



# City of Hutto

## Agenda

### **Planning and Zoning Commission Meeting Tuesday, July 7, 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](http://www.huttotx.gov)

Page

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

- 3.1. Public Comments will be allowed via email, phone conference call and walk into Council Chambers for public comment. 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.

Citizens wishing to comment by phone may call:

One tap mobile

+16699009128,,81046131706#,,,0#,,773854#

OR

Manual Dial: 1-669-900-9128

Meeting ID: 810 4613 1706

Password: 773854

+1 346 248 7799 US (Houston)

Meeting ID: 810 4613 1706

Password: 773854

*[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 June 2, 2020.

3 - 7

[Agenda Item Report - AIR-19-273 - Pdf](#)

- 4.2. Consideration of a public hearing and possible recommendation on the proposed zoning change request for the properties to be known as the Wahrmund/Dugger Tracts (3 tracts), 3.710 acres, more or less, of land, from SF-1 (Single Family Residential) to B-2 (General Commercial) zoning district, located on the northwest corner of Limmer Loop and CR 119. 8 - 14

[Agenda Item Report - Pdf](#)

- 4.3. Consideration and possible recommendation on the proposed Brooklands Section Five Final Plat, 37.2227 acres, more or less, of land, 125 residential lots, located at Brooklands Boulevard at CR 163. 15 - 20

[Agenda Item Report - AIR-20-220 - Pdf](#)

- 4.4. Consideration and possible recommendation on the proposed Cross Creek Subdivision Phases 3 and 4 Final Plat, 36.60 acres, more or less, of land, 168 residential lots, located off of CR 199. 21 - 27

[Agenda Item Report - AIR-20-256 - Pdf](#)

- 4.5. Consideration and possible recommendation on the proposed North Town Commons Lot 7 Block A Final Plat, 1.04 acres, more or less, of land, one commercial lot, located on Limmer Loop at FM 1660 North. 28 - 30

[Agenda Item Report - AIR-20-272 - Pdf](#)

5. DEVELOPMENT SERVICES DIRECTOR REPORT

5.1. Annual Report to City Council.

5.2. Discussion and decision on Planning Commissioner training.

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the **July 7, 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 **July 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](mailto:City.Secretary@huttox.gov) or call (512) 759-4033 for assistance.

## Planning and Zoning Commission

# AGENDA ITEM REPORT



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**To:** Planning and Zoning Commission

**Subject:** Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on June 2, 2020.

**Meeting:** Planning and Zoning Commission - 07 Jul 2020

**Department:** Development Services

**Staff Contact:** Angel Kavanaugh

### ATTACHMENTS:

[Planning and Zoning Commission - 02 Jun 2020 - Minutes \(1\)](#)



# MINUTES

## Planning and Zoning Commission Meeting

7:00 PM - Tuesday, June 2, 2020

City Council Chambers

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The Planning and Zoning Commission of the City of Hutto was called to order on Tuesday, June 2, 2020, at 7:00 PM, in the City Council Chambers, with the following members present:

**PRESENT:** Chair Tony Wertz, Commissioner Susanna Boyer, Commissioner Randal Clark, Member Richard Hudson, Commissioner Kyle Lovinggood, and Commissioner John Klein

**EXCUSED:** Commissioner Davey Robinson

### 1 CALL MEETING TO ORDER

Chair Tony Wertz called meeting to order at 7:00 pm. Commissioner John Klein was present via Zoom call in.

### 2 ROLL CALL

Commissioner Davey Robinson arrived at 7:05 pm.

Member of the City of Hutto Staff present were Ashley Lumpkin, Executive Director of Infrastructure and Development, Ashby Grundman, Director of Planning, Angel Kavanaugh, Management Assistant, Samuel Ray, City Engineer, Quang Nguyen, City Engineer and Council Member Peter Gordon.

**3      PUBLIC COMMENT**

- a)**      Remarks from visitors. *(Three minute time limit.)*

**4      AGENDA ITEMS**

- a)**      Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on May 5, 2020.

A motion to accept the minutes from the regular scheduled Planning and Zoning Commission meeting held on May 5, 2020 as written, was made by Commissioner Rick Hudson and seconded by Commissioner Kyle Lovinggood. Motion Passed 6 Ayes to 0 Nays

- b)**      Consideration and possible recommendation on the proposed Southgate Phase 4 Final Plat, 27.480 acres, more or less, of land, 113 residential lots, located north of CR 138.

A motion to accept staff recommendation on the proposed Southgate Phase 4 Final Plat, 27.480 acres, more or less, of land, 113 residential lots, located north of CR 138 was made by Commissioner Randal Clark, seconded by Commissioner Susanna Boyer. Motion Passed 6 Ayes to 1 Nay.

- c)**      Consideration and possible recommendation on the proposed Co-Op District Resubdivision of Lot 6A-4 Amended Plat, 2.7406 acres, more or less, of land, 3 commercial lots, located on Co Op Boulevard.

A motion to accept staff recommendation on the proposed Co-Op District Resubdivision of Lot 6A-4 Amended Plat, 2.7406 acres, more or less, of land, 3 commercial lots, located on

Co Op Boulevard was made by Commissioner Davey Robinson, seconded by Commissioner Susanna Boyer. Motion Passed 7 Ayes to 0 Nays.

- d) Consideration and possible recommendation on the proposed Hutto Crossing Industrial Park Final Plat, 125.977 acres, more or less, of land, 6 commercial lots, located at US 79 West and SH-130 SB Frontage Road.

A motion to accept staff recommendation on the proposed Hutto Crossing Industrial Park Final Plat, 125.977 acres, more or less, of land, 6 commercial lots, located at US 79 West and SH-130 SB Frontage Road with the condition that the engineering comments in regards to the floodplain are addressed, was made by Commissioner Randal Clark, and seconded by Commissioner Davey Robinson. Motion passed 6 Ayes to 1 Nay.

## 5 **DEVELOPMENT SERVICES DIRECTOR REPORT**

Staff had nothing further

## 6 **ADJOURNMENT**

Chair Tony Wertz adjourned at 7:25 pm.

## 7 **CERTIFICATION**

I certify that this notice of the {Date of Meeting} Planning & Zoning Commission meeting was posted on the City Hall bulletin board of the City of Hutto on {Date posted on the Board} at {Time}\_\_\_\_\_ 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 communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512) 758-4839 or Holly.Nagy@huttotx.gov for assistance.

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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 zoning change request for the properties to be known as the Wahrmund/Dugger Tracts (3 tracts), 3.710 acres, more or less, of land, from SF-1 (Single Family Residential) to B-2 (General Commercial) zoning district, located on the northwest corner of Limmer Loop and CR 119.

**Meeting:** Planning and Zoning Commission - 07 Jul 2020

**Department:** Development Services

**Staff Contact:** Ashby Grundman

### BACKGROUND INFORMATION:

#### Description:

The subject properties are approximately 3.7104 acres in total and located at the northwest corner of Limmer Loop and Ed Schmidt Blvd. The proposal is to rezone the subject tracts from Single-Family Residential (SF-1) to General Commercial (B-2), in conformance with the Future Land Use Map.

**Owner:** Linda Wahrmund (Applicant - Nick Sandlin)

**Developer:** Sandlin Services

**Current Zoning:** Single-Family Residential (SF-1)

**Proposed Zoning:** General Commercial (B-2)

#### Surrounding Zoning:

**North:** Wilco Ranch Subdivision – Zoned Single-Family Residential (SF-1)

**East:** Ed Schmidt Blvd ROW and ETJ (Development Agreement)

**South:** Existing church, Hutto water tower – Zoned Single-Family Residential (SF-1);  
gas station (currently under construction) - Zoned General Commercial (B-2)

**West:** ETJ (Part of this project, applicant requested voluntary annexation as B-2)

**Summary of Request:**

The proposed rezoning conforms to the Future Land Use Map designation of commercial for the properties requested. General Commercial (B-2) allows for a myriad of retail, office, and business/personal services. The Unified Development Code (UDC) states B-2 property should be grouped together at intersections and discourages the incremental creation of strip commercial districts. This request is part of a larger development proposal in which an additional 8.448 acres will be voluntarily annexed and zoned to B-2 during the annexation process.

**Public Notice**

Staff placed public hearing signs on the property, all of which are still visible at the time of writing this staff report. In addition, all property owners within 600 feet have been notified by mail of the proposed zoning change. Notice was published in the Taylor Daily Press. Notice has also been posted on the City of Hutto website.

At this time, there have been no responses to the zoning change request.

**FINANCIAL IMPACT:**

Not applicable.

**POLICY IMPLICATIONS:**

The request conforms to the Future Land Use Map.

**RECOMMENDATION:**

As the proposed zoning change is in conformance with the Future Land Use Map and the UDC, staff recommends approval.

**ATTACHMENTS:**

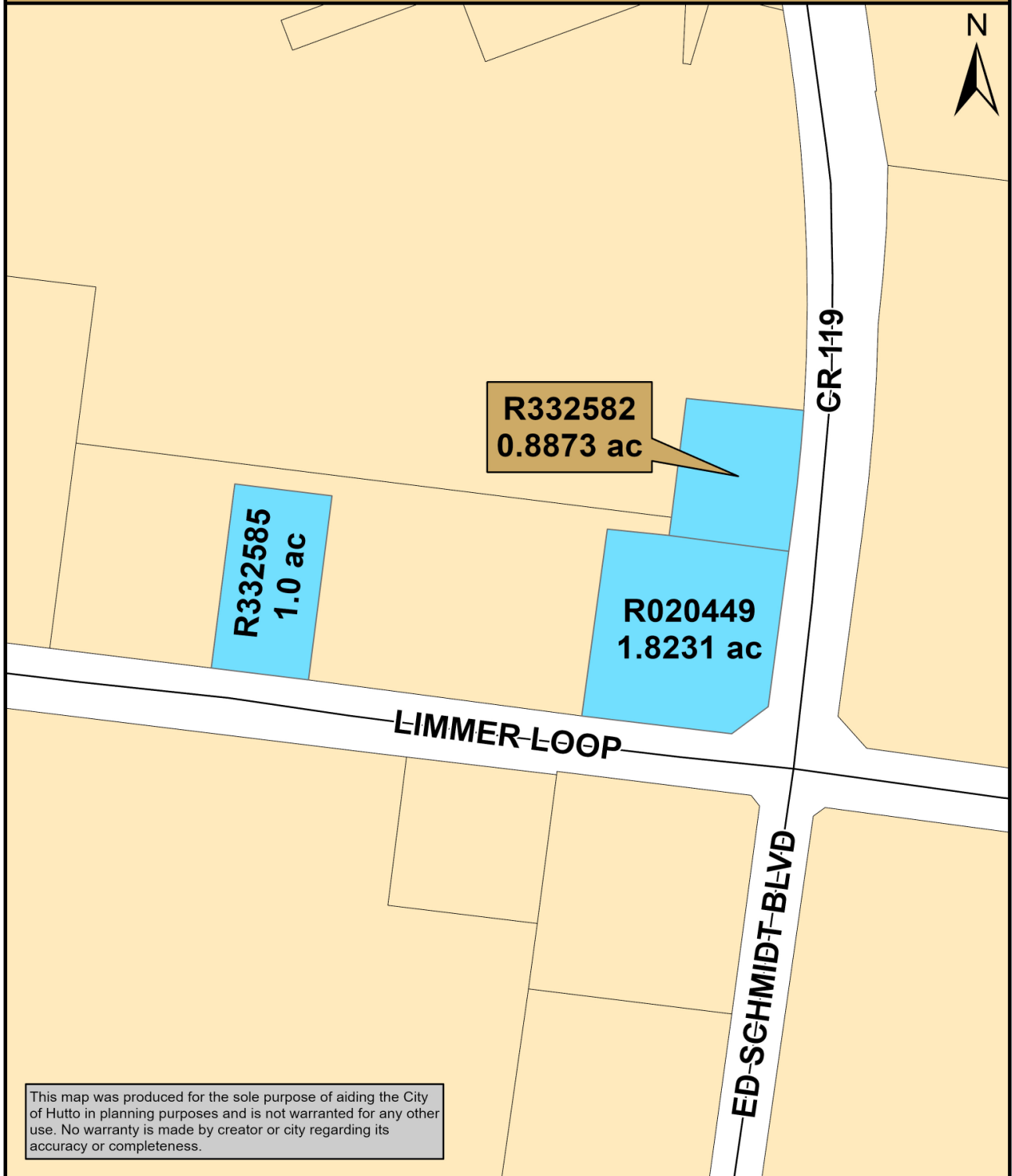
[Wahrmund-DuggerZoning\(SiteMap\)](#)

[LOI\(Zoning\)](#)

[ZoningParcels\(3\)](#)

[City of Hutto 2040 Future Land Use Map 7 23 2019\(8.5x11\)](#)

# Wahrmund/Dugger Tracts Zoning Change (3.710 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.

Map Document: (K:\Site\_Location\_Maps\2020\_Site\_Location

\_Maps\Wahrmund\_Dugger\_Tracts\_Zoning\_Change.mxd)

6/15/2020 -- 4:47:14 PM

Page 4 of 7





Sandlin Services, LLC  
P: (806)679-7303  
TBPELS Firm # 21356

June 8, 2020

City of Hutto Planning Department  
500 W. Live Oak St.  
Hutto, TX 78634

**NW Limmer and ES Zoning of B-2 Letter of Intent**

Review Team,

This new zoning case letter of intent acknowledges the city of Hutto zoning requirements for five tracts, two of which will be annexed and zoned per this and the related case. We hereby request Zoning of B-2 General Commercial for all tracts.

- Each tract conforms to the Hutto future land use plan of Commercial
- Current land uses will be vacated and development will proceed under a new use of B-2 General Commercial
- The Lots will be platted in the future to accommodate the new land use and Zoning.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Nick Sandlin".

Nick Sandlin, P.E.  
President & Principal  
TBPELS Firm# 21356



Sandlin Services, LLC  
P: (806)679-7303  
TBPELS Firm # 21356

June 8, 2020

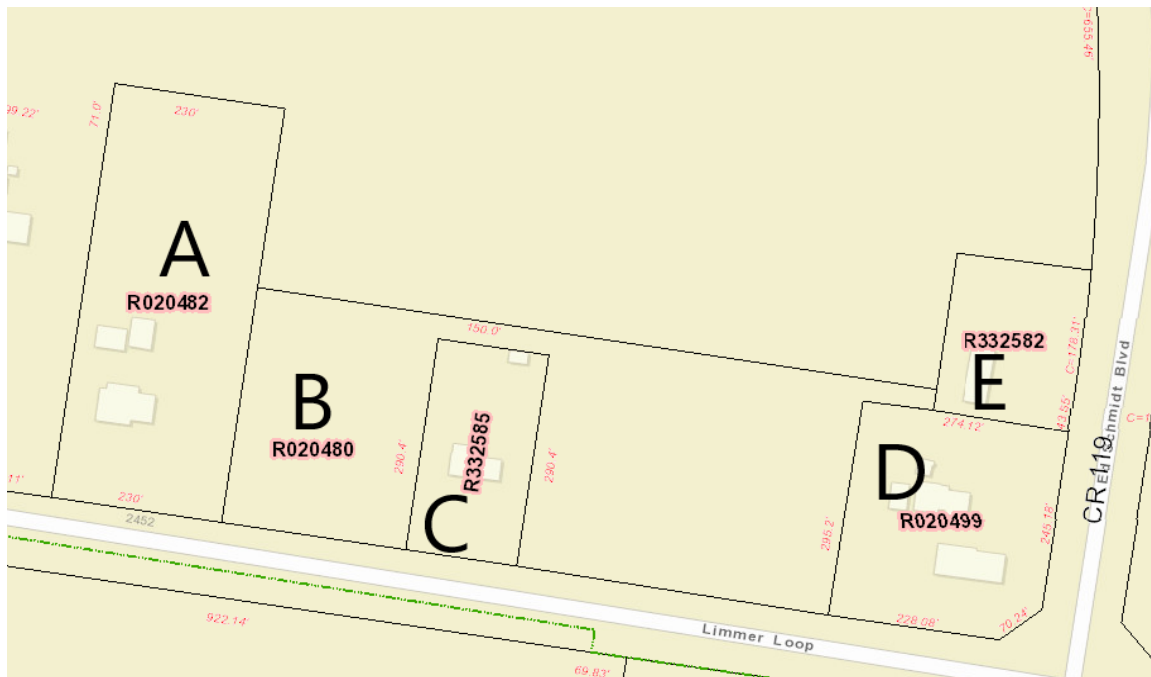
City of Hutto Planning Department  
500 W. Live Oak St.  
Hutto, TX 78634

### NW Limmer and ES Zoning Subject Tracts

Review Team,

Below are the subject tracts "R020482, R020480, R332585, R020499 & R332582" and description exhibits. Please feel free to contact me with any questions.

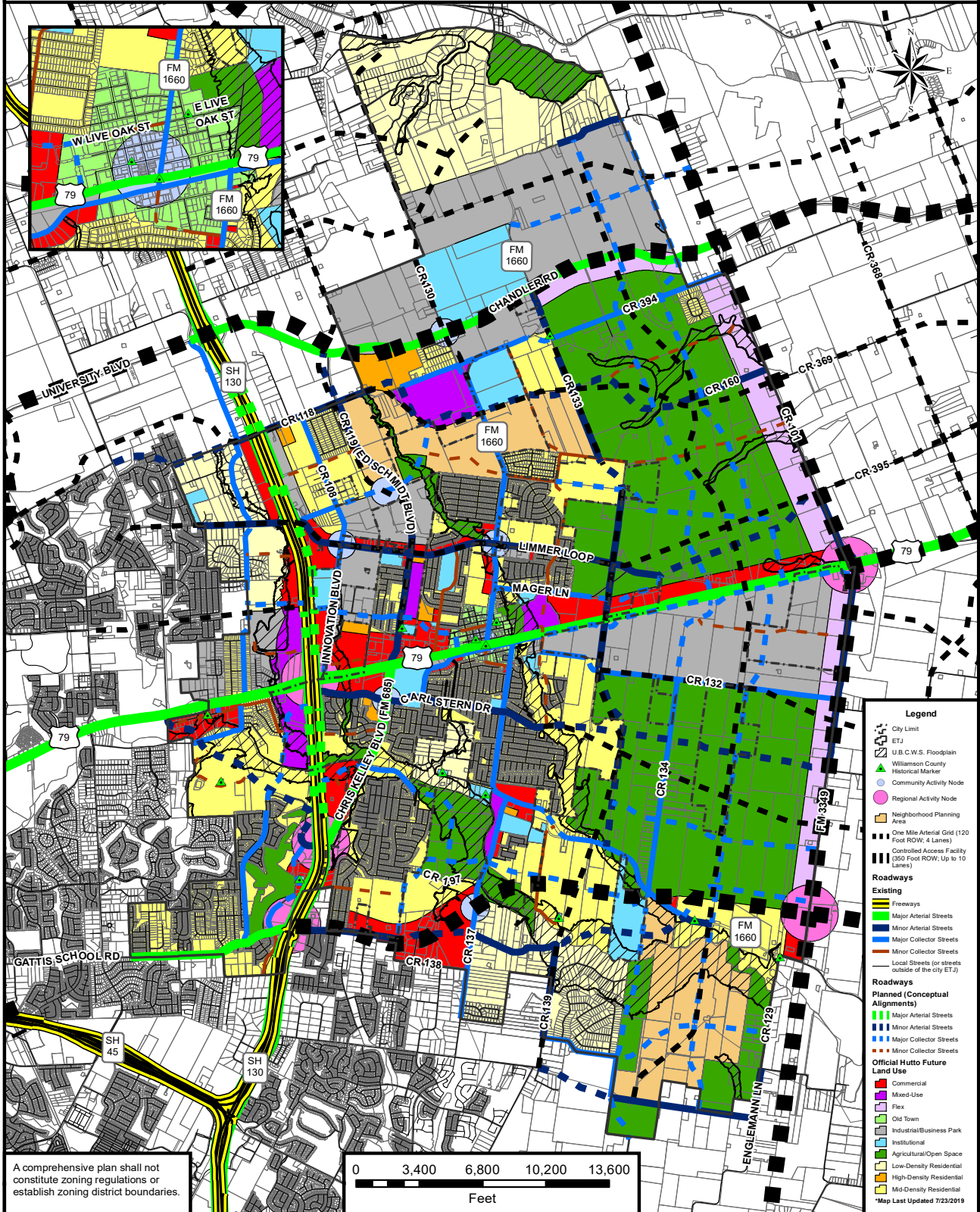
SUBJECT TRACTS LEGEND: TRACT A, B, C, D, E.  
ALL TRACTS TO BE ZONED GENERAL COMMERCIAL B-2 PER RELATED ZONING CASE



Sincerely,

Nick Sandlin, P.E.  
President & Principal  
TBPELS Firm# 21356

# 2040 Future Land Use Map



## Planning and Zoning Commission

# AGENDA ITEM REPORT



**To:** Planning and Zoning Commission

**Subject:** Consideration and possible recommendation on the proposed Brooklands Section Five Final Plat, 37.2227 acres, more or less, of land, 125 residential lots, located at Brooklands Boulevard at CR 163.

**Meeting:** Planning and Zoning Commission - 07 Jul 2020

**Department:** Development Services

**Staff Contact:** Ashby Grundman

### BACKGROUND INFORMATION:

The proposed Brooklands Section Five Final Plat is approximately 37.2227 acres of land, with 125 residential lots. This phase is most southeastern section of the subdivision, east of Section 3 and south of the future Section 6.

### Current Zoning:

The subject property is zoned SmartCode, T3 and T4, Single-Family Residential.

### Surrounding Zoning:

**North:** SF-1 (Hutto ISD Property)

**East:** Extra-Territorial Jurisdiction (Farmland)

**South:** Parkland (City of Hutto Amphitheater)

**West:** Other Phases of Brooklands Subdivision

### Summary of Request:

The proposed Final Plat is comprised of 125 Single-Family Lots, 9 open space/landscape lots and has a total acreage of 37.2227. Most of the lots are 50 feet in width, with some being smaller and some being larger, but all lot widths comply with the T4 Transect Zone of the SmartCode.

**Staff Review:**

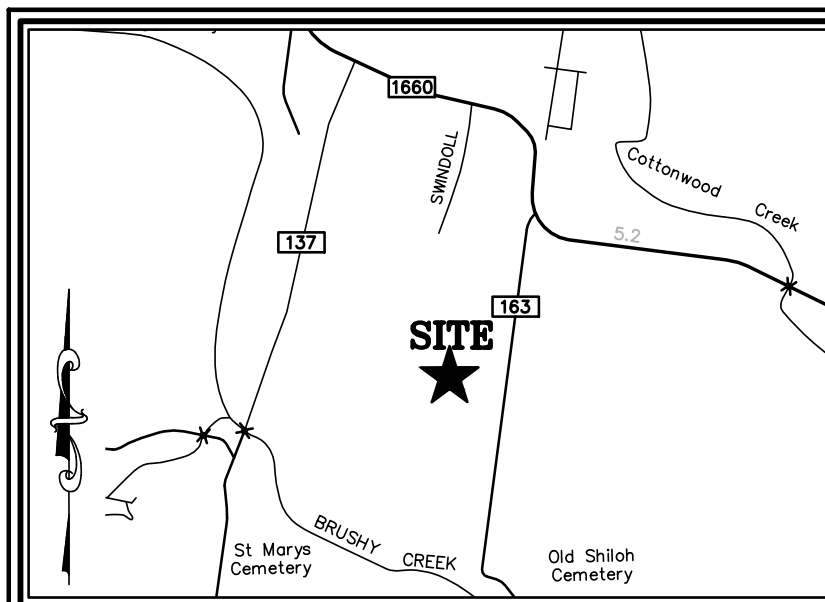
The proposal meets the minimum standards as required in the Unified Development Code and state law. The proposed street layout provides for connectivity between previous sections of Brooklands and the adjacent properties. This provides a needed collection and alternate routes in the area.

**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:**

[BrooklandsSec5FP-U1-FinalPlat\(6-4-20\)](#)



VICINITY MAP

SCALE: 1" = 2000'

## LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
- IRON ROD WITH "LENZ & ASSOCIATES" CAP FOUND (UNLESS NOTED)
- ⊙ 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ BENCHMARK
- △ SURVEY CONTROL POINT
- DOC. NO. DOCUMENT NUMBER
- R.O.W. RIGHT-OF-WAY
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- [.....] RECORD INFORMATION PER DOC. NO. 2017023816
- [.....] RECORD INFORMATION PER DOC. NO. 2017023803
- <<.....>> RECORD INFORMATION PER DOC. NO. 2018007709
- .....- RECORD INFORMATION PER DOC. NO. 2008093458
- (.....) RECORD INFORMATION PER VOL. 1617, PG. 574



Received 06/04/2020



## BENCHMARK NOTE:

TBM #1— SQUARE CUT ON TOP OF CONCRETE CURB ON THE EAST SIDE OF SWINDOLL LANE, BEING ±21' FROM THE APPROXIMATE CENTER SWINDOLL LANE, ALSO BEING ±118' FROM THE TERMINUS OF SWINDOLL LANE AND ±23' SOUTH OF THE SOUTH END OF A CONCRETE HEADWALL. ELEVATION = 611.39'.

ACREAGE: 37.2227

PATENT SURVEY: WILLIAM GATLIN SURVEY 23, ABSTRACT 271

NUMBER OF BLOCKS: 10

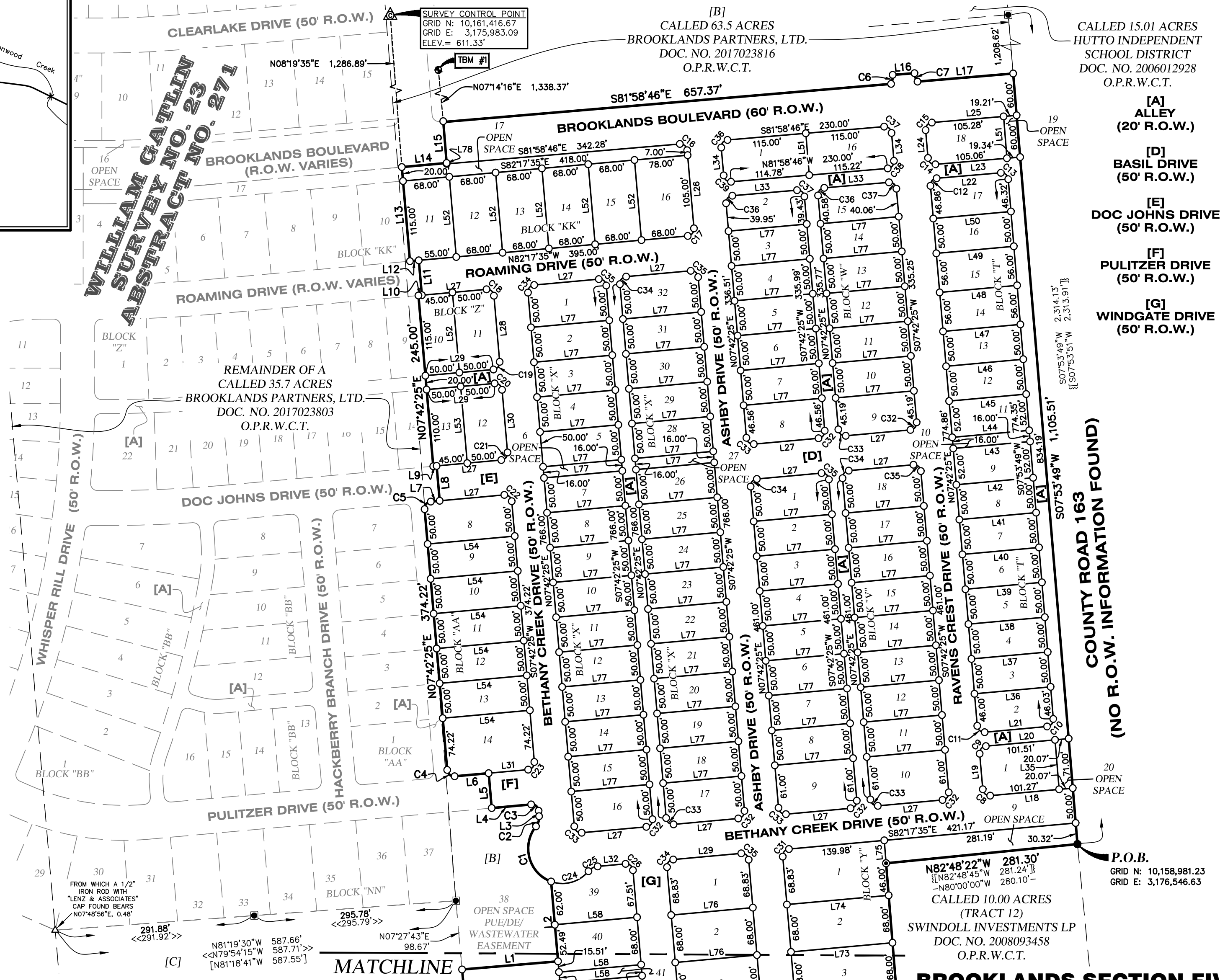
NUMBER OF LOTS: 134

SINGLE FAMILY/RESIDENTIAL LOTS: 125

SINGLE FAMILY/RESIDENTIAL LOTS (TOTAL ACREAGE): 19.6614

OPEN SPACE/LANDSCAPE LOTS: 9

LINEAR FEET OF NEW STREET: 10,332.73'



OWNER:  
BROOKLANDS PARTNERS, LTD.  
P.O. BOX 670649  
DALLAS, TEXAS 75367

ENGINEER:  
MILLER GRAY, LLC.  
7320 N. MOPAC EXPRESSWAY,  
SUITE 203  
AUSTIN, TEXAS 78731

SURVEYOR:  
4WARD LAND SURVEYING  
2201 WOODWARD STREET  
AUSTIN, TEXAS 78745

| Transect                | T3                          | T4                         |
|-------------------------|-----------------------------|----------------------------|
| Principal Building      | 24 ft. min                  | 20 ft. max                 |
| Front Setback Principal | 20 ft. max                  | 12 ft. max                 |
| Front Setback Secondary | 18 ft. min, total           | 0 ft. min, 8 ft. total max |
| Side Setback            | 24 ft. min                  | 3 ft. min                  |
| Rear Setback            | 50% min                     | 70%                        |
| Frontage Buildout       |                             |                            |
| Secondary Building      |                             |                            |
| Front Setback           | 20 ft. min. + bldg. setback | 20 ft. min + bldg. setback |
| Side Setback            | 3 ft. or 6 ft.              | 0 ft. min or 3 ft.         |
| Rear Setback            | 3 ft. min.                  | 3 ft.                      |

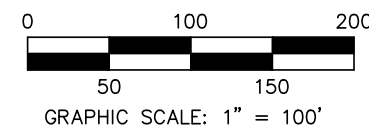
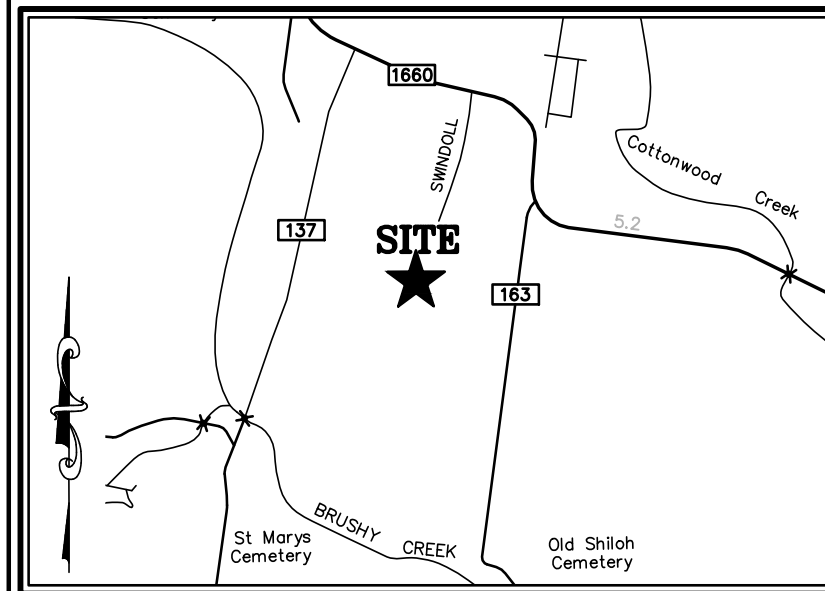
# **BROOKLANDS SECTION FIVE** **City of Hutto,** **Williamson County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date: 5/22/2020  
Project: 00569  
Scale: 1" = 100'  
Reviewer: PRB  
Tech: BAP  
Field Crew: TF/SR  
Survey Date: FEB. 2017  
Sheet: 1 OF 4

P:\00569\dwg\00569\_Plot\_Sec 5\_REV 2.dwg



Received 06/04/2020



**MATHIAS WILBARGER**  
**SURVEY NO. 15**  
**ABSTRACT NO. 663**

**WILLIAM GATLIN**  
**SURVEY NO. 23**  
**ABSTRACT NO. 271**

LOCATION OF  
REGULATORY FLOODWAY  
AS SCALED FROM  
FEMA FLOOD MAP  
(SOLID HATCH)

LOCATION  
OF ZONE "AE" AS SCALED  
FROM FEMA FLOOD MAP  
(CROSS HATCH)

[C]  
CALLED 48.64 ACRES  
(TRACT 1)  
CITY OF HUTTO  
DOC. NO. 2018007709  
O.P.R.W.C.T.

CALLED 19.681 ACRES  
(TRACT 29A)  
PEGGY L PETERSON  
DOC. NO. 2000073754  
O.P.R.W.C.T.

CALLED 14.544  
ACRES (TRACT 2)  
JEFF & GERALDINE  
GEORGE  
DOC. NO. 2017062412  
O.P.R.W.C.T.

CALLED  
5.097 ACRES  
JEFF & GERALDINE  
GEORGE  
VOL. 854, PG. 751  
D.R.W.C.T.

CALLED  
6.298 ACRES  
WESLEY &  
CONEEN BRACE  
DOC. NO.  
2003105633  
O.P.R.W.C.T.

CALLED 10.00 ACRES  
SWINDOLL INVESTMENTS LP  
DOC. NO. 2017041967  
O.P.R.W.C.T.  
SAVE & EXCEPT A  
CALLED 5.00 ACRE TRACT  
CONVEYED IN  
VOL. 466, PG. 352  
D.R.W.C.T.

CALLED 10.00 ACRES  
(TRACT 12)  
SWINDOLL INVESTMENTS LP  
DOC. NO. 2008093458  
O.P.R.W.C.T.

**BROOKLANDS SECTION FIVE**  
**City of Hutto,**  
**Williamson County, Texas**



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 5/22/2020 |
| Project:     | 00569     |
| Scale:       | 1" = 100' |
| Reviewer:    | PRB       |
| Tech:        | BAP       |
| Field Crew:  | TF/SR     |
| Survey Date: | FEB. 2017 |
| Sheet:       | 2 OF 4    |

P:\00569\Draw\00569\_Plot\_Sec 5\_REV 2.dwg

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 37.2227 ACRES (1,621,422 SQUARE FEET) OUT OF THE WILLIAM GATLIN SURVEY NO. 23, ABSTRACT NO. 271 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 35.7 ACRE TRACT, BOTH CONVEYED TO BROOKLANDS PARTNERS, LTD., IN DOCUMENT NO. 2017023803 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING A PORTION OF THE REMAINDER OF A CALLED 63.5 ACRE TRACT CONVEYED TO BROOKLANDS PARTNERS, LTD IN DOCUMENT NO. 2017023816 OF THE (O.P.R.W.C.T.), SAID 37.2227 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 163 (NO RIGHT-OF-WAY INFORMATION FOUND), BEING THE MOST NORTHERLY SOUTHEAST CORNER OF SAID BROOKLANDS 63.5 ACRES TRACT, AND BEING THE NORTHEAST CORNER OF A CALLED 10.00' ACRES (CALLED TRACT 12) CONVEYED TO SWINDOLL INVESTMENTS LP IN DOCUMENT NO. 2008093458 (O.P.R.W.C.T.), AND BEING THE MOST NORTHERLY SOUTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 163, WITH THE COMMON LINE OF SAID BROOKLANDS 63.5 ACRES TRACT AND SAID SWINDOLL INVESTMENTS 10.00 ACRES (CALLED TRACT 12) TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N82°48'22"W, A DISTANCE OF 281.30 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT HEREOF,  
2) S08°02'58"W, A DISTANCE OF 709.41 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT HEREOF, BEING AN ANGLE POINT IN THE EAST LINE OF SAID BROOKLANDS 63.5 ACRES TRACT, AND BEING THE NORTHEAST CORNER OF A CALLED 10.00 ACRES (CALLED TRACT 12) TRACT, SAVE AND EXCEPT A 5.00 ACRE TRACT IN VOLUME 466, PAGE 352 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.) CONVEYED TO SWINDOLL INVESTMENTS LP IN DOCUMENT NO. 2017041967 (O.P.R.W.C.T.);

THENCE, LEAVING THE WEST LINE OF SAID SWINDOLL 10.00 ACRES (CALLED TRACT 12) TRACT, WITH THE COMMON LINE OF SAID BROOKLANDS 63.5 ACRES TRACT AND SAID SWINDOLL 10.00 ACRES TRACT THE FOLLOWING TOW (2) COURSES AND DISTANCES:

1) N82°50'12"W, A DISTANCE OF 313.58 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT HEREOF,  
2) S09°08'10"W, A DISTANCE OF 611.70 FEET TO A CALCULATED POINT FOR AN ANGLE POINT HEREOF, BEING IN BRUSHY CREEK, AND BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID BROOKLANDS 63.5 ACRES TRACT, AND BEING THE SOUTHWEST CORNER OF SAID SWINDOLL 10.00 ACRES TRACT, AND BEING IN THE NORTH LINE OF A CALLED 5.097 ACRES TRACT CONVEYED TO JEFF & GERALDINE GEORGE IN VOLUME 854, PAGE 751 (D.R.W.C.T.);

THENCE, LEAVING THE WEST LINE OF SAID SWINDOLL 10.00 ACRES TRACT, WITH THE SOUTH LINE OF SAID BROOKLANDS 63.5 ACRES TRACT, IN PART WITH THE NORTH LINE OF SAID GEORGE 5.097 ACRES TRACT, WITH THE NORTH LINE OF A CALLED 14.544 ACRES TRACT (CALLED TRACT 2) CONVEYED TO JEFF & GERALDINE GEORGE IN DOCUMENT NO. 2017062412 (O.P.R.W.C.T.), IN PART WITH THE NORTH LINE OF SAID CALLED 19.681 ACRES TRACT (CALLED TRACT 28A) CONVEYED TO PEGGY L. PETERSON IN DOCUMENT NO. 2000073754 (O.P.R.W.C.T.), S77°15'02"W, A DISTANCE OF 325.78 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER HEREOF, BEING THE SOUTHWEST CORNER OF SAID BROOKLANDS 63.5 ACRES TRACT, AND BEING THE SOUTHEAST CORNER OF A CALLED 48.64 ACRES TRACT (CALLED TRACT 1) CONVEYED TO THE CITY OF HUTTO IN DOCUMENT NO. 2018007709 (O.P.R.W.C.T.);

THENCE, LEAVING THE NORTH LINE OF SAID PETERSON 19.681 ACRES TRACT, WITH THE COMMON LINE OF SAID BROOKLANDS 63.5 ACRES TRACT AND SAID CITY OF HUTTO TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) N08°07'00"E, PASSING AT A DISTANCE OF 86.89 FEET A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE HIGH BANK OF BRUSHY CREEK, IN ALL A DISTANCE OF 1,110.65 FEET TO A 1/2-INCH IRON PIPE FOUND FOR AN ANGLE POINT HEREOF,  
2) N07°27'43"E, A DISTANCE OF 230.68 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR AN ANGLE POINT HEREOF, FROM WHICH AN IRON ROD WITH LENZ & ASSOCIATES CAP FOUND FOR AN ANGLE POINT IN THE WEST LINE OF SAID BROOKLANDS 63.5 ACRES TRACT, BEING THE SOUTHEAST CORNER OF SAID BROOKLANDS 35.7 ACRES TRACT, AND BEING THE NORTHEAST CORNER OF SAID CITY OF HUTTO TRACT BEARS, N07°27'43 W, A DISTANCE OF 98.67 FEET;

THENCE, LEAVING THE EAST LINE OF SAID CITY OF HUTTO TRACT, OVER AND ACROSS SAID BROOKLANDS 63.5 ACRES TRACT AND SAID BRROKLANDS 35.7 ACRES TRACT THE FOLLOWING TWENTY-EIGHT (28) COURSES AND DISTANCES:

1) S82°00'00"E, A DISTANCE OF 140.85 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR AN ANGLE POINT HEREOF,  
2) N07°42'25"E, A DISTANCE OF 114.49 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,  
3) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 50.00 FEET, WHOSE ARC LENGTH IS 95.95 FEET AND WHOSE CHORD BEARS N02°51'05"W, A DISTANCE OF 81.89 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR A NON-TANGENT POINT OF COMPOUND CURVATURE HEREOF,  
4) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 20.00 FEET, WHOSE ARC LENGTH IS 15.50 FEET AND WHOSE CHORD BEARS N29°54'53"E, A DISTANCE OF 15.12 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR A POINT OF TANGENCY HEREOF,  
5) N07°42'25"E, A DISTANCE OF 7.79 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR A POINT OF CURVATURE HEREOF,  
6) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.71 FEET AND WHOSE CHORD BEARS N37°17'35"W, A DISTANCE OF 14.14 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR A POINT OF TANGENCY HEREOF,  
7) N82°17'35"W, A DISTANCE OF 58.00 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR AN ANGLE POINT HEREOF,  
8) N07°42'25"E, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR AN ANGLE POINT HEREOF,  
9) N82°17'35"W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR A POINT OF CURVATURE HEREOF,  
10) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.71 FEET AND WHOSE CHORD BEARS N37°17'35"W, A DISTANCE OF 14.14 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR A POINT OF TANGENCY HEREOF,  
11) N07°42'25"E, A DISTANCE OF 374.22 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR A POINT OF CURVATURE HEREOF,  
12) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.71 FEET AND WHOSE CHORD BEARS N52°42'25"E, A DISTANCE OF 14.14 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR A POINT OF TANGENCY HEREOF,  
13) S82°17'35"E, A DISTANCE OF 13.00 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR AN ANGLE POINT HEREOF,  
14) N07°42'25"E, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR AN ANGLE POINT HEREOF,  
15) N82°17'35"W, A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR AN ANGLE POINT HEREOF,  
16) N07°42'25"E, A DISTANCE OF 245.00 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR AN ANGLE POINT HEREOF,  
17) S82°17'35"E, A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR AN ANGLE POINT HEREOF,  
18) N07°42'25"E, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR AN ANGLE POINT HEREOF,  
19) N82°17'35"W, A DISTANCE OF 13.00 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR AN ANGLE POINT HEREOF,  
20) N07°42'25"E, A DISTANCE OF 135.00 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR AN ANGLE POINT HEREOF,  
21) S82°17'35"E, A DISTANCE OF 65.82 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR AN ANGLE POINT HEREOF,  
22) N08°01'14"E, A DISTANCE OF 58.76 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR THE NORTHWEST CORNER HEREOF,  
23) S81°58'46"E, A DISTANCE OF 657.37 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR A POINT OF CURVATURE HEREOF,  
24) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 24.50 FEET, WHOSE ARC LENGTH IS 13.25 FEET AND WHOSE CHORD BEARS N23°12'09"E, A DISTANCE OF 13.09 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR AN ANGLE POINT HEREOF,  
25) S81°29'58"E, A DISTANCE OF 32.00 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,  
26) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 24.50 FEET, WHOSE ARC LENGTH IS 12.98 FEET AND WHOSE CHORD BEARS S07°28'30"E, A DISTANCE OF 12.83 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR AN ANGLE POINT HEREOF,  
27) S81°58'46"E, A DISTANCE OF 140.38 FEET TO A 1/2-INCH IRON ROD WITH 4WARD-BOUNDARY CAP SET FOR THE NORTHEAST CORNER HEREOF, BEING IN THE EAST LINE OF SAID BROOKLANDS 63.5 ACRES TRACT, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 163, FROM WHICH AN IRON ROD WITH LENZ & ASSOCIATES CAP FOUND FOR THE NORTHEAST CORNER OF SAID BROOKLANDS 63.5 ACRES TRACT, AND BEING THE SOUTHEAST CORNER OF A CALLED 15.01 ACRES TRACT CONVEYED TO HUTTO INDEPENDENT SCHOOL DISTRICT IN DOCUMENT NO. 2006012928 (O.P.R.W.C.T.) BEARS, N07°53'49 E, A DISTANCE OF 1,208.62 FEET;

THENCE, WITH THE EAST LINE OF SAID BROOKLANDS 63.5 ACRES TRACT, AND BEING IN THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 163, S07°53'49"W, A DISTANCE OF 1,105.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.2227 ACRES (1,621,422 SQUARE FEET) OF LAND, MORE OR LESS.

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | S82°00'00"E | 140.85' |
| L2         | N07°42'25"E | 114.49' |
| L3         | N07°42'25"E | 7.79'   |
| L4         | N82°17'35"W | 58.00'  |
| L5         | N07°42'25"E | 50.00'  |
| L6         | N82°17'35"W | 50.00'  |
| L7         | S82°17'35"E | 13.00'  |
| L8         | N07°42'25"E | 50.00'  |
| L9         | N82°17'35"W | 5.00'   |
| L10        | S82°17'35"E | 5.00'   |
| L11        | N07°42'25"E | 50.00'  |
| L12        | N82°17'35"W | 13.00'  |
| L13        | N07°42'25"E | 135.00' |
| L14        | S82°17'35"E | 65.82'  |
| L15        | N08°01'14"E | 58.76'  |
| L16        | S81°29'58"E | 32.00'  |
| L17        | S81°58'46"E | 140.38' |
| L18        | N82°17'35"W | 121.34' |
| L19        | N07°42'25"E | 51.00'  |
| L20        | S82°17'35"E | 121.58' |
| L21        | N82°17'35"W | 91.67'  |
| L22        | S81°58'46"E | 94.24'  |
| L23        | N81°58'46"W | 124.40' |
| L24        | N07°42'25"E | 40.00'  |
| L25        | S81°58'46"E | 124.49' |
| L26        | S07°42'25"W | 112.00' |
| L27        | S82°17'35"E | 95.00'  |
| L28        | S07°42'25"W | 95.00'  |
| L29        | N82°17'35"W | 100.00' |
| L30        | S07°42'25"W | 90.00'  |
| L31        | N82°17'35"W | 58.00'  |
| L32        | S82°17'35"E | 41.00'  |
| L33        | S81°58'46"E | 95.00'  |
| L34        | N07°42'25"E | 40.00'  |
| L35        | S07°53'51"W | 71.00'  |
| L36        | N82°17'35"W | 111.83' |
| L37        | N82°17'35"W | 111.99' |
| L38        | N82°17'35"W | 112.16' |
| L39        | N82°17'35"W | 112.32' |
| L40        | N82°17'35"W | 112.49' |
| L41        | N82°17'35"W | 112.66' |
| L42        | N82°17'35"W | 112.82' |
| L43        | N82°17'35"W | 113.00' |
| L44        | N82°17'35"W | 113.05' |
| L45        | N82°17'35"W | 113.22' |
| L46        | N82°17'35"W | 113.39' |
| L47        | N82°17'35"W | 113.55' |
| L48        | N82°17'35"W | 113.74' |
| L49        | N82°17'35"W | 113.92' |
| L50        | N82°17'35"W | 114.09' |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L51        | N08°01'14"E | 60.00'  |
| L52        | N07°42'25"E | 115.00' |
| L53        | S07°42'25"W | 110.00' |
| L54        | N82°17'35"W | 128.00' |
| L55        | N64°22'19"W | 106.71' |
| L56        | N07°35'50"E | 106.91' |
| L58        | N82°17'35"W | 120.71' |
| L59        | N82°17'35"W | 120.83' |
| L61        | N08°10'34"E | 24.99'  |
| L64        | N82°50'01"W | 43.29'  |
| L65        | N71°43'54"W | 69.30'  |
| L66        | S07°09'59"W | 115.39' |
| L67        | S07°09'59"W | 128.09' |
| L68        | N82°17'35"W | 147.07' |
| L69        | N82°17'35"W | 147.48' |
| L70        | N82°17'35"W | 147.88' |
| L71        | N82°17'35"W | 148.29' |
| L72        | N82°17'35"W | 148.69' |
| L73        | N82°17'35"W | 149.10' |
| L74        | N82°17'35"W | 149.51' |
| L75        | N08°02'43"E | 32.84'  |
| L76        | N82°17'35"W | 120.00' |
| L77        | N82°17'35"W | 115.00' |
| L78        | S08°01'14"W | 1.24'   |

| CURVE TABLE |         |        |            |             |          |
|-------------|---------|--------|------------|-------------|----------|
| CURVE #     | LENGTH  | RADIUS | DELTA      | BEARING     | DISTANCE |
| C1          | 95.95'  | 50.00' | 109°56'50" | N02°51'05"W | 81.89'   |
| C2          | 15.50'  | 20.00' | 44°24'55"  | N29°54'53"E | 15.12'   |
| C3          | 15.71'  | 10.00' | 90°00'00"  | N37°17'35"W | 14.14'   |
| C4          | 15.71'  | 10.00' | 90°00'00"  | N37°17'35"W | 14.14'   |
| C5          | 15.71'  | 10.00' | 90°00'00"  | N52°42'25"E | 14.14'   |
| C6          | 13.25'  | 24.50' | 30°59'28"  | N23°12'09"E | 13.09'   |
| C7          | 12.98'  | 24.50' | 30°21'50"  | S07°28'30"E | 12.83'   |
| C8          | 15.71'  | 10.00' | 90°00'00"  | N37°17'35"W | 14.14'   |
| C9          | 15.71'  | 10.00' | 90°00'00"  | N52°42'25"E | 14.14'   |
| C10         | 15.67'  | 10.00' | 89°48'36"  | S52°48'07"W | 14.12'   |
| C11         | 15.71'  | 10.00' | 90°00'00"  | N37°17'35"W | 14.14'   |
| C12         | 15.76'  | 10.00' | 90°18'49"  | N52°51'49"E | 14.18'   |
| C13         | 15.69'  | 10.00' | 89°52'35"  | S37°02'28"E | 14.13'   |
| C14         | 15.65'  | 10.00' | 89°41'11"  | N37°08'11"W | 14.10'   |
| C15         | 15.76'  | 10.00' | 90°18'49"  | N52°51'49"E | 14.18'   |
| C16         | 15.51'  | 10.00' | 88°51'13"  | S37°22'19"E | 14.00'   |
| C17         | 15.71'  | 10.00' | 90°00'00"  | S52°42'25"W | 14.14'   |
| C18         | 15.71'  | 10.00' | 90°00'00"  | S37°17'35"E | 14.14'   |
| C19         | 15.71'  | 10.00' | 90°00'00"  | S52°42'25"W | 14.14'   |
| C20         | 15.71'  | 10.00' | 90°00'00"  | S37°17'35"E | 14.14'   |
| C21         | 15.71'  | 10.00' | 90°00'00"  | S52°42'25"W | 14.14'   |
| C22         | 15.71'  | 10.00' | 90°00'00"  | S37°17'35"E | 14.14'   |
| C23         | 15.71'  | 10.00' | 90°00'00"  | S52°42'25"W | 14.14'   |
| C24         | 60.11'  | 50.00' | 68°53'00"  | N87°44'01"E | 56.56'   |
| C25         | 15.51'  | 20.00' | 44°25'57"  | N75°30'29"E | 15.12'   |
| C26         | 15.71'  | 10.00' | 90°00'00"  | S37°17'35"E | 14.14'   |
| C27         | 17.45'  | 20.00' | 49°59'41"  | S32°42'16"W | 16.90'   |
| C28         | 165.80' | 50.00' | 189°59'23" | S37°17'35"E | 99.62'   |
| C29         | 17.45'  | 20.00' | 49°59'32"  | N72°42'30"E | 16.90'   |
| C30         | 15.71'  | 10.00' | 90°00'00"  | N37°17'35"W | 14.14'   |
| C31         | 15.71'  | 10.00' | 90°00'00"  | N52°42'25"E | 14.14'   |
| C32         | 15.71'  | 10.00' | 90°00'00"  | S52°42'25"W | 14.14'   |
| C33         | 15.71'  | 10.00' | 90°00'00"  | N37°17'35"W | 14.14'   |
| C34         | 15.71'  | 10.00' | 90°00'00"  | N52°42'25"E | 14.14'   |
| C35         | 15.71'  | 10.00' | 90°00'00"  | S37°17'35"E | 14.14'   |
| C36         | 15.76'  | 10.00' | 90°18'49"  | N52°51'49"E | 14.18'   |
| C37         | 15.65'  | 10.00' | 89°41'11"  | S37°08'11"E | 14.10'   |
| C38         | 15.76'  | 10.00' | 90°18'49"  | S52°51'49"W | 14.18'   |
| C39         | 15.65'  | 10.00' | 89°41'11"  | N37°08'11"W | 14.10'   |
| C40         | 67.99'  | 50.00' | 77°54'50"  | S18°44'41"W | 62.87'   |
| C41         | 97.80'  | 50.00' | 112°04'33" | S76°15'00"E | 82.94'   |
| C42         | 9.80'   | 20.00' | 28°05'02"  | N61°45'15"E | 9.71'    |
| C43         | 7.65'   | 20.00' | 21°54'29"  | N86°45'01"E | 7.60'    |

BROOKLANDS SECTION FIVE  
City of Hutto,  
Williamson County, Texas

Received 06/04/2020



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

|              |           |
|--------------|-----------|
| Date:        | 5/22/2020 |
| Project:     | 00569     |
| Scale:       | 1" = 100' |
| Reviewer:    | PRB       |
| Tech:        | BAP       |
| Field Crew:  | TF/SR     |
| Survey Date: | FEB. 2017 |
| Sheet:       | 3 OF 4    |

STATE OF TEXAS {  
COUNTY OF \_\_\_\_\_ {

KNOW ALL MEN BY THESE PRESENTS

THAT MARIANNE PLANCKE, MANAGER OF INTERMANDECO GP, LLC, GENERAL PARTNER OF BROOKLANDS PARTNERS, LTD, BEING THE OWNER OF 37.2227 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY NO. 23, ABSTRACT NO. 271, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 35.7 ACRE TRACT AND A PORTION OF A CALLED 63.5 ACRE TRACT, ALL CONVEYED TO BROOKLANDS PARTNERS, LTD., IN DOCUMENT NOS. 2017023803 AND 2017023816 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT LAND, AND DO HEREBY SUBDIVIDE 37.2227 ACRES OUT OF THE SAID 99.2 ACRES AS SHOWN HEREON, TO BE KNOWN AS

"BROOKLANDS SECTION FIVE"

AND DO CONSENT TO ALL PLAT REQUIREMENTS SHOWN HEREON, AND HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHT-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
BROOKLANDS PARTNERS, LTD  
BY: INTERMANDECO GP, LLC, ITS GENERAL PARTNER  
BY: MARIANNE PLANCKE, MANAGER  
P.O. BOX 670649  
DALLAS, TEXAS 75367

STATE OF TEXAS {  
COUNTY OF \_\_\_\_\_ {

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY, MARIANNE PLANCKE, MANAGER OF INTERMANDECO GP, LLC, GENERAL PARTNER OF BROOKLANDS PARTNERS, LTD., WITNESS MY

HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, THE STATE OF TEXAS

\_\_\_\_\_  
PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS {  
COUNTY OF WILLIAMSON {

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF HUTTO, TEXAS SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. LOT CORNERS WILL BE SET AFTER THE PLAT IS RECORDED AND SITE GRADING IS COMPLETE.

PRELIMINARY FOR REVIEW ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE 5/22/2020

STEVEN M. DUARTE R.P.L.S. NO. 5940 DATE  
4WARD LAND SURVEYING  
2201 WOODWARD STREET, SUITE 2201  
AUSTIN, TEXAS 78744  
512-537-2384

STATE OF TEXAS {  
COUNTY OF WILLIAMSON {

THAT I, J. TRAVIS WILSON, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE. A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN ZONE 'AE', AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.48491C 0520F, WILLIAMSON COUNTY, TEXAS DATED DECEMBER 20, 2019.

I, J. TRAVIS WILSON, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

\_\_\_\_\_  
J. TRAVIS WILSON, P.E. 97307 DATE  
MILLER GRAY, LLC T.B.P.E. FIRM NO. 16302  
7320 N. MOPAC EXPRESSWAY, SUITE 203  
AUSTIN, TEXAS 78731

STREET NAMES APPROVED

\_\_\_\_\_  
WILLIAMSON COUNTY ADDRESSING COORDINATOR DATE

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN ARTICLE 6, TABLE 14 OF THE SMARTCODE.
3. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET SIDE PROPERTY LINES.
5. A ONE (1) FOOT SIDEWALK EASEMENT IS HEREBY DEDICATED ON EACH SIDE OF ALL FRONT LOT LINES AND SIDE STREET YARD LOT LINES, AND A TWO (2) FOOT SIDEWALK EASEMENT IS HEREBY DEDICATED WHERE REQUIRED TO INSTALL STANDARD SIDEWALK CURB RAMPS.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
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 UDC SEC. 10.505.9.
9. SIDEWALKS AND STREET TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION IN ACCORDANCE WITH THE APPROVED SMARTCODE REGULATING PLAN (0-16-10-20-6A).
10. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
11. 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 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
12. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
WATER: CITY OF HUTTO  
WASTEWATER: CITY OF HUTTO  
ELECTRIC: ONCOR  
GAS (NATURAL OR PROPANE): ATMOS ENERGY/TEXAS COMMUNITY PROPANE  
PHONE/CABLE: TIME WARNER CABLE/CENTURY LINK
13. PORTIONS OF THIS PROPERTY IS LOCATED WITHIN ZONE 'X'-SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD; PORTIONS OF THIS PROPERTY IS LOCATED WITHIN ZONE 'AE' AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN, BASE FLOOD ELEVATIONS DETERMINED; AND POTIONS OF THIS PROPERTY IS LOCATED WITHIN THE REGULATORY FLOODWAY, AS SHOWN ON F.I.R.M. MAP NO. 48491C 0520F, DATED DECEMBER 20, 2019.
14. THE FOLLOWING LOTS ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE BROOKLANDS ASSOCIATION OF HOMEOWNERS INC.:  
  
LOT 17, BLOCK KK, LOT 41, BLOCK NN, LOTS 10, 19, 20, BLOCK T, LOT 9, BLOCK Y, AND LOTS 6, 27, BLOCK X
15. THE FOLLOWING LOTS ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE CITY OF HUTTO:  
  
LOT 51, BLOCK NN
16. SHARED USE PATH LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED SMARTCODE REGULATING PLAN (0-16-10-20-6A)
17. THIS SUBDIVISION WILL BE ZONED: SMARTCODE
18. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE-FAMILY USE, UNLESS OTHERWISE SPECIFIED.
19. ALL STREET TREES NOT FRONTING OR SIDING A RESIDENTIAL OR COMMERCIAL LOT WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR ENFORCING PRIVATE PROPERTY OWNER MAINTENANCE.
20. STREETS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE REQUIRE FIRE LANE SIGNAGE ON ONE SIDE OF THE STREET. (2018 IFC APPENDIX D SEC. D103.6.2).

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000111448862.

SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD88) SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS (PROCESSED BY O.P.U.S.) ON DATE FEBRUARY 16, 2017, 4WARD CONTROL POINT WAS CHECKED TO LCRA MON A845, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10,161,482.63, E 3,179,254.828, ELEV. 598.3088'.

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

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

DOUG GAUL, MAYOR DATE CITY SECRETARY DATE

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOWN ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF

AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_ A.D., AT \_\_\_\_O'CLOCK, \_\_M., AND DULY RECORDED THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D., AT \_\_\_\_O'CLOCK, \_\_M. IN THE OFFICIAL

PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. \_\_\_\_\_

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 06/04/2020



BROOKLANDS SECTION FIVE  
City of Hutto,  
Williamson County, Texas



PO Box 90876, Austin Texas 78709  
WWW.4WARDLS.COM (512) 537-2384  
TBPLS FIRM #10174300

Date: 5/22/2020  
Project: 00569  
Scale: 1" = 100'  
Reviewer: PRB  
Tech: BAP  
Field Crew: TF/SR  
Survey Date: FEB. 2017  
Sheet: 4 OF 4

P:\00569\dwg\00569\_Plat\_Sec 5\_REV 2.dwg

## Planning and Zoning Commission

# AGENDA ITEM REPORT



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**To:** Planning and Zoning Commission

**Subject:** Consideration and possible recommendation on the proposed Cross Creek Subdivision Phases 3 and 4 Final Plat, 36.60 acres, more or less, of land, 168 residential lots, located off of CR 199.

**Meeting:** Planning and Zoning Commission - 07 Jul 2020

**Department:** Development Services

**Staff Contact:** Ashby Grundman

### BACKGROUND INFORMATION:

The proposed Cross Creek Sections 3 and 4 Final Plat is approximately 36.60 acres of land, with 168 single-family residential lots, 1 greenlink/water easement lot, 1 greenlink/drainage easement lot, 2 open space/pue lots and 6.90 acres of right-of-way.

This Final Plat is the final 2 phases of Cross Creek. The first two phases have already been approved by City Council.

### Current Zoning:

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

### Surrounding Zoning:

**North:** ETJ

**East:** PUD (Meadows at Cottonwood Creek)

**South:** Glenwood Subdivision

**West:** Creekside Park

### Summary of Request:

The proposed Final Plat is comprised of 168 Single-Family Lots, 1 greenlink/water easement lot, 1 greenlink/drainage easement lot, 2 open space/pue lots, 6.90 acres of right-of-way, and has a total acreage 36.60 acres.

Phase 3 is 110 lots, 107 are single-family residential, 1 greenlink and 2 open space lots. There are 66 lots that are 45 feet wide, and 41 lots that are 50 feet wide.

Phase 4 is 62 lots. There is 1 greenlink lot in this section, the rest are single-family. Of those lots, 17 are 50 feet wide and 44 are 60 feet wide 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:**

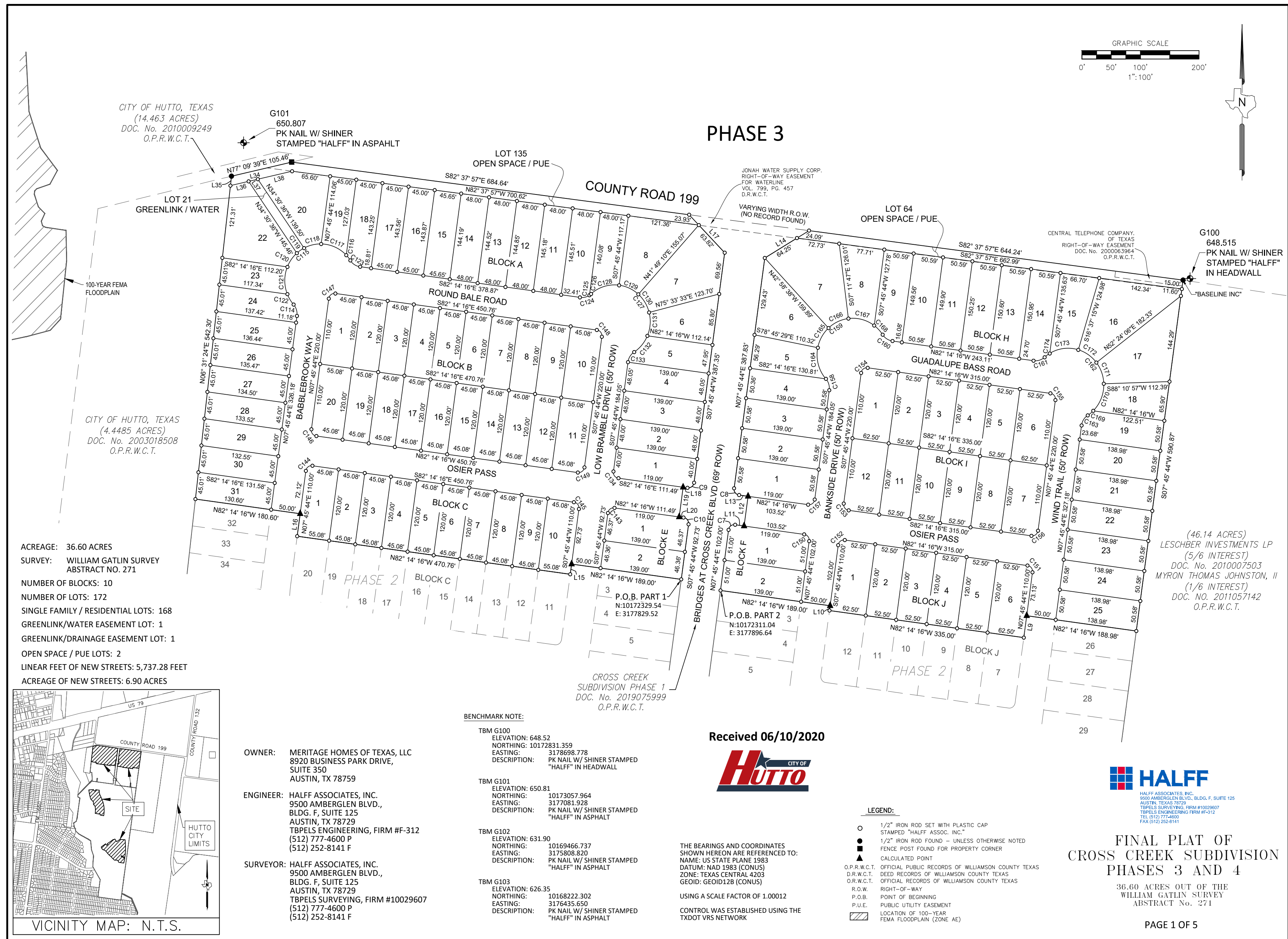
None at this time.

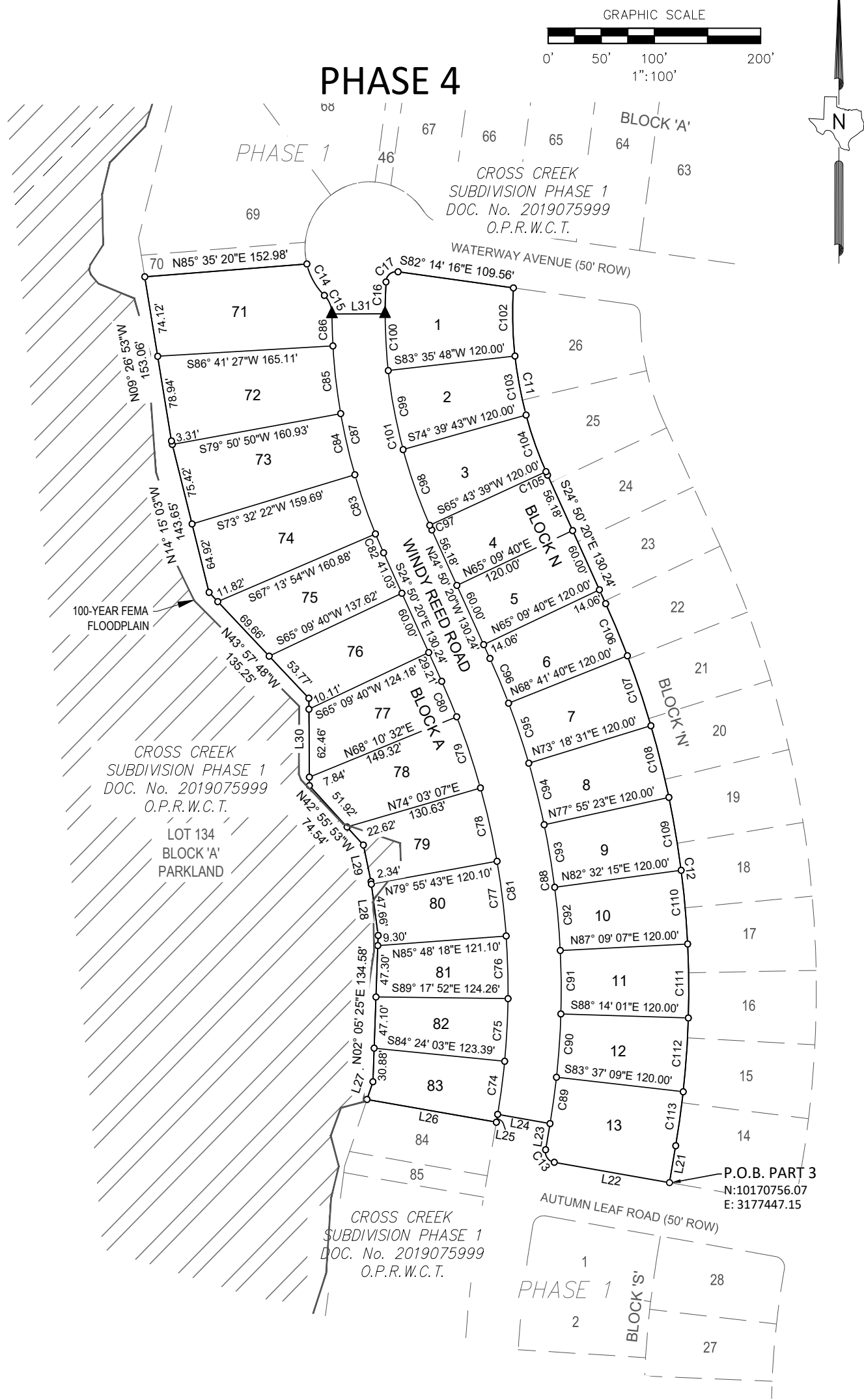
**RECOMMENDATION:**

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:**

[CrossCreekPh3-4FP-Init-FinalPlat\(6-10-20\)](#)





| Curve Table |          |            |              |               |             |
|-------------|----------|------------|--------------|---------------|-------------|
| CURVE       | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1          | 1965.50' | 571.98'    | 569.96'      | S00°43'48"W   | 16°40'25"   |
| C2          | 61.00'   | 25.18'     | 25.00'       | S27°12'59"W   | 23°38'58"   |
| C3          | 1965.50' | 62.38'     | 62.38'       | S10°44'29"W   | 1°49'07"    |
| C4          | 554.00'  | 27.55'     | 27.55'       | S10°13'33"W   | 2°50'59"    |
| C5          | 10.00'   | 15.71'     | 14.14'       | N10°55'15"E   | 90°00'00"   |
| C6          | 10.00'   | 15.71'     | 14.14'       | S79°04'45"E   | 90°00'00"   |
| C7          | 10.00'   | 15.71'     | 14.14'       | N52°45'44"E   | 90°00'00"   |
| C8          | 10.00'   | 15.71'     | 14.14'       | N37°14'16"W   | 90°00'00"   |
| C9          | 10.00'   | 15.71'     | 14.14'       | S52°45'44"W   | 90°00'00"   |
| C10         | 10.00'   | 15.71'     | 14.14'       | S37°14'16"E   | 90°00'00"   |
| C11         | 355.00'  | 176.97'    | 175.15'      | S10°33'27"E   | 28°33'47"   |
| C12         | 845.00'  | 510.58'    | 502.85'      | S07°31'43"E   | 34°37'13"   |
| C13         | 10.00'   | 15.71'     | 14.14'       | N35°13'07"W   | 90°00'00"   |
| C14         | 61.00'   | 33.66'     | 33.23'       | S29°39'10"E   | 31°36'46"   |
| C15         | 24.00'   | 19.00'     | 18.51'       | S22°46'43"E   | 45°21'40"   |
| C16         | 475.00'  | 29.38'     | 29.37'       | N01°40'26"E   | 3°32'37"    |
| C17         | 10.00'   | 16.46'     | 14.66'       | N50°36'14"E   | 94°19'00"   |
| C18         | 185.00'  | 113.56'    | 111.79'      | N51°39'52"W   | 35°10'15"   |
| C19         | 185.00'  | 21.24'     | 21.22'       | S37°22'03"E   | 6°34'36"    |
| C20         | 185.00'  | 48.17'     | 48.04'       | S48°06'57"E   | 14°55'12"   |
| C21         | 185.00'  | 44.15'     | 44.05'       | S62°24'47"E   | 13°40'27"   |
| C22         | 10.00'   | 11.94'     | 11.24'       | N35°02'20"W   | 68°25'21"   |
| C23         | 1766.50' | 227.28'    | 227.12'      | N02°51'30"E   | 7°22'18"    |
| C24         | 1766.50' | 117.04'    | 117.02'      | N01°04'14"E   | 3°47'47"    |
| C25         | 1766.50' | 110.23'    | 110.22'      | N04°45'23"E   | 3°34'32"    |
| C26         | 10.00'   | 17.11'     | 15.10'       | N55°33'29"E   | 98°01'39"   |
| C27         | 425.00'  | 306.71'    | 300.10'      | S54°45'13"E   | 41°20'57"   |
| C28         | 425.00'  | 67.76'     | 67.68'       | S70°51'40"E   | 9°08'04"    |
| C29         | 425.00'  | 71.96'     | 71.87'       | S61°26'36"E   | 9°42'04"    |
| C30         | 425.00'  | 71.96'     | 71.87'       | S51°44'32"E   | 9°42'04"    |
| C31         | 425.00'  | 71.96'     | 71.87'       | S42°02'28"E   | 9°42'04"    |
| C32         | 425.00'  | 23.08'     | 23.08'       | S35°38'06"E   | 3°06'42"    |
| C33         | 305.00'  | 48.62'     | 48.57'       | S70°51'40"E   | 9°08'04"    |
| C34         | 305.00'  | 51.64'     | 51.58'       | S61°26'36"E   | 9°42'04"    |
| C35         | 305.00'  | 105.68'    | 105.15'      | S65°30'07"E   | 19°51'09"   |
| C36         | 305.00'  | 51.64'     | 51.58'       | S51°44'32"E   | 9°42'04"    |
| C37         | 305.00'  | 51.64'     | 51.58'       | S42°02'28"E   | 9°42'04"    |
| C38         | 305.00'  | 16.56'     | 16.56'       | S35°38'06"E   | 3°06'42"    |
| C39         | 305.00'  | 79.42'     | 79.20'       | S48°06'57"E   | 14°55'12"   |
| C40         | 305.00'  | 35.01'     | 34.99'       | S37°22'03"E   | 6°34'36"    |
| C41         | 135.00'  | 33.86'     | 33.77'       | N41°15'51"W   | 14°22'12"   |
| C42         | 24.00'   | 7.07'      | 7.04'        | S56°53'18"E   | 16°52'43"   |
| C43         | 24.00'   | 19.64'     | 19.09'       | S88°46'07"E   | 46°52'54"   |
| C44         | 24.00'   | 26.71'     | 25.35'       | S80°19'45"E   | 63°45'36"   |
| C45         | 61.00'   | 72.39'     | 68.22'       | N78°12'39"W   | 67°59'48"   |
| C46         | 61.00'   | 48.61'     | 47.33'       | N21°22'59"W   | 45°39'31"   |
| C47         | 61.00'   | 49.92'     | 48.54'       | N24°53'22"E   | 46°53'12"   |
| C48         | 61.00'   | 170.92'    | 120.25'      | N31°56'18"W   | 160°32'31"  |
| C49         | 24.00'   | 17.39'     | 17.02'       | S27°34'14"W   | 41°31'27"   |
| C50         | 24.00'   | 2.62'      | 2.62'        | S03°40'38"W   | 6°15'45"    |
| C51         | 24.00'   | 20.02'     | 19.44'       | N24°26'22"E   | 47°47'12"   |
| C52         | 1816.50' | 56.73'     | 56.73'       | N01°26'27"E   | 1°47'22"    |
| C53         | 1816.50' | 59.35'     | 59.34'       | N03°16'17"E   | 1°52'19"    |
| C54         | 1816.50' | 42.76'     | 42.75'       | N04°52'54"E   | 1°20'55"    |
| C55         | 1816.50' | 158.83'    | 158.78'      | N03°03'03"E   | 5°00'35"    |
| C56         | 24.00'   | 18.40'     | 17.96'       | S16°24'47"E   | 43°56'16"   |
| C57         | 24.00'   | 1.61'      | 1.61'        | S40°18'23"E   | 3°50'57"    |
| C58         | 24.00'   | 20.02'     | 19.44'       | N18°20'15"W   | 47°47'12"   |
| C59         | 61.00'   | 61.35'     | 58.79'       | N13°25'11"W   | 57°37'21"   |

| Curve Table |         |            |              |               |             |
|-------------|---------|------------|--------------|---------------|-------------|
| CURVE       | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C60         | 61.00'  | 42.05'     | 41.22'       | N58°47'17"E   | 39°29'39"   |
| C61         | 61.00'  | 51.17'     | 49.68'       | S77°26'02"E   | 48°03'43"   |
| C62         | 61.00'  | 24.10'     | 23.94'       | S42°05'10"E   | 22°38'01"   |
| C63         | 61.00'  | 4.45'      | 4.45'        | S28°40'50"E   | 4°10'38"    |
| C64         | 61.00'  | 208.29'    | 120.87'      | N55°35'19"E   | 195°38'20"  |
| C65         | 24.00'  | 20.11'     | 19.53'       | S50°35'49"E   | 48°00'36"   |
| C66         | 475.00' | 36.11'     | 36.10'       | S72°25'27"E   | 4°21'21"    |
| C67         | 475.00' | 57.58'     | 57.54'       | S66°46'25"E   | 6°56'42"    |
| C68         | 475.00' | 57.58'     | 57.54'       | S59°49'44"E   | 6°56'42"    |
| C69         | 475.00' | 57.58'     | 57.54'       | S52°53'02"E   | 6°56'42"    |
| C70         | 475.00' | 57.58'     | 57.54'       | S45°56'20"E   | 6°56'42"    |
| C71         | 475.00' | 57.58'     | 57.54'       | S38°59'38"E   | 6°56'42"    |
| C72         | 475.00' | 11.96'     | 11.96'       | S34°48'01"E   | 1°26'33"    |
| C73         | 475.00' | 335.95'    | 328.99'      | S54°20'26"E   | 40°31'22"   |
| C74         | 675.00' | 49.27'     | 49.26'       | N07°41'25"E   | 4°10'56"    |
| C75         | 675.00' | 57.69'     | 57.67'       | N03°09'02"E   | 4°53'49"    |
| C76         | 675.00' | 57.69'     | 57.67'       | N01°44'47"W   | 4°53'49"    |
| C77         | 675.00' | 69.23'     | 69.20'       | N07°08'00"W   | 5°52'35"    |
| C78         | 675.00' | 69.23'     | 69.20'       | N13°00'35"W   | 5°52'35"    |
| C79         | 675.00' | 69.23'     | 69.20'       | N18°53'10"W   | 5°52'35"    |
| C80         | 675.00' | 35.51'     | 35.51'       | N23°19'54"W   | 3°00'52"    |
| C81         | 675.00' | 407.86'    | 401.68'      | N07°31'43"W   | 34°37'13"   |
| C82         | 525.00' | 18.97'     | 18.97'       | S23°48'13"E   | 2°04'13"    |
| C83         | 525.00' | 57.80'     | 57.77'       | S19°36'52"E   | 6°18'28"    |
| C84         | 525.00' | 57.80'     | 57.77'       | S13°18'24"E   | 6°18'28"    |
| C85         | 525.00' | 62.71'     | 62.67'       | S06°43'52"E   | 6°50'37"    |
| C86         | 525.00' | 29.42'     | 29.42'       | S01°42'13"E   | 3°12'40"    |
| C87         | 525.00' | 226.70'    | 224.94'      | S12°28'06"E   | 24°44'27"   |
| C88         | 725.00' | 438.07'    | 431.44'      | N07°31'43"W   | 34°37'13"   |
| C89         | 725.00' | 43.03'     | 43.02'       | N08°04'52"E   | 3°24'02"    |
| C90         | 725.00' | 58.39'     | 58.37'       | N04°04'25"E   | 4°36'52"    |
| C91         | 725.00' | 58.39'     | 58.37'       | N00°32'27"W   | 4°36'52"    |
| C92         | 725.00' | 58.39'     | 58.37'       | N05°09'19"W   | 4°36'52"    |
| C93         | 725.00' | 58.39'     | 58.37'       | N09°46'11"W   | 4°36'52"    |
| C94         | 725.00' | 58.39'     | 58.37'       | N14°23'03"W   | 4°36'52"    |
| C95         | 725.00' | 58.39'     | 58.37'       | N18°59'55"W   | 4°36'52"    |
| C96         | 725.00' | 44.71'     | 44.70'       | N23°04'20"W   | 3°31'59"    |
| C97         | 475.00' | 4.70'      | 4.70'        | S24°33'20"E   | 0°33'59"    |
| C98         | 475.00' | 74.07'     | 73.99'       | S19°48'19"E   | 8°56'04"    |
| C99         | 475.00' | 74.07'     | 73.99'       | S10°52'14"E   | 8°56'04"    |
| C100        | 475.00' | 52.27'     | 52.25'       | S03°15'03"E   | 6°18'19"    |
| C101        | 475.00' | 205.11'    | 203.52'      | S12°28'06"E   | 24°44'27"   |
| C102        | 355.00' | 62.75'     | 62.67'       | S01°20'23"E   | 10°07'39"   |
| C103        | 355.00' | 55.36'     | 55.30'       | S10°52'14"E   | 8°56'04"    |
| C104        | 355.00' | 55.36'     | 55.30'       | S19°48'19"E   | 8°56'04"    |
| C105        | 355.00' | 3.51'      | 3.51'        | S24°33'20"E   | 0°33'59"    |
| C106        | 845.00' | 52.11'     | 52.10'       | N23°04'20"W   | 3°31'59"    |



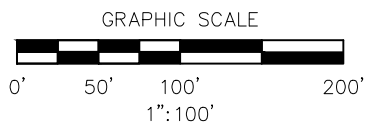
HALFF ASSOCIATES, INC.  
9500 AMERIGLEN BLVD., BLDG. F, SUITE 125  
AUSTIN, TEXAS 78729  
TIPELS SURVEYING FIRM #10039007  
TIPELS ENGINEERING FIRM #F-312  
TEL (512) 777-4650  
FAX (512) 252-8141

FINAL PLAT OF  
CROSS CREEK SUBDIVISION  
PHASES 3 AND 4

Received 06/10/2020



36.60 ACRES OUT OF THE  
WILLIAM GATLIN SURVEY  
ABSTRACT No. 271



| Line Table |        |             |
|------------|--------|-------------|
| Line #     | Length | Direction   |
| L1         | 29.13' | N76°36'56"W |
| L2         | 62.39' | N49°59'30"W |
| L3         | 31.96' | N11°10'24"W |
| L4         | 57.54' | S34°04'45"E |
| L5         | 50.00' | N55°55'15"E |
| L6         | 20.00' | N34°04'45"W |
| L7         | 4.00'  | S34°04'45"E |
| L8         | 50.00' | N55°55'15"E |
| L9         | 36.87' | S07°45'44"W |
| L10        | 8.00'  | N07°45'44"E |
| L11        | 15.48' | S82°14'16"E |
| L12        | 50.00' | N07°45'44"E |
| L13        | 15.48' | N82°14'16"W |
| L14        | 88.34' | N58°51'43"E |
| L15        | 17.27' | S07°45'44"W |
| L16        | 37.88' | N07°45'44"E |
| L17        | 87.75' | S43°49'08"E |
| L18        | 7.51'  | N82°14'16"W |
| L19        | 50.00' | S07°45'44"W |

| Line Table |         |             |
|------------|---------|-------------|
| Line #     | Length  | Direction   |
| L20        | 7.51'   | S82°14'16"E |
| L21        | 34.41'  | S09°46'53"W |
| L22        | 110.00' | N80°13'07"W |
| L23        | 24.41'  | N09°46'53"E |
| L24        | 50.00'  | N80°13'07"W |
| L25        | 7.35'   | S09°46'53"W |
| L26        | 123.47' | S80°13'07"E |
| L27        | 17.20'  | N18°55'05"W |
| L28        | 50.00'  | N07°43'52"W |
| L29        | 34.42'  | N12°05'23"W |
| L30        | 80.01'  | N00°22'44"W |
| L31        | 50.00'  | N89°54'07"E |
| L32        | 24.86'  | S75°25'42"E |
| L33        | 15.98'  | S75°25'42"E |
| L34        | 108.06' | N77°09'39"E |
| L35        | 15.90'  | N06°31'24"E |
| L36        | 31.91'  | N77°09'39"E |
| L37        | 16.14'  | N77°09'39"E |
| L38        | 60.01'  | N77°09'39"E |

The logo for the City of Hutto, featuring a large red 'H' with a blue star integrated into its upper right, followed by the word 'UTTO' in red, and 'CITY OF' in white on a blue background.

36.60 ACRES OUT OF THE  
WILLIAM GATLIN SURVEY  
ABSTRACT No. 271

PAGE 3 OF 5

LEGAL DESCRIPTION:

BEING A 36.60 ACRES TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF AND A PART OF A CALLED 167.461 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND RECORDED IN DOCUMENT NUMBER 2018105406 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); SAID 36.60 ACRE OF LAND, HEREINAFTER DESIGNATED BY PARTS 1, 2, 3 AND 4 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 - 11.70 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the west right-of-way line of Bridges at Cross Creek Blvd (69' ROW) as dedicated by Cross Creek Subdivision Phase 1, a legal subdivision according to the plat of record in Document Number 2019075999 of said O.P.R.W.C.T., for the southeast corner hereof;

THENCE into and across said 167.461 acres tract, the following five (5) courses and distances:

1. N82°14'16"W a distance of 189.00 feet to a calculated point,
2. S07°45'44"W a distance of 17.27 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. N82°14'16"W a distance of 470.76 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. N07°45'44"E a distance of 37.88 feet to a calculated point,
5. N82°14'16"W a distance of 180.60 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the west line of said 167.461 acres tract, same being the east line of a called 4.4485 acres tract described in a General Warranty Deed to the City of Hutto and recorded in Document Number 2003018508 of said O.P.R.W.C.T., for the southwest corner hereof;

THENCE with said west line of the 167.461 acres tract, same being said east line of the 4.4485 acres tract, N06°31'24"E a distance of 542.30 feet to a 1/2-inch iron rod found in the east line of a called 14.463 acres tract described in a Special Warranty Deed and Quitclaim to the City of Hutto and recorded in Document Number 2010009249 of said O.P.R.W.C.T., same being the northeast corner of said 4.4485 acres tract and the northwest corner of said 167.461 tract for the northwest corner hereof;

THENCE with said east line of the 14.463 acres tract, same being the north line of said 167.461 tract, N77°09'39"E a distance of 105.46 feet to a fence post found in the south right-of-way line of County Road 199 (CR 199), a variable width right-of-way (no recording found) for an angle point in the north line of said 11.70 acres tract and this tract;

CONTINUING with said north line of the 167.461 acres tract, same being said south right-of-way line of CR 199, S82°37'57"E a distance of 684.64 feet, to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said west right-of-way line of Bridges at Cross Creek Blvd, for the northeast corner hereof;

THENCE with said west right-of-way line of Bridges at Cross Creek Blvd, the following eight (8) courses and distances:

1. S43°49'08"E a distance of 87.75 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. S07°45'44"W a distance of 387.35 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S52°45'44"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. N82°14'16"W a distance of 7.51 feet to a calculated point,
5. S07°45'44"W a distance of 50.00 feet to a calculated point,
6. S82°14'16"E a distance of 7.51 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S37°14'16"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. S07°45'44"W a distance of 92.73 feet to said POINT OF BEGINNING and containing 11.70 acres.

PART 2 - 9.97 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the east right-of-way line of said Bridges at Cross Creek Blvd, for the southwest corner hereof;

THENCE with said east right-of-way line of Bridges at Cross Creek Blvd (69' ROW), the following seven (7) courses and distances:

1. N07°45'44"E a distance of 102.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N52°45'44"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. S82°14'16"E a distance of 15.48 feet to a calculated point,
4. N07°45'44"E a distance of 50.00 feet to a calculated point,
5. N82°14'16"W a distance of 15.48 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N37°14'16"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. N07°45'44"E a distance of 387.83 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. N58°51'43"E a distance of 88.34 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said south right-of-way line of CR 199, same being said north line of the 167.461 acres tract, for the northwest corner hereof;

THENCE with said south right-of-way line of CR 199, and said north line of the 167.461 acres tract, S82°37'57"E a distance of 644.24 feet, to the 1/2-inch iron rod with plastic cap stamped "BASELINE INC." found in said south right-of-way line of CR 199, same being the northeast corner of said 167.461 acres tract, and the northwest corner of a called 46.14 acres tract described in a Special Warranty Deed to Leschber Investments, LP and recorded in Document Number 2010007503 of said O.P.R.W.C.T., for the northeast corner hereof;

THENCE with the east line of said 167.461 acres tract, same being the west line of said 46.14 acres tract, S07°45'44"W a distance of 590.87 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for the southeast corner hereof;

THENCE into and across said 167.461 acres tract, the following five (5) courses and distances:

1. N82°14'16"W a distance of 188.98 feet to a calculated point,
2. S07°45'44"W a distance of 36.87 feet to 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. N82°14'16"W a distance of 335.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. N07°45'44"E a distance of 8.00 feet to a calculated point,
5. N82°14'16"W a distance of 189.00 feet to said POINT OF BEGINNING and containing 9.97 acres.

PART 3 - 5.85 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the north right-of-way line of Autumn Leaf Road (50' ROW) as dedicated by Cross Creek Subdivision Phase 1, a legal subdivision according to the plat of record in Document Number 2019075999 of said O.P.R.W.C.T., same being the southwest corner of Lot 14, Block N, said Cross Creek Subdivision Phase 1, for the southeast corner hereof;

THENCE with said north right-of-way line of Autumn Leaf Road, the following two (2) courses and distances:

1. N80°13'07"W a distance of 110.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N35°13'07"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the east right-of-way line of Windy Reed Road (50' ROW) as dedicated by said Cross Creek Subdivision Phase 1;

THENCE with said east right-of-way line of Windy Reed Road, N09°46'53"E a distance of 24.41 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set;

THENCE across said Windy Reed Road, N80°13'07"W a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the west right-of-way line of said Windy Reed Road;

THENCE with said west right-of-way line of Windy Reed Road, S09°46'53"W a distance of 7.35 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the northeast corner of Lot 84, Block A, said Cross Creek Subdivision Phase 1;

THENCE with the north line of said Lot 84, Block A, N80°13'07"W a distance of 123.47 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the east line of Lot 134, Block A, said Cross Creek Subdivision Phase 1, same being the northwest corner of said Lot 84, Block A, for the southwest corner hereof;

THENCE with said east line of Lot 134, Block A, and the west line of said 5.85 acres tract, the following nine (9) courses and distances:

1. N18°57'05"E a distance of 17.20 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. N02°05'25"E a distance of 134.58 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. N07°43'52"W a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. N12°05'23"W a distance of 34.42 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
5. N42°55'53"W a distance of 74.54 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. N00°22'44"W a distance of 80.41 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. N43°57'48"W a distance of 135.25 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. N14°15'03"W a distance of 143.65 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
9. N09°26'53"W a distance of 153.06 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the southwest corner of Lot 70, Block A, said Cross Creek Subdivision Phase 1, for the northwest corner hereof;

THENCE with the south line of said Lot 70, Block A, N85°35'20"E a distance of 152.98 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the beginning of a curve to the left, same being in said west right-of-way line of Windy Reed Road;

THENCE with said west right-of-way line of Windy Reed Road, the following two (2) courses and distances:

1. with the arc of a curve to the left a distance of 33.66 feet, said curve having a radius of 61.00 feet, a central angle of 31°36'46", and a chord bearing S29°39'10"E a distance of 33.23 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. with the arc of a curve to the right a distance of 19.00 feet, said curve having a radius of 24.00 feet, a central angle of 45°21'40", and a chord bearing S22°46'43"E a distance of 18.51 feet to a calculated point;

THENCE across said Windy Reed Road, N89°54°07"E a distance of 50.00 feet to a calculated point in said east right-of-way line of Windy Reed Road;

THENCE with said east right-of-way line of Windy Reed Road, the following two (2) courses and distances:

1. with the arc of a curve to the right a distance of 29.38 feet, said curve having a radius of 475.00 feet, a central angle of 03°32'37", and a chord bearing N01°40'26"E a distance of 29.37 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. with the arc of a curve to the right a distance of 16.46 feet, said curve having a radius of 10.00 feet, a central angle of 94°19'00", and a chord bearing N50°36'14"E a distance of 14.66 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the south right-of-way line of Waterway Avenue (50' ROW) as dedicated by said Cross Creek Subdivision Phase 1;

THENCE with said south right-of-way line of Waterway Avenue, S82°14'16"E a distance of 109.56 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the northwest corner of Lot 26, Block N, said Cross Creek Subdivision Phase 1, for the northeast corner hereof;

THENCE in part with the west line of said Lot 26 and in part with the west line of Lot 25 of said Block N with the arc of a curve to the left a distance of 176.97 feet, said curve having a radius of 355.00 feet, a central angle of 28°33'47", and a chord bearing S10°33'27"E a distance of 175.15 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set;

THENCE in part with said west line of Lot 25 and in part with the west line of Lots 24, 23 and 22 of said Block N, S24°50'20"E a distance of 130.24 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set;

THENCE in part with said west line of Lot 22 and in part with the west line of Lots 21, 20, 19, 18, 17, 16, 15 and 14 of said Block N with the arc of a curve to the right a distance of 510.58 feet, said curve having a radius of 845.00 feet, a central angle of 34°37'13", and a chord bearing S07°31'43"E a distance of 502.85 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set;

THENCE with said west line of Lot 14, S09°46'53"W a distance of 34.41 feet to said POINT OF BEGINNING and containing 5.85 acres.

PART 4 - 9.08 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said west right-of-way line of Bridges at Cross Creek Blvd, same being in said east line of Lot 134, Block A, for the south corner hereof;

THENCE with said east line of Lot 134, Block A, the following thirteen (13) courses and distances:

1. N81°55'49"W a distance of 168.49 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. N29°37'28"W a distance of 71.09 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. N76°36'56"W a distance of 29.13 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,

4. N88°54'27"W a distance of 80.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
5. N46°46'09"W a distance of 84.49 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. N42°35'21"W a distance of 79.89 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. N49°58'30"W a distance of 75.46 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. N43°49'30"W a distance of 75.36 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
9. N36°58'58"W a distance of 73.02 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
10. N49°59'30"W a distance of 62.39 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
11. N70°41'38"W a distance of 75.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
12. N37°22'13"W a distance of 68.69 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
13. N11°10'24"W a distance of 31.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the southwest corner of Lot 105, Block A, Cross Creek Subdivision Phase 1, for the northwest corner hereof;

THENCE with the south line of said Lot 105, N55°55'15"E a distance of 175.72 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said west right-of-way line of Windy Reed Road, same being the southeast corner of said Lot 105;

THENCE with said west right-of-way line of Windy Reed Road, S34°04'45"E a distance of 57.54 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set;

THENCE across said Windy Reed Road, N55°55'15"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said east right-of-way line of Windy Reed Road, same being the west line of Lot 1, Block V, said Cross Creek Subdivision Phase 1;

THENCE with said east right-of-way line of Windy Reed Road, same being said west line of Lot 1, Block V, the following two (2) courses and distances:

1. N34°04'45"W a distance of 20.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N10°55'15"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the south right-of-way line of Golden Plains Parkway (50' ROW) as dedicated by said Cross Creek Subdivision Phase 1;

THENCE with said south right-of-way line of Golden Plains Parkway, same being the north line of said Lot 1 and the north line of Lot 14, said Block V, N55°55'15"E a distance of 220.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set;

THENCE with said south right-of-way line of Golden Plains Parkway, the following three (3) courses and distances:

1. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S79°04'45"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the northeast corner of said Lot 14, Block V,
2. S34°04'45"E a distance of 4.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the east line of said Lot 14, Block V,
3. N55°55'15"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the west line of Lot 129, Block A, said Cross Creek Subdivision Phase 1;

THENCE in part with said west line of Lot 129, Block A, in part with the south line of said Lot 129 and south line of Lots 130, 131, 132 and 133 of said Block A, the following three (3) courses and distances:

1. S34°04'45"E a distance of 106.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the southwest corner of said Lot 129,
2. N55°55'15"E a distance of 130.68 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the southeast corner of said Lot 130,
3. S86°11'53"E a distance of 171.59 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said west line of Bridges at Cross Creek Blvd, same being the southeast corner of said Lot 133, for the northeast corner hereof;

THENCE with said west line of Bridges at Cross Creek Blvd, with the arc of a curve to the right a distance of 571.98 feet, said curve having a radius of 1965.50 feet, a central angle of 16°40'25", and a chord bearing S00°43'48"W a distance of 569.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the northeast corner of Lot 119, Block A said Cross Creek Subdivision Phase 1;

THENCE in part with the north line of said Lot 119 and in part with the west and the south line of said Lot 119, the following three (3) courses and distances:

1. N62°47°01"W a distance of 127.31 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the northwest corner of said Lot 119,
2. with the arc of a curve to the right a distance of 25.18 feet, said curve having a radius of 61.00 feet, a central angle of 23°38'58", and a chord bearing S27°12'59"W a distance of 25.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the southwest corner of said Lot 119,
3. S62°47°01"E a distance of 135.32 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said west line of Bridges at Cross Creek Blvd, same being the southeast corner of said Lot 119;

THENCE with said west line of Bridges at Cross Creek Blvd, the following three (3) courses and distances:

1. with the arc of a curve to the right a distance of 62.38 feet, said curve having a radius of 1965.50 feet, a central angle of 01°49'07", and a chord bearing S10°44'29"W a distance of 62.38 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. S11°39'02"W a distance of 68.38 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. with the arc of a curve to the left a distance of 27.55 feet, said curve having a radius of 554.00 feet, a central angle of 02°50'59", and a chord bearing S10°13'33"W a distance of 27.55 feet to said POINT OF BEGINNING and containing 9.08 acres.

|        |             |
|--------|-------------|
| PART 1 | 11.70 ACRES |
| PART 2 | 9.97 ACRES  |
| PART 3 | 5.85 ACRES  |
| PART 4 | 9.08 ACRES  |
| TOTAL  | 36.60 ACRES |



FINAL PLAT OF  
CROSS CREEK SUBDIVISION  
PHASES 3 AND 4

36.60 ACRES OUT OF THE  
WILLIAM GATLIN SURVEY  
ABSTRACT No. 271

Received 06/10/2020



PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL IN CONFORMANCE WITH THE CROSS CREEK PLANNED UNIT DEVELOPMENT (PUD).
3. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET SIDE PROPERTY LINES.
5. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION. WITH THE FOLLOWING EXCEPTION: CARL STERN DRIVE WILL BE PROVIDED WITH AN 8' SIDEWALK ON THE NORTH SIDE OF THE STREET.
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. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
10. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
11. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE, DECEMBER 20, 2019, FOR WILLIAMSON COUNTY.
12. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:  
WATER: CITY OF HUTTTO  
WASTEWATER: CITY OF HUTTO  
ELECTRIC: ONCOR  
NATURAL GAS: ATMOS ENERGY  
PHONE/CABLE: SPECTRUM BUSINESS & CENTURYLINK
13. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE-FAMILY USE, UNLESS OTHERWISE SPECIFIED.
14. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
15. BLOCK A, LOT 21 GREENLINK/WATER EASEMENT; BLOCK A, LOT 116 GREENLINK/DRAINAGE EASEMENT; BLOCK A, LOT 135 OPEN SPACE/PUE; BLOCK H, LOT 64 OPEN SPACE/PUE; AND ALL LANDSCAPING WITHIN RIGHT-OF-WAY OF BRIDGES OF CROSS CREEK BOULEVARD SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE CROSS CREEK PLANNED UNIT DEVELOPMENT (PUD).
17. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
18. AS SPECIFIED IN THE 2018 IFC SEC. D103.6.2, FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
19. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 50%. THE FOLLOWING BLOCK AND LOT NUMBERS SHALL BE ALLOWED 60% IMPERVIOUS COVER PER LOT: BLOCK B, LOTS 2-9 AND 12-19; AND BLOCK C, LOTS 2-9.

CITY OF HUTTO DEVELOPMENT SERVICES:  
500 W. LIVE OAK STREET  
HUTTO, TX 78634  
512-759-3479

WATER AND WASTEWATER SERVICE:  
CITY OF HUTTO ENGINEERING  
500 W. LIVE OAK STREET  
HUTTO, TX 78634  
CONTACT: SAMUEL T. RAY, P.E.  
512-759-5989

FIRE DEPARTMENT:  
WILLIAMSON COUNTY ESD#3  
210 U.S. 79 EAST  
HUTTO, TEXAS 78634  
512-759-2616

ELECTRIC SERVICE:  
ONCOR  
350 TEXAS AVENUE  
ROUND ROCK, TEXAS 78664  
CONTACT: WILSON GIRALDO  
512-244-5670

GAS SERVICE:  
ATMOS ENERGY  
CONTACT: MARTIN PEREZ  
512-415-8426

TV CABLE SERVICE:  
SPECTRUM BUSINESS  
(FORMERLY TIME WARNER CABLE)  
CONTACT: CHRIS TERHEUN  
205-602-6792

TV CABLE SERVICE:  
CENTURYLINK  
CONTACT: MORGONE MISSOURI  
281-560-6013

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

THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT CERTAIN 36.60 ACRES TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A CALLED 167.461 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018105406 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS 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 PUBLIC THE STREETS, RIGHT-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON.

THIS SUBDIVISION IS TO BE KNOWN AS "CROSS CREEK SUBDIVISION PHASES 3 and 4"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY:  
MATTHEW SCRIVENER, LAND DEVELOPMENT VICE PRESIDENT  
MERITAGE HOMES OF TEXAS, LLC  
8920 BUSINESS PARK DRIVE, SUITE 350  
AUSTIN, TX 78759

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY, MATTHEW SCRIVENER, LAND DEVELOPMENT VICE PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC,  
WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC, THE STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

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

I, DAN H. CLARK, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND AND SEAL AT AUSTIN, WILLIAMSON COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

PRELIMINARY FOR REVIEW ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE 06/08/2020

DAN H. CLARK  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6011  
STATE OF TEXAS  
HALFF ASSOCIATES, INC.  
TBPELS SURVEYING, FIRM #10029607  
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125  
AUSTIN, TEXAS 78729

PHASE SUMMARY TABLE

| PHASE   | LOTS PER PHASE | 45' LOTS | 50' LOTS | 60' LOTS | TOTAL SINGLE FAMILY LOTS | OPEN SPACE LOTS | GREENLINK LOTS | PARK LAND LOTS | ACREAGE PER PHASE |
|---------|----------------|----------|----------|----------|--------------------------|-----------------|----------------|----------------|-------------------|
| PHASE 3 | 110            | 66       | 41       | 0        | 107                      | 2               | 1              | 0              | 14.93             |
| PHASE 4 | 62             | 0        | 17       | 44       | 61                       | 0               | 1              | 0              | 21.67             |
| TOTAL   | 172            | 66       | 58       | 44       | 168                      | 2               | 2              | 0              | 36.60             |

BUILDING SETBACKS

|                           | FRONT     | GARAGE DOOR | SIDE  | SIDE STREET | REAR   | BUILDING HEIGHT      |
|---------------------------|-----------|-------------|-------|-------------|--------|----------------------|
| TYPICAL LOT (50'+ LOT)    | 20 FT.    | 25 FT.      | 5 FT. | 15 FT.      | 10 FT. | 35 FT. / 2.5 STORIES |
| TYPICAL LOT (45'-49' LOT) | 20 FT.    | 25 FT.      | 5 FT. | 10 FT.      | 10 FT. | 35 FT. / 2.5 STORIES |
| CUL-DE-SAC OR BULB LOT    | 15 FT.    | 20 FT.      | 5 FT. | 10 FT.      | 5 FT.  | 35 FT. / 2.5 STORIES |
| ACCESSORY BUILDING        | *SEE NOTE | *SEE NOTE   | 5 FT. | 15 FT.      | 5 FT.  | 15 FT.               |

\* ACCESSORY BUILDINGS ARE PROHIBITED BETWEEN THE FRONT BUILDING WALL OF THE PRIMARY STRUCTURE AND THE PUBLIC RIGHT OF WAY.

\* DETACHED GARAGES NEED TO MAINTAIN THE 25-FOOT FRONT YARD GARAGE DOOR SETBACK.

1. ACCESSORY STRUCTURES MUST BE PLACED AT LEAST 10 FT. OR A LESSER OR GREATER DISTANCE EQUIVALENT TO THEIR HEIGHT FROM PRIMARY STRUCTURES ON A SITE.

2. PRIMARY STRUCTURE MUST BE ORIENTED WHERE THE FRONT FACADE IS PARALLEL TO AND FACING THE STREET AS MUCH AS POSSIBLE, AND NOT ANOTHER DWELLING ON AN ADJACENT LOT. ON CORNER LOTS, HOUSES MAY FACE THE CORNER OR EITHER FRONTING STREET. THIS IS IN ACCORDANCE TO SECTION 10.404.2.2 BUILDING ORIENTATION IN CHAPTER 4 SITE DESIGN STANDARDS OF THE UDC.

3. BUILDING PERMITTING DOES NOT APPLY TO ACCESSORY STRUCTURES NO MORE THAN 200 SQ. FT.

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

A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE, DECEMBER 20, 2019, FOR WILLIAMSON COUNTY.

I NICHOLAS P. LESCHKE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

PRELIMINARY FOR REVIEW ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE 06/08/2020

NICHOLAS P. LESCHKE, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 130255  
STATE OF TEXAS  
HALFF ASSOCIATES, INC.  
TBPELS ENGINEERING, FIRM #312  
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125  
AUSTIN, TEXAS 78729-1102

STREET NAMES APPROVED

WILLIAMSON COUNTY ADDRESSING COORDINATOR DATE

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 CITY LIMITS OF THE CITY OF HUTTO, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ASHLEY LUMPKIN, AICP, EXECUTIVE DIRECTOR 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 06/10/2020



HALFF ASSOCIATES, INC.  
9500 AMBERGLEN BLVD., BLDG. F, SUITE 125  
AUSTIN, TEXAS 78729  
TBPELS SURVEYING, FIRM #10029607  
TBPELS ENGINEERING FIRM #F-312  
TEL (512) 777-4660  
FAX (512) 252-8141

FINAL PLAT OF  
CROSS CREEK SUBDIVISION  
PHASES 3 AND 4

36.60 ACRES OUT OF THE  
WILLIAM GATLIN SURVEY  
ABSTRACT No. 271

PAGE 5 OF 5

## Planning and Zoning Commission

# AGENDA ITEM REPORT



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**To:** Planning and Zoning Commission

**Subject:** Consideration and possible recommendation on the proposed North Town Commons Lot 7 Block A Final Plat, 1.04 acres, more or less, of land, one commercial lot, located on Limmer Loop at FM 1660 North.

**Meeting:** Planning and Zoning Commission - 07 Jul 2020

**Department:** Development Services

**Staff Contact:** Ashby Grundman

### BACKGROUND INFORMATION:

The proposed North Town Commons Lot 7 Block A Final Plat consists of 1.04 acres of land, and one commercial lot.

### Current Zoning:

The subject property is zoned PUD with a base zoning of Light Industrial or Commercial.

### Surrounding Zoning:

**North:** ETJ

**East:** ETJ

**South:** Single-Family Residential (SF-1)

**West:** Cross Creek PUD (SF-1)

### Summary of Request:

The proposed Final Plat is comprised of One commercial lot with access to Limmer Loop via a shared access easement with the adjacent properties. No new access to Limmer Loop will happen with this plat.

**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:**

[NTCLot7BlkAFP-U1-Plat\(7-2-20\)](#)

**NOTES**

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM WITH CITY OF HUTTO UNIFIED DEVELOPMENT CODE, AS AMENDED, OR WITH THE APPROVED PUD. THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING REGULATIONS:  
PLANNED UNIT DEVELOPMENT (PUD) ZONING ORDINANCE NO. 08-019-00 AS RECORDED IN DOC. 2009027013 OF OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.  
RESTRICTIVE COVENANTS AS RECORDED IN DOC. 2008004882 OF OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, DATED 1-17-2008.
3. A 10' P.U.E. IS DEDICATED ALONG EACH SIDE OF ALL REAR LOT LINES.
4. A 10' P.U.E. ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES IS HEREBY DEDICATED.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE CITY OF HUTTO UDC REQUIREMENTS.
7. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
8. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
9. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF HUTTO, WASTEWATER: CITY OF HUTTO, AND ELECTRIC: ONCOR.
10. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0520F, 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-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2-INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
12. ON-SITE STORMWATER DETENTION FACILITIES SHALL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25, AND 100-YEAR STORM EVENTS.
13. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 85%.
14. ALL COMMON WASTEWATER, DRIVEWAY, AND DRAINAGE FACILITIES LOCATED WITHIN THIS SUBDIVISION SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION AS RECORDED IN DOCUMENT NO. 2018109821 OF O.P.R.W.C.
15. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

**FIELD NOTES**

BEING 1.04 ACRE TRACT OF LAND LOCATED IN THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, AND JOSIAS B. BEALLE SURVEY, ABSTRACT 97 IN WILLIAMSON COUNTY, TEXAS. SAID 1.04 ACRE TRACT OF LAND BEING OUT OF THE REMAINDER OF A CALLED 28.449 ACRE TRACT OF LAND RECORDED IN THE NAME OF NORTH TOWN COMMONS, LLC IN DOCUMENT NUMBER (DOC.) 2007062953 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.). SAID 1.04 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS (BEARINGS AND DISTANCES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS).

BEGINNING AT AN IRON ROD FOUND WITH "VARA" CAP FOR AN ELL. CORNER OF SAID 28.449 ACRE TRACT, BEING THE NORTHWEST CORNER OF LOT 28, BLOCK A, MAGER MEADOWS SUBDIVISION, PHASE 3 AS RECORDED IN DOC. NO. 201911385 OF O.P.R.W.C., ALSO BEING ON THE EAST LINE OF AN 11.10 ACRE TRACT CONVEYED TO JERRY & HILDA ROZNOVAK AS RECORDED IN VOLUME 443 PAGE 472 OF DEED RECORDS OF WILLIAMSON COUNTY (D.R.W.C.) OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTH SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE, N 75°09'09" E, TRAVELING ALONG THE COMMON LINE OF SAID REMAINDER OF 28.449 ACRE TRACT AND SAID ROZNOVAK TRACT, A DISTANCE OF 19.25 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID ROZNOVAK TRACT.

THENCE, N 82°02'20" W, TRAVELING ALONG THE SOUTH LINE OF SAID REMAINDER OF 28.449 ACRE TRACT AND NORTH LINE OF SAID ROZNOVAK TRACT, A DISTANCE OF 69.33 FEET TO AN IRON ROD SET WITH "HEEL LEE" CAP FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE, N 71°18'32" E, TRAVERSING THE INTERIOR OF SAID REMAINDER OF 28.449 ACRE TRACT, A DISTANCE OF 279.47 FEET TO AN IRON ROD FOUND WITH "HEEL LEE" CAP FOR THE SOUTHWEST CORNER OF LOT 6, BLOCK A, NORTH TOWN COMMONS, AS RECORDED IN DOC. NO. 201810645 OF O.P.R.W.C., ALSO BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE, S 82°41'28" E, TRAVELING ALONG A NORTH LINE OF SAID REMAINDER OF 28.449 ACRE TRACT AND SOUTH LINE OF SAID LOT 6, A DISTANCE OF 156.00 FEET TO AN "X" MARK IN CONCRETE DRIVE ON THE WEST LINE OF SAID LOT 8 FOR THE SOUTHEAST CORNER OF SAID LOT 6, BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE, S 77°18'32" W, TRAVELING ALONG A EAST LINE OF SAID REMAINDER OF 28.449 ACRE TRACT AND WEST LINE OF LOT 8, BLOCK A, OF NORTH TOWN COMMONS SUBDIVISION CONVEYED TO LONGHORN AND REAL ESTATE VENTURES, LLC, AS RECORDED IN DOC. NO. 201814308 OF O.P.R.W.C., A DISTANCE OF 300.45 FEET TO AN IRON ROD FOUND WITH "HEEL LEE" CAP ON THE SOUTH LINE OF SAID REMAINDER OF 28.449 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 8, ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE, N 82°03'37" W, TRAVELING ALONG THE SOUTH LINE OF SAID REMAINDER OF 28.449 ACRE TRACT AND NORTH LINE OF SAID LOT 28, BLOCK A, OF MAGER MEADOWS, PHASE 3, A DISTANCE OF 86.86 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.04 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

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

CHIEN Y. LEE, P.E., R.P.L.S., AICP  
HEJL, LEE & ASSOCIATES, INC.  
206 TAYLOR STREET, HUTTO, TX 78634 (512) 642-3292

7-1-2020



STATE OF TEXAS  
COUNTY OF WILLIAMSON  
I, CHIEN Y. LEE, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE FOUND AND/OR PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE APPLICABLE CODES AND ORDINANCES OF THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS.

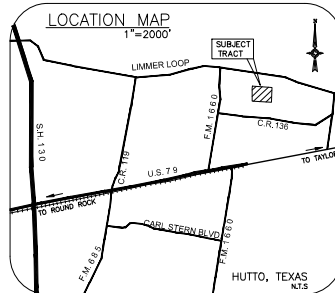
CHIEN Y. LEE, P.E., R.P.L.S., AICP  
HEJL, LEE & ASSOCIATES, INC.  
206 TAYLOR STREET, HUTTO, TX 78634 (512) 642-3292

7-1-2020



HJA PROJECT SP1718-17 CHIEN  
UPDATED: 7-1-2020  
LOT 7 FINAL PLAT 2020-07-01-DWG

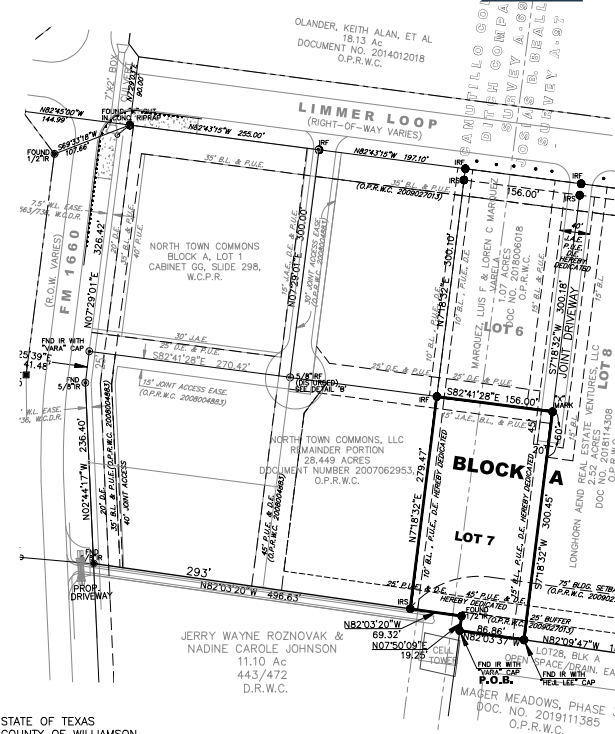
## FINAL PLAT LOT 7, BLOCK A, NORTH TOWN COMMONS IN THE CITY OF HUTTO, WILLIAMSON COUNTY

**LEGEND**

- FOUND IRON ROD (UNLESS OTHERWISE NOTED)
- SET IRON ROD (UNLESS OTHERWISE NOTED)
- ▲ CALCULATED POINT
- ▲ JOINT ACCESS EASEMENT
- ▲ PUBLIC UTILITY EASEMENT
- ▲ DRAINAGE EASEMENT
- BUILDING SETBACK LINE
- POINT OF BEGINNING
- OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
- PROPOSED SIDEWALK

NO. OF LOT: 1  
ACREAGE: 1.04 ACRES  
MIN. FINISHED FLOOR ELEV. 674.0'

Received 07/02/2020



COUNTY OF WILLIAMSON

KNOW ALL MAN BY THESE PRESENTS:

STATE OF TEXAS  
WE, BOB CASTLE, WILLIAM RANDALL RUSS & KYLE RADAR, BEING OWNERS OF NORTH TOWN COMMONS, LLC, OWNS THE REMAINDER OF 28.449 ACRE TRACT OF LAND AS RECORDED IN DOCUMENT NO. 2007062953 OF OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY SUBDIVIDE 1.04 ACRES OUT OF SAID REMAINDER OF 28.449 ACRE TRACT TO BE KNOWN AS LOT 7, BLOCK A, NORTH TOWN COMMONS AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE USE OF THE STREETS, ALLEYS, EASEMENTS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

BOB CASTLE \_\_\_\_\_ WILLIAM RANDALL RUSS \_\_\_\_\_ KYLE RADAR \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WILLIAMSON  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BOB CASTLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WILLIAMSON  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM RANDALL RUSS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WILLIAMSON  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYLE RADAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVAL:  
PASSED AND APPROVED BY THE CITY COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020 A.D. AND AUTHORIZE TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DOUG GAUL, MAYOR \_\_\_\_\_ DATE \_\_\_\_\_ HOLLY NAGY, CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WILLIAMSON  
I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, 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

**HEJL, LEE & ASSOCIATES, INC.**

ENGINEERING • SURVEYING • PLANNING  
206 TAYLOR STREET, HUTTO, TX 78634  
PH. (512) 642-3292  
TBPLS FIRM NO. F-755 TBPLS FIRM NO. 10058500