



**CITY OF HUTTO, TEXAS
PLANNING AND ZONING COMMISSION
Tuesday, January 7, 2020 AT 7:00 PM
CITY HALL - CITY COUNCIL CHAMBERS
500 WEST LIVE OAK STREET**

PLANNING AND ZONING COMMISSION

Tony Wertz - Vice Chair

Richard Hudson

Randal Clark

Davey Robinson

Kyle Lovinggood

Susanna Boyer

AGENDA

1. **CALL MEETING TO ORDER**

2. **ROLL CALL**

3. **PUBLIC COMMENT**

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

4. **PUBLIC HEARINGS**

5. **AGENDA ITEMS**

5.A. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on December 3, 2019.

5.B. Consideration and possible recommendation on the plat vacation for the Final Subdivision Plat of Meadows at Cottonwood Creek Phase One, recorded as Document No. 2009-067576, in the Official Public Records of Williamson County, Texas.

5.C. Consideration and possible recommendation on the proposed Titan Innovation Business Park Lot 5 Final Plat, 12.06 acres, more or less, of land, one commercial lot, located on Schneider Boulevard.

5.D. Consideration of a public hearing and possible recommendation on the proposed Titan Innovation Business Park Lot 6 and 7 Preliminary Plat, 15.164 acres, more or less, of land, two commercial lots, located on New Technology Boulevard.

5.E. Consideration and possible recommendation on the proposed Titan Innovation Business Park Lot 6 and 7 Final Plat, 15.164 acres, more or less, of land, two commercial lots, located on New Technology Boulevard.

5.F. Consideration of a public hearing and possible recommendation on the proposed Hutto Crossing Industrial Park Preliminary Plat, 125.95 acres, more or less, of land, six commercial lots, located at the southwest corner of SH-130 and US 79 West.

5.G. Consideration and possible recommendation on the proposed Highlands North Section 1 Final Plat, 90.378 acres, more or less, of land, 120 residential lots, located on CR 133 at CR 132.

- 5.H. Consideration of a public hearing and possible recommendation on the proposed Wilco Ranch Revised Preliminary Plat, 89.71 acres, more or less, of land, 457 residential lots, located on CR 199 at Limmer Loop.
- 5.I. Consideration of a public hearing and possible recommendation on the proposed Planned Unit Development (PUD) for 411, 421, 431, 441 Ed Schmidt Boulevard, 4.30 acres, more or less, of land, located on Ed Schmidt Boulevard.
- 5.J. Consideration and possible action on the appointment of a Chair to the Planning and Zoning Commission.

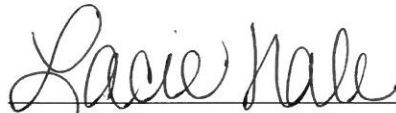
6. **DEVELOPMENT SERVICES DIRECTOR REPORT**

- 6.A. Recap of the development projects processed through the Planning and Zoning Commission in 2019.

7. **ADJOURNMENT**

CERTIFICATION

I certify that this notice of the January 7, 2020 Planning & Zoning Commission meeting was posted on the City Hall bulletin board of the City of Hutto on January 3, 2020 at 4:35pm



Lacie Hale, City Secretary

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512) 758-4939 or lacie.hale@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 December 3, 2019.
Meeting: Planning and Zoning Commission - 07 Jan 2020
Department: Development Services
Staff Contact: Angel Kavanaugh

ATTACHMENTS:

[Planning and Zoning Commission - 03 Dec 2019 - Minutes](#)



MINUTES Planning and Zoning Commission Meeting

7:00 PM - Tuesday, December 3,
2019

City Council Chambers

1 **CALL MEETING TO ORDER**

Chair Jessica Romigh called meeting to order at 7:00 pm

2 **ROLL CALL**

Members of the Planning and Zoning Commission present were Chair Jessica Romigh, Vice-Chair Tony Wertz, Commissioner Richard Hudson, Commissioner Randal Clark, Commissioner Kyle Lovinggood, and Commissioner Susanna Boyer. Members of Planning and Zoning Commission unable to attend were Commissioner Davey Robinson.

Member of the City of Hutto Staff present were Ashley Lumpkin, Executive Director of Infrastructure and Development, Ashby Grundman, Director of Planning, John Byrum, Senior Planner and Angel Kavanaugh, Management Assistant

3 **PUBLIC COMMENT**

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

4 **AGENDA ITEMS**

A. *Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 5, 2019.*

A motion to accept the minutes from the regular scheduled Planning and Zoning Commission meeting held on November 5, 2019 was made by Commissioner Richard Hudson and seconded by Vice Chair Tony Wertz. Motion passed 6 Ayes to 0 Nays.

- B. *Consideration of a public hearing and possible recommendation on the proposed specific use permit for the property located at 300 Ed Schmidt Boulevard, 1.064 acres, more or less, of land, Lot 2, Block A of the Shops At Hansons Corner Addition Subdivision, allowing a carwash in the B-2 (General Commercial) zoning district.***

Chair Jessica Romigh opened to the public at 7:03 pm and closed to public at 7:03 pm. Commissioners discussed with staff. A motion was made to accept the proposed specific use permit for the property located at 300 Ed Schmidt Boulevard, 1.064 acres, more or less, of land, Lot 2, Block A of the Shops At Hansons Corner Addition Subdivision, allowing a carwash in the B-2 (General Commercial) zoning district by Commissioner Randal Clark and seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays,

- C. *Consideration of a public hearing and possible recommendation on the proposed 415 Ed Schmidt Boulevard Planned Unit Development (PUD), 2.247 acres, more or less, of land, located on CR 138.***

Chair Jessica Romigh opened to public at 7:15 pm and closed to public as 7:15 pm. Commissioners discussed with staff and Maureen Rooker (representing the applicant) A motion was made to accept the proposed 415 Ed Schmidt Boulevard Planned Unit Development (PUD), 2.247 acres, more or less, of land, located on CR 138 recommending the 4 stories and the 6 ft masonry wall on the west side by the residential section by Commissioner Randal Clark and seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

- D. *Consideration and possible recommendation on the proposed Titan Innovation Business Park Lot 5 Preliminary Plat, 12.06 acres, more or less, of land, one commercial lot, located on Schneider Boulevard.***

A motion to accept recommendation on the proposed Titan Innovation Business Park Lot 5 Preliminary Plat, 12.06 acres, more or less, of land, one commercial lot, located on Schneider Boulevard as written was made by Commissioner Randal Clark and seconded by Commissioner Richard Hudson. Motion passed 6 Ayes to 0 Nays

- E. *Consideration and possible recommendation on the proposed Southgate Phase 1 Final Plat, 23.809 acres, more or less, of land, 103 residential lots, located off of CR 138.***

A motion was made to accept recommendation on the proposed Southgate Phase 1 Final Plat, 23.809 acres, more or less, of land, 103 residential lots, located off of CR 138 with the suggestion to request the builder remove lot 21 to aid with traffic issues was made by Commissioner Susanna Boyer and Seconded by Commissioner Richard Hudson. Motion passed 6 Ayes to 0 Nays.

F. *Consideration and possible recommendation on the proposed Mustang Creek Phase 2 Final Plat, 14.43 acres, more or less, of land, 65 residential lots, located off of FM 1660 North.*

A motion to accept the proposed Mustang Creek Phase 2 Final Plat, 14.43 acres, more or less, of land, 65 residential lots, located off of FM 1660 North was made by Commissioner Richard Hudson and seconded by Vice Chair Tony Wertz. Motion passed 6 Ayes to 0 Nays.

G. *Consideration of a public hearing and possible recommendation on the proposed Unified Development Code (UDC) ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 2 Section 10.201 General Rules by adding notification language.*

Chair Jessica Romigh opened to public 7:56pm and closed at 7:56pm.

A motion was made to accept recommendation on the proposed Unified Development Code (UDC) ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 2 Section 10.201 General Rules by adding notification language with a recommendation 500 ft for all zoning and variance notifications, signage for all applicants and fee of 1.00 per notification over 50 was made by Commissioner Kyle Lovinggood and was seconded by Susanna Boyer. Motion Passed 6 Ayes to 0 Nays.

5 DEVELOPMENT SERVICES DIRECTOR REPORT

Chair Jessica Romigh officially resigned, stating that this would be her last meeting.

6 ADJOURNMENT

Having no further business meeting was adjourned at 8:18 pm

Chair, Jessica Romigh

Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the plat vacation for the Final Subdivision Plat of Meadows at Cottonwood Creek Phase One, recorded as Document No. 2009-067576, in the Official Public Records of Williamson County, Texas
Meeting: Planning and Zoning Commission - 07 Jan 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

This plat was recorded in 2009 and is conflict with the revisions to the 2019 plat. The applicant has requested to vacate this plat in order to move forward with the revised version.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission recommend approval of the plat vacation as presented to City Council.

ATTACHMENTS:

[Vacation of Plat - Meadows at Cottonwood Creek
MeadowsAtCottonwoodCreekPh1FP-1103](#)

TOTAL VACATION OF COTTONWOOD CREEK PHASE ONE

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

WHEREAS, HUTTO 372, LTD., a Texas limited partnership, did heretofore subdivide 9.493 acres in accordance with that certain Final Subdivision Plat of Meadows at Cottonwood Creek, Phase One, recorded as Document No. 2009-067576, in the Official Public Records of Williamson County, Texas (the "Subdivision Plat"); and

WHEREAS, the Subdivision Plat is hereby vacated in its entirety.

WHEREAS, Owner, who owns all of the property in the Subdivision Plat is desirous of vacating the Subdivision plat so as to destroy the force and effect of the recording of such Subdivision plat.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Owner, for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate the Subdivision Plat

EXECUTED AS OF THE ____, DAY OF ____, 2019

OWNER'S SIGNATURE

HUTTO 372, LTD.

By: _____
 John C. Lewis, President

§

§

§

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

LOT SUMMARY
RIGHT-OF-WAY - 7.475 ACRES
LOT 1, BLOCK A - 2.018 ACRES
TOTAL 9.493 ACRES

STREETS:
BRANSON BOULEVARD - 3901 FEET

HUTTO 372, LTD
REMAINDER OF (367.15 AC.)
Doc. 2003097296
Doc. 2003097297
Doc. 2003097298
O.P.R.W.C.T.

WILLIAM GATLIN SURVEY
ABSTRACT NO. 271

BRANSON BOULEVARD
(90' RIGHT-OF-WAY) 7.475 ACRES

WILLIAM GATLIN SURVEY
ABSTRACT NO. 271

JACOB H. FREDENBURGH SURVEY
ABSTRACT NO. 237

EMORY J. LESCHBER & LARRY W. LESCHBER
THIRD TRACT (50 AC.)
DOC. 9702422

JAMES HICKMAN SURVEY
ABSTRACT NO. 291

HUTTO 372, LTD
REMAINDER OF (367.15 AC.)
Doc. 2003097296
Doc. 2003097297
Doc. 2003097298
O.P.R.W.C.T.

SITE MAP
1" = 2000'

HUTTO 372, LTD
REMAINDER OF (5.57 AC.)
Doc. 2003097296
Doc. 2003097297
Doc. 2003097298
O.P.R.W.C.T.

JACOB H. FREDENBURGH SURVEY
ABSTRACT NO. 237

EMORY J. LESCHBER & LARRY W. LESCHBER
FOURTH TRACT (43.34 AC.)
DOC. 9702422

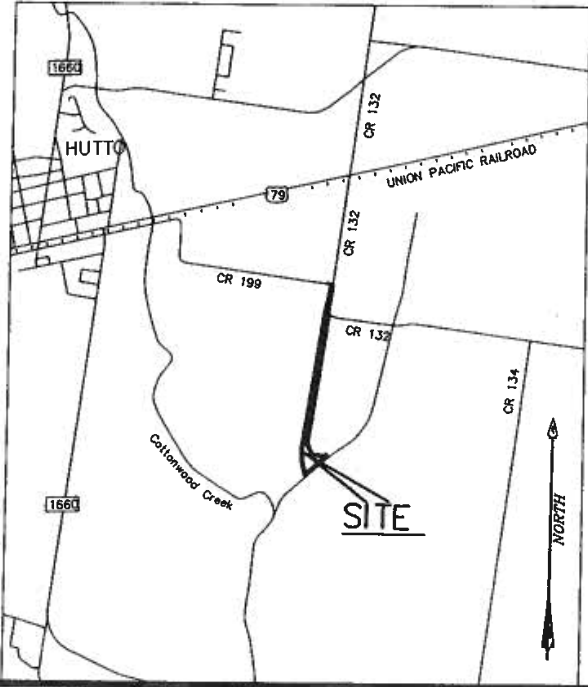
NO.	Radius	Delta Angle	Length	Chord Bearing	Chord Length
C1	1205.00	26°33'23"	558.51	N05°19'33"W	553.53
C2	1295.00	26°33'23"	600.23	N05°19'33"W	594.87
C3	1545.00	06°25'24"	173.21	N11°09'50"E	173.12
C4	1855.00	06°46'35"	231.22	N10°59'15"E	231.08
C5	25.00	89°57'08"	39.25	N37°22'37"W	35.34

NUMBER	BEARING	DISTANCE
L1	S82°21'11"E	54.98'
L2	S06°57'39"W	29.75'
L3	S81°14'08"E	20.77'
L4	N52°57'35"E	83.74'
L5	N18°36'15"W	15.40'
L6	N18°36'15"W	57.25'
L7	N07°35'57"E	81.02'
L8	N52°57'35"E	20.26'
L9	N48°41'59"E	101.22'
L10	N38°03'07"E	96.62'
L11	N37°41'48"E	125.99'
L12	N66°38'26"E	102.61'
L13	N07°26'02"E	55.00'
L14	S82°34'10"E	55.00'

SCALE IN FEET
100 50 0 100

SCALE 1"=100'
NORTH

- LEGEND
- 1/2" IRON REBAR FOUND (unless noted otherwise)
 - 1/2" IRON REBAR W/PLASTIC "LANDESGIN" CAP SET
 - D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - PROPOSED SIDEWALK



MATCHLINE SHEET 1
MATCHLINE SHEET 2

FINAL SUBDIVISION PLAT OF
MEADOWS AT COTTONWOOD CREEK
PHASE ONE

LANDESGIN
SERVICES, INC.
514 S. 20th St.
555 ROUND ROCK WEST DR.
BUILDING D, SUITE 170
ROUND ROCK, TEXAS 78681

PROJECT NAME	MEADOWS AT COTTONWOOD
LOT NUMBER	20-00-0
DRAWING FILE PATH	\\LANDESGIN\MEADOWS AT COTTONWOOD\DWG
FILE NAME	PLAT.DWG
PLAT DATE	SEP 23 '09
TECHNICAL	PARISH, J.A.
CHECKED BY	LANDESGIN, J.A.
DRAWING NAME	PLAT.DWG
SHEET	1 of 3

City of Hutto
Community Development
SEP 23 '09
RECEIVED



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

KNOW ALL MEN BY THESE PRESENTS: THAT HUTTO 372, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF THE REMAINDER OF A CALLED 367.15 ACRE TRACT AND THE REMAINDER OF A CALLED 5.57 ACRE TRACT IN DEEDS RECORDED IN DOCUMENT NO. 2003097296, DOCUMENT NO. 2003097297, AND DOCUMENT NO. 2003097298 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 9.493 ACRES IN ACCORDANCE WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS "MEADOWS AT COTTONWOOD, PHASE ONE" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

OWNER: HUTTO 372, LTD., A TEXAS LIMITED PARTNERSHIP
JOHN C. LEWIS, PRESIDENT

John C. Lewis
JOHN C. LEWIS, PRESIDENT
1717 WEST 6TH STREET, SUITE 390
AUSTIN, TX, 78703
PHONE NO. (512) 476-7011

STATE OF TEXAS //
COUNTY OF WILLIAMSON //
NOTARY'S STATEMENT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN C. LEWIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10th DAY OF June, 2009

Donna Lynn King
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Donna Lynn King

MY COMMISSION EXPIRES: 11/9/10



SURVEYOR'S STATEMENT

THAT I, DAVID R. HARTMAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF HUTTO, TEXAS.

David R. Hartman 5/10/09
DATE

DAVID R. HARTMAN, R.P.L.S. NO. 5264
LANDESIGN SERVICES, INC.
565 ROUND ROCK WEST DRIVE
BLDG. O, SUITE 170
ROUND ROCK, TEXAS 78681
(512) 238-7901



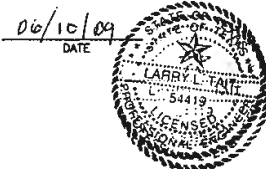
ENGINEER'S STATEMENT

THIS PROPERTY IS WITHIN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, ACCORDING TO MAP NO. 48491C0520E EFFECTIVE SEPTEMBER 26, 2008.

I, LARRY L. TAIT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Larry L. Tait
LARRY L. TAIT, P.E. NO. 54419
WINKLEY ENGINEERING, INC.

1101 SOUTH CAPITAL OF TEXAS HWY, BLDG. H, STE. 100
AUSTIN, TEXAS 78746
512-328-3242



APPROVAL
CITY OF HUTTO

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE 4th DAY OF June, 2009

David F. Begier 9-9-09
MAYOR DAVID F. BEGIER DATE
Debbie Chief 9-9-09
CITY SECRETARY DEBBIE CHIEF DATE

NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM WITH CITY OF HUTTO ZONING REQUIREMENTS.
3. A 10' P.U.E. IS DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. A P.U.E. TEN FEET WIDE ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES IS HEREBY DEDICATED.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE CITY OF HUTTO SUBDIVISION ORDINANCES.
7. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
8. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.

METES AND BOUNDS DESCRIPTION

BEING 9.493 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., OUT OF THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271 AND THE JAMES HICKMAN SURVEY, ABSTRACT NO. 291 IN WILLIAMSON COUNTY, TEXAS AND BEING OUT OF THE REMAINDER A CALLED 367.15 ACRE TRACT AND A CALLED 5.57 ACRE TRACT, BOTH DESCRIBED IN DEEDS TO HUTTO 372, LTD., RECORDED IN DOCUMENT NUMBER 2003097296, DOCUMENT NUMBER 2003097297, AND DOCUMENT NUMBER 2003097298 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron rod found at the northeast corner of said 367.15 acres and the intersection of the existing south right-of-way line of County Road 199 (CR 199) (no dedication found) and the existing west right-of-way line of County Road 132 (CR 132) (no dedication found);

THENCE South 07°35'14" West 609.34 feet (record - South 10°31'00" West, 609.17 feet) with the east line of said 367.15 acres and the existing west right-of-way line of CR 132 to a 1/2" iron rod found;

THENCE South 08°57'39" West 29.75 feet (record - South 10°29'00" West, 30.09 feet) with the east line of said 367.15 acres and the existing west right-of-way line of CR 132 to a 3/4" iron rod found at an angle point in the east line of the 367.15 acres and the intersection of the existing west right-of-way line of CR 132 and the existing south right-of-way line of CR 132;

THENCE South 81°14'08" East 20.77 feet (record - South 78°37'30" East, 20.54 feet) with the east line of said 367.15 acres and the existing south right-of-way line of CR 132 to a 1/2" iron rod found at an angle point in the east line of the 367.15 acres and the northwest corner of a called 50 acre tract described as Third Tract in deed to Emory J. Laschber and Larry W. Laschber recorded in Document No. 9702422 of the O.P.R.W.C.T.);

THENCE South 07°57'08" West with the east line of the 367.15 acres and the west line of the 50 acres, passing 3/4" iron rod found at 2477.04 feet (record South 10°41'00" West, 2476.68 feet) at the southwest corner of the 50 acres, the northwest corner of said 5.57 acres, and the northwest corner of a called 4.855 acre tract described in deed to William Evans recorded in Document No. 2003097300 of the O.P.R.W.C.T.; and continuing with the east line of the 367.15 acres, the west line of the said 4.855 acres and the west line of the 5.57 acres a total distance of 2675.72 feet to 1/2" iron rod found with a cap stamped "McAngus Surveying";

THENCE South 28°35'36" East crossing through the 5.57 acres with the south line of the 4.855 acres 238.12 feet (record South 28°35'31" East, 238.12 feet) to 1/2" iron rod found with a cap stamped "McAngus Surveying" in the south line of the 5.57 acres, the north line of the 367.15 acres, and an angle point in the south line of the 4.855 acres;

THENCE South 82°15'03" East 271.12 feet (record - South 82°15'03" East, 238.12 feet) to 1/2" iron rod found with a cap stamped "McAngus Surveying" in the south line of the 5.57 acres, the north line of the 367.15 acres, and an angle point in the south line of the 4.855 acres;

THENCE North 52°57'35" East crossing through the 5.57 acres with the south line of the 4.855 acres 83.74 feet to 1/2" iron rod with a cap stamped "LANDESIGN" set;

THENCE South 46°27'15" West crossing through the 5.57 acres and the 367.15 acres 532.25 feet to 1/2" iron rod with a cap stamped "LANDESIGN" set;

THENCE South 46°27'15" West continuing through the 367.15 acres 99.26 feet to 1/2" iron rod with a cap stamped "LANDESIGN" set;

THENCE North 18°36'15" West continuing through the 367.15 acres 57.25 feet to 1/2" iron rod with a cap stamped "LANDESIGN" set at a point of curvature;

THENCE 800.23 feet continuing through the 367.15 acres along a curve to the right having a radius of 1295.00 feet, a delta angle of 26°33'23", and chord bears North 05°19'33" West 594.87 feet to 1/2" iron rod with a cap stamped "LANDESIGN" set at a point of tangency;

THENCE North 07°57'08" East continuing through the 367.15 acres 2675.72 feet to 1/2" iron rod with a cap stamped "LANDESIGN" set at a point of curvature;

THENCE 173.21 feet continuing through the 367.15 acres along a curve to the right having a radius of 1545.00 feet, a delta angle of 06°25'24", and chord bears North 11°09'50" East 173.12 feet to 1/2" iron rod with a cap stamped "LANDESIGN" set at a point of tangency;

THENCE North 14°22'32" East continuing through the 367.15 acres 130.41 feet to 1/2" iron rod with a cap stamped "LANDESIGN" set at a point of curvature;

THENCE 231.22 feet continuing through the 367.15 acres along a curve to the left having a radius of 1955.00 feet, a delta angle of 06°46'35", and chord bears North 10°59'15" East 231.08 feet to 1/2" iron rod with a cap stamped "LANDESIGN" set at a point of tangency;

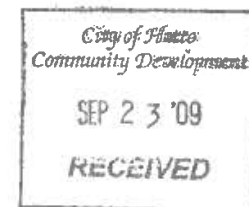
THENCE North 07°35'57" East continuing through the 367.15 acres 81.02 feet to 1/2" iron rod with a cap stamped "LANDESIGN" set at a point of curvature;

THENCE 39.25 feet continuing through the 367.15 acres along a curve to the left having a radius of 25.00 feet, a delta angle of 89°57'08", and chord bears North 37°22'37" West 35.34 feet to 1/2" iron rod with a cap stamped "LANDESIGN" set in the north line of the 367.15 acres and the existing south right-of-way line of CR 199;

THENCE South 82°21'11" East 54.98 feet with the north line of the 367.15 acres and the existing south right-of-way line of CR 199 to the POINT OF BEGINNING.

This parcel contains 9.493 acres of land, more or less, out of the William Gatlin Survey, Abstract No. 271 and the James Hickman Survey, Abstract No. 291 in Williamson County, Texas.

BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE CENTRAL ZONE.



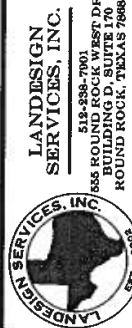
STATE OF TEXAS //
COUNTY OF WILLIAMSON //
COUNTY CLERK'S STATEMENT

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF SEPTEMBER, 2009, AT 2:33 O'CLOCK A.M., AND DULY RECORDED ON THIS THE 15th DAY OF SEPTEMBER, 2009, AT 9:18 O'CLOCK A.M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. 2009067576 AND IN CABINET GG, SLIDES 31, 32 AND 33.

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: *William Gehring*
WILLIAM GEHRING, DEPUTY



FINAL SUBDIVISION PLAT OF
MEADOWS AT COTTONWOOD CREEK
PHASE ONE

PROJECT NAME: MEADOWS AT COTTONWOOD	DATE: 09-23-09	SCALE: 1" = 107'
DRAWING FILE PATH: L:\Projects\MEADOWS AT COTTONWOOD\DWG	FILED FILE PATH: L:\Projects\MEADOWS AT COTTONWOOD\DWG	FILED FILE PATH: L:\Projects\MEADOWS AT COTTONWOOD\DWG
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PLAT LDWG
SHEET
3 of 3

Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Titan Innovation Business Park Lot 5 Final Plat, 12.06 acres, more or less, of land, one commercial lot, located on Schneider Boulevard.
Meeting: Planning and Zoning Commission - 07 Jan 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Summary of Request

The Titan Innovation Business Park Lot 5 Preliminary Plat includes 12.06 acres of land. There is 1 proposed commercial lot.

NORTH: Light Industrial (LI)

EAST: Single-Family 1 (SF-1)

SOUTH: Single-Family 1 (SF-1)

WEST: Light Industrial (LI)

Utilities

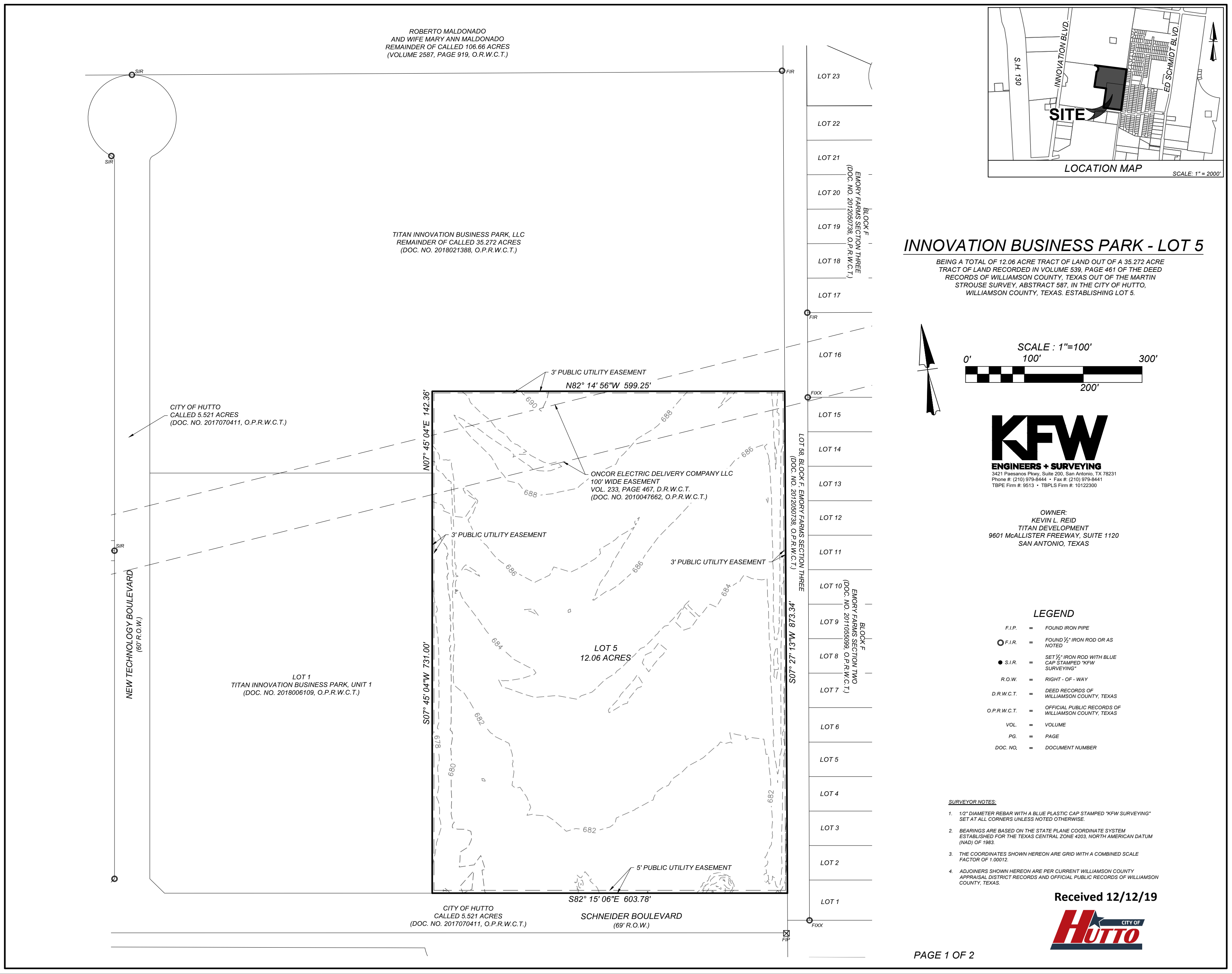
Water and wastewater will be provided by City of Hutto.

RECOMMENDATION:

The Titan Innovation Business Park Lot 5 Final Plat meets the requirements within the Unified Development Code and Development Agreement. Staff recommends a favorable recommendation forwarded to City Council for approval of the Final Plat.

ATTACHMENTS:

[TIBP-Lot5FP-Init-FinalPlat\(12-12-19\)](#)



INNOVATION BUSINESS PARK - LOT 5

BEING A TOTAL OF 12.06 ACRE TRACT OF LAND OUT OF A 35.272 ACRE TRACT OF LAND RECORDED IN VOLUME 539, PAGE 461 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT 587, IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS. ESTABLISHING LOT 5.



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

I, JASON R. LINK, 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 SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS _____ DAY OF _____, 2019

JASON R. LINK
LICENSED PROFESSIONAL ENGINEER NO. 106138
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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

I, _____, REGISTERED PUBLIC SURVEYOR (ENGINEER), NO. _____, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT (CITY), (COUNTY), TEXAS, THIS _____ DAY OF _____, 2019

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

- GENERAL NOTES:
- 1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
 - 2) BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
 - 3) A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
 - 4) A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
 - 5) A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
 - 6) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 - 7) SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
 - 8) SIDEWALKS AND TRESS SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
 - 9) AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
 - 10) STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
 - 11) UTILITY NOTES:
 - a. WITHIN CCH
 - i. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - 12) FLOODPLAIN NOTES:
 - a. ULTIMATE FLOODPLAIN
 - i. "NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN."
 - ii. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
 - b. EXISTING FLOODPLAIN
 - i. 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 515, EFFECTIVE DATE SEPTEMBER 26, 2008, 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" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
 - 14) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 - 15) OFF-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. THE POND WILL BE BUILT BY THE CITY.
 - 16) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - 17) ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

CITY MAYOR AND CITY SECRETARY SIGNATURES:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE _____ DAY OF _____, 2019

DOUG GAUL, MAYOR DATE LISA BROWN, CITY SECRETARY DATE

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

I, KEVIN L. REID, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. _____ (OR VOLUME AND PAGE) OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (AND DO HEREBY STATE THAT THERE ARE NO LIEV HOLDERS OF THE CERTAIN TRACT OF LAND), AND DO HEREBY (SUBDIVIDE, RESUBDIVIDE, AMEND, ETC.) 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 (SUBDIVISION NAME).

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2019

OWNER / DEVELOPER:
KEVIN L. REID
TITAN DEVELOPMENT
9601 McALLISTER FREEWAY, SUITE 1120
SAN ANTONIO, TEXAS

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED (OWNER), 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 _____, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2019 A.D., AT _____ O'CLOCK _____ M. AND DULY RECORDED THIS _____ DAY OF _____, 2019, 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 12/12/19



Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation on the proposed Titan Innovation Business Park Lot 6 and 7 Preliminary Plat, 15.164 acres, more or less, of land, two commercial lots, located on New Technology Boulevard.
Meeting: Planning and Zoning Commission - 07 Jan 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Summary of Request

The Titan Innovation Business Park Lot 6 and 7 Preliminary Plat includes two non-residential lots at the north end of New Technology Boulevard, north of Schneider Boulevard. These are the last two development lots within Innovation Business Park. A proposed Final Plat of these two lots is also on this agenda.

The proposed subdivision conforms to the development agreement that was approved in 2017 and the Unified Development Code.

WEST: Innovation Business park/existing light industrial and New Technology Blvd.

NORTH: Agricultural land with an existing residence (ETJ with a Development Agreement in Lieu of Annexation)

EAST: Emory Farms Subdivision

SOUTH: Innovation Business park/existing light industrial

All property owners within 200-feet were notified by mail of the proposed Revised Preliminary Plat request. Out of 16 notifications sent, including the HOA, there was one response received in objection of the Revised Preliminary Plat, but no specifics were provided for the objection.

Utilities

Water will be provided by Jonah and wastewater service will be provided by City of Hutto.

Staff Recommendation:

This plat has been reviewed and all City comments have been addressed. The proposed Preliminary Plat is in compliance with the applicable subdivision regulations and Development Agreement.

RECOMMENDATION:

Staff recommends that the Commission recommend approval of the Preliminary Plat of the Titan Innovation Business Park Lot 6 and 7 to City Council per Section 212.005 of the Texas Local Government Code.

ATTACHMENTS:

[Titan Innovation Business Park Lot 6 and 7 Preliminary Plat](#)

GENERAL NOTES:

- 1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 2) BUILDING SETBACK LINES SHALL CONFORM TO UDC AND AMENDMENTS.
- 3) A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- 4) A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) 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) SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
- 7) UTILITY NOTES:
 - a. WITHIN COH
 - i. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- 12) FLOODPLAIN NOTES:
 - a. ULTIMATE FLOODPLAIN
 - i. "NO PORTION OF THIS TRACT IS ENCRACED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN."
 - ii. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
 - b. EXISTING FLOODPLAIN
 - i. NO PORTION OF THIS TRACT IS ENCRACED 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 515, EFFECTIVE DATE SEPTEMBER 26, 2006, 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 1/4" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- 14) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 - 15) OFF-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. THE POND WILL BE BUILT BY THE CITY.
 - 16) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - 17) ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00012.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT WILLIAMSON COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

DESCRIPTION FOR
A 15.164 ACRE TRACT
LOT 6 AND LOT 7

A 15.164 ACRE TRACT, BEING OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587, IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF THAT CALLED 35.272 ACRE TRACT OF LAND AS CONVEYED TO TITAN INNOVATION BUSINESS PARK LLC, AND AS RECORDED IN DOCUMENT NO. 2018021388 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.), SAID 15.164 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT FOR THE NORTHEAST CORNER OF THE REMAINDER OF SAID 35.272 ACRE TRACT, THE SOUTHEAST CORNER OF THE REMAINDER OF THAT CALLED 106.66 ACRE TRACT OF LAND AS CONVEYED TO ROBERTO MALDONADO AND WIFE MARY ANN MALDONADO AND AS RECORDED IN VOLUME 2587, PAGE 919 IN THE O.P.R., AND IN THE WESTERLY LINE OF SAID LOT 58, BLOCK F, EMORY FARMS SECTION THREE, A PLAT OF RECORD AS RECORDED IN DOCUMENT NUMBER 2010050738 IN THE O.P.R. FOR THE NORTHEAST CORNER OF LOT 6 AND THE TRACT DESCRIBED HEREIN, AND FROM WHICH POINT A BENT 1/4" IRON ROD BEARS N 40°37'06" W, A DISTANCE OF 2.26 FEET:

THENCE: S 07°27'14" W, ALONG AND WITH THE WESTERLY LINE OF SAID LOT 58 AND THE EASTERLY LINE OF THE REMAINDER OF SAID 35.272 ACRE TRACT, A DISTANCE OF 599.29 FEET TO A 1/4" IRON ROD WITH PLASTIC CAP STAMPED KFW SURVEYING (HEREINAFTER REFERRED TO AS SET KFW, SET FOR THE SOUTHEAST CORNER OF LOT 6 AND THE TRACT DESCRIBED HEREIN;

THENCE: N 82°14'56" W, OVER AND ACROSS THE REMAINDER OF SAID 35.272 ACRE TRACT, A DISTANCE OF 599.25 FEET TO A SET KFW FOR THE SOUTHWEST CORNER OF LOT 6;

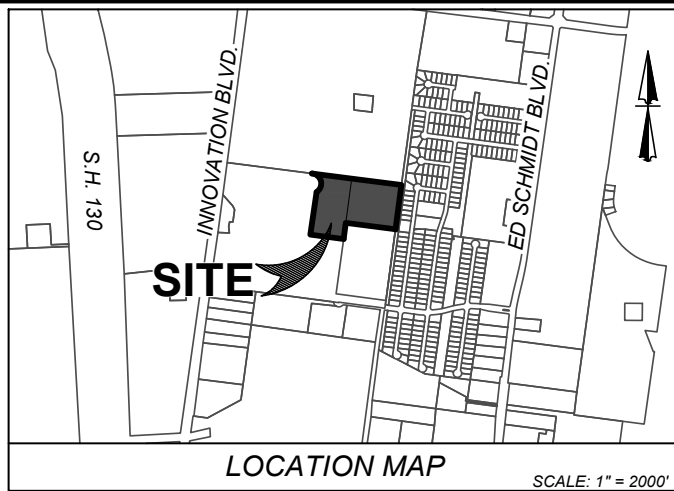
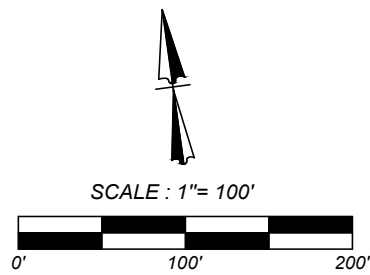
THENCE: S 07°45'04" W, INTO AND ACROSS THE REMAINDER OF SAID 35.272 ACRE TRACT, A DISTANCE OF 142.36 FEET TO A SET KFW FOR THE NORTHEAST CORNER OF LOT 1 OF TITAN INNOVATION BUSINESS PARK, UNIT 1, A PLAT OF RECORD AS RECORDED IN DOCUMENT NUMBER 2018006109 IN THE O.P.R. FOR THE SOUTHEAST CORNER OF LOT 1;

THENCE: N 82°14'56" W, ALONG AND WITH THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 480.03 FEET TO A SET KFW IN THE EASTERLY RIGHT-OF-WAY LINE OF NEW TECHNOLOGY BOULEVARD (60' WIDE R.O.W.) FOR THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 7 AND THE TRACT DESCRIBED HEREIN;

THENCE: ALONG AND WITH THE EASTERLY RIGHT-OF-WAY LINE OF NEW TECHNOLOGY BOULEVARD, THE FOLLOWING THREE (3) COURSES:

1. N 07°44'54" E, A DISTANCE OF 542.91 FEET TO A SET KFW FOR THE BEGINNING OF A CURVE;
2. ALONG AND WITH THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 81°55'39", AN ARC LENGTH OF 10.81 FEET, AND A CHORD BEARING OF N 38°42'44" E AND CHORD LENGTH OF 10.29 FEET TO A SET KFW FOR THE POINT OF REVERSE CURVATURE;
3. ALONG AND WITH THE ARC OF SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 152°13'25", AN ARC LENGTH OF 199.26 FEET, AND A CHORD BEARING OF N 06°26'10" W AND CHORD LENGTH OF 145.61 FEET TO A 1/4" IRON ROD WITH CAP STAMPED KFW SURVEYING FOUND FOR THE CURSE OF THE CURVE IN THE SOUTHERLY LINE OF THE REMAINDER OF SAID 106.66 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF LOT 6 AND THE TRACT DESCRIBED HEREIN;

THENCE: S 82°32'43" E, ALONG AND WITH THE SOUTHERLY LINE OF THE REMAINDER OF SAID 106.66 ACRE TRACT, THE NORTHERLY LINE OF THE REMAINDER OF SAID 35.272 ACRE TRACT, A DISTANCE OF 1106.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.164 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY KFW SURVEYING. BEARINGS ARE BASED ON NAD83 TEXAS STATE PLANE CENTRAL ZONE.



TITAN INNOVATION BUSINESS
PARK UNIT 6 AND 7 - REVISED

BEING A TOTAL OF 15.164 ACRE TRACT OF LAND OUT OF A 35.272 ACRE TRACT OF LAND RECORDED IN VOLUME 539, PAGE 461 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT 587, IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, ESTABLISHING LOT 6 AND 7.

OWNER:
KEVIN L. REID
TITAN DEVELOPMENT
9601 McALLISTER FREEWAY, SUITE 1120
SAN ANTONIO, TEXAS

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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

I, KEVIN L. REID, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018021388 (OR VOLUME AND PAGE) OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND), AND DO HEREBY (SUBDIVIDE, RESUBDIVIDE, AMEND, ETC.) 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 (SUBDIVISION NAME).

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2020

OWNER / DEVELOPER:
KEVIN L. REID
TITAN DEVELOPMENT
9601 McALLISTER FREEWAY, SUITE 1120
SAN ANTONIO, TEXAS

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED (OWNER), 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 PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

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 _____, 2020 A.D. AT ____ O'CLOCK ____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. ____ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF
WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

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

I, JASON R. LINK, 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 SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS ____ DAY OF _____, 2020

JASON R. LINK
LICENSED PROFESSIONAL ENGINEER NO. 106138
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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

I, TIM C. PAPPAS, REGISTERED PUBLIC SURVEYOR (ENGINEER), NO. 5543, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON ____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT (CITY), (COUNTY), TEXAS, THIS ____ DAY OF _____, 2020

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

Curve Table				
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG
C1	199.26'	75.00'	152°13'25"	N06°26'10"W
C2	10.81'	10.00'	061°55'39"	N38°42'44"E
C3	129.71'	75.00'	099°05'34"	N20°07'46"E
C4	69.55'	75.00'	053°07'52"	N55°58'56"W

CITY MAYOR AND CITY SECRETARY SIGNATURES:

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

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

GENERAL NOTES:

- 1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 2) BUILDING SETBACK LINES SHALL CONFORM TO UDC AND AMENDMENTS.
- 3) A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- 4) A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) 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) SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
- 7) UTILITY NOTES:
 - a. WITHIN COH
 - i. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- 12) FLOODPLAIN NOTES:
 - a. ULTIMATE FLOODPLAIN
 - i. "NO PORTION OF THIS TRACT IS ENCRACED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN."
 - ii. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
 - b. EXISTING FLOODPLAIN
 - i. NO PORTION OF THIS TRACT IS ENCRACED 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 515, EFFECTIVE DATE SEPTEMBER 29, 2006, 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 1/4" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
- 14) ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 - 15) OFF-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. THE POND WILL BE BUILT BY THE CITY.
 - 16) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - 17) ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00012.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT WILLIAMSON COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

DESCRIPTION FOR
A 15.164 ACRE TRACT
LOT 6 AND LOT 7

A 15.164 ACRE TRACT, BEING OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT NO. 587, IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF THAT CALLED 35.272 ACRE TRACT OF LAND AS CONVEYED TO TITAN INNOVATION BUSINESS PARK LLC, AND AS RECORDED IN DOCUMENT NO. 2018021388 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.), SAID 15.164 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT FOR THE NORTHEAST CORNER OF THE REMAINDER OF SAID 35.272 ACRE TRACT, THE SOUTHEAST CORNER OF THE REMAINDER OF THAT CALLED 106.66 ACRE TRACT OF LAND AS CONVEYED TO ROBERTO MALDONADO AND WIFE MARY ANN MALDONADO AND AS RECORDED IN VOLUME 2587, PAGE 919 IN THE O.P.R., AND IN THE WESTERLY LINE OF SAID LOT 58, BLOCK F, EMORY FARMS SECTION THREE, A PLAT OF RECORD AS RECORDED IN DOCUMENT NUMBER 2010050738 IN THE O.P.R. FOR THE NORTHEAST CORNER OF LOT 6 AND THE TRACT DESCRIBED HEREIN, AND FROM WHICH POINT A BENT 1/4" IRON ROD BEARS N 40°37'06" W, A DISTANCE OF 2.26 FEET:

THENCE: S 07°27'14" W, ALONG AND WITH THE WESTERLY LINE OF SAID LOT 58 AND THE EASTERLY LINE OF THE REMAINDER OF SAID 35.272 ACRE TRACT, A DISTANCE OF 599.29 FEET TO A 1/4" IRON ROD WITH PLASTIC CAP STAMPED KFW SURVEYING (HEREINAFTER REFERRED TO AS SET KFW, SET FOR THE SOUTHEAST CORNER OF LOT 6 AND THE TRACT DESCRIBED HEREIN.

THENCE: N 82°14'56" W, OVER AND ACROSS THE REMAINDER OF SAID 35.272 ACRE TRACT, A DISTANCE OF 599.25 FEET TO A SET KFW FOR THE SOUTHWEST CORNER OF LOT 6;

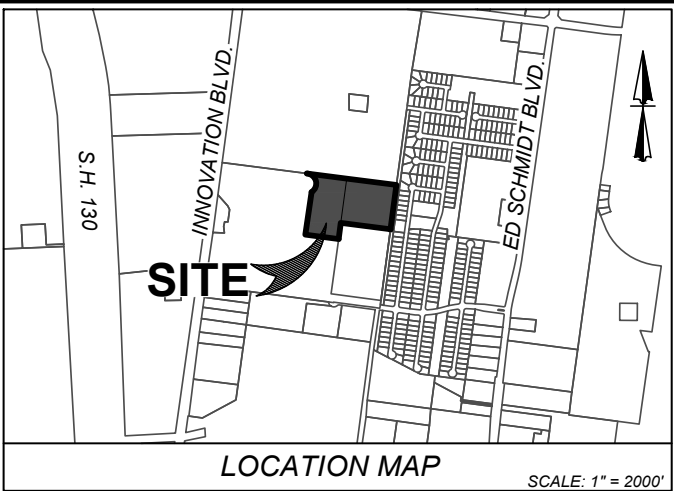
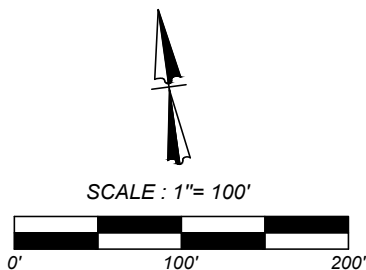
THENCE: S 07°45'04" W, INTO AND ACROSS THE REMAINDER OF SAID 35.272 ACRE TRACT, A DISTANCE OF 142.36 FEET TO A SET KFW FOR THE NORTHEAST CORNER OF LOT 1 OF TITAN INNOVATION BUSINESS PARK, UNIT 1, A PLAT OF RECORD AS RECORDED IN DOCUMENT NUMBER 2018006109 IN THE O.P.R. FOR THE SOUTHWEST CORNER OF LOT 1.

THENCE: N 82°14'56" W, ALONG AND WITH THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 480.03 FEET TO A SET KFW IN THE EASTERLY RIGHT-OF-WAY LINE OF NEW TECHNOLOGY BOULEVARD (60' WIDE R.O.W.) FOR THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 7 AND THE TRACT DESCRIBED HEREIN;

THENCE: ALONG AND WITH THE EASTERLY RIGHT-OF-WAY LINE OF NEW TECHNOLOGY BOULEVARD, THE FOLLOWING THREE (3) COURSES:

1. N 07°44'54" E, A DISTANCE OF 542.91 FEET TO A SET KFW FOR THE BEGINNING OF A CURVE;
2. ALONG AND WITH THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 81°55'39", AN ARC LENGTH OF 10.81 FEET, AND A CHORD BEARING OF N 38°42'44" E AND CHORD LENGTH OF 10.29 FEET TO A SET KFW FOR THE POINT OF REVERSE CURVATURE;
3. ALONG AND WITH THE ARC OF SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 152°13'25", AN ARC LENGTH OF 199.26 FEET, AND A CHORD BEARING OF N 06°26'10" W AND CHORD LENGTH OF 145.61 FEET TO A 1/4" IRON ROD WITH CAP STAMPED KFW SURVEYING FOUND FOR THE CURVE IN THE SOUTHERLY LINE OF THE REMAINDER OF SAID 106.66 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF LOT 6 AND THE TRACT DESCRIBED HEREIN;

THENCE: S 82°32'43" E, ALONG AND WITH THE SOUTHERLY LINE OF THE REMAINDER OF SAID 106.66 ACRE TRACT, THE NORTHERLY LINE OF THE REMAINDER OF SAID 35.272 ACRE TRACT, A DISTANCE OF 1106.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.164 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY KFW SURVEYING. BEARINGS ARE BASED ON NAD83 TEXAS STATE PLANE CENTRAL ZONE.



TITAN INNOVATION BUSINESS
PARK UNIT 6 AND 7 - REVISED

BEING A TOTAL OF 15.164 ACRE TRACT OF LAND OUT OF A 35.272 ACRE TRACT OF LAND RECORDED IN VOLUME 539, PAGE 461 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT 587, IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS, ESTABLISHING LOT 6 AND 7.

OWNER:
KEVIN L. REID
TITAN DEVELOPMENT
9601 McALLISTER FREEWAY, SUITE 1120
SAN ANTONIO, TEXAS

KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBP Firm #: 9513 • TPLS Firm #: 10122300

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

I, KEVIN L. REID, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018021388 (OR VOLUME AND PAGE) OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND), AND DO HEREBY (SUBDIVIDE, RESUBDIVIDE, AMEND, ETC.) 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 (SUBDIVISION NAME).

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF ____, 2020

OWNER / DEVELOPER:
KEVIN L. REID
TITAN DEVELOPMENT
9601 McALLISTER FREEWAY, SUITE 1120
SAN ANTONIO, TEXAS

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED (OWNER), 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 PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: ____

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 ____, 2020 A.D. AT ____ O'CLOCK ____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. ____ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF
WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

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

I, JASON R. LINK, 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 SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS ____ DAY OF ____, 2020

JASON R. LINK
LICENSED PROFESSIONAL ENGINEER NO. 106138
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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

I, TIM C. PAPPAS, REGISTERED PUBLIC SURVEYOR (ENGINEER), NO. 5543, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON ____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT (CITY), (COUNTY), TEXAS, THIS ____ DAY OF ____, 2020

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	199.26'	75.00'	152°13'25"	N06°26'10"W	145.61'
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C3	129.71'	75.00'	099°05'34"	N20°07'46"E	114.14'
C4	69.55'	75.00'	053°07'52"	N55°58'56"W	67.08'

CITY MAYOR AND CITY SECRETARY SIGNATURES:

THIS PLAT WAS APPROVED BY THE HUTTO CITY COUNCIL ON THE ____ DAY OF ____, 2020

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

Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Titan Innovation Business Park Lot 6 and 7 Final Plat, 15.164 acres, more or less, of land, two commercial lots, located on New Technology Boulevard.
Meeting: Planning and Zoning Commission - 07 Jan 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Summary of Request

The Titan Innovation Business Park Lot 6 and 7 Final Plat includes two non-residential lots at the north end of New Technology Boulevard, north of Schneider Boulevard. These are the last two development lots within Innovation Business Park.

The proposed subdivision conforms to the development agreement that was approved in 2017 and the Unified Development Code.

WEST: Innovation Business park/existing light industrial and New Technology Blvd. right-of-way

NORTH: Agricultural land with an existing residence (ETJ with a Development Agreement in Lieu of Annexation)

EAST: Emory Farms Subdivision

SOUTH: Innovation Business park/existing light industrial

Utilities

Water will be provided by Jonah and wastewater service will be provided by City of Hutto.

Staff Recommendation:

This plat has been reviewed and all City comments have been addressed. The proposed Final Plat is in compliance with the applicable subdivision regulations and Development Agreement.

RECOMMENDATION:

Staff recommends that the Commission recommend approval of the Final Plat of the Titan Innovation Business Park Lot 6 and 7 to City Council per Section 212.005 of the Texas Local Government Code.

ATTACHMENTS:

[PL7840103-FINAL](#)

GENERAL NOTES:

- 1) NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 2) BUILDING SETBACK LINES SHALL CONFORM TO JDC AND AMENDMENTS.
- 3) A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- 4) A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) 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.
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- 12) FLOODPLAIN NOTES:
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 - b. EXISTING FLOODPLAIN
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LOT 6 AND LOT 7

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THENCE: N 82°14'56" W, OVER AND ACROSS THE REMAINDER OF SAID 35.272 ACRE TRACT, A DISTANCE OF 599.25 FEET TO A SET KFW FOR THE SOUTHWEST CORNER OF LOT 6;

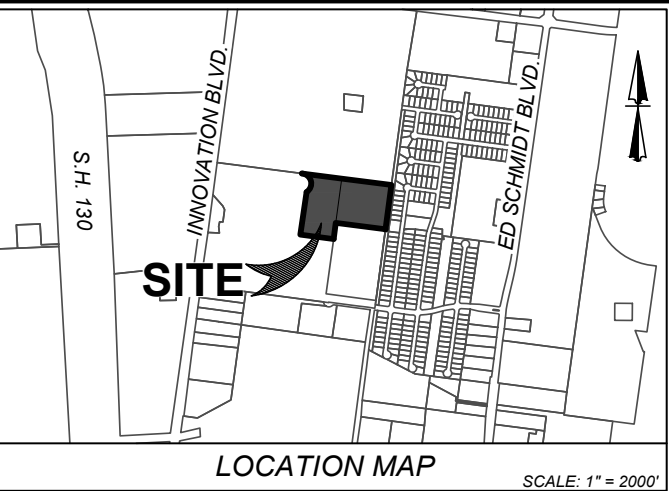
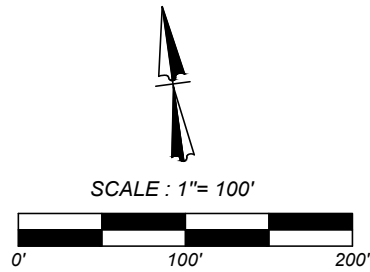
THENCE: S 07°45'04" W, INTO AND ACROSS THE REMAINDER OF SAID 35.272 ACRE TRACT, A DISTANCE OF 142.36 FEET TO A SET KFW FOR THE NORTHEAST CORNER OF LOT 1 OF TITAN INNOVATION BUSINESS PARK, UNIT 1, A PLAT OF RECORD AS RECORDED IN DOCUMENT NUMBER 2018006109 IN THE O.P.R. FOR THE SOUTHEAST CORNER OF LOT 1;

THENCE: N 82°14'56" W, ALONG AND WITH THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 480.03 FEET TO A SET KFW IN THE EASTERLY RIGHT-OF-WAY LINE OF NEW TECHNOLOGY BOULEVARD (60' WIDE R.O.W.) FOR THE NORTHWEST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 7 AND THE TRACT DESCRIBED HEREIN;

THENCE: ALONG AND WITH THE EASTERLY RIGHT-OF-WAY LINE OF NEW TECHNOLOGY BOULEVARD, THE FOLLOWING THREE (3) COURSES:

1. N 07°44'54" E, A DISTANCE OF 542.91 FEET TO A SET KFW FOR THE BEGINNING OF A CURVE;
2. ALONG AND WITH THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 81°55'39", AN ARC LENGTH OF 10.81 FEET, AND A CHORD BEARING OF N 38°42'44" E AND CHORD LENGTH OF 10.29 FEET TO A SET KFW FOR THE POINT OF REVERSE CURVATURE;
3. ALONG AND WITH THE ARC OF SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 152°13'25", AN ARC LENGTH OF 199.26 FEET, AND A CHORD BEARING OF N 06°26'10" W AND CHORD LENGTH OF 145.61 FEET TO A 1/4" IRON ROD WITH CAP STAMPED KFW SURVEYING FOUND FOR THE CURSE OF THE CURVE IN THE SOUTHERLY LINE OF THE REMAINDER OF SAID 106.66 ACRE TRACT, AND FOR THE NORTHWEST CORNER OF LOT 6 AND THE TRACT DESCRIBED HEREIN;

THENCE: S 82°32'43" E, ALONG AND WITH THE SOUTHERLY LINE OF THE REMAINDER OF SAID 106.66 ACRE TRACT, THE NORTHERLY LINE OF THE REMAINDER OF SAID 35.272 ACRE TRACT, A DISTANCE OF 1106.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.164 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY PREPARED BY KFW SURVEYING. BEARINGS ARE BASED ON NAD83 TEXAS STATE PLANE CENTRAL ZONE.



TITAN INNOVATION BUSINESS
PARK UNIT 6 AND 7 - FINAL PLAT

BEING A TOTAL OF 15.164 ACRE TRACT OF LAND OUT OF A 35.272 ACRE TRACT OF LAND RECORDED IN VOLUME 539, PAGE 461 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS OUT OF THE MARTIN STROUSE SURVEY, ABSTRACT 587, IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS. ESTABLISHING LOT 6 AND 7.

OWNER:
KEVIN L. REID
TITAN DEVELOPMENT
9601 McALLISTER FREEWAY, SUITE 1120
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KFW
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TBPE Firm #: 9513 • TBPLS Firm #: 10122300

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

I, KEVIN L. REID, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018021388 (OR VOLUME AND PAGE) OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, (AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND), AND DO HEREBY (SUBDIVIDE, RESUBDIVIDE, AMEND, ETC.) 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 (SUBDIVISION NAME).

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2020

OWNER / DEVELOPER:
KEVIN L. REID
TITAN DEVELOPMENT
9601 McALLISTER FREEWAY, SUITE 1120
SAN ANTONIO, TEXAS

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED (OWNER), 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 PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

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 _____, 2020 A.D. AT ____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. ____ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF
WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

CITY MAYOR AND CITY SECRETARY SIGNATURES:

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

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

Curve Table				
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG
C1	199.26'	75.00'	152°13'25"	N06°26'10"W
C2	10.81'	10.00'	061°55'39"	N38°42'44"E
C3	129.71'	75.00'	099°05'34"	N20°07'46"E
C4	69.55'	75.00'	053°07'52"	N55°58'56"W

LEGEND

- F.I.X.X. = FOUND IRON ROD OTHER
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT - OF - WAY
- D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- VOL. = VOLUME
- PG. = PAGE
- DOC. NO. = DOCUMENT NUMBER

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

I, JASON R. LINK, 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 SAN ANTONIO, BEXAR COUNTY, TEXAS, THIS ____ DAY OF _____, 2020

JASON R. LINK
LICENSED PROFESSIONAL ENGINEER NO. 106138
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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

I, TIM C. PAPPAS, REGISTERED PUBLIC SURVEYOR (ENGINEER), NO. 5543, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON ____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT (CITY), (COUNTY), TEXAS, THIS ____ DAY OF _____, 2020

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation on the proposed Hutto Crossing Industrial Park Preliminary Plat, 125.95 acres, more or less, of land, six commercial lots, located at the southwest corner of SH-130 and US 79 West.
Meeting: Planning and Zoning Commission - 07 Jan 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Summary of Request

The Hutto Crossing Industrial Park Preliminary Plat includes 6 total lots and 125.95 acres. This subdivision is a proposed industrial development.

The proposed subdivision conforms to the Planned Unit Development for Hutto Crossing as amended in 2019.

WEST: ETJ Residential Subdivision

NORTH: Highway 79

EAST: State Highway 130

SOUTH: Star Ranch

Utilities

Water will be provided by the City of Hutto, and wastewater will be septic until such time as sewer is available.

Staff Recommendation:

This plat has been reviewed and all City comments have been addressed. The proposed Final Plat is in compliance with the applicable subdivision regulations and the Planned Unit Development.

RECOMMENDATION:

Staff recommends that the Commission recommend approval of the Preliminary Plat of the Hutto Crossing Industrial Park to City Council per Section 212.005 of the Texas Local Government Code.

ATTACHMENTS:

[HCIPPrelim-Notice\(Web\)](#)

[HCIP-Prelim\(SiteMap\)](#)

[HCIP-Prelim-U1-Plat\(12-23-19\)](#)

PUBLIC NOTICE NOTICE OF A PUBLIC HEARING

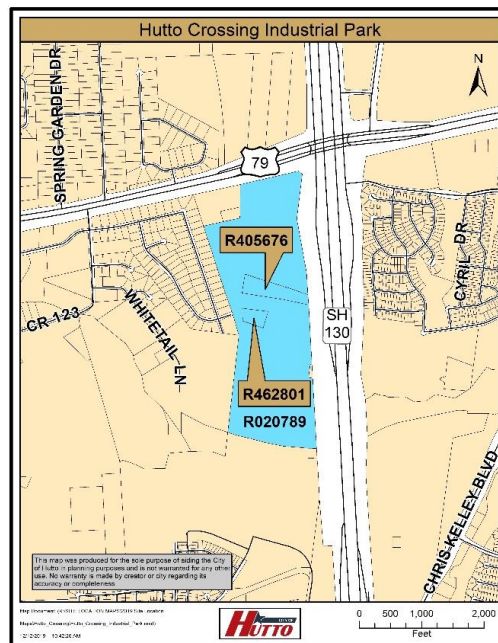
NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT THE HUTTO PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING REGARDING:

The proposed **Hutto Crossing Industrial Park Preliminary Plat**, 125.95 acres, more or less, of land, six commercial lots, located at the southwest corner of SH-130 and US 79 West.

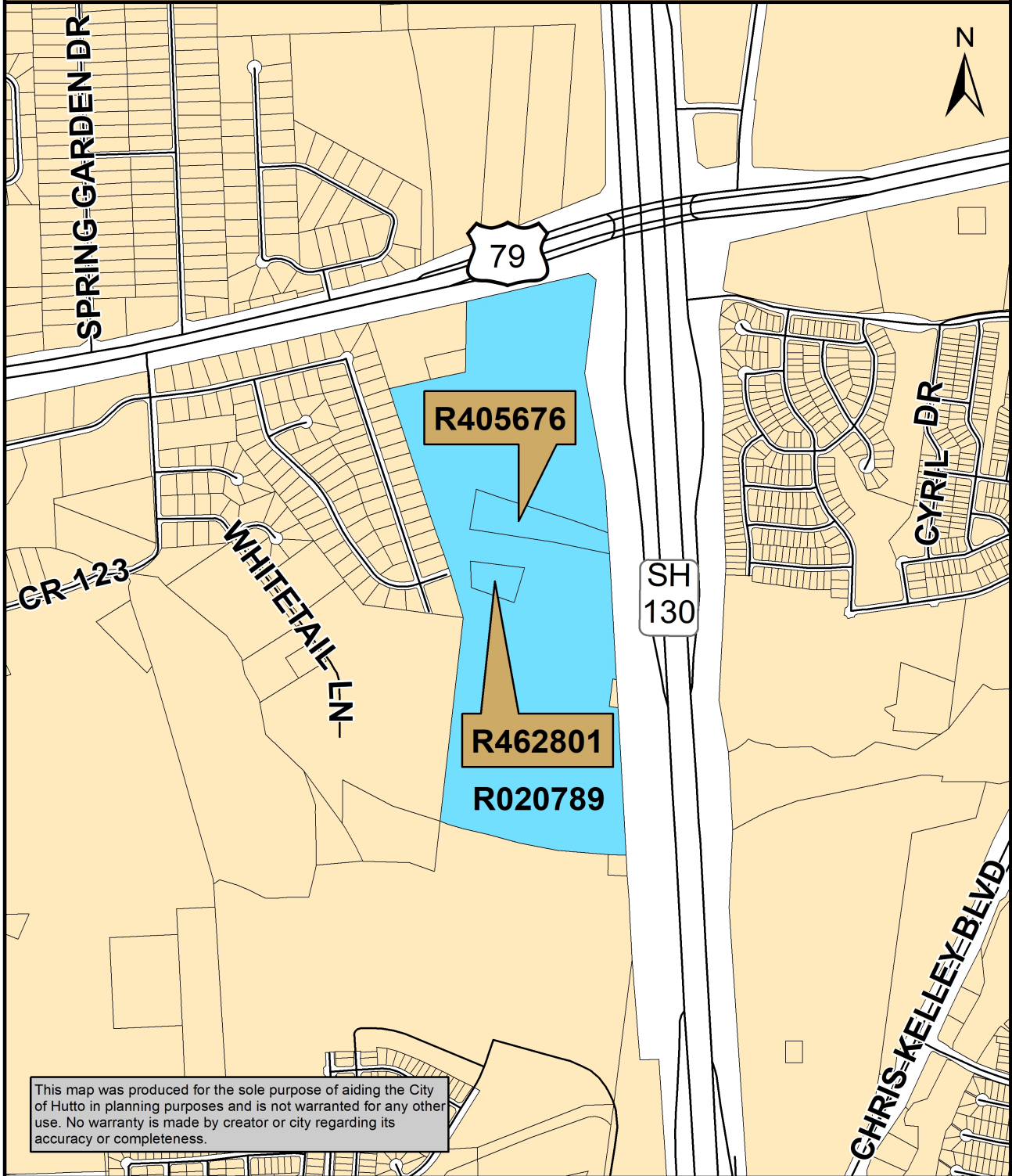
The **Hutto Planning and Zoning Commission** will hold a public hearing on January 7, 2020 at 7:00 p.m.

Hutto City Hall 500 W. Live Oak St., Hutto, Texas

For additional information the public may contact Development Services at 512-759-3479 or planning@huttotx.gov



Hutto Crossing Industrial Park



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

Map Document: (K:\SITE LOCATION MAPS\2019 Site Location

Maps\Hutto_Crossing\Hutto_Crossing_Industrial_Park.mxd)

12/12/2019 -- 10:42:26 AM

Page 4 of 9



0 500 1,000 2,000
Feet

OWNERS: TEX MIX LAND, LTD
P.O. BOX 830
LEANDER, TEXAS 78646

ACREAGE: 125.977 ACRES

PATENT SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT 422

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 125.977 - DEVELOPMENT

NUMBER OF LOTS BY TYPE: 6 - DEVELOPMENT

LINEAR FEET OF NEW STREETS: 4,025 (PRIVATE)

SUBMITTAL DATE: DECEMBER 9, 2019

DATE OF PLANNING AND ZONING COMMISSION REVIEW: JANUARY 7, 2020

ENGINEER: WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TEXAS 78665

SURVEYOR: STANTEC
1905 ALDRICH ST. SUITE 300
AUSTIN, TEXAS 78723

BENCHMARK DESCRIPTION AND ELEVATION:

TBM 10: PK NAIL WITH "STANTEC" WASHER SET IN CONCRETE RIBBON CURB ON SOUTH SIDE OF SPOTTED FAWN DRIVE ±90' WEST OF THE PAVEMENT END AND ±150' EAST OF THE CENTERLINE AXIS DEER TRAIL. ELEV. = 622.23'.

TBM 11: PK NAIL WITH "STANTEC" WASHER SET IN WEST SIDE OF ASHALT DRIVEWAY ±70' SOUTH OF EAST PALM VALLEY DRIVE PAVEMENT AND ±52' NORTHWEST OF CABLE MARKER. ELEV. = 644.93'.

VERTICAL DATUM: NAVD 88

BEARING BASIS: STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83 (2011).

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	
C1	1000.00'	67.93'	03°53'32"	N00°58'15"W	67.93'	
C2	1000.00'	238.36'	13°39'26"	S09°44'44"W	237.80'	
C3	1000.00'	88.64'	05°42'31"	S88°26'10"W	88.61'	
C4	1000.00'	72.12'	04°07'56"	N14°30'29"W	72.11'	
C5	1000.00'	310.20'	17°46'24"	S03°33'19"E	308.96'	
C6	500.00'	44.94'	05°08'57"	N74°59'00"E	44.92'	
C7	500.00'	79.79'	09°08'37"	N00°45'35"E	79.71'	

Received 12/23/19



CARMEL CREEK
SUBDIVISION
DOC. NO. 2008091478

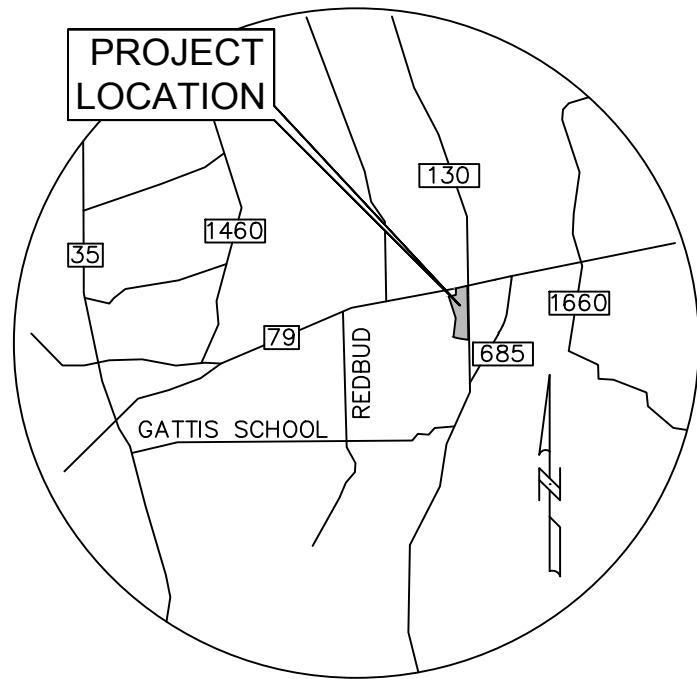
30' ACCESS EASEMENT
DOC. NO. 2004085125
PARTIALLY RELEASED BY
DOC. NO. 2005093182
O.P.R.W.C.T.

COMMUNICATION SYSTEMS
RIGHT OF WAY EASEMENT
DOC. NO. 2004062492
O.P.R.W.C.T.

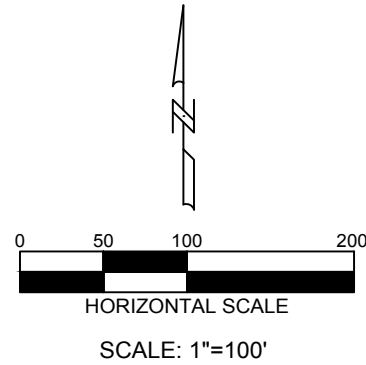
LOT 2

10' P.U.E.
HEREBY DEDICATED

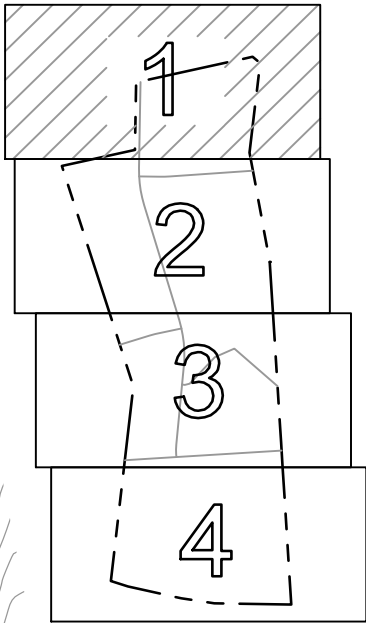
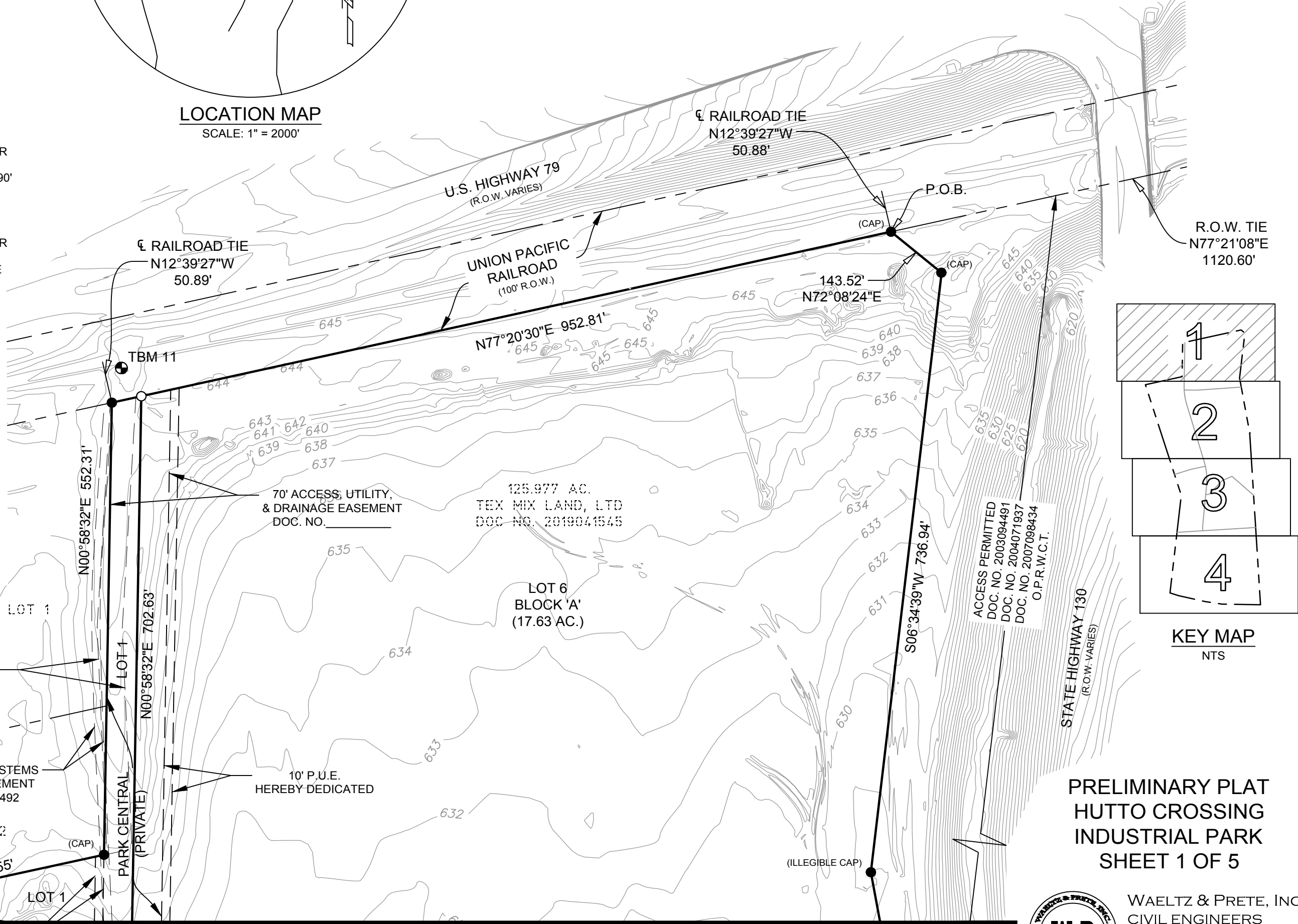
MATCHLINE REF. PLAT SHEET 2 OF 5



LOCATION MAP
SCALE: 1" = 2000'

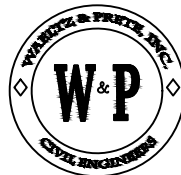


- LEGEND**
- PROPERTY BOUNDARY
 - ADJOINER LINE
 - RIGHT-OF-WAY/PROPERTY
 - CORNER TIE LINE
 - EASEMENT AND BUILDING
 - SETBACK LINE
 - O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
 - P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
 - COH CITY OF HUTTO
 - ETJ EXTRATERRITORIAL JURISDICTION
 - 1/2" IRON ROD SET
 - 1/2" IRON ROD FOUND
 - IRON ROD FOUND WITH CAP
 - CONCRETE MONUMENT FOUND
 - CALCULATED POINT
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - RIGHT-OF-WAY
 - BENCHMARK

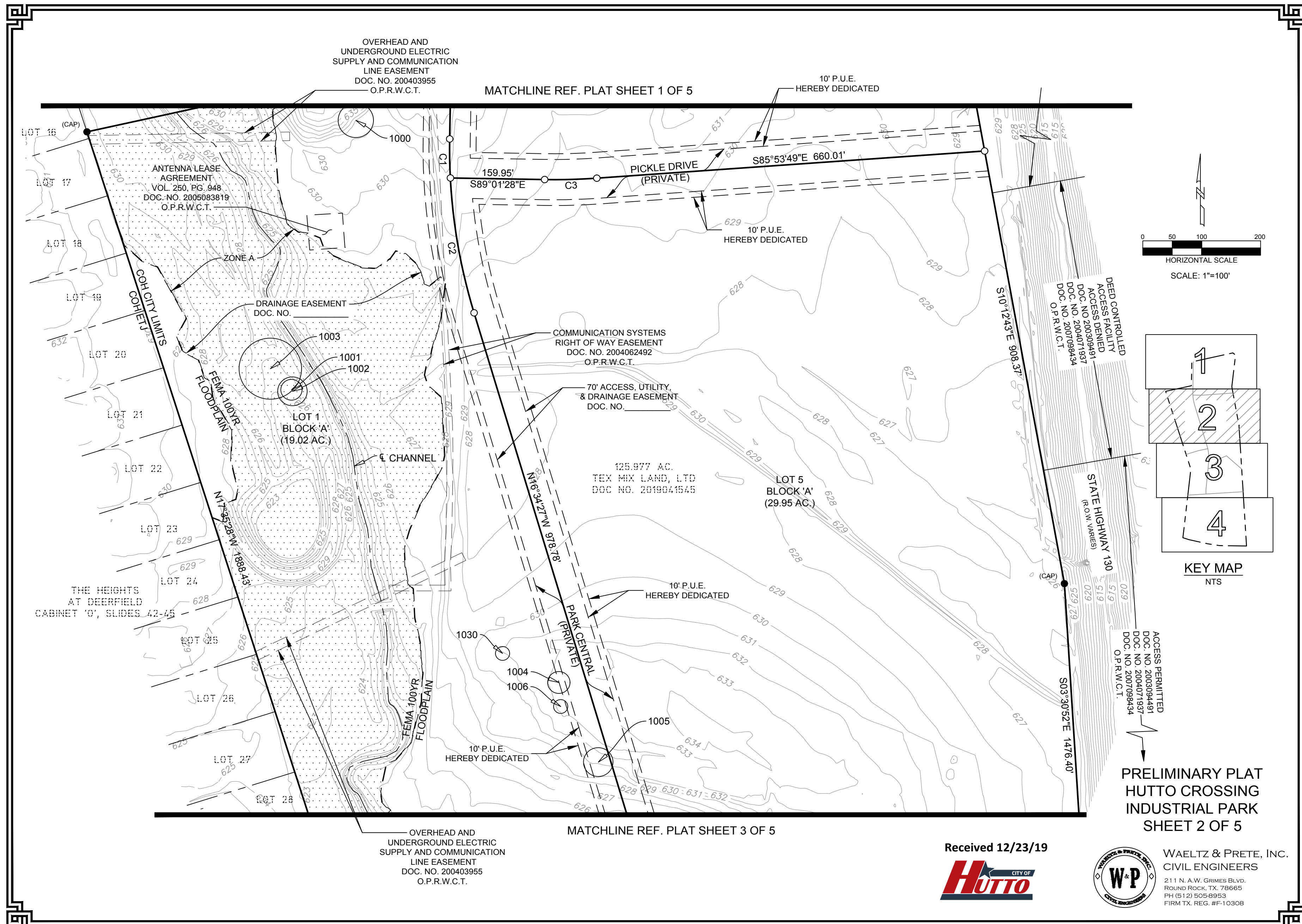


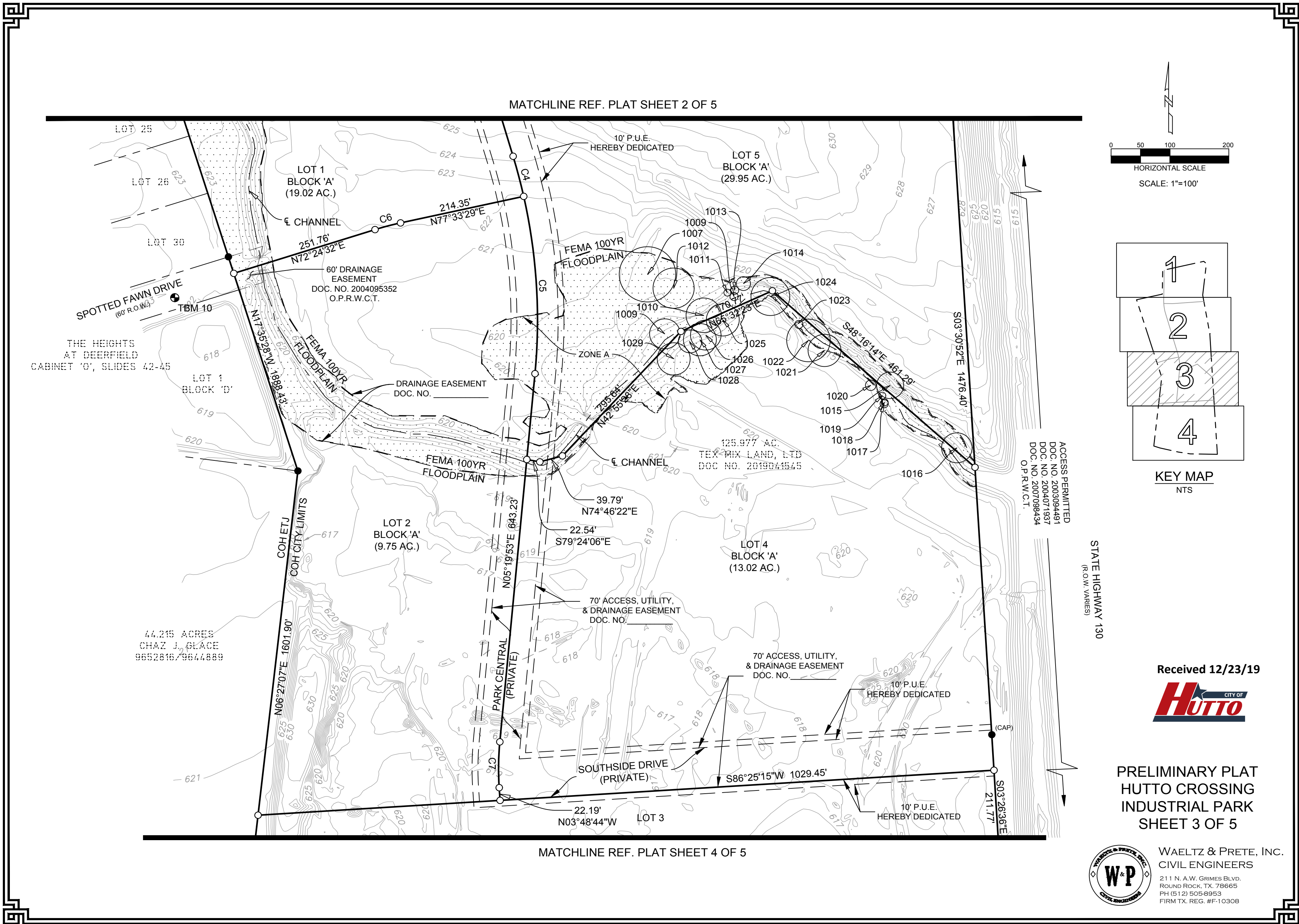
KEY MAP
NTS

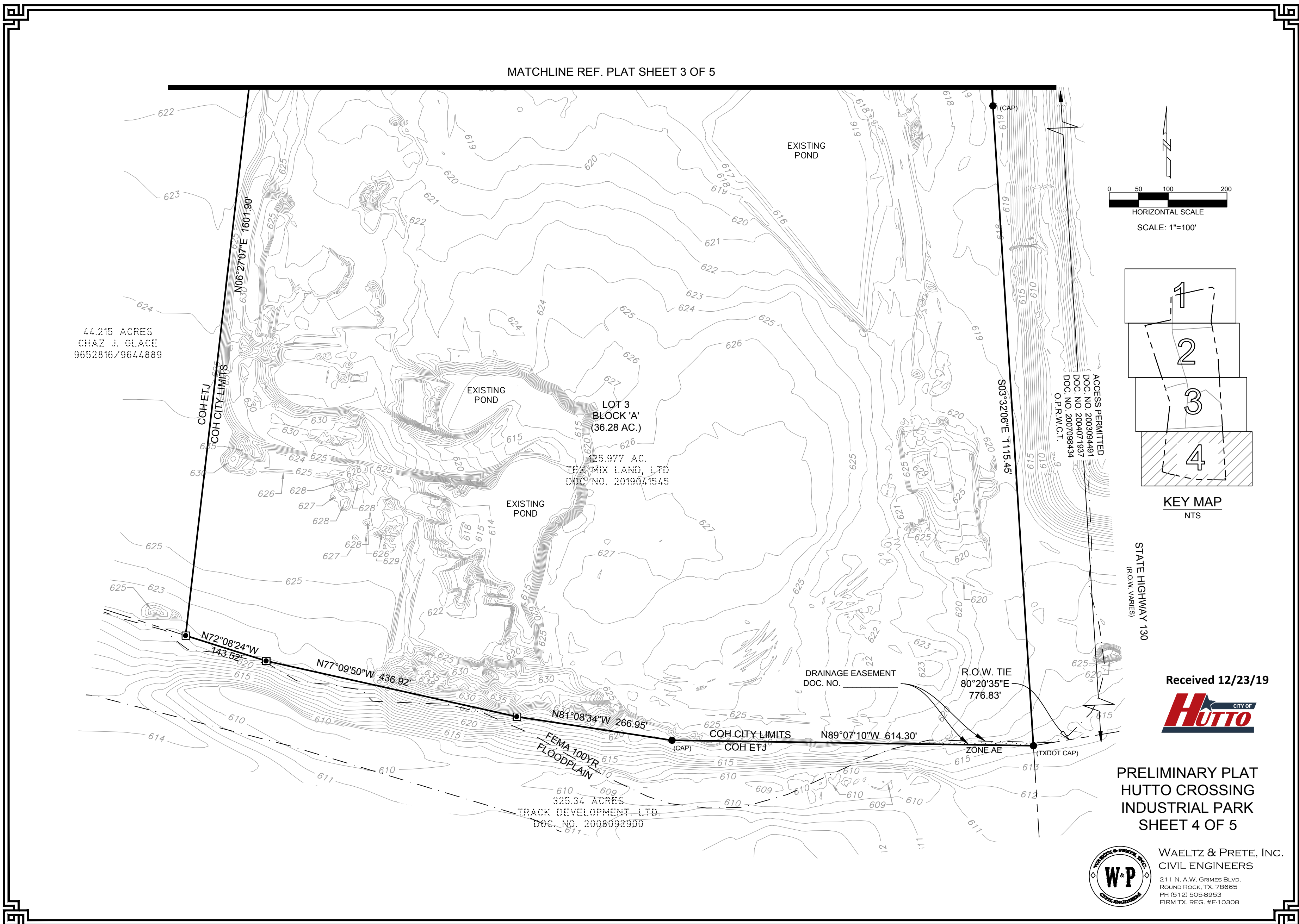
PRELIMINARY PLAT
HUTTO CROSSING
INDUSTRIAL PARK
SHEET 1 OF 5



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308







METES AND BOUNDS DESCRIPTION:

A 125.977 ACRE TRACT OF LAND OUT OF THE ROBERT MCNUTT SURVEY ABSTRACT NO. 422, SITUATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS BEING THAT SAME 125.95 ACRE TRACT OF LAND CONVEYED TO HUTTO MEZZ HOLDINGS LLC BY DEED OF RECORD IN DOCUMENT NO. 2009018029 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 125.977 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with TxDOT aluminum cap found at the intersection of the westerly right-of-way line of SH 130 (R.O.W. Varies) and the southerly line of Union Pacific Railroad (100' R.O.W.) situated on the southerly side of US Highway 79 (R.O.W. Varies), at or near TXDOT S.H. 130 Station 706+70.31, 518.16' right, for the northeasterly corner of said 125.95 acre tract and hereof;

THENCE, leaving said southerly line of Union Pacific Railroad, along the westerly right-of-way line of SH 130, for the easterly line of said 125.95-acre tract and hereof, the following six (6) courses and distances:

- 1) S50°15'22"E, a distance of 78.59 feet to a 1/2-inch iron rod with BURY cap found;
- 2) S06°34'39"W, a distance of 736.94 feet to a 1/2-inch iron rod with an illegible cap found;
- 3) S10°12'43"E, a distance of 908.37 feet to a 1/2-inch iron rod with TxDOT aluminum cap found;
- 4) S03°30'52"E, a distance of 1476.40 feet to a 1/2-inch iron rod with TxDOT aluminum cap found;
- 5) S03°26'36"E, a distance of 211.77 feet to a 1/2-inch iron rod found;
- 6) S03°32'06"E, a distance of 1115.45 feet to a 1/2-inch iron rod with TxDOT aluminum cap found at the southeasterly corner of said 125.95-acre tract, being on the north bank of Brushy Creek, for the southeasterly corner hereof;

THENCE, leaving said westerly right-of-way line of SH 130, with the approximate north bank of Brushy Creek, being the southerly line of said 125.95-acre tract and hereof, the following four (4) courses and distances:

- 1) N89°07'10"W, a distance of 614.30 feet to a 1/2-inch iron rod found;
- 2) N81°08'34"W, a distance of 266.95 feet for an angle point;
- 3) N77°09'50"W, a distance of 436.92 feet for an angle point;
- 4) N72°08'24"W, a distance of 143.52 feet to a nail found at the southwesterly corner of said 125.95-acre tract, being the southeasterly corner of that certain 44.215-acre tract conveyed to Chaz Glace, by Deed of record in Document No. 9644889 and Document No. 9644889 both of the Official Records of Williamson County, Texas for the southwesterly corner hereof;

THENCE, N06°27'07"E, leaving the north bank of Brushy Creek, along the easterly line of said 44.215-acre tract, for a portion of the westerly line of said 125.95-acre tract and hereof, a distance of 1601.90 feet to a 1/2-inch iron rod found at the northeasterly corner of said 44.215 acre tract, being the southeasterly corner of Lot 1, Block "D", The Heights at Deerfield, a subdivision of record in Cabinet O, Slides 42-45, of the Plat Records of Williamson County, Texas, for an angle point hereof;

THENCE, N17°35'28"W, along the easterly line of said Lot 1, Block "D" and Block "A" of said The Heights at Deerfield, for a portion of the westerly line of said 125.95-acre tract and hereof, a distance of 1888.43 feet to a 1/2-inch iron rod with BURY cap found at the southwesterly corner of Lot 1 Carmel Creek Subdivision, of record in Document No. 2008091478 of said Official Public Records for an angle point, from which a 1/2 inch iron rod found in the southerly right-of-way line of Union Pacific Railroad being the northwesterly corner of said Lot 1 Carmel Creek Subdivision bears N17°35'28"W, a distance of 538.97 feet;

THENCE, N77°25'19"E, leaving the easterly line of said Block "A", along the southerly line of Lot 1 and Lot 2 of said Carmel Creek Subdivision, for a portion of the westerly line of said 125.95-acre tract and hereof, a distance of 597.55 feet to a 1/2-inch iron rod with BURY cap found at the southeasterly corner of said Lot 2 Carmel Creek Subdivision, for an angle point;

THENCE, N00°58'32"E, along the easterly line of said Lot 2 Carmel Creek Subdivision, for a portion of the westerly line of said 125.95 acre tract and hereof, a distance of 552.31 feet to a 1/2-inch iron rod found at the northeasterly corner of said Lot 2 Carmel Creek Subdivision, being in the southerly line of Union Pacific Railroad situated on the southerly side of US Highway 79, for the northwesterly corner of said 125.95 acre tract and hereof;

THENCE, N77°20'30"E, along the southerly line of Union Pacific Railroad, being the northerly line of said 125.95-acre tract and hereof, a distance of 952.81 feet to the **POINT OF BEGINNING**, containing an area of 125.977 acres (5,487,561 square feet) of land, more or less, within these metes and bounds.

BEARING BASIS: ALL BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE NAD83/2011, BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.

PLAT NOTES:

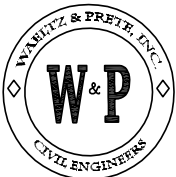
- 1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- 2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS.
- 3. A 5' P.U.E. IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL PUBLIC STREET SIDE PROPERTY LINES.
- 4. A 5' P.U.E. IS HERBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
- 5. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
- 6. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- 7. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2 " PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- 8. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: WELL (PRIVATE)
WASTEWATER: OSSF
ELECTRIC: ONCOR
GAS (NATURAL OR PROPANE): ATMOS
- 9. THERE ARE AREAS WITHIN THE BOUNDARIES OF THE SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0515E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- 10. THIS SUBDIVISION WILL BE ZONED: HUTTO CROSSING PLANNED UNIT DEVELOPMENT
- 11. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT SHALL CONFORM TO HUTTO CROSSING PLANNED UNIT DEVELOPMENT.
- 12. ALL DEVELOPMENT SHALL CONFORM TO THE HUTTO CROSSING PLANNED UNIT DEVELOPMENT OR CITY OF HUTTO UDC, WHICHEVER DOCUMENT IS CONTROLLING.

TREE LIST		
TREE NUMBER	DESCRIPTION	SIZE (IN.)
1000	PECAN	30
1001	CEDAR ELM	18
1002	CEDAR ELM	17, 15 (2 BOLES)
1003	TALLOW	53
1004	PECAN	19
1005	AMERICAN ELM	25
1006	PECAN	9, 6 (2 BOLES)
1007	AMERICAN ELM	48
1008	PECAN	35
1009	PECAN	26
1010	PECAN	30
1011	AMERICAN ELM	6
1012	AMERICAN ELM	7
1013	AMERICAN ELM	7
1014	AMERICAN ELM	9, 5 (2 BOLES)
1015	PECAN	23
1016	PECAN	26
1017	AMERICAN ELM	7
1018	AMERICAN ELM	6
1019	AMERICAN ELM	6
1020	AMERICAN ELM	9
1021	PECAN	23, 10 (2 BOLES)
1022	PECAN	26, 22 (2 BOLES)
1023	AMERICAN ELM	7
1024	PECAN	33
1025	PECAN	28
1026	PECAN	26
1027	PECAN	28
1028	PECAN	20
1029	PECAN	28

Received 12/23/19



PRELIMINARY PLAT
HUTTO CROSSING
INDUSTRIAL PARK
SHEET 5 OF 5



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Highlands North Section 1 Final Plat, 90.378 acres, more or less, of land, 120 residential lots, located on CR 133 at CR 132.
Meeting: Planning and Zoning Commission - 07 Jan 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Summary of Request

The Highlands North Section 1 Final Plat includes 120 proposed single-family lots, 2 open space/drainage easement/wastewater easement lots and 7 landscape lots on 90.378 acres of land.

The proposed subdivision conforms to the Unified Development Code. This subdivision is located on County Road 133 at County Road 132.

WEST: Single-Family 1 and Extraterritorial Jurisdiction

NORTH: Development Agreement and Extraterritorial Jurisdiction

EAST: Development Agreement

SOUTH: Development Agreement and Extraterritorial Jurisdiction

Utilities

Water and wastewater service will be provided by Jonah.

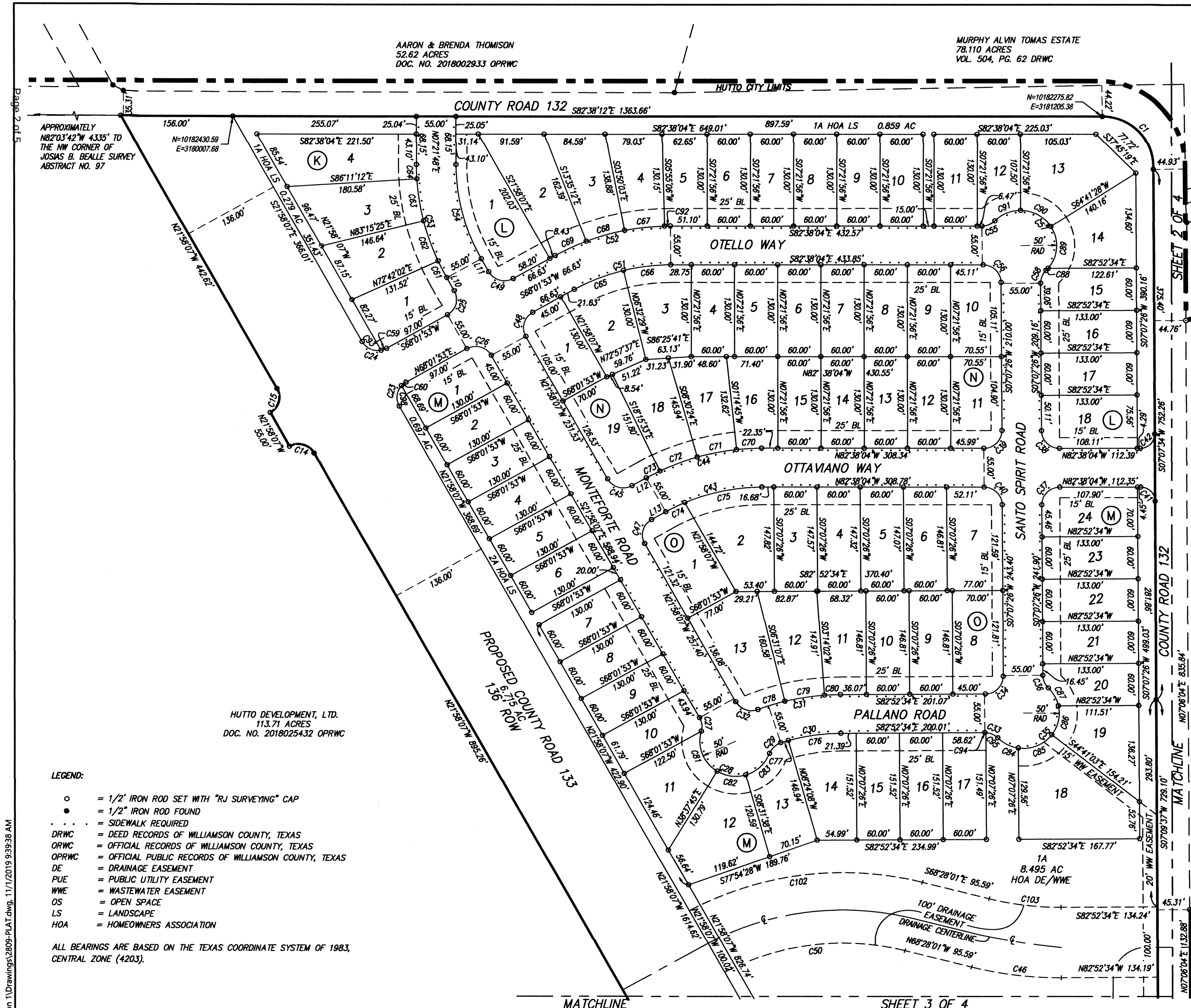
RECOMMENDATION:

This plat has been reviewed and all City comments have been addressed. The proposed Final Plat is in compliance with the applicable subdivision regulations.

ATTACHMENTS:

[HighlandsNorthSec1FP-Init-Plat\(11-13-19\)](#)

Page 2 of 5
C:\CVL\3D\3D-2801-2809-2809-Highlands North Section 1\Drawings\2809-PLAT.dwg, 11/17/2019 9:39:38 AM



LEGEND:

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

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

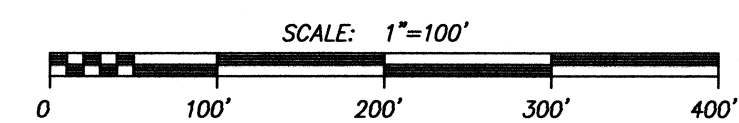
Received 11/13/19

SITE DATA:		STREET NAME		LENGTH	ACRES
TOTAL AREA 90.378 ACRES		OTELLO WAY		1001'	1.118
11 BLOCKS		MONTEFORTE ROAD		990'	1.129
LAND USE	ACRES	OTTAVIANO WAY		775'	0.896
120 RESIDENTIAL LOTS	26.708	SANTO SPIRIT ROAD		663'	1.095
2 HOA DE/WWE	43.308	COUNTY ROAD 132		2756'	8.271
6 HOA LS	2.935	PALLANO ROAD		406'	0.571
1 HOA LS/PUE	0.256	BLUEJACK WAY		421'	0.654
1 HOA PARKLAND	2.660	TROPICANA LANE		81'	0.290
RIGHT-OF-WAY	14.511	TORRE MILETO WAY		257'	0.487
TOTAL	90.378	TOTAL	7350'	14.511	

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

SURVEY:
JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97
PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184

FINAL PLAT OF
HIGHLANDS NORTH SECTION 1
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS



- PLAT NOTES:
- THIS PLAT LIES WITHIN CITY OF HUTTO FULL PURPOSE JURISDICTION.
 - NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE 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 ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
 - A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
 - A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
 - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
 - STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
 - SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
 - AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER CITY CODES AND REGULATIONS.
 - WATER AND WASTEWATER SERVICE WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO AND JONAH S.U.D. ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - NO PORTION OF THIS TRACT IS ENCOMPASSED 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 48491C0510E, EFFECTIVE DATE SEPTEMBER 26, 2008, 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.
 - UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: JONAH S.U.D.; WASTEWATER: JONAH S.U.D.; ELECTRIC: ONCOR.
 - ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 - ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - OPEN SPACE AND PARKLAND LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THIS SUBDIVISION WILL BE ZONED SF1.
 - ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
 - THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOTS IS 55%.
 - PARKLAND LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
 - 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.
 - RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.
 - THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY-OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
 - IN APPROVING THIS PLAT BY THE COMMISSIONER'S 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 COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S 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.
 - 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.
 - ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

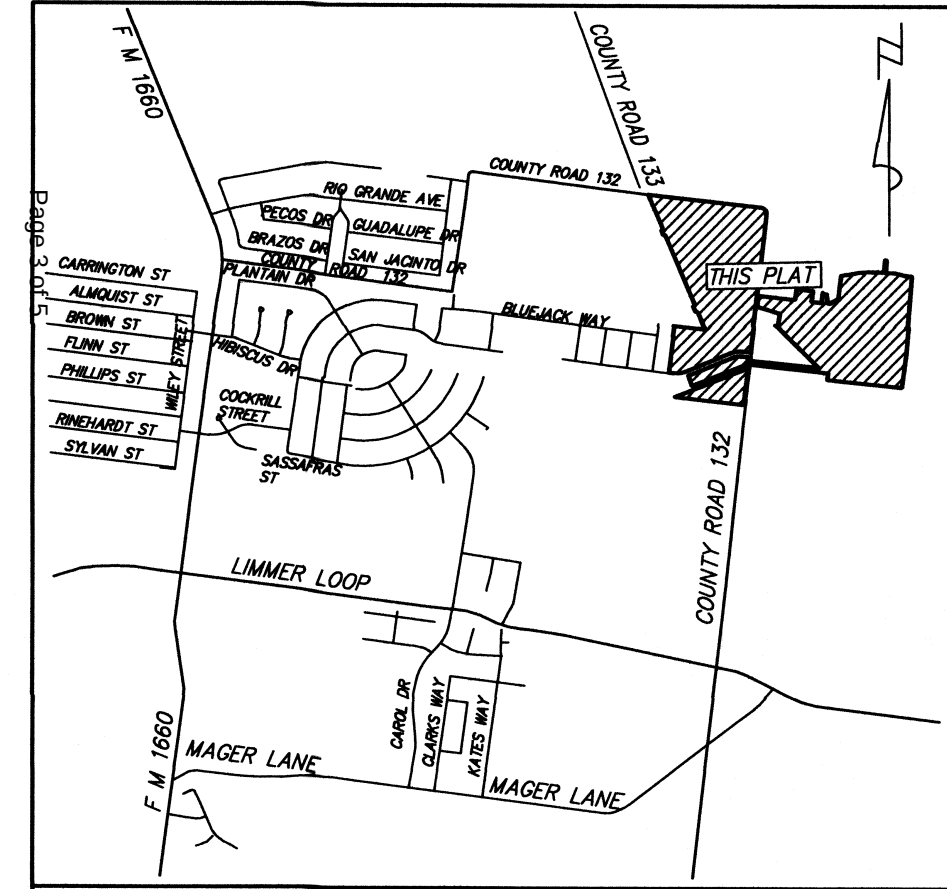
DATE: NOVEMBER 1, 2019 SCALE: 1" = 100'

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

SHEET 1 OF 4 SHEETS

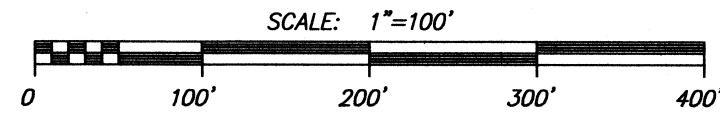


FINAL PLAT OF
HIGHLANDS NORTH SECTION 1
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

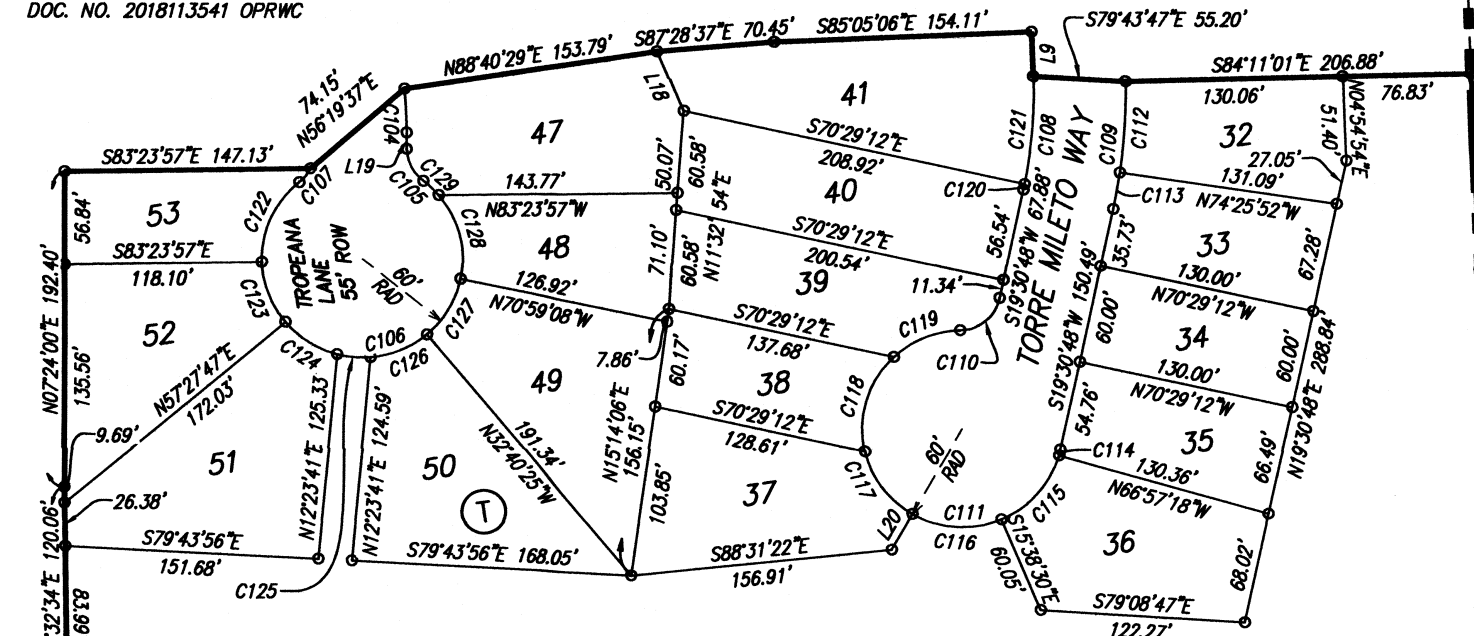
LEGEND:

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

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



HUTTO DEVELOPMENT, LTD.
75.812 ACRES
DOC. NO. 2018113541 OPRWC



KLAUS FARMS, LTD.
101.51 ACRES EXHIBIT A
DOC. NO. 200709204
OPRWC

LOCATION MAP

SCALE: 1" = 2000'

SHEET 1 OF 4

N=10181144.89
E=3181180.60

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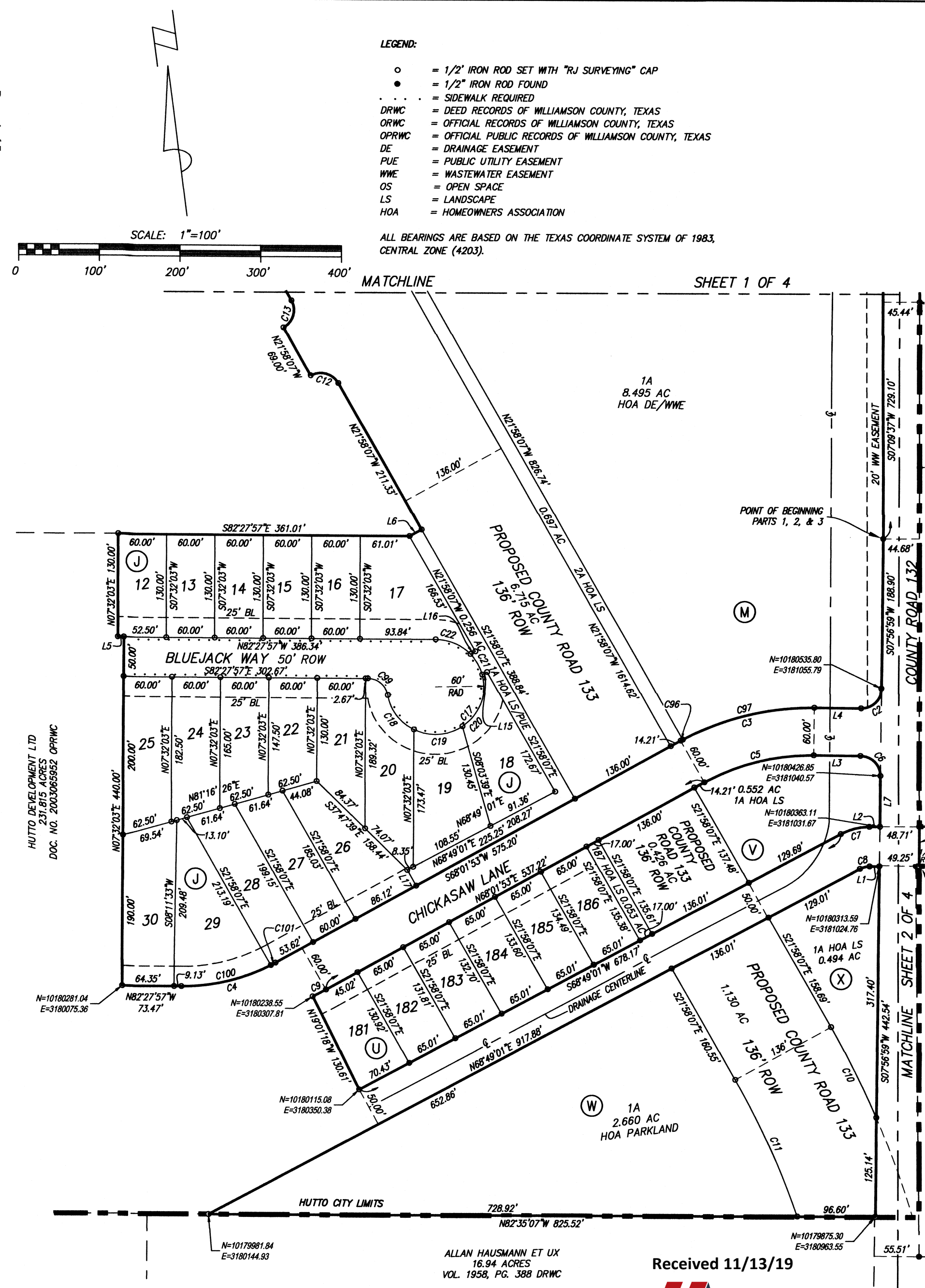
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FINAL PLAT OF
HIGHLANDS NORTH SECTION 1
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS



CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.	CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.	CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	115.05'	71.10'	082°42'57"	S36°10'20"E	102.91'	C53	167.66'	327.50'	028°19'53"	S07°18'10"E	165.84'	C105	22.63'	25.00'	051°51'20"	S19°19'36"E	21.86'
C2	39.27'	25.00'	090°00'00"	S52°56'59"W	35.36'	C54	139.50'	272.50'	028°19'55"	S07°18'10"E	137.99'	C106	297.10'	60.00'	283°42'40"	S83°23'57"E	74.12'
C3	172.32'	330.00'	029°55'07"	S82°59'26"W	170.37'	C55	19.88'	25.00'	045°34'23"	N74°34'44"E	19.36'	C107	10.97'	25.00'	025°08'46"	N45°53'00"E	10.88'
C4	121.75'	236.44'	029°30'10"	S82°46'58"W	120.41'	C56	39.16'	25.00'	089°45'30"	N37°45'19"W	35.28'	C108	69.43'	272.50'	014°35'55"	N12°12'51"E	69.24'
C5	140.99'	270.00'	029°55'07"	N82°59'26"E	139.39'	C57	157.87'	50.00'	180°54'16"	N37°45'19"W	100.00'	C109	78.29'	327.50'	013°41'50"	N12°39'54"E	78.11'
C6	39.27'	25.00'	090°00'00"	S37°03'01"E	35.36'	C58	19.88'	25.00'	045°34'23"	S29°54'37"W	19.36'	C110	33.33'	25.00'	076°23'28"	N57°42'32"E	30.92'
C7	36.69'	75.00'	028°01'36"	S82°49'49"W	36.32'	C59	8.14'	25.00'	018°39'47"	N77°21'46"E	8.11'	C111	268.49'	60.00'	256°23'28"	S32°17'28"E	94.31'
C8	12.23'	25.00'	028°01'34"	N82°49'48"E	12.11'	C60	8.14'	25.00'	018°39'47"	S58°41'59"W	8.11'	C112	55.74'	327.50'	009°45'09"	N10°41'33"E	55.68'
C9	18.70'	363.56'	002°56'49"	N69°30'17"E	18.70'	C61	26.69'	327.50'	004°40'10"	S19°38'02"E	26.68'	C113	22.55'	327.50'	003°56'41"	N17°32'28"E	22.54'
C10	127.34'	1148.00'	006°21'19"	N18°47'28"W	127.27'	C62	60.34'	327.50'	010°33'23"	S12°01'16"E	60.25'	C114	3.70'	60.00'	003°31'54"	N21°16'45"E	3.70'
C11	189.24'	1012.00'	010°42'51"	N16°36'42"W	188.97'	C63	60.34'	327.50'	010°33'23"	S01°27'53"E	60.25'	C115	53.74'	60.00'	051°18'48"	N48°42'06"E	51.96'
C12	39.27'	25.00'	090°00'00"	N66°58'07"W	35.36'	C64	20.29'	327.50'	003°33'00"	S05°35'18"W	20.29'	C116	55.25'	60.00'	052°45'41"	S79°15'39"E	53.32'
C13	39.27'	25.00'	090°00'00"	N23°01'53"E	35.36'	C65	73.37'	272.50'	015°25'39"	S75°44'42"W	73.15'	C117	48.87'	60.00'	046°40'02"	S29°32'48"E	47.53'
C14	39.27'	25.00'	090°00'00"	N66°58'07"W	35.36'	C66	66.14'	327.50'	013°54'24"	N89°35'17"W	65.98'	C118	63.03'	60.00'	060°11'35"	S23°53'01"W	60.17'
C15	39.27'	25.00'	090°00'00"	N23°01'53"E	35.36'	C67	55.74'	327.50'	009°45'09"	N88°57'29"W	55.68'	C119	43.90'	60.00'	041°55'28"	S74°56'32"W	42.93'
C16	52.68'	50.00'	060°22'00"	S67°30'33"E	50.28'	C68	55.74'	327.50'	009°45'09"	S81°17'22"W	55.68'	C120	3.46'	272.50'	000°43'42"	N19°08'57"E	3.46'
C17	272.10'	60.00'	258°50'09"	N47°27'07"E	92.04'	C69	47.91'	327.50'	008°22'55"	S72°13'20"W	47.87'	C121	65.97'	272.50'	013°52'13"	N11°51'00"E	65.81'
C18	56.34'	60.00'	053°47'56"	S29°31'46"E	54.29'	C70	34.98'	327.50'	006°07'10"	N85°41'40"W	34.96'	C122	55.53'	60.00'	053°01'31"	S31°56'38"W	53.57'
C19	63.17'	60.00'	060°19'11"	S86°35'20"E	60.29'	C71	55.74'	327.50'	009°45'09"	S86°22'11"W	55.68'	C123	39.76'	60.00'	037°58'05"	S13°33'10"E	39.04'
C20	74.08'	60.00'	070°44'32"	N27°52'48"E	69.46'	C72	55.74'	327.50'	009°45'09"	S76°37'02"W	55.68'	C124	37.15'	60.00'	035°28'27"	S50°16'26"E	36.56'
C21	30.32'	60.00'	028°57'18"	N21°58'07"W	30.00'	C73	21.20'	327.50'	003°42'35"	S89°53'10"W	21.20'	C125	20.09'	60.00'	019°11'17"	S77°36'19"E	20.00'
C22	48.19'	60.00'	046°01'11"	N59°27'22"W	46.91'	C74	28.56'	272.50'	006°12'53"	S71°08'19"W	29.54'	C126	37.15'	60.00'	035°28'27"	N75°03'49"E	36.56'
C23	39.27'	25.00'	090°00'00"	S23°01'53"W	35.36'	C75	108.96'	272.50'	023°07'09"	S85°48'21"W	108.21'	C127	40.12'	60.00'	038°18'43"	N38°10'14"E	39.38'
C24	39.27'	25.00'	090°00'00"	S66°58'07"E	35.36'	C76	73.84'	272.50'	015°31'34"	S89°21'39"W	73.62'	C128	54.70'	60.00'	052°13'54"	N07°06'05"W	52.82'
C25	39.27'	25.00'	090°00'00"	N23°01'53"E	35.36'	C77	10.87'	272.50'	002°17'10"	S80°27'17"W	10.87'	C129	12.61'	60.00'	012°02'14"	N39°14'09"W	12.58'
C26	39.27'	25.00'	090°00'00"	N66°58'07"W	35.36'	C78	39.35'	327.50'	006°53'06"	S80°02'21"W	39.33'						
C27	19.88'	25.00'	045°34'23"	N00°49'04"E	19.36'	C79	55.74'	327.50'	009°45'09"	S88°21'28"W	55.68'						
C28	153.39'	50.00'	175°46'37"	S64°17'03"E	99.93'	C80	22.23'	327.50'	003°53'23"	N84°49'16"W	22.23'						
C29	22.46'	25.00'	051°29'04"	S53°34'10"W	21.72'	C81	65.43'	50.00'	074°58'30"	S13°53'00"E	60.86'						
C30	84.71'	272.50'	017°48'44"	S88°13'04"W	84.37'	C82	41.15'	50.00'	047°08'23"	S74°56'56"E	40.00'						
C31	117.33'	327.50'	020°31'38"	S86°51'37"W	116.71'	C83	46.81'	50.00'	053°38'44"	N54°39'00"E	45.12'						
C32	35.53'	25.00'	081°26'05"	S62°41'10"E	32.62'	C84	32.47'	50.00'	037°12'29"	S55°54'26"E	31.90'						
C33	19.88'	25.00'	045°34'23"	N60°05'23"W	19.36'	C85	52.51'	50.00'	060°10'23"	N75°24'08"E	50.13'						
C34	39.27'	25.00'	090°00'00"	N52°07'26"E	35.36'	C86	43.40'	50.00'	049°44'13"	N20°26'51"E	42.05'						
C35	158.08'	50.00'	181°08'46"	N52°07'26"E	99.99'	C87	29.70'	50.00'	034°01'41"	N21°26'07"W	29.26'						
C36	19.88'	25.00'	045°34'23"	S15°39'46"E	19.36'	C88	4.23'	50.00'	004°51'09"	N50°16'14"E	4.23'						
C37	39.38'	25.00'	090°14'30"	S52°14'41"W	35.43'	C89	63.84'	50.00'	073°09'12"	N11°16'04"E	59.59'						
C38	39.16'	25.00'	089°45'30"	S37°45'19"E	35.28'	C90	50.06'	50.00'	057°21'51"	N53°59'28"W	48.00'						
C39	39.38'	25.00'	090°14'30"	N52°14'41"E	35.43'	C91	39.74'	50.00'	045°32'04"	S74°33'35"W	38.70'						
C40	39.16'	25.00'	089°45'30"	N37°45'19"W	35.28'	C92	8.27'	327.50'	001°26'50"	N83°21'29"W	8.27'						
C41	31.33'	20.00'	089°45'39"	N37°45'15"W	28.23'	C93	31.13'	25.00'	071°20'13"	S57°38'14"E	29.15'						
C42	31.50'	20.00'	090°14'21"	N52°14'45"E	28.34'	C94	1.38'	25.00'	003°09'28"	N81°17'50"W	1.38'						
C43	139.51'	272.50'	029°20'03"	S82°41'54"W	138.00'	C95	18.51'	25.00'	042°24'55"	N58°30'39"W	18.09'						
C44	167.67'	327.50'	029°20'03"	S82°41'54"W	165.85'	C96	2.79'	330.00'	000°29'05"	S88°16'25"W	2.79'						
C45	39.27'	25.00'	090°00'00"	S66°58'07"E	35.36'	C97	169.53'	330.00'	029°26'01"	S83°13'59"W	167.67'						
C46	125.74'	500.00'	014°24'33"	S75°40'18"E	125.41'	C98	31.13'	25.00'	071°20'13"	S13°41'59"W	29.15'						
C47	39.27'	25.00'	090°00'00"	S23°01'53"W	35.36'	C99	34.83'	25.00'	079°50'09"	N42°32'53"W	32.08'						
C48	39.27'	25.00'	090°00'00"	S23°01'53"W	35.36'	C100	115.37'	236.44'	027°57'28"	N83°33'19"E	114.23'						
C49	39.27'	25.00'	090°00'00"	S66°58'07"E	35.36'	C101	6.38'	236.44'	001°32'42"	N68°48'14"E	6.38'						
C50	257.74'	350.00'	042°11'31"	N89°33'47"W	251.95'	C102	333.66'	450.00'	042°28'59"	N89°42'31"W	326.07'						
C51	139.51'	272.50'	029°20'03"	S82°41'54"W	138.00'	C103	100.60'	400.00'	014°24'33"	S75°40'18"E	100.33'						
C52	167.67'	327.50'	029°20'03"	S82°41'54"W	165.85'	C104	26.79'	327.50'	004°41'13"	N04°15'27"E	26.78'						

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N83°09'25"W	12.04'
L2	N83°09'25"W	13.01'
L3	S82°03'01"E	57.94'
L4	N82°03'01"W	57.94'
L5	N82°27'57"W	7.50'
L6	N68°01'53"E	17.00'
L7	S07°56'59"W	64.36'
L8	S82°53'56"E	25.25'
L9	S04°54'54"W	27.16'
L10	N21°58'07"W	21.22'
L11	N21°58'07"W	21.22'
L12	S68°01'53"W	22.50'
L13	S68°01'53"W	22.50'
L14	N65°41'31"W	10.30'
L15	N68°01'53"E	6.91'
L16	N68°01'53"E	6.91'
L17	S21°58'07"E	22.50'
L18	N16°22'41"W	39.59'
L19	N06°36'03"E	9.94'
L20	N37°07'12"E	25.00'

DATE: NOVEMBER 1, 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

SURVEY:
JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97
PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184

SHEET 3 OF 4 SHEETS

Received 11/13/19



ALLAN HAUSMANN ET UX
16.94 ACRES
VOL. 1958, PG. 388 DRWC

THAT PART OF THE JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97 AND THE PATRICK O'DAUGHERTY SURVEY, ABSTRACT NO. 184 IN WILLIAMSON COUNTY, TEXAS, AND BEING COMPRISED OF FOUR PARTS: A 44.085 ACRE TRACT OF LAND, BEING A PART OF THAT 113.71 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018025432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRW); AND A PART OF THAT 231.815 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2003065952, OPRW; A 2.228 ACRE TRACT OF LAND, BEING A PART OF SAID 231.815 ACRE TRACT; AND, A 4.284 ACRE TRACT OF LAND, BEING A PART OF SAID 231.815 ACRE TRACT; AND, A 39.773 ACRE TRACT OF LAND, BEING A PART OF THAT 75.812 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018113541, OPRW; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART 1 - 44.085 ACRES

BEGIN 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 THE ABOVE REFERENCED 113.71 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID 231.185 ACRE TRACT;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132, S07°56'59"W A DISTANCE OF 188.90 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 COURSES:

1. SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE A LENGTH OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S52°56'59"W, 35.36 FEET TO A 1/2" IRON ROD SET;
2. N82°03'01"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;
3. WESTERLY, ALONG THE ARC OF SAID CURVE A LENGTH OF 172.32 FEET, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 29°55'07", AND A CHORD BEARING S82°59'26"W, 170.37 FEET TO A 1/2" IRON ROD SET;
4. S88°01'53"W A DISTANCE OF 575.20 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
5. WESTERLY, ALONG THE ARC OF SAID CURVE A 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;
6. N82°27'57"W A DISTANCE OF 73.47 FEET TO A 1/2" IRON ROD SET;
7. N07°32'03"E A DISTANCE OF 440.00 FEET TO A 1/2" IRON ROD SET;
8. N82°27'57"W A DISTANCE OF 7.50 FEET TO A 1/2" IRON ROD SET;
9. N07°32'03"E A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF SAID 113.71 ACRE TRACT;

THENCE ALONG SAID SOUTH LINE OF THE 113.71 ACRE TRACT, S82°27'57"E A DISTANCE OF 381.01 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 113.71 ACRE TRACT, THE FOLLOWING TEN COURSES:

1. N68°01'53"E A DISTANCE OF 17.00 FEET TO A 1/2" IRON ROD SET;
2. N21°58'07"W A DISTANCE OF 211.33 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
3. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE A LENGTH OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N66°58'07"W, 35.36 FEET TO A 1/2" IRON ROD SET;
4. N21°58'07"W A DISTANCE OF 69.00 FEET TO A TO A 1/2" IRON ROD SET ON A NON-TANGENT CURVE TO THE LEFT;
5. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A LENGTH OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N23°01'53"E, 35.36 FEET TO A 1/2" IRON ROD SET;
6. N21°58'07"W A DISTANCE OF 895.28 FEET TO A TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;
7. NORTHWESTERLY, ALONG THE ARC OF SAID CURVE A LENGTH OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N66°58'07"W, 35.36 FEET TO A 1/2" IRON ROD SET;
8. N21°58'07"W A DISTANCE OF 55.00 FEET TO A TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;
9. NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A LENGTH OF 39.27 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING N23°01'53"E, 35.36 FEET TO A 1/2" IRON ROD SET;
10. N21°58'07"W A DISTANCE OF 442.62 FEET TO A 1/2" IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132, FROM WHICH THE NORTHWEST CORNER OF THE JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97 BEARS APPROXIMATELY N82°03'42"W A DISTANCE OF 4335 FEET;

THENCE ALONG SAID SOUTH AND WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132, SAME BEING THE NORTH AND EAST LINE OF SAID 113.71 ACRE TRACT, THE FOLLOWING FOUR COURSES:

1. S82°38'12"E A DISTANCE OF 1363.66 FEET TO A 1/2" IRON ROD FOUND AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
2. SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A LENGTH OF 115.05 FEET, HAVING A RADIUS OF 71.10 FEET, A CENTRAL ANGLE OF 92°42'57" AND A CHORD WHICH BEARS S36°10'20"E A DISTANCE OF 102.91 FEET TO A 1/2" IRON ROD FOUND;
3. S07°07'34"W A DISTANCE OF 752.26 FEET TO A 1/2" IRON ROD SET;
4. S07°08'37"W A DISTANCE OF 729.10 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 44.085 ACRES, MORE OR LESS.

PART 2 - 2.228 ACRES

COMMENCE AT A 1/2" IRON ROD FOUND ON SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (VARIABLE WIDTH RIGHT-OF-WAY) MONUMENTING SAID NORTHEAST CORNER OF THE 231.815 ACRE TRACT AND SAID SOUTHEAST CORNER OF THE 113.71 ACRE TRACT;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF 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 SAID WEST RIGHT-OF-WAY LINE OF 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 COURSES:

1. N83°08'25"W A DISTANCE OF 13.01 FEET TO A 1/2" IRON ROD SET ON A NON-TANGENT CURVE TO THE LEFT;
2. WESTERLY, ALONG THE ARC OF SAID CURVE A 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°48'01"W A DISTANCE OF 678.17 FEET TO A 1/2" IRON ROD SET;
4. N19°01'18"W A DISTANCE OF 130.61 FEET TO A 1/2" IRON ROD SET ON A NON-TANGENT CURVE TO THE LEFT;
5. EASTERLY, ALONG THE ARC OF SAID CURVE A LENGTH OF 18.70 FEET, HAVING A RADIUS OF 363.56 FEET, A CENTRAL ANGLE OF 02°56'49", AND A CHORD BEARING N69°30'17"E, 18.70 FEET TO A 1/2" IRON ROD SET;
6. N68°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 THE ARC OF SAID CURVE A LENGTH OF 140.89 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 THE ARC OF SAID CURVE A 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 2.228 ACRES, MORE OR LESS.

PART 3 - 4.284 ACRES

COMMENCE AT A 1/2" IRON ROD FOUND ON SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 132 (VARIABLE WIDTH RIGHT-OF-WAY) MONUMENTING SAID NORTHEAST CORNER OF THE 231.815 ACRE TRACT AND SAID SOUTHEAST CORNER OF THE 113.71 ACRE TRACT;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE OF 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 CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE OF 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 A 16.94 ACRE TRACT CONVEYED TO ALLAN HAUSMANN AND WIFE, PORTIA HAUSMANN BY DEED RECORDED IN VOLUME 1958, PAGE 388 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (DRWC)

THENCE ALONG THE NORTH LINE OF SAID 16.94 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 COURSES:

1. N68°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 THE ARC OF SAID CURVE A LENGTH OF 12.23 FEET, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 28°01'34", AND A CHORD BEARING N82°49'49"E, 12.11 FEET TO A 1/2" IRON ROD SET;
3. S83°08'25"E A DISTANCE OF 12.04 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 4.284 ACRES, MORE OR LESS.

PART 4 - 39.773 ACRES

BEGIN AT A 1/2" IRON ROD SET ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 132 AT THE SOUTHWEST CORNER OF SAID 75.812 ACRE TRACT, SAME BEING ON THE NORTH LINE OF A 5.00 ACRE TRACT OF LAND (TRACT 2) CONVEYED TO MICHAEL EDMONDS, SR. BY DEED RECORDED IN DOCUMENT NO. 2004023887, OPRW, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 5.00 ACRE TRACT BEARS, N83°08'52"W A DISTANCE OF 4.07 FEET;

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

THENCE ALONG THE WEST LINE OF SAID 75.812 ACRE TRACT THE FOLLOWING TEN COURSES:

1. LEAVING SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 132, S83°08'52"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 A 1.0004 ACRE TRACT OF LAND CONVEYED TO MARC DECKER BY DEED RECORDED IN DOCUMENT NO. 2015038885, OPRW;
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. N65°41'31"W A DISTANCE OF 10.30 FEET TO A 1/2" IRON ROD SET;
7. N23°23'22"W A DISTANCE OF 92.44 FEET TO A 1/2" IRON ROD SET;
8. N07°08'30"W A DISTANCE OF 91.15 FEET TO A 1/2" IRON ROD SET;
9. N07°34'11"W A DISTANCE OF 95.60 FEET TO A 1/2" IRON ROD SET ON SAID EAST RIGHT-OF-WAY LINE OF 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 A DISTANCE OF 11.18 FEET;
10. ALONG SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 132, N07°06'04"E A DISTANCE OF 132.88 FEET TO A 1/2" IRON ROD SET;

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

1. S82°53'56"E A DISTANCE OF 446.96 FEET TO A 1/2" IRON ROD SET;
2. N07°08'04"E A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
3. S82°53'56"E A DISTANCE OF 196.00 FEET TO A 1/2" IRON ROD SET;
4. S07°32'20"W A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
5. S82°53'56"E A DISTANCE OF 122.94 FEET TO A 1/2" IRON ROD SET;
6. N07°08'04"E A DISTANCE OF 122.50 FEET TO A 1/2" IRON ROD SET ON A NON-TANGENT CURVE TO THE LEFT;
7. EASTERLY, ALONG THE ARC OF SAID CURVE A LENGTH OF 52.68 FEET, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 60°22'00", AND A CHORD BEARING S67°30'33"E, 50.28 FEET TO A 1/2" IRON ROD SET;
8. S07°41'33"E A DISTANCE OF 112.90 FEET TO A 1/2" IRON ROD SET;
9. S82°53'56"E A DISTANCE OF 25.25 FEET TO A 1/2" IRON ROD SET;
10. N58°43'45"E A DISTANCE OF 117.37 FEET TO A 1/2" IRON ROD SET;
11. N06°32'34"E A DISTANCE OF 120.06 FEET TO A 1/2" IRON ROD SET;
12. N07°24'00"E A DISTANCE OF 192.40 FEET TO A 1/2" IRON ROD SET;
13. S83°23'57"E A DISTANCE OF 147.13 FEET TO A 1/2" IRON ROD SET;
14. N56°19'37"E A DISTANCE OF 74.15 FEET TO A 1/2" IRON ROD SET;
15. N88°40'29"E A DISTANCE OF 153.79 FEET TO A 1/2" IRON ROD SET;
16. S87°28'37"E A DISTANCE OF 70.45 FEET TO A 1/2" IRON ROD SET;
17. S85°05'06"E A DISTANCE OF 154.11 FEET TO A 1/2" IRON ROD SET;
18. S04°54'54"W A DISTANCE OF 27.16 FEET TO A 1/2" IRON ROD SET;
19. S79°43'47"E A DISTANCE OF 55.20 FEET TO A 1/2" IRON ROD SET;
20. S84°11'01"E A DISTANCE OF 206.88 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF A 101.51 ACRE TRACT CONVEYED TO KLAUS FARMS, LTD. BY DEED RECORDED IN DOCUMENT NO. 2007089204, OPRW;

THENCE ALONG SAID WEST LINE OF THE 101.51 ACRE TRACT, S04°54'54"W A DISTANCE OF 963.87 FEET TO A 5/8" IRON ROD FOUND MONUMENTING THE SOUTHWEST CORNER OF SAID 101.51 ACRE TRACT AND THE NORTHWEST CORNER OF A 100 ACRE TRACT CONVEYED TO MARYN H. DECKER & WIFE LORENE DECKER BY DEED RECORDED IN VOLUME 754, PAGE 769, DRWC;

THENCE ALONG THE WEST LINE OF SAID 100 ACRE TRACT, S07°49'18"W A DISTANCE OF 401.65 FEET TO A 1/2" IRON ROD SET MONUMENTING THE SOUTHEAST CORNER OF SAID 75.812 ACRE TRACT AND THE NORTHEAST CORNER OF THE REMAINDER OF A 101.51 ACRE TRACT CONVEYED TO MARYN H. DECKER & WIFE LORENE DECKER BY DEED RECORDED IN VOLUME 442, PAGE 308, DRWC;

THENCE ALONG THE NORTH LINE OF SAID 101.51 ACRE TRACT, N83°08'13"W A DISTANCE OF 898.52 FEET TO A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF SAID 101.51 ACRE TRACT, SAME BEING ON THE EAST LINE OF A 5.68 ACRE TRACT OF LAND CONVEYED TO MICHAEL EDMONDS, SR. BY DEED RECORDED IN DOCUMENT NO. 2004023887, OPRW;

THENCE ALONG THE EAST LINE OF SAID 5.68 ACRE TRACT, N06°50'47"E A DISTANCE OF 85.50 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 5.68 ACRE TRACT;

THENCE ALONG THE NORTH LINE OF SAID 5.68 ACRE TRACT, N83°08'53"W A DISTANCE OF 499.91 FEET TO A 1/2" IRON ROD FOUND MONUMENTING THE NORTHWEST CORNER OF SAID 5.68 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 5.00 ACRE TRACT;

THENCE ALONG THE NORTH LINE OF SAID 5.00 ACRE TRACT, N83°08'52"W A DISTANCE OF 437.45 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 39.773 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).

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

THAT HUTTO DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN TRACTS OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NOS. 2003065952, 2018025432 AND 2018113541 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE CITY OF HUTTO, WILLIAMSON COUNTY AND THE PUBLIC THE STREETS, 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 1'.

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 { KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

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

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

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

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

THAT INTERNATIONAL BANK OF COMMERCE, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2003065952 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO AND WILLIAMSON COUNTY THE STREETS, 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. THIS SUBDIVISION IS TO BE KNOWN AS 'HIGHLANDS NORTH SECTION 1'.

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

INTERNATIONAL BANK OF COMMERCE, A TEXAS BANKING ASSOCIATION

BY: _____

PRINTED NAME: _____

INTERNATIONAL BANK OF COMMERCE
500 WEST 5TH STREET, SUITE 100
AUSTIN, TEXAS 78701

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ 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

FINAL PLAT OF
HIGHLANDS NORTH SECTION 1
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

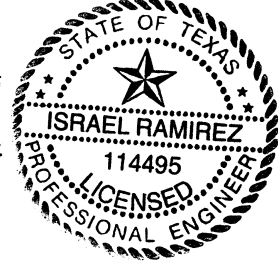
STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

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

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

Israel Ramirez 11.1.2019
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 { KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

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 11/4/2019
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



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

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

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE _____

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

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

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

DATE: NOVEMBER 1, 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

Received 11/13/19



Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation on the proposed Wilco Ranch Revised Preliminary Plat, 89.71 acres, more or less, of land, 457 residential lots, located on CR 199 at Limmer Loop.
Meeting: Planning and Zoning Commission - 07 Jan 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Summary of Request

The Wilco Ranch Revised Preliminary Plat includes 89.71 acres and is proposed to be 457 single-family residential lots, and 12 open space/drainage easement lots. 300 of the proposed lots are 40 feet wide, and 157 are 45 feet wide.

This plat was originally preliminary platted under Williamson County's jurisdiction, but they are requesting voluntary annexation to tie into the City's wastewater system, and therefore are platting with the City. The 40 foot wide lots are not normally allowed under the UDC, but are vested based on the date of the original plat.

The proposed subdivision conforms to the development agreement for Packsaddle. Per the development agreement all residential lots must be 50 feet wide. This phase is just north of Phase 1 and achieves connectivity through an entrance on FM 1660 N on the west side and Barton Creek Lane and Big Cypress Bayou Road on the south.,

WEST: Extra-territorial Jurisdiction

NORTH: Extra-territorial Jurisdiction

EAST: Ed Schmidt Boulevard/ETJ

SOUTH: Limmer Loop/St. Patrick Catholic Church/Gas Station/City Water Tower

Utilities

Water will be provided by Jonah and wastewater service will be provided by City of Hutto.

Staff Recommendation:

This plat has been reviewed and all City comments have been addressed. The proposed Preliminary Plat is in compliance with the applicable subdivision regulations.

RECOMMENDATION:

Staff recommends that the Commission recommend approval of the revised Preliminary Plat of the Wilco Ranch to City Council per Section 212.005 of the Texas Local Government Code.

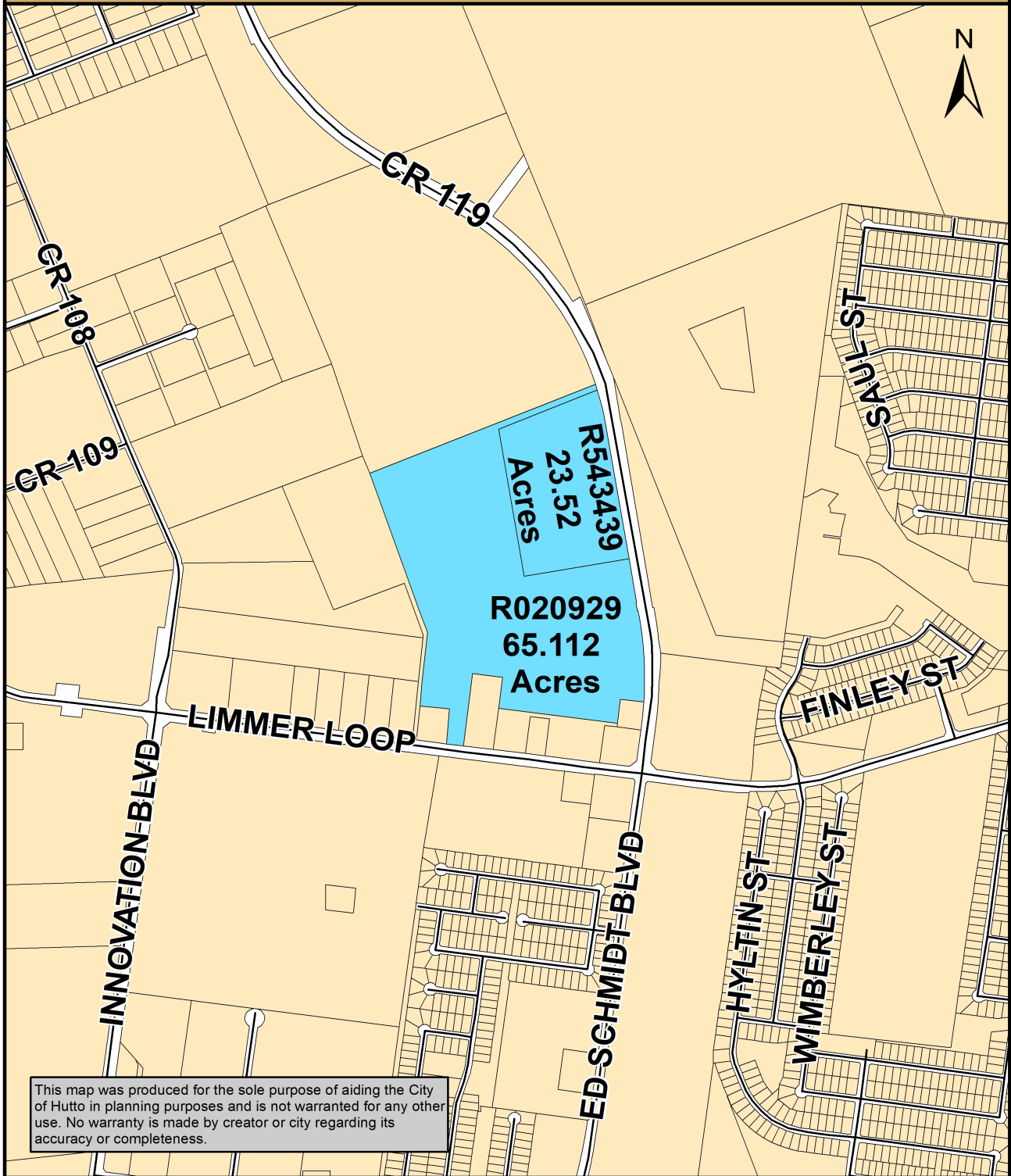
ATTACHMENTS:

[WilcoRanchPrelim\(SiteMap\)](#)

[WilcoRanchPrelim-Notice\(Web\)](#)

[WilcoRanchRevPrelim-Init-PrelimPlat\(11-20-19\)](#)

Wilco Ranch



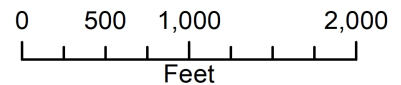
This map was produced for the sole purpose of aiding the City of Hutto in planning purposes and is not warranted for any other use. No warranty is made by creator or city regarding its accuracy or completeness.

Map Document: (K:\SITE LOCATION MAPS\2019 Site

Location Maps\Limmer_Loop\Wilco_Ranch.mxd)

12/17/2019 -- 1:35:59 PM

Page 3 of 8



PUBLIC NOTICE NOTICE OF A PUBLIC HEARING

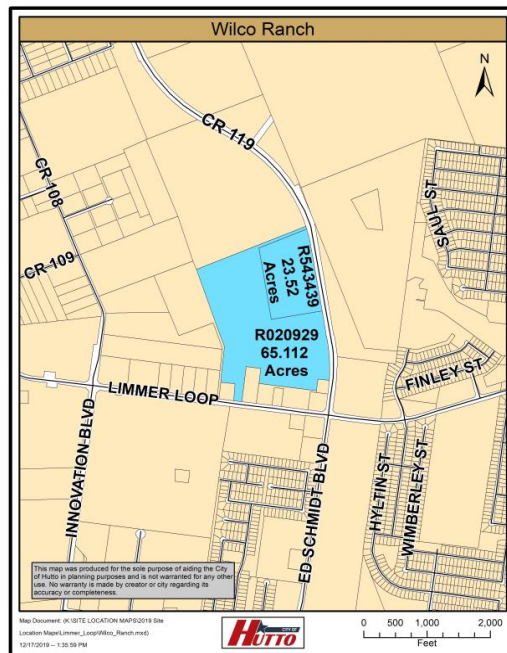
NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT THE HUTTO PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING REGARDING:

The proposed **Wilco Ranch Preliminary Plat**, 89.71 acres, more or less, of land, 457 residential lots, located on CR 119 at Limmer Loop.

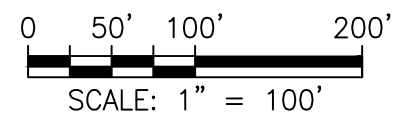
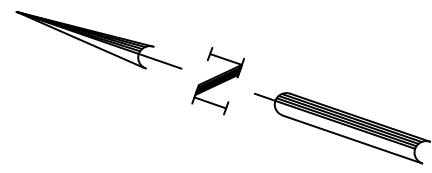
The **Hutto Planning and Zoning Commission** will hold a public hearing on January 7, 2020 at 7:00 p.m.

Hutto City Hall 500 W. Live Oak St., Hutto, Texas

For additional information the public may contact Development Services at 512-759-3479 or planning@huttotx.gov



WILCO RANCH
REVISED PRELIMINARY PLAT



LEGEND

- 
- PROPERTY BOUNDARY
 - PROPOSED RIGHT OF WAY
 - - - - - EXISTING MAJOR CONTOUR
 - - - - - EXISTING MINOR CONTOUR
 - ROAD CENTERLINE
 - PROPOSED LOT LINE
 - 28 PROPOSED LOT NUMBER
 - PROPOSED EASEMENT
 - - - - - EXISTING EASEMENT
 - W PROPOSED WATER LINE

NOTES

1. ALL WATERLINES SHOWN ARE 8" UNLESS OTHERWISE INDICATED. FIRE HYDRANTS, VALVES AND OTHER APPURTENANCES WILL BE LOCATED AND DESIGNED WITH SUBDIVISION CONSTRUCTION PLANS.



BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.browningay.com

WILCO RANCH
HUTTO, TEXAS

PRELIMINARY WATER LAYOUT

SUBMITTAL DATE: 10-28-19

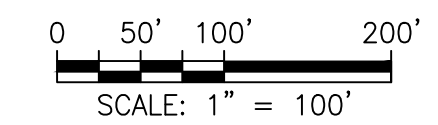
SHEET
2 OF 4

Received 11/20/19



The diagram shows a surveying instrument, likely a transit or level, at the top. Below it is a graphical scale bar with markings for 0, 50', 100', and 200'. Below the scale bar, the text reads: SCALE: 1" = 100'.

[illegible]



 PROPERTY BOUNDARY
 PROPOSED RIGHT OF WAY
 EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR
 ROAD CENTERLINE
 PROPOSED LOT LINE
28 PROPOSED LOT NUMBER
 PROPOSED EASEMENT
 EXISTING EASEMENT
 PROPOSED WATER LINE

NOTES:
1. ALL WATERLINES SHOWN ARE 8" UNLESS OTHERWISE INDICATED. FIRE HYDRANTS, VALVES AND OTHER APPURTENANCES WILL BE LOCATED AND DESIGNED WITH SUBDIVISION CONSTRUCTION PLANS.

[illegible]

Received 11/20/19



Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration of a public hearing and possible recommendation on the proposed Planned Unit Development (PUD) for 411, 421, 431, 441 Ed Schmidt Boulevard, 4.30 acres, more or less, of land, located on Ed Schmidt Boulevard.
Meeting: Planning and Zoning Commission - 07 Jan 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Description:

This item came before the Planning and Zoning Commission in December, and is back before you because of a correction by the applicant on the properties needed to be included in this PUD.

The Emory Farms Commercial PUD is an approximately 4.30 acre site located on the west side of Ed Schmidt Boulevard (CR 119), south of Emory Farms Avenue.

Owner: Randy Russ – CR 119 LLC

Developer: Randy Russ

Current Zoning: Local Business (B-1)

Proposed Zoning: Planned Unit Development

Surrounding Zoning:

North: Local Business (B-1)

East: ETJ (Church)

South: Local Business (B-1) and Hotels

West: Single-Family Residential (SF-1)

Summary of Request:

The base zoning district for the PUD is Local Commercial (B-1). There is a proposed hotel for the site that has already received a Specific Use Permit from City Council on July 11, 2019.

The plans for the proposed hotel are included in the packet. It includes 111 units and is proposed to be 4 stories in height.

There is a joint access easement that runs along the western side of the property, and they are proposing

The building layout as it currently is proposed has the front of the hotel oriented towards Highway 79. Therefore, one side of the building will face the adjacent residential subdivision. As a condition of the Specific Use Permit, the building is required to not have any hotel room windows facing the residential area. The proposed plan accomplishes that, as only stairs and a storage room face Emory Farms.

This proposed PUD has been reviewed by the Planning, Engineering, and Parks Departments, and also Hutto Fire Rescue.

Staff Review:

The Planned Unit Development (PUD) process and zoning designation allows creativity, innovation and flexibility in land use, density, site planning and design for a parcel that would result in a project more appropriate and desirable than what would result from strict application of the UDC. Development standards are required for a parcel that would be developed as a PUD. Staff has reviewed the proposed PUD development standards against the required criteria.

1. *The PUD is consistent with the spirit of the community, neighborhood and other applicable land use and development plans, compatible with the character of adjacent development or recommended land uses, it would not adversely affect property near the site, and it achieves the benefits of improved design.*

The PUD application is consistent with desired guidelines of the B-1 district, and provides additional buffer and spacing from the adjacent residential development.

2. *The PUD will not adversely affect land with significant historical, cultural, recreational or aesthetic value.*

The area of the proposed development has been historically agricultural, with farmland and floodplain areas. The proposed development will provide a use that has been needed in Hutto. It will allow visitors to have the ability to stay in Hutto instead of getting a hotel room in an adjacent community.

3. *The PUD will give benefits through providing open space, parks, conservation of environmental features, aesthetic features and harmonious design, and/or energy efficient site design.*

This PUD is approximately 2.075 acres in size, and is a proposed hotel. The proposed layout accounts for drainage and provides enough parking for the site. The aesthetics of the proposed building are harmonious with the adjacent development.

4. *The benefits of preserving land for open space, parks or other public amenities outweigh the potential impact from more intense or dense development of the site.*

This PUD allows for larger building setbacks and buffers than a normal local business (B-1) development. These additional buffers allow for more landscaping to provide a better sound attenuation and combining that with fencing provides a large noise buffer from the adjacent residential.

5. *The PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air and water pollution; and other factors affecting public health, welfare, safety and convenience.*

The proposed development for this site is a hotel. All of the development impacts have been taken into account. The traffic impact is being accounted for by having adequate parking and stacking on the site as well as proper circulation of traffic along Ed Schmidt Blvd. There will be minimal lighting on site and will have to conform to the UDC for lighting, trash and litter, water pollution and runoff.

6. *The PUD will be served by adequate facilities including streets, fire protection, water and sanitation.*

The proposed development will have access to adequate utilities including fire and police services.

7. *The PUD does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under community, neighborhood and other applicable land use and development plans, or that arrangements are made to mitigate impacts.*

The proposed PUD will not have a greater burden on city services. The proposed hotel will provide a much needed use in the City and the developer has made an effort to minimize the impact on the already developed land in the area, especially the residential.

8. *PUD architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.*

New construction must conform to the design guidelines as listed within the PUD, including elements of the UDC. They also must comply with the 2018 ICC regulations.

All property owners within 200 feet have been notified by mail of the proposed zoning change. Notice was published in the Taylor Daily Press. Notice has also been posted on the City of Hutto website.

RECOMMENDATION:

Staff finds that the proposed PUD for 411, 421, 431, 441 Ed Schmidt Boulevard Planned Unit Development meets the intent of all provisions for PUD Review Criteria as listed in Section 10.203.10.3 of the UDC. Therefore, staff recommends that the Commission recommend approval to City Council.

ATTACHMENTS:

[Application](#)

[411-441EdSchmidtPUD\(Notice\)PZ-1st](#)

[411 421 431 441 Ed Schmidt Boulevard\(SiteMap\)](#)

[FinalPlat\(Recorded\)](#)

[HotelSiteDesign\(Example\)](#)

[FIS site floor plan 86 room prototype with board room](#)



MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated
May 2019

City of Hutto Development Services
500 W. Live Oak Street Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
512-759-5962 Fax
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Marriott flaged hotel APPLICATION TYPE _____

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

Name: W. Randy Russ member
Company Name: CBR119 LLC
Address: 3874 Limmer Loop
Phone: 512.846.1998 Email: texasfixtures@gmail.com

PROPERTY INFORMATION

Address: 3xx Ed Schmidt Blvd
Legal Description: Lot(s) _____ Block _____ Subdivision _____
Deed Reference: Volume _____ Page(s) _____ or Document No. _____
City Limits or ETJ: CL Current Zoning District: _____

PROPERTY OWNER INFORMATION

Name: Randy Russ
Company Name: CBR119 LLC - TAMBORO KING
Address: 3874 Limmer
Phone: _____ Email: _____

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

William Russ
Property Owner Signature

William Russ
Property Owner Printed Name

9-14-19
Date

THE STATE OF TEXAS

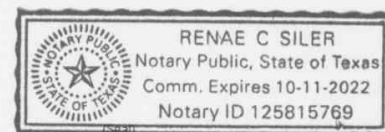
COUNTY OF Williamson

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

Given under my hand and seal of office this 14th day of September, 20 19 A.D.

Renae C. Siler
Notary Public Signature

Renae C. Siler
Notary Public Printed Name



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



**ZONING CHANGE
APPLICATION**

Must be accompanied by a
Master Application
May 2019

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

PROJECT NAME: PROPOSED MARRIOTT FLAGGED HOTEL
PROPERTY ADDRESS: 3XX ED SCHMIDT BLVD
Current zoning district: _____ Current Use: AGG Proposed Use: _____
Current zoning: North of property: _____ South of property: _____
East of property: _____ West of property: _____

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

REQUIRED FOR SUBMITTAL

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

- ☐ Complete Master application and Zoning Change application.
- ☐ Applicant has coordinated with staff on submittal requirements.
- ☐ Proof of ownership (copy of deed).
- ☐ Sketch of property by a registered professional land surveyor on (1) 8 1/2" x 11".
- ☐ Letter of intent explaining reason(s) for request.
- ☐ List of all property owners (from WCAD) within 200-ft of subject property.

ADDITIONAL REQUIREMENTS FOR PUD (PLANNED UNIT DEVELOPMENT) ZONING:

- ☐ Pre-application meeting with Development Services staff and WCESD #3 (Fire District) staff. **(Mandatory)**
- ☐ Color copy of complete plan (1) 8 1/2" x 11", and shall include the following details:
 - o Proposed land uses and dwelling unit density in residential areas
 - o Proposed lot area, lot width, lot depth and yard depth and width
 - o Location of proposed building, building envelopes or building setbacks
 - o Proposed floor area ratios and/or square footage of development, and maximum heights of proposed buildings
 - o Proposed building elevations, parking and access
 - o Proposed circulation and streets including preliminary street cross sections
 - o Existing and proposed screening and landscaping including types and locations
 - o Proposed accessory buildings
 - o Proposed signs (see sign master plan submittal requirements and incorporate elements into development plan document)
 - o Proposed lighting
 - o Project phasing or scheduling
 - o Proposed management associations
 - o Proposed public facilities (schools, fire stations, etc.) and public parks, greenbelts and other open space
 - o Existing natural features, drainageways, 100-year floodplain, if applicable
 - o Other requirements as the city council may deem appropriate

ADDITIONAL REQUIREMENTS FOR FBC (FORM BASED CODE) ZONING:

- ☐ Map:
 - o Copy of overall site map (1) 18" x 24" + (1) 11" x 17" + (1) 8 1/2" x 11"
 - o Copy of site map(s) for each transect zone (1) 18" x 24" + (1) 11" x 17" + (1) 8 1/2" x 11"
 - o Proposed transect zones, civic zones and special districts
 - o Proposed thoroughfare network
 - o Proposed special requirements, if any
 - o Proposed number of warrants or variances, if any
 - o Copy of preliminary site plan(s) for each transect zone (2) 18" x 24" + (2) 11" x 17" + (1) 8 1/2" x 11"
- ☐ Transect Framework Plan (TFP) that includes,
 - o Total acreage (minimum 50 acres required)
 - o Location map of the property with major roadways and adjoining neighborhoods;
 - o General location of neighborhood units shown in 1/4 mi. radius pedestrian zones;

- A conceptual level plan depicting general location of transect zones with transitions to adjoining neighborhoods and roadway corridors
- General location of land uses including mix and density/intensity by transect zone or neighborhood unit
- General location of major roadway network
- Palette of proposed street types with associated cross-sections and street classifications
- A concept plan for open space, creek preservation, and stormwater drainage and detention, in addition to water, sewer infrastructure and general location of major open space such preservation of environmentally sensitive areas or farmland conservation areas
- Any other information that illustrates the general design direction
- Transect Zone Development Standards
- Written summary for,
 - Proposed sequence of community design
 - Proposed community unit types
 - Proposed transect zones, civic zones and special districts
 - Proposed thoroughfare standards, vehicular lanes and public frontages
 - Proposed density calculations
 - Proposed special requirements
 - Proposed natural drainage standards

ADDITIONAL REVIEW CRITERIA FOR SMARTCODE ZONING:

- FBC zoning is available to land containing a minimum of 50 contiguous acres.
- The form and content of all plan types shall be in sufficient detail to enable the city to evaluate the proposal and ascertain that it meets all criteria.
- Review criteria for all FBC plan types can be found in the UDC, as amended.
- Zoning within this district may require additional commission(s)/council action.

FOR DEPARTMENT USE ONLY:

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

ZONING CHANGE APPLICATION

REVIEW CRITERIA

- ☐ Zoning is consistent with all applicable land use and development plans.
- ☐ Zoning is compatible with existing and permitted uses on properties in the neighborhood, and does not have an adverse impact on surrounding properties or the natural environment.
- ☐ Zoning corrects a clerical/administrative error on the zoning map.
- ☐ Zoning results in a logical and orderly development plan.
- ☐ Zoning is not merely intended to confer an economic benefit to the property owner.
- ☐ Site is a legal building lot.
- ☐ Will be served by adequate facilities including streets, fire protection, water and sanitation for the proposed use.

ADDITIONAL REVIEW CRITERIA FOR PUD (PLANNED UNIT DEVELOPMENT) ZONING:

- ☐ A development plan shall be provided for each separate PUD district (see items required for elements of a development plan).
- ☐ The form and content of the development plan shall be in sufficient detail to enable the city to evaluate the proposal and ascertain that it meets all criteria.
- ☐ Will provide benefits through providing open space, parks, conservation, recreation, public amenities or aesthetic value, and shall outweigh the potential impact from more intense/dense development on the site.
- ☐ PUD controls external effects on nearby land uses such as movement and congestion of traffic; lighting; trash accumulation and litter; noise, air/water pollution; and other factors affecting public health, welfare, safety and convenience.
- ☐ Does not have a significantly greater burden on the city's existing infrastructure, public improvements and services than development at a density permitted under the current zoning or suggested under all applicable land use and development plans, or that arrangements are made to mitigate impacts.
- ☐ Architectural design, landscaping, hardscaping and signage parameters must give evidence of compatibility with adjacent development, internal consistency of design, and conformance to city design standards.

ADDITIONAL REVIEW CRITERIA FOR SMARTCODE ZONING:

- ☐ SmartCode zoning is available to land containing a minimum of 30 contiguous acres.
- ☐ The form and content of all plan types shall be in sufficient detail to enable the city to evaluate the proposal and ascertain that it meets all criteria.
- ☐ Review criteria for all SmartCode plan types can be found in the SmartCode, as amended.
- ☐ Zoning within this district may require additional commission(s)/council action.

PROCESSING

- ☐ Application intake, staff review and determination that it is complete, meeting scheduling, public notification (mailed/published/website notification).
- ☐ Notification required 16 days prior to scheduled meeting date (published/mailed).
- ☐ All final documents related to commission(s) action are required 10 days prior to scheduled meeting date.
- ☐ All final documents related to city council action are required 10 days prior to scheduled meeting date.

**PUBLIC NOTICE
NOTICE OF A PUBLIC HEARING**

NOTICE IS HEREBY GIVEN TO
ALL INTERESTED PERSONS
THAT THE HUTTO PLANNING AND ZONING
COMMISSION WILL HOLD A PUBLIC
HEARING REGARDING:

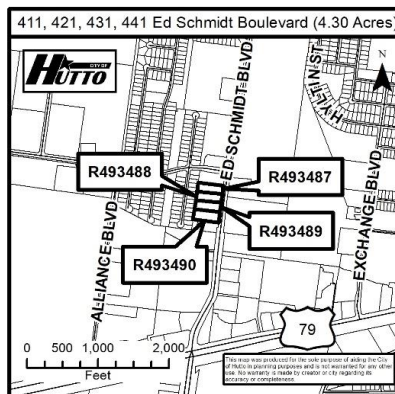
Planned Unit Development (PUD) zoning
ordinance request for the property to be
known as **411, 421, 431 and 441**
Ed Schmidt Boulevard Planned
Unit Development (PUD), 4.30 acres,
more or less, of land, Lots 2, 3, 4 and 5
of the Emory Farms Commercial Subdivision,
Located on Ed Schmidt Boulevard.

The public hearing will be held on:
January 7, 2020 at 7:00 p.m.

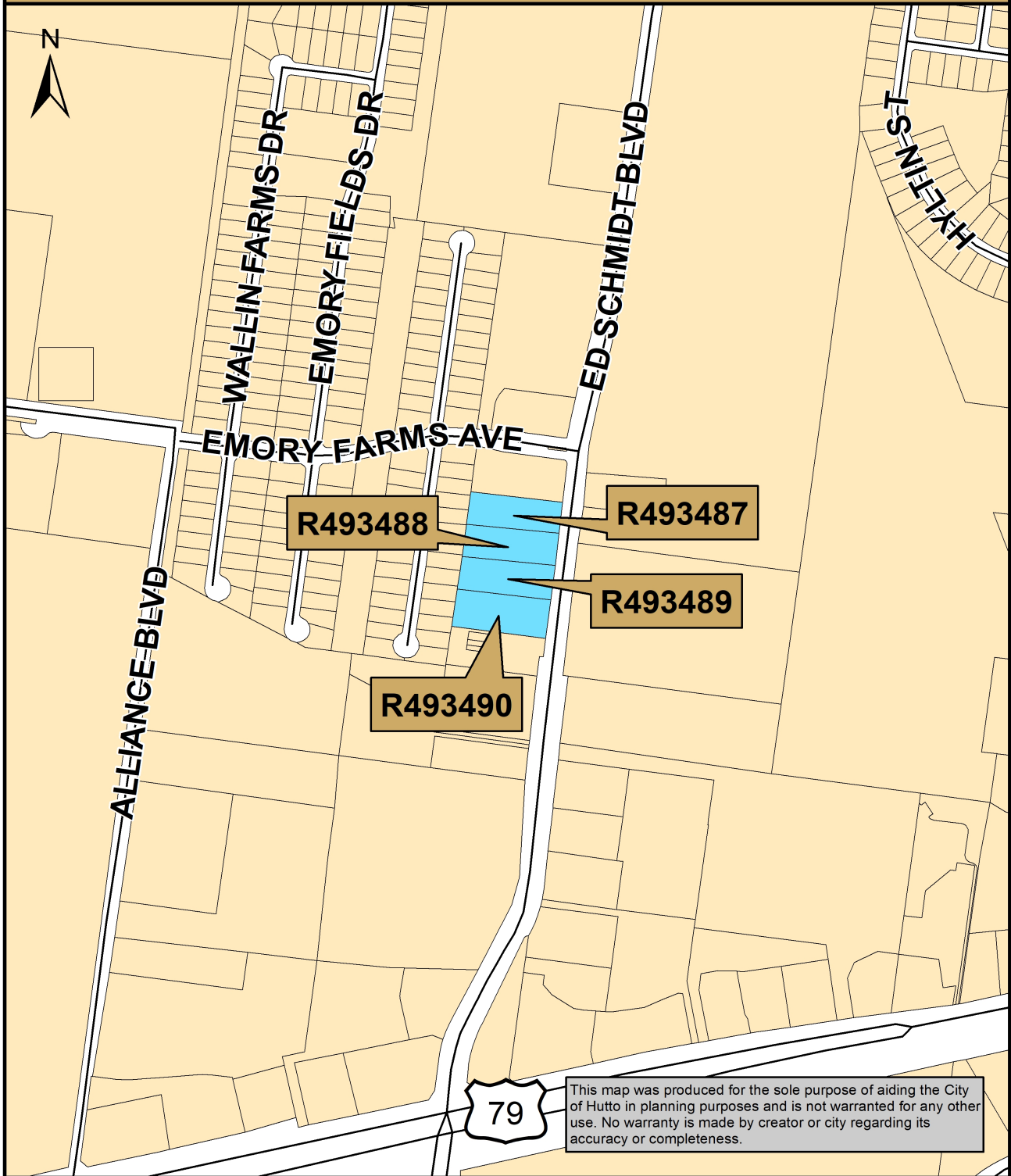
Hutto City Hall
500 W. Live Oak St., Hutto, Texas

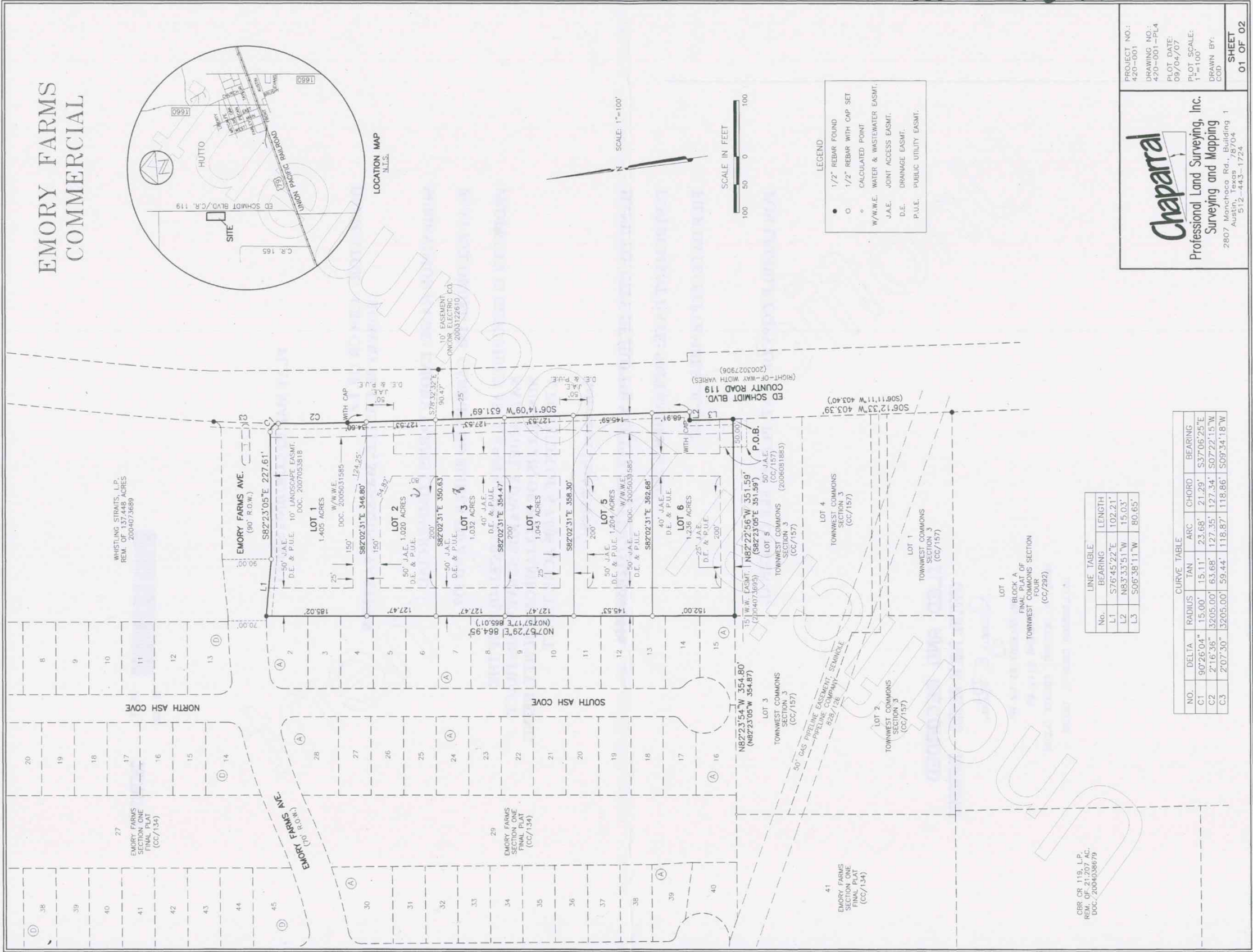
For additional information the public
may contact Development Services at
512-759-3479 or planning@huttotx.gov

Publication Date: December 22, 2019



411, 421, 431, 441 Ed Schmidt Boulevard (4.30 Acres)





STATE OF TEXAS
COUNTY OF WILLAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT GBR CR 119, L.P., ACTING HEREIN BY AND THROUGH ROBERT M. CASTLE, MANAGING PARTNER, BEING THE OWNER OF A PART OF SAID TRACT OF LAND, HAS CAUSED THIS INSTRUMENT TO BE PREPARED AND RECORDED IN THE PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, BY SPECIAL WARRANTY DEED DATED SEPTEMBER 20, 2004, OF RECORD IN DOCUMENT NO. 2004072698 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 6,940 ACRES OUT OF SAID TRACT, IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE ACTS, HERETOFORE TO BE CALLED, "EMORY FARMS COMMERCIAL", AND DO HEREBY GRANT TO THE PUBLIC ALL STREETS AND EASEMENTS SHOWN HEREON UNLESS OTHERWISE INDICATED, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

Robert M. Castle

ROBERT M. CASTLE, MANAGING PARTNER

519 TRADESMEN'S PARK DRIVE

HUTTO, TX, 78634

512-759-3763

09/05/07
DATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT M. CASTLE, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

Laura J. Kelley

LOURA J. KELLEY

My Commission Expires
March 1, 2011

DATE

LOURA J. KELLEY
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Laura J. Kelley

LOURA J. KELLEY

My Commission Expires
March 1, 2011

DATE

LOURA J. KELLEY
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF WILLAMSON

KNOW ALL MEN BY THESE PRESENTS

CLARK O. DANIEL, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY CONDUCTED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION ON SEPTEMBER 27, 1981, AS SHOWN HEREON.

Clark O. Daniel, Jr.

CLARK O. DANIEL, JR.

R.P.L.S. NO. 3661

9-04-2007
DATE

STATE OF TEXAS
COUNTY OF WILLAMSON

KNOW ALL MEN BY THESE PRESENTS

I, BARRY CAMPBELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE 100-YEAR FLOODPLAIN NUMBER FEMA MAP 48491C0244C, EFFECTIVE DATE SEPTEMBER 27, 1981, AS SHOWN HEREON.

Barry Campbell, P.E.

BARRY CAMPBELL, P.E.

REGISTERED PROFESSIONAL ENGINEER

7113 BURNING WOOD DRIVE, SUITE 212

AUSTIN, TEXAS, 78757

512-452-4008

9/5/07
DATE

STATE OF TEXAS
COUNTY OF WILLAMSON

KNOW ALL MEN BY THESE PRESENTS

I, BARRY CAMPBELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE 100-YEAR FLOODPLAIN NUMBER FEMA MAP 48491C0244C, EFFECTIVE DATE SEPTEMBER 27, 1981, AS SHOWN HEREON.

Barry Campbell, P.E.

BARRY CAMPBELL, P.E.

REGISTERED PROFESSIONAL ENGINEER

7113 BURNING WOOD DRIVE, SUITE 212

AUSTIN, TEXAS, 78757

512-452-4008

9/5/07
DATE

STATE OF TEXAS
COUNTY OF WILLAMSON

KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK 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 26th DAY OF SEPTEMBER, 2007 A.D., AT 1:45 O'CLOCK P.M., AND DULY RECORDED THIS THE 26th DAY OF SEPTEMBER, 2007 A.D., AT 1:55 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET DD, SLIDES 336 AND 337.

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

Nancy Rister

NANCY RISTER, CLERK OF WILLAMSON COUNTY, TEXAS

9/5/2007
DATE

Debbie Chelf

CITY SECRETARY DEBBIE CHELFF

9-8-07
DATE

APPROVAL
CITY OF HUTTO

PASSED AND APPROVED BY THE HUTTO CITY COUNCIL ON THE 2ND DAY OF July 2007 A.D., AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLAMSON COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF WILLAMSON

KNOW ALL MEN BY THESE PRESENTS

A DESCRIPTION OF 6,940 ACRES (302301 S.F.) OF LAND IN THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 221 IN WILLAMSON COUNTY, TEXAS, BEING THE SAME AS DESCRIBED IN THE SPECIAL WARRANTY DEED, C.R. 119, L.P., BY SPECIAL WARRANTY DEED EXECUTED SEPTEMBER 15, 2004 AND RECORDED SEPTEMBER 20, 2004 IN DOCUMENT NO. 2004072698 OF THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS, SAID 6,940 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" rebar with found in the west right-of-way line of Ed Schmidt Boulevard (C.R. 119, right-of-way width varies) for the southeast corner of said 7,005 acre tract and the northeast corner of Lot 5; Block A, Find Plat of Townwest Commons Section 3, a subdivision of record in Cabinet CC, Slide 157 of the Plat Records of Williamson County, Texas;

THENCE North 82°22'56" West, with the south line of the 7,005 acre tract and the north line of said Lot 5, a distance of 351.59 feet to a 1/2" rebar found for the southwest corner of the 7,005 acre tract and the northwest corner of Lot 5 and the southeast corner of Lot 15; Block A, Emory Farms Section One, a subdivision of record in Cabinet CC, Slide 134 of the Plat Records of Williamson County, Texas;

THENCE North 07°57'39" East, with the west line of the 7,005 acre tract and the east line of said Block A, Emory Farms Avenue, a distance of 864.95 feet to a 1/2" rebar found in the south right-of-way line of the northeast corner of Lot 2, Block A, Emory Farms Section One;

THENCE over and across the 7,005 acre tract with the south right-of-way line of said Emory Farms Avenue, the following three (3) courses:

1. South 76°45'22" East, a distance of 102.21 feet to a 1/2" rebar with cap set;

2. South 82°23'05" East, a distance of 227.61 feet to a 1/2" rebar with cap set for a point of curvature;

3. Along a curve to the right having a radius of 15.00 feet, on arc length of 23.68 feet and chord which bears South 37°06'25" East, a distance of 21.29 feet to a 1/2" rebar with cap set for a point of curvature in the west right-of-way line of said Ed Schmidt Boulevard (C.R. 119) and the east line of the 7,005 acre tract;

THENCE with the west right-of-way line of Ed Schmidt Boulevard and the east line of the 7,005 acre tract, the following four (4) courses:

4. Along a curve to the left having a radius of 3205.00 feet, on arc length of 127.35 feet and chord which bears South 07°22'15" West, a distance of 121.54 feet to a 1/2" rebar with cap found;

5. South 06°14'09" West, a distance of 631.69 feet to a 1/2" rebar with cap set;

6. North 83°33'51" West, a distance of 15.03 feet to a 1/2" rebar with cap found;

7. South 06°38'11" West, a distance of 80.65 feet to the POINT OF BEGINNING, containing 6,940 acres of land, more or less.

Chaparral

Professional Land Surveying, Inc.

Surveying and Mapping

2807 Manchaca Rd., Building 1

Austin, Texas 78704

512-443-1724

PROJECT NO.:
420-001
DRAWING NO.:
420-001-PL4
PLOT DATE:
09/04/07
PLOT SCALE:
1"=100'
DRAWN BY:
COO
SHEET
02 OF 02



GEN 4 | DESIGN GUIDELINE DRAWINGS
US & CANADA

5/25/2016 1:42:02 PM

BASIS OF DESIGN:
111 UNITS 4 STORY

DECOR PACKAGE:
PERSPECTIVES

DESIGN GUIDELINE COMPONENTS:
THE DESIGN AND CONSTRUCTION CRITERIA DOCUMENTS INCLUDE THE FOLLOWING COMPONENTS:

- 1. DESIGN STANDARDS
- 2. DESIGN GUIDELINE DRAWINGS
- 3. DESIGN GUIDE PROJECT MANUAL MASTER INCLUDING:
 - INTERIOR FINISH INDEX (IFI)
 - EXTERIOR FINISH INDEX (EFI)
 - SIGNAGE MANUAL
 - INTERIOR GRAPHICS PACKAGE
 - EXTERIOR GRAPHICS PACKAGE
 - FOOD SERVICE AND GUEST LAUNDRY EQUIPMENT PRODUCT MANUAL
 - TOILET AND BATH ACCESSORY MATRIX &
 - TOILET AND BATH ACCESSORY PRODUCT MANUAL (TECH SHEETS FOR ALL CFRST BRANDS)
 - PLUMBING FIXTURE MATRIX &
 - PLUMBING FIXTURE PRODUCT MANUAL (TECH SHEETS FOR ALL CFRST BRANDS)
 - LIGHT FIXTURE MATRIX &
 - LIGHT FIXTURE PRODUCT MANUAL (TECH SHEETS FOR ALL CFRST BRANDS)
- 4. INTERIOR DESIGN SPECIFICATION MANUAL

ALL OF THESE DOCUMENTS ARE INTEGRAL ELEMENTS OF THE COMPLETE DESIGN AND CONSTRUCTION INFORMATION. THE ARCHITECT OF RECORD IS RESPONSIBLE FOR INCORPORATING ALL COMPONENTS OF THE CRITERIA DOCUMENTS IN THE DEVELOPMENT OF ANY FAIRFIELD INN OR FAIRFIELD INN & SUITES by MARRIOTT PROJECT.

ISSUED BY:
MARRIOTT INTERNATIONAL

INITIAL RELEASE: JUNE 2015		
Revision Number	Revision Date	Revision Description
1	12-01-15	General Revisions
2	06-06-16	General Revisions

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Marriott International Inc.
10400 Fernwood Road
Bethesda, MD 20817 (301) 380-3000

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Marriott.**

Design Guideline Drawings
ISSUE DATE: 06-06-15
REVISION DATE: 06-06-16
GENERATION: 4
DECOR: PERSPECTIVES
COVER SHEET

001
NOT FOR CONSTRUCTION
FILE NAME: 00-G4-001-F-Cover Sheet



1 EXTERIOR PERSPECTIVE - SLATE GRAY SCHEME
NO SCALE



2 EXTERIOR PERSPECTIVE - RED BRICK SCHEME
NO SCALE



3 EXTERIOR PERSPECTIVE - SOUTHWEST SCHEME
NO SCALE

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Design Guideline Drawings

ISSUE DATE: 03-23-16

REVISION DATE:

GENERATION: 4

DECOR:

PERSPECTIVES

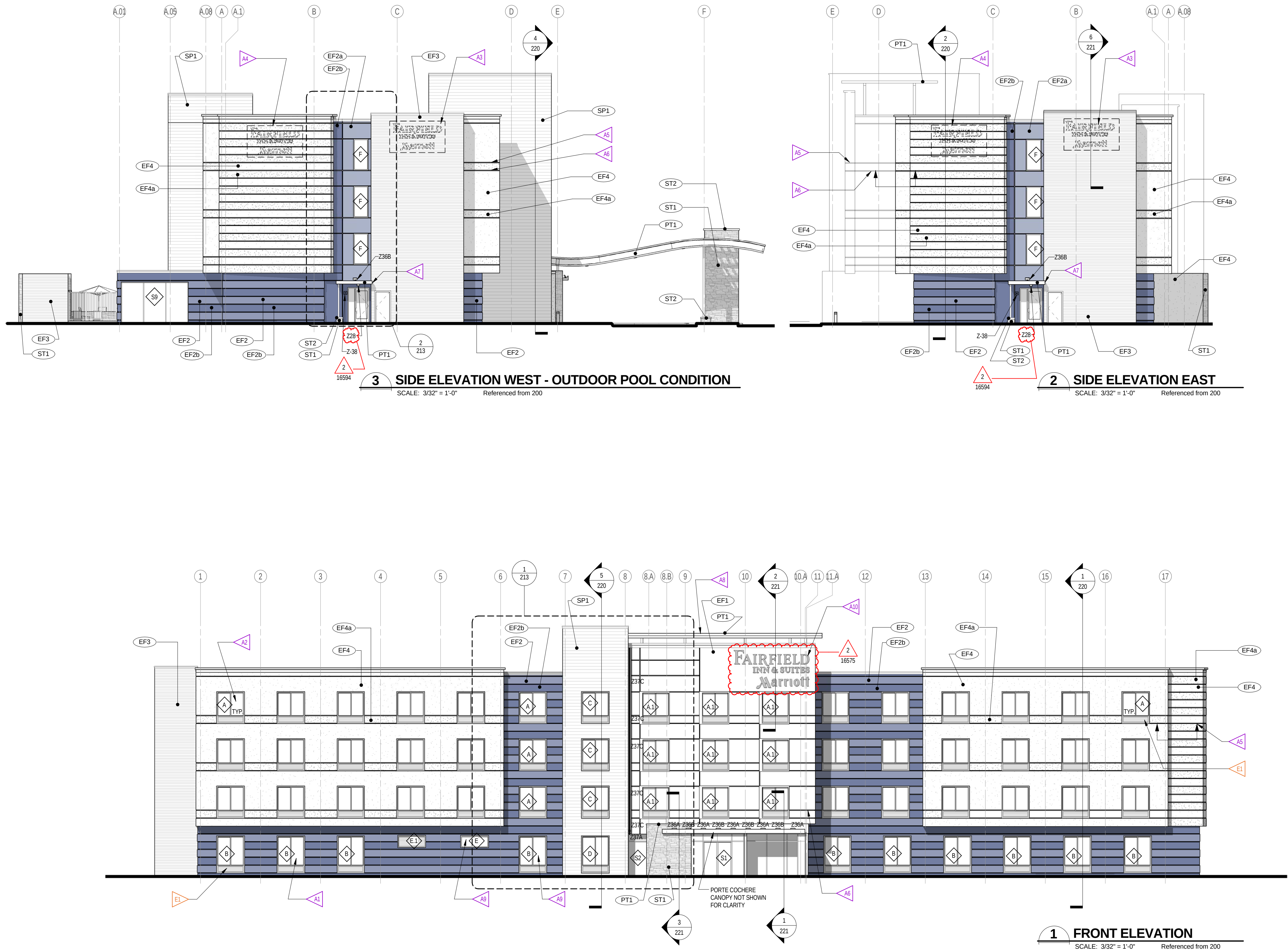
EXTERIOR

PERSPECTIVES

210

NOT FOR CONSTRUCTION

FILE NAME: 06-04-210-F-Ext Perspectives



REFERENCE NOTES

- A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS; AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.
- C. REFER TO THE SIGNAGE MANUAL - EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

GENERAL NOTES

1. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
2. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
3. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
4. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

ARCHITECTURE

- A1 TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
- A2 TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
- OPT 1 - PREFERRED LOCATION FOR OPTIONAL CHANNEL LETTER SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE BASED ON BUILDING ORIENTATION. VERIFY PARAPET HEIGHT OR WALL CONSTRUCTION IN THE AREA SIGN TO BE INSTALLED WILL ALLOW FOR REAR ACCESS REQUIRED FOR CHANNEL LETTER INSTALLATION AND OPERATION.
- OPT 2 - SECONDARY LOCATION FOR OPTIONAL SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE AND SEE NOTE A3 ABOVE FOR WALL REQUIREMENTS FOR CHANNEL LETTER INSTALLATION.
- A3 ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- A4 CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
- A5 SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS.
- A6 ROOF SHADE CANOPY. SEE SHEET 202 FOR DETAILS.
- A7 WINDOW TO BE "FROSTED" TO CREATED VISUAL SCREEN TO LAUNDRY ROOM.
- A8 CHANNEL LETTER SIGNAGE AT FRONT OF BUILDING. SEE SIGNAGE MANUAL - EXTERIOR SIGNAGE PACKAGE FOR REQUIREMENTS.

ENGINEERING

- E1 PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.

EXTERIOR FINISH KEY

- EF1 PEARLESCENT ACCENT EIFS FINISH
- EF2 DARK EIFS FINISH COLOR
- EF2a ACCENT EIFS COLOR
- EF2b DARK EIFS FINISH COLOR - TEXTURED
- EF3 STAIR TOWER EIFS COLOR
- EF4 MAIN BUILDING EIFS COLOR
- EF4a ACCENT EIFS COLOR
- ST1 CULTURED STONE
- ST2 COPING
- SP1 EXTERIOR ACCENT FINISH AT RAINSCREEN - SOLID PHENOLIC BOARD SIDING - CEMENT BOARD SIDING (OPTION)
- PT1 PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.

FAIRFIELD
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Design Guideline Drawings

ISSUE DATE: 06-06-15
REVISION DATE: 06-06-16
GENERATION: 4
DECOR: PERSPECTIVES

EXTERIOR ELEVATIONS

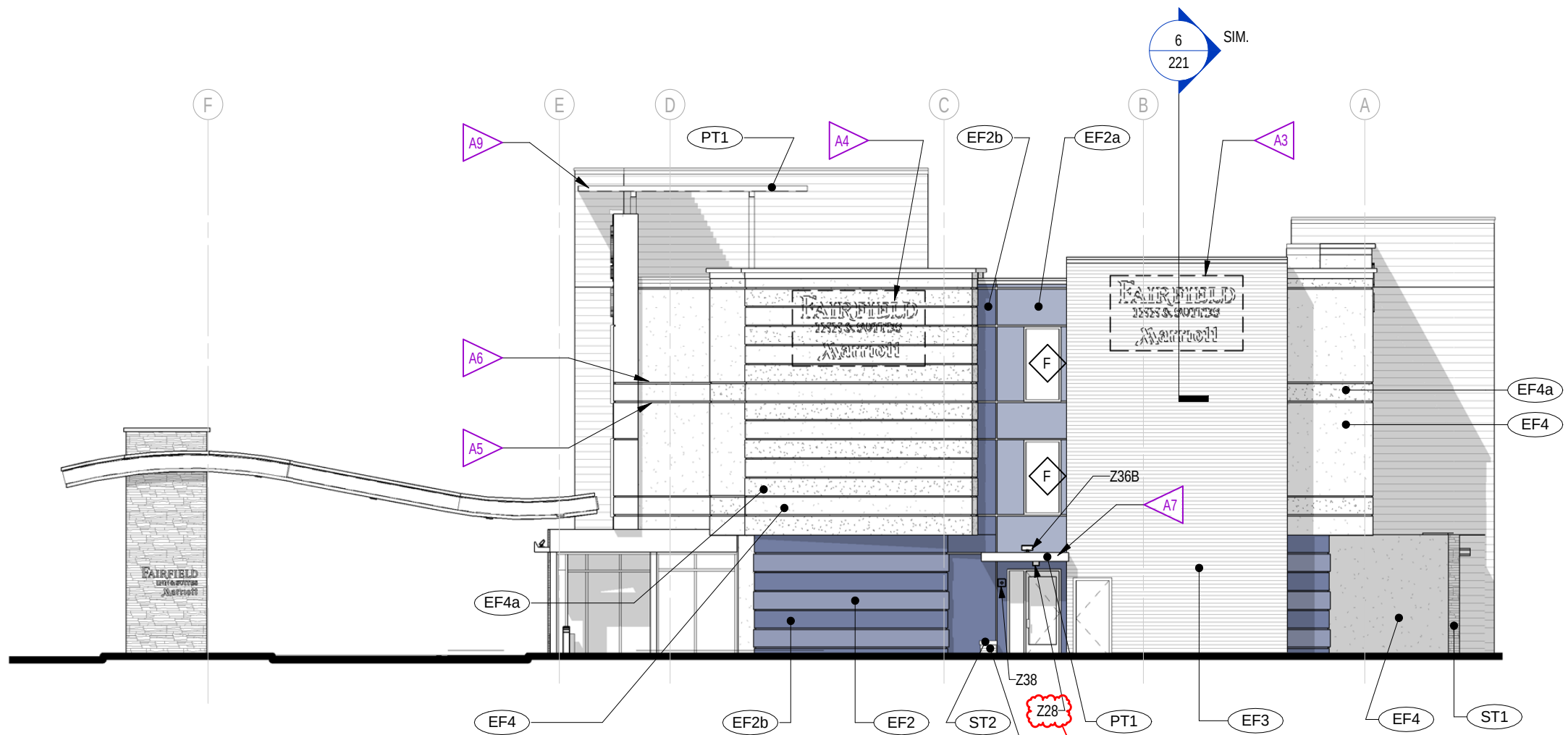
211

NOT FOR CONSTRUCTION

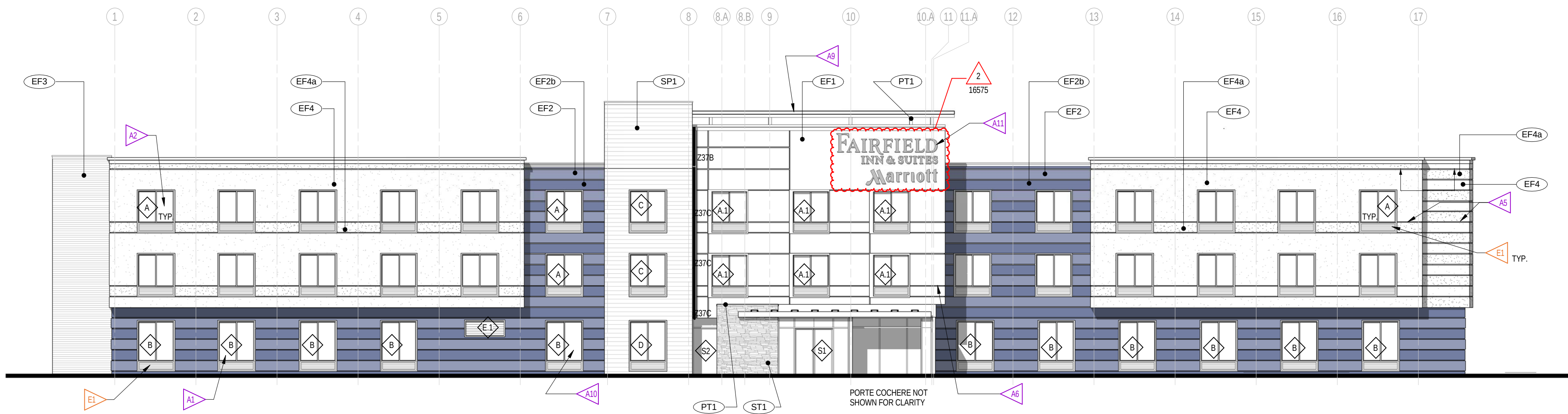
FILE NAME: 06-G4-211-F-Ext Elev

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Bethesda, MD 20817 (301) 380-3000



2 SIDE EXTERIOR ELEVATION EAST - ALT 3 STORY
SCALE: 3/32" = 1'-0"



1 FRONT EXTERIOR ELEVATION - ALTERNATE 3 STORY
SCALE: 3/32" = 1'-0"

PLEASE NOTE: THE ELEVATIONS DEPICTED HERE ARE TO ILLUSTRATE THE EXTERIOR APPEARANCE FOR THE ALTERNATE 3 STORY AND 79/82 UNIT PROTOTYPE. REFER TO SHEET 211 FOR ADDITIONAL INFORMATION ON EXTERIOR ELEVATIONS.

REFERENCE NOTES

- A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS; AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.
- C. REFER TO THE SIGNAGE MANUAL - EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

GENERAL NOTES

- A. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
- B. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
- C. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
- D. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

ARCHITECTURE:

- A1 > TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
- A2 > TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
- A3 > OPT 1 - PREFERRED LOCATION FOR OPTIONAL CHANNEL LETTER SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE BASED ON BUILDING ORIENTATION. VERIFY PARAPET HEIGHT OR WALL CONSTRUCTION IN THE AREA SIGN TO BE INSTALLED WILL ALLOW FOR REAR ACCESS REQUIRED FOR CHANNEL LETTER INSTALLATION AND OPERATION.
- A4 > OPT 2 - SECONDARY LOCATION FOR OPTIONAL SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE AND SEE NOTE A3 ABOVE FOR WALL REQUIREMENTS FOR CHANNEL LETTER INSTALLATION.
- A5 > ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- A6 > CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
- A7 > SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS.
- A8 > ROOF SHADE CANOPY, SEE SHEET 202 FOR DETAILS.
- A10 > WINDOW TO BE "FROSTED" TO CREATED VISUAL SCREEN TO LAUNDRY ROOM.
- A11 > CHANNEL LETTER SIGNAGE AT FRONT OF BUILDING. SEE SIGNAGE MANUAL - EXTERIOR SIGNAGE PACKAGE FOR REQUIREMENTS.

ENGINEERING:

- E1 > PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.

EXTERIOR FINISH KEY

- | | |
|------|---|
| EF1 | PEARLESCENT ACCENT EIFS FINISH |
| EF2 | DARK EIFS FINISH COLOR |
| EF2a | ACCENT EIFS COLOR |
| EF2b | DARK EIFS FINISH COLOR - TEXTURED |
| EF3 | STAIR TOWER EIFS COLOR |
| EF4 | MAIN BUILDING EIFS COLOR |
| EF4a | ACCENT EIFS COLOR |
| ST1 | CULTURED STONE |
| ST2 | COPING |
| SP1 | EXTERIOR ACCENT FINISH AT RAINSCREEN
- SOLID PHENOLIC BOARD SIDING
- CEMENT BOARD SIDING (OPTION) |
| PT1 | PAINT COLOR - ALUM. ROOF SHADE
CANOPY & OTHER METAL COPINGS,
FASCIAS, ETC. |

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Design Guideline Drawings

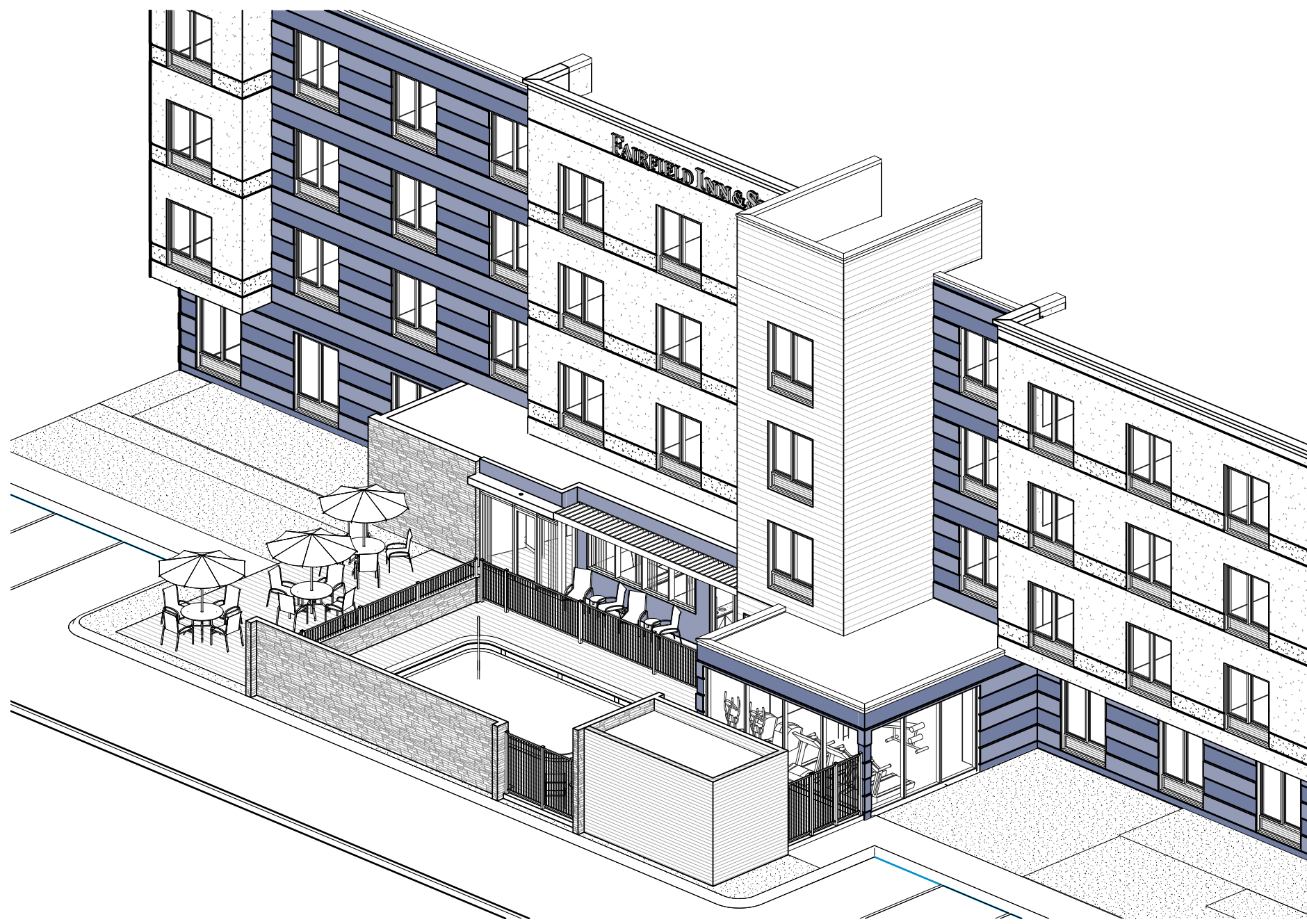
ISSUE DATE: 06-06-15
REVISION DATE: 06-06-16
GENERATION: 4
DECOR: PERSPECTIVES

**EXTERIOR
ELEVATIONS - ALT 3
STORY - 79/82 UNITS**

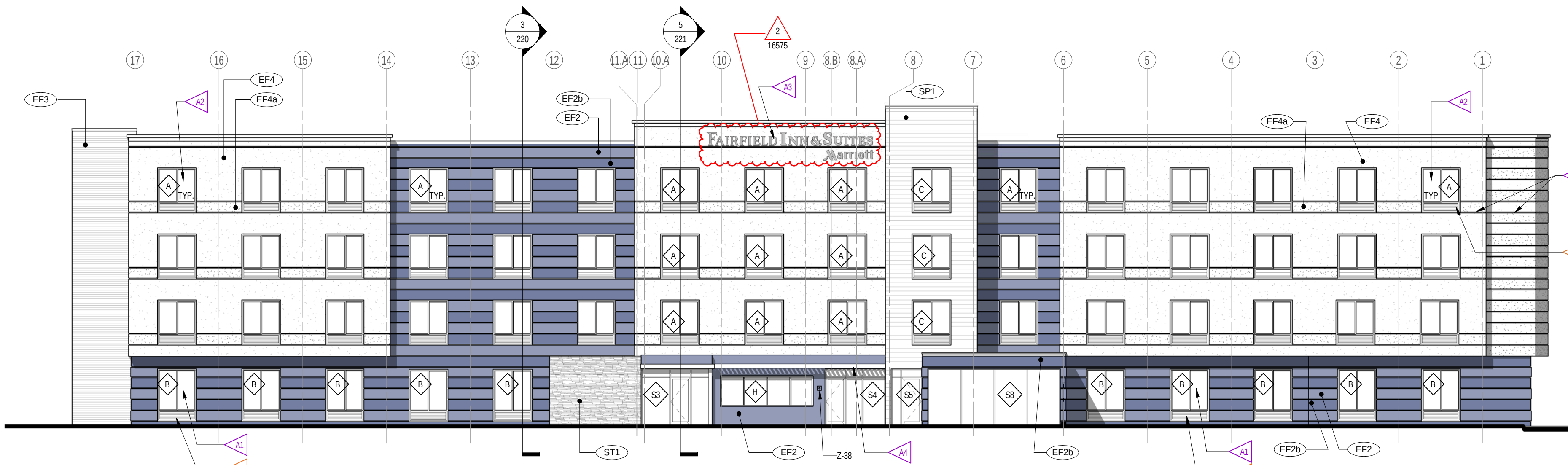
211-alt

NOT FOR CONSTRUCTION

FILE NAME: 07-G4-211-alt-F-Ext Elevs 3 Story-79_82 UNITS



2 EXTERIOR 3D VIEW - OUTDOOR POOL
NO SCALE



1 REAR ELEVATION - OUTDOOR POOL CONDITION
SCALE: 3/32" = 1'-0" Referenced from 200

REFERENCE NOTES

- A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS, AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.
- C. REFER TO THE SIGNAGE MANUAL - EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

GENERAL NOTES

- BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
- PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
- CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
- ALL DOWNSPOUTS MUST HAVE CLEANOUTS.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

ARCHITECTURE:

- A1 TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
- A2 TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR.
- A3 OPTIONAL BUILDING CHANNEL LETTER SIGNAGE AT REAR OF BUILDING.
- A4 LOUVERED SUNSHADE.
- A5 ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- A6 CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.

ENGINEERING:

- E1 PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.

EXTERIOR FINISH KEY

- EF1 PEARLESCENT ACCENT EIFS FINISH
- EF2 DARK EIFS FINISH COLOR
- EF2a ACCENT EIFS COLOR
- EF2b DARK EIFS FINISH COLOR - TEXTURED
- EF3 STAIR TOWER EIFS COLOR
- EF4 MAIN BUILDING EIFS COLOR
- EF4a ACCENT EIFS COLOR
- ST1 CULTURED STONE
- ST2 CORING
- SP1 EXTERIOR ACCENT FINISH AT RAINSCREEN - SOLID PSEPHOLIC BOARD SIDING - CEMENT BOARD SIDING (OPTION)
- PT1 PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.

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Marriott.

Design Guideline Drawings

ISSUE DATE: 06-06-15
REVISION DATE: 06-06-16
GENERATION: 4
DECOR: PERSPECTIVES

EXTERIOR ELEVATIONS

212

NOT FOR CONSTRUCTION

FILE NAME: 07-G4-212-F-Ext ELEV

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Bethesda, MD 20817 (301) 380-3000



2 EXTERIOR 3-D VIEW - INDOOR POOL
NO SCALE



1 REAR ELEVATION - INDOOR POOL CONDITION
SCALE: 3/32" = 1'-0" Referenced from 200A

REFERENCE NOTES

- A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS; AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.
- C. REFER TO THE SIGNAGE MANUAL - EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

GENERAL NOTES

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2. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
3. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
4. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.

CRITERIA NOTES

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ARCHITECTURE

- A1 > BUILDING PROJECTION AT ALTERNATE INDOOR POOL.
- A2 > SEE SHEET 231 FOR STOREFRONT CONFIGURATIONS AT INDOOR POOL AND ADJACENT FITNESS ROOM PROJECTION.
- A3 > ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- A4 > CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.

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Marriott International Inc.
10400 Fernwood Road
Bethesda, MD 20817 (301) 380-3000

FAIRFIELD
INN & SUITES
Marriott.

Design Guideline Drawings

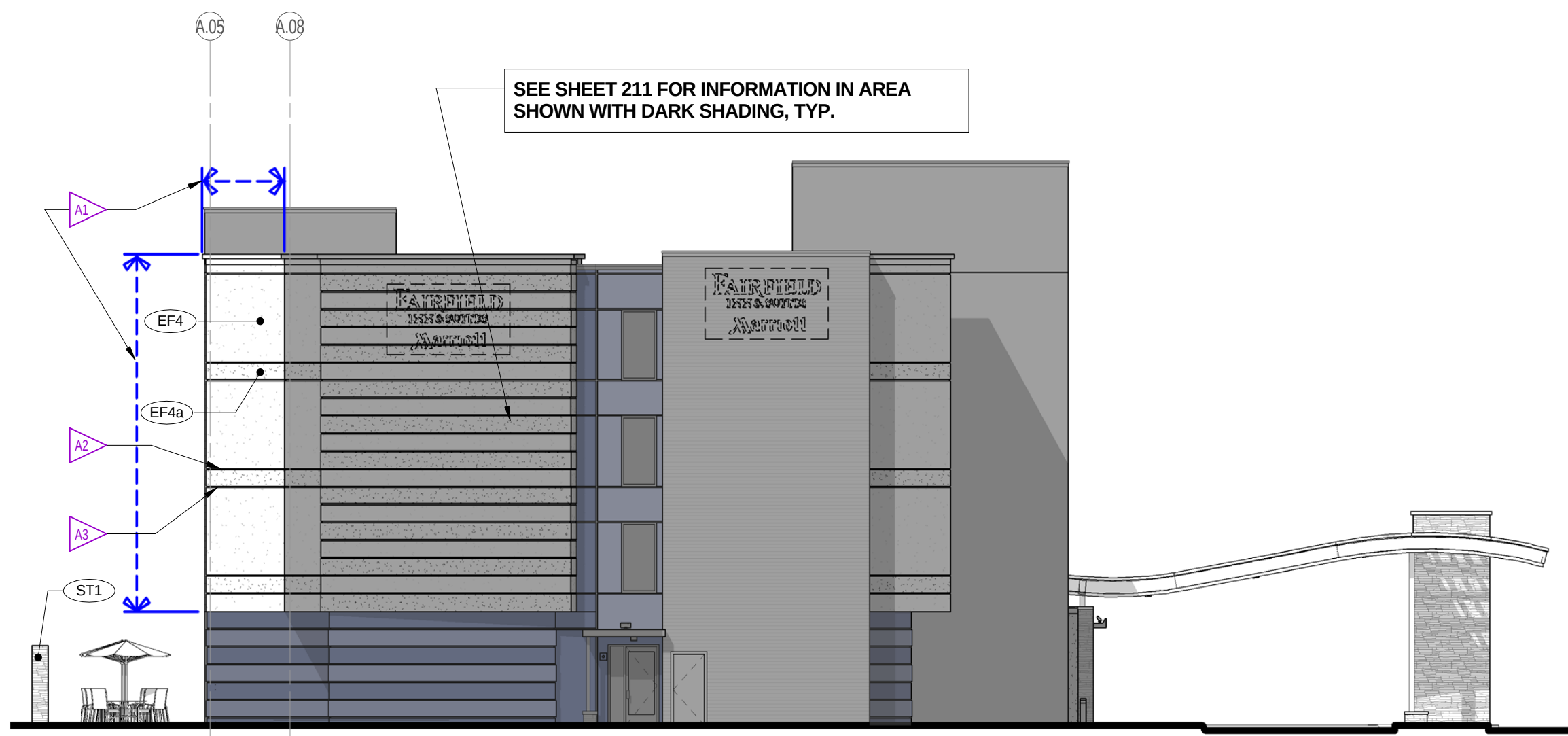
ISSUE DATE: 06-06-15
REVISION DATE:
GENERATION: 4
DECOR: PERSPECTIVES

EXTERIOR ELEVATIONS - INDOOR POOL

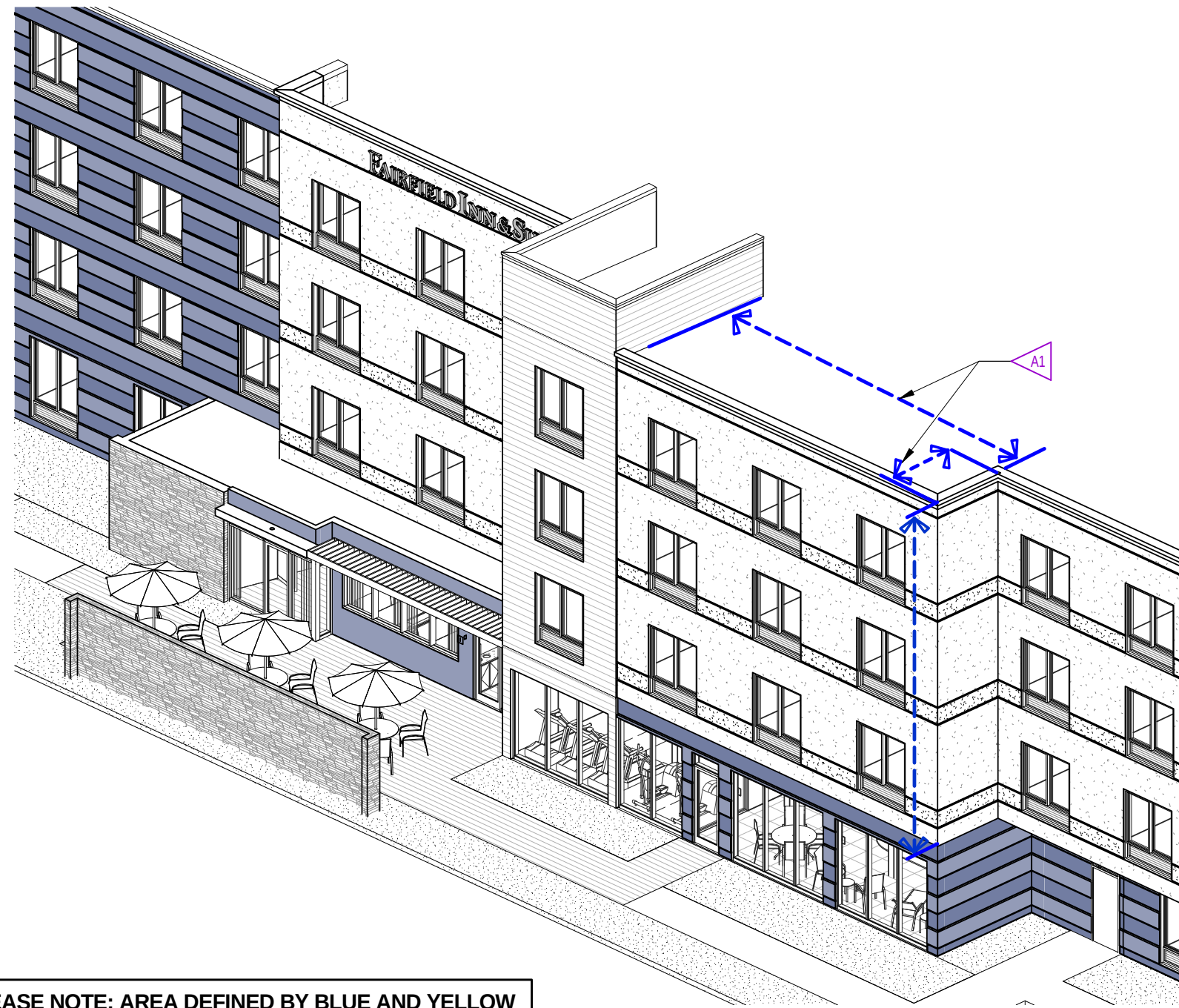
212A

NOT FOR CONSTRUCTION

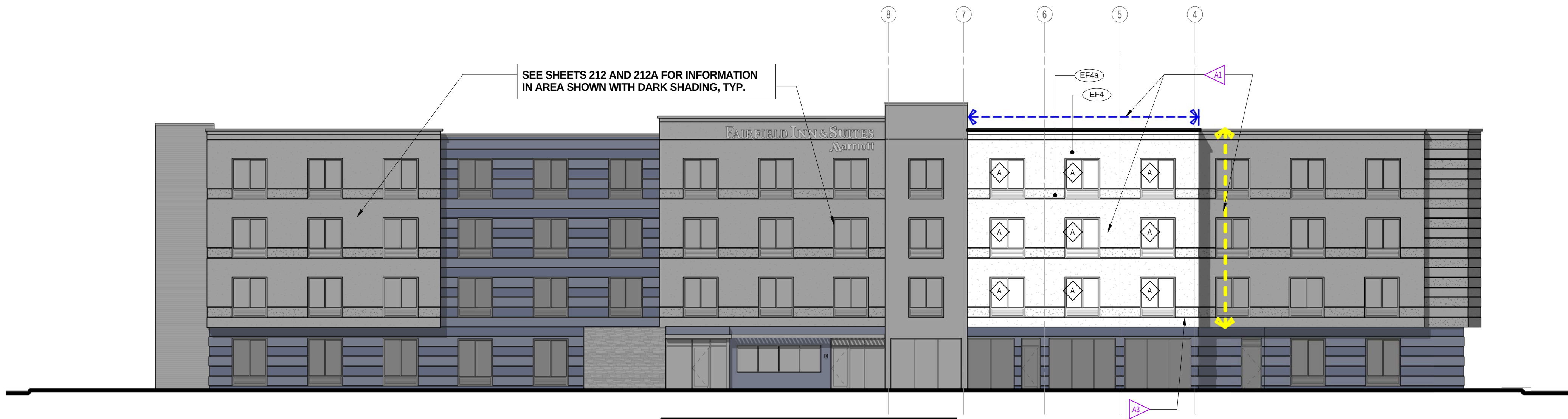
FILE NAME: 08-G4-212A-F-Ext Elev-Indoor Pool



3 SIDE ELEVATION - W/ OPTIONAL EXTENDED GUESTROOM TOWER AT INDOOR POOL CONDITION
SCALE: 3/32" = 1'-0" Referenced from 201A-opt



2 3D VIEW - OPT GUESTROOM TOWER AT INDOOR POOL CONDITION
NO SCALE



1 REAR ELEVATION - W/ OPTIONAL EXTENDED GUESTROOM TOWER AT INDOOR POOL CONDITION
SCALE: 3/32" = 1'-0" Referenced from 201A-opt

REFERENCE NOTES

- A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.
- B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS; AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.
- C. REFER TO THE SIGNAGE MANUAL - EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

GENERAL NOTES

- A. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
- B. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
- C. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
- D. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

ARCHITECTURE

- A1. OPTIONAL EXTENDED GUESTROOM TOWER ABOVE INDOOR POOL. SEE ALSO SHEETS 201A, 201A-opt, 211 AND 211A FOR ADDITIONAL INFORMATION.
- A2. ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- A3. CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.

EXTERIOR FINISH KEY

- EF1 PEARLESCENT ACCENT EIFS FINISH
EF2 DARK EIFS FINISH COLOR
EF2a ACCENT EIFS COLOR
EF2b DARK EIFS FINISH COLOR - TEXTURED
EF3 STAIR TOWER EIFS COLOR
EF4 MAIN BUILDING EIFS COLOR
EF4a ACCENT EIFS COLOR
ST1 CULTURED STONE
ST2 COPING
SP1 EXTERIOR ACCENT FINISH AT RAINSCREEN - SOLID PHENOLIC BOARD SIDING - CEMENT BOARD SIDING (OPTION)
PT1 PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.

FAIRFIELD
INN & SUITES
Marriott.

Design Guideline Drawings

ISSUE DATE: 06-08-15
REVISION DATE:
GENERATION: 4
DECOR: PERSPECTIVES

EXTERIOR
ELEVATIONS OPT
GUESTROOM TOWER
AT INDOOR POOL

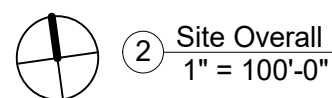
212A-opt

NOT FOR CONSTRUCTION

FILE NAME: 06-G4-212A-opt-F-Ext Elev-GR Tower-Indoor Pool

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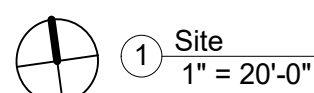
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Marriott International Inc.
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ACCESSIBLE ROLLIN KING: 1
ACCESSIBLE ROOMS: 4
TOTAL NUMBER OF ACCESSIBLE ROOMS: 5
TOTAL HEARING IMPAIRED ROOMS: 9

<u>FLOOR</u>	<u>AREA (SQUARE FEET)</u>
First Floor:	11,474
Second Floor:	11,694
Third Floor:	11,694
Fourth Floor:	11,694
GRAND TOTAL:	46,566

TOTAL NUMBER OF ROOMS: 86
TOTAL PARKING: 126 (INCLUDING 6 HANDICAP ACCESSIBLE)
TOTAL NUMBER OF FLOORS: FOUR
OCCUPANCY CLASSIFICATION: R-1
TYPE OF CONSTRUCTION: V-A; WOOD FRAMED WITH FLOOR
JOISTS AND GYPCRETE (FULLY SPRINKLERED)
TOTAL SITE AREA IN ACRES: 2.24

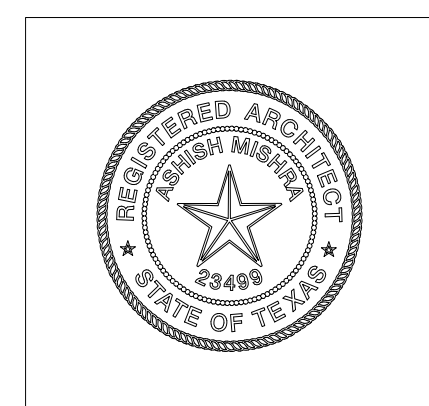


STRUCTURAL:
Whisonant Engineering Services, LLC
122 Nut Tree Court
Lexington, SC 29074
Phone: (803) 957-4008
Email: bill@weslex.com

MEP:
Allied Consulting Engineers
2905-D Queen City Drive
Charlotte, NC 28208
Phone: (704) 399-3943
Email: dbelk@allied-engineers.com

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KEY PLAN

Manish Amin

Fairfield Inn and Suites

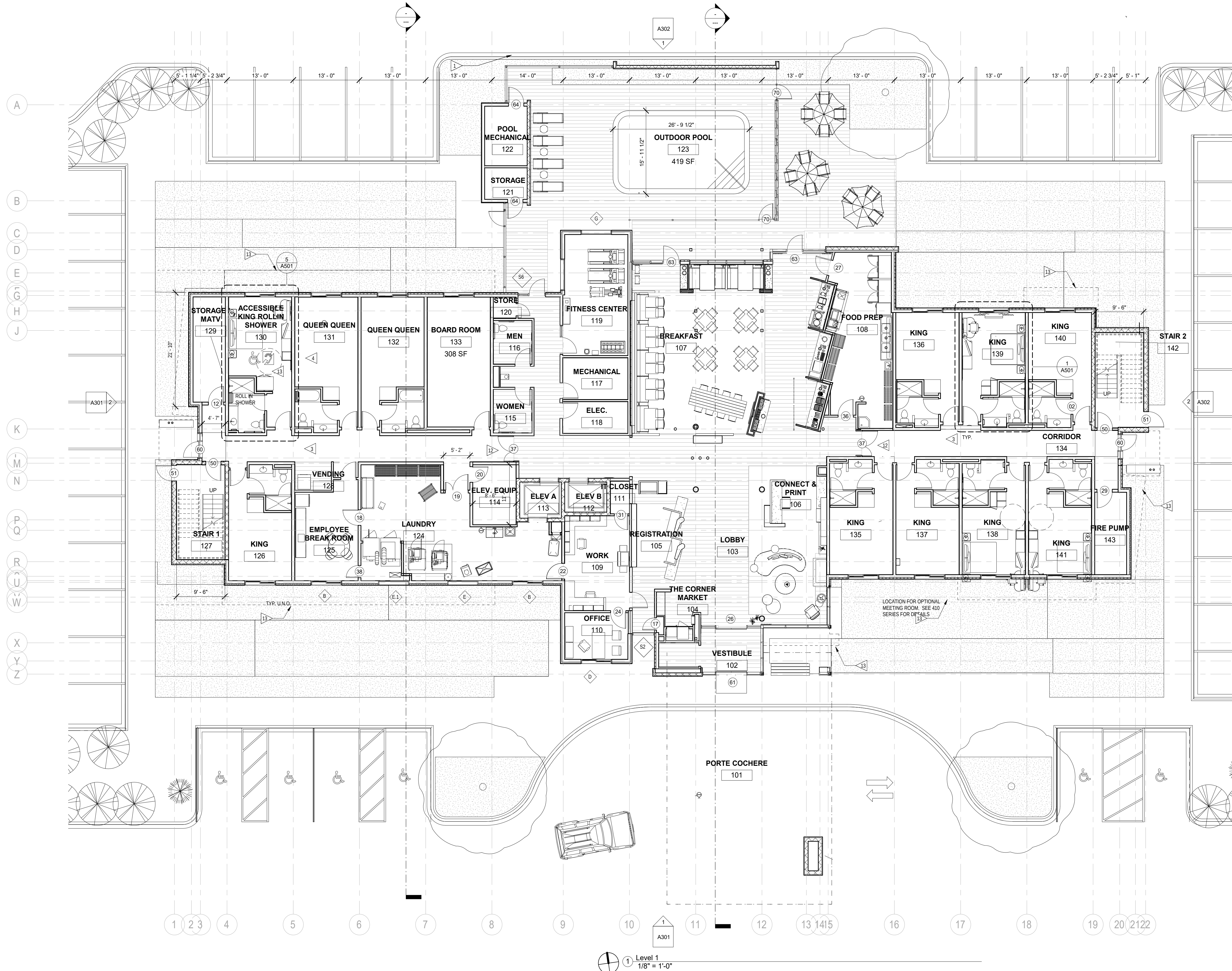
411 Ed Schmidt Blvd.
Hutto, TX 78634

Drawing Title
Site PlanPhase
Schematics

Project No. 19-XXX
 Prepared by Author
 Checked by Checker
 Date May 28, 2019

Released for
Review

Fairfield Inn and Suites



MISHRA
ARCHITECTURE PLLC
6800 S Creek Rd, Charlotte, NC 28277
Ph: (704) 625-6554 Fax: (704) 919-6822
EMAIL: ashish@mishraarch.com
WEB: www.mishraarch.com

CIVIL:
TBD

STRUCTURAL:
Winsonant Engineering Services, LLC
122 Nut Tree Court
Lexington, SC 29074
Phone: (803) 957-4008
Email: twi@weslex.com

MEP:
Allied Consulting Engineers
2905-D Queen City Drive
Charlotte, NC 28208
Phone: (704) 399-3943
Email: cbelk@allied-engineers.com

REVISIONS		
No.	Date	Description

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KEY PLAN

Manish Amin

Fairfield Inn and Suites

411 Ed Schmidt Blvd.
Hutto, TX 78634

Drawing Title
First Floor Plan

Phase
Schematics

Project No. 19-XXX
Prepared by Author
Checked by Checker
Date May 28, 2019

Sheet No.
A101

Released for
Review

Fairfield Inn and Suites



MISHRA
ARCHITECTURE PLLC
6800 S Creek Rd, Charlotte, NC 28277
Ph: (704) 625-6554 Fax: (704) 919-6822
EMAIL: ashish@mishraarch.com
WEB: www.mishraarch.com

CIVIL:
TBD

STRUCTURAL:
Whitson Engineering Services, LLC
122 Nut Tree Court
Lexington, SC 29074
Phone: (803) 957-4008
Email: tw@wessex.com

MEP:
Allied Consulting Engineers
2905-D Queen City Drive
Charlotte, NC 28208
Phone: (704) 399-3943
Email: cbelk@allied-engineers.com

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KEY PLAN

Manish Amin

Fairfield Inn and Suites

411 Ed Schmidt Blvd.
Hutto, TX 78634

Drawing Title
Second Floor Plan

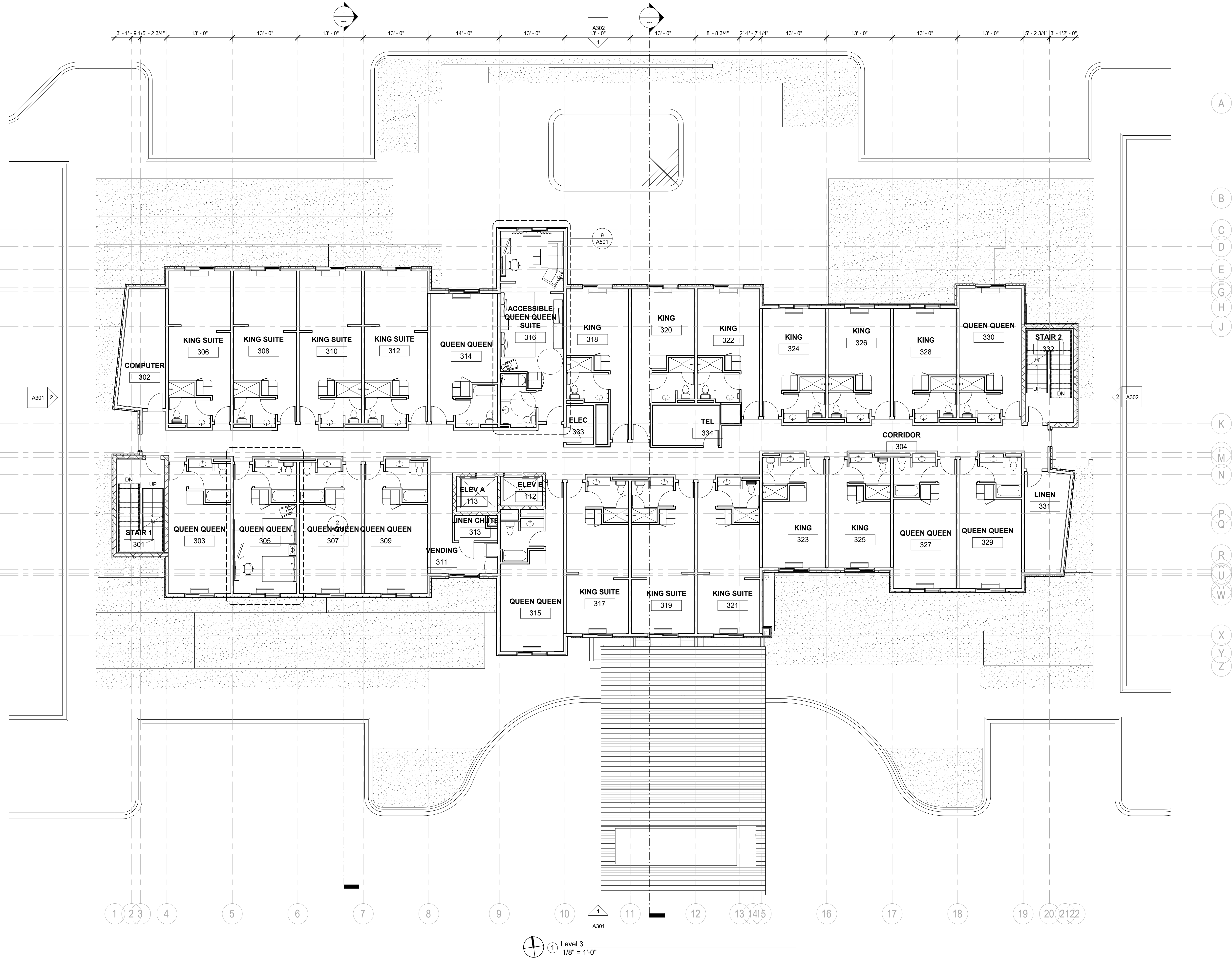
Phase
Schematics

Project No. 19-XXX
Prepared by Author
Checked by Checker
Date May 28, 2019

Sheet No.
A102

Released for
Review

Fairfield Inn and Suites



MISHRA
ARCHITECTURE PLLC

6800 S Creek Rd, Charlotte, NC 28277
Ph: (704) 625-6554 Fax: (704) 919-6822
EMAIL: ashish@mishraarch.com
WEB: www.mishraarch.com

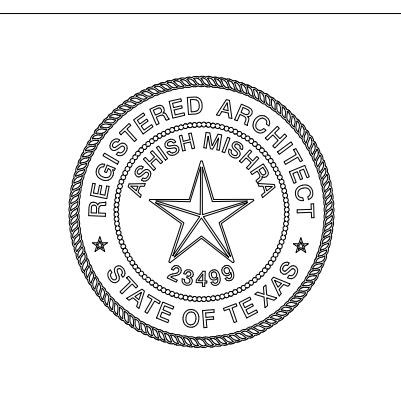
CIVIL:
TBD

STRUCTURAL:
Whitsonant Engineering Services, LLC
122 Nut Tree Court
Lexington, SC 29074
Phone: (803) 957-4008
Email: twi@wessex.com

MEP:
Allied Consulting Engineers
2905-D Queen City Drive
Charlotte, NC 28208
Phone: (704) 399-3943
Email: cbelk@allied-engineers.com

REVISIONS		
No.	Date	Description

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KEY PLAN

Manish Amin

Fairfield Inn and Suites

411 Ed Schmidt Blvd.
Hutto, TX 78634

Drawing Title
Third Floor Plan

Phase
Schematics

Project No. 19-XXX
Prepared by Author
Checked by Checker
Date May 28, 2019

Sheet No.
A103

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Review

Fairfield Inn and Suites



MISHRA
ARCHITECTURE PLLC
6800 S Creek Rd, Charlotte, NC 28277
Ph: (704) 625-6554 Fax: (704) 919-6922
EMAIL: ashish@mishraarch.com
WEB: www.mishraarch.com

CIVIL:
TBD

STRUCTURAL:
Whitsonant Engineering Services, LLC
122 Nut Tree Court
Lexington, SC 29074
Phone: (803) 957-4008
Email: twi@weslex.com

MEP:
Allied Consulting Engineers
2905-D Queen City Drive
Charlotte, NC 28208
Phone: (704) 399-3943
Email: cbelk@allied-engineers.com

REVISIONS		
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KEY PLAN

Manish Amin

Fairfield Inn and Suites

411 Ed Schmidt Blvd.
Hutto, TX 78634

Drawing Title
Fourth Floor Plan

Phase
Schematics

Project No. 19-XXX
Prepared by Author
Checked by Checker
Date May 28, 2019

Sheet No.
A104

Released for
Review

Fairfield Inn and Suites

Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Recap of the development projects processed through the Planning and Zoning Commission in 2019.
Meeting: Planning and Zoning Commission - 07 Jan 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Starting in the Fall of 2018, the Development Services Department began executing Development Agreements in lieu of annexation within the ETJ, to provide growth management in Hutto's ETJ. In 2019, there were 199 signed Development Agreements, totaling in 9,454.2388 acres of land. This past year, the City of Hutto was able to annex 1,717.1623 acres of land. Of the total, 1,121.262 were voluntary annexation (HISD, Riverwalk South, Megasite, Leschber Tract, Covered Bridge, Durango Farms, and South Wastewater Treatment Plant), while the remaining 585.9003 were involuntary annexation (Chandler Corner, Fritz, M Moore and TK Industrial Park).

During 2019, the Development Services staff reviewed 21 site plans. The reviews included projects such as Chick-Fil-A, Co-Op parking lots, Dairy Queen, Paradigm Metals, City Hall, KFC, BryComm White Water Car Wash and Churches, among others.

During 2019, the Planning and Zoning Commission processed Zoning Cases, Plats, Sign Variances, UDC Amendments and the 2040 Comprehensive Plan. The Planning and Zoning Commission processed six Planned Unit Developments and five Specific Use Permits. The six Planned Unit Developments include Durango Farms, Covered Bridge, the Co-Op District revision and Cottonwood Creek. The Specific Use Permits that came before the Commission were for a car wash, live-work dwelling, hotel, Hutto ISD, and a convenience store with gasoline sales. Four sign variances were reviewed and approved by the Commission. These variances included Urgent Care and Star Ranch Commercial South.

16 Preliminary Plats and 19 Final Plats came before the Commission. The plats include Hutto Highlands, Co-Op District, Covered Bridge, Durango Farms, Titan Innovation Business Park, RSI, Star Ranch, Old Town Addition, Hutto Crossing, Mustang Creek, HISD, Riverwalk South, Cottonwood Creek, Limmer Loop Subdivision and Townwest Commons (reference the maps for the amount of lots in the subdivision).

The total amount of revenue brought in during 2019 (January – November) is totaled at \$5,100,800.91.

ATTACHMENTS:

[City of Hutto 2040 Future Land Use Map 7 23 2019\(11x17\)](#)

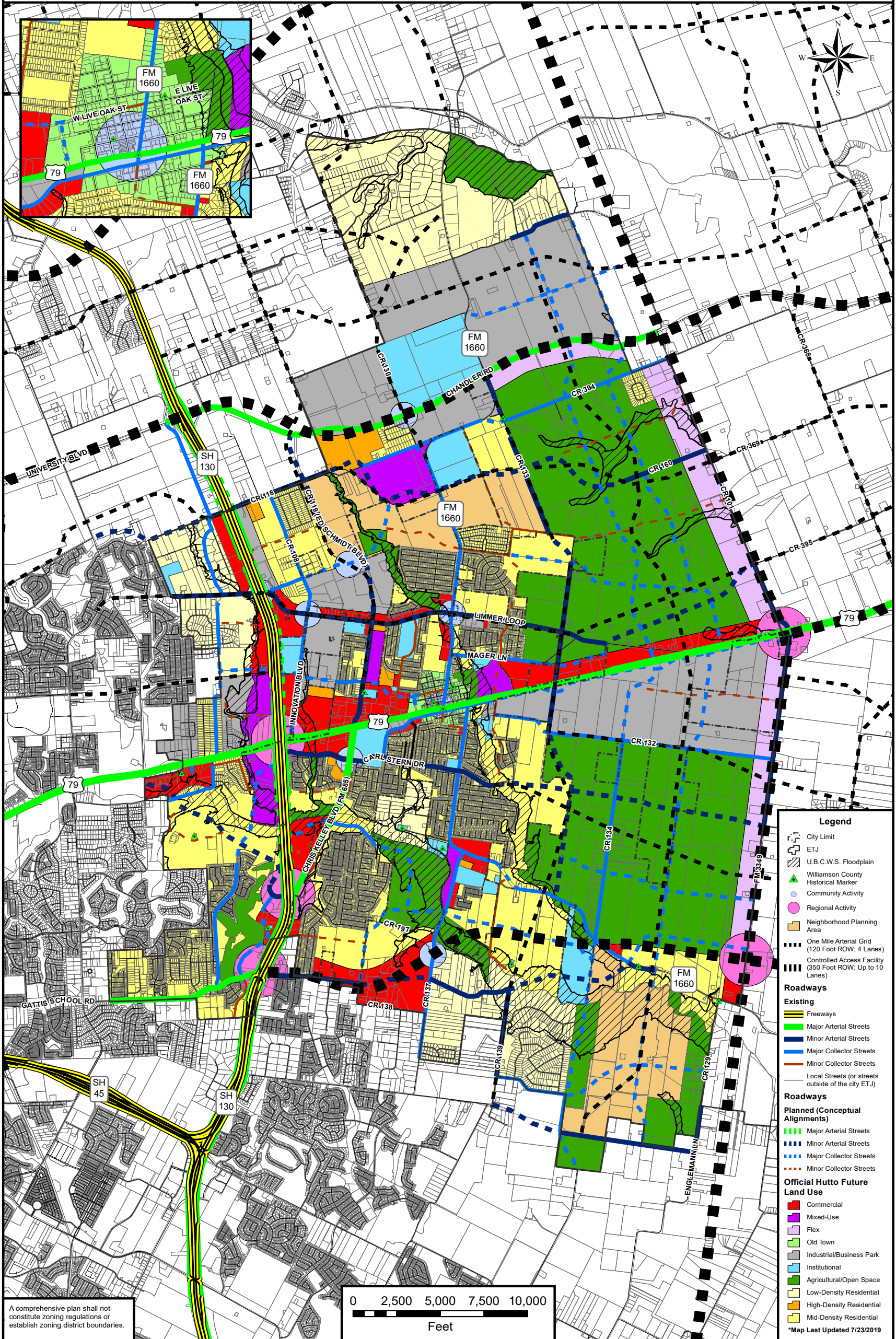
[City of Hutto Residential Map\(36x48\)](#)

[City of Hutto Non Residential Map\(36x48\)](#)

[Annexation Map\(11x17\)](#)



2040 Future Land Use Map

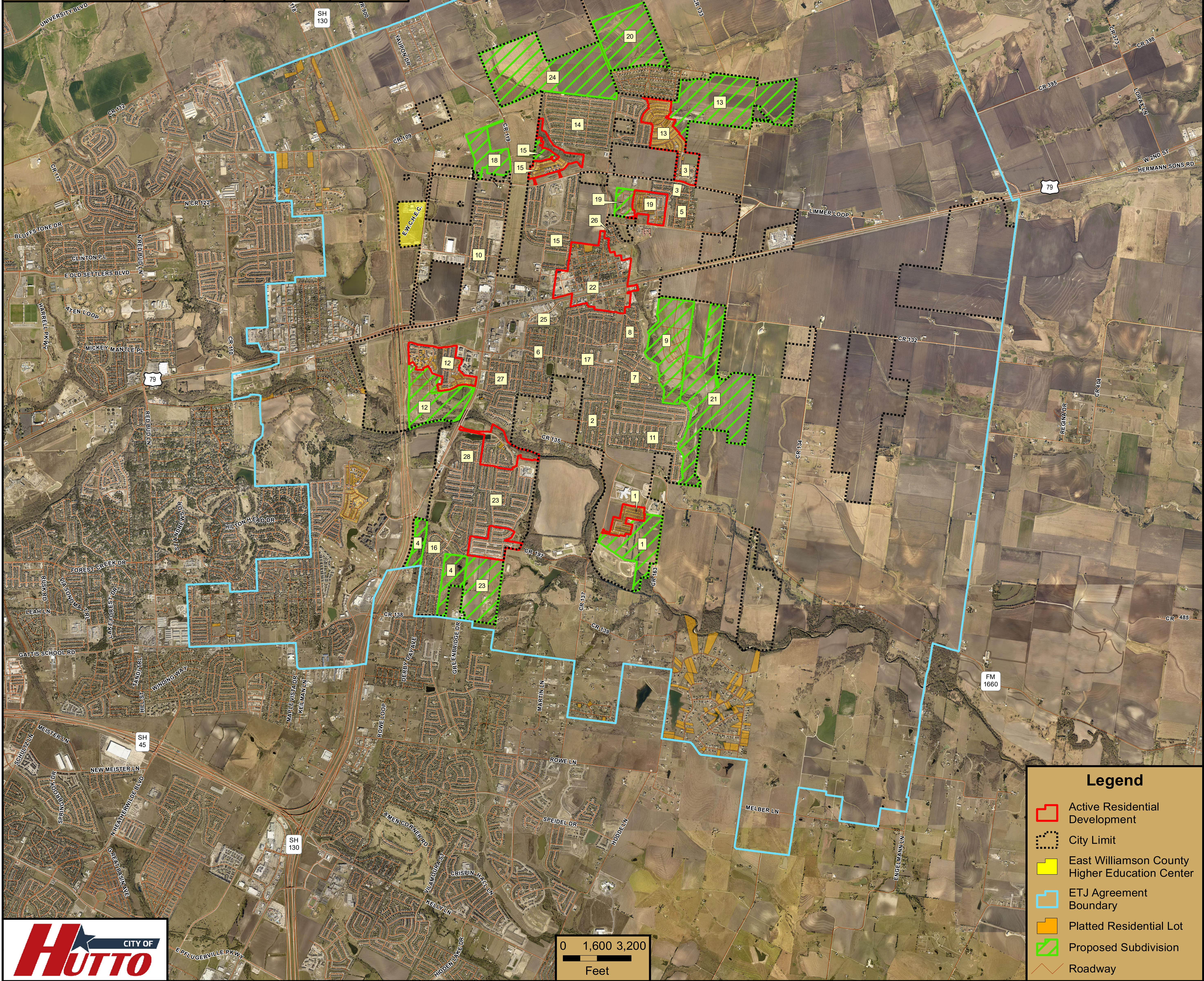


A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

0 2,500 5,000 7,500 10,000
Feet

City of Hutto Residential Map

Subdivision	Platted Residential Lots	Un-Platted Residential Lots	Built Residential Lots
(1) Brooklands	170 Existing	485 Proposed	4 Built
(2) Brushy Creek Meadows	294 Existing	0 Proposed	294 Built
(3) Carol Meadows	217 Existing	0 Proposed	206 Built
(4) Clarks Crossing	148 Existing	0 Proposed	148 Built
(5) Cottonwood Creek	0 Existing	987 Proposed	0 Built
(6) Country Estates	457 Existing	0 Proposed	457 Built
(7) Covered Bridge	0 Existing	139 Proposed	0 Built
(8) Creek Bend	479 Existing	0 Proposed	479 Built
(9) Creekside Estates	184 Existing	0 Proposed	184 Built
(10) Durango Farms	0 Existing	260 Proposed	0 Built
(11) Cross Creek	213 Existing	275 Proposed	2 Built
* ETJ	2825 Existing	0 Proposed	2466 Built
(12) Emory Farms	329 Existing	0 Proposed	329 Built
(13) Glenwood	672 Existing	0 Proposed	672 Built
(14) Hutto Crossing	419 Existing	294 Proposed	228 Built
(15) Hutto Highlands	431 Existing	670 Proposed	383 Built
(16) Huttoparke	768 Existing	0 Proposed	768 Built
(17) Hutto Square	656 Existing	64 Proposed	582 Built
(18) Lakeside Estates	557 Existing	0 Proposed	557 Built
(19) Legends of Hutto	767 Existing	0 Proposed	767 Built
(20) Mager Meadows	289 Existing	0 Proposed	115 Built
(21) Mustang Creek	0 Existing	507 Proposed	0 Built
(22) Old Town	219 Existing	0 Proposed	213 Built
(23) Riverwalk	1081 Existing	464 Proposed	1072 Built
(24) RSI	0 Existing	1308 Proposed	0 Built
(25) Sturm Parke	45 Existing	0 Proposed	45 Built
(26) The Cottonwood	39 Existing	0 Proposed	39 Built
(27) The Enclave at Brushy Creek	408 Existing	0 Proposed	408 Built
(28) The Park at Brushy Creek	438 Existing	0 Proposed	438 Built
(29) Wilco Ranch Subdivision	0 Existing	457 Proposed	0 Built
Total:	11690 Existing	5856 Proposed	10659 Built

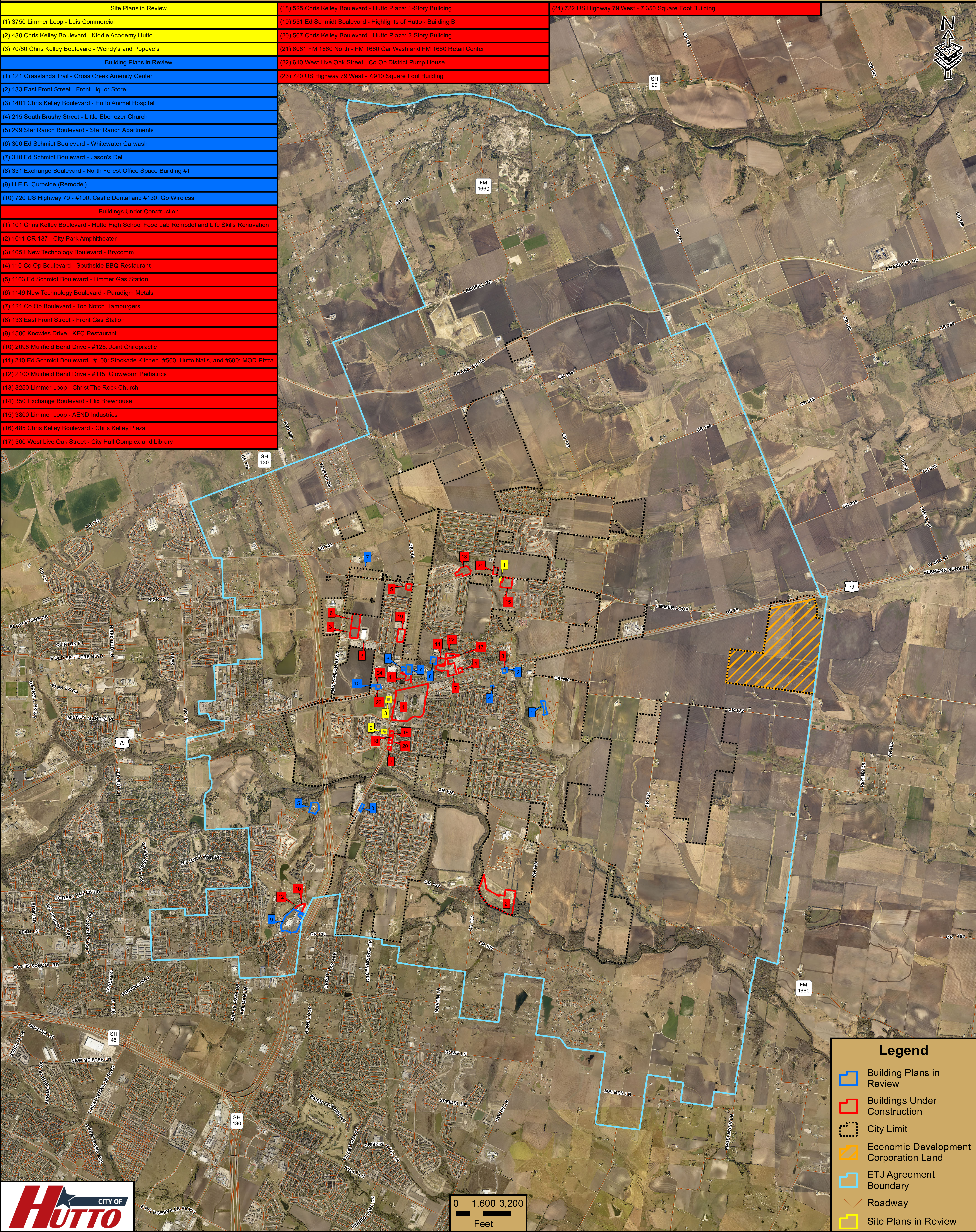


City of Hutto Non-Residential Map

Site Plans in Review
(1) 3750 Limmer Loop - Luis Commercial
(2) 480 Chris Kelley Boulevard - Kiddie Academy Hutto
(3) 70/80 Chris Kelley Boulevard - Wendy's and Popeye's
Building Plans in Review
(1) 121 Grasslands Trail - Cross Creek Amenity Center
(2) 133 East Front Street - Front Liquor Store
(3) 1401 Chris Kelley Boulevard - Hutto Animal Hospital
(4) 215 South Brushy Street - Little Ebenezer Church
(5) 299 Star Ranch Boulevard - Star Ranch Apartments
(6) 300 Ed Schmidt Boulevard - Whitewater Carwash
(7) 310 Ed Schmidt Boulevard - Jason's Deli
(8) 351 Exchange Boulevard - North Forest Office Space Building #1
(9) H.E.B. Curbside (Remodel)
(10) 720 US Highway 79 - #100; Castle Dental and #130; Go Wireless
Buildings Under Construction
(1) 101 Chris Kelley Boulevard - Hutto High School Food Lab Remodel and Life Skills Renovation
(2) 1011 CR 137 - City Park Amphitheater
(3) 1051 New Technology Boulevard - Brycomm
(4) 110 Co Op Boulevard - Southside BBQ Restaurant
(5) 1103 Ed Schmidt Boulevard - Limmer Gas Station
(6) 1149 New Technology Boulevard - Paradigm Metals
(7) 121 Co Op Boulevard - Top Notch Hamburgers
(8) 133 East Front Street - Front Gas Station
(9) 1500 Knowles Drive - KFC Restaurant
(10) 2098 Muirfield Bend Drive - #125; Joint Chiropractic
(11) 210 Ed Schmidt Boulevard - #100; Stockade Kitchen, #500; Hutto Nails, and #600; MOD Pizza
(12) 2100 Muirfield Bend Drive - #115; Glowworm Pediatrics
(13) 3250 Limmer Loop - Christ The Rock Church
(14) 350 Exchange Boulevard - Flix Brewhouse
(15) 3800 Limmer Loop - AEND Industries
(16) 485 Chris Kelley Boulevard - Chris Kelley Plaza
(17) 500 West Live Oak Street - City Hall Complex and Library

(18) 525 Chris Kelley Boulevard - Hutto Plaza: 1-Story Building
(19) 551 Ed Schmidt Boulevard - Highlights of Hutto - Building B
(20) 567 Chris Kelley Boulevard - Hutto Plaza: 2-Story Building
(21) 6081 FM 1660 North - FM 1660 Car Wash and FM 1660 Retail Center
(22) 610 West Live Oak Street - Co-Op District Pump House
(23) 720 US Highway 79 West - 7,910 Square Foot Building

(24) 722 US Highway 79 West - 7,350 Square Foot Building
--



Annexation Map

Legend

- City Limits
- County Boundary
- Creeks
- Extrateritorial Jurisdiction
- Hutto Development Agreements
- Limited Purpose Annexation
- Roadways

Scale: 0 2,150 4,300 6,450 8,600 Feet

Page 6 of 6

HUTTO CITY OF