consideration and possible action on a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 408 Hwy 79 West. 71 - 83

[Agenda Item Report - AIR-20-369 - Pdf](#)

- 4.13. Consideration and possible action on a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 408 Hwy 79 West. 84 - 91

[Agenda Item Report - AIR-20-370 - Pdf](#)

- 4.14. Consideration and possible action on a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 203 Holmstrom Street. 92 - 112

[Agenda Item Report - AIR-20-371 - Pdf](#)

5. ADJOURNMENT

6. CERTIFICATION

I certify that this notice of the **October 6, 2020** Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **October 2, 2020** at **3:00 P.M.**




Holly Nagy, City Secretary

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.



MINUTES

Planning and Zoning Commission Meeting

7:00 PM - Tuesday, September 1, 2020
Executive Conference Room

The Planning and Zoning Commission of the City of Hutto was called to order on Tuesday, September 1, 2020, at 7:00 PM, in the Executive Conference Room, with the following members present:

PRESENT: Commissioner Jerica Lawyer, Commissioner John Klein, Commissioner Randal Clark, Commissioner Richard Hudson, Commissioner Susanna Boyer, Chair
Tony Wertz, and Commissioner James Weaver

EXCUSED:

1 CALL MEETING TO ORDER

Chair Tony Wertz called meeting to order at 7:01 pm.

2 ROLL CALL

Member of the City of Hutto Staff present were Ashley Lumpkin, Executive Director of Infrastructure and Development, Samuel Ray, Director of Public Works and Engineering, and Angel Kavanaugh Management Assistant.

3 PUBLIC COMMENT

There were no Public Comments

- a) Dial in numbers
Toll: 1-512-717-4201
Toll Free: 1-800-717-4201
Conference ID:
242-3288

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Planning and Zoning Commission on agenda issues and on non-agenda issues (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

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may be placed on the agenda of a future meeting.]

4 PUBLIC HEARINGS

There were no Public Hearings

5 AGENDA ITEMS

- a) Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 4, 2020.

A motion was made by Commissioner Rick Hudson to approve the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on August 4, 2020 as written. Seconded by Commissioner Susanna Boyer. Motion passed 7/0.

- b) Consideration and possible recommendation on the proposed Mustang Creek Phase 5 Final Plat, 19.868 acres, more or less, of land, 102 residential lots, located on FM 1660 North.

A motion was made by Commissioner Susanna Boyer to accept staff recommendation on the proposed Mustang Creek Phase 5 Final Plat, 19.868 acres, more or less, of land, 102 residential lots, located on FM 1660 North with the agreement that the documents will have the numbers on pages as recommended by staff. Seconded by Commissioner Rick Hudson. Motion passed 7/0.

6 DEVELOPMENT SERVICES DIRECTOR REPORT

- a) Planning and Zoning Commission Training.

Ashley Lumpkin spoke of the 2 training sessions that the Commission and staff will be registered for. First on is September 9-10 for the **APA TexasPlans Legislative and Advocacy Virtual Summit, and the second will be in October 5-9 2020 APA Cross-Chapter Collaborative virtual conference.**

- b) Presentation on Annual Report for Planning and Zoning Commission.

Ashley Lumpkin showed the upcoming Annual Report and a brief discussion on plans for remainder of year, suggested that the P&Z commission start now looking at sections of the UDC to update.

7 ADJOURNMENT

Having no further business Chair Tony Wertz adjourned at 8:40 pm.

8 CERTIFICATION

I certify that this notice of the **September 1, 2020** Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on August **28, 2020** at **12:00 P.M.**



Holly Nagy, *City Secretary*

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Chair

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation on the proposed Covered Bridge Revised Preliminary Plat, 49.95 acres, more or less, of land, 231 residential lots, located off of CR 138.
Meeting: Planning and Zoning Commission - 06 Oct 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Covered Bridge Revised Preliminary Plat is approximately 49.95 acres of land, located on the north side of County Road 138, east of Dana Drive. The property had a prior development application and proposed Planned Unit Development (PUD) in 2019; however, this is a new application and a different proposal. The current proposal is in conformance with the Future Land Use Map and the existing single-family zoning district that was applied to the tract at annexation.

Current Zoning:

The subject property is zoned SF-1.

Surrounding Zoning:

North: SF-1 (Lakeside Estates Subdivision)
East: SF-1 (Southgate Subdivision)
South: ETJ (Pflugerville ETJ)
West: SF-1 (Lakeside Estates Subdivision)

Summary of Request:

The proposed Preliminary Plat Final Plat is comprised of 230 single-family residential lots, one detention lot, 9 open space lots, a right-of-way dedication lot that will be dedicated to Williamson County for the Southeast Loop Project, and 11.33 acres of right-of-way.

The development proposed a mix of 45-foot and 50-foot lots. It also extends Katz Lane as a collector through the site, in conformance with the Master Mobility Plan, providing the street connectivity as described in 10.613.3.4 of the Unified Development Code.

Staff Review:

The proposal meets the minimum standards as required in the Unified Development Code and state law. The proposed street layout extends Kaatz Lane to the east to the Southgate Subdivision and will connect to the Southeast Loop once constructed. It will connect to CR 138 until that time.

FINANCIAL IMPACT:

None at this time.

POLICY IMPLICATIONS:

None at this time.

RECOMMENDATION:

As the Preliminary Plat meets the requirements as adopted within the Unified Development Code, Staff recommends a favorable recommendation forwarded to City Council.

ATTACHMENTS:

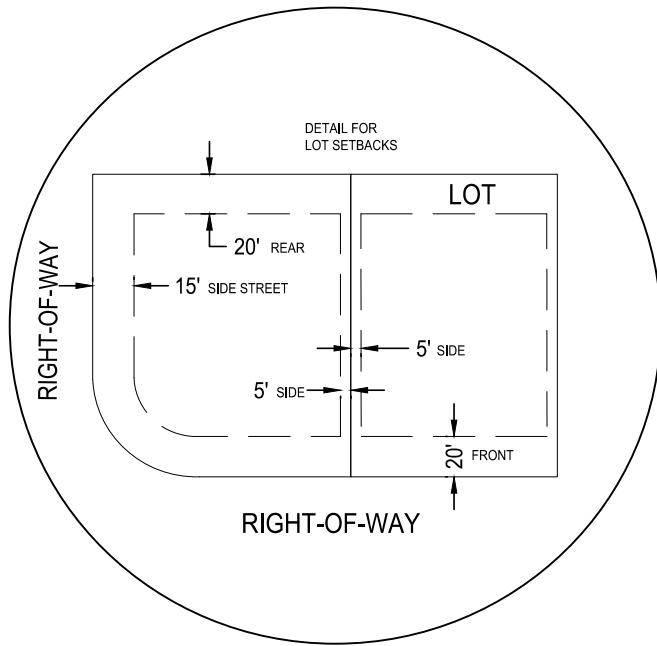
[CBRevPrelim-U1-PrelimPlat\(9-29-20\)](#)

SHEET
1 OF 2

G:\TXC\Projects\F4_Development\7948-00-Covered_Bridge\LD01_CADD\01_Sites\Prelim Plans\C-SP-LAYO-PRELIM.dwg Layout: Layout2 Plotted: 9/29/2020 4:09:04 PM

GENERAL NOTES:

1. NO BUILDING, FENCING, LANDSCAPING, OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. EXCEPTIONS WILL BE ALLOWED WHERE LIMITING FACTORS EXIST, AND THERE ARE OPTIONS AVAILABLE TO ENSURE THAT DRY UTILITY SERVICE CAN BE ACCOMMODATED SUCH AS JOINT TRENCHING OF UTILITIES IN A SINGLE EASEMENT.
3. A 5' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE U.D.C. REQUIREMENTS.
6. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN ACCORDANCE WITH THE CITY OF HUTTO UDC.
7. WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
8. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF $\frac{1}{4}$ " PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
9. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: MANVILLE WATER SUPPLY CORPORATION
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY
GAS: ATMOS ENERGY CORPORATION
10. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0515F, EFFECTIVE 12/20/2019.
11. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE U.D.C.
13. THE SUBDIVISION IS ZONED: SF-1
14. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
15. "FIRE LANE TOW AWAY ZONE" SIGNAGE WILL BE POSTED ON ONE SIDE OF EVERY PROPOSED STREET WITH A 30 FOOT WIDTH.
16. BUILDING SETBACK MINIMUMS ARE PER AS SHOW BELOW.
17. ANY MITIGATION OR REQUIRED IMPROVEMENTS CONTAINED WITHIN THE TIA REPORT WILL BE SATISFIED AT FINAL PLAT/CONSTRUCTION PLAN STAGE.



COVERED BRIDGE
PRELIMINARY PLAT

STREET STANDARDS CHART						
STREET NAME	R.O.W. WIDTH	STREET LENGTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	CURB AND GUTTER
BRISLECONE PASS	55'	1,052 LF	30' FACE TO FACE	5'	LOCAL	YES
KAATZ LANE	69'	1,190 LF	44' FACE TO FACE	5'	COLLECTOR	YES
MARJORIE DRIVE	60'	272 LF	30' FACE TO FACE	5'	LOCAL	YES
PALO BREA LOOP	55'	5,237 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES
PINYON PINE PASS	55'	432 LF	30' FACE TO FACE	5'	LOCAL	YES
TESOTA COVE	55'	222 LF	30' FACE TO FACE	5'	LOCAL	YES

LOT TABLE			
LOT #	AREA	BLOCK	USE
1	11785	A	OPEN SPACE
2	12225	A	SF
3	12225	A	SF
4	7250	A	SF
5	7250	A	SF
6	7652	A	SF
7	6300	A	SF
8	8018	A	SF
9	10399	A	SF
10	10979	A	SF
11	8029	A	SF
12	5399	A	SF
13	8019	A	SF
14	6300	A	SF
15	7652	A	SF
16	6553	A	SF
17	5400	A	SF
18	5400	A	SF
19	6000	A	SF
20	5939	A	SF

LOT TABLE			
LOT #	AREA	BLOCK	USE
1	5992	B	SF
2	5750	B	SF
3	5115	B	SF
4	5175	B	SF
5	6277	B	SF
6	6277	B	SF
7	5175	B	SF
8	5175	B	SF
9	5393	B	SF
10	6029	B	SF
11	6037	B	SF
12	5409	B	SF
13	6522	B	SF
14	7599	B	SF
15	5837	B	O.S.
16	8375	B	SF
17	6907	B	SF
18	6012	B	SF
19	5755	B	SF
20	5750	B	SF
21	5750	B	SF
22	5750	B	SF
23	5750	B	SF
24	5750	B	SF
25	5750	B	SF
26	5750	B	SF
27	5750	B	SF
28	5750	B	SF
29	5750	B	SF
30	6852	B	SF

LOT TABLE			
LOT #	AREA	BLOCK	USE
1	6852	C	SF
2	5750	C	SF
3	5750	C	SF
4	5750	C	SF
5	5750	C	SF
6	5750	C	SF
7	5750	C	SF
8	5750	C	SF
9	5747	C	SF
10	5017	C	SF
11	6801	C	SF
12	9673	C	SF
13	5235	C	SF
14	4647	C	SF
15	5158	C	SF
16	5175	C	SF
17	5175	C	SF
18	5175	C	SF
19	5175	C	SF
20	5175	C	SF
21	5175	C	SF
22	5175	C	SF
23	8788	C	O.S.
24	5175	C	SF
25	5175	C	SF
26	5175	C	SF
27	5175	C	SF
28	4937	C	SF
29	4640	C	SF
30	7245	C	SF
31	8306	C	SF
32	4841	C	O.S.
33	4773	C	SF
34	5175	C	SF
35	5175	C	SF
36	5175	C	SF
37	5175	C	SF
38	5175	C	SF
39	5175	C	SF
40	5175	C	SF
41	5175	C	SF
42	5175	C	SF
43	1725	C	O.S.
44	5175	C	SF
45	5175	C	SF
46	5175	C	SF
47	5175	C	SF
48	5175	C	SF
49	5175	C	SF
50	5175	C	SF
51	5175	C	SF
52	5175	C	SF
53	6277	C	SF

LOT TABLE			
LOT #	AREA	BLOCK	USE
1	105878	D	OPEN SPACE/ DETENTION
2	5175	D	SF
3	5175	D	SF
4	5175	D	SF
5	5898	D	SF
6	8331	D	SF
7	5175	D	SF
8	5175	D	SF
9	5175	D	SF
10	5175	D	SF
11	5175	D	SF
12	5175	D	SF
13	6362	D	SF
14	6124	D	SF
15	5175	D	SF
16	5175	D	SF
17	5175	D	SF
18	5175	D	SF
19	5175	D	SF
20	5175	D	SF
21	5175	D	SF
22	5175	D	SF
23	5175	D	SF
24	5175	D	SF
25	5175	D	SF
26	5175	D	SF
27	5175	D	SF
28	8248	D	SF

LOT TABLE			
LOT #	AREA	BLOCK	USE
1	8456	E	SF
2	5175	E	SF
3	5175	E	SF
4	5175	E	SF
5	5175	E	SF
6	5175	E	SF
7	3450	E	O.S.
8	5175	E	SF
9	5175	E	SF
10	5175	E	SF
11	6154	E	SF
12	6528	E	SF
13	5175	E	SF
14	5175	E	SF
15	5175	E	SF
16	5175	E	SF
17	5175	E	SF
18	5175	E	SF
19	5983	E	SF
20	6794	E	SF
21	8163	E	SF
22	6622	E	SF
23	5581	E	SF
24	5175	E	SF
25	5175	E	SF
26	5175	E	SF
27	5175	E	SF
28	5175	E	SF
29	5175	E	SF
30	5175	E	SF
31	5175	E	SF
32	5791	E	SF
33	6109	E	SF
34	8465	E	SF

LOT TABLE			
LOT #	AREA	BLOCK	USE
1	6540	F	SF
2	5175	F	SF
3	5175	F	SF
4	5175	F	SF
5	5175	F	SF
6	5175	F	SF
7	5175	F	SF
8	5175	F	SF
9	5175	F	SF
10	6006	F	SF
11	9765	F	SF
12	13435	F	SF
13	9640	F	SF
14	7049	F	SF
15	5176	F	SF
16	5175	F	SF
17	5175	F	SF
18	5175	F	SF
19	6367	F	SF

LOT TABLE			
LOT #	AREA	BLOCK	USE
1	6646	G	SF
2	5400	G	SF
3	5400	G	SF
4	7397	G	SF
5	6663	G	SF
6	9040	G	SF
7	6603	G	SF
8	8509	G	SF
9	8117	G	SF
10	6816	G	SF
11	5619	G	SF
12	9378	G	SF

LOT TABLE			
LOT #	AREA	BLOCK	USE
1	1855	H	O.S.
2	5588	H	SF
3	5750	H	SF
4	5750	H	SF
5	5750	H	SF
6	5750	H	SF
7	5735	H	SF
8	5765	H	SF
9	5750	H	SF
10	5750	H	SF
11	5750	H	SF
12	5750	H	SF
13	5750	H	SF
14	5750	H	O.S.
15	5750	H	SF
16	5750	H	SF
17	5750	H	SF
18	5750	H	SF
19	5750	H	SF
20	5750	H	SF
21	5812	H	SF
22	6345	H	SF
23	7567	H	SF
24	8819	H	SF
25	7551	H	O.S.
26	5189	H	SF
27	5216	H	SF
28	5243	H	SF
29	6011	H	SF
30	6300	H	SF
31	6300	H	SF
32	6300	H	SF
33	6300	H	SF
34	6300	H	SF
35	6300	H	SF
36	6300	H	O.S.
37	6300	H	SF
38	6300	H	SF
39	5908	H	SF
40	6705	H	SF
41	10980	H	SF
42	7100	H	SF
43	4600	H	SF
44	4960	H	SF
45	6277	H	SF

LEGAL DESCRIPTION OF LAND:

A TRACT OF LAND SITUATED WITHIN THE JOHN KELSEY SURVEY, ABSTRACT NUMBER 377, WILLIAMSON COUNTY TEXAS, AND BEING A PORTION OF A CALLED 73.35 ACRE TRACT OF LAND CONVEYED TO THE CENTRAL ASSEMBLY OF GOD (NOW KNOWN AS THE BRIDGE COMMUNITY CHURCH OF THE ASSEMBLIES OF GOD) BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2007040774 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND, ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 138, FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK B-1 OF LAKESIDE ESTATES, SECTION TWO, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET T AT SLIDES 19-21 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF A CALLED 1.210 ACRE TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY BY A DEED FILED FOR RECORD UNDER DOCUMENT NUMBER 2009062923 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 07 DEGREES 36 MINUTES 49 SECONDS EAST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION TWO AND THE ABOVE-MENTIONED 73.355 ACRE TRACT, PASSING AT 984.67 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 16 IN SAID BLOCK B-1, PASSING AT 1,044.63 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK E OF THE AFOREMENTIONED LAKESIDE ESTATES, SECTION 2 AND CONTINUING ALONG SAID COMMON BOUNDARY LINE AND THE COMMON BOUNDARY LINE OF SAID 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN CABINET W AT SLIDES 96 - 98 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, PASSING AT 2,254.73 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE NORTHEAST CORNER OF LOT 21 IN BLOCK E OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 2,324.74 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 1 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, AND CONTINUING FOR A TOTAL DISTANCE OF 2,989.13 FEET TO A 1/2 INCH REBAR FOUND FOR A COMMON CORNER OF SAID 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE.

THENCE SOUTH 83 DEGREES 06 MINUTES 46 SECONDS EAST, CONTINUING ALONG THE AFOREMENTIONED COMMON BOUNDARY LINE OF THE CALLED 73.35 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE, PASSING AT 238.46 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE SOUTHEAST CORNER OF LOT 17 IN BLOCK H OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 290.30 FEET THE SOUTHWEST CORNER OF LOT 1 IN BLOCK J OF SAID LAKESIDE ESTATES, SECTION THREE, PASSING AT 445.14 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON SOUTH CORNER OF LOTS 1 AND 24 IN SAID BLOCK J AND CONTINUING FOR A TOTAL DISTANCE OF 1,051.30 FEET A 1/2 INCH REBAR WITH A CAP MARKED "CHAPARRAL 4995" FOUND FOR THE COMMON EAST CORNER OF SAID 73.540 ACRE TRACT AND LAKESIDE ESTATES, SECTION THREE ON THE WEST BOUNDARY LINE OF A 120.0 ACRE TRACT CONVEYED TO J.F. GIBNEY, ET UX BY A DEED FILED FOR RECORD IN VOLUME 2728 AT PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 07 DEGREES 28 MINUTES 40 SECONDS WEST, ALONG THE COMMON BOUNDARY LINE OF THE AFOREMENTIONED 73.35 ACRE TRACT AND THE AFOREMENTIONED GIBNEY TRACT, 1,472.30 FEET TO A POINT, IN AN EXISTING HEDGEROW, FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED, FROM WHICH A 1/2 INCH REBAR FOUND FOR SOUTHEAST CORNER OF SAID 73.35 ACRE TRACT BEARS SOUTH 07 DEGREES 28 MINUTES 36 SECONDS WEST, 1,586.43 FEET;

THENCE NORTH 83 DEGREES 09 MINUTES 06 SECONDS WEST, PASSING AT 15.16 FEET A 1/2 INCH REBAR WITH A CAP MARKED "REF COR RPLS 4967" SET FOR A REFERENCE CORNER AND CONTINUING FOR A TOTAL DISTANCE OF 640.26 FEET A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET FOR A CORNER OF THE TRACT OF LAND HEREIN DESCRIBED;

THENCE SOUTH 07 DEGREES 36 MINUTES 49 SECONDS WEST, 1,506.33 FEET TO A 1/2 INCH REBAR WITH A CAP MARKED "RPLS 4967" SET, ON THE ABOVE-MENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE ABOVE-MENTIONED CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT;

THENCE NORTH 83 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, 59.39 FEET TO A 5/8 INCH REBAR WITH A CAP MARKED "WILLIAMSON COUNTY" FOUND FOR A COMMON CORNER OF SAID 1.210 ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE NORTHWESTERLY, 355.51 FEET ALONG THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE AND NORTH BOUNDARY LINE OF THE CALLED 1.210 ACRE WILLIAMSON COUNTY TRACT, AND ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5,830.63 FEET, A CENTRAL ANGLE OF 03 DEGREES 29 MINUTES 37 SECONDS AND A LONG CHORD WHICH BEARS NORTH 84 DEGREES 53 MINUTES 44 SECONDS WEST, 355.46 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 2,175,821 SQUARE FEET OR 49,850 ACRES, MORE OR LESS

APR

DATE

DESCRIPTION

REV

DESIGNED BY: AC

REVIEWED BY: JK

DRAWN BY: AC</

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation on the proposed Emory Crossing Preliminary Plat Revision #2, 315.28 acres, more or less, of land, 1,350 residential lots, one amenity lot and one commercial lot, located on FM 1660 North.
Meeting: Planning and Zoning Commission - 06 Oct 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Emory Crossing Preliminary Plat Revision #2 is approximately 325.28 acres of land and 1,350 residential lots, 1 amenity lot and 1 commercial lot. This plat is formerly known as RSI Preliminary Plat.

Current Zoning:

The subject property is zoned PUD with a base zoning of SF-1.

Surrounding Zoning:

North: Extraterritorial Jurisdiction (with a Development Agreement)

East: Mustang Creek Subdivision (SF-1)

South: Hutto Parke Subdivision (SF-1) and ETJ (with a Development Agreement)

West: Extraterritorial Jurisdiction (with a Development Agreement)

Summary of Request:

The proposed revised Preliminary Plat is comprised of 1,350 Single-Family Lots. There are 118 proposed townhome lots, 458 proposed detached condo lots and 722 single-family residential lots that are at least 50 feet in width.

Staff Review:

The proposal meets the minimum standards as required in the Planned Unit Development, Unified Development Code and state law. The proposed street layout provides for connectivity and adds a major east/west collector. This provides a needed collection and alternate routes in the area.

FINANCIAL IMPACT:

None applicable.

POLICY IMPLICATIONS:

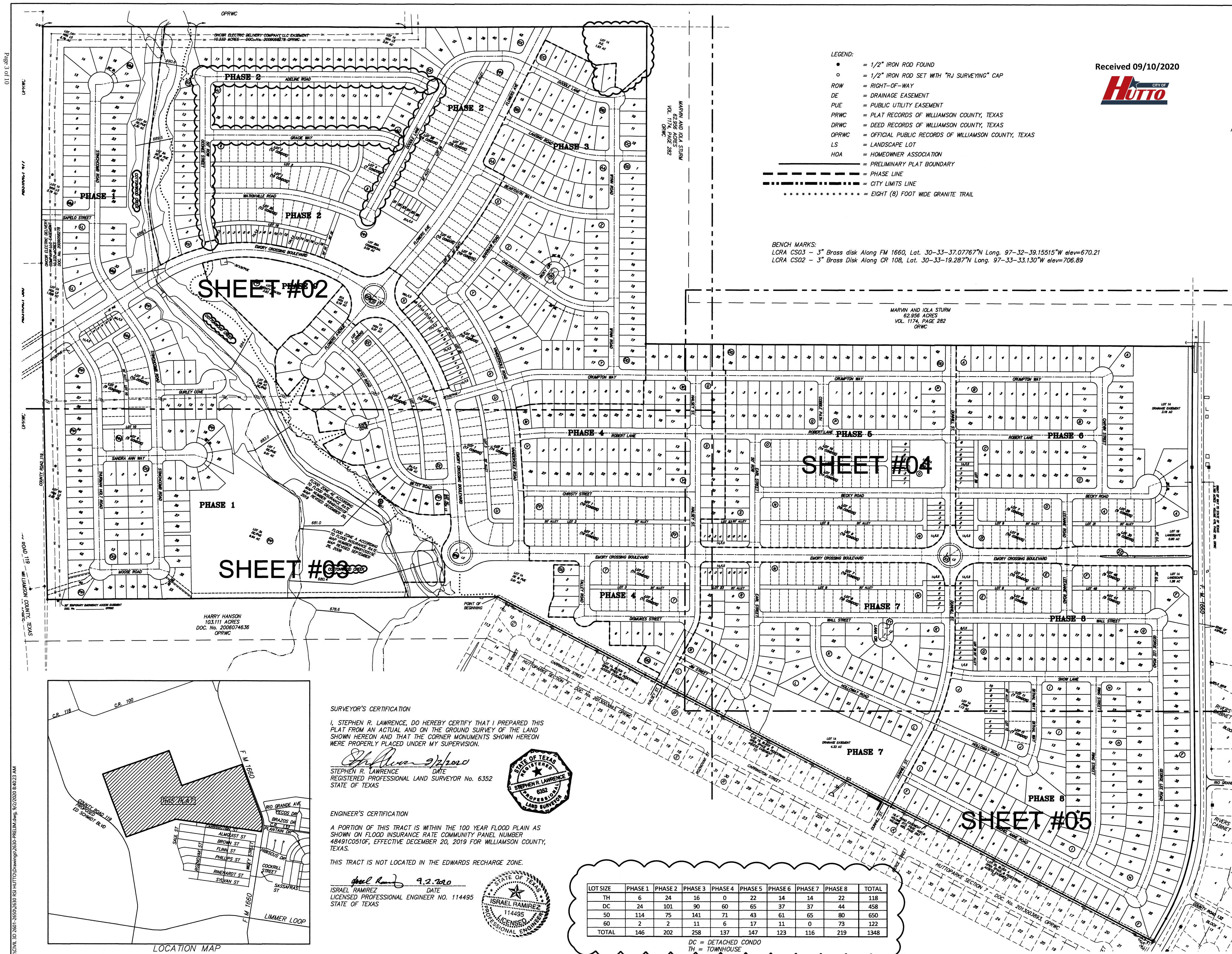
None applicable.

RECOMMENDATION:

As the Final Plat meets the requirements as adopted within the PUD and Unified Development Code, Staff recommends a favorable recommendation forwarded to City Council for approval of the Final Plat.

ATTACHMENTS:

[EmoryCrossingRev#2-Prelim-U1-Plat\(9-10-20\)](#)



- LEGEND:
- = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
 - ROW = RIGHT-OF-WAY
 - DE = DRAINAGE EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - LS = LANDSCAPE LOT
 - HOA = HOMEOWNER ASSOCIATION
 - = PRELIMINARY PLAT BOUNDARY
 - - - = PHASE LINE
 - - - - - = CITY LIMITS LINE
 - ***** = EIGHT (8) FOOT WIDE GRANITE TRAIL

BENCH MARKS:
LORA CS03 - 3" Brass disk Along FM 1660, Lat. 30-33-37.07767°N Long. 97-32-39.15515°W elev=670.21
LORA CS02 - 3" Brass Disk Along CR 108, Lat. 30-33-19.287°N Long. 97-33-33.130°W elev=706.89

Received 09/10/2020
Hutto CITY OF

REVISED PRELIMINARY PLAT OF
EMORY CROSSING
WILLIAMSON COUNTY, TEXAS
SCALE: 1"=200'
PRELIMINARY OVERALL

- STANDARD PLAT NOTES
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
 - BUILDING SETBACK LINES SHALL CONFORM TO PUD REQUIREMENTS.
 - A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
 - A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
 - A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES OF SF-1 AND SF-1 CONDOMINIUM LOTS.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 - STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
 - SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
 - WATER WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. WASTEWATER WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WASTEWATER SYSTEM IS INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/4" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
 - UTILITY PROVIDERS FOR THIS SUBDIVISION ARE:
WATER: JONAH S.U.D.
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR
 - THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
 - AMENITY, OPEN SPACE AND ALLEYS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL LOTS IN THIS SUBDIVISION SHALL BE ZONED PUD WITH A BASE ZONING OF SF-1 OR B-1 PER THE PUD.
 - ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
 - THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOTS IS 65%.
 - ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO CODES AND REGULATIONS, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 - ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - ALL LANDSCAPE & PARK LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - LANDSCAPED MEDIANS & THE CENTER OF THE ROUND-A-BOUTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - FIRE LANE SIGNS AS SPECIFIED IN SECTION D103.6 OF THE 2018 INTERNATIONAL FIRE CODE SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE PER SECTION D103.6.2.
 - ALL LOTS ADJACENT TO THE FLOODPLAIN SHALL HAVE THE FINISHED FLOOR ELEVATIONS AT MINIMUM TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN ELEVATION OF COTTONWOOD CREEK.

- SHEET INDEX
- PRELIMINARY OVERALL
 - PRELIMINARY 1 OF 4
 - PRELIMINARY 2 OF 4
 - PRELIMINARY 3 OF 4
 - PRELIMINARY 4 OF 4
 - WATER & WASTEWATER LAYOUT
 - OFFSITE WASTEWATER LAYOUT
 - DRAINAGE LAYOUT

SITE DATA:

RESIDENTIAL (TOTAL 1,348)	
SF-1 (50' Min.)	772 LOTS
SF-1 ATTACHED TH	118 LOTS
SF-1 DETACHED CONDO.	458 LOTS
BLOCKS	49
TOTAL AREA	315.28 ACRES
SF LOTS	179.33 ACRES
NON-SF LOTS	39.32 ACRES
AMENITY LOT	3.83 ACRES
OPEN SPACE TO CITY	22.53 ACRES
POCKET PARKS	2.05 ACRES
RIGHT-OF-WAY	61.90 ACRES
ALLEY	6.32 ACRES

PROPERTY OWNER:
WILLIAM LYON HOMES
810 HESTER'S CROSSING
ROAD, SUITE 235
ROUND ROCK, TX 78681

DATE: JULY 23, 2018
SCALE: 1" = 200'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

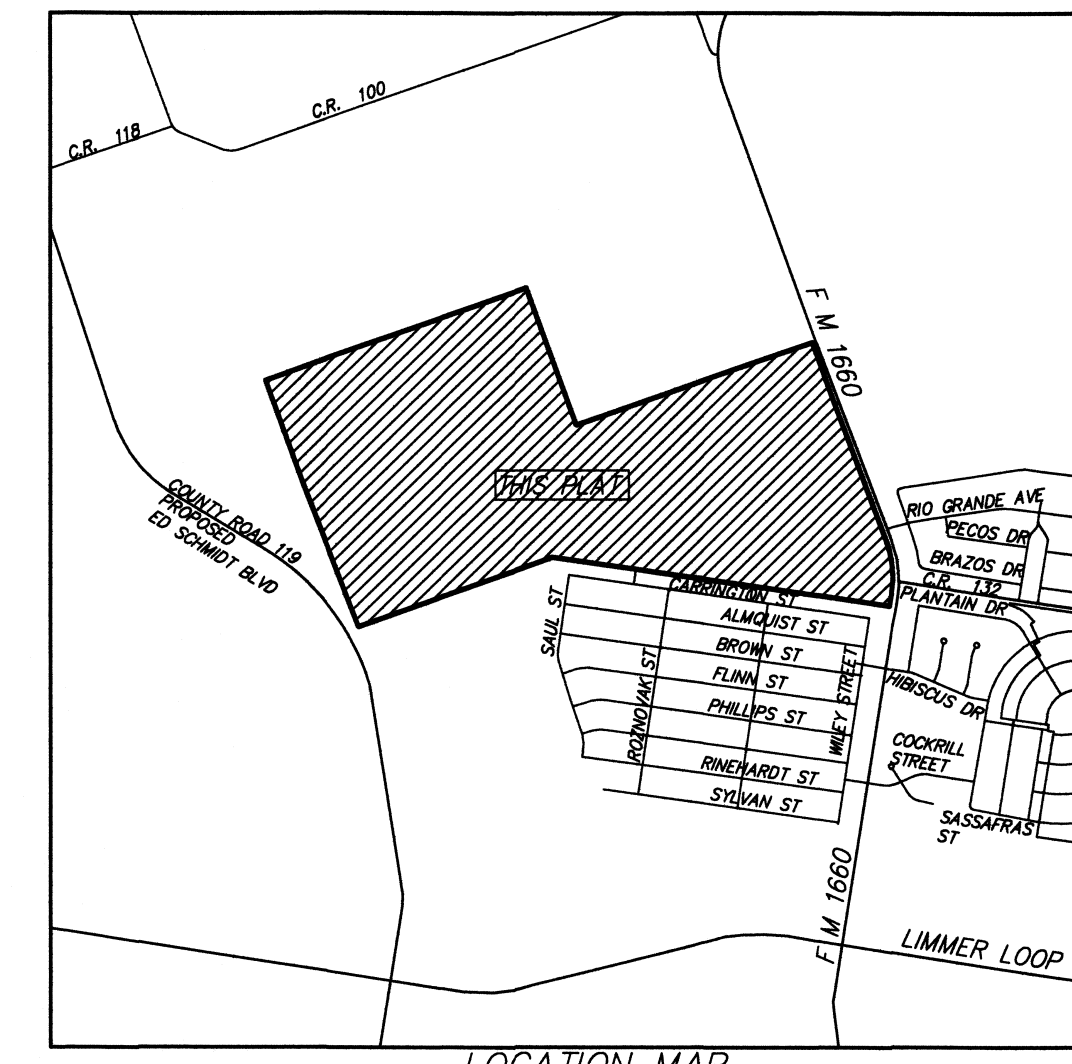
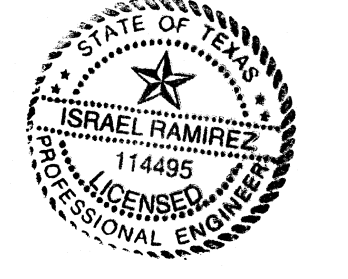
LOT SIZE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	TOTAL
TH	6	24	16	0	22	14	14	22	118
DC	24	101	90	60	65	37	37	44	458
50	114	75	141	71	43	61	65	80	650
60	2	2	11	6	17	11	0	73	122
TOTAL	146	202	258	137	147	123	116	219	1348

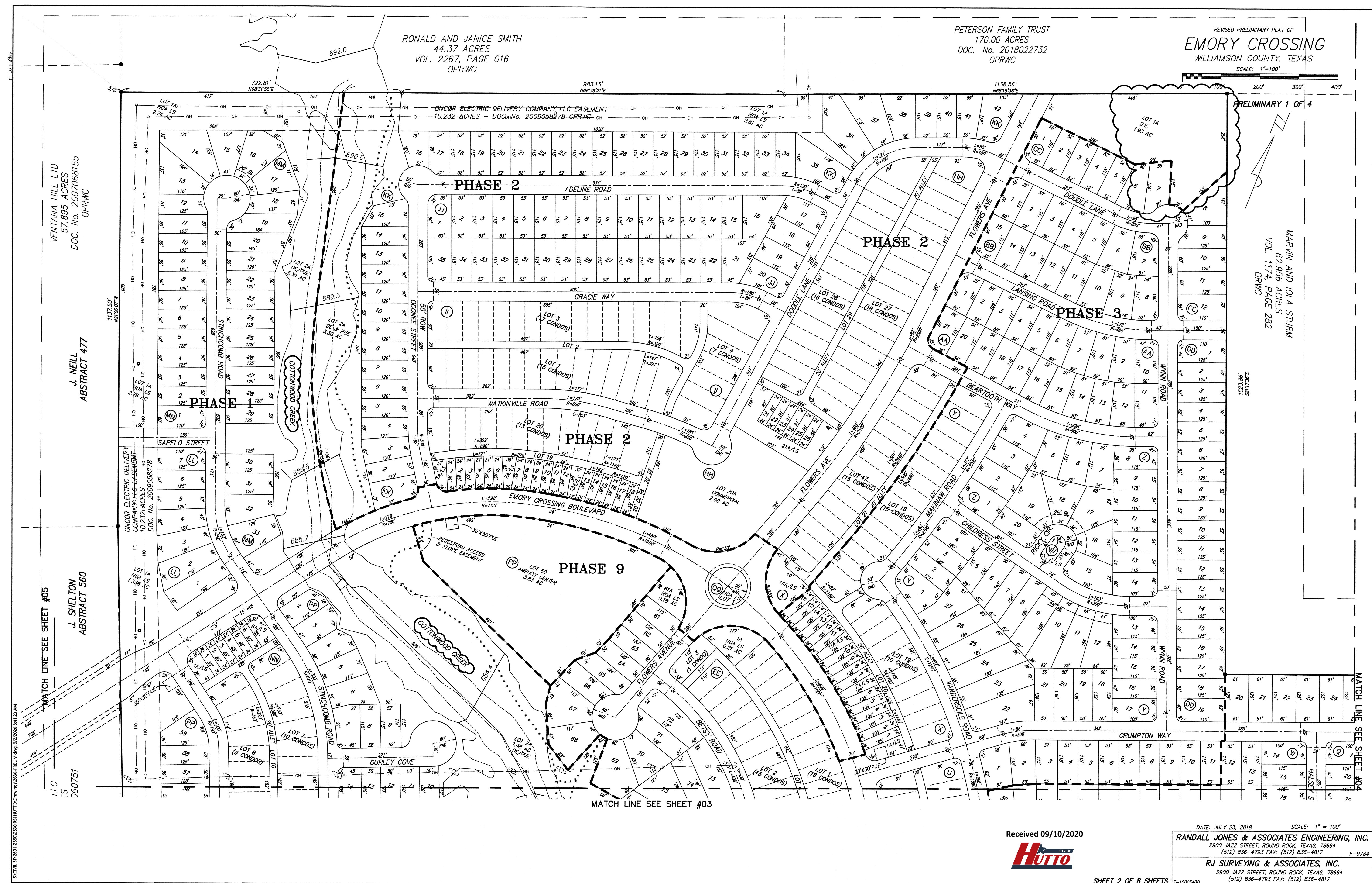
DC = DETACHED CONDO
TH = TOWNHOUSE

SURVEYOR'S CERTIFICATION
I, STEPHEN R. LAWRENCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.
Stephen R. Lawrence
STEPHEN R. LAWRENCE
DATE: 9/2/2020
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6352
STATE OF TEXAS

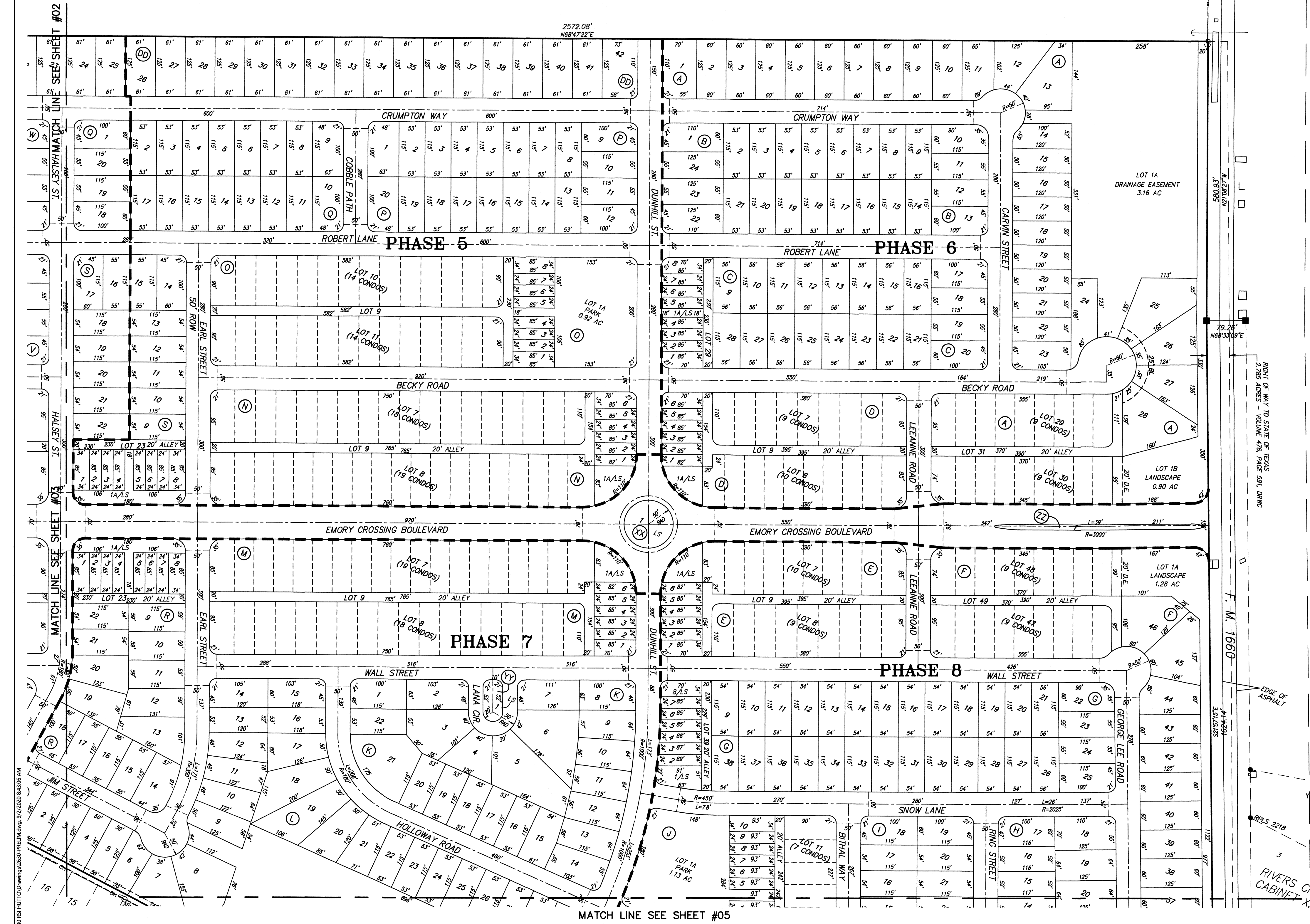


ENGINEER'S CERTIFICATION
A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
THIS TRACT IS NOT LOCATED IN THE EDWARDS RECHARGE ZONE.
Israel Ramirez 9.2.2020
ISRAEL RAMIREZ
DATE: 9.2.2020
LICENSED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS









IVER WALLIN AND
LAVERNE WALLIN
293 ACRES FIRST TRACT
VOL. 541, PAGE 514
DRWC

REVISED PRELIMINARY PLAT OF
EMORY CROSSING
WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'

0 100' 200' 300' 400'

PRELIMINARY 3 OF 4

JONAH WATER SUD
0.50 ACRE
DOCUMENT No. 2000021638
OPRWC

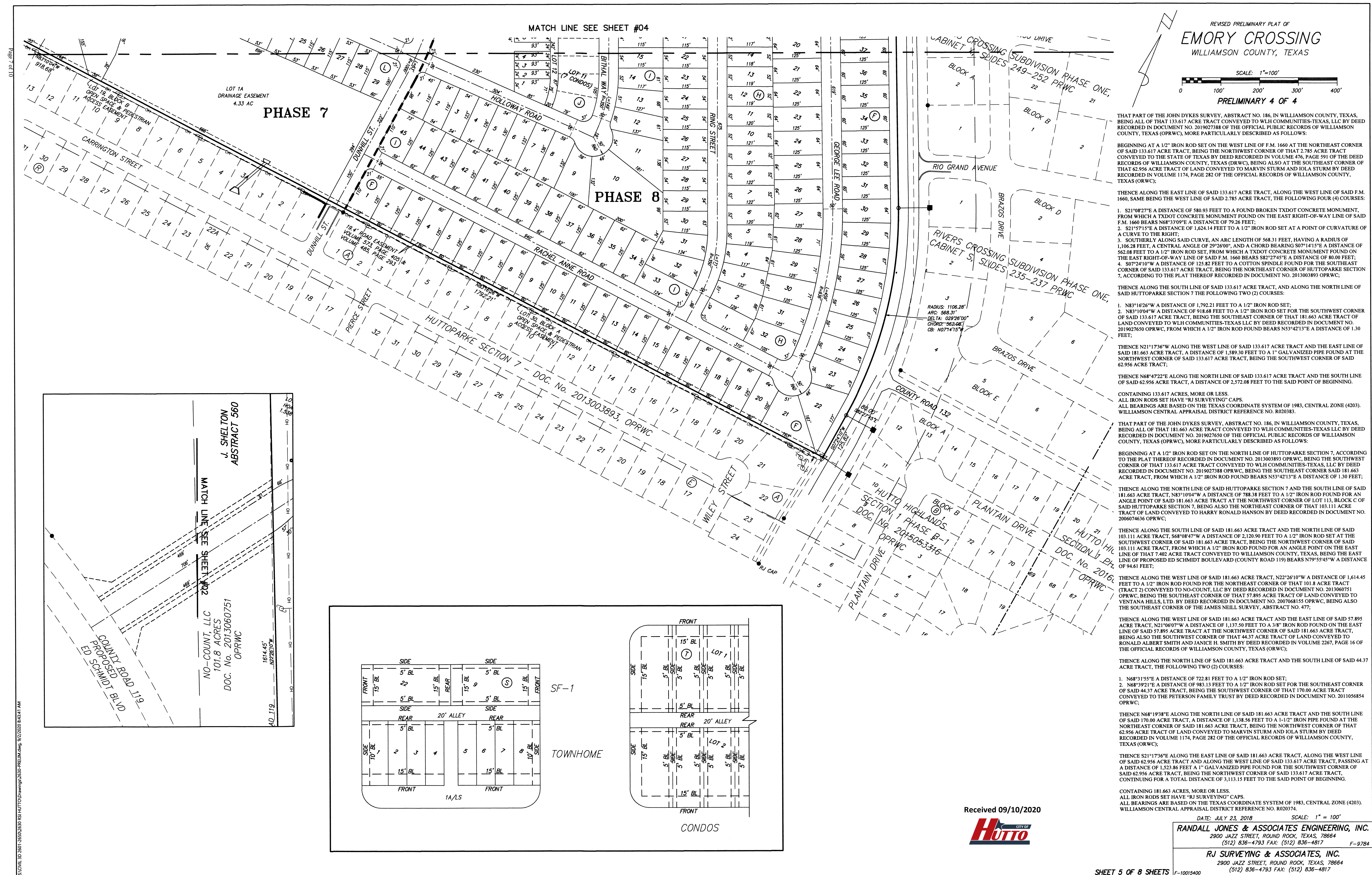
Received 09/10/2020



DATE: JULY 23, 2018 SCALE: 1" = 100'

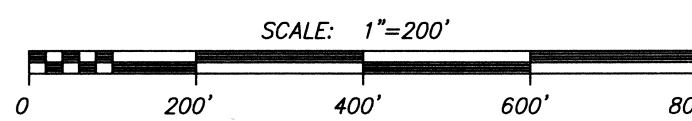
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

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WATER & WASTEWATER LAYOUT

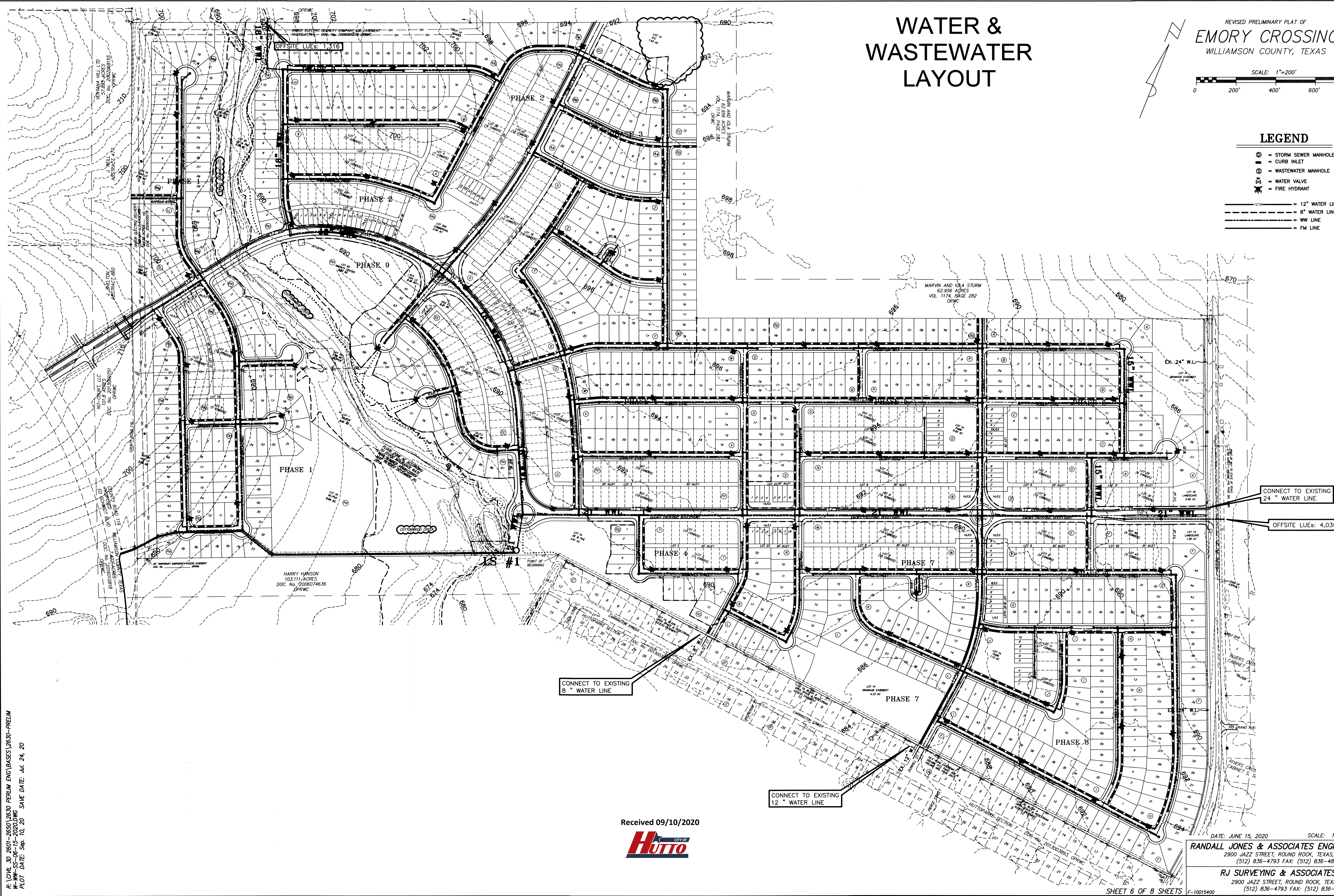
REVISED PRELIMINARY PLAT OF
EMORY CROSSING
WILLIAMSON COUNTY, TEXAS



LEGEND

- ⊙ = STORM SEWER MANHOLE
- = CURB INLET
- ⊙ = WASTEWATER MANHOLE
- = WATER VALVE
- ⊙ = FIRE HYDRANT

- = 12" WATER LINE
- = 8" WATER LINE
- = WW LINE
- = FM LINE



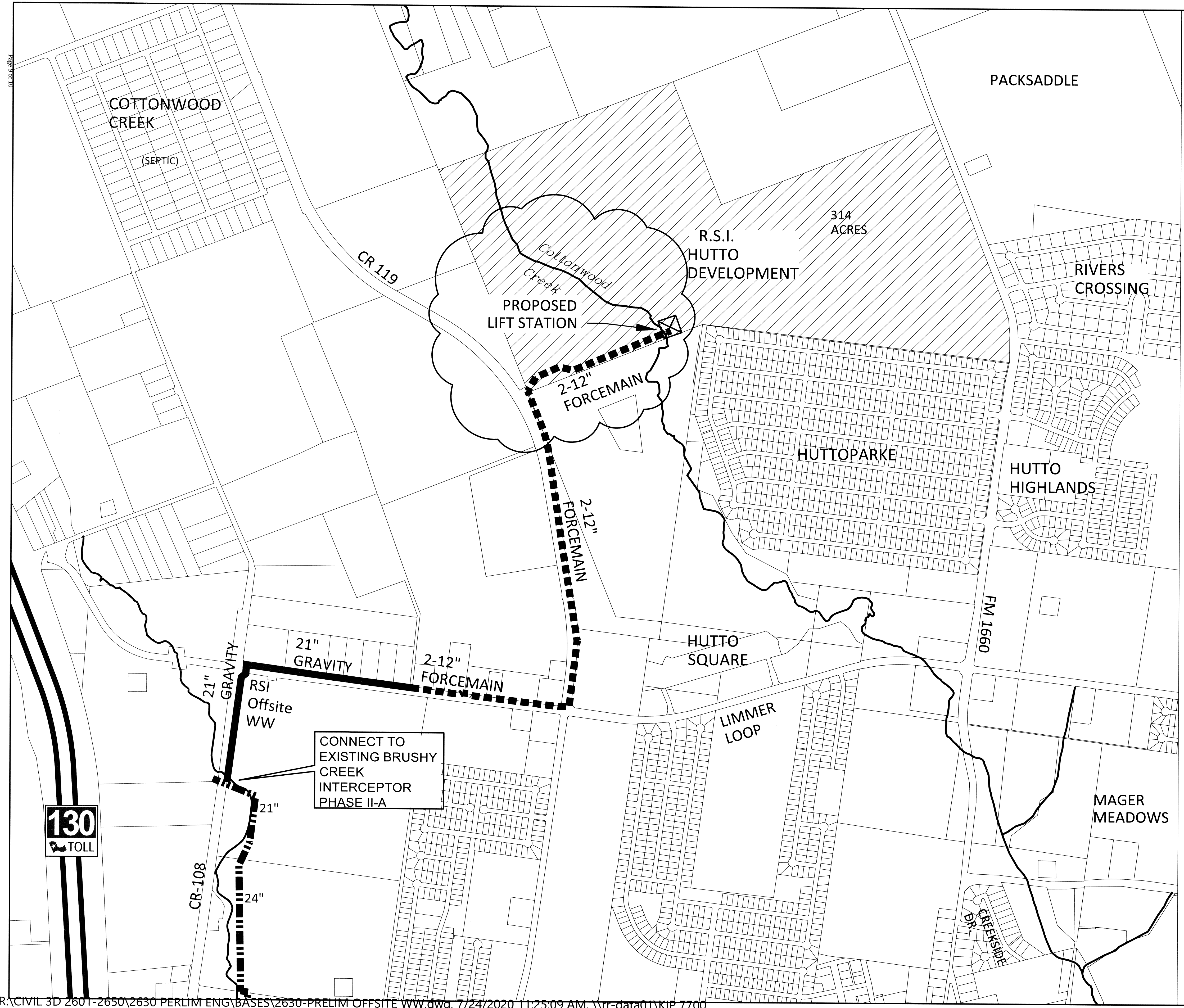
Received 09/10/2020



DATE: JUNE 15, 2020 SCALE: 1" = 200'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784
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2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 6 OF 8 SHEETS F-10015400

R:\LVL 3D 2001-2020\2630 PERUM ENG\BASES\2630-PRELIM
W-W-SS-06-15-2020.DWG
PLOT DATE: Sep 10, 20 SAVE DATE: Jul 24, 20

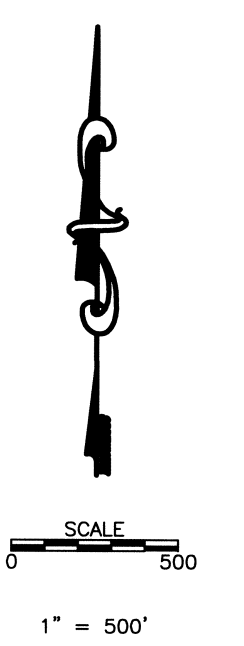


OFFSITE WASTEWATER LAYOUT

REVISED PRELIMINARY PLAT OF
EMORY CROSSING
WILLIAMSON COUNTY, TEXAS

LEGEND

- PROPOSED FORCE MAIN
- PROPOSED GRAVITY SEWER
- EXIST. BRUSHY CREEK INTERCEPTOR PHASE II-A



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SHEET 7 OF 8 SHEETS F-10015400

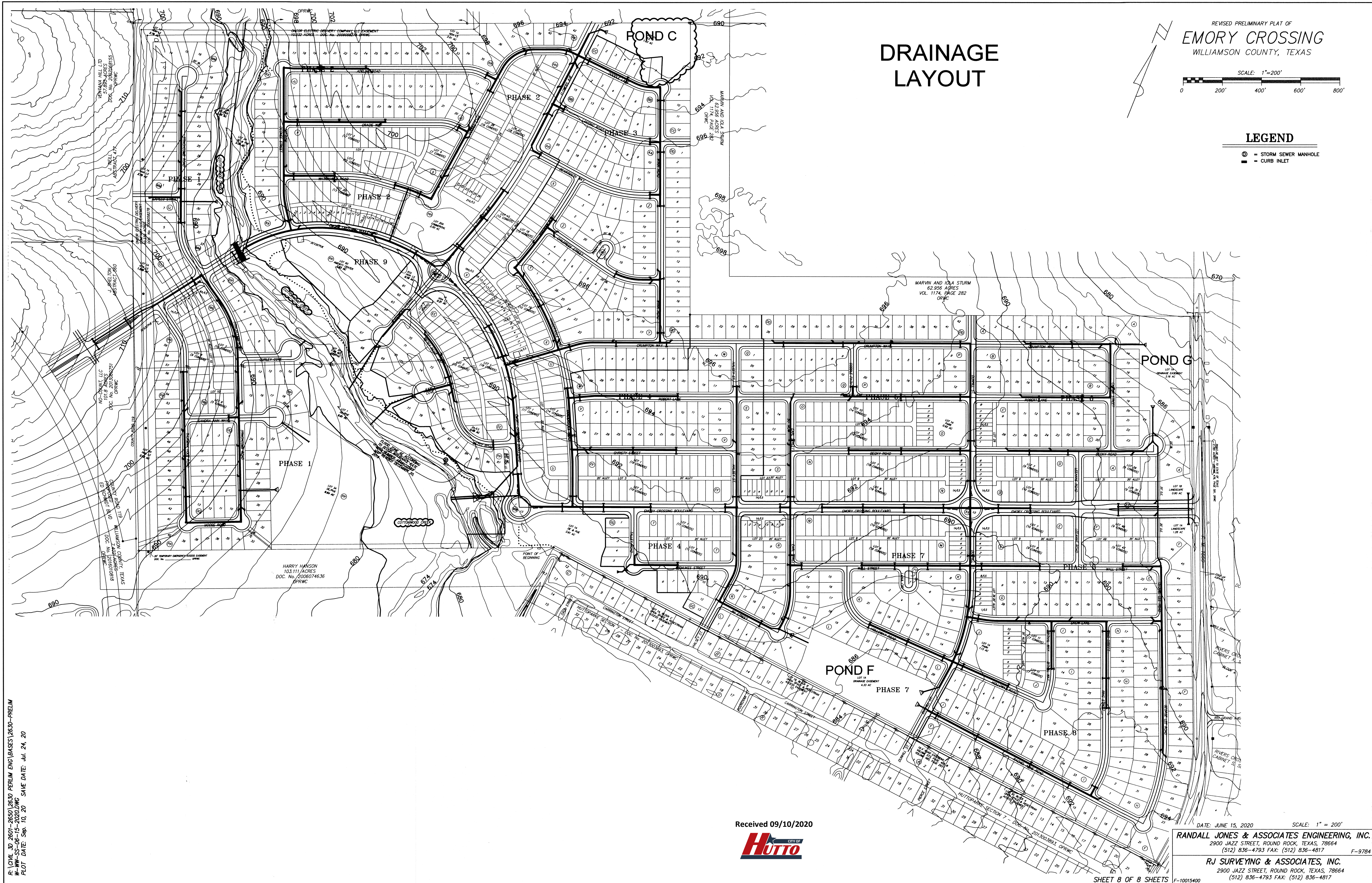
Received 09/10/2020



DATE: JULY 23, 2018 SCALE: 1" = 1000'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817



R: CIVIL 3D 2601-2650 PRELIM ENG BASES 12630-PRELIM
M: CIVIL 3D 2601-2650 PRELIM ENG BASES 12630-PRELIM
PLOT DATE: Sep. 10, 2020 SAVE DATE: Jul. 24, 2020

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Cottonwood Creek Phase 3 Final Plat, 32.904 acres, more or less, of land, 138 residential lots, located on CR 199.
Meeting: Planning and Zoning Commission - 06 Oct 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Cottonwood Creek Phase 3 Final Plat is approximately 32.904 acres of land and 138 single-family residential lots. This phase is north of Carl Stern Drive and west of Phase 2.

Current Zoning:

The subject property is zoned PUD, with a base zoning of SF-1 with a Development Agreement.

Surrounding Zoning:

North: Single-Family Residential (SF-1 - Cottonwood Creek Subdivision - Phase 4)
East: Single-Family Residential (SF-1 - Cottonwood Creek Subdivision - Phase 2)
South: Single-Family Residential (SF-1 - Cottonwood Creek Subdivision - Phase 8)
West: Planned Unit Development (Cross Creek Subdivision)

Summary of Request:

The proposed Final Plat is comprised of 138 Single-Family Lots, 2 open space/drainage easements, 4 open space lots, and greenlink lots, and 1 drainage easement and has a total acreage of 32.904. The majority of the lots in this section are 50 feet in width.

Staff Review:

The proposal meets the minimum standards as required in the Planned Unit Development, Development Agreement, Unified Development Code and state law. The proposed street layout provides for connectivity between adjacent developments. This provides a needed collection and alternate routes in the area.

FINANCIAL IMPACT:

None applicable.

POLICY IMPLICATIONS:

None applicable.

RECOMMENDATION:

As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends a favorable recommendation forwarded to City Council for approval of the Final Plat.

ATTACHMENTS:

[CCPh3FP-U1-FinalPlat\(9-9-20\)](#)

G:\TXC\Projects\Lennar\7501-00-Cottonwood_Ph3\SV\04_Final\Drawings\7501-00-Cottonwood_Ph3_Plot_Rs.dwg, 9/02/2020 5:46 PM, mmliaok, 1:100

BENCHMARKS:

- BENCHMARK #12 MAG NAIL W/ SHINER STAMPED "BGE INC" IN ASPHALT IN THE CENTER OF COUNTY ROAD 199, BEING APPROXIMATELY 1,420 FEET WEST-NORTHWEST OF THE INTERSECTION OF COUNTY ROAD 199 AND COUNTY ROAD 132.
- ELEVATION: 648.75 FEET NAVD-88
GRID N: 10171601.73
GRID E: 3178479.93
- BENCHMARK #13 MAG NAIL W/ SHINER STAMPED "BGE INC" IN ASPHALT IN THE NORTHBOUND LANE OF COUNTY ROAD 132, BEING APPROXIMATELY 15 FEET SOUTHEAST OF THE INTERSECTION OF COUNTY ROAD 199 AND COUNTY ROAD 132.
- ELEVATION: 653.29 FEET NAVD-88
GRID N: 10171379.44
GRID E: 3179884.00
- BENCHMARK #20 MAG NAIL W/ SHINER STAMPED "BGE INC" SET IN ASPHALT IN THE WESTBOUND LANE OF LUNA VISTA DRIVE BEING APPROXIMATELY 500 FEET EAST-SOUTHEAST OF THE INTERSECTION OF LUNA VISTA AND TEA ROSE TRAIL IN FRONT OF THE SOUTHEAST CORNER OF 517 LUNA VISTA DRIVE.
- ELEVATION: 619.40 FEET NAVD-88
GRID N: 10166495.17
GRID E: 3177612.50

MERITAGE HOMES OF TEXAS, LLC
CALLED 167.461 ACRES
DOC. NO. 2018105406 O.P.R.W.C.

- DOC. D.R.W.C.
ELEC. ELEC.
ESMT. EASEMENT
NO. NUMBER
NOS. NUMBERS
O.S. OPEN SPACE
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG. PAGE
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
() RECORD INFORMATION FOR DOC. NOS. 2003097296, 2003097297 & 2003097298 O.P.R.W.C.
[] RECORD INFORMATION FOR DOC. NO. 2010007503 O.P.R.W.C.
{ } RECORD INFORMATION FOR DOC. NO. 2009067576 O.P.R.W.C.
~ RECORD INFORMATION FOR DOC. NO. 2018105406 O.P.R.W.C.
● FOUND 1/2" IRON ROD
○ SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"

Received 09/09/2020



FINAL PLAT COTTONWOOD PHASE 3

A SUBDIVISION OF 32.815 ACRES OF LAND
LOCATED IN THE
WILLIAM GATLIN SURVEY, ABSTRACT NO. 271
WILLIAMSON COUNTY, TEXAS

CARL STERN DRIVE (80' R.O.W.)

MILLINER LOOP (50' R.O.W.)

ZAGATO STREET (50' R.O.W.)

BRANSON BOULEVARD (80' R.O.W.)

PROPOSED SEBRING CIRCLE (50' R.O.W.)

PROPOSED MAGIONE STREET (50' R.O.W.)

PROPOSED GOLDEN PLAINS PARKWAY (50' R.O.W.)

P.O.B. TRACT 1

GOLDEN PLAINS PARKWAY (50' R.O.W.)

BRANSON BLVD. (80' R.O.W.)

PROPOSED SEB



BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.0001097659

VICINITY MAP
NOT TO SCALE



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

SHEET 1 OF 5

R – RESIDENTIAL O.S. – OPEN SPACE
D.E. – DRAINAGE EASEMENT A.C. – AMENITY CENTER

LOT AREA TABLE				
LOT	BLOCK	SQ. FT.	TYPE	
1	Q	47,999	O.S.	
2	Q	7,856	R	
3	Q	4,800	R	
4	Q	4,800	R	
5	Q	4,800	R	
6	Q	4,800	R	
7	Q	4,800	R	
8	Q	6,659	R	
9	Q	4,800	R	
10	Q	4,800	R	
11	Q	4,800	R	
12	Q	5,168	R	
13	Q	5,723	R	
14	Q	5,720	R	
15	Q	6,072	R	

LOT AREA TABLE				
LOT	BLOCK	SQ. FT.	TYPE	
1	R	6,223	R	
2	R	5,000	R	
3	R	5,000	R	
4	R	5,000	R	
5	R	5,368	R	
6	R	5,500	R	
7	R	5,589	R	
8	R	5,621	R	
9	R	5,595	R	
10	R	7,512	R	
11	R	6,482	R	
12	R	5,493	R	
13	R	6,873	R	
14	R	6,884	R	
15	R	8,277	R	
16	R	7,641	R	
17	R	8,750	R	
18	R	8,750	R	
19	R	5,127	O.S.	

LOT AREA TABLE				
LOT	BLOCK	SQ. FT.	TYPE	
1	M	27,701	O.S./D.E.	
10	M	8,226	R	
11	M	6,895	R	
12	M	6,895	R	
13	M	6,895	R	
14	M	6,842	R	
15	M	12,754	R	
16	M	14,719	R	
17	M	5,560	R	
18	M	6,006	R	
19	M	6,005	R	
20	M	6,003	R	
21	M	7,153	R	

LOT AREA TABLE				
LOT	BLOCK	SQ. FT.	TYPE	
1	S	80,879	O.S./D.E.	
2	S	6,745	R	
3	S	5,132	R	
4	S	5,132	R	
5	S	4,860	R	
6	S	5,776	R	
7	S	7,390	R	
8	S	3,109	R	
9	S	6,223	R	
10	S	4,637	R	
11	S	4,800	R	
12	S	4,800	R	
13	S	4,800	R	
14	S	4,800	R	
15	S	4,880	R	
16	S	4,960	R	
17	S	4,960	R	
18	S	4,960	R	
19	S	4,960	R	
20	S	4,960	R	
21	S	4,960	R	
22	S	4,960	R	
23	S	4,960	R	
24	S	4,960	R	
25	S	4,960	R	
26	S	4,960	R	
27	S	4,955	R	
28	S	4,800	R	
29	S	4,800	R	
30	S	4,800	R	
31	S	5,952	R	

LOT AREA TABLE				
LOT	BLOCK	SQ. FT.	TYPE	
1	N	10,127	O.S.	
2	N	7,165	R	
3	N	6,010	R	
4	N	6,010	R	
5	N	6,010	R	
6	N	6,010	R	
7	N	6,010	R	
8	N	6,009	R	
9	N	6,010	R	

LOT AREA TABLE				
LOT	BLOCK	SQ. FT.	TYPE	
1	O	7,152	O.S./D.E.	
2	O	6,000	R	
3	O	6,000	R	
4	O	6,000	R	
5	O	7,066	R	
6	O	7,152	R	
7	O	6,000	R	
8	O	6,000	R	
9	O	6,000	R	
10	O	7,152	R	

LOT AREA TABLE				
LOT	BLOCK	SQ. FT.	TYPE	
1	P	43,397	O.S.	
2	P	6,000	R	
3	P	6,000	R	
4	P	6,000	R	
5	P	6,000	R	
6	P	6,000	R	
7	P	6,000	R	
8	P	6,023	R	
9	P	10,754	R	
10	P	7,052	R	
11	P	5,600	R	
12	P	5,600	R	
13	P	5,600	R	
14	P	5,600	R	
15	P	5,597	R	
16	P	7,792	R	
17	P	11,217	R	
18	P	8,512	R	
19	P	4,791	R	
20	P	4,741	R	
21	P	4,800	R	
22	P	4,800	R	
23	P	4,800	R	
24	P	4,800	R	
25	P	4,800	R	
26	P	4,800	R	
27	P	4,800	R	
28	P	4,800	R	
29	P	4,800	R	
30	P	4,800	R	
31	P	4,800	R	
32	P	4,800	R	
33	P	4,800	R	
34	P	4,800	R	
35	P	4,800	R	
36	P	4,598	R	
37	P	6,297	R	
38	P	10,335	R	
39	P	6,932	R	
40	P	4,462	R	
41	P	4,799	R	
42	P	4,799	R	
43	P	4,799	R	
44	P	4,799	R	
45	P	4,844	R	
46	P	5,134	R	
47	P	5,118	R	
48	P	6,371	R	

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.56'	15.00'	89°59'47"	N 52°45'51" E	21.21'
C2	23.56'	15.00'	90°00'11"	S 37°14'10" E	21.21'
C3	23.56'	15.00'	89°59'47"	N 52°45'51" E	21.21'
C4	23.56'	15.00'	90°00'00"	S 37°14'09" E	21.21'
C5	23.56'	15.00'	89°59'44"	N 52°45'52" E	21.21'
C6	23.56'	15.00'	90°00'00"	N 37°14'09" W	21.21'
C7	23.56'	15.00'	89°59'44"	S 52°45'53" W	21.21'
C8	23.56'	15.00'	90°00'00"	N 37°14'09" W	21.21'
C9	229.30'	760.00'	17°17'12"	S 00°52'39" E	228.43'
C10	24.37'	15.00'	93°04'40"	S 56°03'35" E	21.78'
C11	24.37'	15.00'	93°04'40"	S 30°51'45" W	21.78'
C12	94.76'	760.00'	7°08'37"	S 19°14'53" E	94.70'
C13	62.83'	40.00'	90°00'00"	S 67°49'12" E	56.57'
C14	450.55'	840.00'	30°43'53"	N 82°32'44" E	445.17'
C15	148.81'	760.00'	11°13'08"	S 87°41'53" E	148.58'
C16	24.37'	15.00'	93°04'40"	N 40°09'13" E	21.78'
C17	22.61'	15.00'	86°21'35"	N 49°33'55" W	20.53'
C18	114.38'	615.00'	10°39'23"	S 87°25'00" E	114.22'
C19	16.09'	25.00'	36°52'12"	S 79°28'35" W	15.81'
C20	142.75'	50.00'	163°34'46"	S 37°10'08" E	98.98'
C21	16.09'	25.00'	36°52'12"	N 26°11'10" E	15.81'
C22	10.40'	15.00'	39°42'54"	N 12°06'24" W	10.19'
C23	147.87'	50.00'	169°26'30"	S 52°45'24" W	99.58'
C24	10.40'	15.00'	39°42'54"	S 62°22'48" E	10.19'
C25	24.58'	15.00'	93°53'13"	N 50°49'08" E	21.92'
C26	72.99'	1,075.00'	3°53'26"	S 05°49'14" W	72.98'
C27	547.17'	1,025.00'	30°35'09"	S 07°31'38" E	540.70'
C28	16.09'	25.00'	36°52'12"	S 41°15'18" E	15.81'
C29	142.95'	50.00'	163°48'42"	N 22°12'57" E	99.00'
C30	15.79'	25.00'	36°10'51"	S 86°01'52" W	15.53'
C31	129.17'	615.00'	12°02'01"	N 73°57'27" E	128.93'
C32	22.61'	15.00'	86°21'35"	S 36°47'40" W	20.53'
C33	24.37'	15.00'	93°04'40"	S 52°55'27" E	21.78'
C34	177.17'	760.00'	13°21'25"	N 73°51'30" E	176.77'
C35	62.83'	40.00'	90°00'00"	N 22°10'48" E	56.57'
C36	448.41'	840.00'	30°35'09"	S 07°31'38" E	443.11'
C37	23.56'	15.00'	90°00'13"	S 37°14'09" E	21.21'
C38	10.40'	15.00'	39°42'54"	N 77°54'17" E	10.19'
C39	147.86'	50.00'	169°26'02"	N 37°14'09" W	99.58'
C40	10.40'	15.00'	39°42'54"	S 27°37'24" W	10.19'
C41	39.27'	25.00'	90°00'13"	N 37°14'09" W	35.36'
C42	23.56'	15.00'	89°59'47"	S 52°45'51" W	21.21'
C43	8.48'	50.00'	9°43'07"	S 62°54'23" W	8.47'
C44	55.52'	50.00'	63°36'59"	N 80°25'34" W	52.71'
C45	44.19'	50.00'	50°38'28"	N 23°17'51" W	42.77'
C46	39.67'	50.00'	45°27'28"	N 24°45'07" E	38.64'
C47	39.20'	25.00'	89°50'23"	S 37°10'08" E	35.31'
C48	23.60'	15.00'	90°09'37"	S 52°49'52" W	21.24'
C49	205.63'	425.00'	27°43'16"	N 84°03'03" E	203.63'
C50	22.99'	15.00'	87°49'24"	N 65°53'53" W	20.81'
C51	15.64'	1,075.00'	0°50'01"	S 22°24'12" E	15.64'
C52	39.43'	25.00'	90°21'47"	N 22°21'41" E	35.47'
C53	299.47'	565.00'	30°22'06"	N 82°43'38" E	295.97'
C54	74.16'	565.00'	7°31'12"	S 87°55'56" E	74.10'
C55	20.55'	565.00'	2°05'01"	S 83°07'49" E	20.55'
C56	23.52'	15.00'	89°50'23"	S 37°10'08" E	21.18'
C57	39.27'	25.00'	90°00'41"	S 52°45'24" W	35.36'
C58	21.44'	15.00'	81°53'01"	N 41°17'45" W	19.66'
C59	326.96'	1,075.00'	17°25'34"	S 09°04'02" E	325.70'
C60	23.03'	15.00'	87°59'13"	N 26°12'48" E	20.84'

167.461

G:\TWC\Projects\Lennar\7501-00-Cottonwood_Ph3\SV\04_Final\Drawings\7501-00_Cottonwood_Ph3_Plot_RS.dwg, 9/02/2020 5:46 PM, mmliaick, 1:100

TRACT 1:

COMMENCING FOR A POINT OF REFERENCE at a 1/2-inch iron rod with cap stamped "Baseline Inc." found on the south right-of-way line of County Road 199 (R.O.W. Varies) no reference found, at the common corner of said 46.68 acre tract and a called 167.461 acre tract of land conveyed unto Meritage Homes of Texas, LLC in Document Number 2018105406, Official Public Records of Williamson County Texas: THENCE, S 07°45'48" W, departing said right-of-way line, coincident with the common line of the 46.68 acre tract and said 167.461 acre tract, a distance of 2,116.89 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, departing said common line, over and across the 46.68 acre tract, the following fourteen (14) courses:

- 1) S 82°13'45" E, a distance of 144.91 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;
- 2) N 7°45'57" E, a distance of 17.90 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 3) S 82°14'03" E, a distance of 555.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northeast corner of the herein described tract;
- 4) S 7°45'57" W, a distance of 412.87 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of curvature of the herein described tract;
- 5) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 89°59'47" a chord bearing of S 52°45'51" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of tangency of the herein described tract;
- 6) N 82°14'16" W, a distance of 155.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of curvature of the herein described tract;
- 7) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'11" a chord bearing of N 37°14'10" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;
- 8) N 82°14'23" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve;
- 9) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 89°59'47" a chord bearing of S 52°45'51" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of tangency of the herein described tract;
- 10) N 82°14'16" W, a distance of 240.00 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of curvature of the herein described tract;
- 11) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00" a chord bearing of N 37°14'09" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;
- 12) N 82°14'24" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve;
- 13) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 89°59'44" a chord bearing of S 52°45'52" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of tangency of the herein described tract;
- 14) N 82°14'16" W, a distance of 129.89 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the aforementioned common line of the 46.68 acre tract and the aforementioned 167.461 acre tract, for the southwest corner of the herein described tract, from which a 5/8-inch iron rod found at an angle point in said common line bears S 7°45'48" W, a distance of 1,630.39 feet ;

THENCE, coincident with said common line, a distance of 410.02 feet to the POINT OF BEGINNING and containing 6.776 acres of land, more or less.

TRACT 2:

COMMENCING FOR A POINT OF REFERENCE at a 1/2-inch iron rod with cap stamped "Baseline Inc." found on the south right-of-way line of County Road 199 (R.O.W. Varies) no reference found, at the common corner of said 46.68 acre tract and a called 167.461 acre tract of land conveyed unto Meritage Homes of Texas, LLC in Document Number 2018105406, Official Public Records of Williamson County Texas: THENCE, S 07°45'48" W, departing said right-of-way line, coincident with the common line of the 46.68 acre tract and said 167.461 acre tract, a distance of 2,576.91 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, departing said common line, over and across the 46.68 acre tract, and said 130.141 acre tract the following nineteen (19) courses:

- 1)S 82°14'16" E, a distance of 449.89 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of curvature of the herein described tract;
- 2) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 37°14'09" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;
- 3) S 82°14'24" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve;
- 4) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 89°59'44", a chord bearing of N 52°45'53" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 5) S 82°14'16" E, a distance of 155.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 6) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 37°14'09" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;
- 7) S 82°14'26" E, a distance of 80.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northeast corner of the herein described tract;
- 8) S 7°45'57" W, a distance of 156.07 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of curvature of the herein described tract;
- 9) Curving to the left, with a radius of 760.00 feet, an arc length of 229.30 feet, a central angle of 171°7'12", a chord bearing of S 0°52'39" E, and a chord distance of 228.43 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of compound curvature of the herein described tract;
- 10)Curving to the left, with a radius of 15.00 feet, an arc length of 24.37 feet, a central angle of 93°04'40", a chord bearing of S 56°03'35" E, and a chord distance of 21.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;
- 11)S 12°35'55" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve;
- 12)Curving to the left, with a radius of 15.00 feet, an arc length of 24.37 feet, a central angle of 93°04'40", a chord bearing of S 30°51'45" W, and a chord distance of 21.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of compound curvature of the herein described tract;;
- 13)Curving to the left, with a radius of 760.00 feet, an arc length of 94.76 feet, a central angle of 7°08'37", a chord bearing of S 19°14'53" E, and a chord distance of 94.70 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of tangency of the herein described tract;
- 14)S 22°49'12" E, a distance of 375.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 15)Curving to the left, with a radius of 40.00 feet, an arc length of 62.83 feet, a central angle of 90°00'00", a chord bearing of S 67°49'12" E, and a chord distance of 56.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;
- 16)S 22°49'12" E, a distance of 80.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the aforementioned 130.141 acre tract and the remainder of a called 367.15 acre tract of land (Exhibit "A") as conveyed unto Hutto 372, LTD in Document Numbers 2003097296, 2003097297 and 2003097298 all recorded in the Official Public Records of Williamson County, Texas, for the southeast corner of the herein described tract;
- 17) S 67°10'48" W, a distance of 376.58 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein describe tract;
- 18) Curving to the right, with a radius of 840.00 feet, an arc length of 450.55 feet, a central angle of 30°43'53", a chord bearing of S 82°32'44" W, and a chord distance of 445.17 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 19) N 82°05'19" W, a distance of 418.15 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the 130.141 acre tract and the aforementioned 167.461 acre tract for the southwest corner of the herein described tract, from which a 5/8-inch iron rod found at an angle point in said common line bears S 7°45'48" W, a distance of 309.47 feet;

THENCE, N 7°45'48" E, coincident with said common line, a distance of 1,270.92 feet to the POINT OF BEGINNING and containing 26.039 acres of land, more or less.

FINAL PLAT

COTTONWOOD PHASE 3

A SUBDIVISION OF 32.815 ACRES OF LAND
LOCATED IN THE
WILLIAM GATLIN SURVEY, ABSTRACT NO. 271
WILLIAMSON COUNTY, TEXAS

Received 09/09/2020



BGE, Inc.
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Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

G:\TWC\Projects\Lennar\7501-00-Cottonwood_Ph3\SV\04_Final\Drawings\7501-00_Cottonwood_Ph3_Plat_RS.dwg, 9/02/2020 5:46 PM, mmliaick, 1:100

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., BEING THE OWNER OF 46.68 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY A-271, WILLIAMSON COUNTY, TEXAS AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2019116498 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND 130.141 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY A-271, WILLIAMSON COUNTY, TEXAS AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2019104719 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 32.815 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS:

COTTONWOOD PHASE 3

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

KEVIN PAPE, VICE PRESIDENT
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
13620 NORTH F.M. 620
BUILDING 1, SUITE 150
AUSTIN, TEXAS 78717

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED KEVIN PAPE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

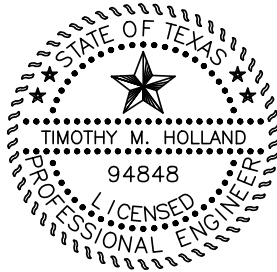
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, TIMOTHY M. HOLLAND, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

TIMOTHY M. HOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94848
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744

DATE

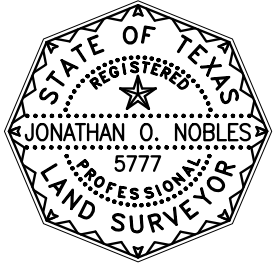


I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND AS SHOWN THEREON.

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

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS

DATE



CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR
DATE _____

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ON THE _____ DAY OF _____, 20____.

DOUG GAUL, MAYOR
DATE _____

HOLLY NAGY, CITY SECRETARY
DATE _____

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

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____, 20__ A.D., AT _____ O'CLOCK __M. AND DULY RECORDED ON THE ____DAY OF _____, 20__ A.D., AT _____ O'CLOCK __M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.0001097659
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. AN ARTERIAL FENCE SHALL BE CONSTRUCTED ALONG F.M. 1660 PER UDC REQUIREMENTS, AS AMENDED.
11. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
12. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
13. THIS TRACT IS WITHIN WATER CON SERVICE AREA 10321. 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. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
15. 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 48491C0520F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, 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" 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 AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
18. 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.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

FINAL PLAT
COTTONWOOD PHASE 3
A SUBDIVISION OF 32.904 ACRES OF LAND
LOCATED IN THE
WILLIAM GATLIN SURVEY, ABSTRACT NO. 271
WILLIAMSON COUNTY, TEXAS

Received 09/09/2020



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

SHEET 5 OF 5

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Emory Crossing Phase 2 Final Plat, 44.321 acres, more or less, of land, 108 residential lots, located off of CR 119 at Emory Crossing Boulevard.
Meeting: Planning and Zoning Commission - 06 Oct 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Emory Crossing Phase 2 Final Plat consists of 44.321 acres, and 108 residential lots. This is Phase 2 of 8 total phases.

Current Zoning:

The subject property is zoned PUD with a base zoning of SF-1.

Surrounding Zoning:

North: ETJ (with Development Agreement)
East: Emory Crossing Phase 3 (SF-1)
South: Emory Crossing Phase 1 (SF-1)
West: Emory Crossing Phase 1 (SF-1)

Summary of Request:

The proposed Final Plat is comprised of 108 residential lots. There are 77 single-family residential lots, 24 townhome lots, 7 condominium lots (101 units), 1 HOA drainage easement lot, 2 HOA public utility easement lots, 5 HOA lift station lots, 1 commercial lot and 4 20-foot wide alley lots.

Staff Review:

The proposal meets the minimum standards as required in the Planned Unit Development, Unified Development Code and state law.

FINANCIAL IMPACT:

None at this time.

POLICY IMPLICATIONS:

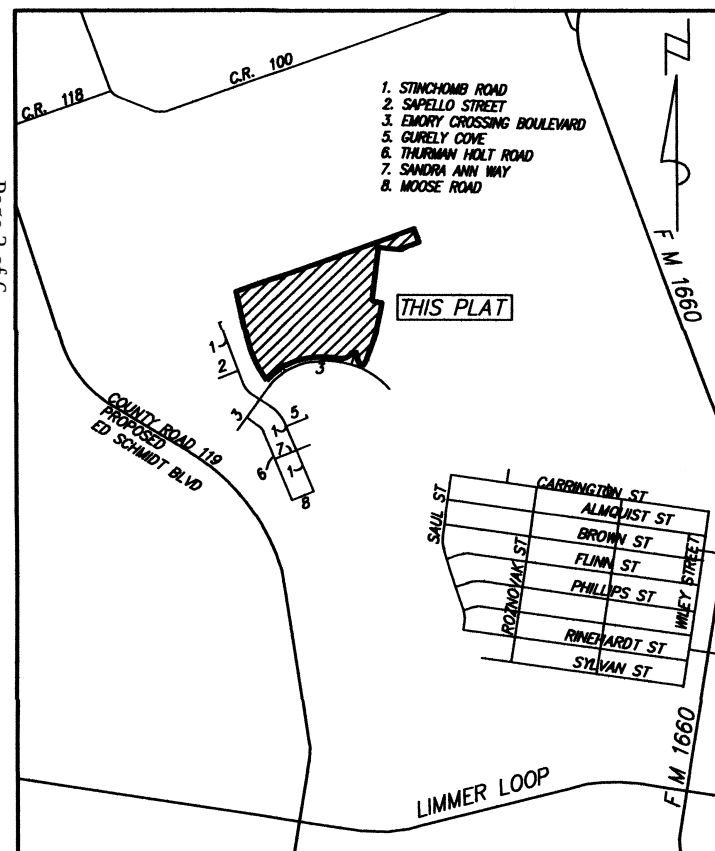
None at this time.

RECOMMENDATION:

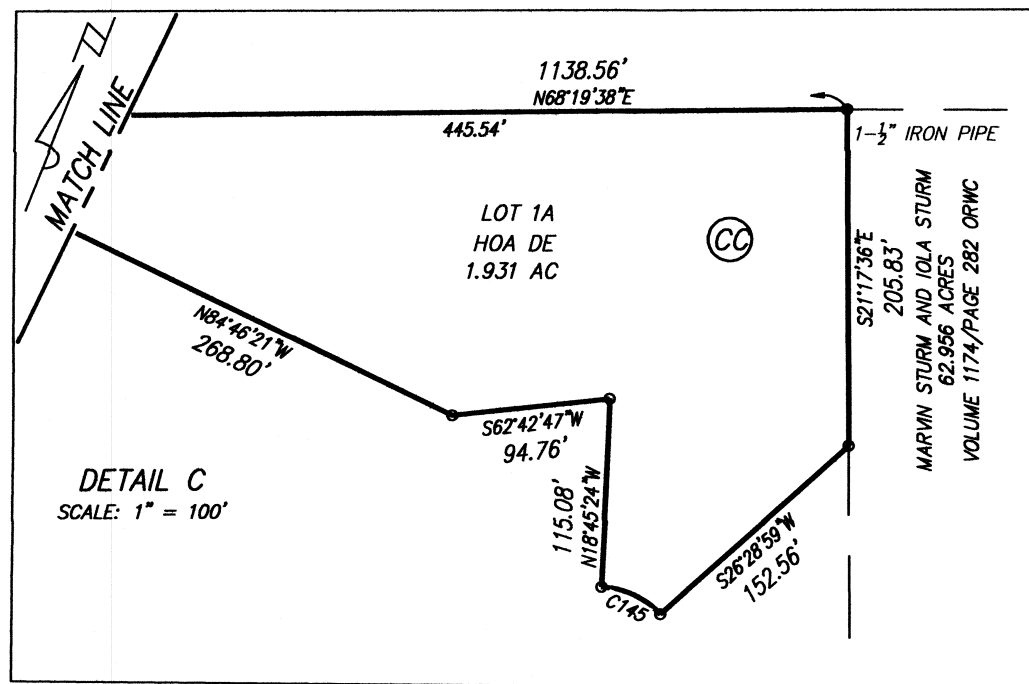
As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends a favorable recommendation forwarded to City Council for approval of the Final Plat.

ATTACHMENTS:

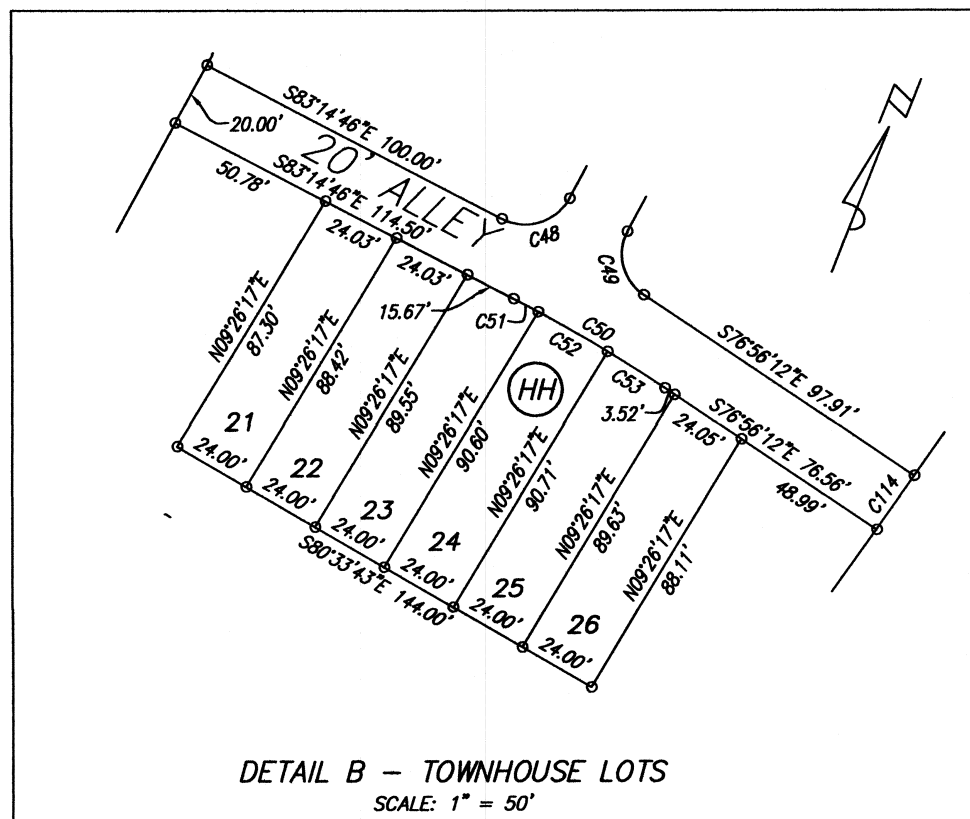
[EmoryCrossingPh2FP-Init-FinalPlat\(9-10-20\)](#)



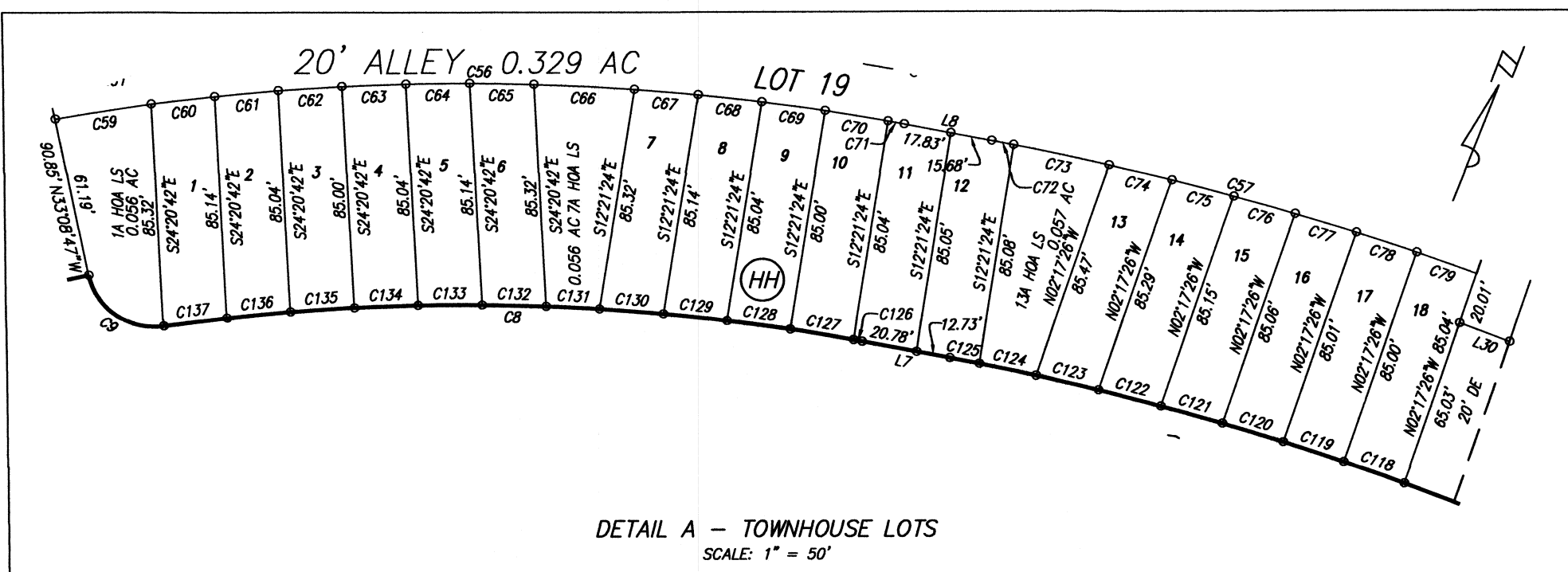
LOCATION MAP
SCALE: 1" = 2000'



DETAIL C
SCALE: 1" = 100'



DETAIL B - TOWNHOUSE LOTS
SCALE: 1" = 50'



DETAIL A - TOWNHOUSE LOTS
SCALE: 1" = 50'

LEGAL DESCRIPTION:

THAT PART OF THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 181.663 ACRE TRACT OF LAND CONVEYED TO WILH COMMUNITIES-TEXAS LLC BY DEED RECORDED IN DOCUMENT NO. 2019027650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET ON THE NORTH LINE OF SAID 181.663 ACRE TRACT, SAME BEING THE SOUTH LINE OF THAT 44.37 ACRE TRACT CONVEYED TO RONALD ALBERT SMITH AND JANICE H. SMITH BY DEED RECORDED IN VOLUME 2267, PAGE 16 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (ORWC), FROM WHICH A 3/8" IRON ROD FOUND ON THE EAST LINE OF THAT 57.895 ACRE TRACT CONVEYED TO VENTANA HILLS, LTD. BY DEED RECORDED IN DOCUMENT NO. 2007068155, OPRWC, AND MONUMENTING THE NORTHWEST CORNER OF SAID 181.663 ACRE TRACT BEARS S68°31'55"W A DISTANCE OF 574.20 FEET;

THENCE ALONG THE NORTH LINE OF SAID 181.663 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 44.37 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. N68°31'55"E A DISTANCE OF 148.61 FEET TO A 1/2" IRON ROD SET;
2. N68°39'21"E A DISTANCE OF 983.13 FEET TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF SAID 44.37 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT 170.00 ACRE TRACT (TRACT THREE) CONVEYED TO HILDA J. PETERSON, TRUSTEE OF THE PETERSON FAMILY TRUST BY DEED RECORDED IN DOCUMENT NO. 2018022732, OPRWC;

THENCE ALONG THE NORTH LINE OF SAID 181.663 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID 170.00 ACRE TRACT, N68°19'38"E A DISTANCE OF 1138.56 FEET TO A 1-1/2" IRON PIPE FOUND MONUMENTING THE NORTHEAST CORNER OF SAID 181.663 ACRE TRACT AND THE NORTHWEST CORNER OF THAT 62.956 ACRE TRACT CONVEYED TO MARVIN STURM AND IOLA STURM BY DEED RECORDED IN VOLUME 1174, PAGE 282, ORWC;

THENCE ALONG THE EAST LINE OF SAID 181.663 ACRE TRACT AND ALONG THE WEST LINE OF SAID 62.956 ACRE TRACT, S2°17'36"E A DISTANCE OF 205.83 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 181.663 ACRE TRACT, THE FOLLOWING TWENTY-SIX (26) COURSES:

1. S26°28'50"W A DISTANCE OF 152.56 FEET TO A 1/2" IRON ROD SET FOR A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
2. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 39.48 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 45°14'23", AND A CHORD BEARING N86°08'13"W, 38.46 FEET TO A 1/2" IRON ROD SET;
3. N18°45'24"W A DISTANCE OF 115.08 FEET TO A 1/2" IRON ROD SET;
4. S62°42'47"W A DISTANCE OF 94.76 FEET TO A 1/2" IRON ROD SET;
5. N84°46'21"W A DISTANCE OF 268.80 FEET TO A 1/2" IRON ROD SET;
6. S05°13'39"W A DISTANCE OF 606.73 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
7. SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 34.23 FEET, HAVING A RADIUS OF 2535.00 FEET, A CENTRAL ANGLE OF 00°46'25", AND A CHORD BEARING S05°36'52"W, 34.23 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
8. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 38.78 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°52'51", AND A CHORD BEARING S38°26'21"E, 35.01 FEET TO A 1/2" IRON ROD SET;
9. S82°52'47"E A DISTANCE OF 100.37 FEET TO A 1/2" IRON ROD SET;
10. S07°07'13"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
11. SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 505.22 FEET, HAVING A RADIUS OF 2660.00 FEET, A CENTRAL ANGLE OF 10°52'56", AND A CHORD BEARING S13°06'00"W, 504.46 FEET TO A 1/2" IRON ROD SET;
12. S18°32'28"W A DISTANCE OF 152.70 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
13. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 5.81 FEET, HAVING A RADIUS OF 1140.00 FEET, A CENTRAL ANGLE OF 00°17'32", AND A CHORD BEARING S64°29'21"E, 5.81 FEET TO A 1/2" IRON ROD SET;
14. S29°16'41"W A DISTANCE OF 105.19 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
15. NORTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 185.31 FEET, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 81°40'22", AND A CHORD BEARING N22°17'43"W, 170.01 FEET TO A 1/2" IRON ROD SET;
16. N77°11'29"W A DISTANCE OF 70.35 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
17. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 182.96 FEET, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 80°38'10", AND A CHORD BEARING S58°51'33"W, 168.23 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
18. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 353.07 FEET, HAVING A RADIUS OF 1035.00 FEET, A CENTRAL ANGLE OF 19°32'44", AND A CHORD BEARING S89°24'16"W, 351.36 FEET TO A 1/2" IRON ROD SET;
19. S79°37'54"W A DISTANCE OF 33.50 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
20. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 263.59 FEET, HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 19°14'21", AND A CHORD BEARING S70°00'43"W, 262.35 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;
21. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 37.73 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°27'40", AND A CHORD BEARING N76°22'37"W, 34.25 FEET TO A 1/2" IRON ROD SET;
22. S56°51'13"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
23. SOUTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 37.73 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°27'40", AND A CHORD BEARING S10°05'02"W, 34.25 FEET TO A 1/2" IRON ROD SET AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;
24. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 209.20 FEET, HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 15°16'09", AND A CHORD BEARING S45°40'48"W, 208.58 FEET TO A 1/2" IRON ROD SET AT A POINT OF CUSP OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH THE SOUTHEAST CORNER OF THE JAMES NEILL SURVEY, ABSTRACT NO. 477 BEARS APPROXIMATELY S69°20'54"W A DISTANCE OF 562 FEET;
25. NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 591.87 FEET, HAVING A RADIUS OF 1389.44 FEET, A CENTRAL ANGLE OF 24°24'23", AND A CHORD BEARING N26°27'05"W, 587.40 FEET TO A 1/2" IRON ROD SET;
26. N14°14'53"W A DISTANCE OF 564.77 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 44.321 ACRES, MORE OR LESS.

ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NO. R020374.

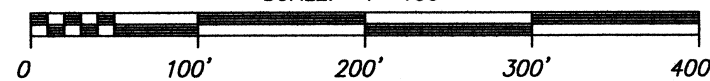
SHEET 1 OF 4 SHEETS

FINAL PLAT OF

EMORY CROSSING PHASE 2

CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



LEGEND:

- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
- ROW = RIGHT-OF-WAY
- LS = LANDSCAPE
- DE = DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- HOA = HOMEOWNERS ASSOCIATION
- MFFE = MINIMUM FINISHED FLOOR ELEVATION (NAVD '88)
- CITY LIMITS LINE
- ***** = 8-FOOT WIDE GRANITE TRAIL

EASEMENT NOTES:

AGREEMENT REGARDING DRAINAGE DITCH MAINTENANCE BETWEEN OSCAR GREEN AND HERMAN AREND - VOLUME 273/PAGE 479 DRWC - APPLIES TO SUBJECT TRACT. NOT SHOWN ON PLAT.

ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES EASEMENT TO TEXAS POWER & LIGHT COMPANY - VOLUME 361/PAGE 145 DRWC - APPLIES TO SUBJECT TRACT. DESCRIPTION INSUFFICIENT. NOT SHOWN ON PLAT.

ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT TO TEXAS POWER & LIGHT COMPANY AND THE MIDSTATE TELEPHONE COMPANY OF TEXAS - VOLUME 664/PAGE 893 DRWC - APPLIES TO SUBJECT TRACT. DESCRIPTION INSUFFICIENT. NOT SHOWN ON PLAT.

10.232 ACRE EASEMENT AND RIGHT-OF-WAY TO ONCOR ELECTRIC DELIVERY COMPANY LLC - DOCUMENT NO. 2009058278 OPRWC - APPLIES TO SUBJECT TRACT. SHOWN ON PLAT.

Received 09/10/2020



SURVEY: JOHN DYKES SURVEY, ABSTRACT NO. 186

DATE: AUGUST 24, 2020

SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

(512) 836-4793 FAX: (512) 836-4817

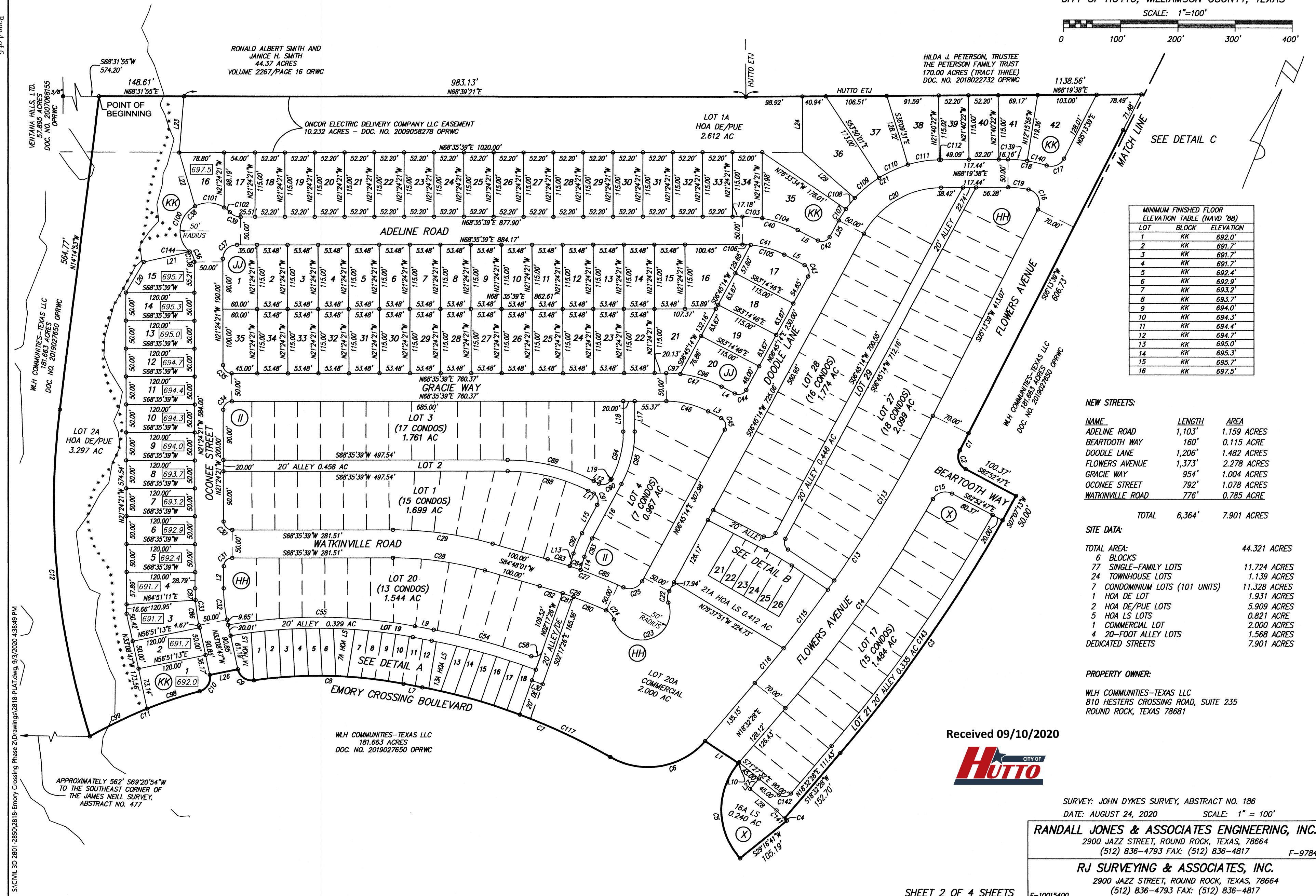
F-9784

RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

(512) 836-4793 FAX: (512) 836-4817

F-10015400



FINAL PLAT OF
EMORY CROSSING PHASE 2
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	34.23'	2535.00'	000°46'25"	S05°36'52"W	34.23'
C2	38.78'	25.00'	088°52'51"	S38°26'21"E	35.01'
C3	505.22'	2660.00'	010°52'56"	S13°06'00"W	504.46'
C4	5.81'	1140.00'	000°17'32"	S64°29'21"E	5.81'
C5	185.31'	130.00'	081°40'22"	N22°17'43"W	170.01'
C6	182.96'	130.00'	080°38'10"	S58°51'33"W	168.23'
C7	353.07'	1035.00'	019°32'44"	S89°24'16"W	351.36'
C8	263.59'	785.00'	019°14'21"	S70°00'43"W	262.35'
C9	37.73'	25.00'	086°27'40"	N76°22'37"W	34.25'
C10	37.73'	25.00'	086°27'40"	S10°05'02"W	34.25'
C11	209.20'	785.00'	015°16'09"	S45°40'48"W	208.58'
C12	591.87'	1389.44'	024°24'23"	N26°27'05"W	587.40'
C13	572.78'	2465.00'	013°18'49"	N11°53'04"E	571.49'
C14	455.79'	2535.00'	010°18'06"	N13°23'25"E	455.17'
C15	38.78'	25.00'	088°52'51"	S52°40'48"W	35.01'
C16	45.22'	25.00'	103°38'05"	N46°35'23"W	39.30'
C17	35.93'	25.00'	082°20'35"	N46°23'57"E	32.92'
C18	68.85'	205.00'	019°14'37"	S77°56'56"W	68.53'
C19	35.89'	155.00'	013°15'57"	S74°57'36"W	35.81'
C20	166.57'	155.00'	061°34'24"	S37°32'26"W	158.67'
C21	220.30'	205.00'	061°34'24"	S37°32'26"W	209.86'
C22	21.03'	25.00'	048°11'23"	S17°20'28"E	20.41'
C23	161.45'	50.00'	185°00'47"	N51°04'14"E	99.90'
C24	21.89'	25.00'	050°09'42"	N61°30'13"W	21.19'
C25	38.11'	25.00'	087°19'56"	N50°25'12"E	34.52'
C26	124.05'	825.00'	008°36'56"	S89°06'29"W	123.94'
C27	141.81'	875.00'	009°17'09"	S89°26'35"W	141.66'
C28	162.64'	575.00'	016°12'22"	S76°41'50"W	162.10'
C29	176.78'	625.00'	016°12'22"	S76°41'50"W	176.19'
C30	23.56'	15.00'	090°00'00"	S66°24'21"E	21.21'
C31	23.56'	15.00'	090°00'00"	S23°35'39"W	21.21'
C32	56.35'	275.00'	011°44'26"	S27°16'34"E	56.25'
C33	66.60'	325.00'	011°44'26"	S27°16'34"E	66.48'
C34	23.56'	15.00'	090°00'00"	S23°35'39"W	21.21'
C35	23.56'	15.00'	090°00'00"	S66°24'21"E	21.21'
C36	20.86'	25.00'	047°48'51"	N45°18'47"W	20.26'
C37	39.27'	25.00'	090°00'00"	S23°35'39"W	35.36'
C38	162.32'	50.00'	186°00'14"	S23°46'54"W	99.86'
C39	21.03'	25.00'	048°11'23"	S87°18'40"E	20.41'
C40	100.75'	205.00'	028°09'35"	S82°40'26"W	99.74'
C41	76.18'	155.00'	028°09'35"	S82°40'26"W	75.41'
C42	23.56'	15.00'	090°00'00"	N51°45'14"E	21.21'
C43	23.56'	15.00'	090°00'00"	N38°14'46"W	21.21'
C44	23.56'	15.00'	090°00'00"	N51°45'14"E	21.21'
C45	23.56'	15.00'	090°00'00"	N38°14'46"W	21.21'
C46	76.18'	155.00'	028°09'35"	S82°40'26"W	75.41'
C47	100.75'	205.00'	028°09'35"	S82°40'26"W	99.74'
C48	23.56'	15.00'	090°00'00"	N51°45'14"E	21.21'
C49	21.91'	15.00'	083°41'26"	S35°05'29"E	20.01'
C50	52.86'	480.00'	006°18'34"	N80°05'29"W	52.83'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C51	8.35'	480.00'	000°59'49"	N82°44'52"W	8.35'
C52	24.00'	480.00'	002°51'54"	N80°49'00"W	24.00'
C53	20.50'	480.00'	002°26'51"	N78°09'38"W	20.50'
C54	176.82'	1140.00'	008°53'13"	S84°04'30"W	176.64'
C55	328.82'	890.00'	021°10'06"	S69°02'51"W	326.95'
C56	320.87'	870.00'	021°07'53"	S69°03'57"W	319.05'
C57	189.22'	1120.00'	009°40'47"	S84°28'17"W	188.99'
C58	23.77'	15.00'	090°48'32"	N43°06'50"E	21.36'
C59	36.56'	870.00'	002°24'28"	S59°42'15"W	36.56'
C60	24.06'	870.00'	001°35'04"	S61°42'00"W	24.06'
C61	24.02'	870.00'	001°34'55"	S63°17'00"W	24.02'
C62	24.00'	870.00'	001°34'51"	S64°51'53"W	24.00'
C63	24.00'	870.00'	001°34'51"	S66°26'44"W	24.00'
C64	24.02'	870.00'	001°34'55"	S68°01'37"W	24.02'
C65	24.06'	870.00'	001°35'04"	S69°36'36"W	24.06'
C66	37.87'	870.00'	002°29'38"	S71°38'57"W	37.87'
C67	24.06'	870.00'	001°35'04"	S73°41'18"W	24.06'
C68	24.02'	870.00'	001°34'55"	S75°16'18"W	24.02'
C69	24.00'	870.00'	001°34'51"	S76°51'11"W	24.00'
C70	24.00'	870.00'	001°34'51"	S78°26'02"W	24.00'
C71	6.19'	870.00'	000°24'27"	S79°25'40"W	6.19'
C72	8.34'	1120.00'	000°25'36"	S79°50'42"W	8.34'
C73	36.68'	1120.00'	001°52'35"	S80°59'47"W	36.68'
C74	24.10'	1120.00'	001°13'58"	S82°33'04"W	24.10'
C75	24.06'	1120.00'	001°13'50"	S83°46'58"W	24.06'
C76	24.03'	1120.00'	001°13'45"	S85°00'46"W	24.03'
C77	24.01'	1120.00'	001°13'41"	S86°14'29"W	24.01'
C78	24.00'	1120.00'	001°13'40"	S87°28'10"W	24.00'
C79	24.00'	1120.00'	001°13'41"	S88°41'50"W	24.00'
C80	62.16'	825.00'	004°19'01"	N88°44'34"W	62.15'
C81	20.00'	825.00'	001°23'21"	S88°24'15"W	20.00'
C82	41.89'	825.00'	002°54'34"	S86°15'17"W	41.89'
C83	40.35'	875.00'	002°38'32"	S86°07'17"W	40.35'
C84	20.02'	875.00'	001°18'40"	S88°05'53"W	20.02'
C85	81.44'	875.00'	005°19'57"	N88°34'49"W	81.41'
C86	45.38'	325.00'	007°59'58"	S29°08'48"E	45.34'
C87	21.22'	325.00'	003°44'28"	S23°16'35"E	21.22'
C88	146.72'	300.00'	028°01'17"	S82°36'17"W	145.26'
C89	156.50'	320.00'	028°01'17"	S82°36'17"W	154.95'
C90	23.56'	15.00'	090°00'00"	N51°36'55"E	21.21'
C91	23.56'	15.00'	090°00'00"	N38°23'05"W	21.21'
C92	39.34'	200.00'	011°16'08"	S00°58'51"W	39.27'
C93	35.40'	180.00'	011°16'08"	S00°58'51"W	35.34'
C94	88.03'	180.00'	028°01'17"	N07°23'43"W	87.16'
C95	97.81'	200.00'	028°01'17"	N07°23'43"W	96.84'
C96	75.83'	205.00'	021°11'34"	S86°09'27"W	75.39'
C97	24.93'	205.00'	006°58'01"	S72°04'39"W	24.91'
C98	97.35'	785.00'	007°06'19"	S49°45'42"W	97.29'
C99	111.85'	785.00'	008°09'49"	S42°07'38"W	111.75'
C100	95.64'	50.00'	109°35'55"	S14°25'15"E	81.71'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C101	53.64'	50.00'	061°28'03"	S71°06'44"W	51.10'
C102	13.04'	50.00'	014°56'15"	N70°41'06"W	13.00'
C103	34.98'	205.00'	009°46'40"	S73°28'59"W	34.94'
C104	65.77'	205.00'	018°22'55"	S87°33'46"W	65.49'
C105	61.53'	155.00'	022°44'41"	S85°22'53"W	61.13'
C106	14.65'	155.00'	005°24'54"	S71°18'08"W	14.64'
C107	23.96'	205.00'	006°41'50"	S10°06'09"W	23.95'
C108	25.17'	205.00'	007°02'09"	S16°58'08"W	25.16'
C109	56.10'	205.00'	015°40'47"	S28°19'36"W	55.93'
C110	56.08'	205.00'	015°40'30"	S44°00'14"W	55.91'
C111	55.87'	205.00'	015°36'56"	S59°38'57"W	55.70'
C112	3.11'	205.00'	000°52'12"	S67°53'32"W	3.11'
C113	342.12'	2465.00'	007°57'07"	N09°12'13"E	341.84'
C114	20.00'	2465.00'	000°27'54"	N13°24'43"E	20.00'
C115	130.44'	2465.00'	003°01'55"	N15°09'37"E	130.42'
C116	80.23'	2465.00'	001°51'53"	N17°36'31"E	80.22'
C117	175.84'	1035.00'	009°44'03"	N85°41'24"W	175.63'
C118	24.00'	1035.00'	001°19'44"	S88°46'42"W	24.00'
C119	24.00'	1035.00'	001°19'43"	S87°26'59"W	24.00'
C120	24.01'	1035.00'	001°19'45"	S86°07'15"W	24.01'
C121	24.03'	1035.00'	001°19'49"	S84°47'28"W	24.03'
C122	24.07'	1035.00'	001°19'56"	S83°27'35"W	24.07'
C123	24.11'	1035.00'	001°20'06"	S82°07'34"W	24.11'
C124	21.71'	1035.00'	001°12'07"	S80°51'27"W	21.71'
C125	11.29'	1035.00'	000°37'30"	S79°56'39"W	11.29'
C126	3.24'	785.00'	000°14'10"	S79°30'49"W	3.24'
C127	24.00'	785.00'	001°45'07"	S78°31'10"W	24.00'
C128	24.00'	785.00'	001°45'07"	S76°46'03"W	24.00'
C129	24.03'	785.00'	001°45'13"	S75°00'52"W	24.03'
C130	24.07'	785.00'	001°45'25"	S73°15'33"W	24.07'
C131	20.05'	785.00'	001°27'48"	S71°38'57"W	20.05'
C132	24.07'	785.00'	001°45'25"	S70°02'21"W	24.07'
C133	24.03'	785.00'	001°45'13"	S68°17'02"W	24.03'
C134	24.00'	785.00'	001°45'07"	S66°31'52"W	24.00'
C135	24.00'	785.00'	001°45'07"	S64°46'45"W	24.00'
C136	24.03'	785.00'	001°45'13"	S63°01'35"W	24.03'
C137	24.07'	785.00'	001°45'25"	S61°16'16"W	24.07'
C138	20.57'	25.00'	047°07'58"	N44°58'21"W	19.99'
C139	33.66'	205.00'	009°24'26"	S73°01'51"W	33.62'
C140	35.19'	205.00'	009°50'11"	S82°39'09"W	35.15'
C141	20.12'	1140.00'	001°00'41"	N65°08'27"W	20.12'
C142	23.56'	15.00'	090°00'00"	N63°32'28"E	21.21'
C143	501.23'	2640.00'	010°52'41"	N13°06'07"E	500.48'
C144	0.30'	25.00'	000°40'53"	N68°52'46"W	0.30'
C145	39.48'	50.00'	045°14'23"	N86°08'13"W	38.46'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N77° 11' 29"W	70.35'
L2	N21° 24' 21"W	39.58'
L3	S83° 14' 46"E	25.89'
L4	S83° 14' 46"E	25.89'
L5	S83° 14' 46"E	40.07'
L6	S83° 14' 46"E	40.07'
L7	S79° 37' 54"W	33.50'
L8	N79° 37' 54"E	33.50'
L9	N79° 37' 54"E	33.50'
L10	S18° 32' 28"W	1.69'
L11	S83° 23' 05"E	10.69'
L12	S83° 23' 05"E	10.69'
L13	S04° 39' 12"E	23.41'
L14	S04° 39' 12"E	24.37'
L15	S06° 36' 55"W	57.42'
L16	S06° 36' 55"W	110.16'
L17	S21° 24' 21"E	54.36'
L18	N21° 24' 21"W	54.36'
L19	S06° 36' 55"W	2.74'
L20	N08° 27' 23"E	63.36'
L21	S55° 35' 09"W	82.58'
L22	N37° 32' 05"W	99.87'
L23	N16° 30' 25"W	100.96'
L24	N21° 17' 26"W	99.95'
L25	S06° 45' 14"W	33.92'
L26	S56° 51' 13"W	50.00'
L27	S18° 32' 28"W	24.05'
L28	S71° 27' 32"E	60.00'
L29	N69° 26' 43"W	122.69'
L30	N89° 51' 42"E	20.01'

Received 09/10/2020



SHEET 3 OF 4 SHEETS

DATE: AUGUST 24, 2020

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-9784

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PLAT NOTES:

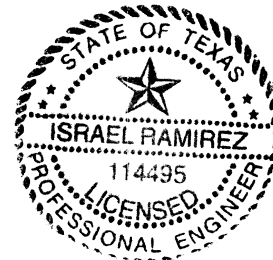
1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS.
3. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES OF SF-1 AND SF-1 CONDOMINIUM LOTS.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
11. WATER WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IS INSTALLED TO THIS SITE. THE CITY OF HUTTO AND JONAH S.U.D. ASSUME NO OBLIGATION FOR INSTALLING ANY IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
12. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
13. UTILITY PROVIDERS FOR THIS SUBDIVISION ARE: WATER - JONAH S.U.D.; WASTEWATER - CITY OF HUTTO; AND ELECTRIC - ONCOR.
14. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP 481079 COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
15. THE FOLLOWING LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION: BLOCK X - LOTS 16A AND 21; BLOCK CC - LOT 1A; BLOCK HH - LOTS 1A, 7A, 13A, 19, 21A AND 29; BLOCK II - LOT 2; BLOCK KK - LOTS 1A AND 2A.
16. ALL LOTS IN THIS SUBDIVISION SHALL BE ZONED PUD WITH A BASE ZONING OF SF-1 OR B-1 PER THE PUD.
17. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
18. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOTS IS 55%.
19. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
20. 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.
21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
22. ALL DRAINAGE EASEMENT LOTS, LANDSCAPE LOTS AND PARK LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
23. LANDSCAPED MEDIANS AND THE CENTER OF THE ROUND-A-BOUTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
24. FIRE LANE SIGNS AS SPECIFIED IN SECTION D103.6 OF THE 2018 INTERNATIONAL FIRE CODE SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE PER SECTION D103.6.2.
25. THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
26. THE MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) SHOWN ON THIS PLAT WERE DETERMINED BY ADDING TWO (2) FEET TO THE BASE FLOOD ELEVATION (BFE) AS SHOWN ON THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP 481079 COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

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

I, ISRAEL RAMIREZ, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

BY: Israel Ramirez 9.3.2020
ISRAEL RAMIREZ
LICENSED PROFESSIONAL ENGINEER NO. 114495
STATE OF TEXAS



RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664
PHONE (512) 836-4793
FIRM NO. 9784

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

I, STEPHEN R. LAWRENCE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6352, 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.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

BY: Stephen R. Lawrence 9/3/2020
STEPHEN R. LAWRENCE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS



RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664
PHONE (512) 836-4793
FIRM NO. 10015400

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____, 20 ____ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

WE, WLH COMMUNITIES-TEXAS LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019027650 OF THE OFFICIAL PUBLIC 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 EMORY CROSSING PHASE 2.

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

WLH COMMUNITIES-TEXAS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME: _____

TITLE: _____
WLH COMMUNITIES-TEXAS LLC
810 HESTERS CROSSING ROAD, SUITE 235
ROUND ROCK, TEXAS 78681

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 THE ____ DAY OF _____, 20____ A.D.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ____ DAY OF _____, 20____.

DOUG GAUL, MAYOR DATE _____

LACIE HALE, CITY SECRETARY DATE _____

FINAL PLAT OF
EMORY CROSSING PHASE 2
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
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

Received 09/10/2020



DATE: AUGUST 24, 2020

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 4 OF 4 SHEETS

F-10015400

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Hansons Corner Expansion Final Plat, 4.8530 acres, more or less, of land, 3 commercial lots, located on Ed Schmidt Boulevard.
Meeting: Planning and Zoning Commission - 06 Oct 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Hanson's Corner Expansion Final Plat is approximately 4.8530 acres of land, with 3 commercial lots.

Current Zoning:

The subject property is zoned General Commercial (B-2).

Surrounding Zoning:

North: ETJ

East: Local Business (B-1)

South: General Commercial (B-2)

West: General Commercial (B-2)

Summary of Request:

The proposed Final Plat is comprised of 3 commercial lots. Lot 1 is 0.987 acres, lot 2 is 0.953 acres and Lot 3 is 2.914 acres. Lots 1 and 2 have frontage on Ed Schmidt Boulevard, and Lot 3 obtains access via the private access for Home Depot.

Staff Review:

The proposal meets the minimum standards as required in the Unified Development Code and state law.

FINANCIAL IMPACT:

None at this time.

POLICY IMPLICATIONS:

None at this time.

RECOMMENDATION:

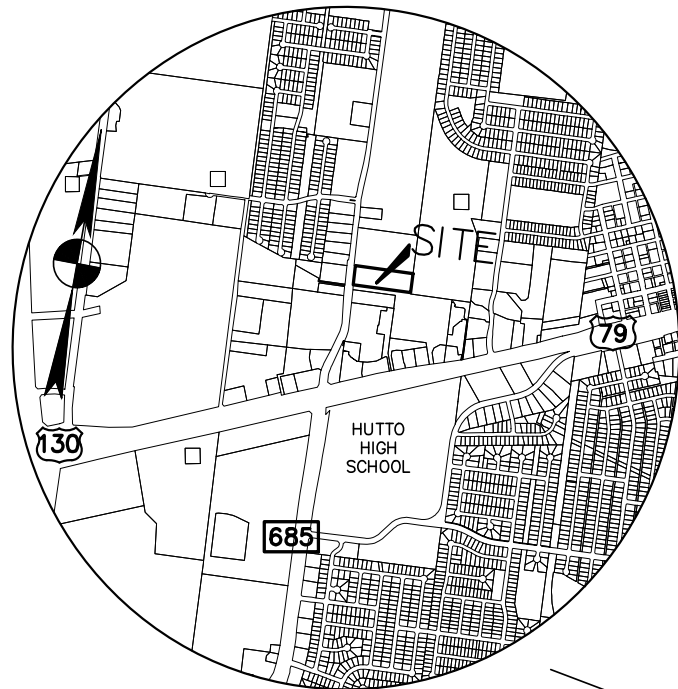
As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends a favorable recommendation forwarded to City Council for approval of the Final Plat.

ATTACHMENTS:

[HCExpansionFP-Init-FinalPlat\(9-9-20\)](#)

HANSON'S CORNER EXPANSION

A 4.854 ACRE TRACT OF LAND OUT OF THE NATHANIEL EDWARDS SURVEY,
ABSTRACT NO. 225, SITUATED IN WILLIAMSON COUNTY, TEXAS



VICINITY MAP
1:2000'

LOT 5
EMORY FARMS
COMMERCIAL
CAB. DD,
SLDS. 336-337

LOT 6
EMORY FARMS
COMMERCIAL
CAB. DD,
SLDS. 336-337

LOT 4
TOWNWEST COMMONS
SECTION THREE
CAB. CC, SLD. 157

LOT 3
LOT 2
TOWNWEST COMMONS
SECTION THREE
CAB. CC, SLD. 157

LOT 1
BLOCK A
TOWNWEST COMMONS
SECTION FOUR
CAB. CC, SLDS. 291-292

ED SCHMIDT BOULEVARD
(A.K.A. COUNTY ROAD 119 (R.O.W. VARIES))

LOT 2
BLOCK "A"
SHOPS AT HANSON'S
CORNER ADDITION
DOC. NO. 2018094652

LOT 3A-2
HANSON'S CORNER ADDITION
RESUBDIVISION OF LOTS 3A
AND 3B, BLOCK "A"
DOCUMENT NO. 2018019822

LOT 3A-3
HANSON'S CORNER ADDITION
RESUBDIVISION OF LOTS 3A
AND 3B, BLOCK "A"
DOCUMENT NO. 2018019822

LOT 1
BLOCK "A"
SHOPS AT HANSON'S
CORNER ADDITION
DOC. NO. 2018094652

N15°10'31"W +/-5677'
(APPROXIMATE TIE)
TO NW CORNER OF
NATHANIEL EDWARDS
SURVEY ABSTRACT NO. 225

10.000 ACRES
HUTTO UNITED
METHODIST CHURCH
DOC. NO. 2004071799

LOT 1
0.987 ACRE
COMMERCIAL

LOT 2
0.953 ACRE
COMMERCIAL

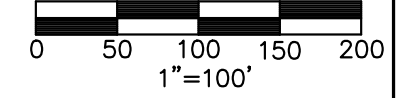
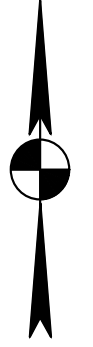
LOT 3
2.914 ACRES
COMMERCIAL
BLOCK "A"

39.34 ACRES
KALOGRIDIS AND KALOGRIDIS
DEVELOPMENT, LLC
DOCUMENT NO. 2017077907

LOT 1
HANSON'S CORNER ADDITION
CAB. Y, SLIDES 357-358

LEGEND

- CAP 1/2" IRON ROD WITH "BURY"
CAP FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH
"STANTEC" CAP SET
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- FUTURE EASEMENT



BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS
STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011),
BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED
BY RTK COOPERATIVE NETWORK, MANAGED BY ALLTERRA CENTRAL.

BENCHMARK DATA:

VERTICAL DATUM: NAVD88-GEOD 12A

BENCHMARK "H-2"- CITY OF HUTTO BRASS CAP STAMPED
"H-2" SET IN CONCRETE AT AN ANGLE IN NORTH FENCE LINE
AT ELEVATED WATER STORAGE TANK AT HUTTO HIGH SCHOOL,
±32' SOUTH OF SOUTH EDGE OF PAVEMENT OF FRONT STREET.
OBSERVED GPS ELEVATION=638.71'

LINE TABLE

NO.	BEARING	DISTANCE
L1	S6°09'48"W	64.70'

HANSON'S CORNER EXPANSION

OWNER: HIPPO PARTNERS 04, LTD
ACREAGE: 4.854
SURVEY: NATHANIEL EDWARDS SURVEY
ABSTRACT NO. 225
NO. OF BLOCKS: 1
NO. OF LOTS: 3
NEW STREETS: NONE
DATE: 08-05-20
SURVEYOR: STANTEC CONSULTING
SERVICES, INC.
ENGINEER: STANTEC CONSULTING
SERVICES, INC.

NATHANIEL
EDWARDS SURVEY
ABSTRACT No. 225

Received 09/09/2020



Stantec
1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # 10194230
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SHEET
1
OF 2

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Highlands North Section 3 Final Plat, 44.847 acres, more or less, of land, 134 residential lots, located on CR 133.
Meeting: Planning and Zoning Commission - 06 Oct 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Highlands North Section 3 Final Plat is approximately 44.847 acres of land, and 134 residential lots.

Current Zoning:

The subject property is zoned SF-1.

Surrounding Zoning:

North: Extraterritorial Jurisdiction (with a Development Agreement)

East: Single-Family Residential (SF-1 - Highlands North)

South: Extraterritorial Jurisdiction

West: Single-Family Residential (SF-1)

Summary of Request:

The proposed Final Plat is comprised of 134 residential lots, 8 HOA drainage easement lots, 2 HOA lift station lots, 1 HOA open space lot, 1 HOA public Utility easement lot, 4 HOA greenlink lots and 1 amenity lot. This Section is west of Section 1 and east of Section 4.

Staff Review:

The proposal meets the minimum standards as required in the Development Agreement, Unified Development Code and state law.

FINANCIAL IMPACT:

None applicable.

POLICY IMPLICATIONS:

None applicable.

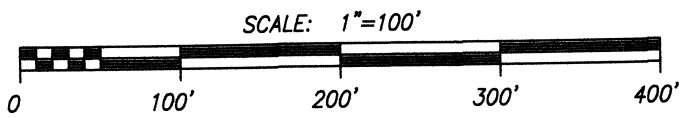
RECOMMENDATION:

As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends a favorable recommendation forwarded to City Council for approval of the Final Plat.

ATTACHMENTS:

[HNorthSec3FP-U1-FinalPlat\(9-16-20\)](#)

FINAL PLAT OF
HIGHLANDS NORTH SECTION 3
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS



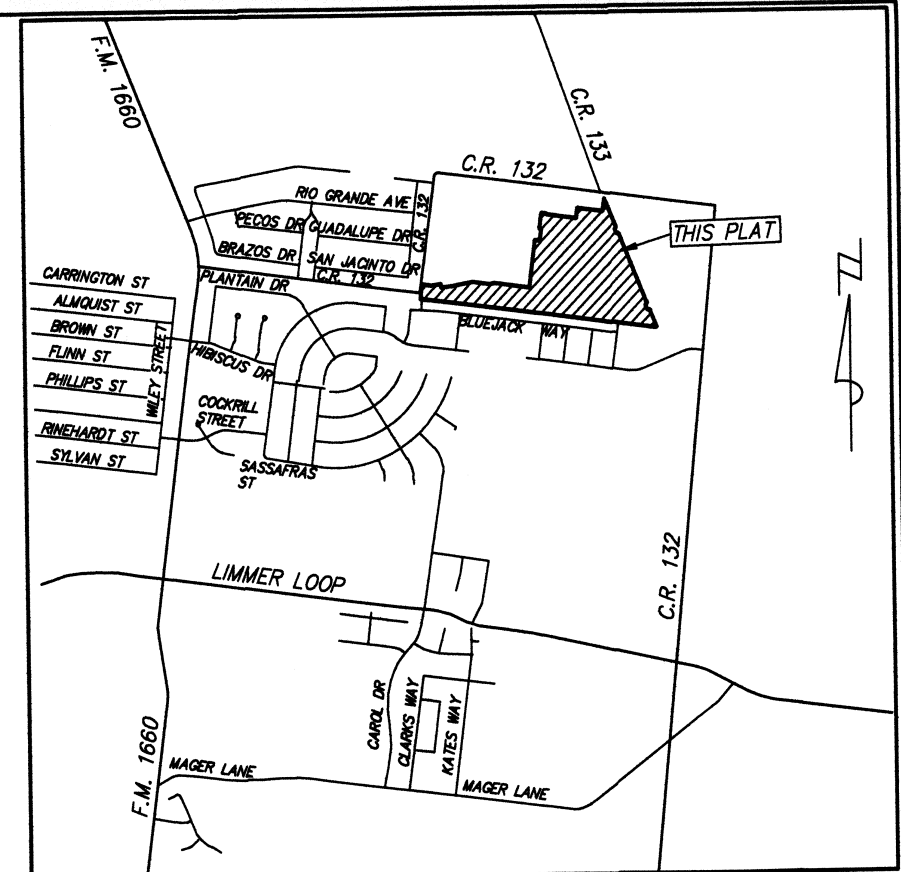
Received 09/16/2020



LEGEND:

- = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
- = 1/2" IRON ROD FOUND
- = SIDEWALK REQUIRED
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DE = DRAINAGE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- WWE = WASTEWATER EASEMENT
- OS = OPEN SPACE
- GL = GREENLINK
- LS = LANDSCAPE

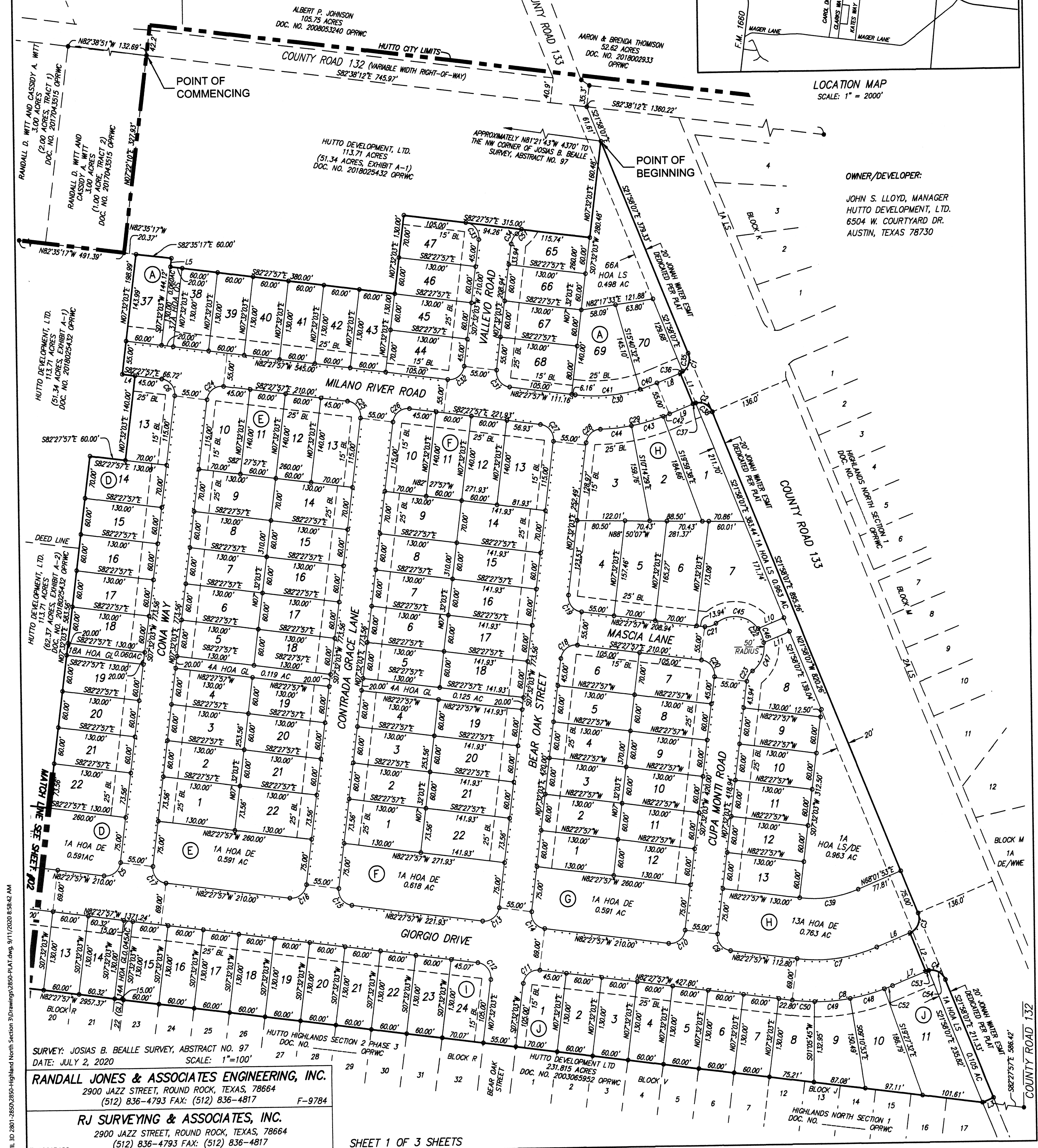
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.



LOCATION MAP
SCALE: 1" = 2000'

OWNER/DEVELOPER:

JOHN S. LLOYD, MANAGER
HUTTO DEVELOPMENT, LTD.
6504 W. COURTYARD DR.
AUSTIN, TEXAS 78730



RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-10015400

SHEET 1 OF 3 SHEETS

S:\CIVIL 3D 2801-2850\2850-Highland North Section 3D.dwg 9/11/2020 5:54:42 AM

PLAT NOTES:

1. THIS PLAT LIES WITHIN CITY OF HUTTO FULL PURPOSE JURISDICTION.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
10. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER CITY CODES AND REGULATIONS.
11. WATER AND WASTEWATER SERVICE WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO AND JONAH S.U.D. ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
12. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C050F, EFFECTIVE DATE OF DECEMBER 20, 2019.
13. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
14. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: JONAH S.U.D.; WASTEWATER: JONAH S.U.D.; ELECTRIC: ONCOR.
15. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
16. EXISTING ON-SITE STORMWATER DETENTION FACILITIES ARE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
17. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. GREENLINK, OPEN SPACE AND LANDSCAPE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. THIS SUBDIVISION WILL BE ZONED SF1.
21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
22. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 55%.
23. PARKLAND AND GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
24. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
25. STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE SHALL HAVE FIRE LANE SIGNS POSTED ON ONE SIDE OF THEM. (2018 IFC APPENDIX D SEC D103.6.2).

STREETS	LENGTH	ACRES
BEAR OAK STREET	1050'	1.224
CONA WAY	886'	1.052
CONTRADA GRACE LANE	886'	1.052
CUPA MONTI ROAD	532'	0.701
GIORGIO DRIVE	2856'	4.433
MASCIA LANE	315'	0.364
MILANO RIVER ROAD	958'	1.207
VALLEVO ROAD	288'	0.341
CAPONI FISH LANE	135'	0.132
CASOLA COVE	125'	0.120
CAPELLA WAY	114'	0.109
BOSCO ROAD	169'	0.173
TOTAL	8314'	10.908

SITE DATA:

TOTAL AREA 44.847 ACRES
10 BLOCKS

LAND USE	ACRES
134 RESIDENTIAL LOTS	26.635
8 HOA DE LOTS	4.760
2 HOA LS LOTS	1.461
1 HOA OS LOT	0.060
1 HOA LS/PUE LOT	0.105
4 HOA GL LOTS	0.349
1 AMENITY LOT	0.569
RIGHT-OF-WAY	10.908
TOTAL	44.847

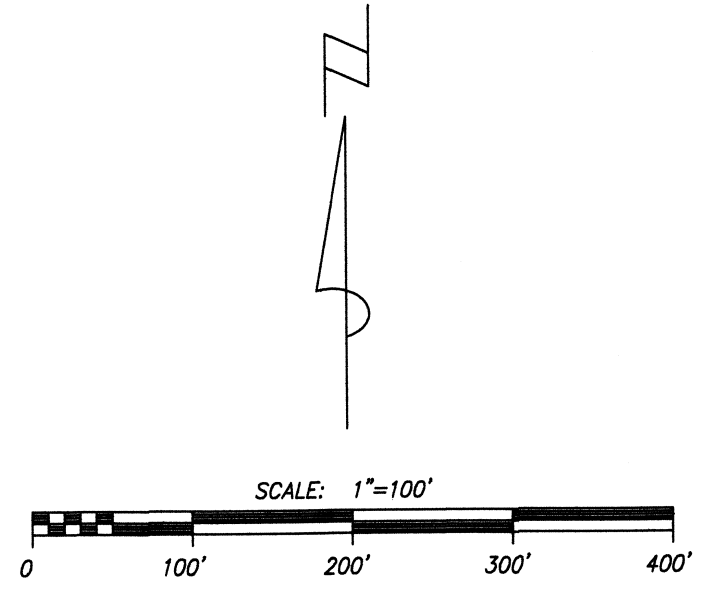
EASEMENT NOTES:

RIGHT-OF-WAY EASEMENT (GENERAL TYPE EASEMENT) TO JONAH WATER SUPPLY CORPORATION - VOLUME 563/PAGE 506 DRWC - AFFECTS THE SUBJECT PLAT. NOT-PLOTTABLE. BLANKET-TYPE EASEMENT WITH A 15-FOOT WIDE EASEMENT WITH THE CENTERLINE BEING THE PIPE LINE AS INSTALLED.

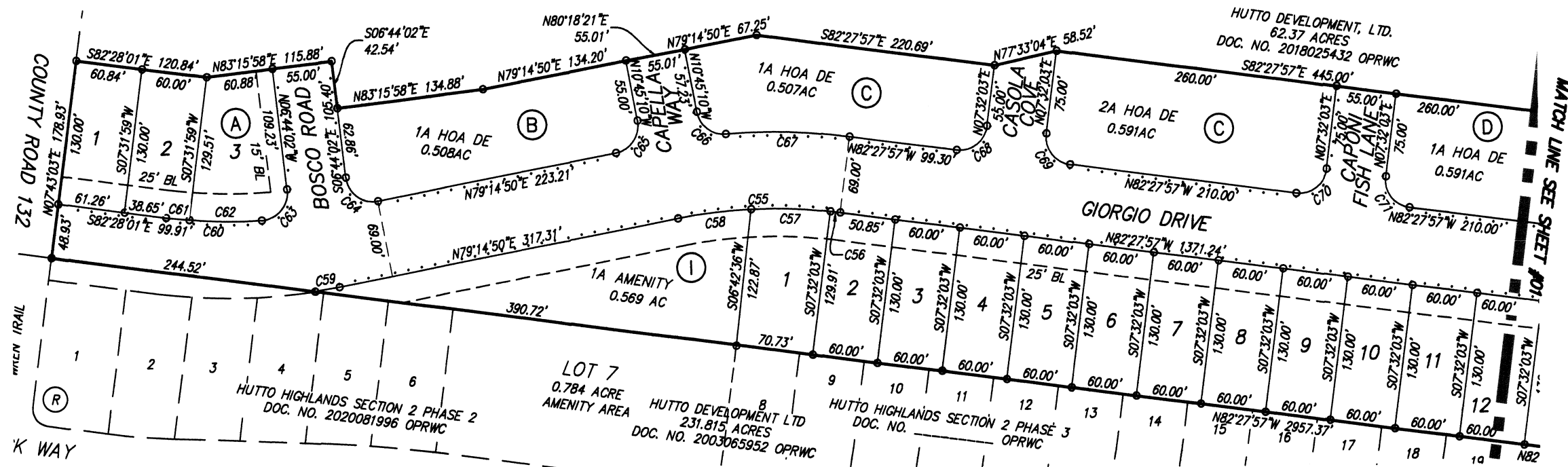
OWNER/DEVELOPER:

JOHN S. LLOYD, MANAGER
HUTTO DEVELOPMENT, LTD.
6504 W. COURTYARD DR.
AUSTIN, TEXAS 78730

FINAL PLAT OF HIGHLANDS NORTH SECTION 3 CITY OF HUTTO, WILLAMSON COUNTY, TEXAS



Received 09/16/2020



LINE	BEARING	DISTANCE
L1	S21°58'07"E	55.00'
L2	S21°58'07"E	69.00'
L3	S68°01'53"W	20.00'
L4	N82°27'57"W	21.72'
L5	S07°32'03"W	14.12'
L6	N68°01'53"E	60.61'
L7	N68°01'53"E	60.61'
L8	S68°01'53"W	42.52'
L9	S68°01'53"W	42.52'
L10	N68°01'53"E	46.81'
L11	N68°01'53"E	46.81'

CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	39.27'	25.00'	090°00'00"	S23°01'53"W	35.36'
C2	39.27'	25.00'	090°00'00"	S66°58'07"E	35.36'
C3	39.27'	25.00'	090°00'00"	S23°01'53"W	35.36'
C4	39.27'	25.00'	090°00'00"	S66°58'07"E	35.36'
C5	39.27'	25.00'	090°00'00"	N52°32'03"E	35.36'
C6	39.27'	25.00'	090°00'00"	N37°27'57"W	35.36'
C7	136.71'	265.50'	029°30'10"	N82°46'58"E	135.21'
C8	172.24'	334.50'	029°30'10"	N82°46'58"E	170.34'
C9	39.27'	25.00'	090°00'00"	S37°27'57"E	35.36'
C10	39.27'	25.00'	090°00'00"	N52°32'03"E	35.36'
C11	39.27'	25.00'	090°00'00"	S52°32'03"W	35.36'
C12	39.27'	25.00'	090°00'00"	N37°27'57"W	35.36'
C13	39.27'	25.00'	090°00'00"	N52°32'03"E	35.36'
C14	39.27'	25.00'	090°00'00"	S37°27'57"E	35.36'
C15	39.27'	25.00'	090°00'00"	S37°27'57"E	35.36'
C16	39.27'	25.00'	090°00'00"	N52°32'03"E	35.36'
C17	39.27'	25.00'	090°00'00"	S37°27'57"E	35.36'
C18	39.27'	25.00'	090°00'00"	S52°32'03"W	35.36'
C19	39.27'	25.00'	090°00'00"	S37°27'57"E	35.36'
C20	39.27'	25.00'	090°00'00"	N37°27'57"W	35.36'
C21	19.88'	25.00'	045°34'23"	N74°44'52"E	19.36'
C22	158.08'	50.00'	181°08'46"	N37°27'57"W	99.99'
C23	19.88'	25.00'	045°34'23"	S30°19'14"W	19.36'
C24	39.27'	25.00'	090°00'00"	S52°32'03"W	35.36'

CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C25	39.27'	25.00'	090°00'00"	N37°27'57"W	35.36'
C26	39.27'	25.00'	090°00'00"	S52°32'03"W	35.36'
C27	39.27'	25.00'	090°00'00"	N37°27'57"W	35.36'
C28	35.53'	25.00'	081°26'05"	S48°15'05"W	32.62'
C29	119.68'	327.50'	020°56'15"	N78°30'00"E	119.01'
C30	140.32'	272.50'	029°30'10"	N82°46'58"E	138.77'
C31	39.27'	25.00'	090°00'00"	S37°27'57"E	35.36'
C32	39.27'	25.00'	090°00'00"	N52°32'03"E	35.36'
C33	39.27'	25.00'	090°00'00"	N37°27'57"W	35.36'
C34	19.88'	25.00'	045°34'23"	S30°19'14"W	19.36'
C35	34.24'	25.00'	078°27'47"	N17°15'46"E	31.62'
C36	5.03'	25.00'	011°32'13"	N62°15'46"E	5.03'
C37	5.03'	25.00'	011°32'13"	S73°47'59"W	5.03'
C38	34.24'	25.00'	078°27'47"	N61°12'01"W	31.62'
C39	100.47'	195.11'	029°30'10"	N82°46'58"E	99.36'
C40	30.28'	272.50'	006°22'02"	N71°12'54"E	30.27'
C41	110.03'	272.50'	023°08'08"	N85°57'59"E	109.29'
C42	11.29'	327.50'	001°58'30"	N69°01'08"E	11.29'
C43	55.74'	327.50'	009°45'09"	N74°52'57"E	55.68'
C44	52.64'	327.50'	009°12'37"	N84°21'50"E	52.59'
C45	79.93'	50.00'	091°35'34"	N82°14'33"W	71.69'
C46	25.27'	50.00'	028°57'18"	N21°58'07"W	25.00'
C47	52.88'	50.00'	060°35'54"	N22°48'29"E	50.45'
C48	60.00'	334.50'	010°16'38"	N75°40'48"E	59.92'

CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C49	60.00'	334.50'	010°16'38"	N85°57'26"E	59.92'
C50	37.59'	334.50'	006°26'18"	S85°41'06"E	37.57'
C51	10.65'	50.00'	012°12'22"	N47°00'15"E	10.63'
C52	14.65'	334.50'	002°30'36"	N69°17'11"E	14.65'
C53	5.03'	25.00'	011°32'13"	S73°47'59"W	5.03'
C54	34.24'	25.00'	078°27'47"	N61°12'01"W	31.62'
C55	150.01'	470.00'	018°17'13"	S88°23'26"W	149.37'
C56	9.15'	470.00'	001°06'56"	N83°01'25"W	9.15'
C57	72.92'	470.00'	008°53'20"	N88°01'33"W	72.84'
C58	67.94'	470.00'	008°16'58"	S83°23'18"W	67.88'
C59	22.84'	530.00'	002°28'09"	N80°28'54"E	22.84'
C60	88.34'	461.00'	010°58'47"	S87°57'25"E	88.21'
C61	21.36'	461.00'	002°39'18"	S83°47'40"E	21.36'
C62	66.98'	461.00'	008°19'30"	S89°17'04"E	66.92'
C63	40.70'	25.00'	093°17'14"	N39°54'35"E	36.35'
C64	41.02'	25.00'	094°01'08"	S53°44'36"E	36.57'
C65	39.27'	25.00'	090°00'00"	N34°14'50"E	35.36'
C66	36.58'	25.00'	083°50'46"	S52°40'34"E	33.41'
C67	114.14'	539.00'	012°08'00"	N88°31'57"W	113.93'
C68	39.27'	25.00'	090°00'00"	N52°32'03"E	35.36'
C69	39.27'	25.00'	090°00'00"	S37°27'57"E	35.36'
C70	39.27'	25.00'	090°00'00"	N52°32'03"E	35.36'
C71	39.27'	25.00'	090°00'00"	S37°27'57"E	35.36'

SURVEY: JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97
DATE: JULY 2, 2020

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 2 OF 3 SHEETS

F-10015400

FINAL PLAT OF
HIGHLANDS NORTH SECTION 3
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

THAT PART OF THE JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 113.71 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018025432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (VARIABLE WIDTH RIGHT-OF-WAY) MONUMENTING THE NORTHWEST CORNER OF SAID 113.71 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THAT 1.00 ACRE TRACT (TRACT 2) CONVEYED TO RANDALL D. WITT AND CASSIDY A. WITT BY DEED RECORDED IN DOCUMENT NO. 2017043515, OPRWC, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT, BEING THE NORTHEAST CORNER OF THAT 2.00 ACRE TRACT (TRACT 1) CONVEYED TO RANDALL D. WITT AND CASSIDY A. WITT BY DEED RECORDED IN DOCUMENT NO. 2017043515, OPRWC BEARS N82°38'51"W A DISTANCE OF 132.69 FEET;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132 AND THE NORTH LINE OF SAID 113.71 ACRE TRACT, S82°38'12"E A DISTANCE OF 745.97 FEET TO A 1/2" IRON ROD SET, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 113.71 ACRE TRACT BEARS S82°38'12"E A DISTANCE OF 1360.22 FEET;

THENCE S21°58'07"E ACROSS SAID 113.71 ACRE TRACT A DISTANCE OF 61.61 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF BEGINNING, FROM WHICH THE NORTHWEST CORNER OF THE JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97 BEARS APPROXIMATELY N81°21'43"W A DISTANCE OF 4370 FEET;

THENCE CONTINUING ACROSS SAID 113.71 ACRE TRACT, THE FOLLOWING TEN (10) COURSES:

1. S21°58'07"E A DISTANCE OF 379.33 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
2. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S23°01'53"W, 35.36 FEET TO A 1/2" IRON ROD SET;
3. S21°58'07"E A DISTANCE OF 55.00 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
4. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S66°58'07"E, 35.36 FEET TO A 1/2" IRON ROD SET;
5. S21°58'07"E A DISTANCE OF 895.26 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
6. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S23°01'53"W, 35.36 FEET TO A 1/2" IRON ROD SET;
7. S21°58'07"E A DISTANCE OF 69.00 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
8. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S66°58'07"E, 35.36 FEET TO A 1/2" IRON ROD SET;
9. S21°58'07"E A DISTANCE OF 211.33 FEET TO A 1/2" IRON ROD SET;
10. S68°01'53"W A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF SAID 113.71 ACRE TRACT, BEING THE NORTH LINE OF THAT 231.815 ACRE TRACT CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2003065952, OPRWC, FROM WHICH A 1/2" IRON ROD FOUND ON THE WEST LINE OF COUNTY ROAD 132 AT THE SOUTHEAST CORNER OF SAID 113.71 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 231.815 ACRE TRACT BEARS S82°27'57"E A DISTANCE OF 586.42 FEET;

THENCE ALONG THE NORTH LINE OF SAID 231.815 ACRE TRACT AND THE SOUTH LINE OF SAID 113.71 ACRE TRACT, N82°27'57"W A DISTANCE OF 2957.37 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF SAID COUNTY ROAD 132 FOR THE SOUTHWEST CORNER OF SAID 113.71 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 113.71 ACRE TRACT AND THE EAST LINE OF SAID COUNTY ROAD 132, N07°43'03"E A DISTANCE OF 178.93 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 113.71 ACRE TRACT, THE FOLLOWING TWENTY-ONE (21) COURSES:

1. S82°28'01"E A DISTANCE OF 120.84 FEET TO A 1/2" IRON ROD SET;
2. N83°15'58"E A DISTANCE OF 115.88 FEET TO A 1/2" IRON ROD SET;
3. S06°44'02"E A DISTANCE OF 42.54 FEET TO A 1/2" IRON ROD SET;
4. N83°15'58"E A DISTANCE OF 134.88 FEET TO A 1/2" IRON ROD SET;
5. N79°14'50"E A DISTANCE OF 134.20 FEET TO A 1/2" IRON ROD SET;
6. N80°18'21"E A DISTANCE OF 55.01 FEET TO A 1/2" IRON ROD SET;
7. N79°14'50"E A DISTANCE OF 67.25 FEET TO A 1/2" IRON ROD SET;
8. S82°27'57"E A DISTANCE OF 220.69 FEET TO A 1/2" IRON ROD SET;
9. N77°33'04"E A DISTANCE OF 58.52 FEET TO A 1/2" IRON ROD SET;
10. S82°27'57"E A DISTANCE OF 445.00 FEET TO A 1/2" IRON ROD SET;
11. N07°32'03"E A DISTANCE OF 583.56 FEET TO A 1/2" IRON ROD SET;
12. S82°27'57"E A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD SET;
13. N07°32'03"E A DISTANCE OF 140.00 FEET TO A 1/2" IRON ROD SET;
14. N82°27'57"W A DISTANCE OF 21.72 FEET TO A 1/2" IRON ROD SET;
15. N07°32'03"E A DISTANCE OF 198.99 FEET TO A 1/2" IRON ROD SET, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 1.00 ACRE TRACT, BEING A NORTHERLY INSIDE ELL CORNER OF SAID 113.71 ACRE TRACT BEARS N82°35'17"W A DISTANCE OF 20.37 FEET;
16. S82°35'17"E A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD SET;
17. S07°32'03"W A DISTANCE OF 14.12 FEET TO A 1/2" IRON ROD SET;
18. S82°27'57"E A DISTANCE OF 380.00 FEET TO A 1/2" IRON ROD SET;
19. N07°32'03"E A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
20. S82°27'57"E A DISTANCE OF 315.00 FEET TO A 1/2" IRON ROD SET;
21. N07°32'03"E A DISTANCE OF 160.48 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 44.847 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R020260.

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

THAT HUTTO DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2018025432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, DO HEREBY FOREVER DEDICATE TO THE CITY OF HUTTO AND WILLIAMSON COUNTY AND THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO AND WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "HIGHLANDS NORTH SECTION 3".

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

HUTTO DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP

BY: HDL GP, LLC, A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: _____
JOHN S. LLOYD, MANAGER
6504 W. COURTYARD DR.
AUSTIN, TEXAS 78730

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

Israel Ramirez 9.11.2020
ISRAEL RAMIREZ
REGISTERED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS

RANDALL JONES & ASSOCIATES ENGINEERING INC.
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793



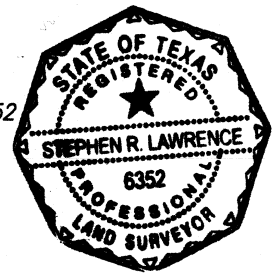
STATE OF TEXAS {
COUNTY OF WILLIAMSON {
KNOW ALL MEN BY THESE PRESENTS

I, STEPHEN R. LAWRENCE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CONFIRM 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 CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

Stephen R. Lawrence 9/11/2020
STEPHEN R. LAWRENCE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE ____ DAY OF _____, 20 ____ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

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

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

Received 09/16/2020



THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ____ DAY OF _____, 20____.

DOUG GAUL, MAYOR DATE HOLLY NAGY DATE

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

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

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

DATE: JULY 2, 2020

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 3 OF 3 SHEETS

F-10015400

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Hutto Crossing Phase 4 Section 13 Final Plat, 0.774 acres, more or less, of land, one commercial lots, located on Chris Kelley Boulevard.
Meeting: Planning and Zoning Commission - 06 Oct 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Hutto Crossing Phase 4 Section 13 Final Plat is approximately 0.774 acres of land, with 1 commercial lot.

Current Zoning:

The subject property is zoned PUD with a base zoning of B-2.

Surrounding Zoning:

North: Hutto Crossing PUD

East: Chris Kelley Boulevard and SF-1 (Hutto High School)

South: Hutto Crossing PUD

West: Hutto Crossing PUD

Summary of Request:

The proposed Final Plat is comprised of one commercial lot and 0.774 acres of land.

Staff Review:

The proposal meets the minimum standards as required in the Planned Unit Development, Unified Development Code and state law.

FINANCIAL IMPACT:

None at this time.

POLICY IMPLICATIONS:

None at this time.

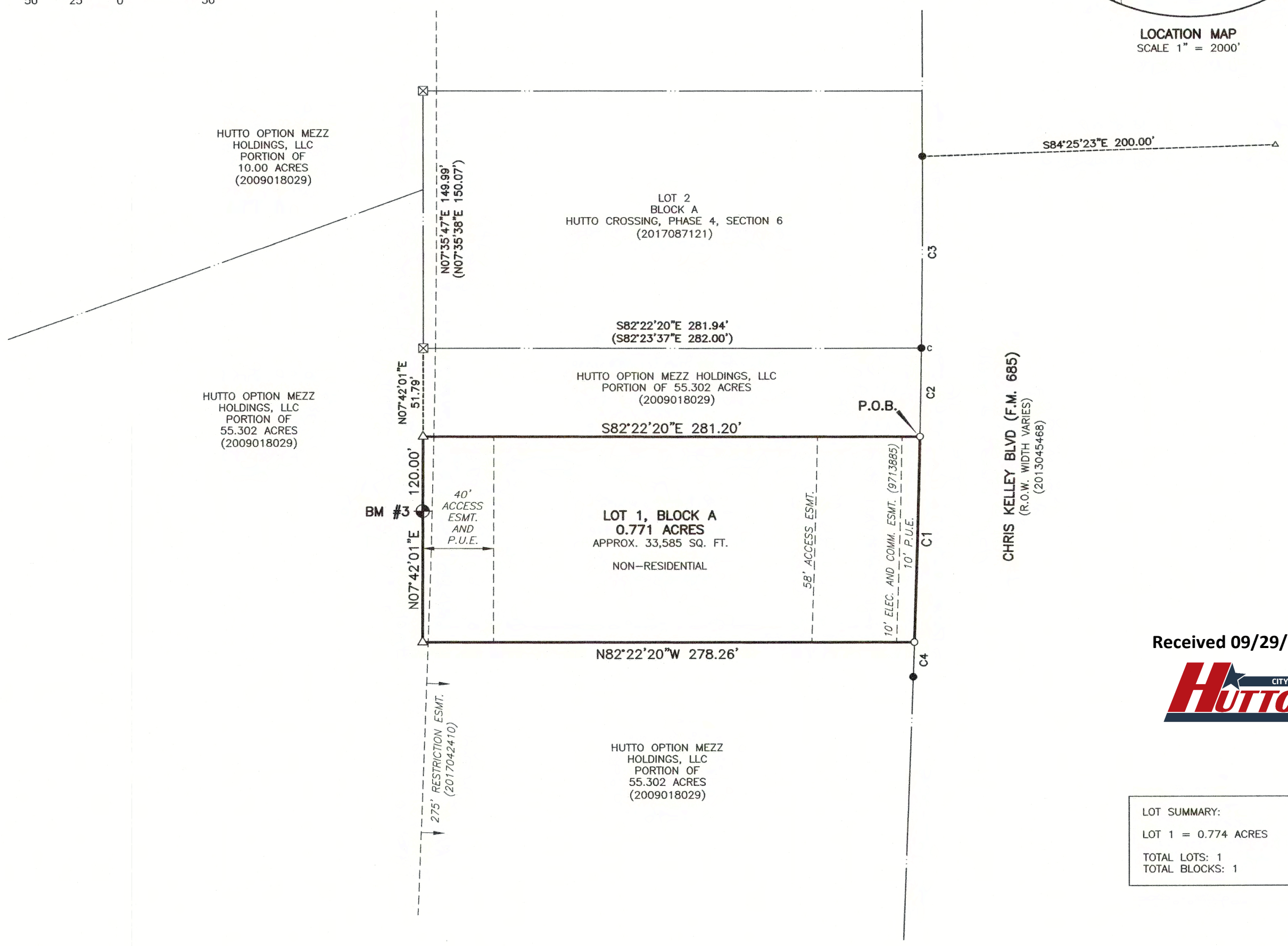
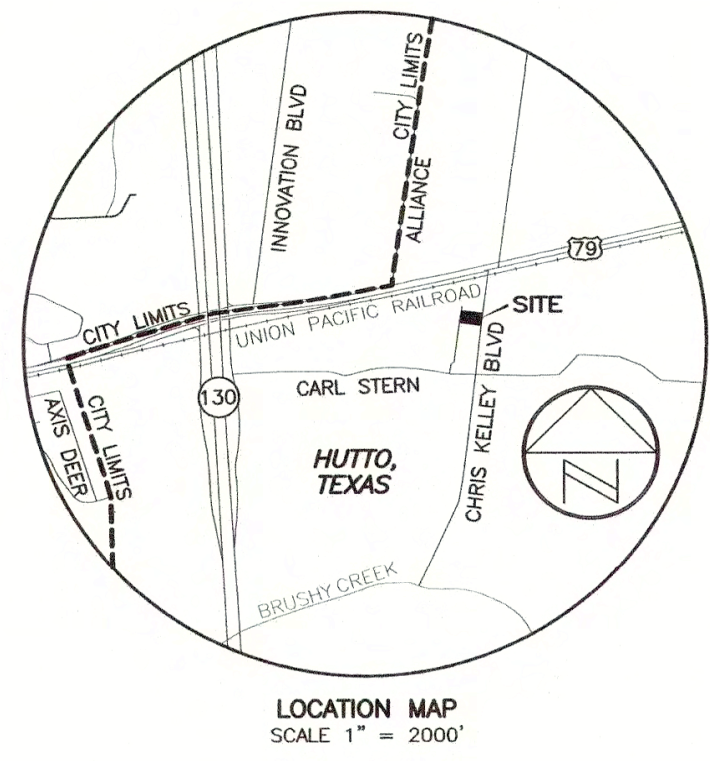
RECOMMENDATION:

As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends a favorable recommendation forwarded to City Council for approval of the Final Plat.

ATTACHMENTS:

[HC4-13FP-U1-FinalPlat\(9-29-20\)](#)

FINAL PLAT OF
HUTTO CROSSING PHASE 4,
SECTION 13



Received 09/29/2020



LOT SUMMARY:
LOT 1 = 0.774 ACRES
TOTAL LOTS: 1
TOTAL BLOCKS: 1

OWNER:
HUTTO OPTION MEZZ HOLDINGS, LLC
100 PINE STREET, 29TH FLOOR
SAN FRANCISCO, CA 94111

ENGINEERING BY:
MURFEE ENGINEERING COMPANY, INC.
CONTACT: KEN MARTIN, PE
1101 S CAPITAL OF TEXAS HWY, BLDG D
AUSTIN, TX 78746
512-327-9204

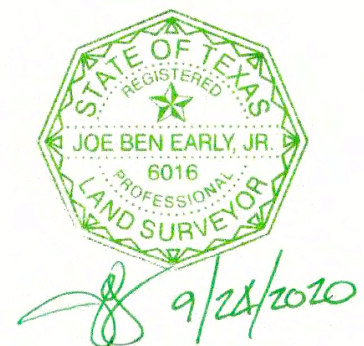
SURVEYING BY:
EARLY LAND SURVEYING, LLC
CONTACT: JOE BEN EARLY, JR., RPLS
P O BOX 92588
AUSTIN, TX 78709
512-202-8631

BENCHMARK INFORMATION:
BM #3: MAG NAIL WITH WASHER SET ON WEST BACK OF CURB OF A CONCRETE DRIVE, APPROX. 106' SOUTH OF A CURB INLET NEAR THE SOUTHWEST CORNER OF LOT 2, BLOCK A, HUTTO CROSSING, PHASE 4, SECTION 6 AND APPROX. 155' NORTH OF A WASTEWATER MANHOLE LOCATED IN THE CENTER OF THE DRIVE.
ELEVATION = 648.08'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CAPITAL" CAP FOUND
 - 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
 - ☒ "X" IN CONCRETE FOUND
 - △ MAG NAIL WITH "EARLY BOUNDARY" WASHER SET
 - △ CALCULATED POINT
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - () RECORD INFORMATION

BEARING BASIS:
THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	8400.00'	0°49'08"	120.04'	S09°06'11"W	120.04'	
C2	8400.00'	0°21'12"	51.80'	N08°31'01"E	51.80'	
C3	8400.00'	0°45'44"	111.74'	N07°57'33"E	111.74'	(N07°58'44"E 111.88')
C4	8400.00'	0°08'15"	20.14'	S09°34'52"W	20.14'	



EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY

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

PROJECT NO.: 1063-001
DRAWING NO.: 1063-001-PL-DUTCH
PLOT DATE: 9/24/20
PLOT SCALE: 1" = 50'
DRAWN BY: MAW & JBE
SHEET 01 OF 02

FINAL PLAT OF
HUTTO CROSSING PHASE 4, SECTION 13

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

I, HUTTO OPTION MEZZ HOLDINGS, LLC, SOLE OWNER OF THAT CERTAIN 55.302 ACRE TRACT (TRACT 5) DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2009018029 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE SAID 55.302 ACRE TRACT AND DO HEREBY SUBDIVIDE 0.771 ACRES OUT OF 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 "HUTTO CROSSING PHASE 4, SECTION 13"

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

HUTTO OPTION MEZZ HOLDINGS, LLC

BY: _____

STEVE TOWLE
HUTTO OPTION MEZZ HOLDINGS, LLC
100 PINE STREET, 29TH FLOOR
SAN FRANCISCO, CA 94111

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

ON _____ BEFORE ME _____, PERSONALLY APPEARED STEVE TOWLE, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND THIS THE ____ DAY OF _____ 20____ A.D.

SIGNATURE _____
SIGNATURE OF NOTARY PUBLIC

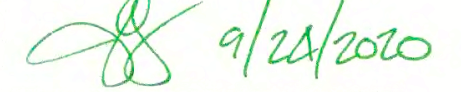
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES ON _____

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

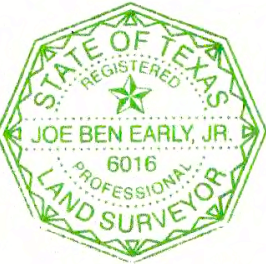
I, JOE BEN EARLY, JR., REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS,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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 24TH DAY OF SEPTEMBER 2020.

 9/24/2020

JOE BEN EARLY, JR., RPLS #6016
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

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



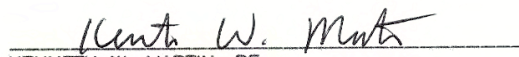
STATE OF TEXAS {
COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0515F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

I, KEN MARTIN, 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

28th DAY OF September 2020.


KENNETH W. MARTIN, PE
REGISTERED PROFESSIONAL ENGINEER NO. 65971
STATE OF TEXAS

MURFEE ENGINEERING COMPANY, INC.
1101 S CAPITAL OF TEXAS HWY, BLDG D
AUSTIN, TX 78746
512-327-9204



METES AND BOUNDS DESCRIPTION:

BEGINNING at a 1/2" rebar with "Early Boundary" cap set in the west right-of-way line of Chris Kelley Boulevard (F.M. 685) (right-of-way width varies) as described in Document No. 2013045468 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with "Capital" cap found in the west right-of-way line of Chris Kelley Boulevard (F.M. 685), being the southeast corner of Lot 2, Block A, Hutto Crossing, Phase 4, Section 6, a subdivision of record in Document No. 2017087121 of the Official Public Records of Williamson County, Texas, bears with a curve to the left, having a radius of 8400.00 feet, a delta angle of 00°21'12", an arc length of 51.80 feet, and a chord which bears North 08°31'01" East, a distance of 51.80 feet;

THENCE with the west right-of-way line of Chris Kelley Boulevard (F.M. 685) and crossing the said 55.302 acre tract, with a curve to the right, having a radius of 8400.00 feet, a delta angle of 00°49'08", an arc length of 120.04 feet, and a chord which bears South 09°06'11" West, a distance of 120.04 feet to a 1/2" rebar with "Early Boundary" cap set, from which a 1/2" rebar found in the west right-of-way line of Chris Kelley Boulevard (F.M. 685), bears with a curve to the right, having a radius of 8,400.00 feet, a delta angle of 00°08'15", an arc length of 20.14 feet, and a chord which bears South 09°34'52" West, a distance of 20.14 feet;

THENCE crossing the said 55.302 acre tract, the following three (3) courses and distances:

1. North 82°22'20" West, a distance of 278.26 feet to a mag nail with "Early Boundary" washer set in concrete curb;
2. North 07°42'01" East, a distance of 120.00 feet to a mag nail with "Early Boundary" washer set in concrete curb, from which an "X" in concrete curb found for the southwest corner of said Lot 2, bears North 07°42'01" East, a distance of 51.79 feet;
3. South 82°22'20" East, a distance of 281.20 feet to the POINT OF BEGINNING, containing an area of 0.771 acres, more or less.

GENERAL NOTES:

1. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
2. 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.
3. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF HUTTO; WASTEWATER: CITY OF HUTTO; ELECTRIC: ONCOR THIS SITE.
4. CITY OF HUTTO ASSUMES NO RESPONSIBILITY FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS TO SERVE THIS SITE.
5. DEVELOPMENT OF THIS SUBDIVISION CONFORMS WITH THE CONCLUSIONS OF "DETERMINATION OF THE HYDROLOGIC IMPACT OF PROPOSED HUTTO CROSSING DEVELOPMENT USING UPPER BRUSHY CREEK WCID WATERSHED MODEL", DATED NOVEMBER 10, 2013 AND ADDENDUM DATED JANUARY 16, 2014.
6. NO PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
7. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
8. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
9. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
10. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES.
11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
12. SIDEWALKS AND TREES SHALL BE PROVIDED ON THE SUBDIVISION SIDE OF F.M. 685 (CHRIS KELLEY BOULEVARD).
13. STREET TREES ARE REQUIRED IN ACCORDANCE WITH SECTION 4.9.5 OF THE PUD AGREEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
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 1/8" 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. THE PROPOERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE HUTTO CRSOOSINGS PUD AND THE CITY OF HUTTO UDC.

CITY DEVELOPMENT SERVICES

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO ON THIS THE ____ DAY OF _____, 2020.

ASHEY GRUNDMAN
DEVELOPMENT SERVICES DIRECTOR

DATE _____

APPROVAL, CITY OF HUTTO

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THIS THE ____ DAY OF _____, 2020.

DOUG GAUL, MAYOR

DATE _____

HOLLY NAGY, CITY SECRETARY

DATE _____

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

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

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

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

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

BY: _____
DEPUTY

Received 09/29/2020



EARLY LAND SURVEYING A LIMITED LIABILITY COMPANY	PROJECT NO.: 1063-001
	DRAWING NO.: 1063-001-PL-DUTCH
P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 TBPELS FIRM NO. 10194487	PLOT DATE: 9/24/20
	PLOT SCALE: 1" = 50'
DRAWN BY: MAW & JBE	
SHEET 02 OF 02	

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration of a public hearing and possible recommendation on the proposed Unified Development Code (UDC) ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 2 Section 10.203, Development Review Process, Section 10.204.2, Effective Date and Expiration, Chapter 3, Section 10.311.9, Swimming Pools and Chapter 4, Section 10.405, Building Setbacks, General Rules.

Meeting: Planning and Zoning Commission - 06 Oct 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Staff is proposing two changes to the Unified Development Code. The first change is in regards to the plat expiration. Staff is proposing the plat expiration move to 2 years instead of 1 year. In addition to that staff is proposing that the first extension be administrative with a fee. After that first extension, then Planning and Zoning Commission and City Council have to review the request.

The second proposed change is in regards to swimming pools. Staff is proposing to allow swimming pools to be located anywhere except for in any easements.

See attached for the redline of the proposed changes.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

Staff recommends a favorable recommendation to City Council.

ATTACHMENTS:

[UDC Amend 23](#)

10.203 Development review process**10.203.1 Applicability**

This section applies in the following areas.

Process	City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Amended plat	Yes	Yes	Yes	Yes
Annexation	No	No	No	Yes
Building permit and certificate of occupancy	Yes	Yes	Yes	No: Williamson County
Certificate of appropriateness	Yes: historic district	Yes: historic district	Yes: historic district	No
Demolition permit	Yes	Yes	Yes	No: Williamson County
Major subdivision	Yes	Yes	Yes	Yes
Plan amendment	Yes	Yes	Yes	Yes
Plan amendment: future land use map	Yes	Yes	Yes	Yes
Planned unit development	Yes	No	Yes; OT-5C only	No
Plat vacation	Yes	Yes	Yes	Yes
Right-of-way construction permit	Yes	Yes	Yes	No
Right-of-way vacation	Yes	Yes	Yes	Yes
Short form subdivision	Yes	Yes	Yes	Yes
Sign permit	Yes	Yes	Yes	Yes
Site plan review	Yes	Yes	Yes	No
Site plan: initial	Yes	Yes	Yes	No
Special exception	Yes	No: see Chapter 5	No: see Chapter 5	No
Street name change	Yes	Yes	Yes	Yes
UDC amendment	n/a	n/a	n/a	n/a
Variance	Yes	Yes	Yes	Yes: subdivisions
Zoning map amendment	Yes	Yes	Yes	No

The following is a general review structure for this Section:

Type of: Application / Permit / Request	Planning	Engineering	Building	HPC	PZ	CC	ZBA
Administrative interpretation	Issued	Issued	Issued				A ***
Amended plat	RV/D	RV *			R	D	
Annexation	RV *					D	
Appeals: all						Bldg codes, CoA, Sign variance	Administrative decision and interpretations
Building code interpretation			RV/D			A	
Building plan review—residential/commercial: new construction			RV/D				
Building plan review—residential/commercial: Remodel			RV/D				
Building plan review—residential/commercial: Repair			RV/D				



Type of: Application / Permit / Request	Planning	Engineering	Building	HPC	PZ	CC	ZBA
Building plan review— residential/commercial: Addition			RV/D				
Building permit — residential/commercial: new construction (incl. inspections)			I/D				
Building permit — residential/commercial: remodel (incl. inspections)			I/D				
Building permit — residential/commercial: repair (incl. inspections)			I/D				
Building permit — residential/commercial: addition (incl. inspections)			I/D				
Certificate of appropriateness	RV		RV	D		A	
Certificate of occupancy/tenant change			I/D				
Comprehensive plan amendment	RV	RV		R ^{††}	R	D	
Comprehensive plan land use map amendment	RV				R	D	
Conditional certificate of completion (commercial)			RV/I/D				
Delay request (waiver of rights) for plats	RV/D						
Demolition permit: residential/commercial			I/D	D **			
Development agreement	RV/D					D	
Development assessment (subdivision)	RV/D	RV					
Drainage easement vacation	RV	RV				D	
Hot tub/spa permit (incl. insp.)			D				
HUD code manufactured home permit			D				
HVAC permit			D				
Irrigation permit (incl. insp.)/landscape irrigation			D				
Legal lot determination letter	D						
Major subdivision: prelim & final plat	RV	RV			R	D	
Minor Modification – FBC zoning district	RV†††				R	D	
Minor Modification – OT zoning district	RV†††				D	A	
Minor (short form) subdivision: final plat	RV	RV			R	D	
Move-in (modular structure) permit			D				
Plat Vacation	RV	RV			R	D	
Public utility easement vacation (PUE)	RV	RV				D	
Recordation processing (final plat)	RV/D						
Right-of-way (ROW) construction permit		D					
Right-of-way (ROW) vacation	RV	RV				D	
Sign master plan	RV		RV		R	D	
Sign permit	RV		RV/D				
Site plan review (incl. inspections)	RV	RV	RV/D				
Form Based Code amendment	RV				R	D	
Specific use permit (incl. amendment)	RV		RV		R	D	
Street name change	RV					D	
Subdivision improvements		RV/I/D				Acceptance	

Type of: Application / Permit / Request	Planning	Engineering	Building	HPC	PZ	CC	ZBA
construction plan review & inspection							
Subdivision plat approval extension	RVD****	RV			R****	D****	
Temporary job/construction trailer			D				
Temporary use permit			D	**			
Tree removal permit (protected trees)	RV		RV/D			D	
Variance (sign) – Sign	RV		RV		D	A	
Variance (zoning) – Site design	RV						D ***
Variance (zoning) – FBC and OT zoning districts	RV						D ***
Variance (subdivision) – Subdivision	RV				R	D	
Water heater permit			I/D				
Water softener permit			I/D				
UDC amendment	RV				R	D	
Zoning change request	RV				R	D	
Zoning change request – PUD	RV	RV			R	D	
Zoning change request – Form Based Code	RV	RV			R	D	
Zoning map amendment	RV				R	D	
Zoning verification letter	D						

A=Appeal D=Decision I=Inspection R=Recommendation RV=Review

* = If there are public improvements on site

** = If structure is within the 1911 historic district the HPC makes final decision

*** = Appeals to ZBA are made to District Court

**** = Planning Staff can administratively approve the first extension, second extension requires City Council approval

† = Includes review for services by: City Engineer, Public Works, Police

†† = If amendment to Comprehensive Plan/GGP affects the Historic District

††† = See Section 10.203.9 for administrative approval requirements

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10.203.2 Amended plat

Subdivision standards are detailed in Chapter 6 (Subdivision standards).

10.203.2.1 Intent

An amended plat is required for error correction on a recorded plat, boundary changes between adjacent lots where no new lots would be created; and lot consolidation between two or more lots, where an entire plat will not be vacated.

10.203.2.2 Applicability

The amended plat process is used for the following in the city and its extraterritorial jurisdiction:

- Adjust or relocate the boundary or lot lines between one or more adjacent lots on an approved plat, where the number of lots will not increase.
- Join two or more adjacent lots on an approved plat, where the entire plat will not be vacated.
- Correct an error or omission on an approved plat.
- Show monuments set after death, disability, or retirement from practice of the engineer or surveyor charged with responsibilities for setting monuments.
- Show the proper location or character of monuments that have been changed in location, character, or shown incorrectly on an approved plat.

"Quitclaiming" land to adjacent property owners without approval through a formal subdivision review process is prohibited.

10.203.7.3.2.10 a non-binding schedule for the entire development (or for each phase, if it is to be developed by phases), which shall show generally how the applicant will complete the project containing the following information:

1. The proposed order of construction by section delineated on the Regulating Plan;
2. The proposed schedule for construction of improvements to open space areas; and
3. The proposed schedule for the installation of required public streets, utilities improvements and the dedication of public rights-of-way and/or easements.

10.203.7.3.3 Site Plan Requirements: A Site Plan meeting the requirements of this District, approved TFP and Regulating Plan shall be approved prior to building permit issuance for all non single-family residential development within the District. Applications for Site Plans shall meet the submittal requirements in Section 10.203.19 in addition to the standards in this District.

10.203.7.3.3.1. The Planning Director or designee may approve minor changes to a previously approved Regulating Plan or Site Plan with the applicant's written justification for such changes. Any significant changes to and deviations from approved plans shall be regarded as an amendment to that particular plan and may be reviewed by the Director of Development Services or designee and processed per the standards established in this District. The Director of Development Services or designee shall make the determination as to whether a proposed change is minor or significant, based upon consideration of the following facts:

1. Whether the proposed change substantially alters the arrangement of component transect zones, buildings or changes the use of building space designated on the Regulating Plan;
2. Whether there is an increase in the number of residential dwelling units beyond the threshold established in the approved TFP or Regulating Plan;
3. Whether the proposed change substantially alters vehicular circulation or the placement/ arrangement of parking areas; or
4. Whether the proposed change will reduce or lessen the effectiveness of open space, landscape buffers, and edges.

10.203.7.3.4 Plot Plan Requirements: All single-family development shall refer to the development application.

10.203.8 Major subdivision (requiring both preliminary and final plat)

Subdivision standards are detailed in Chapter 6 (Subdivision standards).

10.203.8.1 Intent

A major subdivision permits the division of a parcel into two or more lots and/or tracts where public improvements such as streets will be required.

10.203.8.2 Applicability

The major subdivision process is used to subdivide legal lots, if the subdivision is not eligible for the short form subdivision (minor subdivision) process in Section 10.203.17. A Subdivision Plat is required under Section 212.004 of the Texas Local Government Code.

10.203.8.3 Criteria

Major subdivision requests are evaluated using all the following criteria:

- The newly created parcels will meet minimum lot size standards. For uses with a significant public benefit, such as a fire station, City Council may waive the minimum lot size and minimum lot width standards if the proposed use meets minimum setbacks and sewage disposal standards.

- The newly created parcels meet minimum access standards.
- The subdivision does not "cut away" a non-conforming use from an adjacent lot to increase its lifespan.
- The subdivision is compatible with existing and permitted land uses in the surrounding area.
- The subdivision preserves and/or enhances the character of Hutto.
- A conceptual plan or preliminary plat is approved for the parcel, if applicable.

10.203.8.4 Process

Refer to development application.

10.203.8.5 Conditions

The Planning and Zoning Commission and/or City Council may impose conditions on a major subdivision.

10.203.8.6 Extension

The Planning Department may grant a 1-year extension on the plat expiration. After the first extension, the Planning and Zoning Commission and City Council may grant ~~up to two~~ a second 1-year extensions of the expiration date for major subdivisions.

10.203.9 Minor Modification

10.203.9.1 FBC Form Based Code

Minor Modification requirements are detailed above in section 10.203.7.3.2.3

10.203.9.2 OT Old Town

10.203.9.2.1 Definition

A minor modification shall be a small modification to any established standard that still meets the purpose and intent of the District but is needed to address a site specific condition or context.

10.203.9.2.2 Approval Authority

10.203.9.2.1.1 Staff Approval: Any minor modification that is 10% or less of a numerical standard shall be reviewed and approved by the Planning Director or designee.

10.203.9.2.1.2 Planning and Zoning Commission Approval: All other types of minor modifications, such as use, shall be considered by the Planning and Zoning Commission (PZ) subject to the criteria below. PZ may impose conditions on a minor modification.

Minor Modification Criteria (shall meet all the criteria below):

- The proposed use will not generate traffic levels that are higher than the adjacent roadways are designed for;
- The proposed use will not disturb nearby uses with excessive noise, lighting, or obnoxious odors;
- For new construction and redevelopment, the densities proposed and scale of the building will not conflict with that of the surrounding area;
- The proposed building and use meets the Purpose and Intent of this District, the Old Town Hutto Master Plan, and Building Design and Architectural Standards, and other adopted city policies;

10.203.25.3 Criteria

Zoning map amendment requests are evaluated using the following criteria:

- The proposed zoning is consistent with the comprehensive plan and any community, neighborhood and other applicable land use and development plans.
- The proposed zoning is compatible with existing and permitted uses on properties in the neighborhood.
- Conditions in the neighborhood have changed to the extent the proposed zoning is necessary.
- The proposed zoning does not have an adverse impact on surrounding properties or the natural environment.
- The proposed zoning corrects a clerical or administrative error on the zoning map.
- The proposed zoning results in a logical and orderly development pattern.
- The proposed zoning is not merely intended to confer an economic benefit to the property owner.
- The site is a legal building lot.

Rezoning of a small parcel, intended to confer a benefit to the property owner by permitting land uses not available to, and possibly incompatible with and detrimental to surrounding properties, is prohibited.

10.203.25.4 Process

- Refer to development application.

10.203.25.5 Conditions

The Planning and Zoning Commission and/or City Council may impose conditions on a zoning map amendment. Conditional zoning or contract zoning, where the permitted land use for a lot is restricted to the use the rezoning was sought, is prohibited.

10.204 Vested development rights

10.204.1 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town Zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes	Yes	Yes

10.204.2 Effective date and expiration

Vested development right establishment and expiration dates are as follows.

Process	Date Granted	Permit Expiration
Building permit	Date of complete application submittal	180 days
Certificate of appropriateness	Date of approval by Historic Preservation Commission	180 days
Final plat	Date of approval by City Council	2 years <u>1-year</u> , unless recorded, fiscal surety has been posted, and/or extension has been granted. <u>1-year extension allowed administratively, then City Council approval required.</u>

Chapter 2 Administration		§10.204 Vested development rights
Preliminary plat	Date of approval by City Council	1 year, unless final plat has been filed and/or extension has been granted.



incidental to a residential host structure. This term excludes accessory dwelling units.

10.311.7.2 Permitted locations

Residential accessory structures are permitted as an accessory use to a residential use in all districts and transect zones.

10.311.7.3 Conditions

- Residential accessory structures cannot be the primary structure on a lot.
- Accessory structures cannot have separate electrical meters or kitchen facilities.
- Accessory structures at least 200 sq. ft. must be designed so they are architecturally integrated with the host structure through building materials, architectural elements, color, roof pitch and roofing materials.
- Pre-engineered metal buildings, metal carports, shipping containers and structures based on containers cannot be used as accessory structures.

Placement and bulk standards for accessory structures are in Chapter 4 (Site design standards).

10.311.8 Satellite dish

10.311.8.1 Definition

Satellite dish: earth station antenna at least 2 ft. in diameter, used for satellite communication services.

10.311.8.2 Permitted locations

- Satellite dishes no more than 6 ft. tall, and no more than 10 ft. in diameter, used for audio and video reception and high-speed Internet access at residences, or day-to-day operation of a business or service on the property, are permitted by right in all districts and transect zones.
- Satellite dishes at least 6 ft. tall or at least 10 ft. in diameter, used in day-to-day operation of a business or service on the property, are permitted by right in the B-2 and LI districts.

10.311.8.3 Conditions

- Satellite dishes must be placed outside of the front yard, and behind the front of the house or main building, at least 10 ft. from interior and rear property lines.
- Structural bases of satellite dishes must be screened from public view and from adjoining properties by walls, fences, buildings, and/or landscape at least 6 ft. high.
- Wires and cables connected to the dish or supporting structures must be placed underground, except fires and cables flush with the surface of a building or the dish structure.
- Satellite dishes cannot have advertising or highly reflective surfaces that are visible from adjacent properties or the public right-of-way.

These standards do not apply to small (no more than 2 ft. in diameter) DBS (Dish Network, DirecTV), satellite internet, and similar dishes.

10.311.9 Swimming pool

10.311.9.1 Definition

Swimming pool: manmade water body designed for swimming and bathing. The term excludes wading pools (no more than 30 in. deep), spas and hot tubs, or pool sales.

10.311.9.2 Permitted locations

- Swimming pools shall not encroach any easements.
- Swimming pools are permitted as an accessory use in the REC, SF-R, SF-1, SF-2, MF, MH, B-1, and B-2 districts, and are permitted by special use permit in the LI district.
- Swimming pools are permitted by right as an accessory use in all transect zones.

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10.311.9.3 Conditions

Swimming pool areas must be enclosed by a screen or a fence 4 ft. - 6 ft. tall. Gates leading to the pool area from the street or adjacent properties must be self-latching to prevent uncontrolled access.

Pool placement and fence design standards are in Chapter 4 (Site design standards).

10.311.10 Vending machine

10.311.10.1 Definition

Vending machine: machine with a footprint of at least 4 sq. ft. located outside of an enclosed building, which dispenses products stored in the machine by insertion of cash, credit or debit card, tokens or similar objects. Newspaper boxes are not considered vending machines.

10.311.10.2 Permitted locations

- Vending machines are permitted by right in the B-1, B-2, LI, I, and REC districts.
- Vending machines are permitted by right in the T-5, OT-5C, and SD-A transect zones.
- Vending machines located inside an enclosed building are not regulated by this section.

10.311.10.3 Conditions

- One vending machine per 5,000 sq. ft. of host structure GFA is permitted on a site, with a maximum of ten vending machines for a property.
- Vending machines cannot obstruct pedestrian or vehicular circulation, or be located in public rights-of-way, required building setbacks, landscape areas, areas in front of the primary building on the site, drive aisles, required parking spaces, fire lanes, loading zones, or other locations that may be unsafe or create a condition detrimental to surrounding land uses and developments.
- Vending machines must be at least 100 ft. from residential zoning districts. Vending machines on sites next to residential zoning districts, places of residence such as nursing homes and extended care facilities, and lodging establishments cannot have audible alerts or messages, and must be positioned so illuminated parts face away from residential and lodging uses.
- Illumination and electronic displays for a vending machine must be static, with no animation or intermittent lighting, intentional or not.

10.311.11 Wireless facility

Those most likely to refer to wireless facility are zoning and leasing consultants and RF engineers representing wireless service providers. Most other land use standards are not germane to their site selection process. For ease of reference and reproduction, the design criteria for wireless facilities are included here instead of the use specific design rules in Section 10.411.

10.311.11.1 Intent

To accommodate wireless communication needs of Hutto residents, businesses and visitors, while protecting the city's public health, safety, general welfare and visual environment, these standards for wireless facilities are established to:

- Enhance the ability to provide wireless services to city residents, businesses and visitors.
- Protect the city's environmental resources and visual environment from the potential adverse visual effects of wireless facility development, through careful design and siting standards.
- Reduce the number of towers needed to provide communications services, by requiring placement of new facilities on existing structures wherever possible, and requiring co-location of wireless providers on existing and new towers.
- Use performance standards and incentives to promote the location of wireless facilities on concealed structures and existing buildings and towers.

10.404 Lot dimensions and area

Required lot dimensions and area are:

	Zoning district										
	SF-R	SF-1	SF-1 alley load, cul-de-sac or detached garage	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
Lot area (min)	87,120 sq. ft. (2 ac)	7,800 sq. ft.	5,500 sq. ft.	5,000 sq. ft.	4,500 sq. ft.	4,500 sq. ft.	20,000sq.ft.	217,800 sq. ft. (5 a c)	43,560 sq. ft. (1 ac)	43,560 sq. ft. (1 ac)	87,120 sq. ft. (2 ac)
Lot width at building line (min)	200 ft.	60 ft.	50 ft.	45 ft.	45 ft.	45 ft.	100 ft.	200 ft.	100 ft.	100 ft.	200 ft.

- Flag lots must have at least 50 ft. frontage along a public right-of-way.
- Width to depth ratio of lots for single household and two household dwelling developments shall be at least 1:3, as determined by the smallest rectangle enclosing the extreme limits of the lot.
- Within a townhouse development, internal lots for the purpose of individual ownership of dwellings with undivided interest in the common areas and facilities may be less than 4,500 square feet in area and have a lot width less than 45 feet.

Lot configuration standards, governing the arrangement of lots in a subdivision, are in Section 10.202.2.

10.405 Building envelope**10.405.1 General**

If there is a conflict among the setback and landscape/bufferyard standards in this code when applied to a certain site, the more restrictive standards will apply.

10.405.2 Primary and accessory structures

Default bulk standards for primary and accessory structures are as follows:

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
Front yard (min)	50 ft.	25 ft.	15 ft.	15 ft.	20 ft.	25 ft.	25 ft. MH site	5 ft.	10 ft.	25 ft.
Front yard on loop lane (min)	n/a	15 ft.	10 ft.	10 ft.	n/a	n/a	n/a	n/a	n/a	n/a
Front yard: garage door (min)	50 ft.; 40 ft. side load	25 ft.; 20 ft. side load	25 ft.; 20 ft. side load	25 ft.; 20 ft. side load	25 ft.	25 ft.	n/a	20 ft.	25 ft.	25 ft.

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
Side yard (min)	20 ft.	5 ft.	0 ft. one side, 12 ft. other	5 ft.	5 ft.; 0 ft. for common walls	15 ft.	25 ft. MH site	0 ft. for common walls or 10 ft.; from * SF-R:20 ft., SF-1:20 ft., SF-2:10 ft.	0 ft. for common walls or 10 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:20 ft.	0 ft. for common walls or 10 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:30 ft., MF:30 ft., MH:30 ft. or building height
Rear yard (min)	50 ft.	20 ft.	10 ft.	20 ft. (house and garage)	20 ft.	25 ft.	25 ft. MH site	25 ft.; from * SF-R:20 ft., SF-1:20 ft., SF-2:10 ft. or building height	25 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:20 ft. or building height	25 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:30 ft., MF:30 ft., MH:30 ft.
Side and rear yard for accessory building (min)	20 ft.	5 ft.	5 ft.	5 ft.	5 ft.; 0 ft. for common walls	15 ft.	25 ft. MH site	Same as main building	Same as main building	Same as main building
Spacing between buildings (min)	n/a	n/a	n/a	n/a	n/a	20 ft.	15 ft.	0 ft. for common walls or 20 ft.	0 ft. for common walls or 50% height of taller building, but at least 20 ft.	0 ft. for common walls or 50% height of taller building, but at least 20 ft.
Building height (max)	45 ft. / 3 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 3 stories	35 feet; 45 feet along Freeways, Arterials, and Major Non-Residential Collectors	1 story	35 feet	45 feet	45 feet
Building height, accessory (max)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	1 story	15 ft.	15 ft.	15 ft.

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
• Accessory structures are prohibited between the front building line of the primary building and the public right-of-way. • The cumulative gross floor area of all accessory structures on the site may be no more than 25% of the yard where they are located. • Accessory structures must be placed at least 10 ft. or a distance equivalent to their height from primary structures on a site, whatever is lesser. • Building permitting and setback standards do not apply to accessory structures no more than 200 sq. ft. • <u>Swimming pools shall not encroach any easements.</u> * Bufferyard standards (Section 10.403.6) may affect setbacks.										

Illustrations of setbacks and yards for various lot and building configurations are included in Section 10.202.2.

10.405.3 Riparian setbacks

Minimum structural setbacks from riparian areas (edge of 100-year floodplain or delineated wetlands) are:

- Watercourses draining an area at least 0.5 square mile and having a defined bed and bank, designated 100 year flood plains, and Category 3 wetlands: 25 ft.
- Watercourses draining an area of 0.5-20 square miles, and Category 2 wetlands: 75 ft.
- Watercourses draining an area of greater than 20 square miles, and Category 1 wetlands: 125 ft.

10.405.4 Swimming pools and spas

Bulk standards for swimming pools and spas are:

- Edge of in-ground or above ground pool, and in-ground spas:
 - Must be located at least 3 ft. from any freestanding structure, and at least 5 ft. from all side and rear lot lines;
 - May not be located within a utility easement; and
 - Must be placed in a rear or side yard.
- Edge of concrete deck:
 - Must be located at least 5 ft. from all side and rear lot lines;
 - May not be located within a utility easement; and
 - Must be placed in a rear or side yard.
- Edge of wood pool deck:
 - Same as for accessory structure in underlying zoning district.

General standards for pools are in Section 10.311.9.

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the subdivision plat approval extension request for the Hutto Highlands Section 2 Phase 3 Final Plat, 42.698 acres, more or less, of land, 114 residential lots, located on FM 1660 North.
Meeting: Planning and Zoning Commission - 06 Oct 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

To avoid expiration, the applicant requests a one year extension request for this final plat. Construction is expected to be completed within the requested extension period.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval to the City Council.

ATTACHMENTS:

[HHHighlandsSec2Ph3FP-ExtRequestLtr](#)
[HH2-3FP-U1-Plat\(7-29-19\)](#)



**RANDALL JONES & ASSOCIATES
ENGINEERING INC.**

2900 JAZZ STREET • ROUND ROCK, TEXAS 78664

September 4, 2020

Yvette Glover
City of Hutto
Development Services Department
500 West Live Oak Street
Hutto, Texas 78634

RE: Hutto Highlands Section 2 Phase 3
Final Plat
1633-PLAT
RJE #2776

Dear Yvette Glover,

This letter is submitted to formally request an extension to the final plat for Hutto Highlands Section 2 Phase 3. The current expiration date is 09-05-2020. We would like to extend the expiration date to complete the project and record the final plat.

Very Respectfully,



Israel Ramirez, P.E.
Project Manager

(512) 836-4793 • FAX (512) 836-4817 • TBPE REG No. F-9784

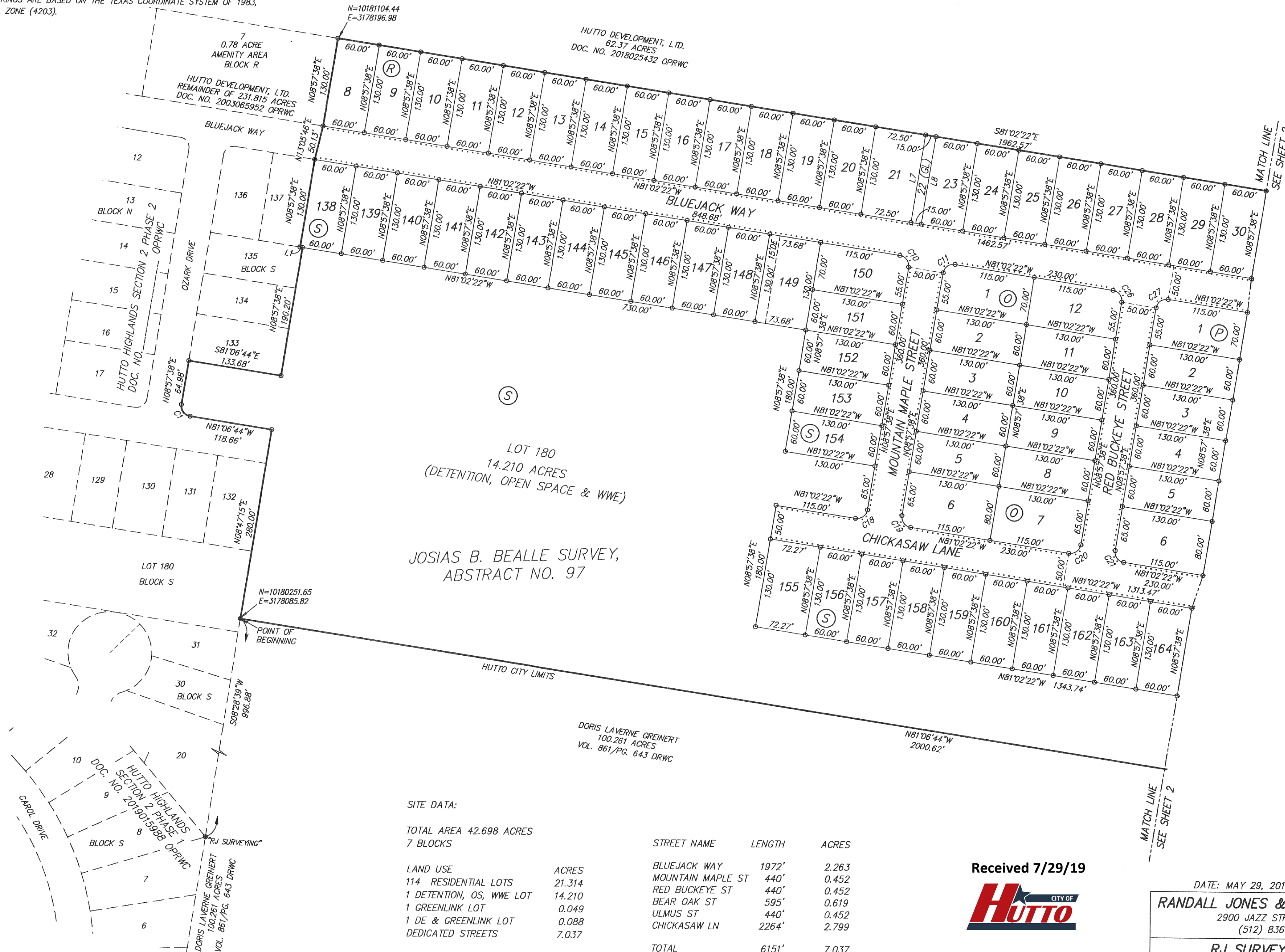
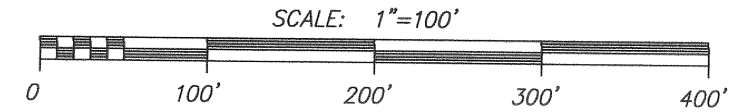
- LEGEND:
- = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
 - = 1/2" IRON ROD FOUND
 - = SIDEWALK REQUIRED
 - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DE = DRAINAGE EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - WWE = WASTEWATER EASEMENT
 - OS = OPEN SPACE
 - GL = GREENLINK

ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

FINAL PLAT OF

HUTTO HIGHLANDS SECTION 2 PHASE 3

WILLIAMSON COUNTY, TEXAS



JOSIAS B. BEALLE SURVEY,
ABSTRACT NO. 97

SITE DATA:

TOTAL AREA 42.698 ACRES
7 BLOCKS

LAND USE	ACRES
114 RESIDENTIAL LOTS	21.314
1 DETENTION, OS, WWE LOT	14.210
1 GREENLINK LOT	0.049
1 DE & GREENLINK LOT	0.088
DEDICATED STREETS	7.037

TOTAL 42.698

STREET NAME	LENGTH	ACRES
BLUEJACK WAY	1972'	2.263
MOUNTAIN MAPLE ST	440'	0.452
RED BUCKEYE ST	440'	0.452
BEAR OAK ST	595'	0.619
ULMUS ST	440'	0.452
CHICKASAW LN	2264'	2.799
TOTAL	6151'	7.037

Received 7/29/19



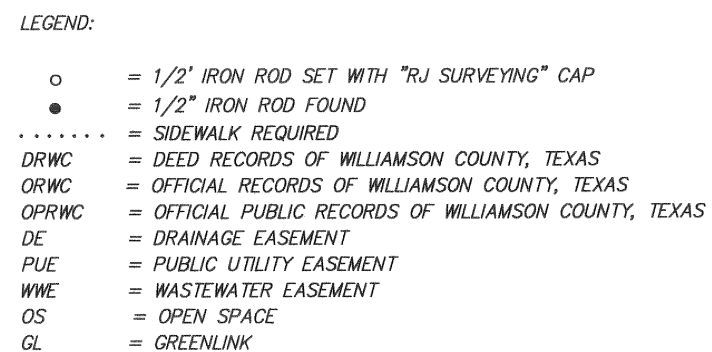
SHEET 1 OF 4 SHEETS

OWNER:
JOHN LLOYD
HUTTO DEVELOPMENT LTD
4720-4 ROCKCLIFF ROAD
AUSTIN, TX 78746

DATE: MAY 29, 2019 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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RJ SURVEYING & ASSOCIATES, INC.
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ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983,
CENTRAL ZONE (4203).

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HUTTO CITY OF

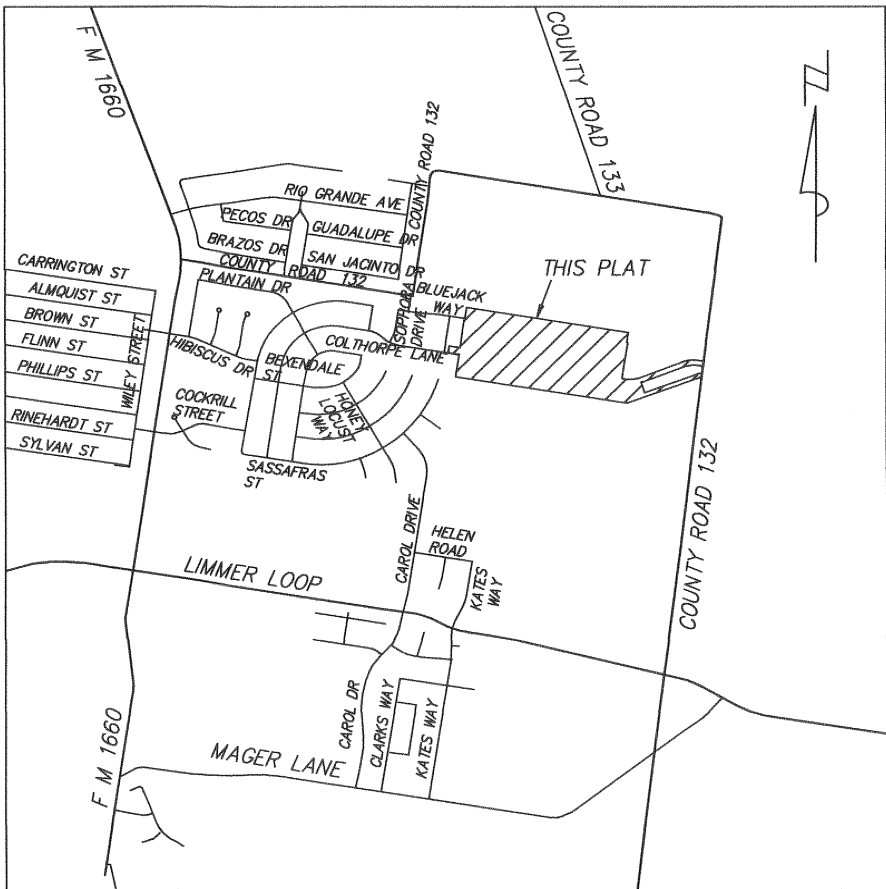
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F-10015400

SHEET 2 OF 4 SHEETS



LOCATION MAP
SCALE: 1" = 2000'

NOTES:

1. THIS PLAT LIES WITHIN CITY OF HUTTO FULL PURPOSE JURISDICTION.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS LINES SHALL CONFORM TO UDC REQUIREMENTS.
4. A 5' PUE (PUBLIC UTILITY EASEMENT) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. A 5' PUE (PUBLIC UTILITY EASEMENT) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES. A 3' P.U.E. IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
7. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
8. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH JONAH WATER SUD 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. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48491C0510E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND 4891C0520E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
10. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
11. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER BY JONAH WATER SUD; WASTEWATER BY JONAH WATER SUD; AND ELECTRIC BY ONCOR
12. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR ASSIGNS.
14. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION. ALL OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
15. THIS SUBDIVISION WILL BE ZONED SF1. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
16. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOTS IS 55%.
17. ALL LOTS ARE SUBJECT TO BUILDING SETBACK LINES AS FOLLOWS: 25' FRONT YARD SETBACK, 10' STREET SIDE SETBACK, 5' SIDE YARD SETBACK AND 10' REAR YARD SETBACK.
18. OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	23.58	15.00	90°04'22"	N36°04'33"W	21.23
C2	121.75	236.44	29°30'10"	N84°12'33"E	120.41
C3	172.32	330.00	29°55'07"	N84°25'01"E	170.37
C4	39.27	25.00	90°00'00"	N54°22'35"E	35.36
C5	39.27	25.00	90°00'00"	N35°37'25"W	35.36
C6	140.99	270.00	29°55'07"	S84°25'01"W	139.39
C7	18.70	363.56	2°56'49"	S70°55'52"W	18.70
C8	36.69	75.00	28°01'36"	N84°15'24"E	36.32
C9	12.23	25.00	28°01'36"	S84°15'24"W	12.11
C10	23.56	15.00	90°00'00"	N36°02'22"W	21.21
C11	23.56	15.00	90°00'00"	N53°57'38"E	21.21
C12	23.56	15.00	90°00'00"	N53°57'38"E	21.21
C13	23.56	15.00	90°00'00"	N36°02'22"W	21.21
C14	23.56	15.00	90°00'00"	N36°02'22"W	21.21
C15	23.56	15.00	90°00'00"	N53°57'38"E	21.21
C16	23.56	15.00	90°00'00"	N36°02'22"W	21.21
C17	23.56	15.00	90°00'00"	N53°57'38"E	21.21
C18	23.56	15.00	90°00'00"	N53°57'38"E	21.21
C19	23.56	15.00	90°00'00"	N36°02'22"W	21.21
C20	23.56	15.00	90°00'00"	N53°57'38"E	21.21
C21	23.56	15.00	90°00'00"	N36°02'22"W	21.21
C22	23.56	15.00	90°00'00"	N53°57'38"E	21.21
C23	23.56	15.00	90°00'00"	N36°02'22"W	21.21
C24	23.56	15.00	90°00'00"	N53°57'38"E	21.21
C25	23.56	15.00	90°00'00"	N36°02'22"W	21.21
C26	23.56	15.00	90°00'00"	N36°02'22"W	21.21
C27	23.56	15.00	90°00'00"	N53°57'38"E	21.21
C28	187.20	363.56	29°30'10"	N84°12'33"E	185.14
C29	22.26	363.56	3°30'32"	N82°47'37"W	22.26
C30	60.82	363.56	9°35'05"	N89°20'26"W	60.75
C31	24.61	363.56	3°52'40"	N83°55'42"E	24.60
C32	60.82	363.56	9°35'05"	N77°11'49"E	60.75

LINE TABLE		
LINE	BEARING	LENGTH
L1	N81°02'22"W	3.68'
L2	S81°02'22"E	7.50'
L3	S80°37'25"E	57.94'
L4	N80°37'25"W	57.94'
L5	S81°43'49"E	13.01'
L6	N81°43'49"W	12.04'
L7	N08°57'38"E	130.00'
L8	N08°57'38"E	130.00'
L9	N88°35'59"W	82.72'
L10	N83°55'42"E	33.53'
L11	N76°14'11"E	82.70'

Received 7/29/19



SHEET 3 OF 4 SHEETS

DATE: MAY 29, 2019 SCALE: 1" = 100'

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F-10015400

THAT PART OF THE JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 231.815 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD, BY DEED RECORDED IN DOCUMENT NO. 2003065952 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2"IRON ROD FOUND AT THE NORTHWEST CORNER OF A 100.261 ACRE TRACT OF LAND CONVEYED TO DORIS LAVERNE GREINERT BY DEED RECORDED IN VOLUME 861, PAGE 643 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING ALSO AT A SOUTHERLY INSIDE ELL CORNER OF SAID 231.815 ACRE TRACT, FROM WHICH A 1/2"IRON ROD FOUND WITH "RJ SURVEYING"CAP AT THE MOST EASTERLY NORTHEAST CORNER OF HUTTO HIGHLANDS SECTION 2 PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2019015988 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC) BEARS, S08°28'39"W A DISTANCE OF 996.88 FEET;

THENCE ACROSS SAID 231.815 ACRE TRACT THE FOLLOWING TEN COURSES:

1. N08°47'15"E A DISTANCE OF 280.00 FEET TO A 1/2" IRON ROD SET;
2. N81°06'44"W A DISTANCE OF 118.66 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
3. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.58 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°04'22", AND A CHORD BEARING N36°04'33"W, 21.23 FEET TO A 1/2" IRON ROD SET;
4. N08°57'38"E A DISTANCE OF 64.98 FEET TO A 1/2" IRON ROD SET;
5. S81°06'44"E A DISTANCE OF 133.68 FEET TO A 1/2" IRON ROD SET;
6. N08°57'38"E A DISTANCE OF 190.20 FEET TO A 1/2" IRON ROD SET;
7. N81°02'22"W A DISTANCE OF 3.68 FEET TO A 1/2" IRON ROD SET;
8. N08°57'38"E A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
9. N13°05'46"E A DISTANCE OF 50.13 FEET TO A 1/2" IRON ROD SET;
10. N08°57'38"E A DISTANCE OF 130.00 FEET TO A 1/2"IRON ROD SET ON THE NORTH LINE OF SAID 231.815 ACRE TRACT AND ON THE SOUTH LINE OF A 62.37 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD, BY DEED RECORDED IN DOCUMENT NO. 2018025432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S81°02'22"E ALONG THE NORTH LINE OF SAID 231.815 ACRE TRACT AND THE SOUTH LINE OF SAID 62.37 ACRE TRACT A DISTANCE OF 1962.57 FEET TO A 1/2" IRON ROD SET, FROM WHICH THE NORTHEAST CORNER OF THE JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97 BEARS APPROXIMATELY N72°03'02"E A DISTANCE OF 1105 FEET;

THENCE ACROSS SAID 231.815 ACRE TRACT THE FOLLOWING NINE COURSES:

1. S08°57'38"W A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
2. S81°02'22"E A DISTANCE OF 7.50 FEET TO A 1/2" IRON ROD SET;
3. S08°57'38"W A DISTANCE OF 440.00 FEET TO A 1/2" IRON ROD SET;
4. S81°02'22"E A DISTANCE OF 73.47 FEET TO A 1/2" IRON SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
5. EASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 121.75 FEET, SAID CURVE HAVING A RADIUS OF 236.44 FEET, A CENTRAL ANGLE OF 29°30'10", AND A CHORD BEARING N84°12'33"E, 120.41 FEET TO A 1/2" IRON ROD SET;
6. N69°27'28"E A DISTANCE OF 575.20 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
7. EASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 172.32 FEET, SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 29°55'07", AND A CHORD BEARING N84°25'01"E, 170.37 FEET TO A 1/2" IRON ROD SET;
8. S80°37'25"E A DISTANCE OF 57.94 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
9. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N54°22'35"E, 35.36 FEET TO A 1/2" IRON ROD SET AT A POINT ON THE WEST LINE OF COUNTY ROAD 132, BEING ALSO ON THE EAST LINE OF SAID 231.815 ACRE TRACT, FROM WHICH A 1/2"IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 231.815 ACRE TRACT, BEING ALSO ON SAID WEST LINE OF COUNTY ROAD 132 BEARS N09°22'35"E A DISTANCE OF 212.55 FEET;

THENCE S09°22'35"W ALONG THE WEST LINE OF SAID COUNTY ROAD 132 AND THE EAST LINE OF SAID 231.815 ACRE TRACT A DISTANCE OF 110.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;

THENCE ACROSS SAID 231.815 ACRE TRACT THE FOLLOWING NINE COURSES:

1. NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING N35°37'25"W, 35.36 FEET TO A 1/2" IRON ROD SET;
2. N80°37'25"W A DISTANCE OF 57.94 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
3. WESTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 140.99 FEET, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 29°55'07", AND A CHORD BEARING S84°25'01"W, 139.39 FEET TO A 1/2" IRON ROD SET;
4. S69°27'28"W A DISTANCE OF 537.22 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
5. WESTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.70 FEET, SAID CURVE HAVING A RADIUS OF 363.56 FEET, A CENTRAL ANGLE OF 02°56'49", AND A CHORD BEARING S70°55'52"W, 18.70 FEET TO A 1/2" IRON ROD SET;
6. S17°35'43"E A DISTANCE OF 130.61 FEET TO A 1/2" IRON ROD SET;
7. N7°01'43°E A DISTANCE OF 678.16 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
8. EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.69 FEET, SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 28°01'36" AND A CHORD BEARING N84°15'23"E, 36.32 FEET TO A 1/2" IRON ROD SET AT A POINT ON THE WEST LINE OF COUNTY ROAD 132 (VARIABLE-WIDTH RIGHT-OF-WAY), BEING ALSO ON THE EAST LINE OF SAID 231.815 ACRE TRACT;
9. S81°43'49"E A DISTANCE OF 13.01 FEET TO A 1/2" IRON ROD SET;

THENCE S09°22'35"W ALONG THE WEST LINE OF SAID COUNTY ROAD 132 AND THE EAST LINE OF SAID 231.815 ACRE TRACT A DISTANCE OF 50.01 FEET, FROM WHICH A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF SAID 231.815 ACRE TRACT, BEING ALSO ON SAID WEST LINE OF COUNTY ROAD 132 BEARS S09°22'35"W A DISTANCE OF 442.54 FEET;

THENCE ACROSS SAID 231.815 ACRE TRACT THE FOLLOWING THREE COURSES:

1. N81°43'49"W A DISTANCE OF 12.04 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
2. WESTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.23 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 28°01'36", AND A CHORD BEARING S84°15'24"W, 12.11 FEET TO A 1/2" IRON ROD SET;
3. S70°14'36"W A DISTANCE OF 917.88 FEET TO A 1/2" IRON ROD SET AT A POINT ON THE SOUTH LINE OF SAID 231.815 ACRE TRACT AND BEING ALSO ON THE NORTH LINE OF A 16.94 ACRE TRACT OF LAND CONVEYED TO ALLEN & PORTIA HAUSMANN BY DEED RECORDED IN VOLUME 1958, PAGE 388 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF SAID 231.815 ACRE TRACT AND IN PART ALONG THE NORTH LINE OF SAID 16.94 ACRE TRACT AND THE NORTH LINE OF SAID 100.261 ACRE TRACT THE FOLLOWING TWO COURSES:

1. N81°09'31"W A DISTANCE OF 76.73 FEET TO A 1/2"IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 16.94 ACRE TRACT, SAME BEING AT THE NORTHEAST CORNER OF SAID 100.261 ACRE TRACT;
2. N81°06'44"W A DISTANCE OF 2000.62 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 42.698 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE "RJ SURVEYING"CAPS.
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT INTERNATIONAL BANK OF COMMERCE, THE LIEN HOLDER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003065952 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF 42.698 ACRE TRACT AS SHOWN, AND DO FURTHER JOIN, APPROVE AND 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 DEED APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "HUTTO HIGHLANDS SECTION 2 PHASE 3".

INTERNATIONAL BANK OF COMMERCE

BY: _____

PRINTED NAME: _____

ADDRESS: _____

ADDRESS: _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 THE ____ DAY OF ____ 20__.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

THAT HUTTO DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN 231.815 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003065952 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 42.698 ACRES OUT OF SAID 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 "HUTTO HIGHLANDS SECTION 2 PHASE 3".

HUTTO DEVELOPMENT, LTD.

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

BY: _____
JOHN LLOYD, PRESIDENT
HUTTO DEVELOPMENT, LTD.
4720-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 20__.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES ON: _____

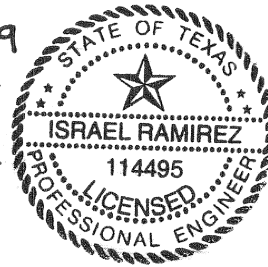
STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF ____ 20__.

ISRAEL RAMIREZ
REGISTERED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS

RANDALL JONES & ASSOCIATES ENGINEERING INC.
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793



FINAL PLAT

HUTTO HIGHLANDS SECTION 2 PHASE 3

WILLIAMSON COUNTY, TEXAS

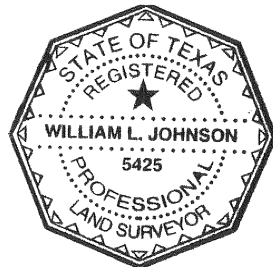
STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, WILLIAM L. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CONFIRM 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 CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF ____ 20__.

WILLIAM L. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5425
STATE OF TEXAS

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET
ROUND ROCK, TX 78664
PHONE (512) 836-4793



THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ____ DAY OF ____ 20__.

DOUG GAUL, MAYOR DATE ____ LACIE HALE, CITY SECRETARY DATE ____

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HUTTO, THIS THE ____ DAY OF ____ 20__.

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE ____

STATE OF TEXAS
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

Received 7/29/19



DATE: MAY 29, 2019

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-10015400

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on the subdivision plat approval extension request for the Hutto Square Section 6 Final Plat, 16.015 acres, more or less, of land, 64 residential lots, located on Limmer Loop.
Meeting: Planning and Zoning Commission - 06 Oct 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

To avoid expiration, the applicant requests a one year extension request for this final plat. Construction is expected to be completed within the requested extension period.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval to the City Council.

ATTACHMENTS:

[HSquareSec6FP-ExtRequestLtr](#)
[HS6FP-U3-Plat\(4-20-20\)](#)



**RANDALL JONES & ASSOCIATES
ENGINEERING INC.**

2900 JAZZ STREET • ROUND ROCK, TEXAS 78664

September 4, 2020

Yvette Glover
City of Hutto
Development Services Department
500 West Live Oak Street
Hutto, Texas 78634

RE: Hutto Square Section 6
Final Plat
1631-PLAT
RJE #1988

Dear Yvette Glover,

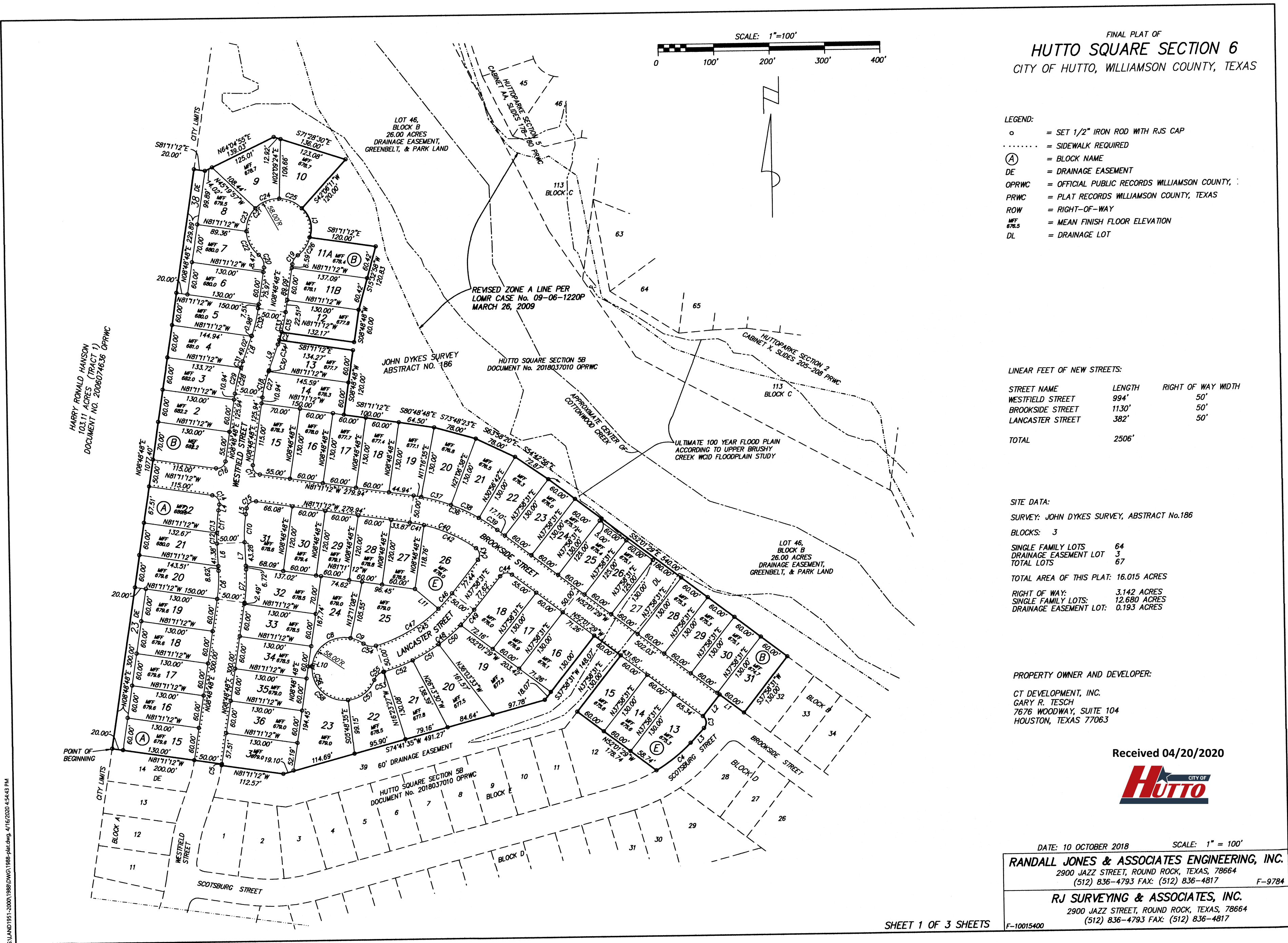
This letter is submitted to formally request an extension to the final plat for Hutto Square Section 6. The current expiration date is 09-05-2020. We would like to extend the expiration date to complete the project and record the final plat.

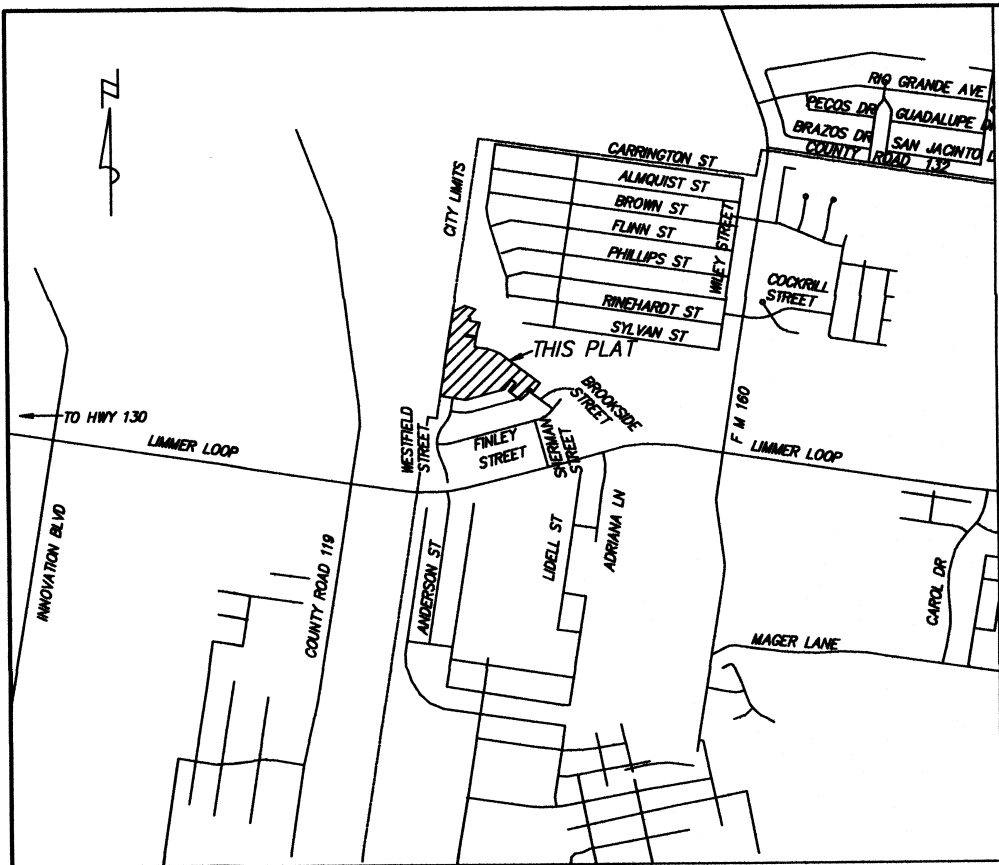
Very Respectfully,



Israel Ramirez, P.E.
Project Manager

(512) 836-4793 • FAX (512) 836-4817 • TBPE REG No. F-9784





LOCATION MAP
SCALE: 1" = 2000'

NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS LINES SHALL CONFORM TO UDC REQUIREMENTS.
3. A 10' PUE (PUBLIC UTILITY EASEMENT) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES. A 10' PUE (PUBLIC UTILITY EASEMENT) ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES IS HEREBY DEDICATED.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
6. SIDEWALKS AND STREET TREES SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
7. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
8. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH JONAH WATER SUD 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. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: JONAH WATER SUD; WASTEWATER: JONAH WATER SUD; AND ELECTRIC: ONCOR.
10. THERE ARE AREAS WITHIN THE BOUNDARIES OF THE SUBDIVISION IN THE 100 YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBERS 48491C0520F 48491C0510F EFFECTIVE DATE OF DECEMBER 20 2019.
11. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
12. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
13. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR ASSIGNS.
14. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
15. THE PROPOSED DEVELOPMENT IMPERVIOUS COVER ALLOWED ACCORDING TO THE DRAINAGE REPORT BY RANDALL JONES ENGINEERING & ASSOCIATES, INC., DATED MARCH 14, 2006.
16. THIS SUBDIVISION WELL BE ZONED SFI.
17. ALL LOTS ARE SUBJECT TO BUILDING SETBACK LINES AS FOLLOWS: 25' FRONT YARD SETBACK, 15' STREET SIDE SETBACK, 5' SIDE YARD SETBACK AND 10' REAR YARD SETBACK.
18. LOT 27, BLOCK B, DRAINAGE EASEMENT LOT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. PLEASE ENSURE A CERTIFICATE OF ELEVATION WILL BE COMPLETED FOR LOTS ADJACENT TO 100 YEAR FLOOD PLAIN, PER CITY OF HUTTO CODE OF ORDINANCES SECTION 6.06.018 SPECIFIC STANDARDS".

FINAL PLAT OF
HUTTO SQUARE SECTION 6
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	58.59'	50.00'	067°08'34"	S14°19'32"E	55.30'
C2	15.15'	325.00'	002°40'13"	N16°46'23"E	15.15'
C3	24.87'	15.00'	095°00'00"	N04°31'29"W	22.12'
C4	80.00'	275.00'	016°40'01"	N51°18'31"E	79.71'
C5	2.49'	325.00'	000°26'23"	N09°01'59"E	2.49'
C6	51.84'	275.00'	010°48'04"	N03°24'45"E	51.77'
C7	61.27'	325.00'	010°48'04"	N03°24'45"E	61.18'
C8	99.00'	58.00'	097°47'59"	S53°17'08"W	87.41'
C9	25.74'	58.00'	025°25'27"	N65°08'09"W	25.53'
C10	51.84'	275.00'	010°48'04"	S03°24'45"W	51.77'
C11	61.27'	325.00'	010°48'04"	S03°24'45"W	61.18'
C12	19.60'	325.00'	003°27'18"	S00°15'37"E	19.60'
C13	41.67'	325.00'	007°20'46"	S05°08'25"W	41.64'
C14	23.56'	15.00'	090°00'00"	N36°11'12"W	21.21'
C15	23.56'	15.00'	090°00'00"	S53°48'48"W	21.21'
C16	23.56'	15.00'	090°00'00"	N53°48'48"E	21.21'
C17	23.56'	15.00'	090°00'00"	S36°11'12"E	21.21'
C18	51.84'	275.00'	010°48'04"	S14°12'50"W	51.77'
C19	19.68'	25.00'	045°06'41"	S31°22'08"W	19.18'
C20	26.21'	25.00'	060°03'37"	N21°13'01"W	25.02'
C21	190.77'	58.00'	188°27'05"	S42°58'43"W	115.68'
C22	50.35'	58.00'	049°44'29"	S26°22'35"E	48.79'
C23	46.74'	58.00'	046°10'23"	S21°34'51"W	45.49'
C24	48.07'	58.00'	047°29'21"	S68°24'43"W	46.71'
C25	45.60'	58.00'	045°02'52"	N65°19'10"W	44.44'
C26	40.27'	58.00'	039°46'47"	N34°02'05"E	39.46'
C27	49.32'	275.00'	010°16'36"	S13°57'06"W	49.26'
C28	61.27'	325.00'	010°48'04"	S14°12'50"W	61.18'
C29	49.25'	325.00'	008°40'56"	S13°09'16"W	49.20'
C30	2.52'	275.00'	000°31'28"	S19°21'08"W	2.52'
C31	12.02'	325.00'	002°07'08"	S18°33'18"W	12.02'
C32	51.84'	275.00'	010°48'04"	N14°12'50"E	51.77'
C33	61.27'	325.00'	010°48'04"	N14°12'50"E	61.18'
C34	8.54'	325.00'	001°30'22"	N18°51'41"E	8.54'
C35	37.58'	325.00'	006°37'29"	N12°07'32"E	37.56'
C36	165.42'	325.00'	029°09'43"	N66°36'21"W	163.64'
C37	55.78'	325.00'	009°50'03"	N73°48'23"W	55.71'
C38	55.78'	325.00'	009°50'03"	N63°58'20"W	55.71'
C39	39.88'	325.00'	007°01'49"	N55°32'24"W	39.85'
C40	129.84'	275.00'	027°03'08"	N67°39'39"W	128.64'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C41	26.17'	275.00'	005°27'10"	N78°27'38"W	26.16'
C42	103.67'	275.00'	021°35'58"	N64°56'04"W	103.06'
C43	24.11'	15.00'	092°06'35"	N08°04'47"W	21.60'
C44	23.56'	15.00'	090°00'00"	S82°58'31"W	21.21'
C45	170.90'	275.00'	035°36'24"	N55°46'43"E	168.16'
C46	37.50'	275.00'	007°48'47"	N41°52'54"E	37.47'
C47	133.40'	275.00'	027°47'38"	N59°41'06"E	132.10'
C48	203.72'	325.00'	035°54'51"	N55°55'56"E	200.40'
C49	37.47'	325.00'	006°36'18"	N41°16'40"E	37.45'
C50	53.10'	325.00'	009°21'38"	N49°15'38"E	53.04'
C51	55.78'	325.00'	009°50'03"	N58°51'28"E	55.71'
C52	55.78'	325.00'	009°50'03"	N68°41'31"E	55.71'
C53	1.59'	325.00'	000°16'49"	N73°44'57"E	1.59'
C54	23.57'	25.00'	054°01'40"	S79°24'15"E	22.71'
C55	22.77'	25.00'	052°11'00"	S47°47'51"W	21.99'
C56	289.42'	58.00'	285°54'14"	S15°20'32"E	69.89'
C57	63.25'	58.00'	062°29'03"	N52°56'53"E	60.16'
C58	101.43'	58.00'	100°11'44"	S45°42'43"E	88.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N52°01'29"W	55.07'
L2	S37°58'31"W	50.00'
L3	S42°58'31"W	36.27'
L4	S08°48'48"W	10.95'
L5	S08°48'48"W	10.95'
L6	N01°59'17"W	50.00'
L7	N01°59'17"W	50.00'
L8	S19°36'52"W	50.00'
L9	S19°36'52"W	50.00'
L10	N81°11'12"W	7.17'
L11	S48°50'48"E	55.67'

Received 04/20/2020



DATE: 11 OCTOBER 2018

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

SHEET 2 OF 3 SHEETS

F-10015400

DESCRIPTION

THAT PART OF THE JOHN DYKES SURVEY, ABSTRACT NO. 186 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 16.015 ACRE TRACT OF LAND CONVEYED TO CT DEVELOPMENT, INC., BY DEED RECORDED IN DOCUMENT NO. 2018082838 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 14, BLOCK A, HUTTO SQUARE SECTION 5B ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2018037010 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO AT THE NORTHWEST CORNER OF SAID HUTTO SQUARE SECTION 5B ON THE EAST LINE OF A 103.11 ACRE TRACT OF LAND (TRACT 1) CONVEYED TO HARRY RONALD HANSON BY DEED RECORDED IN DOCUMENT NO. 2006074636 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ON THE WEST LINE OF SAID 68.811 ACRE TRACT;

THENCE N08°48'48"E ALONG THE EAST LINE OF SAID 103.11 ACRE TRACT AND THE WEST LINE OF SAID 68.811 ACRE TRACT, A DISTANCE OF 1077.40 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF LOT 46, BLOCK B, OF SAID SECTION 5B AND AT THE MOST WESTERLY NORTHWEST CORNER OF SAID SECTION 5B;

THENCE ACROSS SAID 68.811 ACRE TRACT, ALSO ALONG THE WESTERLY LINE OF SAID LOT 46 AND THE WESTERLY LINE OF SAID SECTION 5A THE FOLLOWING EIGHTEEN COURSES:

1. S81°11'12"E A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD SET;
2. N64°04'55"E A DISTANCE OF 139.03 FEET TO A 1/2" IRON ROD SET;
3. S71°28'30"E A DISTANCE OF 136.00 FEET TO A 1/2" IRON ROD SET;
4. S42°06'11"W A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
5. SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.59 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 67°08'34" AND A CHORD BEARING S14°19'32"E, 55.30 FEET TO A 1/2" IRON ROD SET;
6. S81°11'12"E A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET;
7. S15°32'58"W A DISTANCE OF 120.83 FEET TO A 1/2" IRON ROD SET;
8. S08°48'48"W A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD SET;
9. N81°11'12"W A DISTANCE OF 132.17 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
10. SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.15 FEET, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 02°40'13" AND A CHORD BEARING S16°46'23"W, 15.15 FEET TO A 1/2" IRON ROD SET;
11. S81°11'12"E A DISTANCE OF 134.27 FEET TO A 1/2" IRON ROD SET;
12. S08°48'48"W A DISTANCE OF 120.00 FEET TO A 1/2" IRON ROD SET;
13. S81°11'12"E A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD SET;
14. S80°48'48"E A DISTANCE OF 64.50 FEET TO A 1/2" IRON ROD SET;
15. S73°48'23"E A DISTANCE OF 78.00 FEET TO A 1/2" IRON ROD SET;
16. S63°58'20"E A DISTANCE OF 78.00 FEET TO A 1/2" IRON ROD SET;
17. S54°42'56"E A DISTANCE OF 72.87 FEET TO A 1/2" IRON ROD SET;
18. S52°01'29"E A DISTANCE OF 540.00 FEET TO A 1/2" IRON ROD FOUND;

THENCE CONTINUING ACROSS SAID 68.811 ACRE TRACT AND ALONG THE WEST LINE OF SAID SECTION 5B THE FOLLOWING FOURTEEN COURSES:

1. S37°58'31"W A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD FOUND;
2. N52°01'29"W A DISTANCE OF 55.07 FEET TO A 1/2" IRON ROD FOUND;
3. S37°58'31"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
4. SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.87 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 95°00'00" AND A CHORD BEARING S04°31'29"E, 22.12 FEET;
5. S42°58'31"W A DISTANCE OF 36.27 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 80.00 FEET, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 16°40'01", AND A CHORD BEARING S51°18'31"W, 79.71 FEET TO A 1/2" IRON ROD FOUND;
7. N52°01'29"W A DISTANCE OF 178.74 FEET TO A 1/2" IRON ROD FOUND;
8. N37°58'31"E A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD FOUND;
9. N52°01'29"W A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD FOUND;
10. S37°58'31"W A DISTANCE OF 148.07 FEET TO A 1/2" IRON ROD FOUND;
11. S74°41'35"W A DISTANCE OF 491.27 FEET TO A 1/2" IRON ROD FOUND;
12. N81°11'12"W A DISTANCE OF 112.57 FEET TO A 1/2" IRON ROD FOUND AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
13. NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.49 FEET, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 00°26'23" AND A CHORD BEARING N09°01'59"E, 2.49 FEET TO A 1/2" IRON ROD FOUND;
14. N81°11'12"W A DISTANCE OF 200.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 16.015 ACRES, MORE OR LESS.
BEARINGS ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).

DEDICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF WILLIAMSON

CT DEVELOPMENT, INC., BEING THE OWNER OF THAT 16.015 ACRE TRACT OF LAND CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NUMBER 2018082838 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 16.015 ACRES OUT OF SAID TRACT AND DOES HEREBY JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON, UNLESS OTHERWISE INDICATED. THIS SUBDIVISION IS TO BE KNOWN AS "HUTTO SQUARE SECTION 6." SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

CT DEVELOPMENT, INC.

BY: _____
NAME
TITLE
ADDRESS

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, A NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D., 20 ____.

NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC PRINTED OR TYPED NAME SEAL

MY COMMISSION EXPIRES: _____

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

THAT WILLIAM D. MCKINNIE IV, TRUSTEE, 2012 HUTTO SQUARE, LLC, BENEFICIARY, THE LIEN HOLDER OF THAT CERTAIN 16.051 ACRE TRACT OF LAND RECORDED IN DOCUMENT No. 2018082839 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 16.051 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

WILLIAM D. MCKINNIE IV, TRUSTEE

BY: _____

PRINTED NAME: _____

TITLE: _____

ADDRESS: 7676 WOODWAY, SUITE 104
ADDRESS: HOUSTON
STATE OF TEXAS

COUNTY OF HARRIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20 ____.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

THIS SUBDIVISION IS LOCATED WITHIN FULL PURPOSE CITY LIMITS OF THE CITY OF HUTTO, THIS THE _____ DAY OF _____, 20 ____.

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I, WILLIAM L. JOHNSON, DO HEREBY CONFIRM THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

WILLIAM L. JOHNSON
R.P.L.S. NO. 5425
STATE OF TEXAS



Received 04/20/2020



SHEET 3 OF 3 SHEETS

FINAL PLAT OF
HUTTO SQUARE SECTION 6
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

ENGINEER'S CERTIFICATION

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0520E AND PANEL NUMBER 48491C0510E EFFECTIVE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS, AS MODIFIED BY LETTER OF MAP REVISION (LOMR) CASE NUMBER 09-06-1220P.

I, ISRAEL RAMIREZ, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE

ISRAEL RAMIREZ DATE 4.17.2020
LICENSED PROFESSIONAL ENGINEER NO. 114495



APPROVAL
CITY OF HUTTO

THIS PLAT WAS APPROVED FOR RECORDING BY THE CITY COUNCIL ON THE _____ DAY OF _____, 20 ____.

DOUG GAUL, DATE CITY SECRETARY DATE
MAYOR

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A. D. _____, AT _____ O'CLOCK ____ M. AND DULY RECORDED ON THE _____ DAY OF _____, A. D. _____, AT _____ O'CLOCK ____ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT No. _____.

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

NANCY RISTER, COUNTY CLERK,
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

DATE: 11 OCTOBER 2018

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-10015400

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 408 Hwy 79 West.
Meeting: Planning and Zoning Commission - 06 Oct 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The UDC requires that any Mobile Food Vendor proposing to located in the Old Town District must first obtain a Minor Modification approved by the Planning and Zoning Commission.

The proposed location is in the back of the Wag A Bag along Hwy 79. The name of the Food Truck is Taquizas Las Adelitas.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

Staff recommends approval of the Minor Modification request as presented.

ATTACHMENTS:

[Master App](#)



MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: FOOD TRUCK ESTABLISHMENT

APPLICATION TYPE: _____

APPLICANT INFORMATION (property owner or authorized agent) this will be the City's official contact.

Name: ISAIAS E CANALES

Company Name: TAQUIZAS LAS ADELITAS LLC

Address: 19924 WOODROW WILSON ST, MANOR TX 78653

Phone: 512-920-7308 Email: LMELDOC@HOTMAIL.COM

PROPERTY INFORMATION

Address: 408 Hwy 79 West, Hutto, TX 78634

Legal Description: Deed Lot(s) 1 + 2 Block 1 Subdivision -

Reference: Volume _____ Page(s) _____ or Document No. 59664

City Limits ☒ ETJ ☐ Current Zoning District: _____

PROPERTY OWNER INFORMATION

Name: CARY RABB

Company Name: NANCY N. RABB PROPERTIES LTD.

Address: 2604 Sunrise Rd. Round Rock, TX 78665

Phone: 512-255-1029 Email: MEGAN@WAGABAG.COM

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

Property Owner Signature: [Signature]

Property Owner Printed Name: CARY RABB

Date: 9-8-20

THE STATE OF TEXAS

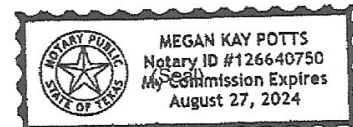
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Cary Rabb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 8 day of September, 2020

Notary Public Signature: [Signature]

Notary Public Printed Name: Megan Potts



If there are multiple property owners attach separate page(s) with notarized signature(s)



Variance Request Application

Must be accompanied by a Master Application

May 2019

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Permits & Inspections: 512-846-2640
Planning: 512-759-3479
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Food Truck Establishment

PROPERTY ADDRESS: 408 Hwy 79 West, Hutto, TX 78634

**** Pre-application meeting with Development Services staff. (Required for all Variance Applications.) ****

Variance Type (Check One)

☐ Site Design Standards ☐ Subdivision Standards ☐ Sign Standards ☐ _____

FEES: Required at application submittal. Fees may be provided by cash, credit card or check made payable to: *City of Hutto (See: City of Hutto Development Fees)*

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted

- Complete Master application and Variance application.
- Applicant has coordinated with staff on submittal requirements.
- Proof of ownership (copy of deed).
- Letter describing the nature of the request.
- Letter of response to the review criteria (findings). All findings must be addressed.
- Field Notes and sketch of property by a registered professional land surveyor (1) 8½" x 11".
- All submittal documents provided on a CD (disk) or other compatible electronic storage device.

ADDITIONAL REQUIREMENTS FOR SITE DESIGN STANDARDS / SUBDIVISION STANDARDS VARIANCES:

- Detailed site plan of property showing north arrow, scale, dimensions, setbacks, and property lines.
- List of all property owners (from WCAD) within 200-ft of subject property.
- Photographs to support request.
- Copy of final plat related to the request.

ADDITIONAL REQUIREMENTS FOR SIGN STANDARDS VARIANCES:

- Sketch of property (to scale) showing proposed sign placement (1) 8½" x 11".
- Photo or drawing of proposed signage.

REVIEW CRITERIA (FINDINGS):

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
2. Strict application of the UDC deprives the applicant of rights commonly enjoyed by other land in the area or land with a similar zoning designation.
3. The variance is in harmony with the spirit of the UDC and the community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.
4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.
5. The variance does not confer special privilege that the UDC does not permit on other lands, structures or buildings in the same zoning district.
6. The variance is the minimum necessary to grant relief.

PROCESSING:

- Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/website notification).
- Notification is required 16 days prior to your scheduled meeting date (mailed notice: Site Design/Subdivision only).
- Approved variance is valid for one (1) year from date of approval.
- Documents are to be recorded with the Williamson County Clerk, fees may apply (Zoning Board of Adjustment only).

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Mtg. date



Mobile Food Vendor Application

City of Hutto Development Services
210 US 79 East, Ste. 103
Hutto, TX 78634
Planning: 512-759-3479
Permits & Inspections: 512-846-2640
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov/

LENGTH OF PERMIT REQUEST

- ☐ 14-day Mobile Food Vendor Permit \$ 25.00
☐ 90-day Mobile Food Vendor Permit \$ 75.00

- ☐ 30-day Mobile Food Vendor Permit \$35.00
☒ 180-day Mobile Food Vendor Permit \$100.00

APPLICANT INFORMATION:

1. Applicant Name: ISAIAH Canales
2. Address: 19924 Woodrow Wilson St., MANOR TX 78653
3. Phone No.: 512-920-7308
4. Date of Birth: 3/15/1992
5. Driver License Number: N/A State: (Include copy of a current driver's license or identification card and a recent photographic likeness of the applicant's face)
6. Present local address: 19924 Woodrow Wilson St, Manor TX 78653
7. Employers name and full address: N/A
8. Year, Make and Model of Vehicle: Home Made
9. Vehicle License Plate No.: 40
10. Color of vehicle to be used: Red (include photograph of vehicle)
11. Description of merchandise or service to be sold: Breakfast, Lunch, Dinner, Mexican Food
12. Web address for the organization: IAquitas Las Adelitas.com
13. Is written permission from the owner of the land where the sales are to take place attached? Must include a statement from the owner as to the exact dates and times that the applicant is allowed to conduct vendor activities on the owner's property.
☒ Yes ☐ No
14. Is a location map showing where the vehicle will be located attached?
☒ Yes ☐ No
15. Is a copy of the applicant's sales and use tax permit issued by the State of Texas attached? <https://comptroller.texas.gov/taxes/permit/>
☒ Yes ☐ No
16. Is a copy of Williamson County Cities and Health District permit attached? http://www.wcchd.org/services/food_and_restaurant/
☒ Yes ☐ No
17. Attached a copy of Texas Department Of Public Safety Computerized Criminal History for each applicant and each participant issued within 90 days of date of application. <https://records.txdps.state.tx.us/dpswebsite/criminalhistory/>
☒ Yes ☐ No
18. PASSED building inspection notice for food trailer. City of Hutto Development Services, 210 U.S. 79 East, Suite #103, Hutto, TX 78634, (512) 759-3479
☐ Yes ☐ No
19. PASSED fire inspection notice for food trailer. Williamson County ESD #3, Hutto Fire Rescue, 501 Exchange Blvd., Hutto, TX 78634, (512) 759-2616
☒ Yes ☐ No

FOR DEPARTMENT USE ONLY

APPLICATION RECEIVED	PERMIT #	EFFECTIVE DATES	CHECK #	AMOUNT PAID

ADDITIONAL EMPLOYEES OR AGENTS WORKING UNDER THIS PERMIT *(Include copy of driver's license for each)*

Name: _____

Address: _____

Phone No.: _____

Date of Birth: _____

Driver License Number: _____ State: _____

Permanent Home Address: _____

Name: _____

Address: _____

Phone No.: _____

Date of Birth: _____

Driver License Number: _____ State: _____

Permanent Home Address: _____

Name: _____

Address: _____

Phone: _____

Date of Birth: _____

Driver License Number: _____ State _____

Permanent Home Address _____

CERTIFICATION

I CERTIFY, under the penalties of perjury, that the information contained in this application is true and correct to the best of my knowledge, information and belief.

Signature of Applicant

Date submitted

Notary Public in and for Williamson County, Texas

My commission expires: _____

Place seal here.

FOR STAFF USE

INSPECTIONS

- ☐ Failure to provide parking spaces, which need not be paved, sufficient in number to accommodate the number of automobiles being reasonably expected to be parked at any one time, taking into consideration the type, size and quantity of merchandise to be offered for sale, and in addition to those parking spaces required under the zoning ordinance for existing businesses;
- ☐ The use blocks access or driveway;
- ☐ Failure to provide adequate trash containers for the proposed use;
- ☐ Failure to comply with all the provisions of this Article; or
- ☐ Mental incompetence to a degree that the person is not held responsible for criminal actions in a court of law or is not competent to stand trial.

DENIAL

- ☐ Application denied by _____
Officer Date

Reason for denial:

- ☐ Misrepresentation or false statement contained in the application for permit;
- ☐ A violation of any of the provision of this Article;
- ☐ Conviction of any crime involving moral turpitude;
- ☐ Conviction of any crime constituting a breach of the peace, or violation of any city ordinance or state law, when the incident constituting the basis of such crime occurred during the course of businesses as an itinerant vendor or peddler;
- ☐ The proposed operation would not comply with Federal law, State law or city ordinance, including zoning restrictions;

Food Truck Space Lease

Terms

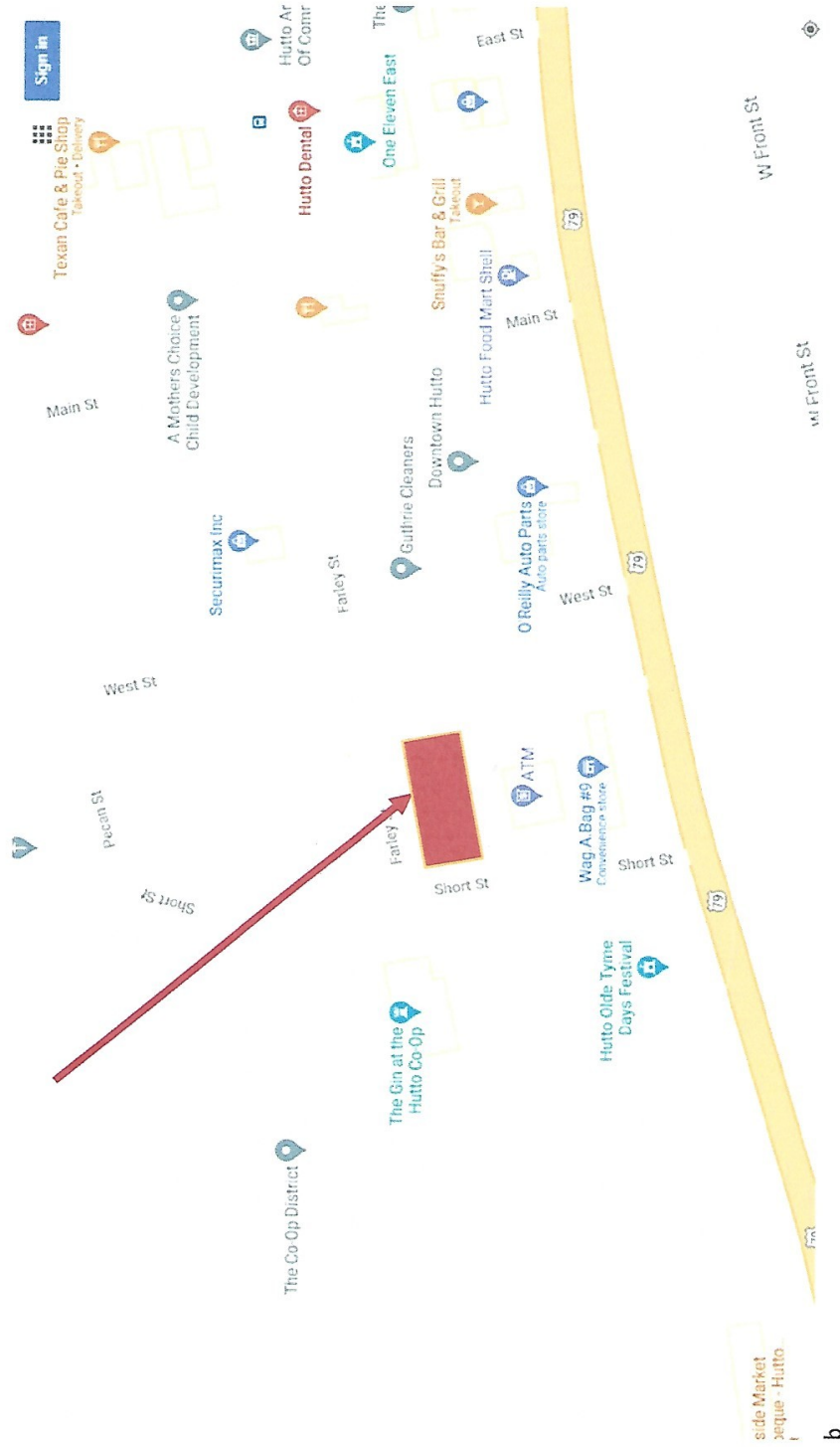
Date: September 15, 2020
Landlord: WAG-A-BAG, LLC
Landlord's Address: 2604 Sunrise
Round Rock, Texas 78665
Tenant: Leo Mendoza
Tenant's Address: 19924 Woodrow Wilson St.
Manor, Texas 78653
Tenant's Trade Name: Taquizas "Las Adelitas"

Premises

Street address/suite: 408 W. Hwy 79
City, state, zip: Hutto, TX 78634
Base Rent (monthly): \$500
Lease Term: Month-to-month

Term: This lease agreement allows Leo Mendoza, dba Taquizas "Las Adelitas" to operate his food truck on the lot behind WAG-A-BAG #9 at 408 HWY 79 West in Hutto, TX 78634, Monday-Sunday within the hours of 6:00a.m. - 2:00a.m. Per this lease, Mr. Mendoza is authorized to sell his food and a limited number of drinks.

ADDRESS: 408 HWY 79 West, Hutto TX 78634





TEXAS SALES AND USE TAX PERMIT

This permit is not transferable, and this side must be prominently displayed in your place of business.

Retailers: A seller may NOT accept a copy of this permit in lieu of a properly completed exemption or resale certificate. A certificate is necessary to document why tax is not collected on a sale.

You must obtain a new permit if there is a change of ownership, location, or business location name.

TAXPAYER NAME, BUSINESS LOCATION NAME, and PHYSICAL LOCATION

TAQUIZAS "LAS ADELITAS" LLC

TAQUIZAS "LAS ADELITAS" LLC

19924 WOODROW WILSON ST

MANOR

TRAVIS COUNTY

TX 78653-2028

Type of permit
SALES AND USE TAX

Taxpayer number
3-20711-4094-4

Location number
00001

First business date of location
07/01/2019

NAICS: 722310 Food Service Contractors

WE SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:

CITY: MANOR

EFF: 07/01/2019

TRANSIT: AUSTIN MTA

EFF: 07/01/2019

Glenn Hegar
Glenn Hegar
Comptroller of Public Accounts

You may need to collect sales and/or use tax for other local taxing authorities depending on your type of business.

For additional information, see "Collecting Local Sales and Use Tax" section on the back of this document.

If you have any questions regarding sales tax, visit our website at www.comptroller.texas.gov or call us at 1-800-252-5555.

Detach here and prominently display your permit only. Retain the portion below for your records.

Is the Information Printed on this Permit Correct?

The information printed on your permit is public information. It must be accurate and current. If there is an error, make corrections on the form below. Enter the correct information for incorrect items only. Detach the form and mail it to:

Comptroller of Public Accounts
111 E. 17th Street
Austin, TX 78774-0100

More helpful information about your permit is on the back of this document.

Texas Sales and Use Tax Permit Corrections Form

Taxpayer name shown on the permit TAQUIZAS "LAS ADELITAS" LLC		If you need to make changes to your local sales tax authorities or to the NAICS code printed on your permit, see information on the back of this form.	
Taxpayer number shown on the permit 32071140944	Location number shown on the permit 00001		
Correct business location name •			
Correct business location (no P.O. Box or directions accepted) •			
City •	State •	ZIP code •	County •
Correct taxpayer name •		Daytime phone (Area code and number) •	
Correct mailing address •			
City •	State •	ZIP code •	Federal Employer Identification Number •
If you are no longer in business , enter the date of your last business transaction. _____			





Texas Department of Public Safety
Criminal History Search

USER: Taquizaslasadelitas@gmail.com (2727089/2774913) SERVER: DPSWEB2 DATE: 7/27/2020 2:53:23 PM LANG: ENGLISH (UNITED STATES) ORIG: PublicSite



Your Search History

- [View Recent Searches](#)
- [View Searches by Date Range](#)
- [Find a Search](#)
- [View a Batch](#)
- [Download Search History](#)

View a Batch

Batch ID

5038676

Display

Single-Entry Searches for 2020-07-27 (1 Searches)

BatchId	SearchId	Search Date	User	Search	Hits
5038676	23404924	07/27/2020	taquizaslasadelitas@gmail.com	CANALES,ISAIAS ENRIQUE [1992-3-15]	0 Hits



**Texas Department of Public Safety
Criminal History Search**

USER: TaquizaLasadelitas@gmail.com (2727089.2774913) SERVER: DPSWEB2 DATE 7/27/2020 2:53:58 PM LANG: ENGLISH (UNITED STATES) ORIG: PublicSite



Search #23404924

Search Criteria

- Searched for 'CANALES,ISAIAS ENRIQUE [1992-3-15]'
- Searched on 7/27/2020

No Matching Records

There are no records matching your search criteria as of the date and time of this specific search. This includes the Criminal History File, Sex Offender Registration and Name Based Files.

A search of the Texas Conviction Database will not provide a definitive match or no-match. Results may or may not be related to the individual that has been searched. Further review of these records is necessary to determine if a possible match exists. The only way a positive match can be obtained is through the submission of fingerprints.

[How To Search The Criminal History Database](#)

Mobile Food Permit

Williamson County and Cities Health
District
355 Texas Ave.
Round Rock, TX 78664
512-943-7620



Williamson County
and
Cities Health District

Establishment Code No. MF-110

This is to certify that: LEO MENDOZA

Owner of: TAQUIZAS LAS ADELITAS

Meets the minimum requirements to operate a: Mobile Food Permit

Permit remains in effect for the period **8/27/2020** thru **9/1/2021** or until removed for non compliance with minimum State or Local regulatory standards. Notify the health authority in the event of an imminent health hazard.

Issue Date: 9/1/2020 By: Lou L. Murphy, RS

Special Restrictions: _____

Permit Limitations: HUTTO FIRE INSPECTION EXPIRES 08/21/2021; LICENSE PLATE #4089 88K

Note: Permit Must Be Displayed In Location Viewable By Consumer

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 408 Hwy 79 West.
Meeting: Planning and Zoning Commission - 06 Oct 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The UDC requires that any Mobile Food Vendor proposing to located in the Old Town District must first obtain a Minor Modification approved by the Planning and Zoning Commission.

The proposed location is in the back of the Wag A Bag along Hwy 79. The name of the Food Truck is V's Eats.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

Staff recommends approval of the Minor Modification request as presented.

ATTACHMENTS:

[master application](#)
[MinorModification\(2020\) \(1\)](#)
[Nature of Request](#)
[Vanessa Brightman DBA V's Eats-Criteria Review](#)



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Wag A Bag/V's Eats Food Vending Ag APPLICATION TYPE: Minor Modification

APPLICANT INFORMATION (property owner or authorized agent) This will be the City's official contact

Name: Kevin Johnson
Company Name: Wag A Bag, LLC
Address: 2604 Sunrise Round Rock, TX 78665
Phone: _____ Email: kevin@wagabag.com

PROPERTY INFORMATION

Address: 408 W Hwy 79 Hutto TX 78634
Legal Description: Lot(s) 1+2 Block 1 Subdivision _____
Deed Reference: Volume _____ Page(s) _____ or Document No. 59664
City Limits or ETJ: _____ Current Zoning District: _____

PROPERTY OWNER INFORMATION

Name: Cary Rabb
Company Name: NANCY N. Rabb Properties LTD.
Address: 2604 Sunrise Rd. Round Rock, TX 78665
Phone: 512-255-1029 Email: MEGAN@WAGABAG.COM

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

[Signature]
Property Owner Signature

CARY K RABB
Property Owner Printed Name

9/21/2020
Date

THE STATE OF TEXAS

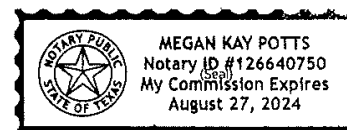
COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Cary Rabb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 22 day of September, 2020 A.D.

[Signature]
Notary Public Signature

Megan Potts
Notary Public Printed Name



If there are multiple property owners attach separate page(s) with notarized signature(s)

March 2020



ELECTION OF ALTERNATIVE PROCESS

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

Date: 9/21/2020

Attention Development Services Department:

As the representative of V's Eats, I hereby voluntarily elect to seek approval of my application Wag A Bag/V's Eats Food Vending Application under the alternative approval process, in accordance with Texas Local Government Code Section 212.0096, as amended. I further acknowledge the following:

- By seeking approval of the Application pursuant to Local Government Code Section 212.0096, I understand that Local Government Code Sections 212.009, 212.0091, and 212.0093 and the time requirements imposed by those Sections do not apply to this application.
- This alternative approval process is shorter than the process imposed by Local Government Code Section 212.009.
- This Application is required to comply with City of Hutto Unified Development Code at the time of approval.
- All applications are typically reviewed within seven (7) business days under this alternative approval process. Applications are deemed submitted at 12 pm on the first business day of every week.
- If I rescind this election to the alternative approval process, this Application will be deemed withdrawn.

Sincerely,

Applicant/Representative Name (Printed) Vanessa Brightman

Applicant/Representative Name (Signed) 

March 2020



MINOR MODIFICATION
APPLICATION
Must be accompanied by a
Master Application

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Wag A Bag/V's Eats Food Vending Agreement

PROPERTY ADDRESS: 408 W. Hwy 79 Hutto, TX 78634

Current zoning district: Historic Current use: _____ Occupancy: ☐ Residential ☒ Commercial

Request Type (Check One)

☐ Function ☒ Use ☐ Other: _____

FEES ☐ All required fees may be provided by cash, credit card or check made payable to: City of Hutto

REQUIRED FOR SUBMITTAL

All items listed must be included with application, unless otherwise noted.

- ☐ Complete Master application and Minor Modification application.
- ☐ Applicant has coordinated with staff on submittal requirements.
- ☐ Proof of ownership (copy of deed).
- ☐ Letter describing the nature of the request.
- ☐ Letter of response to all five (5) review criteria items.
- ☐ Supporting documentation as required by staff.
- ☐ *If applicable: all plans, drawings, photos are to be submitted digitally/electronically (via: email, flash drive, disc).*

APPLICABILITY

A Minor Modification request *is required* for the following:

- ☐ Any specific function and use listed as "*allowed by Minor Modification*" in Chapter 3 of the UDC.
- ☐ As outlined in section IO.203.7 and IO.203.9 of the UDC.
- ☐ Application submittal and/or commission approval does not constitute building permit approval. Building permit applications must be submitted separately.
- ☐ A Minor Modification shall be considered unique and shall not set precedent for others.

A Minor Modification request *is not available* for the following:

- ☐ Maximum dimensions of traffic lanes.
- ☐ Required provision of rear alleys and rear lanes.
- ☐ Minimum base residential densities.
- ☐ Permission to build accessory buildings.

REVIEW CRITERIA

- ☐ If in FBC district see section IO.203.7 of the UDC.
- ☐ If in OT DISTRICT SEE Section IO.203.9.2 of the UDC.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling.
- ☐ Administrative decision is provided, in writing, to applicant.
- ☐ If within Old Town: final documents related to Commission action are required at least 7 days prior to scheduled meeting date.
- ☐ Upon approval applicant shall submit the required building permit application(s), if applicable.

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	Admin/HPC	Determination
					Approved Approved with conditions (attached) Denied

March 2020



ELECTION OF ALTERNATIVE PROCESS

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

Date: 9/21/2020

Attention Development Services Department:

As the representative of V's Eats _____, I hereby voluntarily elect to seek approval of my application Wag A Bag/V's Eats Food Vending Application under the alternative approval process, in accordance with Texas Local Government Code Section 212.0096, as amended. I further acknowledge the following:

- By seeking approval of the Application pursuant to Local Government Code Section 212.0096, I understand that Local Government Code Sections 212.009, 212.0091, and 212.0093 and the time requirements imposed by those Sections do not apply to this application.
- This alternative approval process is shorter than the process imposed by Local Government Code Section 212.009.
- This Application is required to comply with City of Hutto Unified Development Code at the time of approval.
- All applications are typically reviewed within seven (7) business days under this alternative approval process. Applications are deemed submitted at 12 pm on the first business day of every week.
- If I rescind this election to the alternative approval process, this Application will be deemed withdrawn.

Sincerely,

Applicant/Representative Name (Printed) Vanessa Brightman

Applicant/Representative Name (Signed) 

March 2020



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Wag A Bag/V's Eats Food Vending Agree APPLICATION TYPE: Minor Modification

APPLICANT INFORMATION (property owner or authorized agent) This will be the City's official contact

Name: Kevin Johnson
Company Name: Wag A Bag, LLC
Address: 2604 Sunrise Round Rock, TX 78665
Phone: _____ Email: kevin@wagabag.com

PROPERTY INFORMATION

Address: 408 W Hwy 79 Hutto TX 78634
Legal Description: Lot(s) _____ Block _____ Subdivision _____
Deed Reference: Volume _____ Page(s) _____ or Document No. _____
City Limits or ETJ: _____ Current Zoning District: _____

PROPERTY OWNER INFORMATION

Name: _____
Company Name: _____
Address: _____
Phone: _____ Email: _____

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

Property Owner Signature

Property Owner Printed Name

9/21/2020

Date

THE STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____ A.D.

Notary Public Signature

Notary Public Printed Name

(Seal)

If there are multiple property owners attach separate page(s) with notarized signature(s)

March 2020

Wag A Bag/ V's Eats Food Establishment Agreement

Vanessa Brightman DBA V's Eats

408 W Hwy 79 Hutto, TX 78634

Nature of Request

The purpose of the letter is to describe the nature of the request.

V's Eats is a newly formed sole proprietorship. We are a mobile food service based business operating out of a food trailer. We are looking to set up a permanent location at 408 W Hwy 79 Hutto, TX 78634. The empty lot located behind the Wag A Bag at that location will serve as the lot space where our food trailer will be parked. Our goal is to provide a food service establishment specializing in New American cuisine, taking traditional favorites and adding our own twist. We feel that by adding to the culinary melting pot of Hutto we can increase the variety of offerings available, not only attracting outside residents, but keeping locals eating locally.

Currently, the lot located at 408 W HWY 79 is undeveloped and not utilized. Our purpose is to, not only increase the visual appeal of the property, but to improve on the local space Hutto has available, creating a mutually beneficial environment for both vendor, city and patron. As of the now that property is not benefitting any member of the community.

Allowing V's Eats use of 408 W Hwy 79 Hutto, TX converts an unutilized space into an opportunity for a local, female, business owner to grow her business, while serving her community; and increasing city development with a small-town charm.

Vanessa Brightman DBA V's Eats

Wag A Bag/V's Eats Food Vending Agreement

408 W Hwy 79 Hutto, TX 78634

512.228.2518

Review Criteria:

Minor Modification Criteria (shall meet all the criteria below):

- The proposed use will not generate traffic levels that are higher than the adjacent roadways are designed for;

Location is behind highly trafficked gas station, Wag A Bag located at 408 W. HWY 79, and borders the newly developed CoOp district. Traffic generated by those surrounding will far surpass the traffic that will be generated by the addition of a food trailer.

- The proposed use will not disturb nearby uses with excessive noise, lighting, or obnoxious odors;

If approved, an electric meter will be installed to provide power to food trailer, eliminating any noise created from a generator. In addition, no lights greater than that of appropriate street lighting will be used to illuminate property, except that of those used to operate the trailer. All noises, lights and odors will not exceed or even generate in the same range as those emitted by surrounding businesses.

- For new construction and redevelopment, the densities proposed and scale of the building will not conflict with that of the surrounding area;

Installation of power pole on property to serve as electrical supply is requested as well as clearing of lot such as removing wild brush or grass, to eliminate dangers to patrons. No further construction is requested.

- The proposed building and use meets the Purpose and Intent of this District, the Old Town Hutto Master Plan, and Building Design and Architectural Standards, and other adopted city policies

V's Eats business purpose, code of ethics and operating standards meet the the Purpose and Intent of this District, the Old Town Hutto Master Plan, and Building Design and Architectural Standards and city policies. Our goal is to provide a service to the community that enriches the city's economical development as well as strengthening relationships within the community, whether it be with surrounding businesses or patrons. Our practice is to uphold the core values of the city, while abiding by all standards, guidelines and procedures.

- Where applicable, a Certificate of Appropriateness has been approved or is being considered by the Historic Preservation Commission.

Application has been filed.

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible action on a request for a Minor Modification for a Mobile Food Vendor to be located in the Old Town District at 203 Holmstrom Street.
Meeting: Planning and Zoning Commission - 06 Oct 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The UDC requires that any Mobile Food Vendor proposing to located in the Old Town District must first obtain a Minor Modification approved by the Planning and Zoning Commission.

The proposed location is next to Putska's BBQ on Holmstrom Street. The name of the Mobile Food Vendor is Happy Panini.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

Staff recommends approval of the Minor Modification request as presented.

ATTACHMENTS:

[Happy Panini City of Hutto Mobile Food Vendor App](#)
[WILCO Permit](#)
[Happy Panini Trailer](#)



Mobile Food Vendor Application

City of Hutto Development Services
210 US 79 East, Ste. 103
Hutto, TX 78634
Planning: 512-759-3479
Permits & Inspections: 512-846-2640
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov/

LENGTH OF PERMIT REQUEST

- ☐ 14-day Mobile Food Vendor Permit \$ 25.00
☐ 90-day Mobile Food Vendor Permit \$ 75.00

- ☐ 30-day Mobile Food Vendor Permit \$35.00
☒ 180-day Mobile Food Vendor Permit \$100.00

APPLICANT INFORMATION :

1. Applicant Name: Chris Auditore
2. Address: 203 Holmstrom St Hutto TX 78634
3. Phone No.: 512-897-7264
4. Date of Birth: 01-20-1967
5. Driver License Number: 22559228 State: TX (Include copy of a current driver's license or identification card and a recent photographic likeness of the applicant's face)
6. Present local address: 203 Holmstrom St Hutto Texas
7. Employers name and full address:
Self Employed
8. Year, Make and Model of Vehicle: 2007 DOD Trailer
9. Vehicle License Plate No.: 571232k
10. Color of vehicle to be used: Yellow (include photograph of vehicle)
11. Description of merchandise or service to be sold: Hot pressed Panini (Sandwiches)
12. Web address for the organization: www.happypanini.com
13. Is written permission from the owner of the land where the sales are to take place attached? Must include a statement from the owner as to the exact dates and times that the applicant is allowed to conduct vendor activities on the owner's property.
☒ Yes ☐ No
14. Is a location map showing where the vehicle will be located attached?
☒ Yes ☐ No
15. Is a copy of the applicant's sales and use tax permit issued by the State of Texas attached? <https://comptroller.texas.gov/taxes/permit/>
☒ Yes ☐ No
16. Is a copy of Williamson County Cities and Health District permit attached? http://www.wcchd.org/services/food_and_restaurant/
☒ Yes ☐ No
17. Attached a copy of Texas Department Of Public Safety Computerized Criminal History for each applicant and each participant issued within 90 days of date of application. <https://records.txdps.state.tx.us/dpswebsite/criminalhistory/>
☒ Yes ☐ No
18. PASSED building inspection notice for food trailer. City of Hutto Development Services, 210 U.S. 79 East, Suite #103, Hutto, TX 78634, (512) 759-3479
☐ Yes ☒ No
19. PASSED fire inspection notice for food trailer. Williamson County ESD #3, Hutto Fire Rescue, 501 Exchange Blvd., Hutto, TX 78634, (512) 759-2616
☒ Yes ☐ No

FOR DEPARTMENT USE ONLY

APPLICATION RECEIVED	PERMIT #	EFFECTIVE DATES	CHECK #	AMOUNT PAID

ADDITIONAL EMPLOYEES OR AGENTS WORKING UNDER THIS PERMIT (Include copy of driver's license for each)

Name: _____

Address: 203 Holmstrom St Hutto TX 78634

Phone No.: 512-897-7264

Date of Birth: 01-06-1976

Driver License Number: 17022739 State: TX

Permanent Home Address: 203 Holmstrom St Hutto TX

Name: _____

Address: _____

Phone No.: _____

Date of Birth: _____

Driver License Number: _____ State: _____

Permanent Home Address: _____

Name: _____

Address: _____

Phone: _____

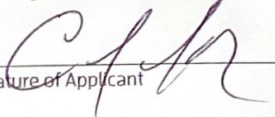
Date of Birth: _____

Driver License Number: _____ State: _____

Permanent Home Address: _____

CERTIFICATION

I CERTIFY, under the penalties of perjury, that the information contained in this application is true and correct to the best of my knowledge, information and belief.


Signature of Applicant

9/28/2020
Date submitted

Notary Public in and for Williamson County, Texas
My commission expires: _____

Place seal here.

FOR STAFF USE

INSPECTIONS

- ☐ Failure to provide parking spaces, which need not be paved, sufficient in number to accommodate the number of automobiles being reasonably expected to be parked at any one time, taking into consideration the type, size and quantity of merchandise to be offered for sale, and in addition to those parking spaces required under the zoning ordinance for existing businesses;
- ☐ The use blocks access or driveway;
- ☐ Failure to provide adequate trash containers for the proposed use;
- ☐ Failure to comply with all the provisions of this Article; or
- ☐ Mental incompetence to a degree that the person is not held responsible for criminal actions in a court of law or is not competent to stand trial.

DENIAL

- ☐ Application denied by _____
Officer Date

Reason for denial:

- ☐ Misrepresentation or false statement contained in the application for permit;
- ☐ A violation of any of the provision of this Article;
- ☐ Conviction of any crime involving moral turpitude;
- ☐ Conviction of any crime constituting a breach of the peace, or violation of any city ordinance or state law, when the incident constituting the basis of such crime occurred during the course of businesses as an itinerant vendor or peddler;
- ☐ The proposed operation would not comply with Federal law, State law or city ordinance, including zoning restrictions;

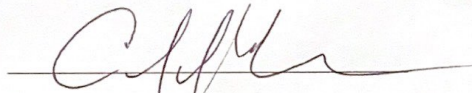


Hutto Police Department
401 W Front Street
Hutto Texas 78634
www.huttotx.gov

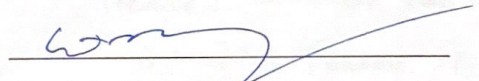
Office (512) 759-5978
Fax (512) 846-2753

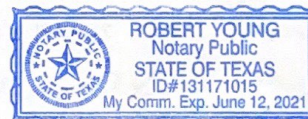
Certification

I CERTIFY, under the penalties of perjury, that the information contained in this application is true and correct to the best of my knowledge, information and belief.


Signature of Applicant

9-17-20
Date submitted


Notary Public in and for Williamson County, Texas

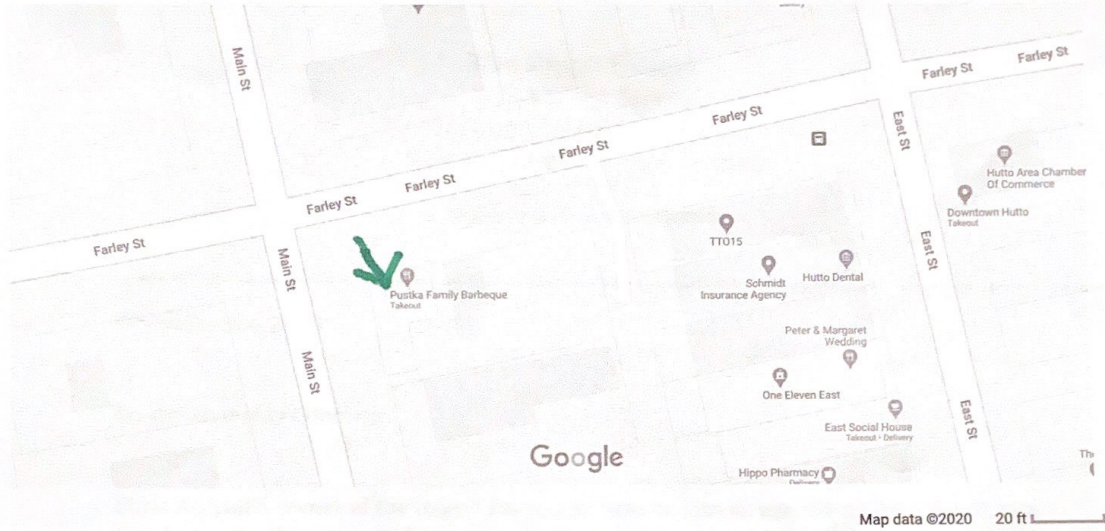


My commission expires: 06/12/2021

9/16/2020

Google Maps

Google Maps Happy Panini Location



Trailer will be located NEXT TO Pustika Family BBQ
AT 209 FARLEY ST. HUTTO TX

<https://www.google.com/maps/@30.543762,-97.5479041,20z>

1/1

**The Hippo Escape
209 Farley Street
Hutto, Texas 78634
Michael Lee Thomas, Owner
512-378-3252
Mlthomas0413@gmail.com**

September 14, 2020

To Whom It May Concern:

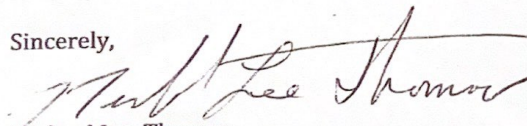
Chris Auditore, owner of the Happy Panni, has entered into an agreement with The Hippo Escape to rent the property located at 209 Farley Street beginning October 1, 2020. We will negotiate the rental agreement on a month-to-month basis.

The property on 209 Farley Street is owned by Michael Lee and Celina E. Thomas. We live at 202 Bosque Drive, Hutto Texas. The main contact telephone number is 512-378-3252.

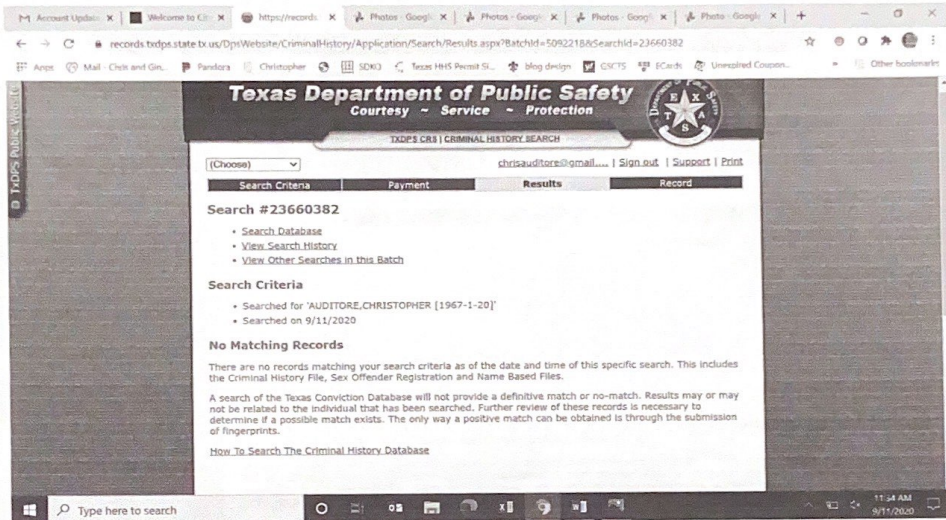
The Auditore family will be responsible for using the property to operate their food truck business under the City of Hutto guidelines. They have full use of the property with one stipulation, which is not to allow customer vehicles to drive upon or park on the property. Customers will be asked to park on the street and walk up to the food trailer to order their food.

Please contact me if you have any questions regarding the contents of this letter.

Sincerely,



Michael Lee Thomas
The Hippo Escape, Property Owner



Account Update: x | Welcome to Cl... x | https://records... x | Photos - Googl... x | Photos - Googl... x | Photos - Googl... x | Photo - Googl... x | +

records.tdps.state.tx.us/DpsWebsite/CriminalHistory/Application/Search/Results.aspx?BatchId=5092218&SearchId=23660997

Apps | Mail - Chris and Gin... | Pandora | Christopher | SDKO | Texas HHS Permit Si... | blog design | GSCTS | ECards | Unexpired Coupon... | Other bookmark

Texas Department of Public Safety
Courtesy - Service - Protection

TXDPS CR3 | CRIMINAL HISTORY SEARCH

(Choose) | chrisauditor@gmail... | Sign out | Support | Print

Search Criteria	Payment	Results	Record
-----------------	---------	---------	--------

Search #23660997

- Search Database
- View Search History
- View Other Searches in this Batch

Search Criteria

- Searched for 'AUDITORE,GINA [1976-1-6]'
- Searched on 9/11/2020

No Matching Records

There are no records matching your search criteria as of the date and time of this specific search. This includes the Criminal History File, Sex Offender Registration and Name Based Files.

A search of the Texas Conviction Database will not provide a definitive match or no-match. Results may or may not be related to the individual that has been searched. Further review of these records is necessary to determine if a possible match exists. The only way a positive match can be obtained is through the submission of fingerprints.

[How To Search The Criminal History Database](#)



Williamson County Emergency Services District No. 3

Hutto Fire Rescue

Fire Prevention Division
501 Exchange Blvd
Hutto, TX 78634

512-759-2616 www.huttofirerescue.org www.hfrpermits.com



201813

Inspection Report

Inspection Date: September 9, 2020

Inspection Status: Passed

Inspection Type: Annual

Inspection Scope: Food truck inspection

Location: Hutto Fire Rescue Station 1, 501 EXCHANGE BLVD, Hutto, TX 78634

Inspected By: Joshua Lantz

No violations found.

Signed by Chris Auditore

Korner Kitchen

2020 Mobile Food Vendors Operating Agreement

This Agreement is made and entered into this date, 9/11/20, by and between Korner Kitchen and Happy Panini (Mobile Vendors Name)

The Mobile Food Vendor operates a business of selling Sandwiches from a mobile food vending vehicle, located at _____ and has a permit, issued by the city of Austin to operate such business and Korner Kitchen operates a kitchen located at 3309 W. SH 29, Georgetown, TX 78628 which has been certified and inspected by Williamson County Health Department.

Agreement

Responsibilities of Korner Kitchen:

1. For a fee, Korner Kitchen agrees to allow the Mobile Food Vendor to:
 - a. Store in its facility food products used by the Mobile Food Vendor for its business.
 - b. Access to the facility for the purpose of adding to or removing food products from the storage area.
 - c. Access to Korner Kitchen for the purpose of emptying wastewater from the Mobile Food Vendor's vehicle and re-filling the water tanks on the mobile food vehicle.
 - d. Discard food grade oil and recyclable trash.
 - e. Access the facility as required for the purposes of any inspections or any other regulatory requirements imposed by the Williamson County or City of Austin.

Responsibilities of Mobile Food Vendor:

2. The Mobile Food Vendor agrees to comply and abide by all relevant city, county, state and federal laws, rules and regulations relating to the preparation and selling of food.
3. The Mobile Food Vendor must:
 - a. Store all food products used in the Business at Korner Kitchen
 - b. Empty wastewater from the mobile food vehicle at Korner Kitchen and re-fill the water tanks on the mobile food vehicle from the water supply at Korner Kitchen.
4. The Mobile Food Vendor must ensure that all food products stored in the facility are stored in a clean, hygienic and orderly manner. Mobile Food Vendors are given 1 small shelf to store food items but may rent space in the fridge, freezer or extra dry storage areas. If so, it is strongly recommended that food and equipment be secured in a lockable, commercial grade, approved bins, provided by Mobile Food Vendor, who is also responsible for providing locks to ensure security. Korner Kitchen will not be responsible for missing or damaged items.

All storage areas must be kept clean and organized. All products and food items not in their original containers must be clearly labeled with the owner's name, current date and contents, according to the

City of Austin and Williamson County sanitation standards. Items not clearly labeled or stored in the Mobile Food Vendor's rented space may be discarded.

Please note:

- a. Korner Kitchen is not responsible for any equipment, food or other items left in the kitchen.
 - b. Do not store anything on the kitchen floor.
 - c. Store all meat on the bottom shelf of the refrigerator and freezer.
 - d. Do not store anything unrelated to the commercial kitchen onsite. (clothes, electronics)
 - e. If any equipment or food is improperly stored or poses a health risk, Korner Kitchen staff will either move or discard it, without reimbursement to the Mobile Food Vendor.
5. Unless, the facility is being used by another person, the Mobile Food Vendor must ensure that the building and water access is securely locked upon leaving the property.
 6. Before the execution of this Agreement, the Mobile Food Vendor must provide a copy of a commercial general liability insurance policy with a limit of \$1,000,000 with MLAB Enterprises, LLC, MLAB Holdings, LLC, South Fork Fun Food & Brew and Korner Kitchen as additional insured's with a waiver of subrogation.
 7. Mobile Food Vendors shall indemnify Korner Kitchens, MLAB Enterprises, LLC and MLAB Holdings, LLC and their officers, directors, employees and agents, from and against all liability, loss, cost or expense, including attorney's fees, by reason of liability imposed upon Korner Kitchen arising out of or related to Mobile Food Vendor's Business, whether caused by or contributed to by Korner Kitchen or any other party indemnified herein, unless caused by the sole negligence of Korner Kitchen.

Payments:

8. Upon execution of this Agreement, the Mobile Food Vendor will pay to Korner Kitchen the sum of \$ 225 representing payment for the monthly/3 month commissary plan.
9. In addition to the payment in clause 8, \$ 200 will be paid to Korner Kitchen as a security deposit. This security deposit can be used to compensate Korner Kitchen for any damage suffered by Korner Kitchen as a result of the actions or negligence of the Mobile Food Vendor, including but not limited to the following:
 - a. Payment for rent in arrears, as set out in clause 11 below.
 - b. Payment to remedy any damage caused to Korner Kitchen or other Clients by the Mobile Food Vendors or its representatives.
 - c. Payment for any fines or other financial penalties imposed upon Korner Kitchen as a result of the actions or negligence of the Mobile Food Vendor or its representatives.
10. All hours scheduled must be prepaid in advance. The number of hours that is booked determines rate. If you want to use the monthly plan then the payment must be made by the 1st of each month. If you get behind in payments then your access to the kitchen is terminated immediately until full payment is made. If you owe a balance then your kitchen equipment can be confiscated until full payment is made.

11. The security deposit is fully refundable when after 3 months of paid commissary use it is determined that the Mobile Food Vendor has owes no compensation to Korner Kitchen or other Clients for past due rent and/or damages and/or fines.
12. Subsequent payments are due on the first of each month. If payment is not received on the first of each month, the following steps will be taken:
 - a. An email will be sent on the 3rd of the month to the email address provided by the Mobile Food Vendor requesting payment.
 - b. If payment is not received by the 7th of the month, the security deposit will be applied against the rent for that month.
 - c. Payment for the current month and for the following month must be received by the 1st of the following month.
 - d. If the payment described in sub-clause 11(c) above is not received, this Agreement is deemed to have been broken by the Mobile Food Vendor and the Mobile Food Vendor will their access privileges and deposit with no further notice.

Termination:

13. Either party may terminate this Agreement without cause with 30 days written notice to the other party. Without limiting clause 11 above, either party may terminate this Agreement for cause, such termination to be effective immediately upon receipt of written notice by the other party. Any money due by the Mobile Food Vendor at the time of termination will be continue to be owed until the full amount owed, or any other money agreed to by Korner Kitchen, is paid.

TO EVIDENCE THEIR AGREEMENT, these parties have subscribed their information to be effective the date this Agreement is fully executed.

Mobile Food Vendor:

Company Name: a(n) (corporation, individual, etc.) Happy Panini LLC

Name of Company Representative: Chris Addatore

Title: Owner

Mailing Address: 203 Holliston St Hutto TX 78634

Phone #(s): 512-897-7264

E-mail Address: Chris Addatore@gmail or info@HappyPanini.com

Date: 9-9-20

Korner Kitchen:

Name of Company Representative: Mai Lan Bradford

Title: co-owner

Mailing Address: 3309 W. SH 29, Georgetown, TX 78628

Phone #(s): 512-297-8042

Date: 9/11/20

Deposit: \$200 + \$25 Oct-Dec #1119

Received By: Mai Lan Bradford Date: 9/11/20

Emergency contact information (name, relation, phone numbers):

Use Agreement for Commissary / Central Preparation Facility

KORNER KITCHEN
3309 W. SH 29
Georgetown, TX 78628
512-297-8042
Mai Lan Bradford, Owner

This location ☐ IS ☒ IS NOT approved for wastewater disposal.

FOOD ESTABLISHMENT REQUESTING USE:

Circle all that apply: ☒ MOBILE ☐ CATERING

Owner Name: CHRIS + GINA AUDITORE

Business Name: Happy Panini Permit #: _____

Billing Address: 203 HOLMSTOWN ST. HUNTER TX 78634

Owner Phone: 512-897-7264 E-mail: info@HappyPanini.com

I am requesting the use of Korner Kitchen for the following activities:

Storage of TCS foods (refrigeration required) ☒ YES ☒ NO

Storage of Non-TCS foods (refrigeration not required) YES ☒ NO

Dry storage YES ☒ NO

Preparation of foods – no cook step YES ☒ NO

Preparation of foods – with cook step YES ☒ NO

Warewashing ☒ YES NO

Service Area ☒ YES NO

I agree that this information is true to the best of my knowledge. If requirements for use change, this form and our approval of the use of the kitchen is null and void. A new form must be filled out and submitted to Williamson County and Cities Health District, 303 S. Main, Georgetown, 78626.

Mai Lan Bradford
Korner Kitchen Representative

[Signature] 9/11/20
Owner Retail Food Business Date

Mobile Food Permit

Williamson County and Cities Health
District
55 Texas Ave.
Round Rock, TX 78664
12-943-7620



Williamson County
and
Cities Health District

Establishment Code No. MF-121

This is to certify that: CHRIS & GINA AUDITORE

Owner of: HAPPY PANINI

Meets the minimum requirements to operate a: Mobile Food Permit

Permit remains in effect for the period 9/24/2020 thru 9/24/2021 or until removed for non compliance with minimum State or Local regulatory standards. Notify the health authority in the event of an imminent health hazard.

Issue Date: 09/24/2020 By: _____

Chris & Gina Auditore

Special Restrictions: _____

Permit Limitations: HUTTO FIRE INSPECTION EXPIRES 09/09/2021; LICENSE PLATE 571232K

Note: Permit Must Be Displayed In Location Viewable By Consumer

Mobile Food Permit

Williamson County and Cities Health
District
355 Texas Ave.
Round Rock, TX 78664
512-943-7620



Williamson County
and
Cities Health District

Establishment Code No. MF-121

This is to certify that: CHRIS & GINA AUDITORE

Owner of: HAPPY PANINI

Meets the minimum requirements to operate a: Mobile Food Permit

Permit remains in effect for the period 9/24/2020 thru 9/24/2021 or until removed for non compliance with minimum State or Local regulatory standards. Notify the health authority in the event of an imminent health hazard.

Issue Date: 09/24/20 By: _____

John L. Murphy, RS

Special Restrictions: _____

Permit Limitations: HUTTO FIRE INSPECTION EXPIRES 09/09/2021; LICENSE PLATE 571232K

Note: Permit Must Be Displayed In Location Viewable By Consumer



