

City of Hutto



Agenda

Planning and Zoning Commission Meeting

Tuesday, May 5, 2020 at 7:00 PM

City Council Chambers

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

Page

1. CALL MEETING TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

3.1. Remarks from visitors. *(Three minute time limit.)*

4. PUBLIC HEARINGS

5. AGENDA ITEMS

5.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on March 3, 2020.

4 - 7

[Agenda Item Report - AIR-19-270 - Pdf](#)

- 5.2. Consideration and possible recommendation on the proposed Durango Farms Phase 1 Final Plat, 72.391 acres, more or less, of land, 138 residential lots, one multifamily lot, and one commercial lot, located on FM 1660 North at Mager Lane. 8 - 14

[Agenda Item Report - AIR-20-155 - Pdf](#)

- 5.3. Consideration and possible recommendation on the proposed Commercial Development 1660 South, Hutto (Phase I) Lot 1A Amended Plat, 0.92 acres, more or less, of land, 1 commercial lot, located on FM 1660 South. 15 - 17

[Agenda Item Report - AIR-20-114 - Pdf](#)

- 5.4. Consideration and possible recommendation on the proposed Legends of Hutto Phase Two Lot 1A, Block J Amended Plat, 3.25 acres, more or less, of land, one drainage easement and public utility easement lot, located on FM 1660 South. 18 - 21

[Agenda Item Report - AIR-20-115 - Pdf](#)

- 5.5. Consideration and possible recommendation on the proposed Brooklands Section Four Final Plat, 15.7896 acres, more or less, of land, 88 residential lots, located at Swindoll Lane at Brooklands Boulevard. 22 - 26

[Agenda Item Report - AIR-20-064 - Pdf](#)

- 5.6. Consideration and possible recommendation on the proposed Hutto Crossing Phase 4 Section 12 Final Plat, 12.25 acres, more or less, of land, one commercial lot, located at Carl Stern Drive at Cyril Drive. 27 - 30

[Agenda Item Report - AIR-20-153 - Pdf](#)

- 5.7. Consideration and possible recommendation on the proposed Mustang Creek Phase 4 Final Plat, 27.290 acres, more or less, of land, 107 residential lots, located on FM 1660 North. 31 - 36

[Agenda Item Report - AIR-20-136 - Pdf](#)

- 5.8. Consideration of a public hearing and possible recommendation on the proposed Highlands North Revised Preliminary Plat, 204.298 acres, more or less, of land, 480 residential lots, located at CR 132 and CR 133.

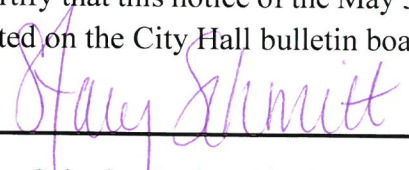
[Agenda Item Report - AIR-20-049 - Pdf](#)

- 5.9. Consideration and possible recommendation on the proposed Highlands North Section 2 Final Plat, 41.056 acres, more or less, of land, 117 residential lots, located at CR 132 and Panico Road.

[Agenda Item Report - AIR-20-102 - Pdf](#)

6. DEVELOPMENT SERVICES DIRECTOR REPORT
7. ADJOURNMENT
8. CERTIFICATION

I certify that this notice of the May 5, 2020 Planning & Zoning Commission meeting was posted on the City Hall bulletin board of the City of Hutto on April 29, 2020 at 5:00pm.



Stacy Schmitt, Acting 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's office at (512) 758-4939 or stacy.schmitt@huttox.gov for assistance.



Planning and Zoning Commission

AGENDA ITEM REPORT



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 March 3, 2020.

Meeting: Planning and Zoning Commission - 05 May 2020

Department: Development Services

Staff Contact: Angel Kavanaugh

ATTACHMENTS:

[Planning and Zoning Commission - 03 Mar 2020](#)



MINUTES Planning and Zoning Commission Meeting

7:00 PM - Tuesday, March 3, 2020
City Council Chambers

1 CALL MEETING TO ORDER

Chair Tony Wertz called meeting to order at 7:00 pm.

2 ROLL CALL

Members of the Planning and Zoning Commission present were Chair Tony Wertz, Vice Chair Richard Hudson, Commissioner Randal Clark, Commissioner Kyle Lovinggood, Commissioner John Klein, Commissioner Susanna Boyer and Commissioner Davey Robinson.

Member of the City of Hutto Staff present were Ashley Lumpkin, Executive Director of Infrastructure and Development, Ashby Grundman, Director of Development Services, Angel Kavanaugh, Management Assistant and Samuel Ray, City Engineer.

3 PUBLIC COMMENT

A. *Remarks from visitors. (Three minute time limit.)*

Lucas Evans 3750 CR 132 Spoke of Cottonwood Creek -The destruction of farming land and trees were the focus of his remarks, Wants to be present to tag trees prior to them being cut down.

4 AGENDA ITEMS

A. *Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on February 4, 2020.*

A motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on February 4, 2020 as written was made by Commissioner Susanna Boyer and seconded by Commissioner Rick Hudson. Motion passed 7 Ayes to 0 Nays.

B. *Consideration and possible recommendation on the proposed Wilco Ranch Phase1 Final Plat, 15.628 acres, more or less, of land, 80 residential lots, located at Limmer Loop and CR 119.*

A motion to accept staff recommendation on the proposed Wilco Ranch Phase1 Final Plat, 15.628 acres, more or less, of land, 80 residential lots, located at Limmer Loop and CR 119 as written was made by Commissioner Randal Clark and seconded by Commissioner Davey Robinson. Commissioner John Klein asked for a link to be added to see Development Agreements on agenda items. Motion Passed 7 Ayes to 0 Nays.

C. *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 postpone 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 per applicant request was made by Commissioner Davey Robinson and seconded by Commissioner Kyle Lovinggood. Motion passed 7 Ayes to 0 Nays.

D. *Consideration and possible recommendation on the proposed Mustang Creek Phase 3 Final Plat, 18.568 acres, more or less, of land, 90 residential lots, located on FM 1660 North.*

Ashby Grundman presented and Commissioners questioned if 1660 would be widened, was advised that TxDot was looking at adding turn lanes and another possible road for additional access. Commissioner Randal Clark made a motion to accept staff recommendation on the proposed Mustang Creek Phase 3 Final Plat, 18.568 acres, more or less, of land, 90 residential lots, located on FM 1660 North as written, seconded by Commissioner Susanna Boyer. Motion Passed 7 Ayes to 0 Nays.

5 DEVELOPMENT SERVICES DIRECTOR REPORT

Ashby Grundman introduced Councilmember Peter Gordon who will be sitting in on Planning and Zoning meetings for a few months.

Commissioner Davey Robinson asked about possible login to computers to save on printing of the packets, commissioner Tony Wertz asked on status of notification signs.

6 ADJOURNMENT

Having no further business Chair Tony Wertz adjourned at 7:30 pm.

Chair, Tony Wertz

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration and possible recommendation on the proposed Durango Farms Phase 1 Final Plat, 72.391 acres, more or less, of land, 138 residential lots, one multifamily lot, and one commercial lot, located on FM 1660 North at Mager Lane.

Meeting: Planning and Zoning Commission - 05 May 2020

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The proposed Durango Farms Phase One is approximately 72.4 acre site located on the west side of FM 1660 North, south of Limmer Loop.

Current Zoning:

The subject property was voluntarily annexed in September 2019 and zoned Single-Family Residential (SF-1). The Planned Unit Development (PUD) allowing for a mix of single-family, multi-family, commercial and parkland/open space was subsequently approved in October 2019.

Surrounding Zoning:

North: Extraterritorial Jurisdiction (ETJ – Development Agreement)

East: Single-Family Residential (SF-1)

South: Residential (OT-3)

West: Future section of Durango Farms (PUD) and Single-Family Residential (SF-1)

Summary of Request:

The proposed Final Plat is comprised of 138 single-family lots, one multi-family (apartment) lot, nine open space lots, one park lot, and one commercial lot across an approximate 72.4 acre tract. Public access is achieved from connections to FM 1660 N, East Street and Main Street. There are stub outs to future phases of the development within the site.

As proposed, the Final Plat conforms to the approved Preliminary Plat, the PUD, Unified Development Code and state law.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

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

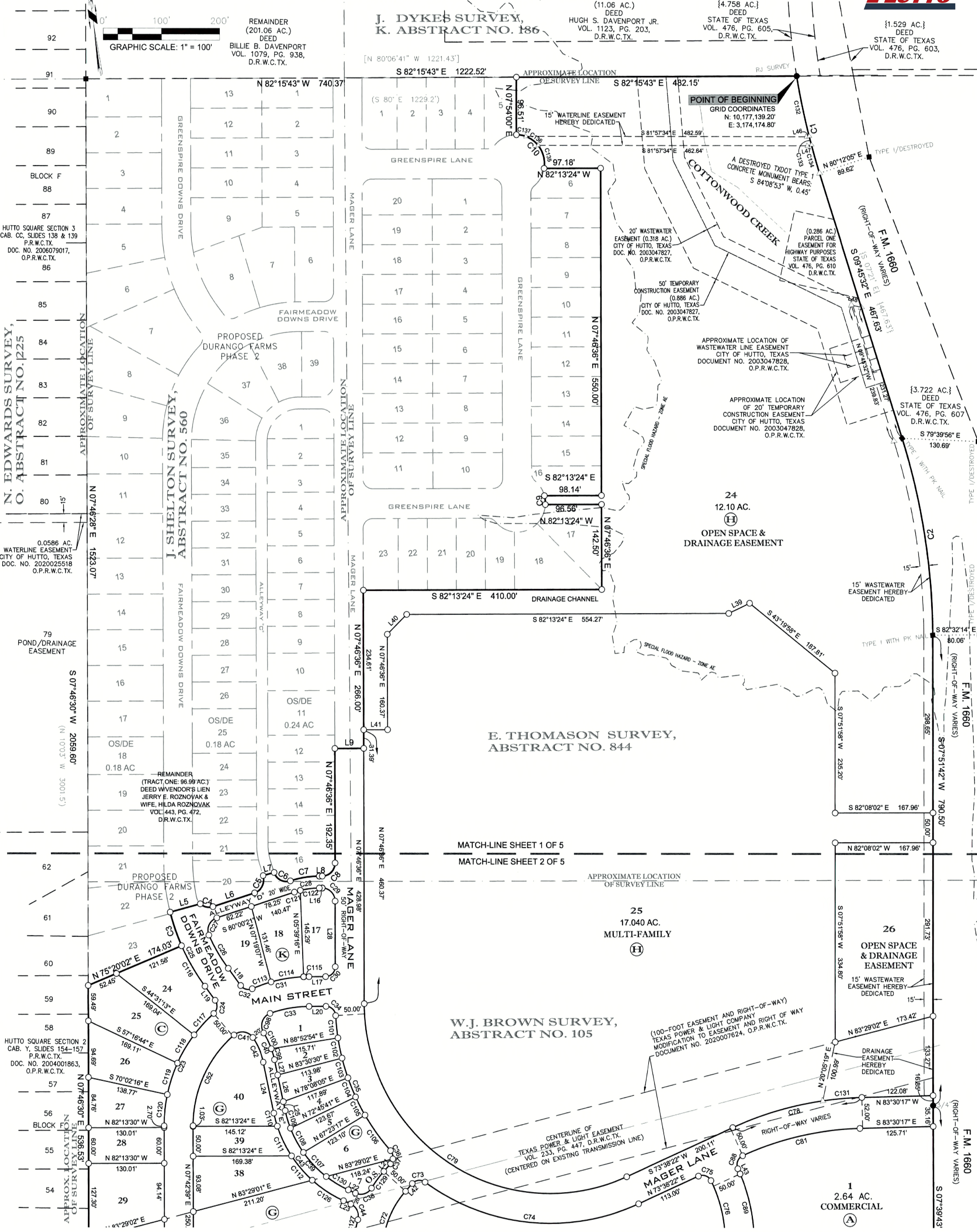
ATTACHMENTS:

[DurangoFarmsPh1FP-U1-FinalPlat\(4-27-20\)](#)

FINAL PLAT
DURANGO FARMS PHASE 1

WILLIAMSON COUNTY, TEXAS

Received 04/27/2020



DATE: 04-14-20	DRAWN BY: KM	N.G., N.H., GP
SCALE: 1"=100'	CHECKED BY: EN	FB #: 30
JOB #: 194301.015	DRAWING: DURANGO FARMS PH 1.dwg	PLAN #: N/A
NO.	REVISION	BY
		DATE

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
FAX: 512.872.6696

FINAL PLAT
DURANGO FARMS PHASE 1

WILLIAMSON COUNTY, TEXAS

MATCH-LINE SHEET 1 OF 5
MATCH-LINE SHEET 2 OF 5



APPROXIMATE LOCATION
OF SURVEY LINE

25
17.040 AC.
MULTI-FAMILY
(H)

W.J. BROWN SURVEY,
ABSTRACT NO. 105

(100-FOOT EASEMENT AND RIGHT-OF-WAY)
TEXAS POWER & LIGHT COMPANY
MODIFICATION TO EASEMENT AND RIGHT OF WAY
DOCUMENT NO. 2020007624, O.P.R.W.C.T.X.

1
2.93 AC.
OPEN SPACE/PARK
(D)

1
2.64 AC.
COMMERCIAL
(A)

MAGNOLIA RANCH LANE
50' RIGHT-OF-WAY

OKDALE MEADOWS LANE
50' RIGHT-OF-WAY

DURANGO DOWNS DRIVE
50' RIGHT-OF-WAY

W.J. BROWN SURVEY,
ABSTRACT NO. 105

26
OPEN SPACE
(A)

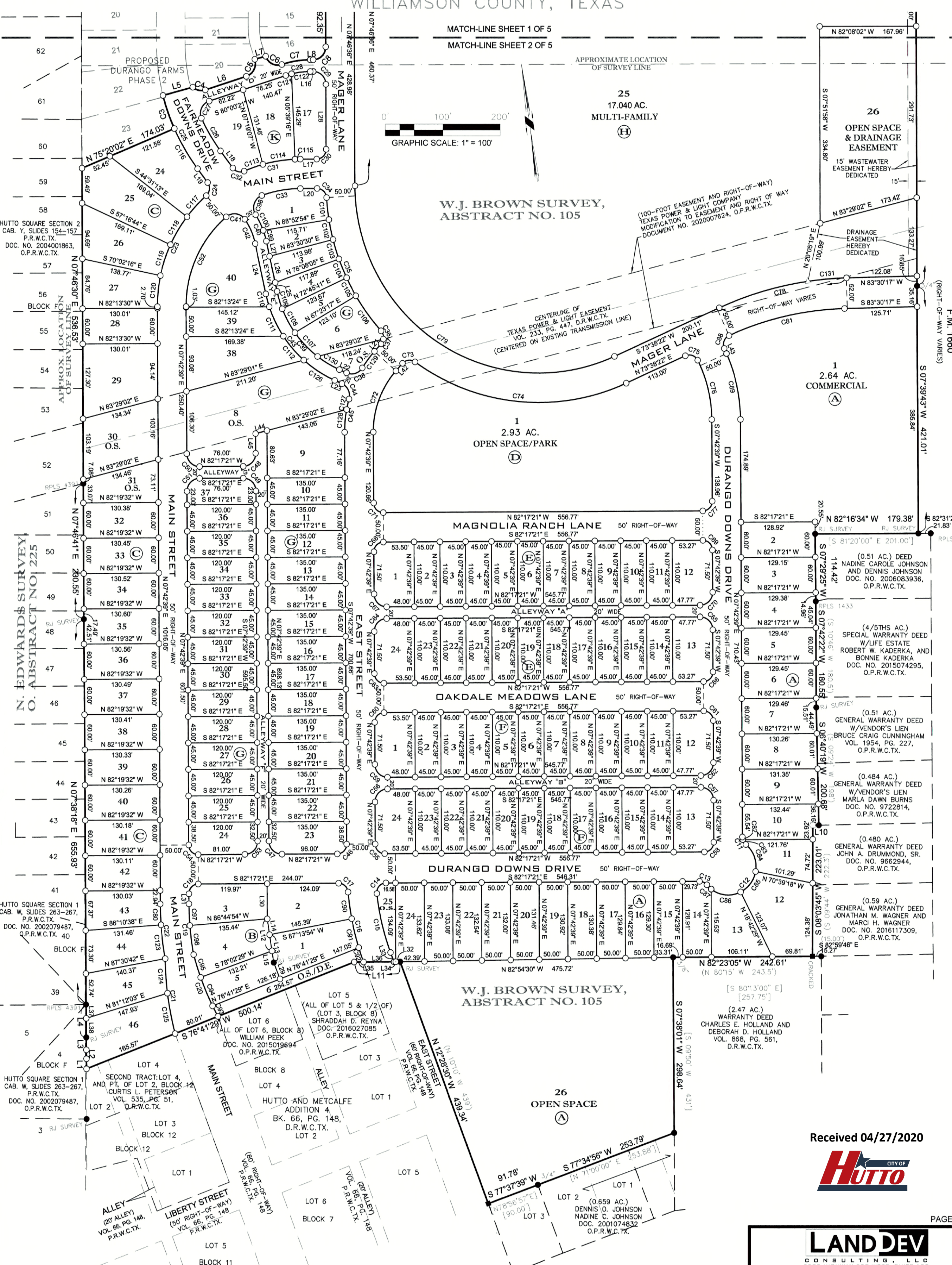
Received 04/27/2020



PAGE 2 OF 5

LAND DEV

CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78739
OFFICE: 512.672.6596
TEXT: 512.672.6596



N. EDWARDS SURVEY
O. ABSTRACT NO. 225

HUTTO SQUARE SECTION 1
CAB. W. SLIDES 263-267,
P.R.W.C.T.X.
DOC. NO. 2002079487,
O.P.R.W.C.T.X. 40

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33
LOT 34
LOT 35
LOT 36
LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46

FINAL PLAT
DURANGO FARMS PHASE 1
WILLIAMSON COUNTY, TEXAS

BLOCK A	
LOT NO.	AREA (SQ. FT.)
1 *	115,061
2	7742
3	7756
4	7765
5	7767
6	7767
7	7785
8	7848
9	7914
10	7719
11	6746
12	13,477
13	8559
14	6345
15	6453
16	6478
17	6505
18	6532
19	6559
20	6586
21	6613
22	6640
23	6667
24	6694
25 *	2979
26 *	146,952

BLOCK B	
LOT NO.	AREA (SQ. FT.)
1	9417
2	10,487
3	8838
4	9828
5	6584
6 *	5456

BLOCK C	
LOT NO.	AREA (SQ. FT.)
24	12,360
25	13,876
26	11,033
27	9297
28	7800
29	14,406
30 *	13,440
31 *	7382
32	7825
33	7829
34	7834
35	7835
36	7831
37	7827
38	7822
39	7818
40	7813
41	7809
42	7804
43	8204
44	8827
45	9504
46	11,720

BLOCK D	
LOT NO.	AREA (SQ. FT.)
1 *	127,470

BLOCK E	
LOT NO.	AREA (SQ. FT.)
1	7538
2	4950
3	4950
4	4950
5	4950
6	4950
7	4950
8	4950
9	4950
10	4950
11	4950
12	7512
13	7512
14	4950
15	4950
16	4950
17	4950
18	4950
19	4950
20	4950
21	4950
22	4950
23	4950
24	7540

BLOCK F	
LOT NO.	AREA (SQ. FT.)
1	7538
2	4950
3	4950
4	4950
5	4950
6	4950
7	4950
8	4950
9	4950
10	4950
11	4950
12	7512
13	7512
14	4950
15	4950
16	4950
17	4950
18	4950
19	4950
20	4950
21	4950
22	4950
23	4950
24	7540

BLOCK G	
LOT NO.	AREA (SQ. FT.)
1	7259
2	4565
3	4637
4	4891
5	5022
6	8486
7 *	3049
8 *	30,946
9	13,235
10	6075
11	6075
12	6075
13	6075
14	6075
15	6075
16	6075
17	6075
18	6075
19	6075
20	6075
21	6075
22	6075
23	7258
24	6433
25	5400
26	5400
27	5400
28	5400
29	5400
30	5400
31	5400
32	5400
33	5400
34	5400
35	5400
36	5400
37	5192
38	12,933
39	7794
40	16,221

BLOCK H	
LOT NO.	AREA (SQ. FT.)
24 *	527,029
25 *	742,283
26 *	52,628

BLOCK K	
LOT NO.	AREA (SQ. FT.)
17	8285
18	9866
19	9154

NOTE:
LOTS MARKED WITH AN ASTERISK (*)
ARE SOMETHING OTHER THAN SINGLE FAMILY.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1186.28'	167.73'	S 05°38'19" E	167.59'
C2	1106.28'	335.98'	S 01°06'29" E	334.69'
C3	355.00'	59.87'	N 11°26'56" W	59.80'
C4	22.00'	23.27'	S 69°41'49" E	22.20'
C5	23.00'	36.13'	N 35°00'21" E	32.53'
C6	22.00'	34.67'	S 55°08'28" E	31.19'
C7	160.00'	50.45'	N 88°44'39" E	50.24'
C8	22.00'	34.56'	N 52°46'36" E	31.11'
C9	48.50'	15.14'	N 01°47'11" E	15.08'
C10	48.50'	84.21'	N 32°21'22" W	74.03'
C11	16.50'	14.49'	S 17°27'02" E	14.03'
C12	48.50'	161.38'	N 52°42'39" E	96.58'
C13	16.50'	14.49'	N 57°07'40" W	14.03'
C14	16.00'	26.88'	S 49°35'08" W	23.83'
C15	425.00'	103.37'	S 05°30'27" E	103.11'
C16	475.00'	122.46'	S 04°55'54" E	122.12'
C17	16.50'	24.40'	N 39°55'03" W	22.24'
C18	16.50'	25.92'	S 52°42'39" W	23.33'
C19	475.00'	86.88'	S 02°28'15" W	86.76'
C20	487.36'	113.68'	S 13°51'51" E	113.42'
C21	528.66'	129.01'	S 00°16'36" W	128.69'
C22	525.00'	93.45'	S 02°36'41" W	93.33'
C23	250.00'	213.64'	S 32°15'32" W	207.20'
C24	16.50'	24.55'	N 14°07'07" E	22.35'
C25	355.00'	139.11'	S 17°50'36" E	138.22'
C26	305.00'	65.06'	S 22°57'58" E	64.94'
C27	22.00'	32.55'	S 37°36'50" W	29.66'
C28	140.00'	43.42'	S 88°53'29" W	43.25'
C29	22.00'	34.56'	N 37°13'24" W	31.11'
C30	16.50'	25.92'	N 52°46'36" E	23.33'
C31	250.00'	100.66'	S 86°14'31" W	99.98'
C32	16.50'	22.11'	S 66°53'59" E	20.49'
C33	200.00'	68.38'	S 87°58'57" W	68.05'
C34	16.50'	25.03'	N 38°45'38" W	22.70'
C35	370.00'	250.47'	S 14°41'26" E	245.71'
C36	16.50'	15.05'	N 07°57'06" W	14.53'
C37	16.50'	9.09'	N 33°57'59" E	8.98'
C38	22.00'	31.51'	N 80°56'16" E	28.88'
C39	190.00'	178.24'	S 31°09'23" E	171.78'
C40	135.00'	48.97'	N 14°40'24" W	48.70'
C41	22.00'	36.68'	N 74°48'30" W	32.58'
C42	115.00'	45.69'	N 15°39'51" W	45.39'
C43	210.00'	197.00'	S 31°09'23" E	189.86'
C44	22.00'	31.38'	N 17°09'59" W	28.79'
C45	205.00'	57.20'	S 15°42'17" W	57.02'
C46	16.50'	25.92'	N 52°42'39" E	23.33'
C47	22.50'	35.34'	S 37°17'21" E	31.82'
C48	22.00'	34.56'	N 52°42'39" E	31.11'
C49	22.00'	34.56'	N 37°17'21" W	31.11'
C50	22.00'	34.56'	S 37°17'21" E	31.11'
C51	22.00'	34.56'	S 52°42'39" W	31.11'
C52	200.00'	173.32'	S 32°36'13" W	167.95'
C53	22.50'	35.34'	N 52°42'35" E	31.82'
C54	16.50'	25.92'	S 37°17'21" E	23.33'
C55	16.50'	25.92'	S 37°17'21" E	23.33'
C56	22.00'	34.56'	S 52°42'39" W	31.11'
C57	22.00'	34.56'	N 37°17'21" W	31.11'
C58	16.50'	25.92'	N 52°42'39" E	23.33'
C59	22.00'	34.56'	S 37°17'21" E	31.11'
C60	16.50'	25.92'	S 52°42'39" W	23.33'
C61	16.50'	25.92'	N 37°17'21" W	23.33'
C62	22.00'	34.56'	N 52°42'39" E	31.11'
C63	16.50'	25.92'	S 37°17'21" E	23.33'
C64	22.00'	34.56'	S 52°42'39" W	31.11'
C65	22.00'	34.56'	N 37°17'21" W	31.11'
C66	16.50'	25.92'	N 52°42'39" E	23.33'
C67	22.00'	34.56'	S 37°17'21" E	31.11'
C68	16.50'	25.92'	S 52°42'39" W	23.33'
C69	16.50'	25.92'	N 37°17'21" W	23.33'
C70	22.00'	34.56'	N 52°42'39" E	31.11'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C71	16.50'	25.92'	S 37°17'21" E	23.33'
C72	155.00'	113.73'	S 28°43'54" W	111.20'
C73	16.50'	24.14'	N 88°19'46" W	22.05'
C74	370.00'	387.13'	S 76°23'09" E	369.71'
C75	16.50'	25.16'	N 62°40'18" W	22.79'
C76	225.00'	104.83'	N 05°38'10" W	103.88'
C77	16.50'	25.92'	N 52°42'39" E	23.33'
C78	575.00'	229.36'	S 85°04'04" W	227.85'
C79	320.00'	637.46'	S 49°17'31" E	537.17'
C80	525.00'	35.63'	S 05°46'00" W	35.62'
C81	525.00'	208.12'	S 85°08'19" W	208.76'
C82	16.50'	4.52'	S 00°08'12" E	4.51'
C83	16.50'	9.97'	S 25°17'53" E	9.82'
C84	48.50'	51.37'	N 12°16'10" W	49.00'
C85	48.50'	45.04'	N 44°40'37" E	43.44'
C86	48.50'	54.42'	S 76°34'38" E	51.61'
C87	48.50'	10.55'	S 38°12'02" E	10.53'
C88	16.50'	25.96'	S 28°42'39" W	23.36'
C89	275.00'	115.53'	N 04°19'29" W	114.69'
C90	475.00'	45.94'	S 00°19'00" E	45.92'
C91	475.00'	50.60'	S 06°08'21" E	50.58'
C92	475.00'	25.92'	S 10°45'15" E	25.91'
C93	487.36'	20.11'	N 19°21'51" W	20.11'
C94	487.36'	52.88'	N 15°04'25" W	52.85'
C95	487.36'	40.69'	N 09°34'25" W	40.68'
C96	475.00'	49.92'	N 00°14'29" E	49.89'
C97	475.00'	36.97'	N 05°28'53" E	36.96'
C98	22.00'	39.65'	S 26°33'41" W	34.50'
C99	135.00'	19.14'	N 08°20'34" W	19.12'
C100	135.00'	29.83'	N 18°44'04" W	29.77'
C101	370.00'	37.59'	S 01°47'31" W	37.57'
C102	370.00'	34.70'	S 03°48'18" E	34.69'
C103	370.00'	34.70'	S 09°10'42" E	34.69'
C104	370.00'	34.70'	S 14°33'07" E	34.69'
C105	370.00'	34.70'	S 19°55'31" E	34.69'
C106	370.00'	74.08'	S 28°20'52" E	73.96'
C107	190.00'	56.64'	S 36°09'14" E	56.43'
C108	190.00'	46.37'	S 20°37'16" E	46.26'
C109	190.00'	31.00'	S 08°57'19" E	30.96'
C110	210.00'	22.78'	S 07°23'22" E	22.77'
C111	210.00'	55.74'	S 18°06'02" E	55.57'
C112	210.00'	54.30'	S 33°06'42" E	54.15'
C113	250.00'	34.79'	S 78°41'39" W	34.77'
C114	250.00'	56.61'	S 89°10'04" W	56.48'
C115	250.00'	9.26'	N 83°17'04" W	9.26'
C116	355.00'	79.24'	S 22°40'29" E	79.08'
C117	250.00'	49.13'	S 51°06'37" W	49.06'
C118	250.00'	55.67'	S 39°06'01" W	55.56'
C119	250.00'	55.67'	S 26°20'30" W	55.56'
C120	250.00'	53.17'	S 13°52'11" W	53.07'
C121	140.00'	10.57'	S 82°10'11" W	10.57'
C122	140.00'	32.85'	N 88°56'41" W	32.77'
C123	525.00'	57.83'	S 00°40'02" E	57.80'
C124	529.43'	59.23'	S 04°03'39" W	59.20'
C125	529.14'	69.79'	S 02°56'05" E	69.74'
C126	210.00'	64.18'	S 49°16'31" E	63.93'
C127	205.00'	18.35'	S 21°08'06" W	18.34'
C128	205.00'	38.86'	S 13°08'28" W	38.80'
C129	205.00'	35.23'	S 44°49'46" W	35.18'
C130	190.00'	44.23'	S 51°21'46" E	44.13'
C131	575.00'	67.60'	N 86°52'22" W	67.56'
C132	1186.28'	103.17'	S 04°04'45" E	103.13'
C133	1186.28'	15.03'	S 06°56'01" E	15.03'
C134	1186.28'	49.54'	S 08°29'34" E	49.53'
C135	48.50'	41.24'	N 06°58'10" W	40.00'
C136	48.50'	26.49'	N 46°58'21" W	26.16'
C137	48.50'	16.49'	N 72°21'34" W	16.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 07°47'35" E	17.20'
L2	N 07°07'29" E	15.22'
L3	N 07°40'21" E	21.09'
L4	N 07°40'21" E	55.89'
L5	N 82°51'30" E	53.78'
L6	N 80°00'21" E	75.09'
L7	N 82°52'30" E	20.02'
L8	S 82°1'32"4" E	50.09'
L9	S 82°1'32"4" E	5.00'
L10	N 81°53'59" W	10.57'
L11	N 82°21'12" W	80.36'
L12	N 00°41'39" W	54.93'
L13	N 00°41'39" W	47.94'
L14	N 00°41'39" W	27.19'
L15	S 00°41'39" E	20.20'
L16	N 82°1'32"4" W	5.09'
L17	S 82°1'32"4" E	28.50'
L18	S 28°30'23" E	36.03'
L19	S 28°30'12" E	29.44'
L20	N 82°1'32"4" W	29.06'
L21	N 49°45'09" E	17.29'
L22	N 58°01'52" W	13.51'
L23	N 58°01'52" W	13.69'
L24	N 04°16'54" W	87.56'
L25	N 04°16'54" W	15.44'
L26	N 04°16'54" W	45.72'
L27	N 04°16'54" W	26.39'
L28	N 07°46'36" E	110.36'
L29	N 13°23'37" W	30.00'
L30	N 07°42'39" E	60.00'
L31	N 07°42'39" E	17.10'
L32	N 82°21'12" W	7.61'
L33	N 12°28'30" W	17.01'
L34	N 82°21'12" W	3.04'
L35	N 82°21'12" W	16.47'
L36	S 82°21'12" E	53.25'
L37	N 07°40'11" E	23.52'
L38	N 07°40'28" E	32.37'
L39	N 72°32'29" E	40.02'
L40	N 52°46'36" E	47.01'
L41	S 82°1'32"4" E	41.00'
L42	N 49°45'09" E	17.29'
L43	N 86°21'38" W	9.54'
L44	N 13°29'02" E	20.63'
L45	S 07°42'39" W	33.56'

FINAL PLAT
DURANGO FARMS PHASE 1
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION

DESCRIPTION OF 72.391 ACRES OF LAND IN THE J. SHELTON SURVEY, ABSTRACT NO. 560, THE E. THOMASON SURVEY, ABSTRACT NO. 844, AND THE W.J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CERTAIN CALLED 96.99 ACRE TRACT OF LAND DESIGNATED AS TRACT ONE AND DESCRIBED IN THE DEED TO JERRY E. ROZNOVAK AND WIFE, HILDA ROZNOVAK OF RECORD IN VOLUME 443, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 72.391 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a plastic cap stamped "RJ Survey" (Grid Coordinates: N= 10,177,139.20, E= 3,174,174.80) found in the west right-of-way line of F.M. 1660, a variable-width right-of-way, in the north line of the said 96.99 acre tract, at the easterly southeast corner of a certain called 201.06 acre tract described in the deed to Billie B. Davenport of record in Volume 1079, Page 938, Deed Records of Williamson County, Texas, same being the southwest corner of a certain called 4.758 acre tract described in the deed to the State of Texas of record in Volume 476, Page 605, Deed Records of Williamson County, Texas, same being the northwest corner of a certain called 3.722 acre tract described in the deed to the State of Texas of record in Volume 476, Page 607, Deed Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the easterly southeast corner of the said 201.06 acre tract, crossing the said 96.99 acre tract, with the west right-of-way line of said F.M. 1660, and the west line of the said 3.722 acre tract, with the east line of the tract described herein, the following five (5) courses and distances:

- with the arc of a curve to the left, having a radius of 1,186.28 feet, an arc distance of 167.73 feet, and a chord which bears S 05°38'19" E, a distance of 167.59 feet to a calculated point-of-tangency, from which a destroyed Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found bears S 84°08'53" W, a distance of 0.45 feet,
- S 09°45'32" E, a distance of 467.63 feet to a Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at a point-of-curvature,
- with the arc of a curve to the right, having a radius of 1,106.28 feet, an arc distance of 335.98 feet, and a chord which bears S 01°06'29" E, a distance of 334.69 feet to a Texas Department of Transportation (TXDOT) Type-1 concrete right-of-way monument found at a point-of-tangency,
- S 07°51'42" W, a distance of 790.50 feet to a ¾-inch iron rod found at an angle point, and
- S 07°39'43" W, a distance of 421.01 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found in the west line of the said 3.722 acre tract, in the north line of a certain called 0.51 acre tract described in the deed to Nadine Carole Johnson and Dennis Johnson of record in Document No. 2006083936, Official Public Records of Williamson County, Texas, for a southeast corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "RPLS 1433" found in the west right-of-way line of said F.M. 1660 at the northeast corner of the said 0.51 acre tract bears S 82°31'24" E, a distance of 21.83 feet.

THENCE N 82°16'34" W, leaving the west right-of-way line of said F.M. 1660, and the west line of the said 3.722 acre tract, crossing the said 96.99 acre tract, with the north line of the said 0.51 acre tract, and with a south line of the tract described herein, a distance of 179.38 feet to a 1/2-inch iron rod with a plastic cap stamped "RJ Survey" found at the northwest corner of the said 0.51 acre tract, for a re-entrant corner of the tract described herein;

THENCE S 07°29'25" W, continuing across the said 96.99 acre tract, with the west line of the said 0.51 acre tract, with the east line of the tract described herein, a distance of 114.42 feet to a ½-inch iron rod with a plastic cap stamped "RPLS 1433" found at a re-entrant corner of the said 96.99 acre tract, at the southwest corner of the said 0.51 acre tract, same being the northwest corner of a certain called 4/5ths of an acre described in the special warranty deed with life estate to Robert W. Kaderka and wife, Bonnie Kaderka of record in Document No. 2015074295, Official Public Records of Williamson County, Texas, for an angle point in the east line of the tract described herein;

THENCE S 07°42'22" W, with the east line of the said 96.99 acre tract, with the west line of the said 4/5ths of an acre tract, and with the west line of a certain called 0.51 acre tract described in the deed to Bruce Craig Cunningham of record in Volume 1954, Page 227, Official Public Records of Williamson County, Texas, with the east line of the tract described herein, a distance of 180.95 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found at an angle point;

THENCE S 06°40'19" W, with the east line of the said 96.99 acre tract, with the west line of the said 0.51 acre tract, and with the west line of a certain called 0.484 acre tract described in the deed to Maria Dawn Burns of record in Document No. 9722814, Official Public Records of Williamson County, Texas, with the east line of the tract described herein, a distance of 200.68 feet to a ½-inch iron rod found in the north line of a certain called 0.480 acre tract described in the deed to John A. Drummond, Sr. of record in Document No. 9662944, Official Public Records of Williamson County, Texas, at the southwest corner of the said 0.484 acre tract, same being a southeast corner of the said 96.99 acre tract, for a southeast corner of the tract described herein;

THENCE N 81°53'59" W, with the north line of the said 0.480 acre tract and a south line of the said 96.99 acre tract, with a south line of the tract described herein, a distance of 10.57 feet to a fence corner post found at a re-entrant corner;

THENCE S 08°03'45" W, with the west line of the said 0.480 acre tract and the west line of a certain called 0.59 acre tract described in the deed to Jonathan M. Wagner and Marci H. Wagner of record in Document No. 2016117309, Official Public Records of Williamson County, Texas, with the east line of the said 96.99 acre tract, with the east line of the tract described herein, a distance of 223.01 feet to a concrete monument found in the north line of a certain called 2.47 acre tract described in the deed to Charles E. Holland and Deborah D. Holland of record in Volume 868, Page 561, Deed Records of Williamson County, Texas, at the southwest corner of the said 0.59 acre tract, same being a southeast corner of the said 96.99 acre tract, for a southeast corner of the tract described herein;

THENCE N 82°23'05" W, with the north line of the said 2.47 acre tract, with a south line of the said 96.99 acre tract, with a south line of the tract described herein, a distance of 242.61 feet to a 3/8-inch iron rod found at the northwest corner of the said 2.47 acre tract, at the northeast corner of Block 4, Hutto and Metcalfe Addition, a subdivision according to the plat of record in Book 66, Page 148, Deed Records of Williamson County, Texas, and as shown on the Revised Map of City of Hutto of record in Cabinet A, Slide 221, Plat Records of Williamson County, Texas, for a re-entrant corner of the tract described herein;

THENCE S 07°38'01" W, with the west line of the said 2.47 acre tract and an east line of the said 96.99 acre tract, with the east line of said Block 4 and Block 3, said Hutto and Metcalfe Addition, with an east line of the tract described herein, a distance of 298.64 feet to a ½-inch iron rod found at the southeast corner of said Block 3, Hutto and Metcalfe Addition, and the northeast corner of a certain called 0.659 acre tract described in the deed to Dennis O. Johnson and Nadine C. Johnson of record in Document No. 2001074832, Official Public Records of Williamson County, Texas, for the southerly southeast corner of the tract described herein;

THENCE S 77°34'58" W, crossing the said 96.99 acre tract, with the north line of the said 0.659 acre tract, with the south line of the tract described herein, a distance of 253.79 feet to a ½-inch iron rod found at the northwest corner of the said 0.659 acre tract, and the northeast corner of Lot 3, Block 2, said Hutto and Metcalfe Addition, for an angle point in the south line of the tract described herein,

THENCE S 77°37'39" W, continuing across the said 96.99 acre tract, with the north line of said Lot 3, Block 2, Hutto and Metcalfe Addition, with the south line of the tract described herein, a distance of 91.78 feet to a concrete monument found in a west line of the said 96.99 acre tract, at the intersection of the south line of an alley and the east right-of-way line of East Street, a 60-foot right-of-way, as shown on the said Hutto and Metcalfe Addition subdivision plat, at the northwest corner of said Lot 3, Block 2, Hutto and Metcalfe Addition, for the southerly southwest corner of the tract described herein;

THENCE N 12°28'30" W, with the east right-of-way line of said East Street, the west line of the said 96.99 acre tract, with the west line of Lot 6, Block 2, and the west line of Block 5, said Hutto and Metcalfe Addition, with a west line of the tract described herein, a distance of 439.34 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found at the northeast terminus of said East Street, at the northwest corner of said Block 5, said Hutto and Metcalfe Addition, for an angle point in the south line of the tract described herein;

THENCE N 82°21'12" W, with the south line of the said 96.99 acre tract, with the north terminus of said East Street, a distance of 63.90 feet to a calculated point for the northwest terminus of said East Street and the northeast corner of Lot 5, Block 8, said Hutto and Metcalfe Addition, for a point on the south line of the tract described herein, from which a ½-inch iron pipe found bears N 63°55'34" W, a distance of 0.36 feet;

THENCE N 82°21'12" W, leaving the northwest terminus of said East Street, continuing with the south line of the said 96.99 acre tract and the north line of said Lot 5, Block 8, Hutto and Metcalfe Addition, a distance of 16.46 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for the southeast terminus of said Capitol Street, for an angle point in the south line of the tract described herein;

THENCE S 76°41'29" W, leaving the south line of the said 96.99 acre tract, with the north line of Lots 5-6, Block 8 and Lots 4 and 2, Block 12, said Hutto and Metcalfe Addition, with the south right-of-way line of said Capitol Street, a distance of 500.14 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the east line of Lot 4, Block F, Hutto Square Section 1, a subdivision according to the plat of record in Cabinet W, Slides 263-267, Plat Records of Williamson County, Texas, at the northwest corner of said Lot 2, Block 12, Hutto and Metcalfe Addition, and the southwest terminus of said Capitol Street, same being the northwest corner of a certain tract of land designated as Second Tract and conveyed in the warranty deed to Curtis L. Peterson of record in Volume 535, Page 51, Deed Records of Williamson County, Texas, for the southwest corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "RJ Surveying" found in the west line of said Lot 2, Block 12, Hutto and Metcalfe Addition, at the southeast corner of said Lot 4, Block F, Hutto Square Section 1, and the northeast corner of Lot 3, Block F, said Hutto Square Section 1, bears S 07°47'35" W, a distance of 85.34 feet;

THENCE with the west terminus of said Capitol Street and the east line of said Lot 4, Block F, Hutto Square Section 1, with the west line of the tract described herein, the following three (3) courses and distances:

- N 07°47'35" E, a distance of 17.20 feet to a calculated angle point,
- N 07°07'29" E, a distance of 15.22 feet to a calculated angle point, and
- N 07°40'21" E, a distance of 21.09 feet to a ½-inch iron rod with a plastic cap stamped "RJ Surveying" found at the northwest terminus of said Capitol Street, same being a southwest corner of the said 96.99 acre tract, for an angle point in the west line of the tract described herein;

THENCE with the west line of the said 96.99 acre tract, the east line of said Hutto Square Section 1, and the east line of Hutto Square Section 2, a subdivision according to the plat of record in Cabinet Y, Slides 154-157, Plat Records of Williamson County, Texas, with the west line of the tract described herein, the following four (4) courses and distances:

- N 07°40'21" E, a distance of 55.89 feet to a ½-inch iron rod with a plastic cap stamped "RPLS 4391" found at the north corner of Lot 4, the east corner of Lot 5, southeast corner of Lot 39, and the south corner of Lot 40, Block F, said Hutto Square Section 1, for an angle point of the tract described herein,
- N 07°38'18" E, a distance of 655.93 feet to a ½-inch iron rod with a plastic cap stamped "RJ Survey" found in the east line of Lot 48, Block F, said Hutto Square Section 2, for an angle point of the tract described herein,
- N 07°46'41" E, a distance of 230.55 feet to a ½-inch iron rod with a plastic cap stamped "RPLS 4391" found at the northeast corner of Lot 51 and the southeast corner of Lot 52, Block F, said Hutto Square Section 2, for an angle point of the tract described herein, and
- N 07°46'30" E, a distance of 536.53 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the east line of Lot 59, Block F, said Hutto Square Section 2, for the most westerly northwest corner of the tract described herein, from which a concrete monument found in the east line of Lot 91, Block F, Hutto Square Section 3, a subdivision according to the plat of record in Cabinet CC, Slides 138 and 139, Plat records of Williamson County, Texas, at the northwest corner of the said 96.99 acre tract, same being a re-entrant corner of the said 201.06 acre tract, bears N 07°46'30" E, a distance of 1523.07 feet;

THENCE leaving the east line of said Lot 59, Block F, Hutto Square Section 2, crossing the said 96.99 acre tract, with a north and a west line of the tract described herein, the following twenty-three (23) courses and distances:

LEGAL DESCRIPTION CONTINUED:

- N 75°20'02" E, a distance of 174.03 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for point of non-tangent curvature,
- with the arc of a curve to the right, having a radius of 355.00 feet, an arc distance of 59.87 feet, and a chord which bears N 11°26'56" W, a distance of 59.80 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangency,
- N 82°51'30" E, a distance of 53.78 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangent curvature,
- with the arc of a curve to the left, having a radius of 22.00 feet, an arc distance of 23.27 feet, and a chord which bears S 69°41'49" E, a distance of 22.20 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of tangency,
- N 80°00'21" E, a distance of 75.09 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of curvature,
- with the arc of a curve to the left, having a radius of 23.00 feet, an arc distance of 36.13 feet, and a chord which bears N 35°00'21" E, a distance of 32.53 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangency,
- N 82°52'30" E, a distance of 20.02 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangent curvature,
- with the arc of a curve to the left, having a radius of 22.00 feet, an arc distance of 34.67 feet, and a chord which bears S 55°08'28" E, a distance of 31.19 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of reverse curvature,
- with the arc of a curve to the right, having a radius of 160.00 feet, an arc distance of 50.45 feet, and a chord which bears N 88°44'39" E, a distance of 50.24 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of tangency,
- S 82°13'24" E, a distance of 5.09 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of curvature,
- with the arc of a curve to the left, having a radius of 22.00 feet, an arc distance of 34.56 feet, and a chord which bears N 52°46'36" E, a distance of 31.11 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of tangency,
- N 07°46'36" E, a distance of 192.35 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a northwest corner,
- S 82°13'24" E, a distance of 50.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
- N 07°46'36" E, a distance of 266.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
- S 82°13'24" E, a distance of 410.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
- N 07°46'36" E, a distance of 142.50 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
- N 82°13'24" W, a distance of 96.56 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangent curvature,
- with the arc of a curve to the left, having a radius of 48.50 feet, an arc distance of 15.14 feet, and a chord which bears N 01°47'11" E, a distance of 15.08 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangency,
- S 82°13'24" E, a distance of 98.14 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
- N 07°46'36" E, a distance of 550.00 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a re-entrant corner,
- N 82°13'24" W, a distance of 97.18 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangent curvature,
- with the arc of a curve to the left, having a radius of 48.50 feet, an arc distance of 84.21 feet, and a chord which bears N 32°21'22" W, a distance of 74.03 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of non-tangency, and
- N 07°54'00" E, a distance of 96.51 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the north line of the said 96.99 acre tract and the south line of the said 201.06 acre tract, for the most northerly northwest corner of the tract described herein, from which a concrete monument found in the east line of said Lot 91, Block F, Hutto Square Section 3, at the northwest corner of the said 96.99 acre tract, same being a re-entrant corner of the said 201.06 acre tract, bears N 82°15'43" W, a distance of 740.37 feet;

THENCE S 82°15'43" E, with the north line of the said 96.99 acre tract and a south line of the said 201.06 acre tract, with a north line of the tract described herein, a distance of 482.15 feet to the **POINT OF BEGINNING** and containing 72.391 acres of land, more or less.

OWNER	JERRY W. ROZNOVAK & NADINE CAROLE JOHNSON ROZNOVAK 3051 COUNTY ROAD 101 HUTTO, TX 78634 PH. No. _____ Email _____	ACREAGE:	72.391
		LOT ACREAGE:	62.374
SURVEYOR:	ERNESTO NAVARRETE, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6642 - STATE OF TEXAS LANDDEV CONSULTING LLC 5508 HWY 290 WEST, SUITE 150 AUSTIN, TEXAS 78735 512.872.6696 ERNESTO.NAVARRETE@LANDDEVCONSULTING.COM TBPLS FIRM NO. 1019410	ROW AND ALLEY ACREAGE:	10.017
		TOTAL NUMBER OF BLOCKS:	9
ENGINEER:	KEITH PARKAN, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 88601- STATE OF TEXAS LANDDEV CONSULTING LLC 5508 HWY 290 WEST, SUITE 150 AUSTIN, TEXAS 78735 512.872.6696 KEITH.PARKAN@LANDDEVCONSULTING.COM TBPE FIRM NO. F-16384	TOTAL NUMBER OF LOTS:	150
		SINGLE FAMILY/RESIDENTIAL:	138
SURVEY:	E. THOMASON SURVEY, ABSTRACT NO. 844 J. SHELTON SURVEY, ABSTRACT NO. 560 W. J. BROWN SURVEY, ABSTRACT NO. 105	MULTI-FAMILY:	1
		COMMERCIAL:	2
		OPEN SPACE:	7
		OPEN SPACE / D.E.:	1
		OPEN SPACE /PARK:	1

LINEAR FEET OF NEW STREET		
STREET NAME	LENGTH	WIDTH
MAGER LANE	1657 L.F.	50'
MAIN STREET	1549 L.F.	50'
EAST STREET	1094 L.F.	50'
DURANGO DOWNS DRIVE	1881 L.F.	50'
MAGNOLIA RANCH LANE	640 L.F.	50'
OKDALE MEADOWS LANE	640 L.F.	50'
FAIRMEADOW DOWNS DRIVE	201 L.F.	50'

TOTAL 7762 L.F.

LINEAR FEET OF NEW ALLEY		
ALLEY NAME	LENGTH	WIDTH
ALLEY WAY 'A'	560 L.F.	20'
ALLEY WAY 'B'	560 L.F.	20'
ALLEY WAY 'D'	240 L.F.	20'
ALLEY WAY 'E'	370 L.F.	20'
ALLEY WAY 'F'	700 L.F.	20'
ALLEY WAY 'G'	120 L.F.	20'
TOTAL	2550 L.F.	

Received 04/27/2020



PAGE 4 OF 5



FINAL PLAT
DURANGO FARMS PHASE 1
WILLIAMSON COUNTY, TEXAS

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

WE, JERRY W. ROZNOVAK AND NADINE CAROLE JOHNSON ROZNOVAK, SOLE OWNER'S OF 72.391 ACRES OF LAND IN THE E. THOMASON SURVEY, ABSTRACT NO. 844, THE J. SHELTON SURVEY SURVEY, ABSTRACT NO. 560, AND THE W.J. BROWN SURVEY, ABSTRACT NO. 105, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 96.99 ACRES OF LAND, DESIGNATED AS TRACT ONE, AND DESCRIBED IN THE DEED WITH VENDOR'S LIEN OF RECORD IN VOLUME 443, PAGE 472, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 72.391 ACRES OF LAND AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO CITY OF HUTTO, TEXAS, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

DURANGO FARMS PHASE 1

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

JERRY W. ROZNOVAK
3051 COUNTY ROAD 101
HUTTO, TX 78634

NADINE CAROLE JOHNSON ROZNOVAK
3051 COUNTY ROAD 101
HUTTO, TX 78634

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

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

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

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

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

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

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

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

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

THAT, _____, LIEN HOLDER OF THE CERTAIN 72.391 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID 72.391 TRACT AS SHOWN HEREON, AND DOES FURTHER HEREBY, JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

DURANGO FARMS PHASE 1

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

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

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

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

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

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS DAY OF _____, 20__.

KEITH PARKAN, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 88601- STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
KEITH.PARKAN@LANDDEVCONSULTING.COM
TBPE FIRM NO. F-16384



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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS _____ DAY OF _____, 20__.

ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
LANDDEV CONSULTING LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@LANDDEVCONSULTING.COM
TBPLS FIRM NO. 1019410



APPROVAL
CITY OF HUTTO

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 §
KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20__, A.D. AT _____ O'CLOCK _____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20__, A.D., AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN 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 RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

GENERAL 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 PUD REQUIREMENTS, ESTABLISHED IN ORD #0-19-09-19-10G.
3. A 10' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
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 UDC REQUIREMENTS.
7. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.

8. WATER AND WASTEWATER SERVICES 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 SITE ARE:

WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC
GAS (NATURAL OR PROPANE): ATMOS ENERGY

10. FLOODPLAIN NOTES:

A PORTION OF THIS TRACT IS ENCRONCHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP NO. 48491C0520F, MAP REVISED DATE: DECEMBER 20, 2019. ALL STRUCTURES ADJACENT TO THE FLOODPLAIN, EXCEPT FOR DRAINAGE FACILITIES, SHALL HAVE THE LOWEST FINISHED FLOOR AT 2 FEET OR MORE ABOVE THE BASE FLOOD ELEVATION (BFE) OF COTTONWOOD CREEK.

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

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

12. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, PUD ORD #0-19-09-19-10GH, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

13. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO A REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.

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

15. ALL AMENITY, OPEN SPACE AND DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

16. THIS SUBDIVISION IS ZONED: PUD (ORD #0-19-09-19-10G)

17. THIS SITE IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

18. FIRE/EMERGENCY SERVICES - WILLIAMSON COUNTY ESD #3

29. FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF THE STREET MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE. (2018 IFC APPENDIX D SEC. D103.6.2)

Received 04/27/2020



PAGE 5 OF 5

PLAT PREPARATION DATE: APRIL, 2020
APPLICATION SUBMITTAL DATE: _____, 2020

CITY PROJECT NUMBER 2019-_____-_____-

L:\Projects\2019\Durango Farms\2020\Durango Farms PH 1\Durango Farms Phase 1.dwg
PLT: KATE Apr 27 2020 12:50pm

Page 7 of 7

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 1019410

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration and possible recommendation on the proposed Commercial Development 1660 South, Hutto (Phase I) Lot 1A Amended Plat, 0.92 acres, more or less, of land, 1 commercial lot, located on FM 1660 South.

Meeting: Planning and Zoning Commission - 05 May 2020

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The Commercial Development 1660 South, Hutto (Phase I) Lot 1A Amended Plat is a proposed 0.92 acre subdivision consisting of one commercial lot. The proposed subdivision is located at 550 FM 1660 South at Meadowside Drive. Originally, this project was presented to the Planning and Zoning Commission in March 2017, however the plat was never recorded officially with Williamson County, and subsequently expired.

The proposed amended plat is again being processed simultaneously with the Legends of Hutto Phase Two Lot 1 Block A Amended Plat. This process is the result of the property owner acquiring additional acreage from the Legends of Hutto Homeowners Association needed for the existing store expansion. Both plats must now be approved and recorded with Williamson County to complete the platting process.

These properties were the subject of an approved variance by the Zoning Board of Adjustment (ZBA) on January 27, 2015 to reduce the buffer yard requirement for B-1 Commercial property located adjacent to SF-1 Residential property, from 150 feet to 10 feet, given the presence of the existing Legends of Hutto drainage lot adjoining the Hutto Grocery Store.

Staff Review:

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

FINANCIAL IMPACT:

None

POLICY IMPLICATIONS:

None

RECOMMENDATION:

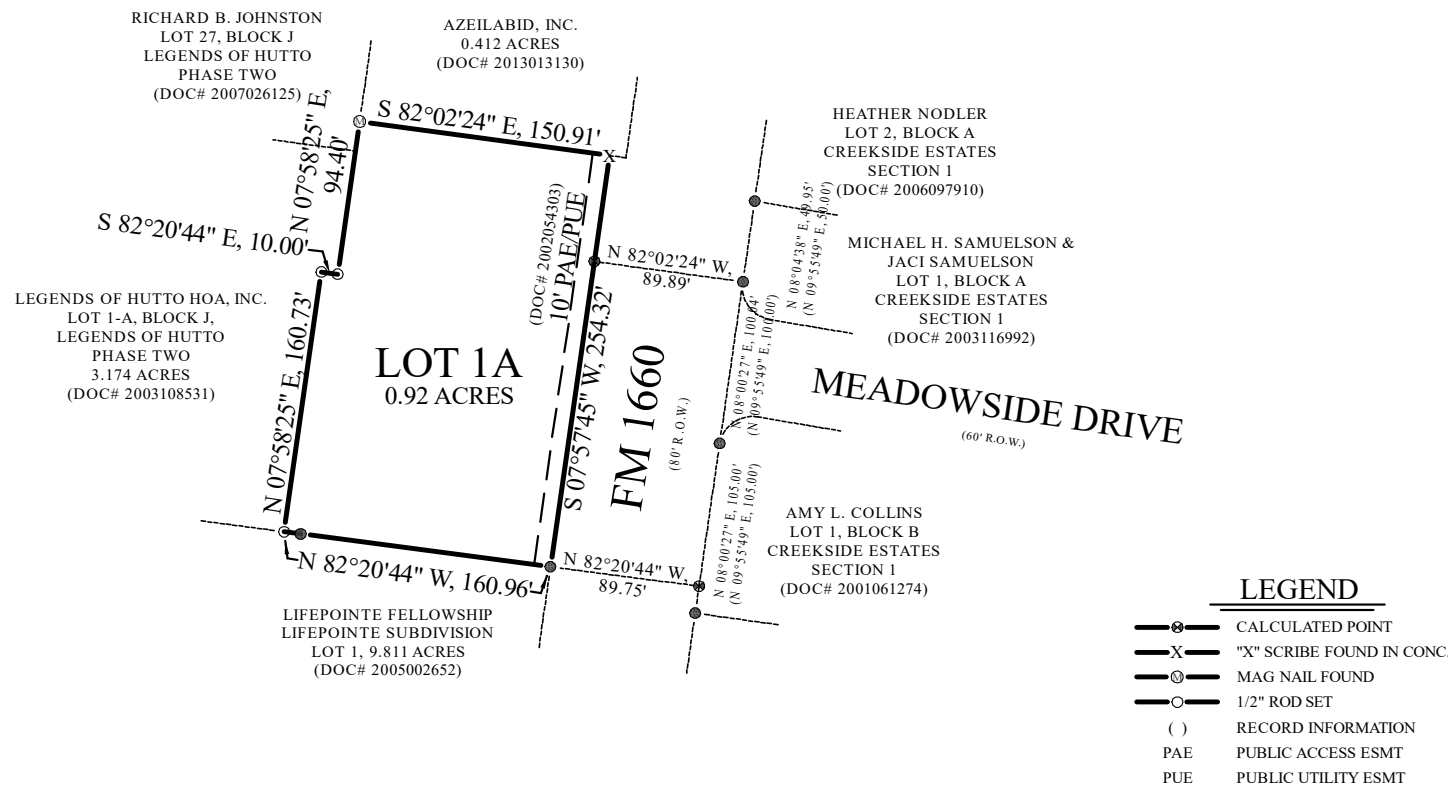
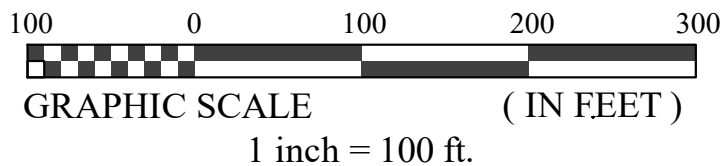
As the Amended Plat meets the requirements as adopted within the Unified Development Code, Staff recommends a favorable recommendation forwarded to City Council for approval of the Amended Plat.

ATTACHMENTS:

[ComDev1660SPh1Lot1A-AP-U3-Plat\(4-20-20\)](#)

COMMERCIAL DEVELOPMENT 1660 SOUTH HUTTO (PHASE I) LOT 1A AMENDED PLAT

SCALE 1"=100'



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

THAT I, _____, FOR AZEILABID BUSINESS, INC., BEING THE OWNER OF LOT 1, COMMERCIAL DEVELOPMENT 1660 SOUTH, HUTTO (PHASE I) SUBDIVISION, RECORDED IN CABINET W, SLIDE 147, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2013013130, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING THE OWNER OF 0.03 OF AN ACRE OUT OF LOT 1A, LEGENDS OF HUTTO PHASE TWO, SAME BEING THAT CERTAIN LEGENDS OF HUTTO HOMEOWNERS ASSOCIATION, INC. TRACT RECORDED IN DOCUMENT NO. 2003108531, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY GENERAL WARRANTY DEED AND RESTRICTIVE COVENANT RECORDED IN DOCUMENT NO. 2014088951, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 0.92 ACRES, IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "COMMERCIAL DEVELOPMENT 1660 SOUTH HUTTO (PHASE I) LOTS 1A AMENDED PLAT" AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LAND INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS HEREON MY HANDS THIS THE ____ DAY OF _____, 2020, A.D.

DATE
FOR AZEILABID BUSINESS, INC.
845 SWEETNESS
AUSTIN, TX 78754

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ FOR AZEILABID BUSINESS, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES & CONSIDERATIONS HEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2020, A.D.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: _____
MY COMMISSION EXPIRES: _____

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

THAT I, CHESLEY N. BROOKS JR., TRUSTEE, FOR OMNIBANK, N.A., AS THE LIEN HOLDER OF LOT 1, COMMERCIAL DEVELOPMENT 1660 SOUTH, HUTTO (PHASE I) SUBDIVISION, RECORDED IN CABINET W, SLIDE 147, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AS COVERED BY GENERAL WARRANTY DEED RECORDED AS DOCUMENT NUMBER 2013013130, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, THAT I DO HEREBY SUBDIVIDE SAID LOT 1, IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "COMMERCIAL DEVELOPMENT 1660 SOUTH HUTTO (PHASE I) LOT 1A AMENDED PLAT" AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LAND INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

CHESLEY N. BROOKS, JR., TRUSTEE
OMNIBANK, N.A.
4328 OLD SPANISH TRAIL
HOUSTON, TX 77021

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

I, EDWARD C. RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF HUTTO, TEXAS, AND WILLIAMSON COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD HAVE BEEN SHOWN OR NOTED HEREON.

EDWARD C. RUMSEY
ALLSTAR LAND SURVEYING
9020 ANDERSON MILL ROAD
AUSTIN, TEXAS 78729
512-249-8149 / FAX 512-331-5217
REF: A1010115



STATE OF TEXAS
COUNTY OF TRAVIS

I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.152(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

MIRZA TAHIR BAIG, P.E. NO. 82577
PROFESSIONAL STRUCTURAL ENGINEERS, INC.
REGISTERED ENGINEERING FIRM F-4951
12710 RESEARCH BLVD., SUITE NO. 390
AUSTIN, TEXAS 78759 (512) 238-6422



OWNER: AZEILABID, BUSINESS INC.
ACREAGE: 0.92 ACRES
SURVEY: WILLIAM BROWN SURVEY, ABSTRACT NO. 105
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 1
SURVEYOR: ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE - CENTRAL ZONE (4203)
UNITS: US SURVEY FEET

- 1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2) BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
3) A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4) A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
5) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6) SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
7) SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
8) AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
9) STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
10) WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF HUTTO.
11) FLOODPLAIN NOTES
EXISTING FLOODPLAIN
NO PORTION OF THIS TRACT IS ENCLOSED BY THE BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 0520, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
12) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/4" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
13) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14) ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
15) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
16) ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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

"THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE".

APPROVED THIS THE ____ DAY OF ____, 2020 A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

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

DOUG GAUL, MAYOR
CITY OF HUTTO
DATE
STACY SCHMITT, INTERIM CITY SECRETARY
CITY OF HUTTO
DATE

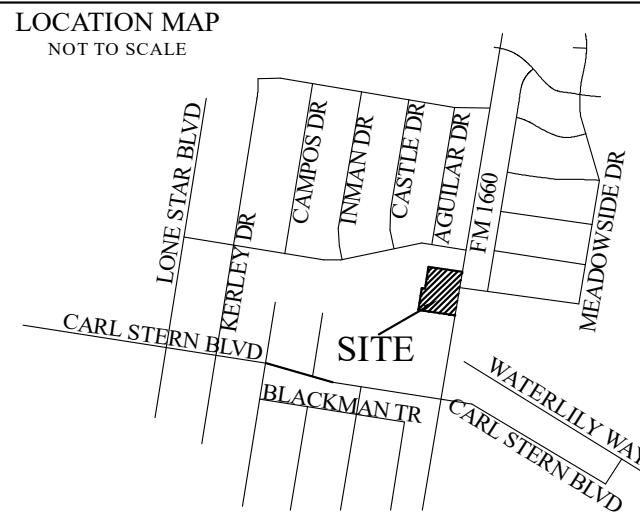
STATE OF TEXAS
COUNTY OF WILLIAMSON: KNOWN ALL MEN BY THESE PRESENTS:

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 DOCUMENT NO. ____ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

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

BY: _____
DEPUTY

Received 04/20/2020



Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration and possible recommendation on the proposed Legends of Hutto Phase Two Lot 1A, Block J Amended Plat, 3.25 acres, more or less, of land, one drainage easement and public utility easement lot, located on FM 1660 South.

Meeting: Planning and Zoning Commission - 05 May 2020

Department: Development Services

Staff Contact: Ashley Lumpkin

BACKGROUND INFORMATION:

The Legends of Hutto Phase Two Lot 1 Block A Amended Plat is a proposed 3.25 acre subdivision consisting of one drainage lot and one public utility easement. Originally, this project was presented to the Planning and Zoning Commission in March 2017, however the plat was never recorded with Williamson County, and subsequently expired.

The proposed amended plat is being processed simultaneously with the Commercial Development 1660 South, Hutto (Phase I) Lot 1A Amended Plat. This process is the result of the property owner selling acreage to the neighboring property owner of the Commercial Development 1660 South, Hutto (Phase I) Lot 1A Amended Plat property for the expansion of Hutto Grocery Store.

These properties were the subject of an approved variance by the Zoning Board of Adjustment (ZBA) on January 27, 2015 to reduce the buffer yard requirement for B-1 Commercial property located adjacent to SF-1 Residential property, from 150 feet to 10 feet, given the presence of the existing Legends of Hutto drainage lot adjoining the Hutto Grocery Store.

Staff Review:

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

RECOMMENDATION:

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

ATTACHMENTS:

[LOHPh2Lot1ABlkJ-AP-U3-Plat\(4-20-20\)](#)

AMENDED PLAT OF LEGENDS OF HUTTO PHASE 2,
LOT 1A, BLOCK J

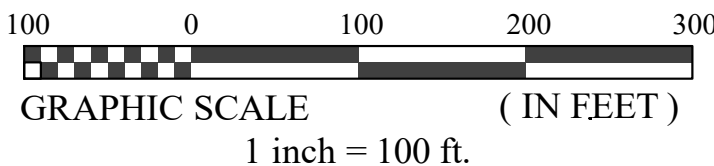
SCALE 1"=100'

Page 3 of 4

OWNER:
ACREAGE:
SURVEY:
NUMBER OF BLOCKS:
NUMBER OF LOTS:
SURVEYOR:

PROJECT DATUM:

LEGENDS OF HUTTO HOMEOWNERS ASSOCIATION, INC.
3.25 ACRES
WILLIAM BROWN SURVEY, ABSTRACT NO. 105
1
ALL STAR LAND SURVEYING
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE - CENTRAL ZONE (4203)
UNITS: US SURVEY FEET



LEGEND

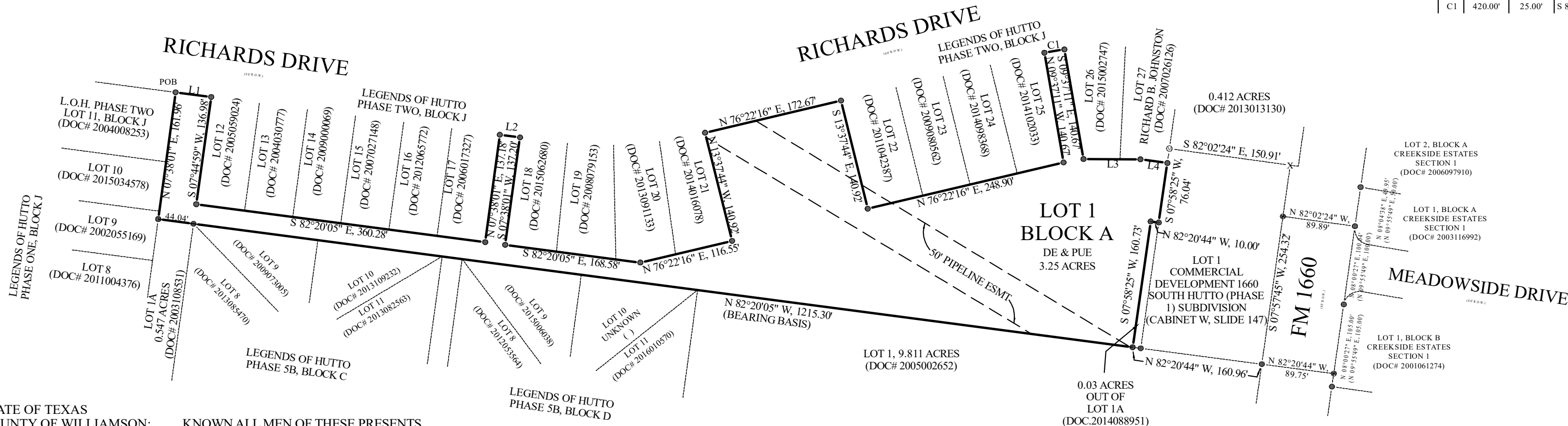
○ CALCULATED POINT
X "X" SCRIBE FOUND IN CONC.
⊙ MAG NAIL FOUND
○ 1/2" ROD SET
○ 1/2" ROD FOUND
() RECORD INFORMATION
PUE PUBLIC UTILITY ESMT
DE DRAINAGE ESMT
POB POINT OF BEGINNING

LINE TABLE

L1	S 82°21'59" E, 44.37'
L2	S 82°21'59" E, 25.00'
L3	S 89°43'51" E, 70.55'
L4	S 82°03'14" E, 33.42'

CURVE TABLE

#	RADIUS	ARC	CHORD
C1	420.00'	25.00'	S 82°21'59" E, 44.37'



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

I, EDWARD C. RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY STATE THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF HUTTO, TEXAS, AND WILLAMSON COUNTY, TEXAS AND THAT ALL EXISTING EASEMENTS OF RECORD HAVE BEEN SHOWN OR NOTED HERON.

EDWARD C. RUMSEY
ALLSTAR LAND SURVEYING
9020 ANDERSON MILL ROAD
AUSTIN, TEXAS 78729
512-249-8149 / FAX 512-331-5217
REF.# A1010115

04/10/2020
DATE



STATE OF TEXAS
COUNTY OF TRAVIS

I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.152(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

MIRZA TAHIR BAIG, P.E. NO. 82577
PROFESSIONAL STRUCVIL ENGINEERS, INC.
REGISTERED ENGINEERING FIRM F-4951
2205 W. PARMER LN., SUITE NO. 201
AUSTIN, TEXAS 78727 (512) 238-6422

04/10/2020
DATE



BEING 3.25 ACRES OF LAND, OUT OF LOT 1A, LEGENDS OF HUTTO, PHASE TWO. A SUBDIVISION RECORDED IN CABINET V. SLIDES 259-261, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 3.25 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF RICHARDS DRIVE, SAME BEING THE NORTHWEST CORNER OF SAID LOT 1A, FOR THE NORTHWEST CORNER HEREOF;

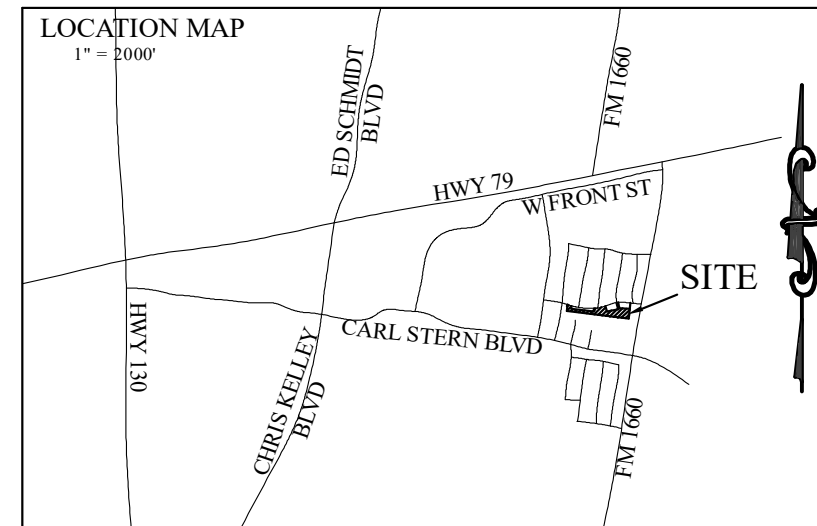
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1A, THE FOLLOWING 17 CALLS,
1. SOUTH 82 DEGREES 21 MINUTES 59 SECONDS EAST, 44.370 FEET TO AN IRON ROD FOUND,
2. SOUTH 07 DEGREES 44 MINUTES 59 SECONDS WEST, 136.98 FEET TO AN IRON ROD FOUND,
3. SOUTH 82 DEGREES 20 MINUTES 05 SECONDS EAST, 360.28 FEET TO AN IRON ROD FOUND,
4. NORTH 07 DEGREES 38 MINUTES 01 SECONDS EAST, 137.18 FEET TO AN IRON ROD FOUND,
5. SOUTH 82 DEGREES 21 MINUTES 59 SECONDS EAST, 25.000 FEET TO AN IRON ROD FOUND,
6. SOUTH 07 DEGREES 38 MINUTES 01 SECONDS WEST, 137.20 FEET TO AN IRON ROD FOUND,
7. SOUTH 82 DEGREES 20 MINUTES 05 SECONDS EAST, 168.58 FEET TO AN IRON ROD FOUND,
8. NORTH 76 DEGREES 22 MINUTES 16 SECONDS EAST, 116.55 FEET TO AN IRON ROD FOUND,
9. NORTH 13 DEGREES 37 MINUTES 44 SECONDS WEST, 140.92 FEET TO AN IRON ROD FOUND,
10. NORTH 76 DEGREES 22 MINUTES 16 SECONDS EAST, 172.67 FEET TO AN IRON ROD FOUND,
11. SOUTH 13 DEGREES 37 MINUTES 44 SECONDS EAST, 140.92 FEET TO AN IRON ROD FOUND,
12. NORTH 76 DEGREES 22 MINUTES 16 SECONDS EAST, 248.90 FEET TO AN IRON ROD FOUND,
13. NORTH 09 DEGREES 37 MINUTES 11 SECONDS WEST, 140.67 FEET TO AN IRON ROD FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET,
14. ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BEARS, SOUTH 82 DEGREES 21 MINUTES 59 SECONDS EAST, 44.37 FEET TO AN IRON ROD FOUND AT THE END OF SAID CURVE TO THE RIGHT,
15. SOUTH 09 DEGREES 37 MINUTES 11 SECONDS EAST, 140.67 FEET TO AN IRON ROD FOUND,
16. SOUTH 89 DEGREES 43 MINUTES 51 SECONDS EAST, 70.55 FEET TO AN IRON ROD FOUND,
17. SOUTH 82 DEGREES 03 MINUTES 14 SECONDS EAST, 33.42 FEET TO AN IRON ROD FOUND, FOR THE NORTHEAST CORNER HEREOF;

THENCE THROUGH SAID LOT 1A, THE FOLLOWING 3 CALLS,
1. SOUTH 07 DEGREES 58 MINUTES 25 SECONDS WEST, 76.04 FEET TO AN IRON ROD FOUND,
2. NORTH 82 DEGREES 20 MINUTES 44 SECONDS WEST, 10.00 FEET TO AN IRON ROD FOUND,
3. SOUTH 07 DEGREES 58 MINUTES 25 SECONDS WEST, 160.73 FEET TO AN IRON ROD FOUND, IN THE SOUTHERLY LINE OF SAID LOT 1A, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 82 DEGREES 20 MINUTES 05 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 1A, 1,215.30 FEET TO AN IRON ROD FOUND, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1A, FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 07 DEGREES 38 MINUTES 01 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1A, 161.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.25 ACRES OF LAND.

Received 04/20/2020



AMENDED PLAT OF LEGENDS OF HUTTO PHASE 2, LOT 1A, BLOCK J

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

THAT I, _____ FOR LEGENDS OF HUTTO HOMEOWNERS ASSOCIATION, INC., BEING THE OWNERS OF LOT 1A, LEGENDS OF HUTTO, PHASE TWO A SUBDIVISION RECORDED IN CABINET V, SLIDES 259-261, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2003108531, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 3.25 ACRES, IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "AMENDED PLAT OF LOT 1A, LEGENDS OF HUTTO, PHASE TWO" AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LAND INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS HEREON MY HANDS THIS THE ____ DAY OF _____, 2020, A.D.

FOR LEGENDS OF HUTTO HOA, INC.
C/O SEVERN TRENT SERVICES
14046 SUMMIT DRIVE
AUSTIN, TX 78728

DATE

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ FOR LEGENDS OF HUTTO HOMEOWNERS ASSOCIATION, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES & CONSIDERATIONS HEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2020, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

- NOTES:
- 1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
 - 2) BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
 - 3) A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
 - 4) A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
 - 5) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 - 6) SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
 - 7) SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
 - 8) AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
 - 9) STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
 - 10) WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF HUTTO.
 - 11) FLOODPLAIN NOTES:

- EXISTING FLOODPLAIN
NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 0520, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS"
- 12) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF $\frac{1}{2}$ " PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
 - 13) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 - 14) ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
 - 15) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - 16) ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF LEGENDS OF HUTTO, PHASE TWO, RECORDED IN CABINET V, SLIDES 259-261, OF PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

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

APPROVED THIS THE ____ DAY OF _____, 2020 A.D. AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY.

THIS PLAT WAS APPROVED FOR RECORDING BY THE CITY COUNCIL ON THE ____ DAY OF ____20__.

DOUG GAUL, MAYOR DATE STACY SCHMITT, INTERIM CITY SECRETARY DATE
CITY OF HUTTO CITY OF HUTTO

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 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 DOCUMENT NO. _____, TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

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

BY: _____
DEPUTY

Received 04/20/2020



Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration and possible recommendation on the proposed Brooklands Section Four Final Plat, 15.7896 acres, more or less, of land, 88 residential lots, located at Swindoll Lane at Brooklands Boulevard.

Meeting: Planning and Zoning Commission - 05 May 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Brooklands Section Four Final Plat is approximately 15.7896 acres of land, with 88 residential lots. This phase is south of the first phase, which is currently under construction.

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 88 Single-Family Lots, 1 access easement, 2 landscape lots, and 1 pocket park and has a total acreage of 15.7896. Of the 88 lots, all but 9 are less than 45 feet in width, the 9 that are over are all 65 feet in width or greater.

Staff Review:

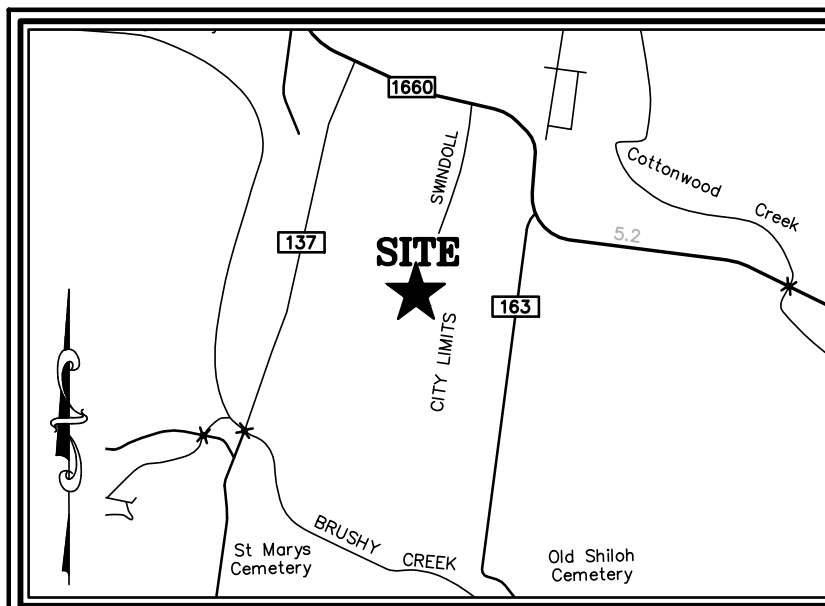
The proposal meets the minimum standards as required in the Unified Development Code and state law. The proposed street layout provides for connectivity between previous sections of Brooklands and the adjacent properties. This provides a needed collection and alternate routes in the area.

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:

[BrooklandsSecFourFP-U1-Plat\(3-13-20\)](#)

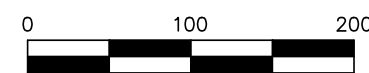


VICINITY MAP

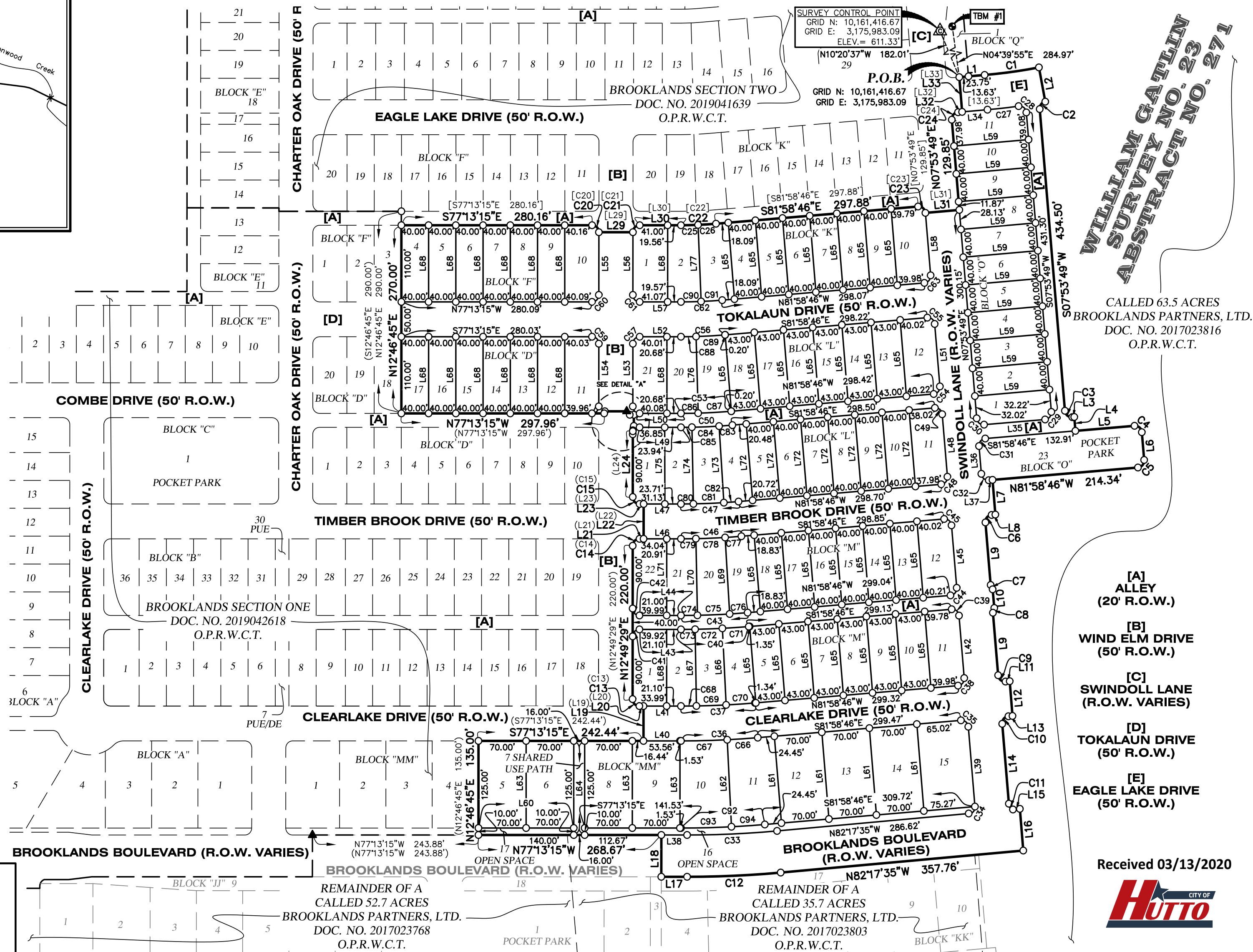
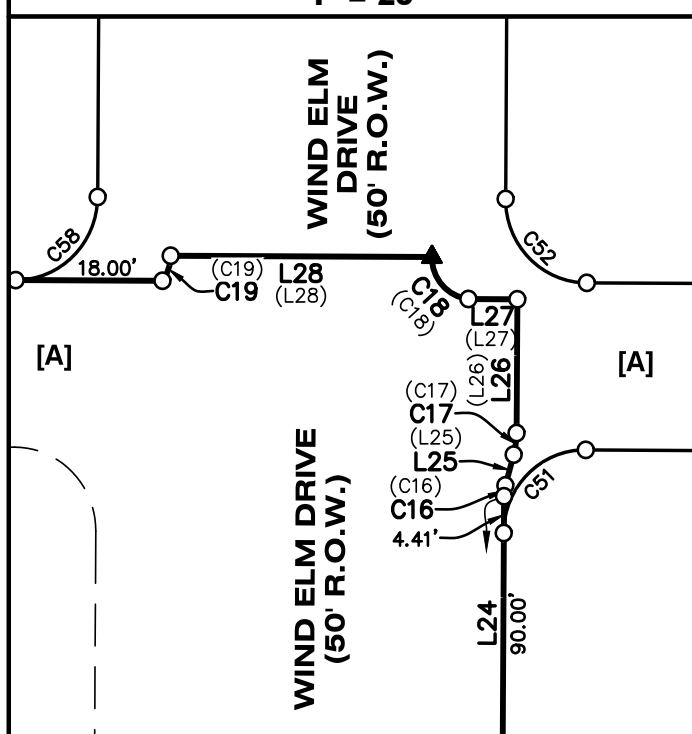
SCALE: 1" = 2000'

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
- △ 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. 2019042618
- [.....] RECORD INFORMATION PER DOC. NO. 2019041639



GRAPHIC SCALE: 1" = 100'

DETAIL "A"
1" = 20'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	80.52'	775.00'	5°57'11"	S84°57'22"E	80.49'
C2	14.69'	10.00'	84°10'11"	S49°58'57"W	13.40'
C3	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C4	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C5	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C6	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C7	7.10'	10.00'	40°41'27"	S12°27'17"E	6.95'
C8	7.24'	10.00'	41°28'05"	S28°38'13"W	7.08'
C9	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C10	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C11	10.78'	10.00'	61°44'40"	S22°58'31"E	10.26'
C12	137.66'	1,555.00'	5°04'20"	N79°45'25"W	137.61'
C13	15.72'	10.00'	90°02'33"	N32°11'55"W	14.15'
C14	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
C15	15.72'	10.00'	90°02'19"	N32°11'58"W	14.15'
C16	1.31'	5.00'	15°00'00"	N20°19'28"E	1.31'
C17	2.62'	10.00'	15°00'00"	N20°19'28"E	2.61'
C18	7.37'	5.03'	84°01'29"	N29°11'16"W	6.73'
C19	3.21'	5.03'	36°35'02"	S31°06'59"W	3.16'
C20	15.72'	10.00'	90°02'43"	S32°11'53"E	14.15'
C21	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
C22	51.49'	620.00'	4°45'31"	S79°36'01"E	51.48'
C23	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C24	15.73'	10.00'	90°07'34"	N52°57'32"E	14.16'
C25	25.12'	620.00'	2°19'17"	S78°22'54"E	25.12'
C26	26.37'	620.00'	2°26'14"	S80°45'39"E	26.37'
C27	46.08'	825.00'	3°12'00"	S83°34'46"E	46.07'
C28	16.24'	10.00'	93°04'35"	S38°38'28"E	14.52'
C29	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C30	15.69'	10.00'	89°52'35"	N37°02'28"W	14.13'
C31	15.73'	10.00'	90°07'25"	N52°57'32"E	14.16'
C32	15.69'	10.00'	89°52'35"	N37°02'28"W	14.13'
C33	132.35'	1,495.00'	5°04'20"	N79°45'25"W	132.30'
C34	11.56'	10.00'	66°15'40"	S41°09'04"W	10.93'
C35	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C36	112.95'	1,360.00'	4°45'31"	S79°36'01"E	112.92'
C37	108.80'	1,310.00'	4°45'31"	N79°36'01"W	108.77'
C38	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C39	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C40	99.66'	1,200.00'	4°45'31"	S79°36'01"E	99.64'
C41	15.70'	10.00'	89°57'16"	N57°48'07"E	14.14'
C42	15.72'	10.00'	90°02'44"	N32°11'53"W	14.15'
C43	98.00'	1,180.00'	4°45'31"	N79°36'01"W	97.98'
C44	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C45	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C46	88.87'	1,070.00'	4°45'31"	S79°36'01"E	88.84'
C47	84.72'	1,020.00'	4°45'31"	N79°36'01"W	84.69'
C48	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C49	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C50	75.58'	910.00'	4°45'31"	S79°36'01"E	75.56'
C51	15.70'	10.00'	89°57'15"	N57°48'07"E	14.14'
C52	15.72'	10.00'	90°02'43"	S32°11'53"E	14.15'
C53	73.92'	890.00'	4°45'31"	N79°36'01"W	73.90'
C54	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C55	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
C56	64.78'	780.00'	4°45'31"	S79°36'01"E	64.76'
C57	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
C58	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
C59	15.72'	10.00'	90°02'43"	S32°11'53"E	14.15'
C60	15.70'	10.00'	89°57'17"	S57°48'07"W	14.14'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C61	15.72'	10.00'	90°02'43"	N32°11'53"W	14.15'
C62	60.63'	730.00'	4°45'31"	N79°36'01"W	60.61'
C63	15.73'	10.00'	90°07'25"	S52°57'32"W	14.16'
C66	45.01'	1,360.00'	1°53'47"	S81°01'53"E	45.01'
C67	67.94'	1,360.00'	2°51'45"	S78°39'07"E	67.94'
C68	22.65'	1,310.00'	0°59'26"	S77°42'58"E	22.65'
C69	43.75'	1,310.00'	1°54'48"	S79°10'05"E	43.75'
C70	42.41'	1,310.00'	1°51'17"	S81°03'08"E	42.40'
C71	38.85'	1,200.00'	1°51'17"	S81°03'08"E	38.84'
C72	40.08'	1,200.00'	1°54'48"	S79°10'05"E	40.07'
C73	20.74'	1,200.00'	0°59'26"	S77°42'58"E	20.74'
C74	24.19'	1,180.00'	1°10'28"	N77°48'29"W	24.19'
C75	47.32'	1,180.00'	2°17'52"	N79°32'39"W	47.32'
C76	26.49'	1,180.00'	1°17'11"	N81°20'11"W	26.49'
C77	24.02'	1,070.00'	1°17'11"	S81°20'11"E	24.02'
C78	42.91'	1,070.00'	2°17'52"	S79°32'39"E	42.91'
C79	21.93'	1,070.00'	1°10'28"	S77°48'29"E	21.93'
C80	18.24'	1,020.00'	1°01'28"	S77°43'59"E	18.24'
C81	44.84'	1,020.00'	2°31'07"	S79°30'16"E	44.83'
C82	21.64'	1,020.00'	1°12'56"	S81°22'18"E	21.64'
C83	19.52'	910.00'	1°13'44"	S81°21'54"E	19.52'
C84	40.00'	910.00'	2°31'07"	S79°29'29"E	40.00'
C85	16.06'	910.00'	1°00'40"	S77°43'35"E	16.06'
C86	25.27'	890.00'	1°37'36"	S78°02'03"E	25.27'
C87	48.65'	890.00'	3°07'55"	S80°24'49"E	48.64'
C88	22.14'	780.00'	1°37'36"	S78°02'03"E	22.14'
C89	42.64'	780.00'	3°07'55"	S80°24'49"E	42.63'
C90	29.58'	730.00'	2°19'17"	N78°22'54"W	29.58'
C91	31.05'	730.00'	2°26'14"	N80°45'39"W	31.05'
C92	123.34'	1,485.00'	4°45'31"	S79°36'01"E	123.30'
C93	74.19'	1,485.00'	2°51'45"	S78°39'07"E	74.18'
C94	49.15'	1,485.00'	1°53'47"	S81°01'53"E	49.15'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
[C13]	15.72'	10.00'	90°02'33"	N32°11'55"W	14.15'
[C14]	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
[C15]	15.72'	10.00'	90°02'19"	N32°11'58"W	14.15'
[C16]	1.31'	5.00'	15°00'00"	N20°19'28"E	1.31'
[C17]	2.62'	10.00'	15°00'00"	N20°19'28"E	2.61'
[C18]	7.37'	5.03'	84°01'29"	N29°11'16"W	6.73'
[C19]	3.21'	5.03'	36°35'02"	S31°06'59"W	3.16'
[C20]	15.72'	10.00'	90°02'43"	S32°11'53"E	14.15'
[C21]	15.70'	10.00'	89°57'17"	N57°48'07"E	14.14'
[C22]	51.49'	620.00'	4°45'31"	S79°36'01"E	51.48'
[C23]	15.69'	10.00'	89°52'35"	S37°02'28"E	14.13'
[C24]	15.73'	10.00'	90°07'34"	N52°57'32"E	14.16'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S81°58'46"E	37.38'
L2	S02°04'02"W	50.00'
L3	S81°58'46"E	2.99'
L4	S08°01'14"W	20.00'
L5	S81°58'46"E	87.09'
L6	S07°53'49"W	40.00'
L7	S08°01'14"W	50.00'
L8	N81°58'46"W	5.51'
L9	S07°53'49"W	90.00'
L10	S07°42'25"W	26.86'
L11	S81°58'46"E	6.17'
L12	S08°01'14"W	50.00'
L13	N81°58'46"W	6.02'
L14	S07°53'49"W	115.00'
L15	S82°17'35"E	10.21'
L16	S08°01'14"W	60.00'
L17	N77°13'15"W	37.89'
L18	N12°49'28"E	60.00'
L19	N12°46'45"E	50.00'
L20	N77°13'15"W	6.00'
L21	S77°13'15"E	5.97'
L22	N12°54'36"E	50.00'
L23	N77°13'15"W	6.03'
L24	N12°49'29"E	94.41'
L25	N27°49'28"E	3.82'
L26	N12°49'28"E	16.01'
L27	N77°13'15"W	6.00'
L28	N77°14'06"W	32.00'
L29	S77°14'20"E	50.00'
L30	S77°13'15"E	60.56'
L31	S82°06'11"E	50.00'
L32	S81°58'46"E	6.01'
L33	N08°01'14"E	50.00'
L34	S81°58'46"E	37.38'
L35	N81°58'46"W	90.00'
L36	N07°53'49"E	40.00'
L37	N81°58'46"W	5.66'
L38	N77°13'15"W	37.84'
L39	S07°53'49"W	115.02'
L40	S77°13'15"E	55.09'
L41	N77°13'15"W	55.09'
L42	S07°53'49"W	90.00'
L43	S77°13'15"E	61.02'
L44	N77°13'15"W	60.99'
L45	S07°53'49"W	90.00'
L46	S77°13'15"E	54.95'
L47	N77°13'15"W	54.84'
L48	S07°53'49"W	90.00'
L49	S77°13'15"E	60.79'
L50	N77°13'15"W	60.76'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L51	S07°53'49"W	90.00'
L52	S77°13'15"E	60.69'
L53	N12°49'28"E	90.00'
L54	S12°49'28"W	90.00'
L55	S12°49'28"W	90.00'
L56	N12°49'28"E	90.00'
L57	N77°13'15"W	60.64'
L58	S07°53'49"W	90.00'
L59	S82°06'11"E	110.00'
L60	S77°13'15"E	140.00'
L61	N08°01'14"E	125.00'
L62	N09°55'00"E	125.00'
L63	N12°46'45"E	125.00'
L64	N12°46'45"E	135.00'
L65	N08°01'14"E	110.00'
L66	N09°52'31"E	110.00'
L67	N11°47'19"E	110.00'
L68	N12°46'45"E	110.00'
L69	N09°18'25"E	110.00'
L70	N11°36'17"E	110.00'
L71	N12°49'28"E	110.00'
L72	N07°53'49"E	110.00'
L73	N09°07'34"E	110.00'
L74	N11°38'40"E	110.00'
L75	N12°39'20"E	110.00'
L76	N11°09'09"E	110.00'
L77	N10°27'28"E	110.00'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L19]	N12°46'45"E	50.00'
[L20]	N77°13'15"W	6.00'
[L21]	S77°13'15"E	5.97'
[L22]	N12°54'36"E	50.00'
[L23]	N77°13'15"W	6.03'
[L24]	N12°49'29"E	94.41'
[L25]	N27°49'28"E	3.82'
[L26]	N12°49'28"E	16.01'
[L27]	N77°13'15"W	6.00'
[L28]	N77°14'06"W	32.00'
[L29]	S77°14'20"E	50.00'
[L30]	S77°13'15"E	60.56'
[L31]	S82°06'11"E	50.00'
[L32]	S81°58'46"E	6.01'
[L33]	N08°01'14"E	50.00'

BROOKLANDS SECTION FOUR
City of Hutto,
Williamson County, Texas

Received 03/13/2020



4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date: 3/4/2020

Project: 00569

Scale: 1" = 100'

Reviewer: PRB

Tech: BAP

Field Crew: TF/SR

Survey Date: FEB. 2017

Sheet: 2 OF 3

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 15.7894 ACRES (687,786 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 52.7 ACRE AND THE REMAINDER OF A CALLED 35.7 ACRE TRACT, BOTH CONVEYED TO BROOKLANDS PARTNERS, LTD., IN DOCUMENT NOS. 2017023768 AND 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 15.7894 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR THE SOUTH LINE OF LOT 1, BLOCK 'Q' BROOKLANDS SECTION TWO, A SUBDIVISION RECORDED IN DOCUMENT NO. 2019041639 (O.P.R.W.C.T.), BEING IN THE NORTH RIGHT-OF-WAY LINE OF EAGLE LAKE DRIVE (50' RIGHT-OF-WAY), AND BEING THE MOST NORTHERLY NORTHWEST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE NORTH RIGHT-OF-WAY LINE OF SAID EAGLE LAKE DRIVE, IN PART WITH THE SOUTH LINE OF SAID LOT 1, BLOCK 'Q', S81°58'46"W, A DISTANCE OF 13.63 FEET TO A 2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 'Q';

THENCE, LEAVING THE EAST LINE OF SAID LOT 1, BLOCK 'Q', OVER AND ACROSS SAID REMAINDER OF BROOKLANDS 63.5 ACRES TRACT, SAID REMAINDER OF BROOKLANDS 35.7 ACRES TRACT AND SAID REMAINDER OF BROOKLANDS 52.7 ACRES TRACT THE FOLLOWING THIRTY-FIVE (35) COURSES AND DISTANCES:

1) S81°58'46"E, A DISTANCE OF 23.75 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

2) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 775.00 FEET, WHOSE ARC LENGTH IS 80.52 FEET AND WHOSE CHORD BEARS S84°57'22"E, A DISTANCE OF 80.49 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR THE NORTHEAST CORNER HEREOF,

3) S02°04'02"W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,

4) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 14.69 FEET AND WHOSE CHORD BEARS S49°58'57"W, A DISTANCE OF 13.40 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

5) S07°53'49"W, A DISTANCE OF 434.50 FEET TO A 1/2-INCH IRON ROD WITH *WARD-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 15.69 FEET AND WHOSE CHORD BEARS S37°02'28"E, A DISTANCE OF 14.13 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

7) S81°58'46"E, A DISTANCE OF 2.99 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

8) S08°01'14"W, A DISTANCE OF 20.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

9) S81°58'46"E, A DISTANCE OF 87.09 FEET TO A 1/2-INCH IRON ROD WITH *WARD-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 15.69 FEET AND WHOSE CHORD BEARS S37°02'28"E, A DISTANCE OF 14.13 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

11) S07°53'49"W, A DISTANCE OF 40.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-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 15.73 FEET AND WHOSE CHORD BEARS S52°57'32"W, A DISTANCE OF 14.16 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

13) N81°58'46"W, A DISTANCE OF 214.34 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

14) S08°01'14"W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

15) N81°58'46"W, A DISTANCE OF 5.51 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

16) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.73 FEET AND WHOSE CHORD BEARS S52°57'32"W, A DISTANCE OF 14.16 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

17) S07°53'49"W, A DISTANCE OF 90.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

18) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 7.10 FEET AND WHOSE CHORD BEARS S12°27'17"E, A DISTANCE OF 6.95 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

19) S07°42'25"W, A DISTANCE OF 28.86 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,

20) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 7.24 FEET AND WHOSE CHORD BEARS S28°38'13"W, A DISTANCE OF 7.08 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

21) S07°53'49"W, A DISTANCE OF 90.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

22) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.69 FEET AND WHOSE CHORD BEARS S37°02'28"E, A DISTANCE OF 14.13 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

23) S81°58'46"E, A DISTANCE OF 6.17 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

24) S08°01'14"W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

25) N81°58'46"W, A DISTANCE OF 6.02 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

26) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.73 FEET AND WHOSE CHORD BEARS S52°57'32"W, A DISTANCE OF 14.16 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

27) S07°53'49"W, A DISTANCE OF 115.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

28) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 10.78 FEET AND WHOSE CHORD BEARS S22°58'31"E, A DISTANCE OF 10.26 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

29) S82°17'35"E, A DISTANCE OF 10.21 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

30) S08°01'14"W, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR THE SOUTHEAST CORNER HEREOF,

31) N82°17'35"W, A DISTANCE OF 357.76 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

32) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 1555.00 FEET, WHOSE ARC LENGTH IS 137.66 FEET AND WHOSE CHORD BEARS N79°45'25"W, A DISTANCE OF 137.61 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

33) N77°13'15"W, A DISTANCE OF 37.89 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

34) N12°48'28"E, A DISTANCE OF 60.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

35) N77°13'15"W, A DISTANCE OF 268.67 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR THE SOUTHWEST CORNER HEREOF, BEING THE SOUTHEAST CORNER OF LOT 17, BLOCK 'MM' BROOKLANDS SECTION ONE, A SUBDIVISION RECORDED IN DOCUMENT NO. 2019042618 (O.P.R.W.C.T.);

THENCE, WITH THE EAST LINE OF SAID BROOKLANDS SECTION ONE IN PART WITH THE WEST LINE OF SAID REMAINDER OF BROOKLANDS 35.7 ACRES TRACT, AND IN PART WITH THE EAST LINE OF SAID REMAINDER OF BROOKLANDS 52.7 ACRES TRACT THE FOLLOWING TWENTY-TWO (22) COURSES AND DISTANCES:

1) N12°46'45"E, A DISTANCE OF 135.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

2) S77°13'15"E, A DISTANCE OF 242.44 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

3) N12°46'45"E, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

4) N77°13'15"E, A DISTANCE OF 6.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

5) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.72 FEET AND WHOSE CHORD BEARS N32°11'55"W, A DISTANCE OF 14.15 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

6) N12°48'29"E, A DISTANCE OF 220.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

7) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.70 FEET AND WHOSE CHORD BEARS N57°48'07"E, A DISTANCE OF 14.14 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

8) S77°13'15"E, A DISTANCE OF 5.97 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

9) N12°54'36"E, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

10) N77°13'15"W, A DISTANCE OF 6.03 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

11) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.72 FEET AND WHOSE CHORD BEARS N32°11'58"W, A DISTANCE OF 14.15 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

12) N12°48'29"E, A DISTANCE OF 94.41 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

13) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 5.00 FEET, WHOSE ARC LENGTH IS 1.31 FEET AND WHOSE CHORD BEARS N20°19'28"E, A DISTANCE OF 1.31 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

14) N27°48'28"E, A DISTANCE OF 3.82 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

15) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 2.62 FEET AND WHOSE CHORD BEARS N20°19'28"E, A DISTANCE OF 2.61 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

16) N12°48'28"E, A DISTANCE OF 16.01 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

17) N77°13'15"W, A DISTANCE OF 6.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,

18) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 5.03 FEET, WHOSE ARC LENGTH IS 7.37 FEET AND WHOSE CHORD BEARS N29°11'16"W, A DISTANCE OF 6.73 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

19) N77°14'06"W, A DISTANCE OF 32.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,

20) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 5.03 FEET, WHOSE ARC LENGTH IS 3.21 FEET AND WHOSE CHORD BEARS S31°06'59"W, A DISTANCE OF 3.16 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

21) N77°13'15"W, A DISTANCE OF 297.96 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

22) N12°46'45"E, A DISTANCE OF 270.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR THE MOST SOUTHERLY NORTHWEST CORNER HEREOF, BEING THE NORTHEAST CORNER OF LOT 3, BLOCK 'F' OF SAID BROOKLANDS SECTION ONE, AND BEING IN THE SOUTH RIGHT-OF-WAY OF AN ALLEY (20' RIGHT-OF-WAY), AND BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID BROOKLANDS SECTION TWO;

THENCE, WITH THE SOUTH LINE OF SAID BROOKLANDS SECTION TWO AND THE NORTH LINE OF SAID REMAINDER OF BROOKLANDS 35.7 ACRES TRACT, AND WITH THE NORTH LINE OF SAID REMAINDER OF BROOKLANDS 63.5 ACRES TRACT, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

1) S77°13'15"E, A DISTANCE OF 280.16 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

2) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.72 FEET AND WHOSE CHORD BEARS S32°11'53"E, A DISTANCE OF 14.15 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

3) S77°14'20"E, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF,

4) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.70 FEET AND WHOSE CHORD BEARS N57°48'07"E, A DISTANCE OF 14.14 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

5) S77°13'15"E, A DISTANCE OF 60.56 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

6) ALONG THE ARC OF A CURVE TO THE LEFT, WHOSE RADIUS IS 620.00 FEET, WHOSE ARC LENGTH IS 51.49 FEET AND WHOSE CHORD BEARS S79°36'01"E, A DISTANCE OF 51.48 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

7) S81°58'46"E, A DISTANCE OF 297.88 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

8) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.69 FEET AND WHOSE CHORD BEARS S37°02'28"E, A DISTANCE OF 14.13 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

9) S82°06'11"E, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

10) N07°53'49"E, A DISTANCE OF 129.85 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF CURVATURE HEREOF,

11) ALONG THE ARC OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 10.00 FEET, WHOSE ARC LENGTH IS 15.73 FEET AND WHOSE CHORD BEARS N52°57'32"E, A DISTANCE OF 14.16 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR A POINT OF TANGENCY HEREOF,

12) S81°58'46"E, A DISTANCE OF 6.01 FEET TO A 1/2-INCH IRON ROD WITH *WARD-BOUNDARY* CAP SET FOR AN ANGLE POINT HEREOF,

N08°01'14"E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.7894 ACRES (687,786 SQUARE FEET) OF LAND, MORE OR LESS.

Received 03/13/2020



STREET TABLE

STREET NAME	DESIGN SPEED	LENGTH OF STREET
BROOKLANDS BOULEVARD	35	530.75'
CLEAR LAKE DRIVE	30	541.46'
TIMBER BROOK DRIVE	30	516.04'
TOKALAUN DRIVE	30	806.57'
WLD ELM DRIVE	30	257.00'
EAGLE LAKE DRIVE	30	120.50'
SWINDOLL LANE	30	895.08'
ALLEYS (COMBINED)	15	1,664.60'

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 8845, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10,161,482.63, E 3,179,254.828, ELEV. 598.3088'.

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 15.7894 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 52.7 ACRE TRACT, 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. 2017023768, 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 15.7894 ACRES OUT OF THE SAID 151.9 ACRES AS SHOWN HEREON, TO BE KNOWN AS

"BROOKLANDS SECTION FOUR"

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, IT'S 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

3/4/2020
DATE

STEVEN M. DUARTE R.P.L.S. NO. 5940
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. THIS SUBDIVISION IS NOT LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE INSIDE THE 0.2% 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. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 97307
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. THERE ARE NO AREAS OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER NO.48491C 0520E, DATED SEPTEMBER 26, 2008.

14. THE FOLLOWING LOTS ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE BROOKLANDS ASSOCIATION OF HOMEOWNERS INC.:
LOTS 7, 16, 17, BLOCK MM AND LOT 23, BLOCK O

15. SHARED USE PATH LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED SMARTCODE REGULATING PLAN (0-16-10-20-6A)

16. THIS SUBDIVISION WILL BE ZONED: SMARTCODE

17. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE-FAMILY USE, UNLESS OTHERWISE SPECIFIED.

18. 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.

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

BROOKLANDS SECTION FOUR
City of Hutto,
Williamson County, Texas



Date: 3/4/2020

Project: 00569

Scale: 1" = 100'

Reviewer: PRB

Tech: BAP

Field Crew: TF/SR

Survey Date: FEB 2017

Sheet: 3 OF 3

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

P:\00569\Drawg\00569_Plot_Sec 4.dwg

Page 26 of 53

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration and possible recommendation on the proposed Hutto Crossing Phase 4 Section 12 Final Plat, 12.25 acres, more or less, of land, one commercial lot, located at Carl Stern Drive at Cyril Drive.

Meeting: Planning and Zoning Commission - 05 May 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Hutto Crossing Phase 4 Section 12 Final Plat is approximately 12.25 acres of land, with one commercial lot. This phase is south of the first phase, which is currently under construction.

Current Zoning:

The subject property is zoned PUD, and the proposed use of Multi-Family is allowed for this property.

Surrounding Zoning:

North: Planned Unit Development (Townwest Commons)

East: Planned Unit Development (Hutto Crossing)

South: Planned Unit Development (Hutto Crossing)

West: Planned Unit Development (Hutto Crossing)

Summary of Request:

The proposed Final Plat is comprised of one commercial lot that is 12.25 acres. The lot has 176 feet of frontage along Carl Stern Drive, and is on the north side of Carl Stern Drive.

Staff Review:

The proposal meets the minimum standards as required in the Planned Unit Development, Unified Development Code and state law. The final plat conforms to the preliminary plat for this lot.

RECOMMENDATION:

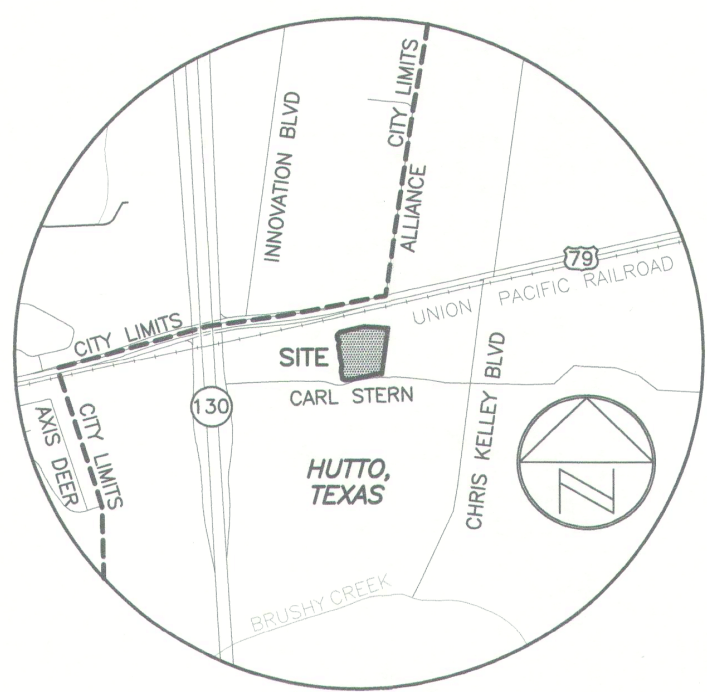
As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends a favorable recommendation forwarded to City Council for approval of the Final Plat.

ATTACHMENTS:

[HCPH4Sec12FP-U1-FinalPlat\(4-23-20\)](#)

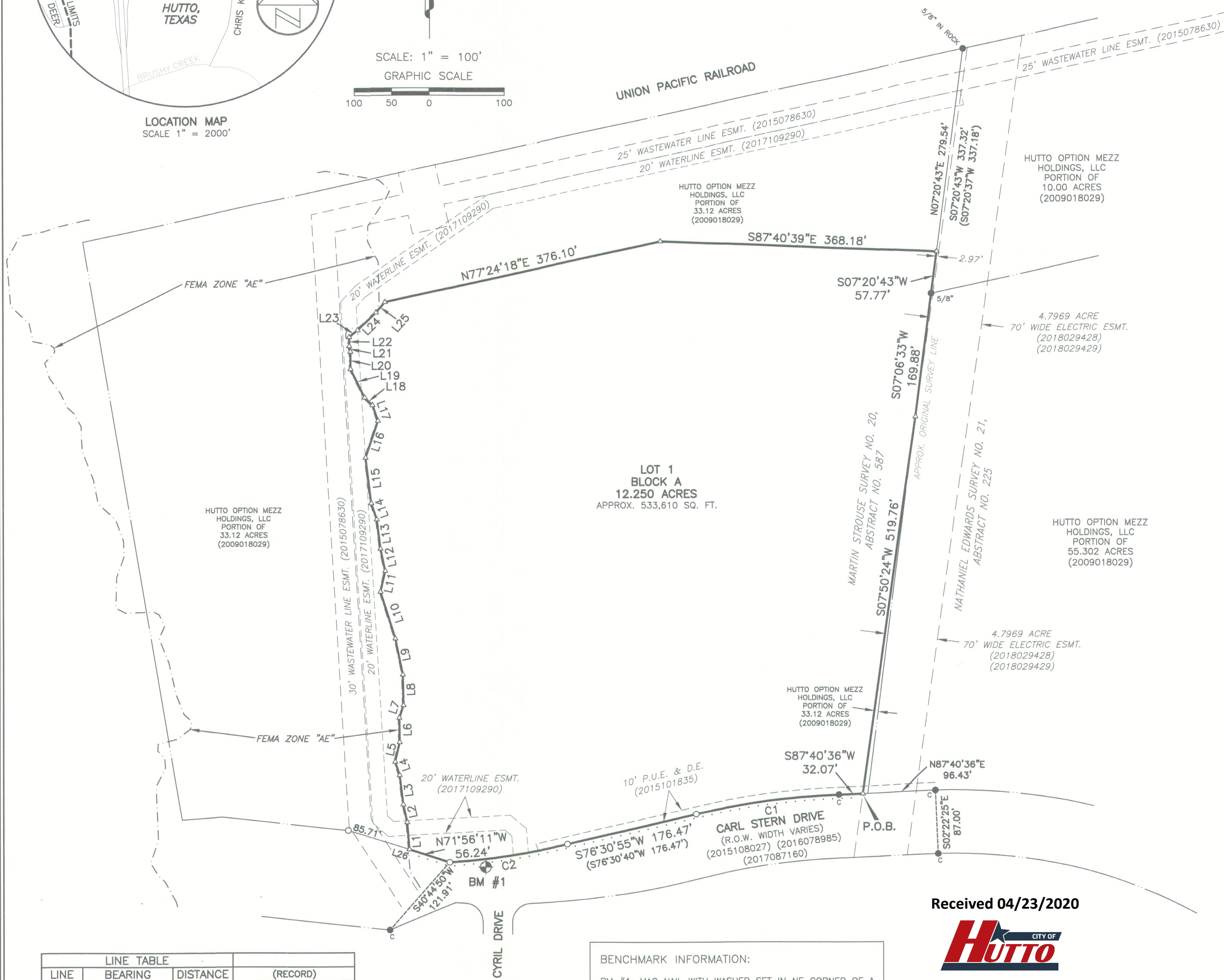
FINAL PLAT OF
HUTTO CROSSING PHASE 4,
SECTION 12

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)



LOCATION MAP
SCALE 1" = 2000'

SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100



LINE TABLE				(RECORD)
LINE	BEARING	DISTANCE		
L1	N04°25'10"W	37.19'		
L2	N11°31'12"W	25.39'		
L3	N06°58'18"W	40.19'		
L4	N18°16'56"W	19.31'		
L5	N13°02'59"E	27.43'		
L6	N00°49'48"W	33.34'		
L7	N18°23'01"E	18.08'		
L8	N01°07'04"W	42.05'		
L9	N11°30'23"W	50.28'		
L10	N17°09'42"W	67.04'		
L11	N12°51'06"E	29.07'		
L12	N11°32'58"W	31.45'		
L13	N06°59'27"W	40.31'		
L14	N18°30'53"W	23.19'		
L15	N06°47'34"W	62.58'		
L16	N18°08'15"E	53.27'		
L17	N18°52'04"W	22.68'		
L18	N44°49'33"W	14.51'		
L19	N25°50'29"W	43.55'		
L20	N00°21'25"W	23.69'		
L21	N11°18'59"W	7.64'		
L22	N00°34'28"W	12.55'		
L23	N50°53'49"E	14.72'		
L24	N45°02'47"E	34.50'		
L25	N40°22'24"E	18.41'		
L26	N71°56'11"W	141.95'	(N71°56'26"W 141.95')	

CURVE TABLE						(RECORD CHORD)
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	
C1	987.00'	11°09'40"	192.26'	S82°05'46"W	191.96'	(S82°05'31"W 191.96')
C2	946.00'	9°37'05"	158.80'	S81°19'28"W	158.62'	

LOT SUMMARY:
LOT 1 = 12.250 ACRES
TOTAL LOTS: 1
TOTAL BLOCKS: 1

BENCHMARK INFORMATION:

BM #1: MAG NAIL WITH WASHER SET IN NE CORNER OF A STORMSEWER INLET LOCATED ALONG THE NORTH SIDE OF CARL STERN DRIVE AT THE INTERSECTION OF CARL STERN DRIVE AND CYRIL DRIVE.

ELEVATION = 639.62'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CAPITAL" CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION
- PROPOSED SIDEWALK LOCATION

BEARING BASIS:

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

Received 04/23/2020



OWNER:

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

ENGINEERING BY:

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

SURVEYING BY:

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

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

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

PROJECT NO.:
1063-001
DRAWING NO.:
1063-001-PL1

PLOT DATE:
4/21/20
PLOT SCALE:
1" = 100'

DRAWN BY:
MAW & JBE

SHEET
01 OF 02

FINAL PLAT OF
HUTTO CROSSING PHASE 4,
SECTION 12

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, HUTTO OPTION MEZZ HOLDINGS, LLC, SOLE OWNER OF THAT CERTAIN 33.12 ACRE TRACT (TRACT 4) DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2009018029 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE SAID 33.12 ACRE TRACT AND DO HEREBY SUBDIVIDE 12.250 ACRES OUT OF SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS "HUTTO CROSSING PHASE 4, SECTION 12"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____ 20____.
HUTTO OPTION MEZZ HOLDINGS, LLC

BY: _____
AARON A. GIOVARA
HUTTO OPTION MEZZ HOLDINGS, LLC
100 PINE STREET, 28TH FLOOR
SAN FRANCISCO, CA 94111

STATE OF CALIFORNIA {
COUNTY OF SAN FRANCISCO {

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

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

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

SIGNATURE _____
SIGNATURE OF NOTARY PUBLIC

PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES ON _____

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 21ST DAY OF APRIL 2020.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. (Per "The Board of Professional Land Surveying" Texas Administrative Code, Title 22 - Part 29, General Rules of Procedures and Practices, Standards of Responsibility and Rules of Conduct, Rule 663.18)

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

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

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

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

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

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

21st DAY OF April 2020

Kenneth W. Martin, PE
REGISTERED PROFESSIONAL ENGINEER NO. 65971
STATE OF TEXAS

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

GENERAL NOTES:

- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF HUTTO; WASTEWATER: CITY OF HUTTO; ELECTRIC: ONCOR
- CITY OF HUTTO ASSUMES NO RESPONSIBILITY FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS TO SERVE THIS SITE.
- DEVELOPMENT OF THIS SUBDIVISION CONFORMS WITH THE CONCLUSIONS OF "DETERMINATION OF THE HYDROLOGIC IMPACT OF PROPOSED HUTTO CROSSING DEVELOPMENT USING UPPER BRUSHY CREEK WQID WATERSHED MODEL", DATED NOVEMBER 10, 2013 AND ADDENDUM DATED JANUARY 16, 2014.
- NO PORTION OF THIS TRACT IS ENCLOSED 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 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE PROPERTY LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS AND TREES SHALL BE PROVIDED ALONG CARL STERN DRIVE.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/4" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ADJACENT CARL STERN DRIVE.
- THE LOWEST FINISHED FLOOR ELEVATIONS OF ALL BUILDINGS ADJACENT TO CARMEL CREEK WILL BE AT A MINIMUM 2 FEET ABOVE THE 100-YEAR FLOOD ELEVATION AS SHOWN ON FEMA FIRM PANEL DATED DECEMBER 20, 2019.
- CONNECTION TO OR TAPPING THE EXISTING 16-INCH WATER LINE ADJACENT TO THE SITE MAY NOT ADVERSELY IMPACT THE FLOODPLAIN.

METES AND BOUNDS DESCRIPTION

BEGINNING at a calculated point in the north right-of-way line of Carl Stern Drive (right-of-way width varies) as shown on document nos. 2015108027, 2016078985 and 2017087160 of the Official Public Records of Williamson County, Texas, being in the east line of the said 33.12 acre tract, being also in the west line of a 55.302 acre tract described in 2009018029 of the Official Public Records of Williamson County, Texas, from which a 1/2" rebar with "Capital" cap found in the north right-of-way line of Carl Stern Drive, bears North 87°40'36" East, a distance of 96.43 feet;

THENCE with the north right-of-way line of Carl Stern Drive and crossing the said 33.12 acre tract, the following five (5) courses and distances:

- South 87°40'36" West, a distance of 32.07 feet to a 1/2" rebar with "Capital Surveying" cap found;
- With a curve to the left, having a radius of 987.00 feet, an arc length of 192.26 feet, a delta angle of 11°09'40", and a chord which bears South 82°05'46" West, a distance of 191.96 feet to a 1/2" rebar with "Early Boundary" cap set;
- South 76°30'55" West, a distance of 176.47 feet to a 1/2" rebar with "Early Boundary" cap set;
- With a curve to the right, having a radius of 946.00 feet, an arc length of 158.80 feet, a delta angle of 09°37'05", and a chord which bears South 81°19'28" West, a distance of 158.62 feet to a 1/2" rebar with "Early Boundary" cap set;
- North 71°56'11" West, a distance of 56.24 feet to a calculated point, from which a 1/2" rebar with "Early Boundary" cap set for an angle point in the north right-of-way line of Carl Stern Drive, bears North 71°56'11" West, a distance of 85.71 feet;

THENCE crossing the said 33.12 acre tract, the following twenty-seven (27) courses and distances:

- North 04°25'10" West, a distance of 37.19 feet to a calculated point;
- North 11°51'12" West, a distance of 25.39 feet to a calculated point;
- North 06°58'18" West, a distance of 40.19 feet to a calculated point;
- North 18°16'56" West, a distance of 19.31 feet to a calculated point;
- North 13°02'59" East, a distance of 27.43 feet to a calculated point;
- North 00°49'48" West, a distance of 33.34 feet to a calculated point;
- North 18°23'01" East, a distance of 18.08 feet to a calculated point;
- North 01°07'04" West, a distance of 42.05 feet to a calculated point;
- North 11°30'23" West, a distance of 50.28 feet to a calculated point;
- North 17°09'42" West, a distance of 67.04 feet to a calculated point;
- North 12°51'06" East, a distance of 29.07 feet to a calculated point;
- North 11°32'58" West, a distance of 31.45 feet to a calculated point;
- North 06°59'27" West, a distance of 40.31 feet to a calculated point;
- North 18°30'53" West, a distance of 23.19 feet to a calculated point;
- North 06°47'34" West, a distance of 62.58 feet to a calculated point;
- North 18°08'15" East, a distance of 53.27 feet to a calculated point;
- North 18°52'04" West, a distance of 22.68 feet to a calculated point;
- North 44°49'33" West, a distance of 14.51 feet to a calculated point;
- North 25°50'29" West, a distance of 43.55 feet to a calculated point;
- North 00°21'25" West, a distance of 23.69 feet to a calculated point;
- North 11°18'59" West, a distance of 7.64 feet to a calculated point;
- North 00°34'28" West, a distance of 12.55 feet to a calculated point;
- North 50°53'49" East, a distance of 14.72 feet to a calculated point;
- North 45°02'47" East, a distance of 34.50 feet to a calculated point;
- North 40°22'24" East, a distance of 18.41 feet to a calculated point;
- North 77°24'18" East, a distance of 376.10 feet to a calculated point;
- South 87°40'39" East, a distance of 368.18 feet to a calculated point in the east line of the said 33.12 acre tract, being the west line of a 10.00 acre tract described in Document No. 2009018029 of the Official Public Records of Williamson County, Texas, from which a 5/8" rebar in rock found in the south right-of-way line of the Union Pacific Railroad, being the northeast corner of the said 33.12 acre tract, being also the northwest corner of the said 10.00 acre tract, bears North 07°20'43" East, a distance of 279.54 feet;

THENCE South 07°20'43" West with the east line of the said 33.12 acre tract and the west line of the said 10.00 acre tract, a distance of 57.77 feet to a 5/8" rebar found for the southwest corner of the said 10.00 acre tract, being the northwest corner of the said 55.302 acre tract;

THENCE South 07°06'33" West with the east line of the said 33.12 acre tract and the west line of the said 55.302 acre tract, a distance of 169.88 feet to a calculated point;

THENCE South 07°50'24" West crossing the said 33.12 acre tract, a distance of 519.76 feet to the POINT OF BEGINNING, containing an area of 12.250 acres, more or less.

CITY DEVELOPMENT SERVICES

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

ASHBY GRUNDMAN
DEVELOPMENT SERVICES DIRECTOR

APPROVAL, CITY OF HUTTO

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

DOUG GAUL, MAYOR

CITY SECRETARY

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 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 04/23/2020



EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

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

PROJECT NO.:
1063-001
DRAWING NO.:
1063-001-PL1
PLOT DATE:
4/21/20
PLOT SCALE:
1" = 100'
DRAWN BY:
MAW & JBE
SHEET
02 OF 02

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration and possible recommendation on the proposed Mustang Creek Phase 4 Final Plat, 27.290 acres, more or less, of land, 107 residential lots, located on FM 1660 North.

Meeting: Planning and Zoning Commission - 05 May 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Mustang Creek Phase 4 Final Plat is approximately 27.290 acres of land, with 107 residential lots. This phase is at the northeast corner of the development, south of CR 118.

Current Zoning:

The subject property is zoned Single-Family Residential (SF-1).

Surrounding Zoning:

North: Single-Family Residential (Hutto ISD New High School)

East: Extra-Territorial Jurisdiction (ETJ with a Development Agreement)

South: Extra-Territorial Jurisdiction (Residential)

West: Planned Unit Development (RSI PUD)

Summary of Request:

The proposed Final Plat is comprised of 108 Single-Family Lots, 9 open space lots, 6 greenlink lots, and 4 landscape lots with a total acreage of 27.290. All of the lots are 50 feet in width. There are no 60 foot wide lots in this section.

Staff Review:

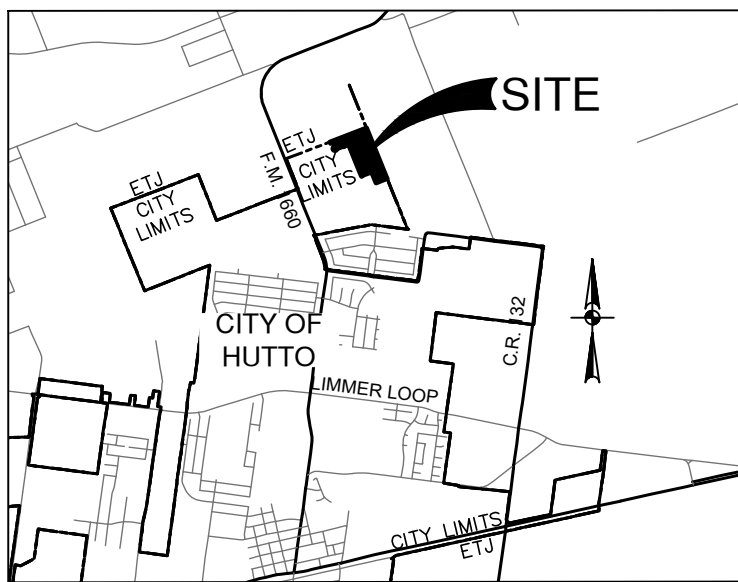
The proposal meets the minimum standards as required in the Unified Development Code and state law. The proposed street layout provides for connectivity between the ISD Development and this development and adds a needed collector roadway that runs east-west off of FM 1660 North.

RECOMMENDATION:

As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends that the Planning and Zoning Commission recommend approval to the City Council.

ATTACHMENTS:

[MustangCreekPh4FP-U1-Plat\(4-21-20\)](#)



LOCATION MAP
SCALE: 1" = 5,000'

FINAL PLAT
OF
MUSTANG CREEK, PHASE 4

A 27.290 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY TEXAS.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.,
ADDRESS: 10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TX 78750
(512) 345-4663 P

ACREAGE: 27.290 ACRES
LOTS ACREAGE: 19.618 ACRES
ROW ACREAGE: 7.672 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

SURVEY: JOHN DYKES SURVEY
ABSTRACT NO. 186

NUMBER OF BLOCKS: 7
SINGLE FAMILY LOTS: 107
OPEN SPACE/PRIVATE DE LOTS: 9
GREENLINK: 6
LANDSCAPE: 4
TOTAL LOTS: 126

PLAT PREPARATION DATE: FEBRUARY 21, 2020
SUBMITTAL DATE: MARCH 23, 2020

NAVD88 (GEOID03)
COMBINED SCALE FACTOR OF 0.99988

TOTAL LINEAR FEET OF NEW STREETS: 4730 LF

SWEETWATER CREEK LANE: 1442 LF
MULBERRY CREEK LANE: 1128 LF
FORT CLARK SPRINGS DRIVE: 1077 LF
AUSTIN BAYOU DRIVE: 700 LF
PINE ISLAND BAYOU DRIVE: 192 LF
ATTOYAC BAYOU DRIVE: 191 LF



SCALE: 1" = 100'

LEGEND

- BL BUILDING SETBACK LINE
- DOC. NO. DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- DE DRAINAGE EASEMENT
- OSL OPEN SPACE LOT
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- PVT PRIVATE
- WW WASTEWATER
- ESMT EASEMENT
- (SURVEYOR) ● FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- 5' SIDEWALK

P.O.B.

HUTTO, 1660, LP
A REMNANT PORTION OF
A CALLED 169.99 ACRE TRACT
DOC. NO. 2019000072 (O.P.R.)

JOHN DYKES SURVEY
ABSTRACT NO. 186

CONTINENTAL HOMES OF TEXAS, L.P.,
THE REMNANT PORTION OF
A CALLED 153.340 ACRE TRACT
DOC. NO. 2019098376 (O.P.R.)

HUTTO ISD,
A CALLED 65.00 ACRE TRACT
DOC. NO. 2009044814 (O.P.R.)
N68°33'50"E ~ 1189.71'

COUNTY ROAD 118
120' RIGHT-OF-WAY DEDICATION

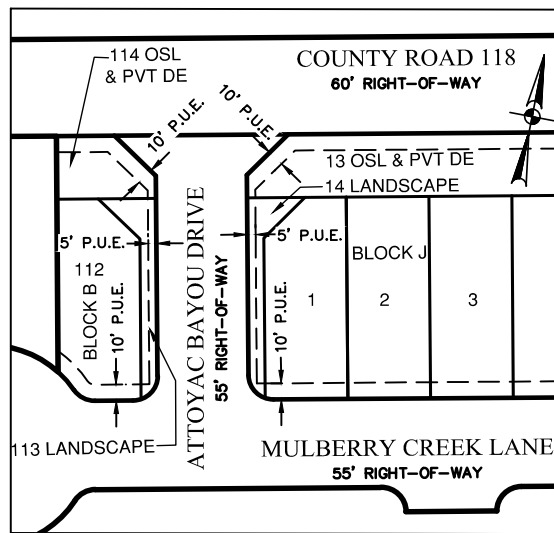
SEE DETAIL "B" IN THIS
SHEET FOR P.U.E.

OWNER: HOWARD SLADEK
A CALLED 27.63 ACRE
TRACT
VOL. 866, PG. 661 (D.R.)

GUERRERO MAVERICK LLC,
A CALLED 50.27 ACRE
TRACT
DOC. NO. 2019117600
(O.P.R.)

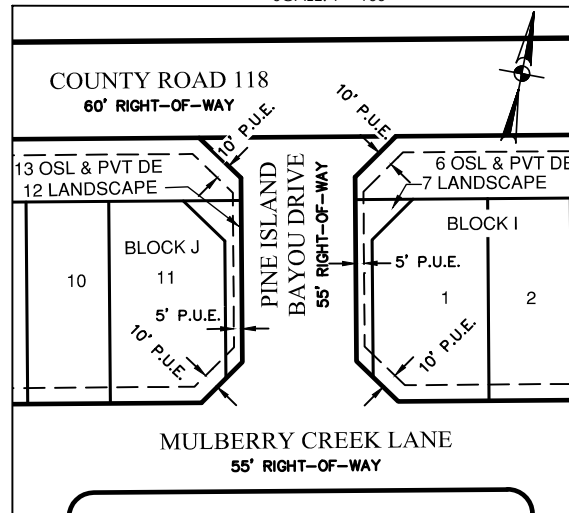
DETAIL "A"

SCALE: 1" = 100'



DETAIL "B"

SCALE: 1" = 100'



MATCHLINE - SHEET 2 OF 4

Received 04/21/2020



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: FEBRUARY 21, 2020
DATE OF PLAT SUBMITTAL: MARCH 23, 2020

SHEET 1 OF 4



A 27.290 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY TEXAS.



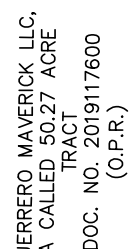
SCALE: 1"=100'

CONTINENTAL HOMES OF TEXAS, L.P.,
THE REMNANT PORTION OF
A CALLED 153.340 ACRE TRACT
DOC. NO. 2019098376 (O.P.R.)

BLOCK M	
LOT #	AREA (SQ. FT.)
1	7,452
2	6,250
3	6,250
4	6,250
5	6,250
6	6,250
7	6,250
8	6,250
9	6,250
10	1,875
11	6,250
12	6,250
13	6,250
14	6,250
15	6,250
16	6,250
17	6,250
18	7,452
19	26,550

* DESIGNATES GREENLINK LOTS
** DESIGNATES OPEN SPACE LOTS AND
PRIVATE DRAINAGE EASEMENT, AND
LANDSCAPE LOTS

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C2	15.00'	090°00'00"	N66°26'10"W	21.21'	23.56'
C3	15.00'	056°44'37"	S40°11'31"W	14.26'	14.86'
C4	62.50'	27°59'50"	N28°11'02"W	80.36'	305.42'
C5	15.00'	090°00'00"	S66°26'10"E	21.21'	23.56'
C6	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C7	15.00'	090°00'00"	S66°26'10"E	21.21'	23.56'
C8	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C9	15.00'	090°00'00"	N66°26'10"W	21.21'	23.56'
C10	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C11	15.00'	090°00'00"	N66°26'10"W	21.21'	23.56'
C12	15.00'	090°00'00"	N23°33'50"E	21.21'	23.56'
C13	15.00'	090°00'00"	N66°26'10"W	21.21'	23.56'
C14	62.50'	01°32'94.3"	S61°26'25"E	14.69'	14.72'
C15	15.00'	056°44'38"	S8°30'53"E	14.26'	14.86'
C16	15.00'	090°00'00"	N23°33'50"E	21.21'	23.56'
C17	15.00'	090°00'00"	S23°33'50"W	21.21'	23.56'
C18	15.00'	090°00'00"	N66°26'10"W	21.21'	23.56'
C19	15.00'	090°00'00"	N23°33'50"E	21.21'	23.56'
C20	15.00'	090°00'00"	S66°26'10"E	21.21'	23.56'
C21	15.00'	070°31'44"	N1°34'9.41"E	17.32'	18.46'
C22	15.00'	01°28'21"	N58°49'41"E	5.07'	5.10'
C23	15.00'	070°31'44"	S56°42'02"E	17.32'	18.46'
C24	15.00'	01°28'21"	N78°17'58"E	5.07'	5.10'



BL BUILDING SETBACK LINE
DOC. NO. DOCUMENT NUMBER
OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON
COUNTY, TEXAS
PR PLAT RECORDS OF WILLIAMSON COUNTY,
TEXAS
DR DEED RECORDS OF WILLIAMSON COUNTY,
TEXAS
FD. I.R. FOUND IRON ROD
ROW RIGHT OF WAY
DE DRAINAGE EASEMENT
OSL OPEN SPACE LOT
POB POINT OF BEGINNING
PUE PUBLIC UTILITY EASEMENT
PVT PRIVATE
WW WASTEWATER
ESMT EASEMENT
(SURVEYOR) ● 1/2" IRON ROD WITH YELLOW CAP
MARKED "PAPE-DAWSON"
(UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
- - - - - 5' SIDEWALK

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S68°31'30"E	32.38'
L2	S21°26'10"E	15.00'
L3	S68°33'50"E	30.00'
L4	S68°33'49"E	110.00'
L5	S68°33'51"W	55.00'
L6	N21°26'10"W	145.88'
L7	S68°33'50"E	105.32'
L8	N21°26'10"E	60.00'
L9	S23°33'50"W	35.36'
L10	N23°33'50"E	35.36'
L11	N66°26'10"W	35.36'
L12	S23°33'50"E	35.36'
L13	S66°26'10"E	35.36'
L14	S21°26'10"E	95.00'
L15	N21°26'10"W	95.00'
L16	N68°33'50"E	23.02'
L17	N66°26'10"W	35.36'
L18	N66°26'10"W	35.36'
L19	S68°33'50"E	35.00'
L20	S23°33'50"W	35.36'
L21	S66°26'10"E	35.36'
L22	S23°33'50"W	35.36'

Received 04/21/2020

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #1002880

DATE OF PLAT PREPARATION: FEBRUARY 21, 2020
DATE OF PLAT SUBMITTAL: MARCH 23, 2020

SHEET 2 OF 4

FINAL PLAT
OF
MUSTANG CREEK, PHASE 4

A 27.290 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY TEXAS.

PLAT NOTES

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
- SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
- SIDEWALKS SHALL BE 5' IN WIDTH.
- AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- UTILITY NOTES:
 - WITHIN CCGN
 - WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - OUTSIDE CCGN
 - WATER WILL BE AVAILABLE THROUGH JONAH WATER SUD AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. JONAH WATER SUD ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- FLOODPLAIN NOTES:
 - ULTIMATE FLOODPLAIN
 - NO PORTION OF THIS TRACT IS ENCLOSED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - EXISTING FLOODPLAIN
 - NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 4849C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO ALL JONAH SUD AND CITY STANDARD SPECIFICATIONS AND DETAILS, UDC REGULATIONS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ON-SITE STORM WATER DETENTION FACILITIES WILL NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE MUSTANG CREEK – FLOOD STUDY DATED MARCH 18, 2019 BY PAPE–DAWSON ENGINEERS.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 55%.
- ALL GREENLINK AND OPEN SPACE/PRIVATE DRAINAGE EASEMENT LOTS WILL BE MAINTAINED BY THE H.O.A.
- ALL STREET TREES WITHIN AND BOUNDING THE SUBDIVISION WILL BE MAINTAINED BY THE H.O.A.
- SURVEY REFERENCE:

ELEVATIONS ARE BASED ON NAVD88 (GEOID03).

BEARINGS BASED ON N.A.D. 1983 (NA 2011) EPOCH 2010.00, TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE.

SCALE FACTOR OF 0.99988, ORIGIN (0,0).
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER	JONAH SUD
WASTEWATER	CITY OF HUTTO
ELECTRIC	ONCOR
GAS (NATURAL)	ATMOS
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
- THIS SUBDIVISION WILL BE ZONED: SF–1.
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
- RIPARIAN SETBACK VARIANCE TO CITY OF HUTTO UDC SEC. 10.403.4.03 HAS BEEN GRANTED WITH THE PRELIMINARY PLAN IN ACCORDANCE WITH THE MUSTANG CREEK DEVELOPMENT AGREEMENT.

FIELD NOTES
FOR

A 27.290 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186 IN WILLIAMSON COUNTY TEXAS. SAID 27.290 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM 1983, (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a 1/4" iron rod with yellow cap marked "Pape–Dawson" found for the northeast corner of the Remnant Portion of a called 169.99 acre tract recorded, conveyed to Hutto 1660, LP, recorded in Document No. 2019000072 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said Remnant Portion of a 153.340 acre tract, also being a point in the the south boundary line of a called 65.00 acre tract conveyed to Hutto ISD recorded in Document No. 2009044814 of the Official Public Records of Williamson County, Texas, for the northwest corner and POINT OF BEGINNING hereof;

THENCE N 68°33'50" E, with the north line of said Remnant Portion of a 153.340 acre tract, same being the south boundary line of said 65.00 acre tract, a distance of 1189.71 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" found for the northeast corner of said Remnant Portion of a 153.340 acre tract, same being a southeast corner of said 65.00 acre tract, also being a point in the west line of a called 27.63 acre tract conveyed to Howard Sladek recorded in Volume 866, Page 661 of the Deed Records of Williamson County, Texas for the northeast corner hereof;

THENCE S 21°41'22" E, with the east line of said Remnant Portion of a 153.240 acre tract, same being in part the west line of said 27.63 acre tract, and being in part the west line of a called 50.27 acre tract conveyed to Guerrero Maverick LLC, recorded in Document No. 2019117600 of the Official Public Records of Williamson County, Texas, a distance of 1693.87 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for the southeast corner hereof,

THENCE departing the west boundary line of said 50.27 acre tract, through the interior of said Remnant Portion of a 153.240 acre tract the following thirteen (13) courses and distances:

- S 68°18'38" E, a distance of 32.38 feet to a 1/4" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- S 68°33'50" W, a distance of 335.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- N 21°26'10" W, a distance of 365.00 feet to a 1/4" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- S 68°33'50" W, a distance of 305.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- S 21°26'10" E, a distance of 15.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- S 68°33'50" W, a distance of 30.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- N 21°26'10" W, a distance of 1065.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
- S 68°33'49" W, a distance of 110.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point of tangent curvature hereof,
- along the arc of the curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 23°33'50" W, 21.21 feet, for an arc length of 23.56 feet 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangent curvature hereof,
- S 68°33'51" W, a distance of 55.00 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangent curvature hereof,
- along the arc of the curve to the left, having a radius of 15.00 feet, a central angle of 89°59'55", a chord bearing and distance of S 66°26'10" W, 21.21 feet, for an arc length of 23.56 feet 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangency hereof,
- S 68°33'50" E, a distance of 172.52 feet to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of tangent curvature hereof, and
- along the arc of the curve to the left, having a radius of 15.00 feet, a central angle of 56°44'37", a chord bearing and distance of S 40°11'31" W, 14.26 feet, for an arc length of 14.86 feet 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangent curvature hereof,

THENCE in part through the interior of said Remnant Portion of a 153.340 acre tract, same being in part the east line of said Remnant Portion of a 169.99 acre tract, along the arc of the curve to the right, having a radius of 80.36 feet, a central angle of 279°59'30", a chord bearing and distance of N 28°11'02" W, 80.36 feet, for an arc length of 305.42 feet 1/2" iron rod with yellow cap marked "Pape–Dawson" set for a point of non–tangency hereof,

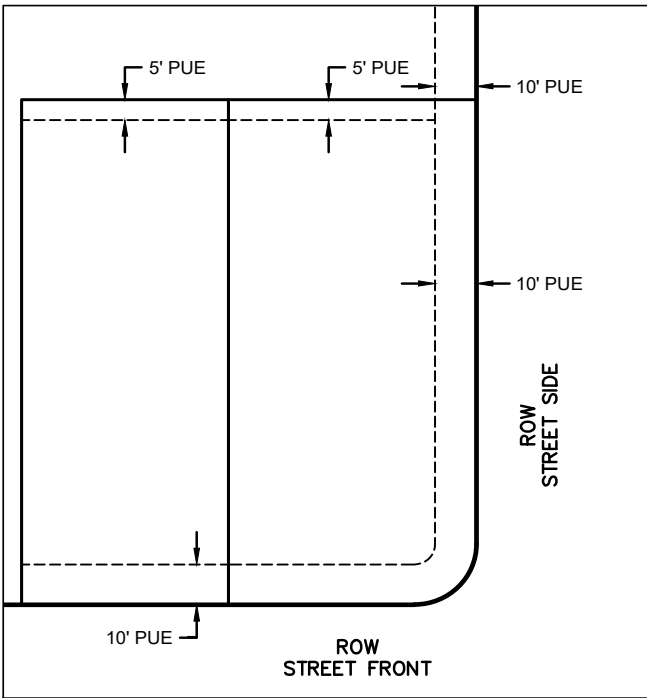
THENCE N 21°26'10" W, through the interior of said Remnant Portion of a 153.340 acre tract, a distance of 145.98 to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,

THENCE S 68°33'50" W, through the interior of said Remnant Portion of a 153.340 acre tract, a distance of 105.32 to a 1/2" iron rod with yellow cap marked "Pape–Dawson" set for an angle point in the west boundary line of said Remnant Portion of a 153.340 acre tract, same being a point in the east boundary line of said Remnant Portion of a 169.99 acre tract hereof,

THENCE N 21°26'10" W, with the west boundary line of said Remnant Portion of a 153.340 acre tract, same being the east boundary line of said Remnant Portion of a 169.99 acre tract hereof, a distance of 60.00 feet to the POINT OF BEGINNING and containing 27.290 acres in Williamson County Texas. Said tract being described in accordance with a survey plat prepared by Pape–Dawson Engineers, Inc. under Job No. 51048–04.

DATE OF PLAT PREPARATION: FEBRUARY 21, 2020
DATE OF PLAT SUBMITTAL: MARCH 23, 2020

Received 04/21/2020



PUBLIC UTILITY EASEMENT (PUE) DETAIL

SCALE: 1" = 40'

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 3 OF 4

FINAL PLAT
OF
MUSTANG CREEK, PHASE 4

A 27.290 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY TEXAS.

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

THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, AS OWNERS OF THE CERTAIN 153.340 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 27.290 ACRE TRACT AS SHOWN HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTE AND REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, RIGHT-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS MUSTANG CREEK, PHASE 4.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2020.

CONTINENTAL HOME OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER

BY: _____
ADIB KHOURY, ASSISTANT SECRETARY

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

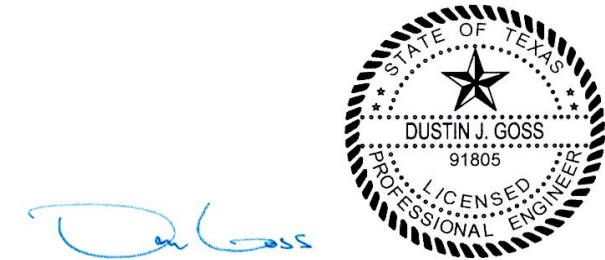
NOTARY PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATION

I, DUSTIN GOSS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS (MUSTANG CREEK, PHASE 4) PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 17TH DAY OF APRIL, 2020.

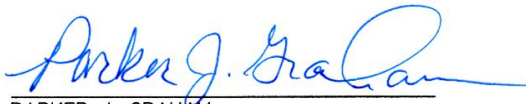


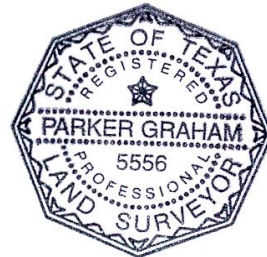
DUSTIN GOSS
REGISTERED PROFESSIONAL ENGINEER NO. 91805
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801

SURVEYOR'S CERTIFICATION

I, PARKER J. GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON MARCH 30, 2020

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 17TH DAY OF APRIL, 2020.


PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801



APPROVAL
CITY OF HUTTO

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

DOUG GAUL, MAYOR _____ DATE _____

CITY SECRETARY _____ DATE _____

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

ASHBY GRUNDMAN _____ DATE _____
DIRECTOR OF DEVELOPMENT SERVICES

WATER DISTRICT APPROVAL

THIS SUBDIVISION IS IN ACCORDANCE WITH THE TERMS OF THE NON-STANDARD SERVICE AGREEMENT BETWEEN JONAH WATER SPECIAL UTILITY DISTRICT AND CONTINENTAL HOMES OF TEXAS, L.P.

BILL BROWN, JONAH WATER SUD _____ DATE _____

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

THAT 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 ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____

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

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

BY: _____, DEPUTY

Received 04/21/2020



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: FEBRUARY 21, 2020
DATE OF PLAT SUBMITTAL: MARCH 23, 2020

SHEET 4 OF 4

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration of a public hearing and possible recommendation on the proposed Highlands North Revised Preliminary Plat, 204.298 acres, more or less, of land, 480 residential lots, located at CR 132 and CR 133.

Meeting: Planning and Zoning Commission - 05 May 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Highlands North Revised Preliminary Plat is approximately 204.298 acres of land, with 480 single-family residential lots. The revised plat includes 18 additional single-family residential lots than the original preliminary plat. Those lots are located on the far eastern end of the subdivision.

Current Zoning:

The subject property is zoned Single-Family Residential (SF-1)

Surrounding Zoning:

North: Extraterritorial Jurisdiction

East: Extraterritorial Jurisdiction (with Development Agreement)

South: Extraterritorial Jurisdiction (with Development Agreement)

West: Single-Family Residential (SF-1)

Summary of Request:

The proposed Revised Preliminary Plat is comprised of 480 Single-Family Lots, 3 drainage easement and wastewater easement lots, 9 drainage easement lots, 12 lift station lots, 2 open space lots, 12 greenlink lots, 1

amenity lot and 2 parkland lots. It also includes 37.6 acres of right-of-way. All of the lots in this subdivision are at least 60 feet in width at the building setback line.

Staff Review:

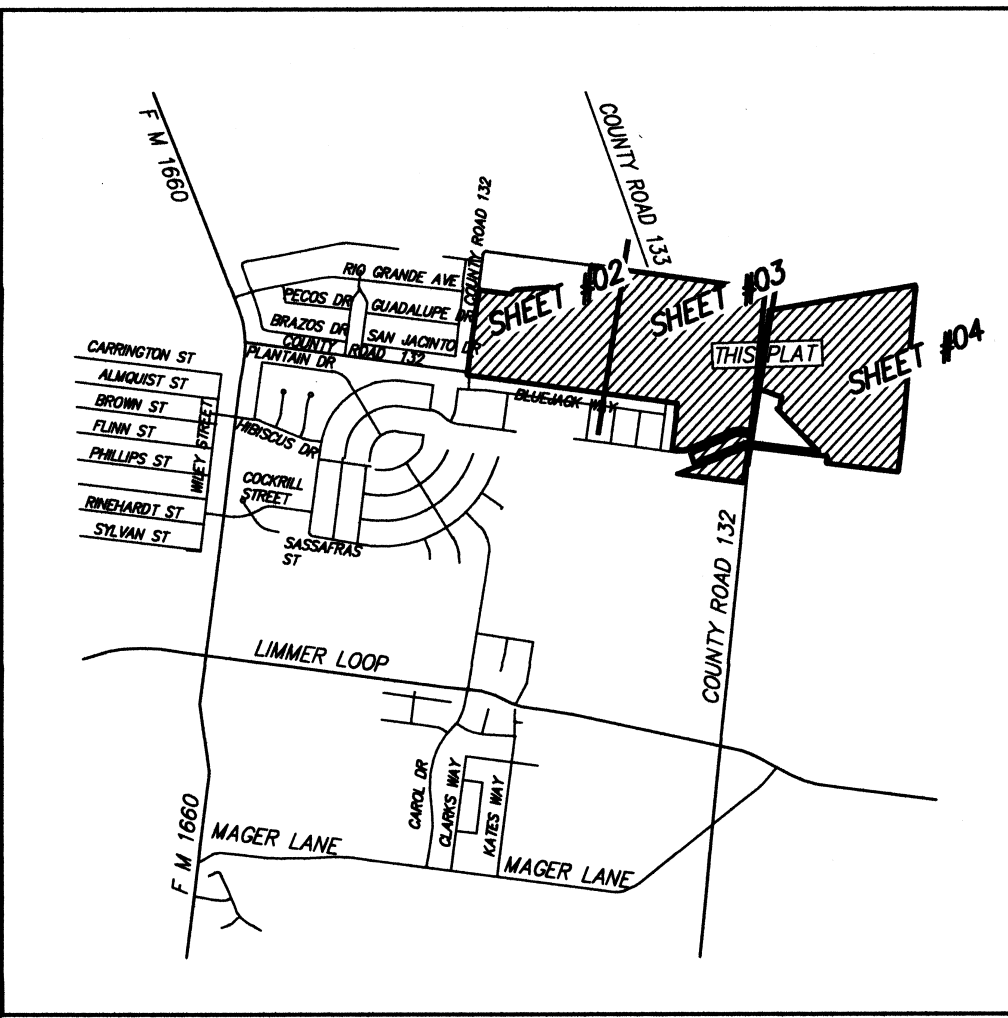
The proposal meets the minimum standards as required in the Unified Development Code and state law. The proposed street layout provides for connectivity between adjacent developments, and necessary right-of-way dedication for the widening and expansion of CR 132. This provides a needed collection and alternate routes in the area.

RECOMMENDATION:

As the Preliminary 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:

[HighlandsNorthRevPrelim-U1-PrelimPlat\(4-6-20\)](#)

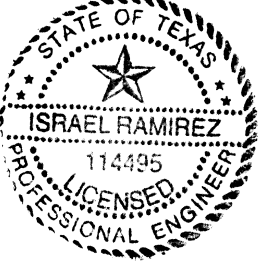


ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0510E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

THIS TRACT IS NOT LOCATED IN THE EDWARDS RECHARGE ZONE.

ISRAEL RAMIREZ
DATE 4/9/2020
LICENSED PROFESSIONAL ENGINEER NO. 114495
STATE OF TEXAS



SURVEYOR'S CERTIFICATION

I, STEPHEN R. LAWRENCE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

STEPHEN R. LAWRENCE
DATE 4/9/2020
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS



OWNER:

HUTTO DEVELOPMENT, LTD.
4720-4 ROCKCLIFF ROAD
AUSTIN, TX 78746

SHEET INDEX

1. PRELIMINARY 1 OF 4
2. PRELIMINARY 2 OF 4
3. PRELIMINARY 3 OF 4
4. PRELIMINARY 4 OF 4
5. WATER & WASTEWATER LAYOUT 1 OF 3
6. WATER & WASTEWATER LAYOUT 2 OF 3
7. WATER & WASTEWATER LAYOUT 3 OF 3
8. DRAINAGE LAYOUT 1 OF 3
9. DRAINAGE LAYOUT 2 OF 3
10. DRAINAGE LAYOUT 3 OF 3

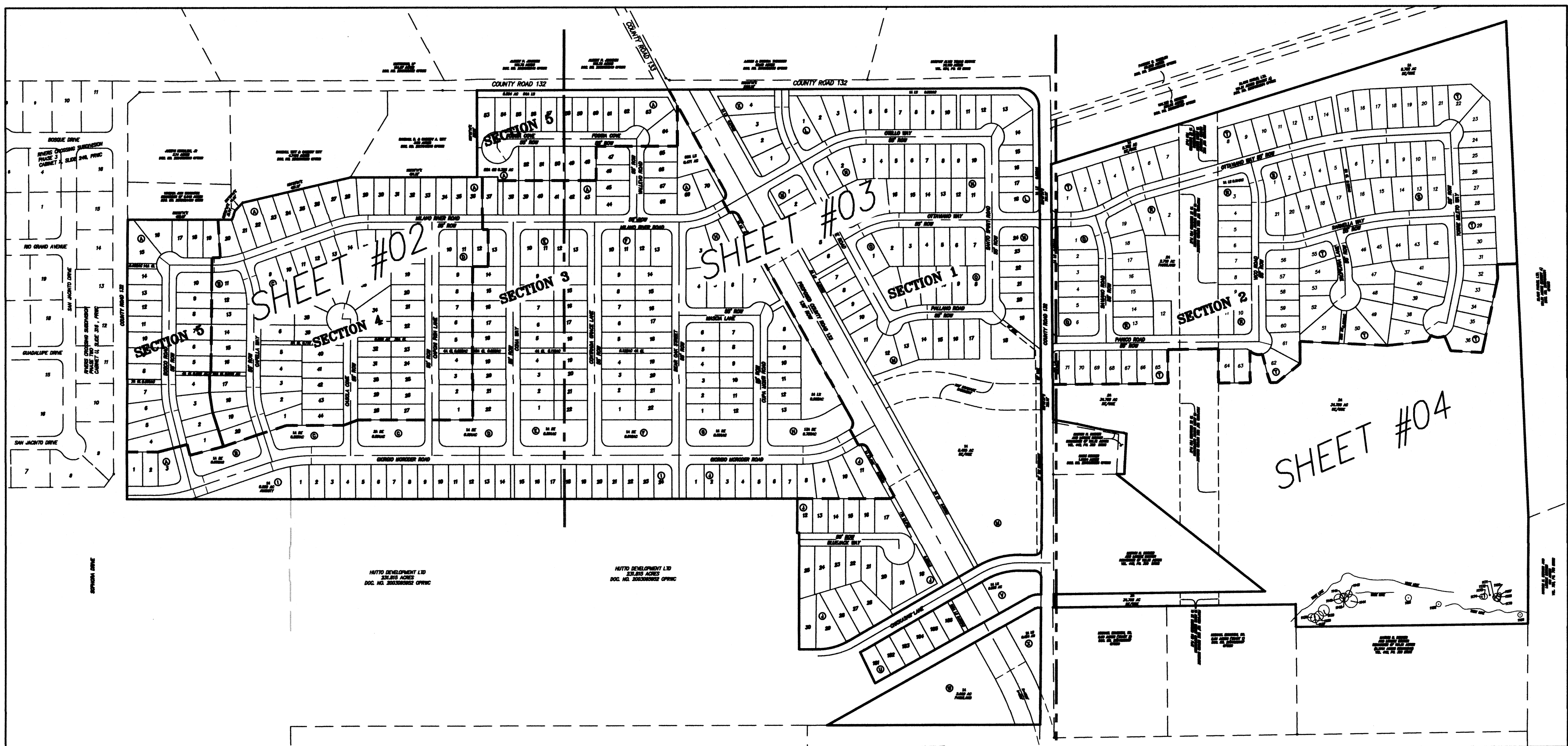
SECTION 1 = 103 SF LOTS
SECTION 2 = 117 SF LOTS
SECTION 3 = 132 SF LOTS
SECTION 4 = 85 SF LOTS
SECTION 5 = 43 SF LOTS

SECTION AREA
SECTION 1 = 85.361 ACRES
SECTION 2 = 41.056 ACRES
SECTION 3 = 44.231 ACRES
SECTION 4 = 21.794 ACRES
SECTION 5 = 11.854 ACRES

SITE DATA:

RESIDENTIAL SINGLE FAMILY LOTS	480
BLOCKS	23
TOTAL AREA	204.298 ACRES
USE	ACRES
480 SINGLE FAMILY LOTS	100.036
3 DE/WWE LOTS	49.013
9 DE LOTS	4.810
12 LS LOTS	5.241
2 LS/PUE LOTS	0.345
2 OS LOTS	0.365
12 GL LOTS	0.940
1 AMENITY LOT	0.569
2 PARKLAND LOTS	5.379
RIGHT-OF-WAY DEDICATION	37.600

OVERALL SHEET LAYOUT MAP



LEGAL DESCRIPTION

204.298 ACRES TOTAL

THAT PART OF THE JOSEPH B. BEALL SURVEY, ABSTRACT NO. 97 AND THE PATRICK D'AUDEBERTY SURVEY, ABSTRACT NO. 184, IN WILLIAMSON COUNTY, TEXAS, BEING COMPRISED OF FOUR PARTS: A 121.976 ACRE TRACT OF LAND BEING ALL OF THAT 51.34 ACRE TRACT (EXHIBIT A-1), ALL OF THAT 62.37 ACRE TRACT (EXHIBIT A-2) OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018025432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRC), AND A PART OF THAT 231.815 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2003065952, OPINC, A 2.226 ACRE TRACT OF LAND BEING PART OF THAT 231.815 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2003065952, OPINC, A 4.284 ACRE TRACT OF LAND BEING PART OF THAT 231.815 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2003065952, OPINC, ALL OF THAT 75.812 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018115541, OPINC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART 1 - 121.976 ACRES

BEGINNING AT A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (VARIABLE WIDTH RIGHT-OF-WAY) MONUMENTING THE SOUTHEAST CORNER OF SAID 62.37 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 231.815 ACRE TRACT;

THENCE ALONG SAID COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 189.90 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE ACROSS SAID 231.815 ACRE TRACT, THE FOLLOWING NINE (9) COURSES:

1. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 38.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00";
2. AND A CHORD BEARING S52°56'59"W, 35.36 FEET TO A 1/2" IRON ROD SET;
3. N82°01'01"W A DISTANCE OF 57.94 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
4. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 172.32 FEET, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 29°35'07"; AND A CHORD BEARING S82°29'28"W, 170.37 FEET TO A 1/2" IRON ROD SET;
5. S80°11'53"W A DISTANCE OF 576.30 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 121.75 FEET, HAVING A RADIUS OF 236.44 FEET, A CENTRAL ANGLE OF 29°30'10"; AND A CHORD BEARING S82°46'58"W, 120.41 FEET TO A 1/2" IRON ROD SET;
7. N82°27'57"W A DISTANCE OF 73.47 FEET TO A 1/2" IRON ROD SET;
8. N07°32'03"E A DISTANCE OF 440.00 FEET TO A 1/2" IRON ROD SET;
9. N82°27'57"W A DISTANCE OF 7.50 FEET TO A 1/2" IRON ROD SET;
10. N07°32'03"E A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF SAID 62.37 ACRE TRACT;

THENCE ALONG THE SOUTH LINE OF SAID 62.37 ACRE TRACT, N82°27'57"W A DISTANCE OF 2598.35 FEET TO A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132 AT THE SOUTHWEST CORNER OF SAID 62.37 ACRE TRACT;

THENCE ALONG THE WEST LINE OF SAID 62.37 ACRE TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, N07°43'03"E A DISTANCE OF 1060.93 FEET TO THE CENTER OF A TREATED FENCE POST FOUND AT THE SOUTHWEST CORNER OF THAT 6.040 ACRE TRACT CONVEYED TO VIRGINIA ANN WAGGINGTON BY DEED RECORDED IN DOCUMENT NO. 2005024486, OPINC;

THENCE ALONG THE NORTH LINE OF SAID 62.37 ACRE TRACT, THE NORTH LINE OF SAID 51.34 ACRE TRACT, ALONG THE SOUTH LINE OF SAID 6.040 ACRE TRACT, THE SOUTH LINE OF THAT 4.7495 ACRE TRACT CONVEYED TO RANDALL WITT AND CASSIDY WITT BY DEED RECORDED IN DOCUMENT NO. 2018090820, OPINC, AND THE SOUTH AND EAST LINES OF A 3.00 ACRE TRACT CONVEYED TO RANDALL D. WITT AND CASSIDY A. WITT BY DEED RECORDED IN DOCUMENT NO. 2017045115, OPINC, THE FOLLOWING SIX (6) COURSES:

1. S82°26'11"E A DISTANCE OF 403.49 FEET TO THE CENTER OF A TREATED FENCE POST FOUND;
2. N26°52'18"E A DISTANCE OF 36.74 FEET TO A 1/2" IRON ROD FOUND;
3. N51°50'44"E A DISTANCE OF 41.96 FEET TO A 1/2" IRON ROD FOUND;
4. N84°36'54"E A DISTANCE OF 427.19 FEET TO A 1/2" IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID 4.7495 ACRE TRACT AND SAID 3.00 ACRE TRACT;
5. S82°55'17"E A DISTANCE OF 491.39 FEET TO A 1/2" IRON ROD FOUND;
6. N07°22'10"E A DISTANCE OF 327.93 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 132 MONUMENTING THE NORTHWEST CORNER OF SAID 51.34 ACRE TRACT;

THENCE ALONG THE NORTH LINE OF SAID 51.34 ACRE TRACT, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S82°38'12"E A DISTANCE OF 2106.19 FEET TO A 1/2" IRON ROD FOUND AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 115.05 FEET, HAVING A RADIUS OF 71.10 FEET, A CENTRAL ANGLE OF 92°42'57" AND A CHORD BEARING S36°10'20"E, 102.91 FEET TO A 1/2" IRON ROD FOUND;

THENCE ALONG THE EAST LINE OF SAID 51.34 ACRE TRACT, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°07'34"W A DISTANCE OF 752.26 FEET TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 51.34 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 62.37 ACRE TRACT;

THENCE ALONG THE EAST LINE OF SAID 62.37 ACRE TRACT, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°09'37"W A DISTANCE OF 729.10 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 121.976 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R020260 AND R020263.

PART 2 - 2.226 ACRES

COMMENCING AT A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (VARIABLE WIDTH RIGHT-OF-WAY) MONUMENTING THE NORTHEAST CORNER OF THE ABOVE REFERENCED 231.815 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 62.37 ACRE TRACT;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 298.90 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 64.36 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 231.815 ACRE TRACT, THE FOLLOWING NINE (9) COURSES:

1. N83°09'25"W A DISTANCE OF 13.01 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
2. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 36.69 FEET, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 28°01'36"; AND A CHORD BEARING S82°49'49"W, 36.32 FEET TO A 1/2" IRON ROD SET;
3. S88°49'01"W A DISTANCE OF 878.17 FEET TO A 1/2" IRON ROD SET;
4. N19°01'18"W A DISTANCE OF 130.81 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
5. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 18.70 FEET, HAVING A RADIUS OF 363.56 FEET, A CENTRAL ANGLE OF 02°56'49"; AND A CHORD BEARING N89°30'17"E, 18.70 FEET TO A 1/2" IRON ROD SET;
6. N89°01'53"E A DISTANCE OF 537.22 FEET TO 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
7. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 140.88 FEET, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 29°55'07"; AND A CHORD BEARING N82°59'26"E, 139.39 FEET TO A 1/2" IRON ROD SET;
8. S82°03'01"E A DISTANCE OF 57.94 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
9. SOUTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00"; AND A CHORD BEARING S37°03'01"E, 35.36 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 2.226 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R020263.

PART 3 - 4.284 ACRES

COMMENCING AT A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (VARIABLE WIDTH RIGHT-OF-WAY) MONUMENTING THE NORTHEAST CORNER OF THE ABOVE REFERENCED 231.815 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 62.37 ACRE TRACT;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 413.27 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 442.54 FEET TO A 1/2" IRON ROD SET MONUMENTING THE SOUTHEAST CORNER OF SAID 231.815 ACRE TRACT AND THE NORTHEAST CORNER OF THAT 16.84 ACRE TRACT CONVEYED TO ALLAN HAUSMANN AND PORTIA HAUSMANN BY DEED RECORDED IN VOLUME 1958, PAGE 388 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRC);

THENCE ALONG THE NORTH LINE OF SAID 16.84 ACRE TRACT, N82°35'07"W A DISTANCE OF 825.52 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 231.815 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:

1. N88°49'01"E A DISTANCE OF 917.88 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 12.23 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 28°01'34"; AND A CHORD BEARING N82°49'48"E, 12.11 FEET TO A 1/2" IRON ROD SET;
3. S83°09'25"E A DISTANCE OF 12.04 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 4.284 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R020263.

PART 4 - 75.812 ACRES

BEGINNING AT A 1/2" IRON ROD SET ON THE EAST LINE OF COUNTY ROAD 132 AT THE NORTHWEST CORNER OF SAID 75.812 ACRE TRACT, BEING ALSO AT THE MOST WESTERLY SOUTHWEST CORNER OF THAT 101.51 ACRE TRACT (EXHIBIT A) CONVEYED TO KLAUS FARMS, LTD. BY DEED RECORDED IN DOCUMENT NO. 2007099204, OPINC, FROM WHICH A 1/2" IRON ROD WITH CAP MARKED "RPLS 4967" BEARS, N07°06'04"E ALONG THE EAST LINE OF SAID COUNTY ROAD 132 AND THE WEST LINE OF SAID KLAUS FARMS, LTD. TRACT A DISTANCE OF 135.00 FEET;

THENCE ALONG THE NORTH AND EAST LINE OF SAID 75.812 ACRE TRACT AND ALONG THE WESTERLY LINES OF SAID KLAUS FARMS, LTD. 101.51 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

1. N80°30'26"E A DISTANCE OF 1843.61 FEET TO A CHANNEL IRON MARKER FOUND;
2. S04°54'54"W A DISTANCE OF 1883.49 FEET TO A 5/8" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID KLAUS FARMS, LTD. 101.51 ACRE TRACT, BEING ALSO AT THE NORTHWEST CORNER OF THAT 100 ACRE TRACT OF LAND CONVEYED TO MARVIN H. BECKER AND LORENE BECKER BY DEED RECORDED IN VOLUME 754, PAGE 769 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRC);

THENCE ALONG THE EAST LINE OF SAID 75.812 ACRE TRACT AND THE WEST LINE OF SAID 100 ACRE TRACT, S07°49'18"W A DISTANCE OF 401.85 FEET TO A 1/2" IRON ROD SET;

THENCE ALONG THE SOUTH LINE OF SAID 75.812 ACRE TRACT AND ACROSS THE REMAINDER OF THAT 101.51 ACRE TRACT CONVEYED TO MARVIN H. BECKER AND LORENE BECKER BY DEED RECORDED IN VOLUME 754, PAGE 769 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRC);

THENCE ALONG THE SOUTH LINE OF SAID 75.812 ACRE TRACT, ALONG THE EAST AND NORTH LINES OF SAID 5.66 ACRE TRACT, THE NORTH LINE OF THAT 5.00 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO MICHAEL EDMONDS, SR., BY DEED RECORDED IN DOCUMENT NO. 2004023887, OPINC, THE FOLLOWING THREE (3) COURSES:

1. N86°50'47"E A DISTANCE OF 85.50 FEET TO A 1/2" IRON ROD WITH CAP MARKED "RPLS 4967" FOUND AT THE NORTHEAST CORNER OF SAID 5.66 ACRE TRACT;
2. N83°08'53"W A DISTANCE OF 489.91 FEET TO A 1/2" IRON ROD WITH CAP MARKED "RPLS 4967" FOUND AT THE NORTHWEST CORNER OF SAID 5.66 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 5.00 ACRE TRACT;
3. N83°09'52"W A DISTANCE OF 437.45 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF SAID 75.812 ACRE TRACT AND THE EAST LINE OF SAID COUNTY ROAD 132, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 5.00 ACRE TRACT BEARS, N83°09'52"W A DISTANCE OF 4.07 FEET;

THENCE ALONG THE WEST LINE OF SAID 75.812 ACRE TRACT AND THE EAST LINE OF SAID COUNTY ROAD 132, N07°18'53"E A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;

THENCE CONTINUING ALONG THE WEST LINE OF SAID 75.812 ACRE TRACT AND ACROSS SAID DECKER 101.51 ACRE TRACT THE FOLLOWING NINE (9) COURSES:

1. S83°09'52"E A DISTANCE OF 437.04 FEET TO A 1/2" IRON ROD SET;
2. S83°08'53"E A DISTANCE OF 381.88 FEET TO A 1/2" IRON ROD SET;
3. N44°43'30"W A DISTANCE OF 726.71 FEET TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF THAT 1.0004 ACRE TRACT OF LAND CONVEYED TO MARCO DECKER BY DEED RECORDED IN DOCUMENT NO. 2015038885, OPINC;
4. S82°51'07"E A DISTANCE OF 30.05 FEET TO A 1/2" IRON ROD SET;
5. N10°22'21"E A DISTANCE OF 153.05 FEET TO A 1/2" IRON ROD SET;
6. N85°41'31"W A DISTANCE OF 10.30 FEET TO A 1/2" IRON ROD SET;
7. N12°52'52"W A DISTANCE OF 92.44 FEET TO A 1/2" IRON ROD SET;
8. N70°08'30"W A DISTANCE OF 91.15 FEET TO A 1/2" IRON ROD SET;
9. N72°34'11"W A DISTANCE OF 85.60 FEET TO A 1/2" IRON ROD SET ON THE EAST LINE OF SAID COUNTY ROAD 132, FROM WHICH A 1/2" IRON ROD FOUND IN A DRIVEWAY, APPROXIMATELY 1.7 FEET DEEP AT THE NORTHWEST CORNER OF SAID 1.0004 ACRE TRACT BEARS, S07°06'04"W ALONG THE EAST LINE OF SAID COUNTY ROAD 132 AND THE WEST LINE OF SAID DECKER 101.51 ACRE TRACT A DISTANCE OF 11.18 FEET;

THENCE ALONG THE WEST LINE OF SAID 75.812 ACRE TRACT AND THE WEST LINE OF SAID 75.812 ACRE TRACT A DISTANCE OF 968.72 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 75.812 ACRES, MORE OR LESS.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R577525.

ALL IRON RODS SET HAVE "70 SURVEYING" CAPS.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

REVISED PRELIMINARY PLAN FOR "HIGHLANDS NORTH"

RJ SURVEYING & ASSOCIATES, INC. 2800 JAZZ STREET, ROUND ROCK, TEXAS, 78664 (512) 836-4793 FAX: (512) 836-4817		
F-10015400 DATE: 04/26/2019 FIELD BOOK:	SCALE: N.T.S. JOB NO.: 2691	

SHEET 1 OF 10 SHEETS

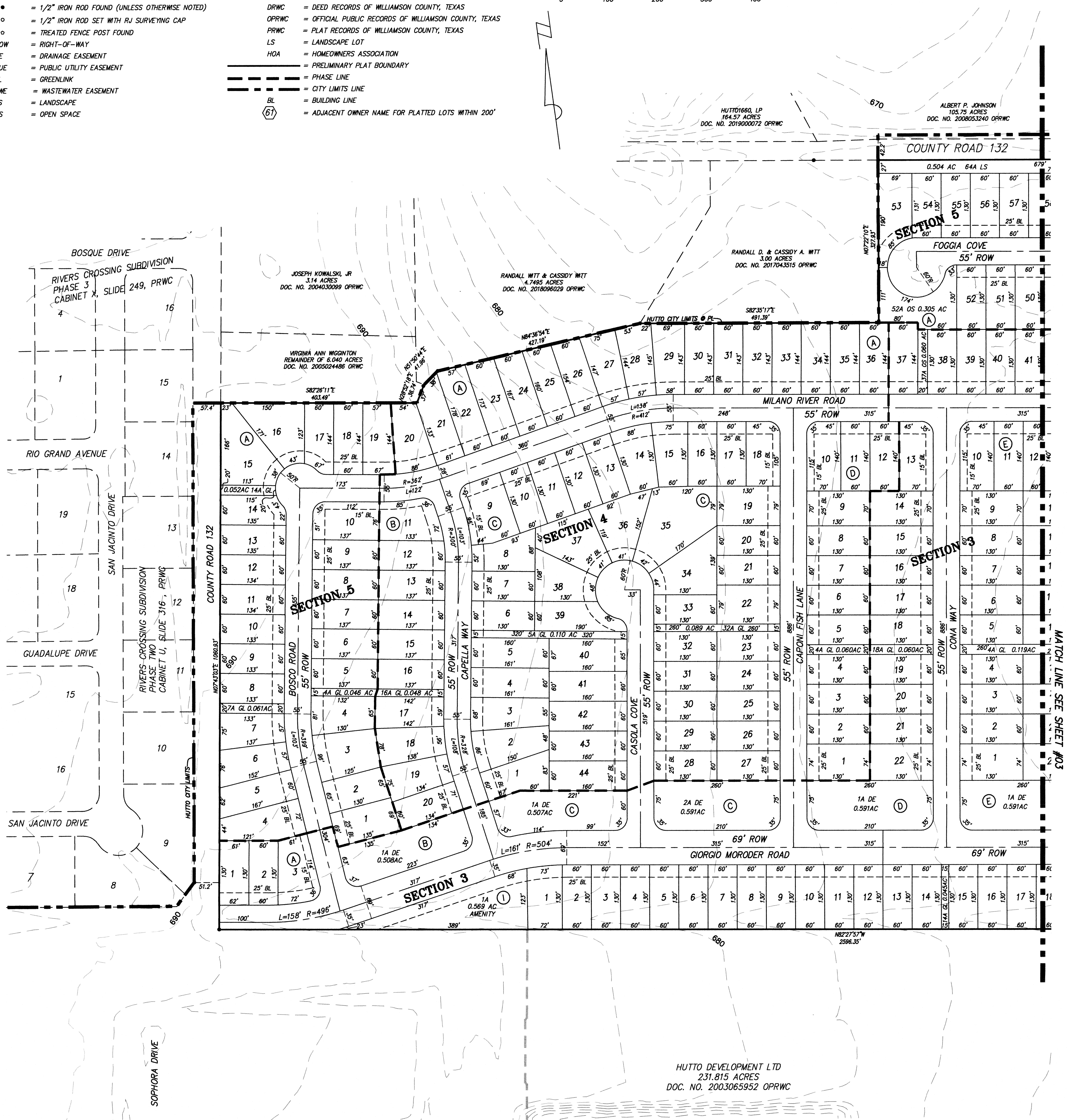
Received 04/06/2020



LEGEND:
• = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○ = 1/2" IRON ROD SET WITH RJ SURVEYING CAP
○ = TREATED FENCE POST FOUND
ROW = RIGHT-OF-WAY
DE = DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
GL = GREENLINK
WWE = WASTEWATER EASEMENT
LS = LANDSCAPE
OS = OPEN SPACE

DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
LS = LANDSCAPE LOT
HOA = HOMEOWNERS ASSOCIATION
--- = PRELIMINARY PLAT BOUNDARY
--- = PHASE LINE
--- = CITY LIMITS LINE
BL = BUILDING LINE
(BL) = ADJACENT OWNER NAME FOR PLATTED LOTS WITHIN 200'

SCALE: 1"=100'
0 100' 200' 300' 400'



LOT AREA TABLE
(SQUARE FEET OR ACRES)

A1 7,936	A53 10,885
A2 7,796	A54 7,802
A3 10,082	A55 7,800
A4 10,896	A56 7,800
A5 9,558	A57 7,800
A6 9,436	A58 7,800
A7 8,778	A59 7,800
A8 7,970	A60 7,800
A9 7,993	A61 7,800
A10 8,017	A62 7,800
A11 8,040	A63 13,955
A12 8,063	A64 11,704
A13 8,087	A65 7,800
A14 7,763	A66 7,800
A15 14,154	A67 7,800
A16 12,327	A68 10,286
A17 8,174	A69 12,571
A18 8,649	A70 9,689
A19 8,987	
A20 9,674	B1 9,175
A21 9,596	B1A 0.508AC DE
A22 10,594	B2 8,294
A23 10,204	B3 11,231
A24 9,610	B4 9,513
A25 9,416	B4A 0.046AC GL
A26 9,023	B5 8,204
A27 9,533	B6 8,204
A28 9,598	B7 8,204
A29 9,135	B8 8,204
A30 8,590	B9 8,204
A31 8,597	B10 10,367
A32 8,605	B11 9,904
A33 8,613	B12 8,156
A34 8,620	B13 8,204
A35 8,628	B14 8,204
A36 8,636	B15 8,204
A37 8,644	B16 8,204
A37A 0.060AC OS	B16A 0.048AC GL
A38 7,800	B17 8,779
A39 7,800	B18 9,337
A40 7,800	B19 8,873
A41 7,800	B20 8,052
A42 7,800	
A43 7,800	C1 9,034
A44 8,966	C1A 0.507AC DE
A45 7,800	C2A 0.591AC DE
A46 7,800	C2 10,455
A47 8,966	C3 10,007
A48 7,800	C4 8,658
A49 7,800	C5 8,623
A50 7,800	C5A 0.110AC GL
A51 7,800	C6 7,800
A52 7,800	C7 7,800
A52A 0.305AC OS	C8 8,670

C9 12,157	C10 7,800
C11 7,800	C12 7,800
C13 7,800	C14 8,699
C15 8,831	C16 7,800
C17 7,800	C18 7,800
C19 10,292	C20 7,800
C21 7,800	C22 10,321
C23 7,800	C24 7,800
C25 7,800	C26 7,800
C27 7,800	C28 7,800
C29 7,800	C30 7,800
C31 7,800	C32 7,800
C33 7,800	C34 12,440
C35 10,330	C36 11,267
C37 12,678	C38 9,984
C39 9,793	C40 10,569
C41 8,629	C42 8,629
C43 8,629	C44 8,629
D1 9,563	D1A 0.591AC DE
D2 7,800	D3 7,800
D3A 0.060AC GL	D4 7,800
D5 7,800	D6 7,800
D6 7,800	D7 7,800
D8 7,800	D9 9,100
D10 9,666	D11 8,400
D12 8,400	D13 9,666
D14 9,100	D15 7,800
D16 7,800	D17 7,800

D18 7,800	D19 7,800
D20 7,800	D21 7,800
D22 9,563	E1 9,563
E1A 0.591AC DE	E2 7,800
E3 7,800	E4 7,800
E4A 0.118AC GL	E5 7,800
E6 7,800	E7 7,800
E8 7,800	E9 9,100
E10 9,666	E11 8,400
E12 8,400	E13 9,666
E14 9,100	E15 7,800
E16 7,800	E17 7,800
E18 7,800	E19 7,800
E20 7,800	E21 7,800
E22 9,563	F1 9,563
F1A 0.618AC DE	F2 7,800
F3 7,800	F4 7,800
F4A 0.125AC GL	F5 7,800
F6 7,800	F7 7,800
F8 7,800	F9 9,100
F10 9,666	F11 8,400
F12 8,400	F13 11,337
F14 9,935	F15 8,516
F16 8,516	F17 8,516
F18 8,516	F19 8,516
F20 8,516	F21 8,516
F22 10,441	G1 7,800

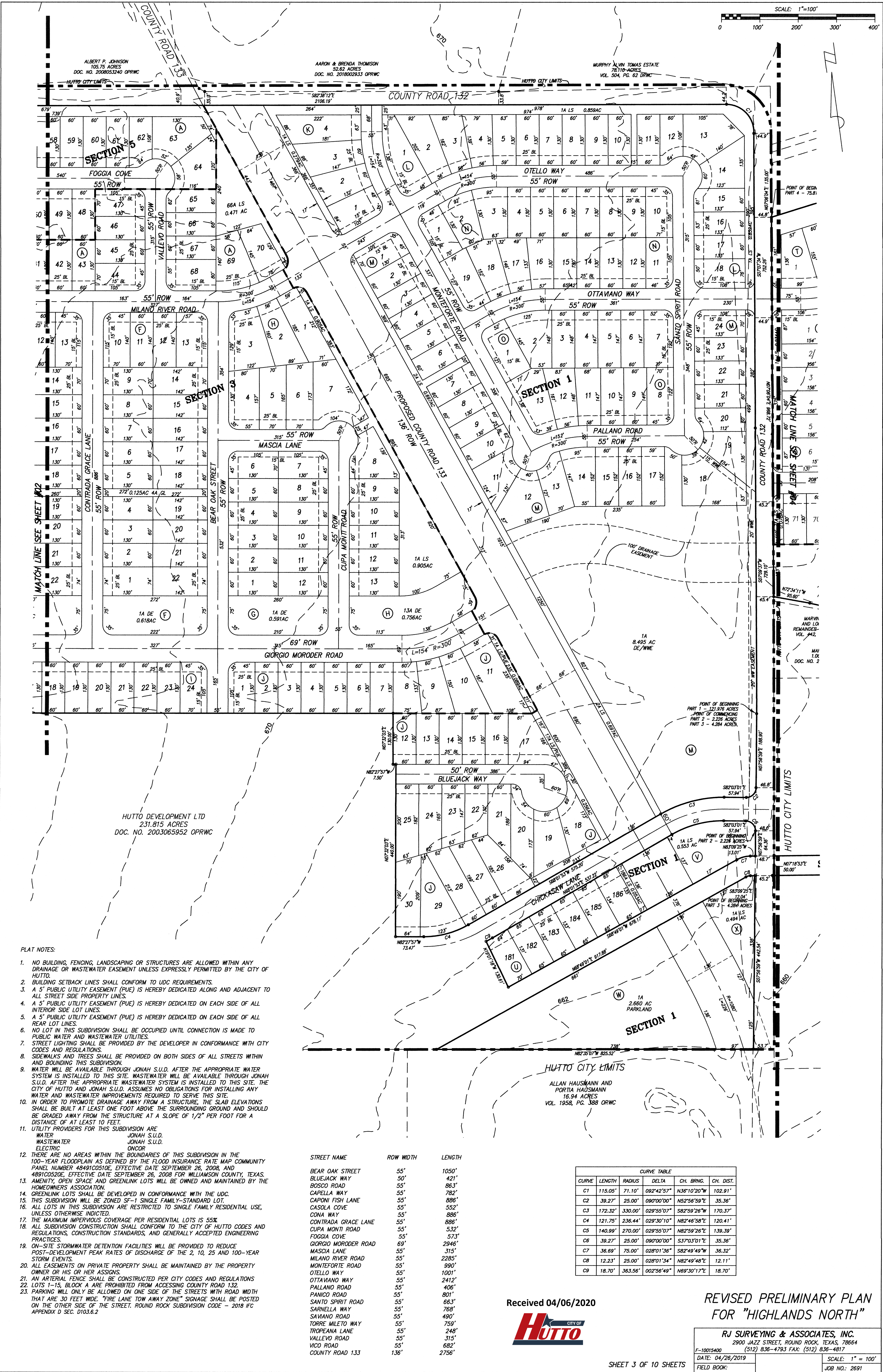
G1A 0.591AC DE	G2 7,800
G3 7,800	G4 7,800
G5 7,800	G6 8,966
G7 8,966	G8 7,800
G9 7,800	G10 7,800
G11 7,800	G12 7,800
H1 12,332	H2 12,008
H3 14,531	H4 12,105
H5 11,296	H6 11,843
H7 17,391	H8 11,302
H9 7,800	H10 7,800
H11 7,800	H12 7,800
H13 7,800	H14 12,105
H15 11,296	H16 11,843
H17 17,391	H18 11,302
H19 7,800	H20 7,800
H21 7,800	H22 7,800
H23 7,800	H24 7,800
I1 8,123	I1A 0.589 AC AMENITY
I2 7,800	I3 7,800
I4 7,800	I5 7,800
I6 7,800	I7 7,800
I8 7,800	I9 7,800
I10 7,800	I11 7,800
I12 7,800	I13 7,800
I14 7,800	I15 7,800
I16 7,800	I17 7,800
I18 7,800	I19 7,800
I20 7,800	I21 7,800
I22 7,800	I23 7,800
I24 7,800	I25 7,800

I26 7,800	I27 7,800
I28 7,800	I29 7,800
I30 7,800	I31 7,800
I32 7,800	I33 7,800
I34 7,800	I35 7,800
I36 7,800	I37 7,800
I38 7,800	I39 7,800
I40 7,800	I41 7,800
I42 7,800	I43 7,800
I44 7,800	I45 7,800
I46 7,800	I47 7,800
I48 7,800	I49 7,800
I50 7,800	I51 7,800
I52 7,800	I53 7,800
I54 7,800	I55 7,800
I56 7,800	I57 7,800
I58 7,800	I59 7,800
I60 7,800	I61 7,800
I62 7,800	I63 7,800
I64 7,800	I65 7,800
I66 7,800	I67 7,800
I68 7,800	I69 7,800
I70 7,800	I71 7,800
I72 7,800	I73 7,800
I74 7,800	I75 7,800
I76 7,800	I77 7,800
I78 7,800	I79 7,800
I80 7,800	I81 7,800
I82 7,800	I83 7,800
I84 7,800	I85 7,800
I86 7,800	I87 7,800
I88 7,800	I89 7,800
I90 7,800	I91 7,800
I92 7,800	I93 7,800
I94 7,800	I95 7,800
I96 7,800	I97 7,800
I98 7,800	I99 7,800
I100 7,800	I101 7,800
I102 7,800	I103 7,800
I104 7,800	I105 7,800
I106 7,800	I107 7,800
I108 7,800	I109 7,800
I110 7,800	I111 7,800
I112 7,800	I113 7,800
I114 7,800	I115 7,800
I116 7,800	I117 7,800
I118 7,800	I119 7,800
I120 7,800	I121 7,800
I122 7,800	I123 7,800
I124 7,800	I125 7,800

I126 7,800	I127 7,800
I128 7,800	I129 7,800
I130 7,800	I131 7,800
I132 7,800	I133 7,800
I134 7,800	I135 7,800
I136 7,800	I137 7,800
I138 7,800	I139 7,800
I140 7,800	I141 7,800
I142 7,800	I143 7,800
I144 7,800	I145 7,800
I146 7,800	I147 7,800
I148 7,800	I149 7,800
I150 7,800	I151 7,800
I152 7,800	I153 7,800
I154 7,800	I155 7,800
I156 7,800	I157 7,800
I158 7,800	I159 7,800
I160 7,800	I161 7,800
I162 7,800	I163 7,800
I164 7,800	I165 7,800
I166 7,800	I167 7,800
I168 7,800	I169 7,800
I170 7,800	I171 7,800
I172 7,800	I173 7,800
I174 7,800	I175 7,800
I176 7,800	I177 7,800
I178 7,800	I179 7,800
I180 7,800	I181 7,800
I182 7,800	I183 7,800
I184 7,800	I185 7,800
I186 7,800	I187 7,800
I188 7,800	I189 7,800
I190 7,800	I191 7,800
I192 7,800	I193 7,800
I194 7,800	I195 7,800
I196 7,800	I197 7,800
I198 7,800	I199 7,800
I200 7,800	I201 7,800
I202 7,800	I203 7,800
I204 7,800	I205 7,800
I206 7,800	I207 7,800
I208 7,800	I209 7,800
I210 7,800	I211 7,800
I212 7,800	I213 7,800
I214 7,800	I215 7,800
I216 7,800	I217 7,800
I218 7,800	I219 7,800
I220 7,800	I221 7,800
I222 7,800	I223 7,800
I224 7,800	I225 7,800

I226 7,800	I227 7,800
I228 7,800	I229 7,800
I230 7,800	I231 7,800
I232 7,800	I233 7,800
I234 7,800	I235 7,800
I236 7,800	I237 7,800
I238 7,800	I239 7,800
I240 7,800	I241 7,800
I242 7,800	I243 7,800
I244 7,800	I245 7,800
I246 7,800	I247 7,800
I248 7,800	I249 7,800
I250 7,800	I251 7,800
I252 7,800	I253 7,800
I254 7,800	I255 7,800
I256 7,800	I257 7,800
I258 7,800	I259 7,800
I260 7,800	I261 7,800
I262 7,800	I263 7,800
I264 7,800	I265 7,800
I266 7,800	I267 7,800
I268 7,800	I269 7,800
I270 7,800	I271 7,800
I272 7,800	I273 7,800
I274 7,800	I275 7,800
I276 7,800	I277 7,800
I278 7,800	I279 7,800
I280 7,800	I281 7,800
I282 7,800	I283 7,800
I284 7,800	I285 7,800
I286 7,800	I287 7,800
I288 7,800	I289 7,800
I290 7,800	I291 7,800
I292 7,800	I293 7,800
I294 7,800	I295 7,800
I296 7,800	I297 7,800
I298 7,800	I299 7,800
I300 7,800	I301 7,800
I302 7,800	I303 7,800
I304 7,800	I305 7,800
I306 7,800	I307 7,800
I308 7,800	I309 7,800
I310 7,800	I311 7,800
I312 7,800	I313 7,800
I314 7,800	I315 7,800
I316 7,800	I317 7,800
I318 7,800	I319 7,800
I320 7,800	I321 7,800
I322 7,800	I323 7,800
I324 7,800	I325 7,800

I326 7,800	I327 7,800
I328 7,800	I329 7,800
I330 7,800	I331 7,800
I332 7,800	I333 7,800
I334 7,800	I335 7,800
I336 7,800	I337 7,800
I338 7,800	I339 7,800
I340 7,800	I341 7,800
I342 7,800	I343 7,800
I344 7,800	I345 7,800
I346 7,800	I347 7,800
I348 7,800	I349 7,800
I350 7,800	I351 7,800
I352 7,800	I353 7,800
I354 7,800	I355 7,800
I356 7,800	I357 7,800
I358 7,800	I359 7,800
I360 7,800	I361 7,800
I362 7,800	I363 7,800
I364 7,800	I365 7,800
I366 7,800	I367 7,800
I368 7,800	I369 7,800
I370 7,800	I371 7,800
I372 7,800	I373 7,800
I374 7,800	I375 7,800
I376 7,800	I377 7,800
I378 7,800	I379 7,800
I380 7,800	I381 7,800
I382 7,800	I383 7,800
I384 7,800	I385 7,800
I386 7,800	I387 7,800
I388 7,800	I389 7,800
I390 7,800	I391 7,800
I392 7,800	I393 7,800
I394 7,800	I395 7,800
I396 7,800	I397 7,800
I398 7,800	I399 7,800
I400 7,800	I401 7,800
I402 7,800	I403 7,800
I404 7,800	I405 7,800
I406 7,800	I407 7,800
I408 7,800	I409 7,800
I410 7,800	I411 7,800
I412 7,800	I413 7,800
I414 7,800	I415 7,800
I416 7,800	I417 7,800
I418 7,800	I419 7,800
I420 7,800	I421 7,800
I422 7,800	I423 7,800
I424 7,800	I425 7,800
I426 7,800	I427 7,800
I428 7,800	I429 7,800
I430 7,800	I431 7,800
I432 7,800	I433 7,800
I434 7,800	I435 7,800
I436 7,800	I437 7,800
I438 7,800	I439 7,800
I440 7,800	I441 7,800
I442 7,800	I443 7,800
I444 7,800	I445 7,800
I446 7,800	I447 7,800
I448 7,800	I449 7,800
I450 7,800	I451 7,800
I452 7,800	I453 7,800
I454 7,800	I455 7,800
I456 7,800	I457 7,800
I458 7,800	I459 7,800
I460 7,800	I461 7,800
I462 7,800	I463 7,800
I464 7,800	I465 7,800
I466 7,800	I467 7,800
I468 7,800	I469 7,800
I470 7,800	I471 7,800
I472 7,800	I473 7,800
I474 7,800	I475 7,800
I476 7,800	I477 7,800
I478 7,800	I479 7,800
I480 7,800	I481 7,800
I482 7,800	I483 7,800
I484 7,800	I485 7,800
I486 7,800	I487 7,800
I488 7,800	I489 7,800



PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS.
3. A 5' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A 5' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
5. A 5' PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
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 CITY CODES AND REGULATIONS.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
9. WATER WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. WASTEWATER WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WASTEWATER SYSTEM IS INSTALLED TO THIS SITE. THE CITY OF HUTTO AND JONAH S.U.D. ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
10. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
11. UTILITY PROVIDERS FOR THIS SUBDIVISION ARE:
WATER: JONAH S.U.D.
WASTEWATER: JONAH S.U.D.
ELECTRIC: ONCOR
12. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48491C0510E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND 4851C0502E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
13. AMENITY, OPEN SPACE AND GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
14. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
15. THIS SUBDIVISION WILL BE ZONED SF-1 SINGLE FAMILY-STANDARD LOT.
16. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
17. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOTS IS 55%.
18. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO CODES AND REGULATIONS, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
19. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
20. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
21. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER CITY CODES AND REGULATIONS.
22. LOTS 1-15, BLOCK A ARE PROHIBITED FROM ACCESSING COUNTY ROAD 132.
23. PARKING WILL ONLY BE ALLOWED ON ONE SIDE OF THE STREETS WITH ROAD WIDTH THAT ARE 30 FEET WIDE. "FIRE LANE TOW AWAY ZONE" SIGNAGE SHALL BE POSTED ON THE OTHER SIDE OF THE STREET. ROUND ROCK SUBDIVISION CODE - 2018 IFC APPENDIX D SEC. D103.6.2

STREET NAME	ROW WIDTH	LENGTH
BEAR OAK STREET	55'	1050'
BLUEJACK WAY	50'	421'
BOSCO ROAD	55'	863'
CAPELLA WAY	55'	782'
CAPONI FISH LANE	55'	886'
CASOLA COVE	55'	552'
CONA WAY	55'	886'
CONTRADA GRACE LANE	55'	886'
CUPA MONTE ROAD	55'	532'
FOGGIA COVE	55'	573'
GIORGIO MORODER ROAD	60'	2946'
MASCIA LANE	55'	315'
MILANO RIVER ROAD	55'	2285'
MONTEFORTE ROAD	55'	990'
OTELLO WAY	55'	1001'
OTTAVIANO WAY	55'	2412'
PALLANO ROAD	55'	406'
PANICO ROAD	55'	801'
SANTO SPIRIT ROAD	55'	663'
SARNELLA WAY	55'	768'
SAVANO ROAD	55'	490'
TORRE MILETO WAY	55'	759'
TROPEANA LANE	55'	248'
VALLEJO ROAD	55'	315'
VICO ROAD	55'	682'
COUNTY ROAD 133	136'	2756'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.
C1	115.05'	71.10'	092°42'57"	N36°10'20"W 102.91'
C2	39.27'	25.00'	090°00'00"	N52°58'58"E 35.36'
C3	172.32'	330.00'	029°55'07"	S82°59'26"W 170.37'
C4	121.75'	236.44'	029°30'10"	N82°46'58"E 120.41'
C5	140.99'	270.00'	029°55'07"	N82°59'26"E 139.39'
C6	39.27'	25.00'	090°00'00"	S37°03'01"E 35.36'
C7	36.69'	75.00'	028°01'36"	S82°49'49"W 36.32'
C8	12.23'	25.00'	028°01'34"	N82°49'48"E 12.11'
C9	18.70'	363.56'	002°58'49"	N69°30'17"E 18.70'

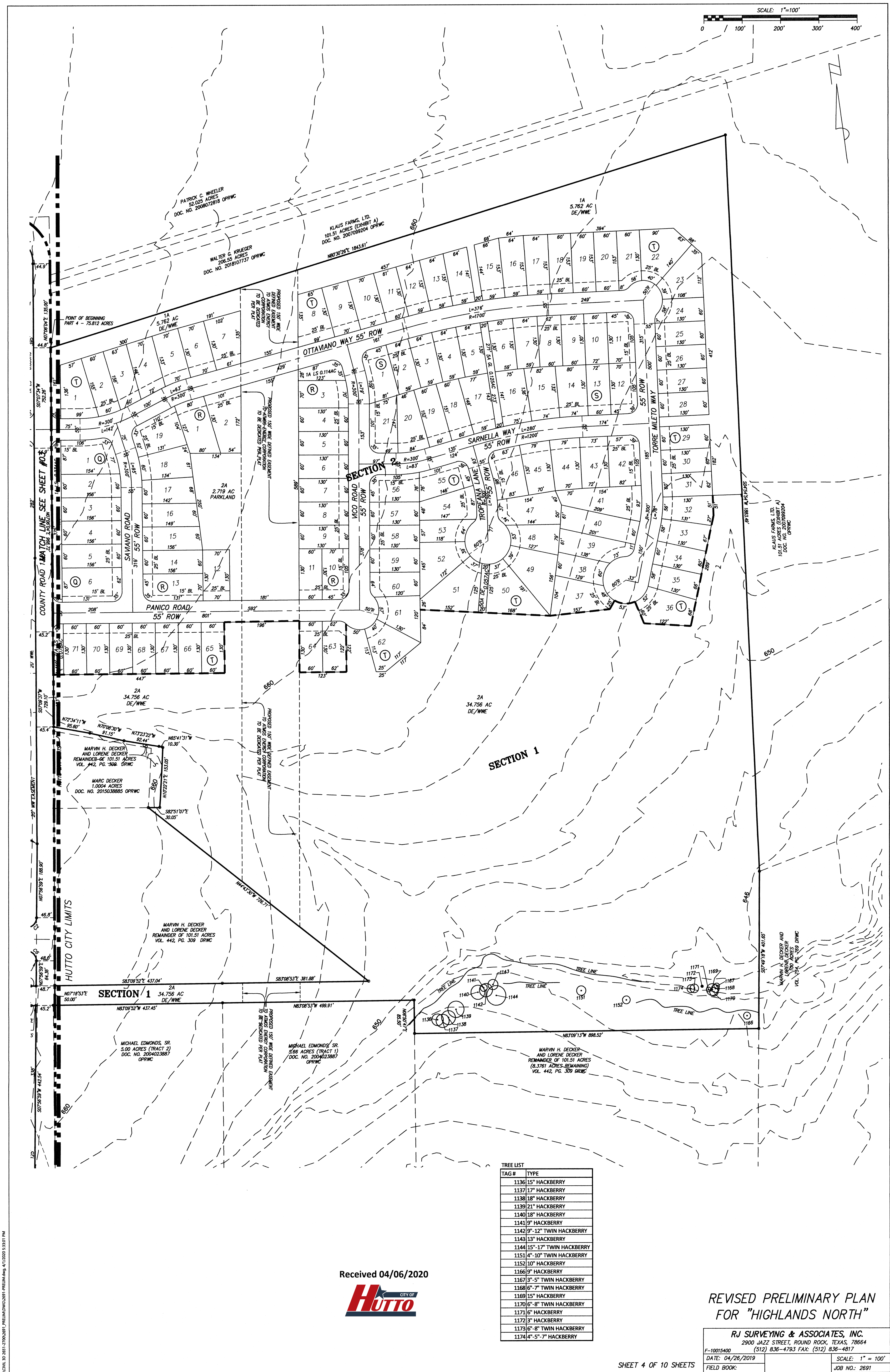
Received 04/06/2020

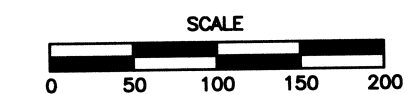
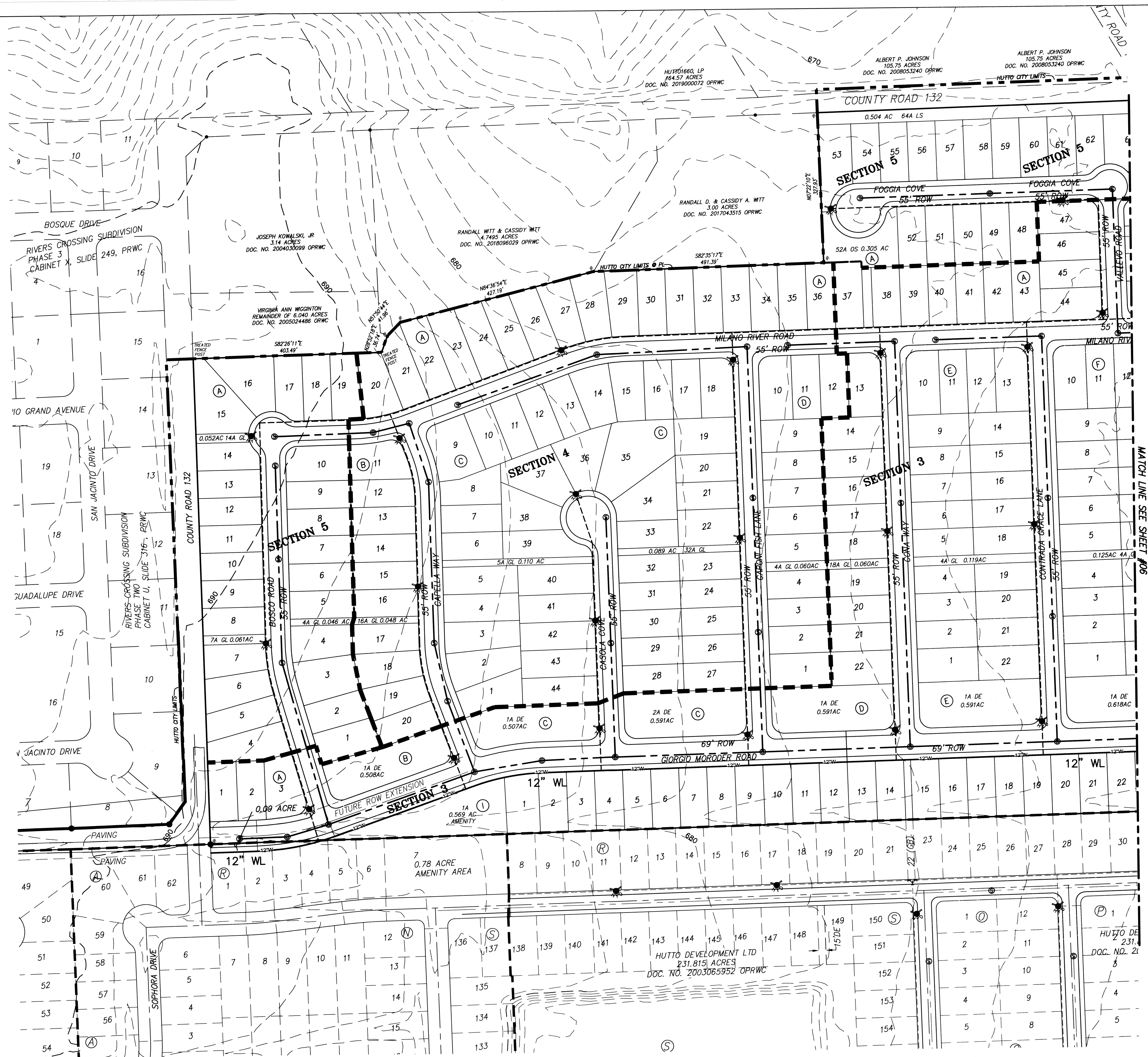


REVISED PRELIMINARY PLAN FOR "HIGHLANDS NORTH"

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817
F-10015400
DATE: 04/26/2019
FIELD BOOK:
SCALE: 1" = 100'
JOB NO.: 2691

SHEET 3 OF 10 SHEETS





LEGEND

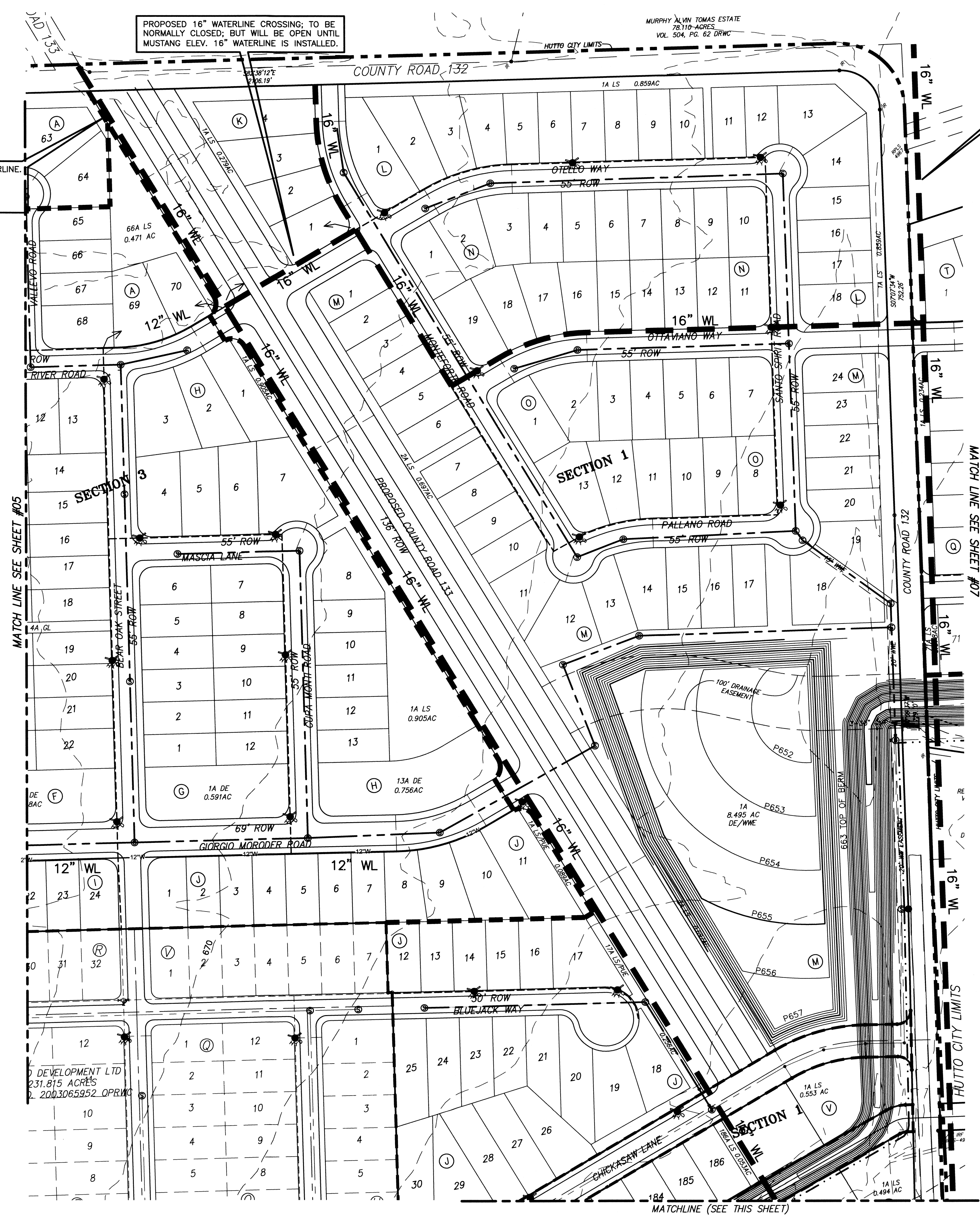
- ⊕ = WASTEWATER MANHOLE
- ⊕ = FIRE HYDRANT
- 12\"/>
- 8\"/>
- WW LINE

Received 04/06/2020

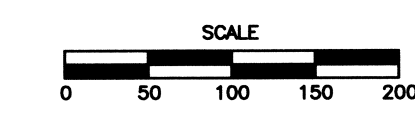


HIGHLANDS NORTH

PRELIMINARY PLAN
WATER & WASTEWATER LAYOUT
DATE: 04/26/2019 SCALE: 1" = 100'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2800 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

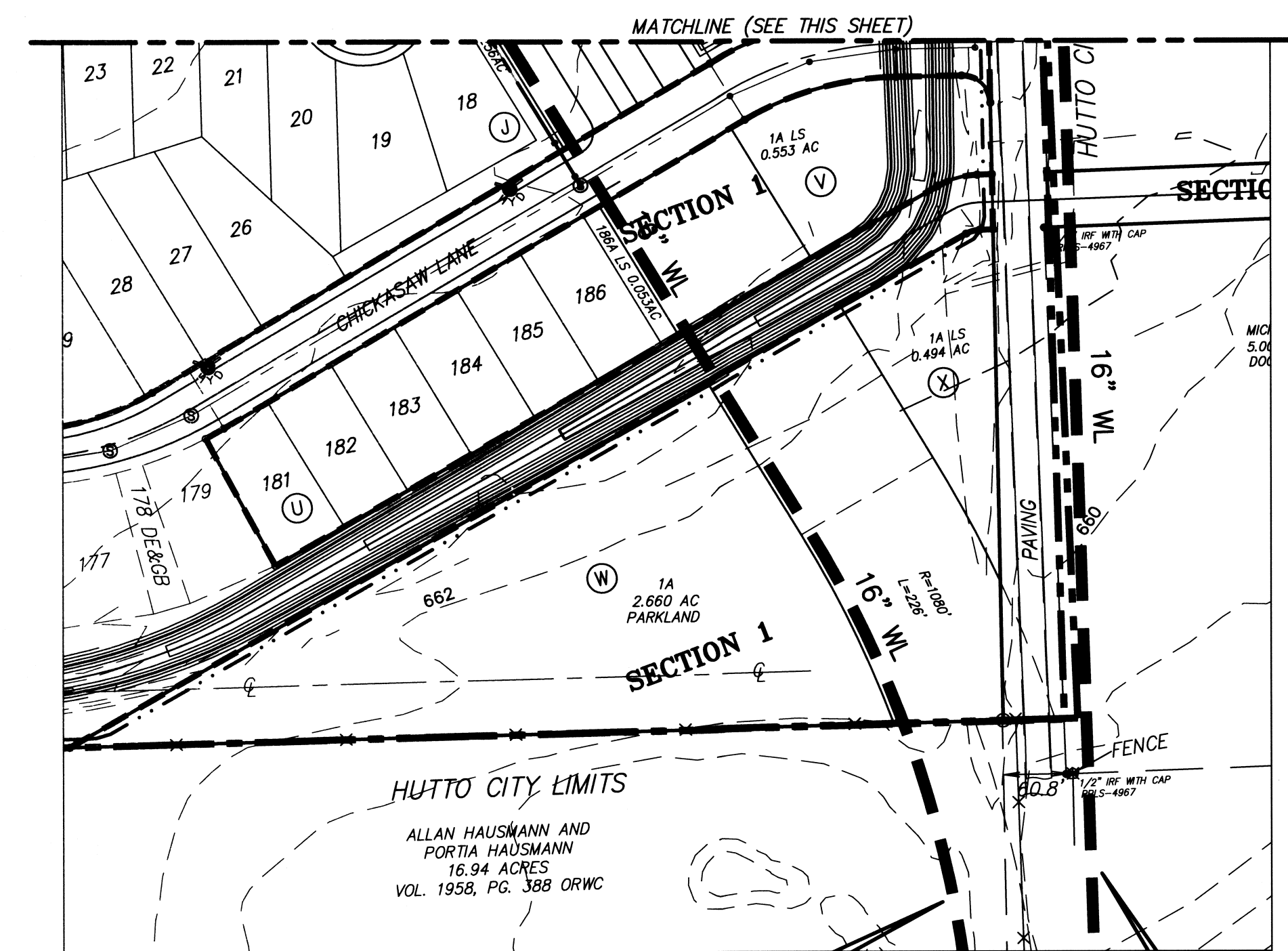


PROPOSED 16" WATERLINE; SERVED OUT OF MUSTANG ELEV.



LEGEND

- WASTEWATER MANHOLE
- FIRE HYDRANT
- 12" WATER LINE
- 8" WATER LINE
- WW LINE
- FORCE MAIN BY OTHERS



C.I.P. NO. 5 PROPOSED 16" WATERLINE. TO EXTEND TO C.R. 164 THEN CONNECT TO E-16" THAT WAS STOPPED IN FRONT OF CAROL MEADOWS SUBD.

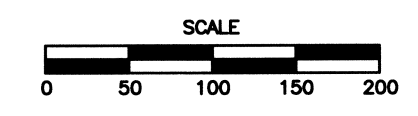
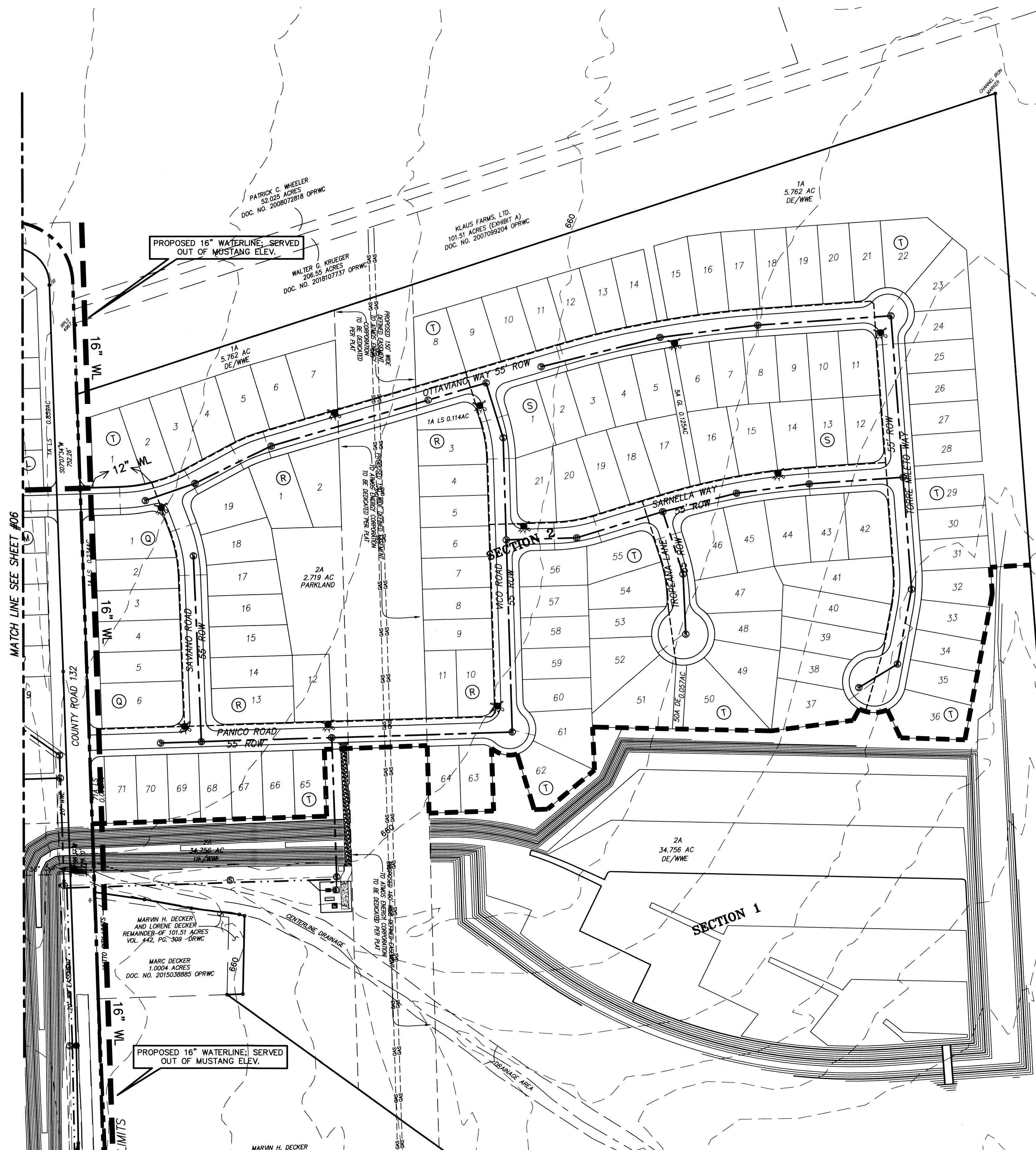
PROPOSED 16" WATERLINE; SERVED OUT OF MUSTANG ELEV.

HIGHLANDS NORTH

Received 04/06/2020



PRELIMINARY PLAN
WATER & WASTEWATER LAYOUT
DATE: 04/26/2019 SCALE: 1" = 100'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817



LEGEND

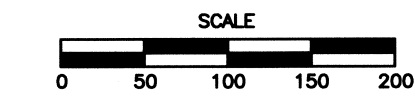
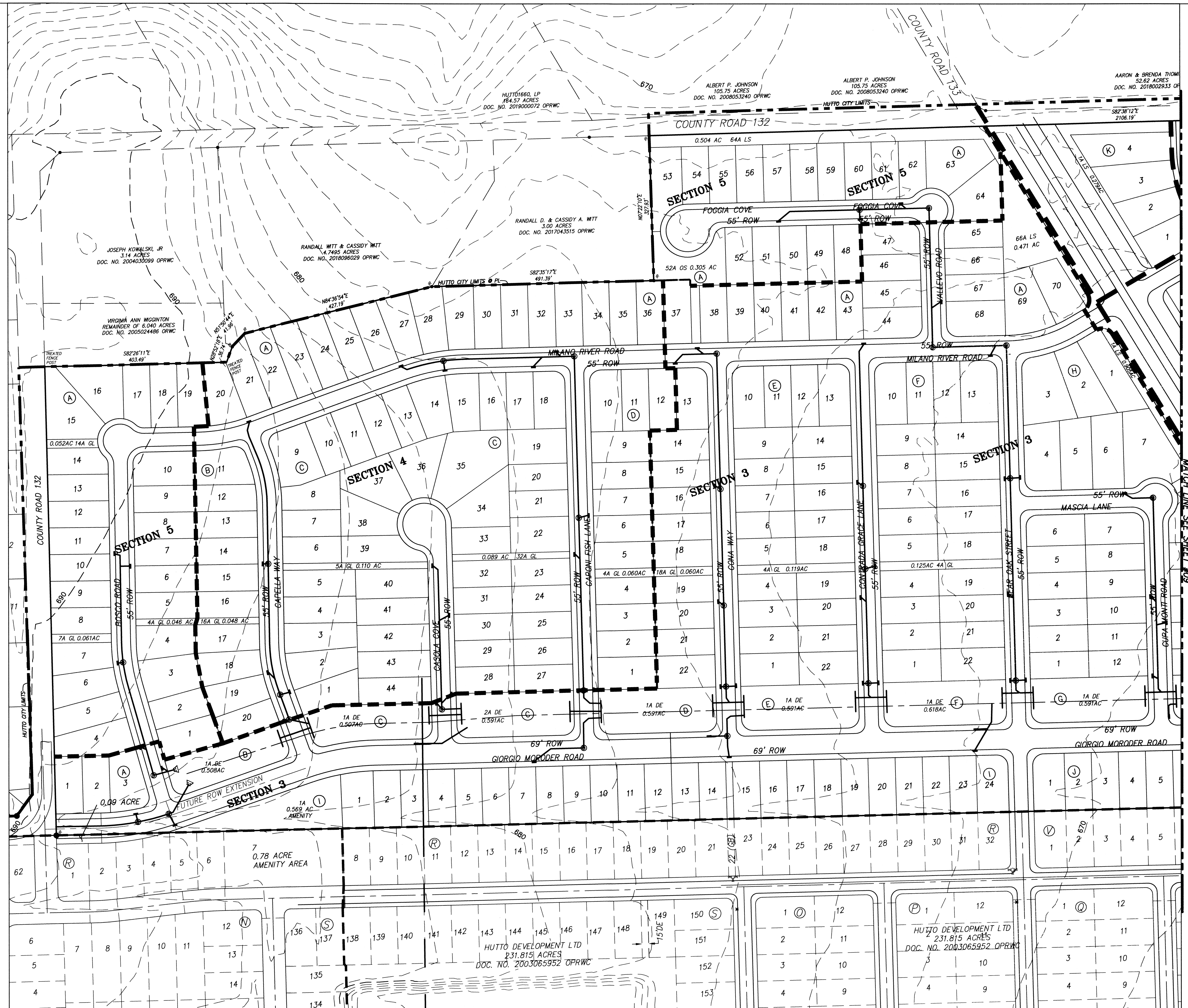
- WASTEWATER MANHOLE
- FIRE HYDRANT
- 12\"/>
- 6\"/>
- WW LINE
- FORCE MAIN BY OTHERS

Received 04/06/2020



HIGHLANDS NORTH

PRELIMINARY PLAN
WATER & WASTEWATER LAYOUT
DATE: 04/26/2019 SCALE: 1" = 100'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817



LEGEND

- ⊙ = STORM SEWER MANHOLE
- = CURB INLET

Received 04/06/2020



HIGHLANDS NORTH

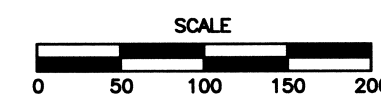
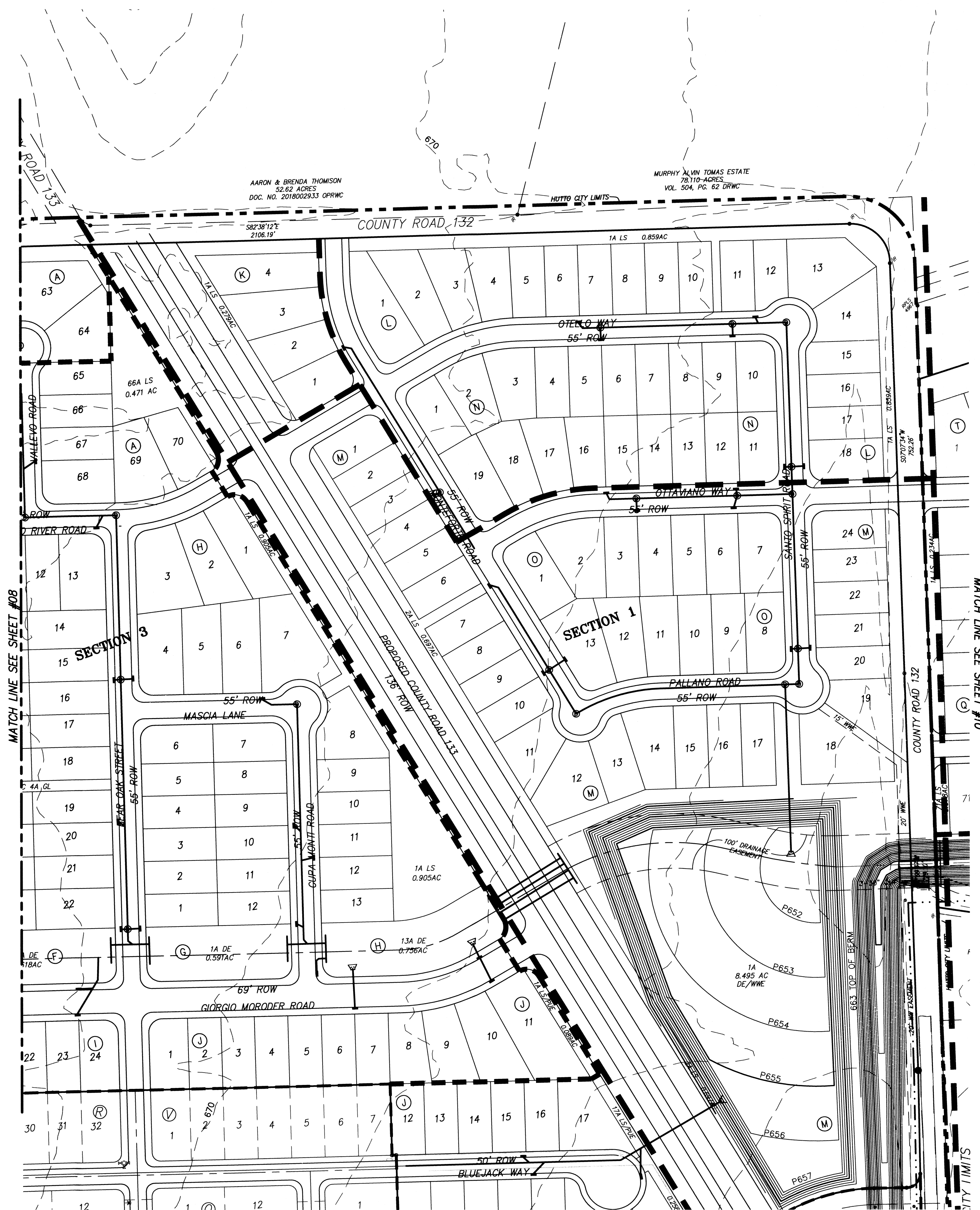
PRELIMINARY PLAN DRAINAGE LAYOUT

DATE: 04/26/2019 SCALE: 1" = 100'

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

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

SHEET 8 OF 10 SHEETS



LEGEND

- ① - STORM SEWER MANHOLE
- - CURB INLET

Received 04/06/2020



HIGHLANDS NORTH

PRELIMINARY PLAN DRAINAGE LAYOUT

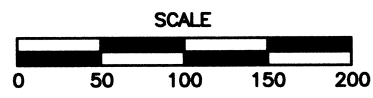
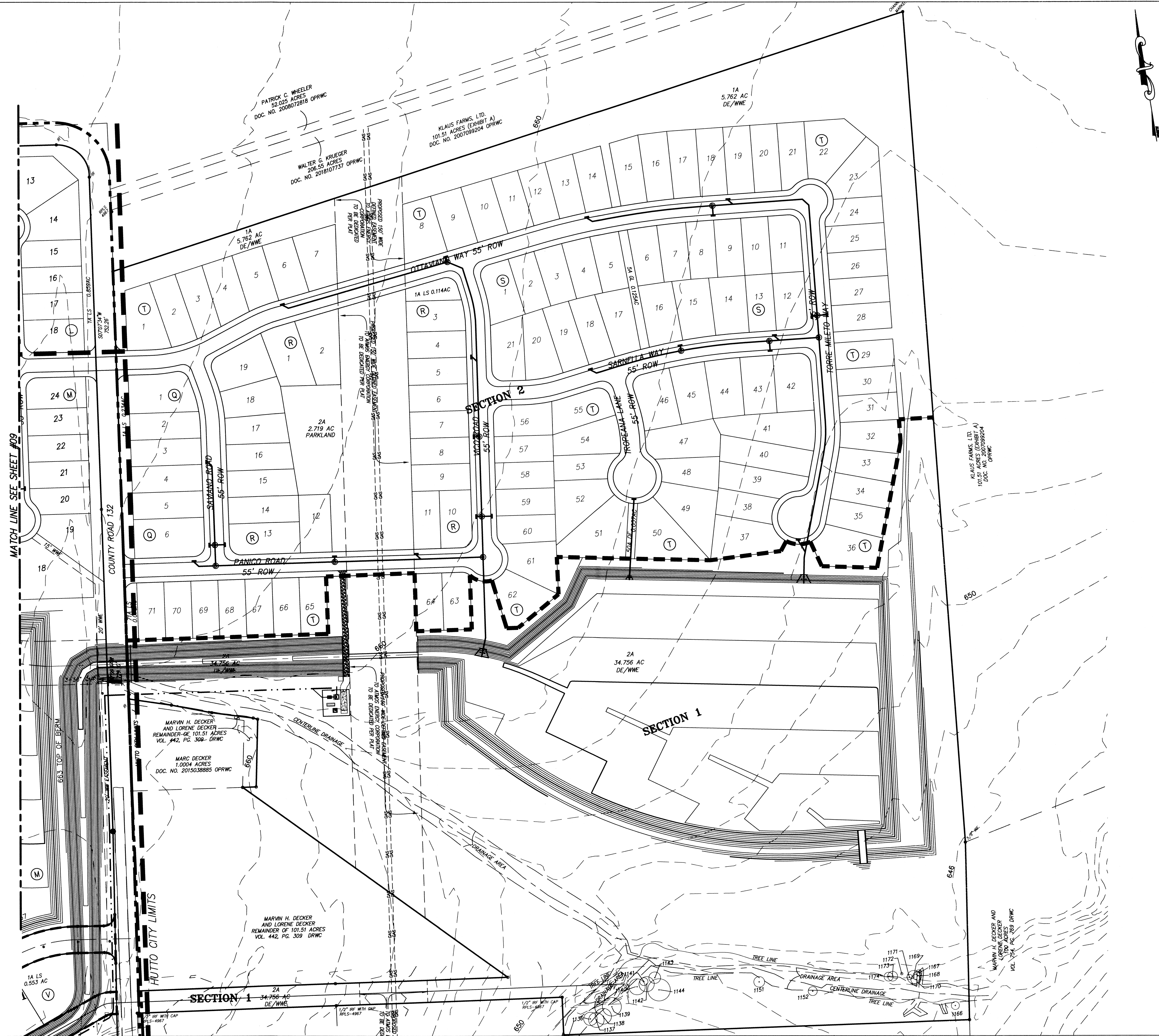
DATE: 04/26/2019 SCALE: 1" = 100'

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

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

Page 12 of 12

R:\CIVIL 3D 2651-2700\BASES\2691-W WW PRELIM.DWG



LEGEND

- ⊙ = STORM SEWER MANHOLE
- = CURB INLET

Received 04/06/2020



HIGHLANDS NORTH

PRELIMINARY PLAN
DRAINAGE LAYOUT

DATE: 04/26/2019 SCALE: 1" = 100'

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

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

SHEET 10 OF 10 SHEETS F-10015400

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission

Subject: Consideration and possible recommendation on the proposed Highlands North Section 2 Final Plat, 41.056 acres, more or less, of land, 117 residential lots, located at CR 132 and Panico Road.

Meeting: Planning and Zoning Commission - 05 May 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Highlands North Section 2 Final Plat is approximately 41.056 acres of land, with 117 single-family residential lots.

Current Zoning:

The subject property is zoned Single-Family Residential (SF-1)

Surrounding Zoning:

North: Extraterritorial Jurisdiction

East: Extraterritorial Jurisdiction

South: Extraterritorial Jurisdiction

West: Highlands North Subdivision

Summary of Request:

The proposed Final Plat is comprised of 117 Single-Family Lots, 1 wastewater easement, 1 drainage easement, 3 landscape lots, 1 parkland lot, and 1 greenlink lot, and has a total acreage of 41.056. Of the 117 lots, all are at least 60 feet in width at the building setback line.

Staff Review:

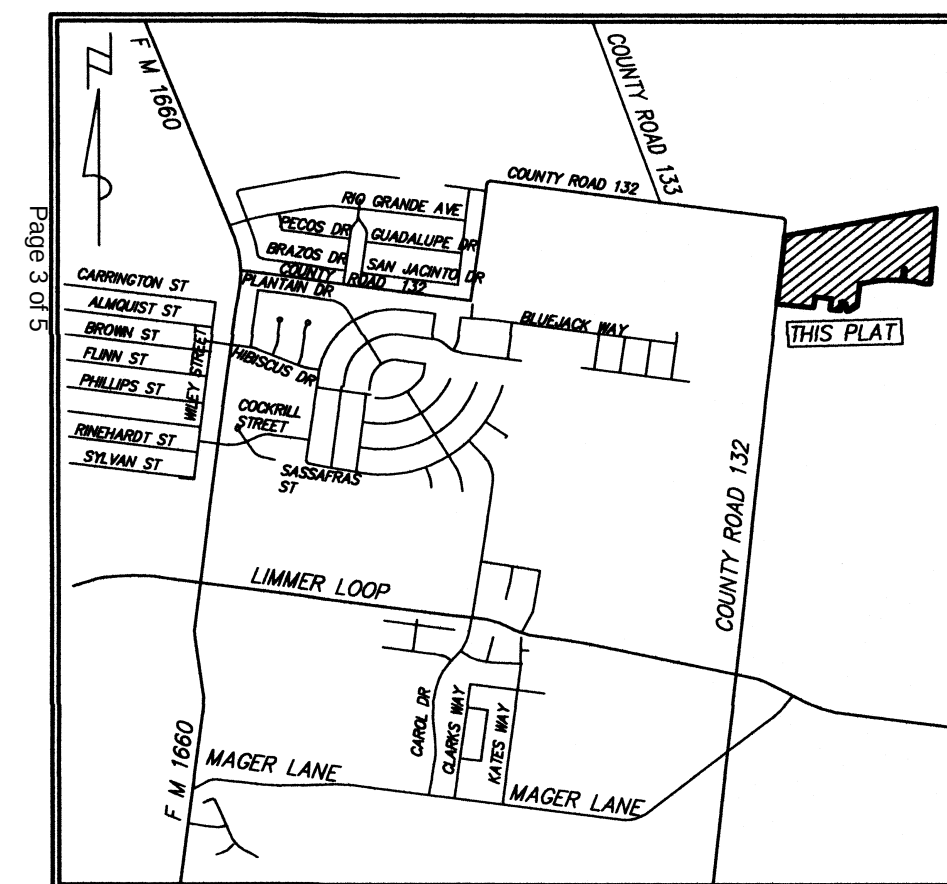
The proposal meets the minimum standards as required in the Unified Development Code and state law. The proposed layout provides for code compliant connectivity and accounts for drainage concerns in the area.

RECOMMENDATION:

As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends that the Planning and Zoning Commission recommend approval to the City Council.

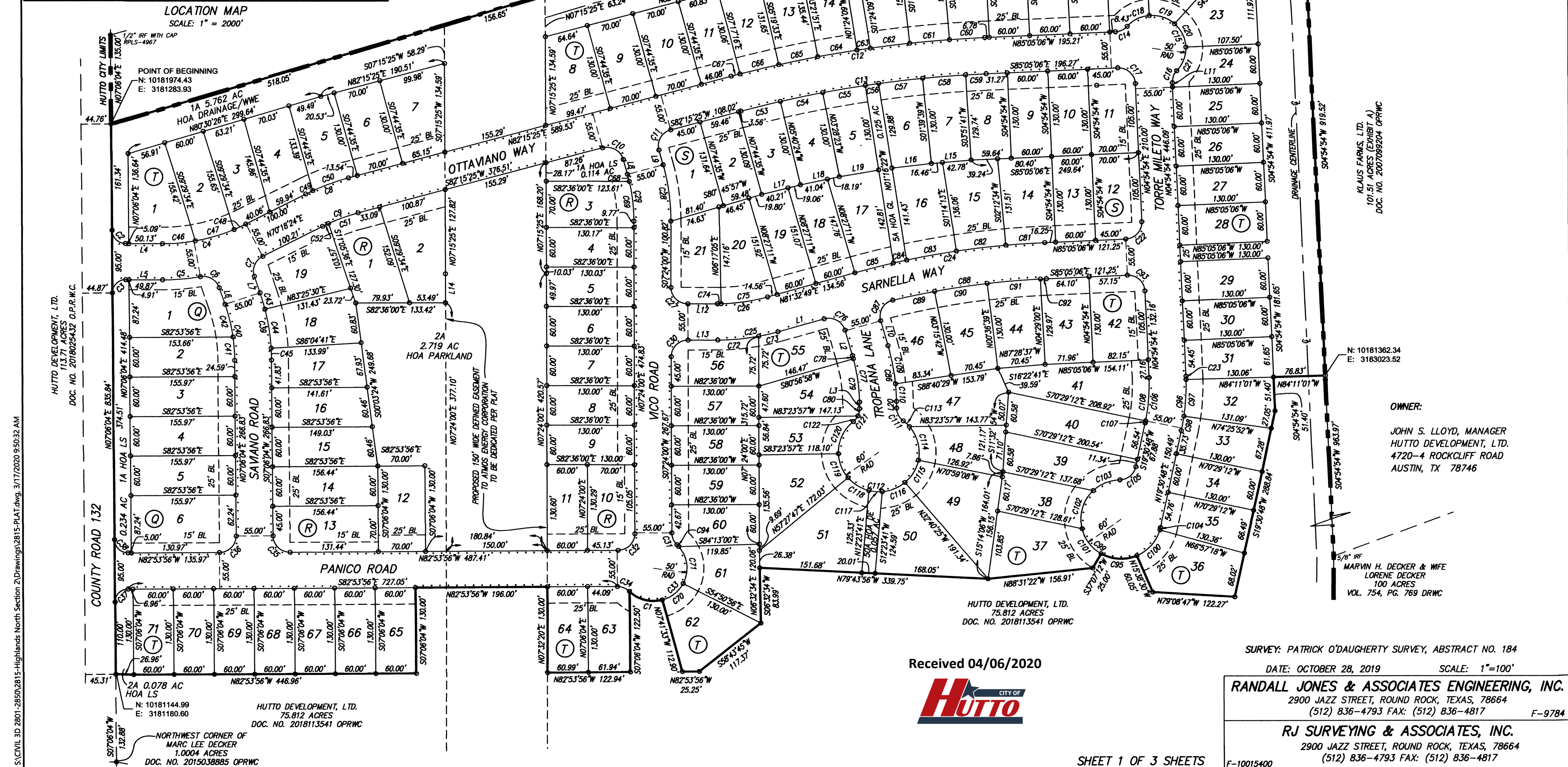
ATTACHMENTS:

[HighlandsNorthSec2FP-U1-FinalPlat\(4-6-20\)](#)



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

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



SURVEY: PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184
DATE: OCTOBER 28, 2019 SCALE: 1"=100'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784
RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-10015400

Received 04/06/2020



SHEET 1 OF 3 SHEETS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°32'49"W	71.54'
L2	N08°27'11"W	40.00'
L3	N06°36'03"E	9.94'
L4	S82°38'04"E	55.22'
L5	N82°38'04"W	54.78'
L6	N11°05'36"W	26.43'
L7	S11°05'36"E	26.43'
L8	N07°44'35"W	23.21'
L9	S07°44'35"E	23.21'
L10	N08°27'11"W	39.23'
L11	N04°54'54"E	6.64'
L12	S82°36'00"E	44.06'
L13	N82°36'00"W	44.06'
L14	S07°24'00"W	44.06'
L15	S87°29'28"E	59.24'
L16	S89°18'31"E	58.98'
L17	S83°08'24"W	59.28'
L18	S85°25'37"W	59.23'
L19	S87°37'38"W	59.23'
L20	N06°36'03"E	9.93'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	52.68'	50.00'	060°22'00"	N67°30'33"W	50.28'
C2	31.32'	20.00'	089°44'08"	S37°46'00"E	28.22'
C3	31.51'	20.00'	090°15'52"	S52°14'00"W	28.35'
C4	128.69'	272.50'	02°03'32"	N83°50'10"E	127.50'
C5	56.55'	327.50'	009°53'36"	S87°34'53"E	56.48'
C6	35.53'	25.00'	081°26'05"	N51°48'38"W	32.62'
C7	35.52'	25.00'	081°24'00"	S29°36'24"W	32.60'
C8	68.31'	327.50'	011°57'01"	S76°16'55"W	68.18'
C9	56.84'	272.50'	011°57'01"	S76°16'55"W	56.73'
C10	39.27'	25.00'	090°00'00"	N52°44'35"W	35.36'
C11	39.27'	25.00'	090°00'00"	S37°15'25"W	35.36'
C12	381.64'	1727.50'	012°39'28"	S88°35'10"W	380.87'
C13	369.49'	1672.50'	012°39'28"	S88°35'10"W	368.74'
C14	19.88'	25.00'	045°34'23"	N72°07'42"E	19.36'
C15	158.08'	50.00'	181°08'46"	N40°05'06"W	99.99'
C16	19.88'	25.00'	045°34'23"	S27°42'05"W	19.36'
C17	39.27'	25.00'	090°00'00"	N40°05'06"W	35.36'
C18	37.78'	50.00'	043°17'36"	S70°59'19"W	36.89'
C19	40.66'	50.00'	046°35'48"	N64°03'59"W	39.55'
C20	40.07'	50.00'	045°54'48"	N17°48'41"W	39.00'
C21	39.57'	50.00'	045°20'33"	N27°49'00"E	38.54'
C22	39.27'	25.00'	090°00'00"	N49°54'54"E	35.36'
C23	5.15'	327.50'	000°54'06"	N05°21'58"E	5.15'
C24	286.40'	1227.50'	013°22'05"	S88°13'51"W	285.75'
C25	90.62'	327.50'	015°51'11"	N89°28'24"E	90.33'
C26	75.40'	272.50'	015°51'11"	N89°28'24"E	75.16'
C27	39.27'	25.00'	090°00'00"	S37°36'00"E	35.36'
C28	86.56'	327.50'	015°08'35"	N00°10'17"W	86.30'
C29	72.02'	272.50'	015°08'35"	N00°10'17"W	71.81'
C30	39.27'	25.00'	090°00'00"	S52°24'00"W	35.36'
C31	19.88'	25.00'	045°34'23"	S15°23'11"E	19.36'
C32	39.14'	25.00'	089°42'03"	N52°15'01"E	35.26'
C33	157.82'	50.00'	180°50'50"	N52°15'02"E	100.00'
C34	19.88'	25.00'	045°34'23"	N60°06'45"W	19.36'
C35	39.27'	25.00'	090°00'00"	S37°53'56"E	35.36'
C36	39.27'	25.00'	090°00'00"	N52°08'04"E	35.36'
C37	31.42'	20.00'	090°00'00"	S52°06'04"W	28.28'
C38	31.42'	20.00'	090°00'00"	S37°53'56"E	28.28'
C39	104.00'	327.50'	018°11'40"	N01°59'46"W	103.56'
C40	86.53'	272.50'	018°11'40"	N01°59'46"W	86.17'
C41	35.52'	272.50'	007°28'03"	N03°22'03"E	35.49'
C42	51.02'	272.50'	010°43'37"	N05°43'47"W	50.94'
C43	25.83'	327.50'	004°31'05"	N08°50'03"W	25.82'
C44	60.00'	327.50'	010°29'49"	N01°19'36"W	59.92'
C45	18.17'	327.50'	003°10'45"	N05°30'41"E	18.17'
C46	49.04'	272.50'	010°18'41"	S87°47'25"E	48.98'
C47	60.12'	272.50'	012°38'29"	N80°44'00"E	60.00'
C48	19.53'	272.50'	004°06'22"	N72°21'35"E	19.52'
C49	11.57'	327.50'	002°01'26"	S71°19'07"W	11.57'
C50	56.74'	327.50'	009°55'35"	S77°17'38"W	56.67'
C51	47.10'	272.50'	008°54'11"	S77°18'20"W	47.04'
C52	9.74'	272.50'	002°02'50"	S71°19'49"W	9.74'
C53	60.41'	1672.50'	002°04'11"	S83°17'31"W	60.41'
C54	64.23'	1672.50'	002°12'01"	S85°25'37"W	64.22'
C55	64.23'	1672.50'	002°12'01"	S87°37'38"W	64.22'
C56	20.00'	1672.50'	000°41'07"	S89°04'11"W	20.00'
C57	65.64'	1672.50'	002°14'55"	N89°27'48"W	65.63'
C58	64.23'	1672.50'	002°12'01"	N87°14'20"W	64.22'
C59	30.76'	1672.50'	001°03'13"	N85°36'43"W	30.76'
C60	52.47'	1727.50'	001°44'24"	N85°57'18"W	52.46'
C61	59.15'	1727.50'	001°57'42"	N87°48'22"W	59.14'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C62	58.86'	1727.50'	001°57'08"	N89°45'47"W	58.86'
C63	20.00'	1727.50'	000°39'48"	S88°55'45"W	20.00'
C64	59.15'	1727.50'	001°57'42"	S87°37'00"W	59.14'
C65	59.15'	1727.50'	001°57'42"	S85°38'18"W	59.14'
C66	59.15'	1727.50'	001°57'42"	S83°41'35"W	59.14'
C67	13.73'	1727.50'	000°27'19"	S82°29'05"W	13.73'
C68	11.29'	272.50'	002°22'28"	N06°33'20"W	11.29'
C69	60.73'	272.50'	012°46'06"	N01°00'57"E	60.60'
C70	41.15'	50.00'	04°09'23"	N58°43'45"E	40.00'
C71	60.06'	50.00'	068°49'11"	N00°44'28"E	56.51'
C72	61.29'	327.50'	010°43'24"	S87°57'42"E	61.20'
C73	29.32'	327.50'	005°07'48"	N84°06'42"E	29.31'
C74	5.30'	272.50'	001°06'55"	S83°09'27"E	5.30'
C75	70.09'	272.50'	014°44'17"	N88°54'57"E	69.90'
C76	39.27'	25.00'	090°00'00"	N53°27'11"W	35.36'
C77	71.60'	272.50'	015°03'15"	N00°55'34"W	71.39'
C78	5.00'	272.50'	001°03'05"	N07°55'39"W	5.00'
C79	66.60'	272.50'	014°00'10"	N00°24'02"W	66.43'
C80	11.65'	25.00'	026°42'34"	N19°57'20"E	11.55'
C81	57.96'	1227.50'	002°42'19"	N86°26'16"W	57.96'
C82	73.84'	1227.50'	003°26'47"	N89°30'49"W	73.83'
C83	75.33'	1227.50'	003°30'58"	S87°00'18"W	75.32'
C84	20.05'	1227.50'	000°56'09"	S84°48'45"W	20.05'
C85	59.22'	1227.50'	002°45'52"	S82°55'44"W	59.22'
C86	86.05'	327.50'	015°03'15"	N00°55'34"W	85.80'
C87	40.18'	25.00'	092°05'48"	S37°35'42"W	36.00'
C88	230.66'	1172.50'	011°16'18"	S89°16'45"W	230.29'
C89	63.34'	1172.50'	003°05'42"	S85°11'27"W	63.33'
C90	79.25'	1172.50'	003°52'21"	S88°40'29"W	79.23'
C91	79.25'	1172.50'	003°52'21"	N87°27'11"W	79.23'
C92	8.83'	1172.50'	000°25'54"	N85°18'03"W	8.83'
C93	39.27'	25.00'	090°00'00"	N40°05'06"W	35.36'
C94	3.93'	50.00'	004°30'16"	N35°55'15"W	3.93'
C95	55.25'	60.00'	052°45'41"	N79°15'39"W	53.32'
C96	83.44'	327.50'	014°35'55"	N12°12'51"E	83.22'
C97	55.74'	327.50'	009°45'09"	N10°41'33"E	55.68'
C98	22.55'	327.50'	003°56'41"	N17°32'28"E	22.54'
C99	268.49'	60.00'	256°23'28"	S32°17'28"E	94.31'
C100	53.74'	60.00'	051°18'48"	N48°42'06"E	51.96'
C101	48.87'	60.00'	046°40'02"	S29°32'48"E	47.53'
C102	63.03'	60.00'	060°11'35"	S23°53'01"W	60.17'
C103	43.90'	60.00'	041°55'28"	S74°56'32"W	42.93'
C104	3.70'	60.00'	003°31'54"	N21°16'45"E	3.70'
C105	33.33'	25.00'	076°23'28"	N57°42'32"E	30.92'
C106	69.43'	272.50'	014°35'55"	N12°12'51"E	69.24'
C107	3.46'	272.50'	000°43'42"	N19°08'57"E	3.46'
C108	65.97'	272.50'	013°52'13"	N11°51'00"E	65.81'
C109	59.26'	327.50'	010°22'02"	N03°16'11"W	59.18'
C110	26.79'	327.50'	004°41'13"	N04°15'27"E	26.78'
C111	22.63'	25.00'	051°51'20"	S19°19'36"E	21.86'
C112	297.10'	60.00'	283°42'40"	S83°23'57"E	74.12'
C113	12.61'	60.00'	012°02'14"	N39°14'09"W	12.58'
C114	54.70'	60.00'	052°13'54"	N07°06'05"W	52.82'
C115	40.12'	60.00'	038°18'43"	N38°10'14"E	39.38'
C116	37.15'	60.00'	035°28'27"	N75°03'49"E	36.56'
C117	20.09'	60.00'	019°11'17"	S77°36'19"E	20.00'
C118	37.15'	60.00'	035°28'27"	S50°16'26"E	36.56'
C119	39.76'	60.00'	037°58'05"	S13°33'10"E	39.04'
C120	55.53'	60.00'	053°01'31"	S31°56'38"W	53.57'
C121	22.63'	25.00'	051°51'20"	N32°31'43"E	21.86'
C122	10.97'	25.00'	025°08'46"	N45°53'00"E	10.88'

PLAT NOTES:

1. THIS PLAT LIES WITHIN CITY OF HUTTO FULL PURPOSE JURISDICTION.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
9. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER CITY CODES AND REGULATIONS.
10. WATER SERVICE WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER SYSTEMS ARE INSTALLED TO THIS SITE. JONAH S.U.D. ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
11. WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
12. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
13. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
14. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER - JONAH S.U.D.; WASTEWATER CITY OF HUTTO; ELECTRIC - ONCOR.
15. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
16. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
17. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. GREENLINK, OPEN SPACE AND PARKLAND LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. THIS SUBDIVISION WILL BE ZONED SF1.
21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
22. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 55%.
23. PARKLAND AND GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
24. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
25. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

STREET TABLE:

STREETS	LENGTH	ACRES
OTTAVIANO WAY	1593'	2.018
PANICO ROAD	801'	0.986
SARNELLA WAY	768'	0.875
SAVIANO ROAD	490'	0.491
TORRE MILETO WAY	727'	1.288
TROPEANA LANE	248'	0.434
VICO ROAD	682'	0.961
TOTAL	5309'	7.053

SITE DATA:

SURVEY:
PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184

TOTAL AREA 41.056 ACRES
4 BLOCKS

LAND USE	ACRES
117 RESIDENTIAL LOTS	24.914
1 HOA DRAINAGE/WME	5.762
1 HOA DRAINAGE ESMT	0.057
3 HOA LANDSCAPE	0.426
1 HOA PARKLAND	2.719
1 HOA GREENLINK	0.125
RIGHT-OF-WAY	7.053

TOTAL 41.056

OWNER:

JOHN S. LLOYD, MANAGER
HUTTO DEVELOPMENT, LTD.
4720-4 ROCKCLIFF ROAD
AUSTIN, TX 78746

Received 04/06/2020



SURVEY: PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184

DATE: OCTOBER 28, 2019

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

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

F-10015400

THAT PART OF THE PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 75.812 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018113541 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (RIGHT-OF-WAY WIDTH VARIES) AT THE NORTHWEST CORNER OF SAID 75.812 ACRE TRACT, BEING ALSO AT THE MOST WESTERLY SOUTHWEST CORNER OF THAT 101.51 ACRE TRACT (EXHIBIT A) CONVEYED TO KLAUS FARMS, LTD. BY DEED RECORDED IN DOCUMENT NO. 2007099204, OPRWC, FROM WHICH A 1/2" IRON ROD WITH CAP MARKED "RPLS 4967" BEARS, N07°06'04"E ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132 AND THE WEST LINE OF SAID 101.51 ACRE TRACT A DISTANCE OF 135.00 FEET;

THENCE ALONG THE NORTH LINE OF SAID 75.812 ACRE TRACT AND THE SOUTH LINE OF SAID 101.51 ACRE TRACT, N80°30'26"E A DISTANCE OF 1,843.61 FEET TO A CHANNEL POST FLUSH WITH GROUND FOUND AT THE NORTHEAST CORNER OF SAID 75.812 ACRE TRACT, BEING AN ANGLE POINT OF SAID 101.51 ACRE TRACT, FROM WHICH AN ANGLE POINT OF THE PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184 BEARS APPROXIMATELY N89°44'37"W A DISTANCE OF 1773 FEET;

THENCE ALONG THE EAST LINE OF SAID 75.812 ACRE TRACT AND THE SOUTH LINE OF SAID 101.51 ACRE TRACT, S04°54'54"W A DISTANCE OF 919.52 FEET TO A 1/2" IRON ROD SET, FROM WHICH A 5/8" IRON ROD FOUND AT AN OUTSIDE CORNER OF SAID 75.812 ACRE TRACT BEARS, S04°54'54"W A DISTANCE OF 963.97 FEET;

THENCE ACROSS SAID 75.812 ACRE TRACT, THE FOLLOWING TWENTY (20) COURSES:

1. N84°11'01"W A DISTANCE OF 76.83 FEET TO A 1/2" IRON ROD SET;
2. S04°54'54"W A DISTANCE OF 51.40 FEET TO A 1/2" IRON ROD SET;
3. S19°30'48"W A DISTANCE OF 288.84 FEET TO A 1/2" IRON ROD SET;
4. N79°08'47"W A DISTANCE OF 122.27 FEET TO A 1/2" IRON ROD SET;
5. N15°38'30"W A DISTANCE OF 60.05 FEET TO A 1/2" IRON ROD SET FOR A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
6. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 55.25 FEET, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 52°45'41", AND A CHORD BEARING N79°15'39"W, 53.32 FEET TO A 1/2" IRON ROD SET;
7. S37°07'12"W A DISTANCE OF 25.00 FEET TO A 1/2" IRON ROD SET;
8. N88°31'22"W A DISTANCE OF 156.91 FEET TO A 1/2" IRON ROD SET;
9. N79°43'56"W A DISTANCE OF 339.75 FEET TO A 1/2" IRON ROD SET;
10. S06°32'34"W A DISTANCE OF 83.99 FEET TO A 1/2" IRON ROD SET;
11. S58°43'45"W A DISTANCE OF 117.37 FEET TO A 1/2" IRON ROD SET;
12. N82°53'56"W A DISTANCE OF 25.25 FEET TO A 1/2" IRON ROD SET;
13. N07°41'33"W A DISTANCE OF 112.90 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
14. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 52.68 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 60°22'00", AND A CHORD BEARING N67°30'33"W, 50.28 FEET TO A 1/2" IRON ROD SET;
15. S07°06'04"W A DISTANCE OF 122.50 FEET TO A 1/2" IRON ROD SET;
16. N82°53'56"W A DISTANCE OF 122.94 FEET TO A 1/2" IRON ROD SET;
17. N07°32'20"E A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
18. N82°53'56"W A DISTANCE OF 196.00 FEET TO A 1/2" IRON ROD SET;
19. S07°06'04"W A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
20. N82°53'56"W A DISTANCE OF 446.96 FEET TO A 1/2" IRON ROD SET ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THAT 1.0004 ACRE TRACT CONVEYED TO MARC LEE DECKER BY DEED RECORDED IN DOCUMENT NO. 2015038885, OPRWC, BEARS S07°06'04"W A DISTANCE OF 132.88 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, N07°06'04"E A DISTANCE OF 835.84 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 41.056 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NO. R577525.

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

THAT HUTTO DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2018113541 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, DO HEREBY FOREVER DEDICATE TO THE CITY OF HUTTO, WILLIAMSON COUNTY AND THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO AND WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "HIGHLANDS NORTH SECTION 2".

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

HUTTO DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP

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

BY: _____
JOHN S. LLOYD, MANAGER
4720 ROCKCLIFF ROAD #4
AUSTIN, TEXAS 78746

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

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

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

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

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

WILLIAMSON COUNTY ADDRESSING COORDINATOR _____

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

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

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

ISRAEL RAMIREZ
REGISTERED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS



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

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

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

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

STEPHEN R. LAWRENCE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS



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

FINAL PLAT OF
HIGHLANDS NORTH SECTION 2
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

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

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

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

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

DOUG GAUL, MAYOR DATE CITY SECRETARY DATE

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Received 04/06/2020



DATE: OCTOBER 28, 2019

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

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

SHEET 3 OF 3 SHEETS

F-10015400