



**CITY OF HUTTO, TEXAS  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
AUGUST 22, 2018 AT 7:00 PM  
CITY HALL – COUNCIL CHAMBERS  
401 W. FRONT STREET**

**ZONING BOARD OF ADJUSTMENT**

Pedro Perez, Jr. - Chairman

Thomas McGowan

Randal Clark

Dana Lively

**AGENDA**

**1. CALL THE MEETING TO ORDER-7:00 PM**

**2. ROLL CALL**

**3. AGENDA ITEMS**

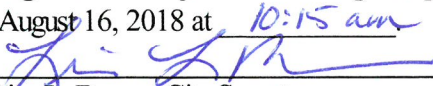
- 3A. Consideration and possible action on the meeting minutes for the Zoning Board of Adjustment regular meeting held on February 28, 2018.
- 3B. Consideration of a public hearing and possible action on variance request #1.41 for the property located at 300 Ed Schmidt Boulevard, to reduce the percentage of required glazing on a building, as outlined in Section 10.406.6.4.8 of the Unified Development Code (UDC).

- Open public hearing.
- Staff/report/applicant presentation.
- Remarks from visitors.
- *Those wishing to speak must complete a public communication sign-up card prior to the beginning of the meeting.*
- Discussion.
- Adjournment of the public hearing.
- Consideration and possible action regarding then request.

**4. ADJOURNMENT**

### CERTIFICATION

I certify that this notice of the August 22, 2018 Zoning Board of Adjustment meeting was posted on the City Hall bulletin board of the City of Hutto on August 16, 2018 at 10:15 am

  
\_\_\_\_\_  
Lisa L. Brown, City Secretary

The City of Hutto is committed to comply with the American with Disabilities Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512)759-4033 or [lisa.brown@huttotx.gov](mailto:lisa.brown@huttotx.gov) for assistance.





**ZONING BOARD OF ADJUSTMENT  
MEETING MINUTES - DRAFT  
FEBRUARY 28, 2018**

*The Hutto Zoning Board of Adjustment met in a regular session on Wednesday, February 28, 2018 in the Development Services Conference Room, 210 US 79 East #103, Hutto, TX 78634.*

**CALL SESSION TO ORDER**

*Chairman Perez called the session to order at 7:05 p.m.*

**ROLL CALL**

*Members of the Zoning Board of Adjustment that were present were Chairman Pedro Perez, Jr., Board Member Thomas McGowan, Board Member Randall Clark, Board Member Rick Hudson, and Board member Dana Lively.*

*Members of staff that were present were Ashley Lumpkin, AICP, Executive Director, Carolyn Horner, AICP, Planning Director, Jessica Bullock, AICP, Planning Manager and Yvette Glover, Development Coordinator.*

**PUBLIC COMMENT**

**3A. Remarks from visitors.**

*There were no remarks from visitors.*

**AGENDA ITEMS**

*Board Member Lively made a motion to move agenda item 4.E and 4.F to the beginning of the agenda. Board Member Hudson seconded the motion. The motion carried with 5 ayes and 0 nays.*

**4E. Consideration of a public hearing and possible action on variance request #1.38 for the property located at 2101 Limmer Loop, to increase the maximum allowed parking spaces from 206 to 252, as outlined in Section 10.405.9.1 of the Unified Development Code (UDC).**

**Public hearing was opened.**

**Staff Report**

*Carolyn Horner, Planning Director, presented an overview of the request. Staff findings were reviewed. Staff recommends approval of the request.*

**Applicant Presentation**

*Mark Williams, Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints was in attendance to answer any questions.*

**Remarks from visitors**

*David Johnson, 316 Paige Bend, was in favor of the request.*

*Lynda Hooper, 130 Carrington Street, was in favor of the request.*

*Bob Clark, 109 W. Live Oak Street, was in favor of the request.*

**Board/Staff/Applicant discussion**

*Board Member Lively:*

- *How close to the final version of the site plan is the example provided in this presentation? Carolyn Horner: The site plan is currently in review, but the version presented is very close to what the final product will resemble.*

*Board Member Clark:*

- *Are there any other days that the extra parking will be needed? Mark Williams: It will mainly be needed on Sundays only. There might be an occasion during the week, but not likely.*

*Board Member Hudson:*

- *Are there monuments by the walkways? Mark Williams: No, those are culverts.*

Public hearing was closed.

Consideration and possible action regarding variance request #1.38

*Board Member Clark moved to approve variance request #1.38 to increase the allowed parking spaces from 206 to up to 252. Board Member McGowan seconded the motion. The motion carried with 5 ayes and 0 nays.*

- 4F. Consideration of a public hearing and possible action on variance request #1.39 for the property located at 2101 Limmer Loop, to exceed the maximum allowed building height, as outlined in Section 10.403.4 of the Unified Development Code (UDC).

Public hearing was opened.

Staff Report

*Carolyn Horner, Planning Director, presented an overview of the request. Staff findings were reviewed. Staff recommends approval of the request.*

Applicant Presentation

*Mark Williams, Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints was in attendance to answer any questions.*

Remarks from visitors

*David Johnson, 316 Paige Bend, was in favor of the request.*

*Lynda Hooper, 130 Carrington Street, was in favor of the request.*

*Bob Clark, 109 W. Live Oak Street, was in favor of the request.*

Board/Staff/Applicant discussion

*Board Member Lively:*

- *How close to the final version of the site plan is the example provided in this presentation? Carolyn Horner: The site plan is currently in review, but the version presented is very close to what the final product will resemble.*

*Board Member Clark:*

- *Are there any other days that the extra parking will be needed? Mark Williams: It will mainly be needed on Sundays only. There might be an occasion during the week, but not likely.*

*Board Member Hudson:*

- *What is the intent of the 45-foot maximum height limit in the Code? Carolyn Horner: There is not specific reason for the limit. It is a height set for the allowable uses within the zoning district.*

- *Is the Board setting a precedent allowing all other requests for the same allowance to be approved? Carolyn Horner: No. Each request is reviewed on a case-by-case basis.*

*Chairman Perez:*

- *Were there any residents notified in the surrounding area of the property? Were there any oppositions received? Carolyn Horner: Notification was mailed out to property owners within 200-feet of the subject property. There were no responses received.*

Public hearing was closed.

Consideration and possible action regarding variance request #1.39

*Chairman Perez moved to approve variance request #1.39 to allow the increase in building height for the steeple of the church from 45-feet to 66-feet. Board Member Clark seconded the motion. The motion carried with 5 ayes and 0 nays.*

- 4A. Consideration and possible action on the meeting minutes for the Zoning Board of Adjustment regular meeting held on January 24, 2018.

*MOTION: Chairman Perez moved to approve the meeting minutes from January 24, 2018, with the correction that Chairman Perez called the meeting to order not Thomas McGowan. Board Member McGowan seconded the motion. The motion carried with 5 ayes and 0 nays.*

- 4B. Consideration of a public hearing on variance request #1.37 for the property located at 612 US 79 West, to allow building material types not listed in Section 10.406.7.1 of the Unified Development Code (UDC).

*This item was pulled. No one signed up to speak. Public hearing was opened and closed.*

- 4C. Consideration of a public hearing and possible action on variance request #1.35 for the property located at 200 Ed Schmidt Boulevard, to allow a drive-thru on a street-facing side of a building, as outlined in Section 10.405.7.1 of the Unified Development Code (UDC).

Public hearing was opened.

Staff Report

*Jessica Bullock, Planning Manager, presented an overview of the request. Staff findings were reviewed. Staff recommends approval of the request.*

Applicant Presentation

*Jason Link, Stantec, and Steve Lewis, Chick-Fil-A, were in attendance to answer any questions.*

Remarks from visitors

*There were no remarks from visitors.*

Board/Staff/Applicant discussion

*Board Member Clark:*

- *It seems like the parking lot crosses the drive-thru lanes. Won't it be dangerous for pedestrians to get from the parking lot to the restaurant entrance? Steve Lewis: Dine-in customer parking has been created for the closest access to the restaurant entrance.*

*Board Member Hudson:*

- *What is the composition and height of the proposed wall in the landscaped area? Jason Link: 3-foot tall fencecrete.*

Public hearing was closed.

Consideration and possible action regarding variance request #1.35

*Board Member Lively moved to approve variance request #1.35 to allow the drive-thru aisle along the street-facing side of the building with the condition that a 20-foot vehicular landscape area with a screen wall is provided along Ed Schmidt Boulevard. Board Member McGowan seconded the motion. The motion carried with 5 ayes and 0 nays.*

- 4D. Consideration of a public hearing and possible action on variance request #1.36 for the property located at 612 US 79 West, to increase the maximum allowed parking spaces from 35 to 49, as outlined in Section 10.405.9.1 of the Unified Development Code (UDC).

Public hearing was opened.

Staff Report

*Jessica Bullock, Planning Manager, presented an overview of the request. Staff findings were reviewed. Staff recommends approval of the request.*

Applicant Presentation

*The applicant was unable to attend.*

Remarks from visitors

*There were no remarks from visitors.*

Board/Staff/Applicant discussion

*Board Member Clark:*

- *In the site layout presented there seems to be a portion of the parking lot that could get blocked by the drive aisle. Jessica Bullock: The site layout shown is not the final version of the site plan. It will be reviewed to comply with all applicable codes.*

Public hearing was closed.

Consideration and possible action regarding variance request #1.36

*Board Member Clark moved to approve variance request #1.36 to increase the allowed parking spaces from 35 to 49. Board Member Hudson seconded the motion. The motion carried with 5 ayes and 0 nays.*

ADJOURNMENT

*There being no further discussion, the meeting adjourned at 8:12 p.m.*

RESPECTFULLY SUBMITTED:

\_\_\_\_\_  
Yvette K. Glover, Development Coordinator

**CITY OF HUTTO  
ZONING BOARD OF ADJUSTMENTS**

**AGENDA ITEM NO.:**

**AGENDA DATE:** August 22, 2018

**PRESENTED BY:**

Ashby Grundman, Planning Director of  
Business & Development Services

**ITEM:**

Consideration of a public hearing and possible action on variance request #1.41 for the property located at 300 Ed Schmidt Boulevard, to reduce the percentage of required glazing on a building, as outlined in Section 10.406.6.4.8 of the Unified Development Code (UDC).

**STRATEGIC GUIDE POLICY:** Well Balanced & Diversified Economy

**ITEM BACKGROUND:**

See attached staff report.

**BUDGETARY AND FINANCIAL SUMMARY:**

Not applicable.

**RELATED ADVISORY BOARD RECOMMENDATIONS:**

Not applicable.

**CITY ATTORNEY REVIEW:**

Not applicable.

**STAFF RECOMMENDATION:**

Staff finds that the requested variance does not present a unique or undue hardship. The requested variance is design driven. The recommended alternatives for compliance were provided to the applicant, but the applicant chose to proceed with the variance.

**SUPPORTING MATERIAL:**

1. [300 Ed Schmidt Blvd - Staff Report](#)
2. [Notice Posted](#)
3. [300 Ed Schmidt Blvd - Supporting Documents](#)



# Zoning Board of Adjustment

August 15, 2018

**FROM:** Ashby Grundman, Director of Planning  
**TO:** Zoning Board of Adjustment  
**SUBJECT:** Item #1.4I- 300 Ed Schmidt Boulevard – Site Design Transparency

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## Type of Request:

Variance from the Transparency in Commercial Buildings (IO.406.6.4.8 of the UDC).

## Property Description:

Hanson's Corner Addition (Block A, Lots 3A and 3B, Resubdivision) Block A, Lot 3A-I, 4.424 Acres

## Location:

300 Ed Schmidt Boulevard

## Owner:

GPD Group (For Jason's Deli)

## Zoning:

B-2 (General Commercial)

## Proposed Land Use:

Jason's Deli (Restaurant)

## Adjacent Land Use:

| Direction | Zoning                         | Land Use |
|-----------|--------------------------------|----------|
| North     | B-2 (General Commercial)       | Vacant   |
| South     | B-2 (General Commercial)       | Chili's  |
| East      | B-2 (General Commercial)       | Vacant   |
| West      | Planned Unit Development (PUD) | Lowe's   |

## Background:

The subject property, which consists of approximately 4.424 acres and measures approximately 184.96 feet wide by 502.96 feet deep, is zoned B-2, and is immediately adjacent to restaurants and retail.

They are requesting a variance to allow them to provide less than the required glazing for the side elevation. They are proposing 45'-9 1/2", which is about 14 feet less than the required 58'-7" per the UDC. In addition to that, along the front elevation of the building they are proposing to have 18.8% of their glazing be opaque, which brings their proposed glazing to 37'-7", as opposed to the 46'-2" required by the UDC. They have provided the required glazing on the drive-thru side of the building.

Below is the excerpt from the UDC:

**10.406.6.4.8 Transparency in commercial buildings**

- At ground level, buildings must have a high level of transparency. Façades and walls that face the street, pedestrian walkways, plazas and parking areas (excluding the building rear) must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 75% of its length.
- Side walls must be transparent between 2 ft. and 7 ft. above the grade or walkway along at least 25% of its length.
- Where the internal arrangement of a building makes it impossible to provide transparency along a portion of a wall, a combination of sculptural, mosaic, or bas-relief artwork and transparent window areas or displays may substitute for 50% of required transparent areas, except when fronting plaza areas.

The subject parcel is currently vacant, but a Jason's Deli is proposed for the site. Please refer to the applicant submitted materials for the site plan.

**Staff Analysis:**

1. *There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.*

Staff finds that the requested variance is design driven and does not constitute an undue hardship.

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.*

The strict application of the transparency requirement has been met by the adjacent businesses that have opened since the adoption of the UDC.

3. *The variance is in harmony with the spirit of the UDC and community, neighborhood and other applicable land use and development plans, and will not adversely affect property near the subject site.*

Staff finds that the requested transparency variance does not meet the intent of the UDC. However, staff finds that approval of the variance would not adversely impact the neighboring property owners.

4. *Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.*

The conditions of the site are self-created by the applicant. The design and configuration of the proposed building are leading to the variance request.

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.*

The requested variance does not confer any special privilege to the applicant that is not permitted on other similar properties. Other commercial lots in the vicinity would most likely be able to meet the minimum screening requirement.

6. *The variance is the minimum necessary to grant relief.*

The applicant has requested a reduction in the required transparency requirements on the front and side of the proposed building. Staff finds that the proposed 14 foot reduction on the side and proposed 18.8% opaque glazing on the front do not meet the minimum necessary to grant relief. There are alternatives set



forth in the UDC that can be met for alternative compliance if the proposal cannot conform to the transparency requirement. They have the option to provide:

- A combination of sculptural, mosaic, or bas-relief artwork, or;
- Transparent window areas or displays may substitute for 50% of the required transparent areas except when fronting plaza areas.

### **Staff Recommendation:**

Staff finds that the requested variance does not present a unique or undue hardship. The requested variance is design driven. The recommended alternatives for compliance were provided to the applicant, but the applicant chose to proceed with the variance.

## CITY OF HUTTO WEBSITE NOTICE OF A PUBLIC HEARING

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT THE HUTTO ZONING BOARD OF ADJUSTMENT WILL HOLD A PUBLIC HEARING REGARDING:

a variance request for the property located at **300 Ed Schmidt Boulevard** to reduce the percentage of required glazing on a building, as outlined in Section 10.406.6.4.8 of the Unified Development Code (UDC).

A public hearing will be held on August 22, 2018 at 7:00 p.m.

Hutto City Hall  
401 West Front Street, Hutto, Texas

For additional information the public may contact Development Services at 512-759-3479 or [planning@huttotx.gov](mailto:planning@huttotx.gov)



300 Ed Schmidt Blvd.

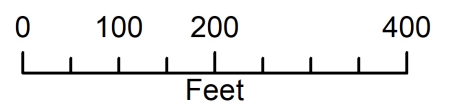


ED-SCHMIDT-BLVD

**Lot 3A-1**  
**4.424 Acres**



This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.





Dallas Office  
5050 Quorum Drive  
Suite 338  
Dallas, TX 75254

tel 469.573.4300  
[www.gpdgroup.com](http://www.gpdgroup.com)

City of Hutto Development Services  
210 US 79 East #101  
Hutto, TX 78634  
Planning Department

August 1<sup>st</sup>, 2018

**RE: Jason's Deli – Hanson's Corner – Pad Site 4, Hutto, TX –  
Nature of Request Letter & Review Criteria (Findings) Responses**

Received 8/8/18



GPD Group is the Architect & Engineer for this project, and is acting as Owner Representative for the submittal of this variance request. The below information was provided in conjunction with Jason's Deli, and we ask for your consideration of the variance requests.

**Nature of the Request**

Per the UDC, this building is required to provide glazing between 2' and 7', for a total of 75% of the front façade length (facing main road), 75% of the side façade (dining room side facing the parking lot), and 25% of the side façade length (drive-thru). Due to this being a restaurant with back of house (BOH) functions which include restrooms, kitchen, office, we are not able to fully comply with this requirement. We have made every attempt to maximize our glazing along each façade, and will need to modify our structure to do so, however, meeting the glazing requirements is not feasible for this restaurant. Providing that amount of glazing would open up viewing into undesirable features in the building (blank FRP walls, exposed equipment).

On the front of the building (elevation 1 on A-201c), the required glazing length is 46'2". We are able to meet this, although 18.8% of this glazing will be opaque. The farthest left window opening is in the kitchen area, where the to-go orders are processed. We cannot have customers viewing into the kitchen. There is no way to modify the kitchen and still provide a to-go order service, and therefore we ask that this percentage of opaque glazing be included in the total glazing requirement for the front façade.

On the side elevation which has exposure to the dining room (elevation 2 on A-201c), the required glazing length is 58'7". We are able to provide 45'9 1/2" (58%), which is 14' (17%) short of the requirement. We significantly modified our building structure and expanded the window openings as much as we can. Beyond the farther right window are restrooms and kitchen, and therefore we cannot provide window openings. We have made every effort to comply, but the building use will not allow 75% glazing. There are other buildings in this development which also do not comply, and share a similar use (Taco Bell).

On the drive-thru side of the building (elevation 1 on A-202c), the required glazing length is 20'0". We are able to provide the full 20'0", of which 80% is opaque. This entire length of building functions as a kitchen and drive-thru window. Similar to other restaurants with drive-thru, glazing is limited on this façade, and we ask that the opaque windows be included in the total glazing requirement for this façade.

As mentioned, we have made every effort to comply with the UDC, and ask for variances to the glazing, as this requirement is not conducive to the operation of this business.

### **Review Criteria (Findings) Response**

As part of the required submittal documents for a variance application, please see the below responses to the Review Criteria (findings), as outlined on the Variance Application:

1. There are unique conditions peculiar to the parcel, such as an unusual shape, that do not exist on adjacent parcels.
  - a. Response: This building is a restaurant use with a drive-thru, and therefore it is very difficult to achieve the glazing percentages required. The dining side of the building is being held to a 75% requirement since it faces the parking lot for Jason's Deli, but this is no different than McDonalds or Taco Bell, and neither of those buildings comply with this requirement. Also, 25% glazing on the drive-thru façade is difficult to obtain due to the nature of this business. If we were to tuck the back of house into a corner that would not interfere with the 25%/75%/75% glazing on each façade, we would be left with a very small kitchen that wouldn't function properly to serve the Jason's Deli customers. The kitchen size is at bare minimum already, and we cannot reduce it.
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.
  - a. Response: As mentioned, there are other restaurants with drive-thrus which do not fully comply with these requirements. We have made every effort to comply, and ask that we be granted variances to this requirement, as other businesses have in the past.
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.
  - a. Response: Granting this variance will not adversely affect any adjacent properties near this site. We have significantly maximized the amount of glazing on this building, and we believe we are complying with the spirit of the UDC.
4. Conditions resulting in the request are not self-created by disregard or ignorance of the UDC.
  - a. Response: We have taken regard for the requirement, and tried to meet it as best we can. The function of a restaurant with drive-thru requires a back of house kitchen, and we cannot allow customers to see into the back of house. We feel meeting the full glazing requirements and allowing view for

Received 8/8/18



customers into the back of house, would adversely affect adjacent properties.

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.
  - a. Response: Other locations that fall within this development were granted similar variances and do not meet the glazing requirements. This will not be a special privilege case.
6. The variance is in the minimum necessary to grant relief.
  - a. Response: We have maximized the glazing percentages the best we can, and have limited our variances to the least amount necessary.

Please accept the above descriptions and explanations for your consideration of the variance requests for this project. If any further questions or additional information is required, please contact me directly at 469-573-4301 or [thuntington@gpdgroup.com](mailto:thuntington@gpdgroup.com).

Sincerely,  
GPD Group



Todd Huntington, P.E.  
Project Manager

Received 8/8/18



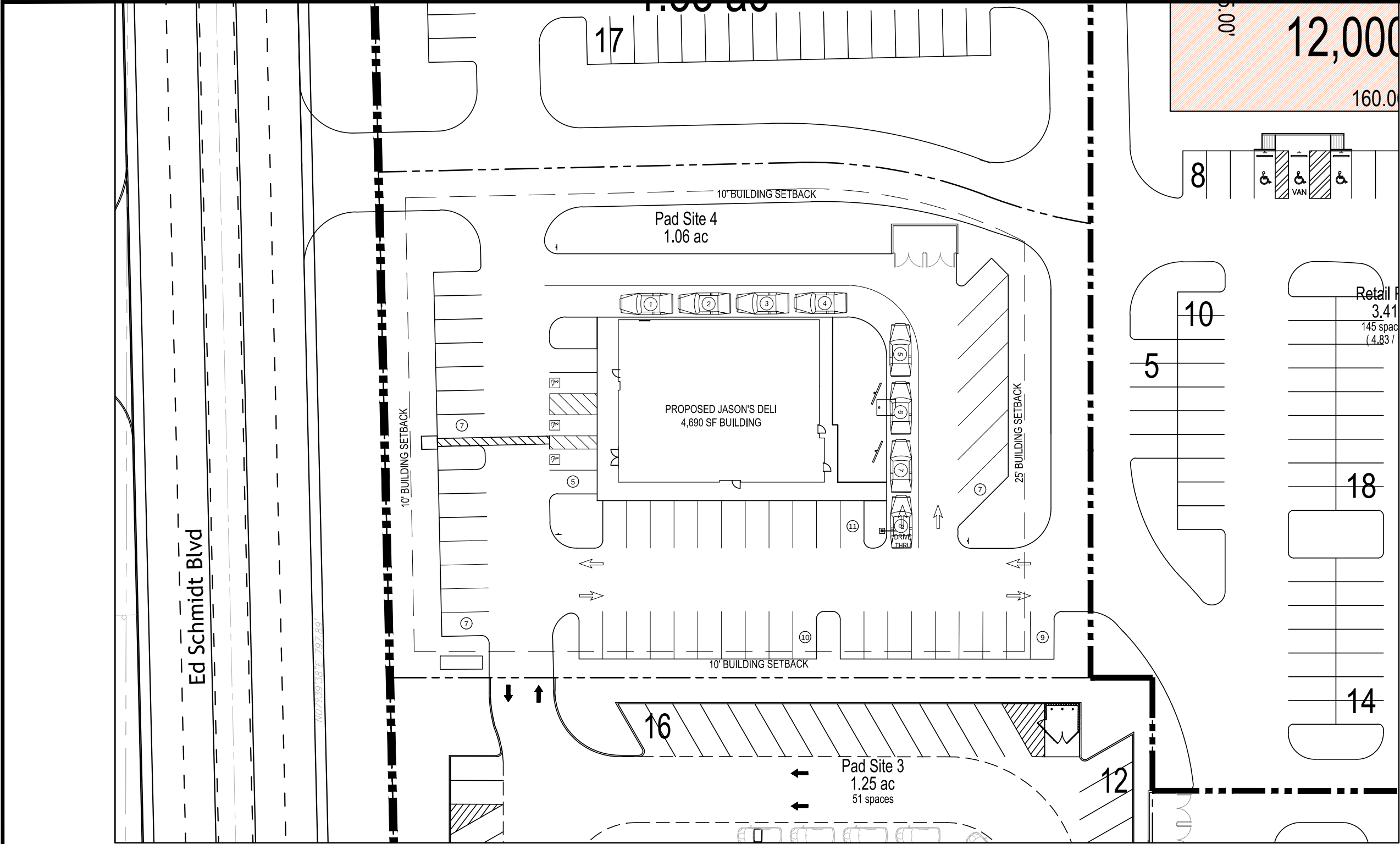


TEST FIT  
HANSON'S CORNER SHOPPING CENTER  
HWY 79 AND ED SCHMIDT BLVD  
HUTTO, TX 78634

JOB NO.  
2017259.29

|                 |          |
|-----------------|----------|
| PROJECT MANAGER | DESIGNER |
| TH              | JL       |

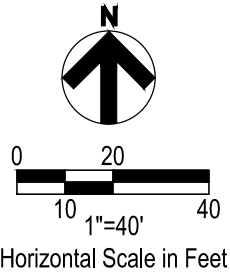
OPT 1A, PAD 4



NOTES

1. SITE SKETCH IS FOR PRELIMINARY SCHEMATIC PURPOSES ONLY.
2. PROPERTY DIMENSIONS, SITE SQUARE FOOTAGE AND EXISTING SURFACE FEATURES ARE APPROXIMATE AND MAY BE SUBJECT TO CHANGE UPON THE RECEIVING OF A CERTIFIED SURVEY.
3. ALL DIMENSIONS ARE TO FACE-OF-CURB.

|                                 |                |
|---------------------------------|----------------|
| PARKING STALLS<br>SIZE 9' x 18' | PROVIDED<br>53 |
| ADA SPACES                      | 03             |
| TOTAL SPACES:                   | 56             |
| DRIVE-THRU SPACES:              | 08             |

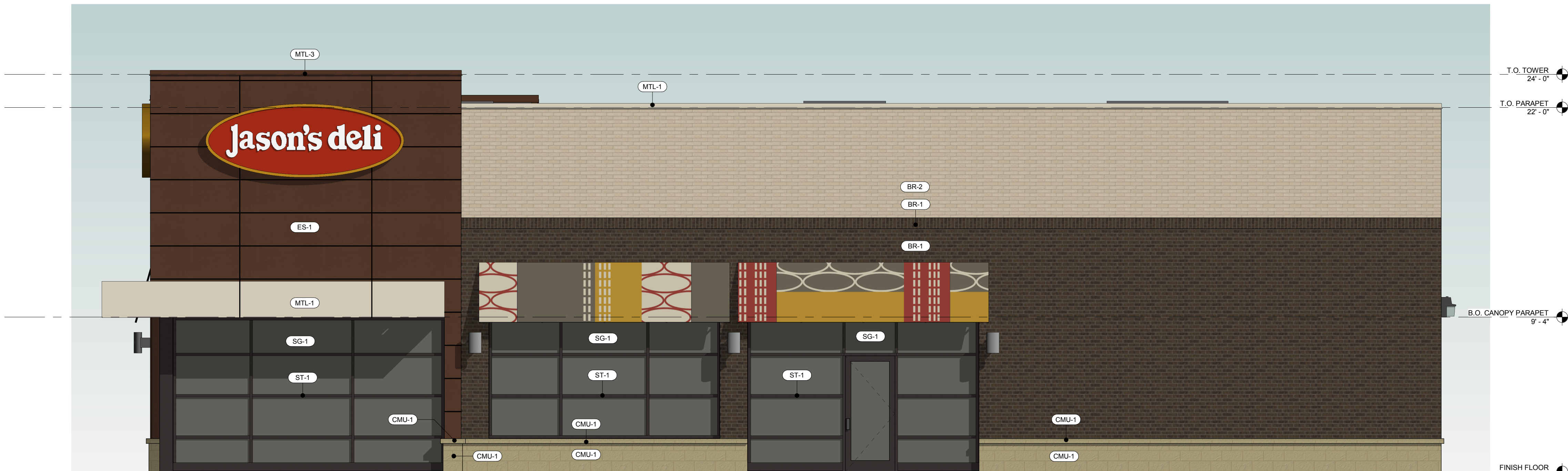


Received 8/8/18  
**HUTTO** CITY OF  
WWW.HUTTOTX.GOV





1 FRONT ELEVATION - Color  
1/4" = 1'-0"



2 SIDE ELEVATION - Color  
1/4" = 1'-0"

### MATERIAL BREAKDOWN

| FRONT ELEVATION (1,423 SF.)  |                 |
|------------------------------|-----------------|
| PRIMARY MATERIAL (BRICK/CMU) | 784 SF. (55.1%) |
| SECONDARY MATERIAL (STUCCO)  | 639 SF. (44.9%) |
| SIDE ELEVATION (1,781 SF.)   |                 |
| PRIMARY MATERIAL (BRICK/CMU) | 1,319 SF. (74%) |
| SECONDARY MATERIAL (STUCCO)  | 462 SF. (26%)   |

### GLAZING REQUIREMENT

| FRONT ELEVATION (75% FACADE LENGTH) |                       |
|-------------------------------------|-----------------------|
| FACADE LENGTH                       | 61'-8 1/2"            |
| REQUIRED GLAZING                    | 46'-2"                |
| GLAZING PROVIDED                    | 46'-4" (18.8% OPAQUE) |
| SIDE ELEVATION (75% FACADE LENGTH)  |                       |
| FACADE LENGTH                       | 78'-1"                |
| REQUIRED GLAZING                    | 58'-7"                |
| GLAZING PROVIDED                    | 45'-9 1/2" (- 14'-0") |

### MATERIAL SCHEDULE - EXTERIOR ELEVATION

| MARK       | DESCRIPTION            | MANUFACTURER / REP.         | MODEL                                                                           | ESTIMATED LEAD TIME | FLAME SPREAD RATING | COMMENTS                                               |
|------------|------------------------|-----------------------------|---------------------------------------------------------------------------------|---------------------|---------------------|--------------------------------------------------------|
| MASONRY    |                        |                             |                                                                                 |                     |                     |                                                        |
| BR-1       | MODULAR BRICK          | ACME BRICK                  | CHESNEY #DTP-221, 718330 - MODULAR BRICK (CONTACT: MARSHALL PRYOR 713-302-8077) | TBD                 | NON-COMBUSTIBLE     | ALL ASSOCIATED CONTROL JOINT CAULKING MUST MATCH GROUT |
| BR-2       | MODULAR BRICK          | ACME BRICK                  | DOVE GRAY #PEP030 - MODULAR BRICK (CONTACT: MARSHALL PRYOR 713-302-8077)        | TBD                 | NON-COMBUSTIBLE     |                                                        |
| CMU-1      | SPLIT FACE CMU         | FEATHERLITE                 | SPLIT FACE / FINISH - TX SHELL                                                  | READILY AVAILABLE   | NON-COMBUSTIBLE     | ALL ASSOCIATED CONTROL JOINT CAULKING MUST MATCH GROUT |
| METAL      |                        |                             |                                                                                 |                     |                     |                                                        |
| MTL-1      | ROOF FASCIA            | RAW BREAK METAL             | PAINTED PT-9                                                                    |                     | NON-COMBUSTIBLE     | 20 ga. METAL TO WRAP FASCIA                            |
| MTL-2      | MILL STEEL             | COMMODITY                   | FACTORY UNFINISHED MILLED STEEL / PROVIDE CLEAR SEALER                          | PER LOCAL SUPPLIER  | NON-COMBUSTIBLE     | PROVIDE CLEAR SEALER                                   |
| MTL-3      | ROOF FASCIA            | RAW BREAK METAL             | PAINTED PT-10                                                                   |                     | NON-COMBUSTIBLE     | 20 ga. METAL TO WRAP FASCIA                            |
| PAINT      |                        |                             |                                                                                 |                     |                     |                                                        |
| PT-1       | PAINT - EGG SHELL      | SHERWIN WILLIAMS            | BAGUETTE / SW 6123                                                              | READILY AVAILABLE   |                     |                                                        |
| PT-2       | PAINT - EGG SHELL      | SHERWIN WILLIAMS            | TUPELO TREE / SW 6417                                                           | READILY AVAILABLE   |                     |                                                        |
| PT-3       | PAINT - EGG SHELL      | SHERWIN WILLIAMS            | TRUE PENNY / SW 6355                                                            | READILY AVAILABLE   |                     |                                                        |
| PT-4       | PAINT - EGG SHELL      | SHERWIN WILLIAMS            | GOLDEN RULE / SW 6383                                                           | READILY AVAILABLE   |                     |                                                        |
| PT-5       | PAINT - EGG SHELL      | SHERWIN WILLIAMS            | BLACK BEAN / SW 6006                                                            | READILY AVAILABLE   |                     |                                                        |
| PT-6       | PAINT - EGG SHELL      | SHERWIN WILLIAMS            | BELIEVABLE BUFF / SW 6120                                                       | READILY AVAILABLE   |                     |                                                        |
| PT-7       | EXTERIOR PAINT - GLOSS | SHERWIN WILLIAMS            | RESTRAINED GOLD / SW 6129                                                       | READILY AVAILABLE   |                     |                                                        |
| PT-8       | PAINT - SEMI-GLOSS     | SHERWIN WILLIAMS            | IRON ORE / SW 7069                                                              | READILY AVAILABLE   |                     |                                                        |
| PT-9       | EXTERIOR PAINT - GLOSS | SHERWIN WILLIAMS            | ACCESSIBLE BEIGE / SW 7036                                                      | READILY AVAILABLE   |                     |                                                        |
| PT-10      | EXTERIOR PAINT - GLOSS | SHERWIN WILLIAMS            | FRENCH ROAST / SW 6069                                                          | READILY AVAILABLE   |                     |                                                        |
| ROOFING    |                        |                             |                                                                                 |                     |                     |                                                        |
| RF-1       | TPO ROOFING MEMBRANE   | FIRESTONE BUILDING PRODUCTS | SINGLE PLY ROOFING - TPO                                                        |                     |                     |                                                        |
| STOREFRONT |                        |                             |                                                                                 |                     |                     |                                                        |
| SG-1       | STOREFRONT GLAZING     | PILKINGTON                  | GLAZING - SOLAR-E GREY                                                          |                     |                     |                                                        |
| ST-1       | STOREFRONT SYSTEM      | KAWNEER                     | DARK BRONZE ANODIZED                                                            |                     |                     |                                                        |
| STUCCO     |                        |                             |                                                                                 |                     |                     |                                                        |
| ES-1       | STUCCO SYSTEM          | PAREX                       | 3 COAT STUCCO - COLOR: TO MATCH PT-10                                           |                     | CLASS A             |                                                        |

DESCRIPTION

DATE

REV.

JASON'S DELI  
PAD 4 - HANSON'S CORNER SHPNG CTR  
HUTTO, TX. 78634

EXTERIOR ELEVATIONS

|              | DATE |
|--------------|------|
| PERMIT       | -    |
| BID          | -    |
| CONSTRUCTION | -    |
| RECORD       | -    |

| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| TMH             | NRV      |

JOB NO.  
2017259.29

A-201c





1 DRIVE THRU ELEVATION - Color  
1/4" = 1'-0"



2 REAR ELEVATION - Color  
1/4" = 1'-0"

### MATERIAL BREAKDOWN

| REAR ELEVATION (1,385 SF.)       |                   |
|----------------------------------|-------------------|
| PRIMARY MATERIAL (BRICK/CMU)     | 1,362 SF. (98.3%) |
| SECONDARY MATERIAL (STUCCO)      | 23 SF. (1.7%)     |
| DRIVE-THRU ELEVATION (1,758 SF.) |                   |
| PRIMARY MATERIAL (BRICK/CMU)     | 1,215 SF. (69.1%) |
| SECONDARY MATERIAL (STUCCO)      | 543 SF. (30.9%)   |

### GLAZING REQUIREMENT

| REAR ELEVATION (N/A)                     |                     |
|------------------------------------------|---------------------|
| FACADE LENGTH                            | 61'-6 1/2"          |
| REQUIRED GLAZING                         | N/A                 |
| GLAZING PROVIDED                         | N/A                 |
| DRIVE-THRU ELEVATION (25% FACADE LENGTH) |                     |
| FACADE LENGTH                            | 78'-1"              |
| REQUIRED GLAZING                         | 20'-0"              |
| GLAZING PROVIDED                         | 20'-0" (80% OPAQUE) |

### MATERIAL SCHEDULE - EXTERIOR ELEVATION

| MARK       | DESCRIPTION            | MANUFACTURER / REP.         | MODEL                                                                           | ESTIMATED LEAD TIME | FLAME SPREAD RATING | COMMENTS                                               |
|------------|------------------------|-----------------------------|---------------------------------------------------------------------------------|---------------------|---------------------|--------------------------------------------------------|
| MASONRY    |                        |                             |                                                                                 |                     |                     |                                                        |
| BR-1       | MODULAR BRICK          | ACME BRICK                  | CHESNEY #DTP-221, 718330 - MODULAR BRICK (CONTACT: MARSHALL PRYOR 713-302-8077) | TBD                 | NON-COMBUSTIBLE     | ALL ASSOCIATED CONTROL JOINT CAULKING MUST MATCH GROUT |
| BR-2       | MODULAR BRICK          | ACME BRICK                  | DOVE GRAY #PEP030 - MODULAR BRICK (CONTACT: MARSHALL PRYOR 713-302-8077)        | TBD                 | NON-COMBUSTIBLE     |                                                        |
| CMU-1      | SPLIT FACE CMU         | FEATHERLITE                 | SPLIT FACE / FINISH - TX SHELL                                                  | READILY AVAILABLE   | NON-COMBUSTIBLE     | ALL ASSOCIATED CONTROL JOINT CAULKING MUST MATCH GROUT |
| METAL      |                        |                             |                                                                                 |                     |                     |                                                        |
| MTL-1      | ROOF FASCIA            | RAW BREAK METAL             | PAINTED PT-9                                                                    |                     | NON-COMBUSTIBLE     | 20 ga. METAL TO WRAP FASCIA                            |
| MTL-2      | MILL STEEL             | COMMODITY                   | FACTORY UNFINISHED MILLED STEEL / PROVIDE CLEAR SEALER                          | PER LOCAL SUPPLIER  | NON-COMBUSTIBLE     | PROVIDE CLEAR SEALER                                   |
| MTL-3      | ROOF FASCIA            | RAW BREAK METAL             | PAINTED PT-10                                                                   |                     | NON-COMBUSTIBLE     | 20 ga. METAL TO WRAP FASCIA                            |
| PAINT      |                        |                             |                                                                                 |                     |                     |                                                        |
| PT-1       | PAINT - EGG SHELL      | SHERWIN WILLIAMS            | BAGUETTE / SW 6123                                                              | READILY AVAILABLE   |                     |                                                        |
| PT-2       | PAINT - EGG SHELL      | SHERWIN WILLIAMS            | TUPELO TREE / SW 6417                                                           | READILY AVAILABLE   |                     |                                                        |
| PT-3       | PAINT - EGG SHELL      | SHERWIN WILLIAMS            | TRUE PENNY / SW 6355                                                            | READILY AVAILABLE   |                     |                                                        |
| PT-4       | PAINT - EGG SHELL      | SHERWIN WILLIAMS            | GOLDEN RULE / SW 6383                                                           | READILY AVAILABLE   |                     |                                                        |
| PT-5       | PAINT - EGG SHELL      | SHERWIN WILLIAMS            | BLACK BEAN / SW 6006                                                            | READILY AVAILABLE   |                     |                                                        |
| PT-6       | PAINT - EGG SHELL      | SHERWIN WILLIAMS            | BELIEVABLE BUFF / SW 6120                                                       | READILY AVAILABLE   |                     |                                                        |
| PT-7       | EXTERIOR PAINT - GLOSS | SHERWIN WILLIAMS            | RESTRAINED GOLD / SW 6129                                                       | READILY AVAILABLE   |                     |                                                        |
| PT-8       | PAINT - SEMI-GLOSS     | SHERWIN WILLIAMS            | IRON ORE / SW 7069                                                              | READILY AVAILABLE   |                     |                                                        |
| PT-9       | EXTERIOR PAINT - GLOSS | SHERWIN WILLIAMS            | ACCESSIBLE BEIGE / SW 7036                                                      | READILY AVAILABLE   |                     |                                                        |
| PT-10      | EXTERIOR PAINT - GLOSS | SHERWIN WILLIAMS            | FRENCH ROAST / SW 6069                                                          | READILY AVAILABLE   |                     |                                                        |
| ROOFING    |                        |                             |                                                                                 |                     |                     |                                                        |
| RF-1       | TPO ROOFING MEMBRANE   | FIRESTONE BUILDING PRODUCTS | SINGLE PLY ROOFING - TPO                                                        |                     |                     |                                                        |
| STOREFRONT |                        |                             |                                                                                 |                     |                     |                                                        |
| SG-1       | STOREFRONT GLAZING     | PILKINGTON                  | GLAZING - SOLAR-E GREY                                                          |                     |                     |                                                        |
| ST-1       | STOREFRONT SYSTEM      | KAWNEER                     | DARK BRONZE ANODIZED                                                            |                     |                     |                                                        |
| STUCCO     |                        |                             |                                                                                 |                     |                     |                                                        |
| ES-1       | STUCCO SYSTEM          | PARFX                       | 3 COAT STUCCO - COLOR: TO MATCH PT-10                                           |                     | CLASS A             |                                                        |

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |

|              | DATE |
|--------------|------|
| PERMIT       | -    |
| BID          | -    |
| CONSTRUCTION | -    |
| RECORD       | -    |

| PROJECT MANAGER | DESIGNER |
|-----------------|----------|
| TMH             | NRV      |



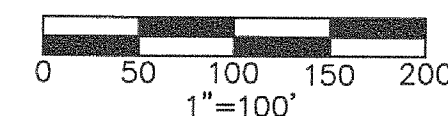
# HANSON'S CORNER ADDITION RESUBDIVISION OF LOTS 3A AND 3B, BLOCK "A"

CITY OF HUTTO, COUNTY OF WILLIAMSON, STATE OF TEXAS

4.853 ACRES  
HIPPO PARTNERS 04, LTD.  
DOC. NO. 2005012634

## LEGEND

- CAP 1/2" IRON ROD WITH "BURY"  
CAP FOUND (UNLESS NOTED)
- ⊗ CHISELED "X" FOUND
- ▲ PK PK NAIL FOUND
- 1/2" IRON ROD WITH  
"STANTEC" CAP SET
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



## BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

## BENCHMARK DATA:

VERTICAL DATUM: NAVD88-GEOID 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 |             |          | LINE TABLE |             |          |
|------------|-------------|----------|------------|-------------|----------|
| NO.        | BEARING     | DISTANCE | NO.        | BEARING     | DISTANCE |
| L1         | S7°33'16"W  | 51.00'   | L10        | N57°10'30"W | 100.00'  |
| L2         | N82°26'39"W | 82.00'   | L11        | N40°11'52"W | 52.27'   |
| L3         | N82°26'39"W | 15.00'   | L12        | N7°36'25"E  | 36.94'   |
| L4         | S7°33'16"W  | 117.50'  | L13        | N82°23'35"W | 80.22'   |
| L5         | S82°26'39"E | 109.98'  | L14        | N7°36'25"E  | 113.91'  |
| L6         | S66°01'43"W | 77.11'   | L15        | N7°39'38"E  | 29.95'   |
| L7         | S82°11'58"W | 126.19'  | L16        | N27°00'05"E | 20.93'   |
| L8         | N85°57'33"W | 108.57'  | L17        | S73°22'50"E | 90.33'   |
| L9         | N81°17'22"W | 37.25'   | L18        | N82°27'40"W | 37.62'   |

| CURVE TABLE |         |         |           |               |              |
|-------------|---------|---------|-----------|---------------|--------------|
| NO.         | LENGTH  | RADIUS  | DELTA     | CHORD BEARING | CHORD LENGTH |
| C1          | 173.98' | 480.00' | 20°46'03" | N16°37'03"E   | 173.03'      |
| C2          | 103.95' | 480.00' | 12°24'27" | N20°47'51"E   | 103.74'      |
| C3          | 30.13'  | 480.00' | 3°35'48"  | N12°47'43"E   | 30.13'       |
| C4          | 39.90'  | 480.00' | 4°45'47"  | N08°36'55"E   | 39.89'       |
| C5          | 38.48'  | 24.50'  | 90°00'00" | N37°27'40"W   | 34.65'       |

## HANSON'S CORNER ADDITION RESUBDIVISION OF LOTS 3A AND 3B, BLOCK "A"

OWNER: HIPPO PARTNERS 04, LTD  
ACREAGE: 8.201  
SURVEY: NATHANIEL EDWARDS SURVEY  
ABSTRACT NO. 225  
NO. OF BLOCKS: 1  
NO. OF LOTS: 4  
NEW STREETS: NONE  
DATE: 12-01-17  
SURVEYOR: STANTEC CONSULTING  
SERVICES, INC.  
ENGINEER: STANTEC CONSULTING  
SERVICES, INC.



1905 Aldrich Street, Suite 300  
Austin, Texas 78723  
Tel. (512) 328-0011 Fax (512) 328-0325  
TBPE # F-6324 TBPLS # 10194230  
Copyright © 2017

P.O.C.  
N14°15'18"W +/−5920'  
(APPROXIMATE TIE)  
TO NW CORNER OF  
NATHANIEL EDWARDS  
SURVEY ABSTRACT NO. 225

"CUNNINGHAM  
ALLEN INC"

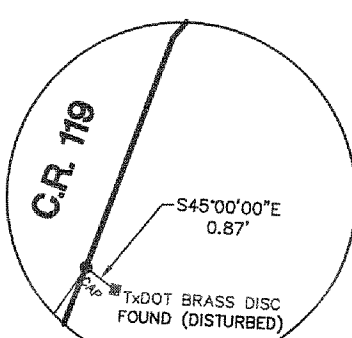
"CAPITAL"

"INLAND  
G A LLC"

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

VICINITY MAP  
1:2000'

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



DETAIL "A"

SEE DETAIL "A"

LOT 3  
TOWNWEST  
COMMONS  
SECTION FIVE  
CAB. EE, SL. 130-131

COUNTY ROAD NO. 119  
(A.K.A. ED SCHMIDT BLVD.) (R.O.W. VARIES)

LOT 1  
TOWNWEST  
COMMONS  
SECTION TWO  
CAB. Z, SL. 95

LOT 4  
HANSON'S CORNER ADDITION  
CAB. Y, SLIDES 357-358

LOT 5  
HANSON'S CORNER ADDITION  
CAB. Y, SLIDES 357-358

LOT 10  
HANSON'S CORNER ADDITION  
CAB. Y, SLIDES 357-358

LOT 6

LOT 7

LOT 8

U.S. HIGHWAY NO. 79  
(R.O.W. VARIES)

UNION PACIFIC RAILROAD (100' R.O.W.)

SHEET  
1  
OF 2

## OWNER'S CERTIFICATION:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

I, HIPPO PARTNERS 04, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH EGP RETAIL MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, THROUGH ANDY PASTER, ITS EMPLOYEE, BEING THE OWNER OF THE CERTAIN 8.201 ACRE TRACT OF LAND SHOWN HEREON AND BEING A PORTION OF THAT CERTAIN 35.413 ACRE TRACT OF LAND CONVEYED TO HIPPO PARTNERS 04, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2004031090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY RESUBDIVIDE 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 "HANSON'S CORNER ADDITION RESUBDIVISION OF LOTS 3A AND 3B BLOCK "A".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 26<sup>th</sup> DAY OF FEBRUARY, 2018.

Andy Paster  
DATE 2/26/2018

HIPPO PARTNERS 04, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
500 W 5TH STREET, SUITE 700  
AUSTIN, TEXAS 78701

BY: EGP RETAIL MANAGEMENT, L.L.C.,  
A TEXAS LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

STATE OF TEXAS §

COUNTY OF TRAVIS §

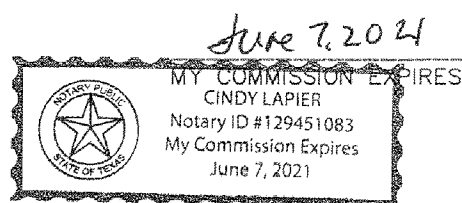
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 26 DAY OF

February, 2018, BY Andy Paster  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26 DAY OF

February, 2018 A.D.

Clay J. Orti  
NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS.



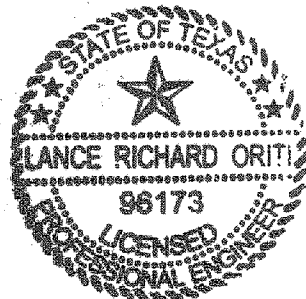
## ENGINEER'S CERTIFICATION:

I, LANCE R. ORTI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC) CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS,

THIS 23 DAY OF Feb., 2018.

Lance R. Orti  
DATE 2-23-18  
LANCE R. ORTI, P.E.  
TEXAS REGISTRATION NO. 96173  
STANTEC CONSULTING SERVICES, INC.  
1905 ALDRICH STREET, SUITE 300  
AUSTIN, TEXAS 78723



## SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, MARK J. JEZISEK, 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 UNIFIED DEVELOPMENT CODE (UDC) CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 23 DAY OF FEB., 2018.

Mark J. Jezisek  
DATE 2/23/18

MARK J. JEZISEK, R.P.L.S.  
TEXAS REGISTRATION NO. 5267  
STANTEC CONSULTING SERVICES, INC.  
1905 ALDRICH STREET, SUITE 300  
AUSTIN, TEXAS 78723



# HANSON'S CORNER ADDITION RESUBDIVISION OF LOTS 3A AND 3B, BLOCK "A"

CITY OF HUTTO, COUNTY OF WILLIAMSON, STATE OF TEXAS

## GENERAL NOTES:

- 1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 2) BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
- 3) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- 4) STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- 5) UTILITY NOTES  
A. WITHIN CCN  
1. 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.
- 6) FLOODPLAIN NOTES:  
A. ULTIMATE FLOODPLAIN  
1. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.  
B. EXISTING FLOODPLAIN  
1. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 7) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- 9) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- 10) ON-SITE STORMWATER DETENTION FACILITIES WERE PROVIDED WITH THE HANSON'S CORNER SITE PLAN TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
- 11) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- 12) ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED AS REGULATED BY THE RESTRICTION AGREEMENT AND GRANT OF EASEMENTS BETWEEN HIPPO PARTNERS 04, LTD., A TEXAS LIMITED PARTNERSHIP AND HOME DEPOT U.S.A., INC. A DELAWARE CORPORATION DATED APRIL 22, 2004, RECORDED IN DOCUMENT NO. 2004031099 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 13) LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE COVENANT REGARDING UNIFIED DEVELOPMENT AND JOINT ACCESS RECORDED IN DOCUMENT NUMBER 2004037415 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 14) THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF LOTS 1-11, BLOCK "A" HANSON'S CORNER ADDITION, RECORDED IN CABINET Y, SLIDES 357-358, OF PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 15) ALL PUBLIC UTILITY EASEMENTS THAT ARE REQUIRED AND NOT SHOWN ON THIS PLAT SHALL BE DEDICATED BY SEPARATE INSTRUMENT AND SHALL BE RECORDED BEFORE ACCEPTANCE OF IMPROVEMENTS AND BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED TO THE LOT CONTAINING THE EASEMENTS.
- 16) MAXIMUM IMPERVIOUS COVER FOR HANSON'S CORNER IS 80%.

## COUNTY CLERK CERTIFICATION

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

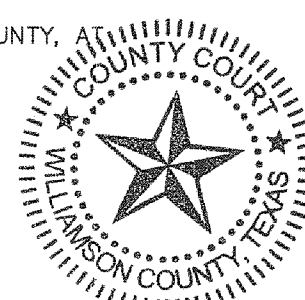
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE

ON THE 9<sup>th</sup> DAY OF MARCH, A.D., 2018, AT 11:28 O'CLOCK,  
A.M. AND DULY RECORDED ON THE 9<sup>th</sup> DAY OF MARCH, A.D.,  
2018 AT 11:55 O'CLOCK, A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN  
DOCUMENT NO. 2018019822

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: Connie Phelps  
DEPUTY  
Connie Phelps



OF 8.201 ACRES OF LAND OUT OF THE NATHANIEL EDWARDS SURVEY ABSTRACT NO. 225, SITUATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 3A AND LOT 3B, BLOCK "A" OF HANSON'S CORNER ADDITION RESUBDIVISION OF LOT 3 BLOCK A, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015017853 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID LOT 3A AND LOT 3B BEING A PORTION OF THAT CERTAIN 34.413 ACRES OF LAND CONVEYED TO HIPPO PARTNERS 04, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2004031090 OF SAID OFFICIAL PUBLIC RECORDS; SAID 8.201 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD WITH CAP STAMPED "CAPITAL" FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 119 (ALSO KNOWN AS ED SCHMIDT BOULEVARD)(R.O.W. WIDTH VARIES) BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN 4.853 ACRE TRACT OF LAND CONVEYED TO HIPPO PARTNERS 04, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2005012834 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHWESTERLY CORNER OF LOT 1, BLOCK "A" OF HANSON'S CORNER ADDITION A SUBDIVISION OF RECORD IN CABINET Y, SLIDES 357-358 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD WITH "INLAND G A LLC" CAP FOUND AT THE SOUTHEASTERLY CORNER OF SAID 4.853 ACRE TRACT, BEING AN ANGLE POINT IN THE NORTHERLY LINE OF SAID LOT 1;

THENCE, S06°11'15"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 119, BEING THE WESTERLY LINES OF LOT 11 AND SAID LOT 1 OF HANSON'S CORNER ADDITION, A DISTANCE OF 241.78 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND AT THE SOUTHWESTERLY CORNER OF SAID LOT 11 FOR THE POINT OF BEGINNING AND NORTHWESTERLY CORNER OF SAID LOT 3A AND HEREOF;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 119, ALONG THE NORTHERLY AND EASTERLY LINES OF SAID LOT 3A, BEING THE SOUTHERLY AND WESTERLY LINES OF LOTS 11 AND 2 OF SAID HANSON'S CORNER ADDITION, FOR THE NORTHERLY AND EASTERLY LINES HEREOF, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) S82°26'39"E, A DISTANCE OF 502.96 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR THE NORTHEASTERLY CORNER HEREOF, FROM WHICH A 1/2" IRON ROD WITH "BURY" CAP FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 2, BEARS S82°26'39"E, A DISTANCE OF 95.21 FEET;
- 2) S07°33'16"W, A DISTANCE OF 51.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT;
- 3) N82°26'39"W, A DISTANCE OF 82.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT;
- 4) S07°33'16"W, A DISTANCE OF 205.33 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT;
- 5) N82°26'39"W, A DISTANCE OF 15.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT;
- 6) S07°33'16"W, A DISTANCE OF 117.50 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT;
- 7) S82°26'39"E, A DISTANCE OF 109.98 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT;
- 8) S07°33'16"W, A DISTANCE OF 331.02 FEET TO A PK NAIL FOUND IN THE NORTHERLY LINE OF LOT 5 OF SAID HANSON'S CORNER ADDITION, FOR THE SOUTHEASTERLY CORNER HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND AT AN ANGLE POINT IN SAID NORTHERLY LINE OF LOT 5, BEARS N66°01'43"E, A DISTANCE OF 67.30 FEET;

THENCE, ALONG THE NORTHERLY LINES OF LOT 5 AND LOT 4 OF SAID HANSON'S CORNER ADDITION, BEING THE SOUTHERLY LINE OF SAID LOT 3A AND LOT 3B, FOR THE SOUTHERLY LINES HEREOF, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

- 1) S66°01'43"W, A DISTANCE OF 77.11 FEET TO A CUT "X" FOUND FOR AN ANGLE POINT;
- 2) S82°11'58"W, A DISTANCE OF 126.19 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT;
- 3) N85°57'33"W, PASSING A 1/2 INCH IRON ROD WITH "RPLS 2133" CAP FOUND AT THE COMMON NORTHERLY CORNER OF SAID LOTS 4 AND 5 A DISTANCE OF 108.57 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT;
- 4) N81°17'22"W, A DISTANCE OF 37.25 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT;
- 5) N57°10'30"W, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT;
- 6) N40°11'52"W, A DISTANCE OF 52.27 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT;
- 7) N07°36'25"E, A DISTANCE OF 36.94 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT;
- 8) N82°23'53"W, A DISTANCE OF 80.22 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND IN THE EASTERLY LINE OF LOT 1 TOWNWEST COMMONS SECTION TWO, A SUBDIVISION OF RECORD IN CABINET Z, SLIDE 95 OF SAID PLAT RECORDS, BEING THE NORTHWESTERLY CORNER OF SAID LOT 4, FOR THE SOUTHWESTERLY CORNER OF SAID LOT 3B AND HEREOF;

THENCE, N07°36'25"E, ALONG THE WESTERLY LINE OF SAID LOT 3B, BEING THE EASTERLY LINE OF SAID LOT 1 TOWNWEST COMMONS SECTION TWO, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 113.91 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR THE NORTHERMOST CORNER OF SAID LOT 1 TOWNWEST COMMONS SECTION TWO, BEING A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 119, FROM WHICH A DISTURBED TXDOT BRASS DISC IN CONCRETE FOUND BEARS S45°00'00"E, A DISTANCE OF 0.87 FEET;

THENCE, CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 119, BEING THE WESTERLY LINE OF SAID LOT 3B AND LOT 3A, FOR THE REMAINDER OF THE WESTERLY LINE HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N07°39'38"E, A DISTANCE OF 29.95 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR AN ANGLE POINT;
- 2) N27°00'05"E, A DISTANCE OF 20.93 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
- 3) ALONG SAID CURVE WITH AN ARC LENGTH OF 173.98 FEET, A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 20°46'03", THE CHORD OF WHICH BEARS N16°37'03"E FOR A DISTANCE OF 173.03 FEET TO A TO A 1/2 INCH IRON ROD WITH "BURY" CAP FOUND FOR THE END OF SAID CURVE;
- 4) N06°11'15"E, A DISTANCE OF 335.30 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 8.201 ACRES (357,252 SQ. FT.) OF LAND, MORE OR LESS, WITH THESE METES AND BOUNDS.

## CITY MAYOR AND CITY SECRETARY SIGNATURES:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE ON THE 15<sup>th</sup> DAY OF February, 2018.

Doug Gaul 3/10/18 Lisa L. Brown 3/2/18  
DOUG GAUL, MAYOR DATE CITY SECRETARY DATE

## HANSON'S CORNER ADDITION RESUBDIVISION OF LOTS 3A AND 3B, BLOCK "A"

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