



City of Hutto

Agenda

Planning and Zoning Commission Meeting

Tuesday, April 6, 2021 at 7:00 PM

City Council Chambers

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

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on March 2, 2021.
- 4.2. Consideration and possible recommendation on the proposed Cottonwood Creek Phase 2 Final Plat, 22.725 acres, more or less, of land, 101 single-family lots, located on Branson Boulevard.
- 4.3. Consideration and possible recommendation on the proposed Hutto Crossing Industrial Park Lot 2 Block A Replat, 9.745 acres, more or less, of land, 2 commercial lots, located on Park Central Drive.
- 4.4. Consideration and possible recommendation on the proposed Southgate Phase 3 Final Plat, 36.291 acres, more or less, of land, 149 single-family lots, located on Kaatz Lane
- 4.5. Consideration and possible recommendation on the proposed Star Ranch Commercial Block C Lot 4 Final Plat, 1.66 acres, more or less, of land, 1 commercial lot, located on Star Ranch Boulevard.
- 4.6. Consideration and possible recommendation on the proposed Wilco Ranch Phase 2 Section 2 Final Plat, 25.236 acres, more or less, of land, 136 single-family lots, located on CR 119 (Ed Schmidt Boulevard).
- 4.7. Consideration and possible recommendation on the proposed Wilco Ranch Section 3 Phase 2 Final Plat, 12.530 acres, more or less, of land, 65 single-family lots, located on CR 119 (Ed Schmidt Boulevard).
- 4.8. Consideration of a public hearing and possible recommendation on the proposed Unified Development Code (2020 Edition, as amended), ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 4, Section 10.403, Bulk, Setbacks and Buffers.
- 4.9. Consideration of a public hearing and possible recommendation on zoning change request for Chandler Corner Lots 2 and 4 from Single Family Rural (SF-R) to Industrial (I).

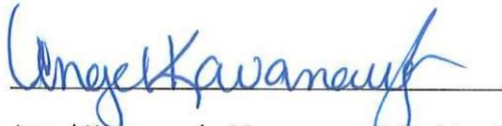
5. DEVELOPMENT SERVICES DIRECTOR REPORT

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the April 6, 2021 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on April 1, 2021 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

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



MINUTES

Planning and Zoning Commission Meeting

7:00 PM - Tuesday, March 2, 2021

City Council Chambers

The Planning and Zoning Commission of the City of Hutto was called to order on Tuesday, March 2, 2021, at 7:00 PM, in the City Council Chambers, with the following members present:

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

EXCUSED:

1 CALL MEETING TO ORDER

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

2 ROLL CALL

Members of the City of Hutto Staff in attendance or on call were: Ashley Lumpkin, Executive Director of Development Services, Ashby Grundman, Director of Planning, and Samuel Ray, Director of Engineering and Angel Kavanaugh, Management Assistant.

3 PUBLIC COMMENT

No Public Comment

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

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

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

minutes.

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

4 AGENDA ITEMS

- a)** Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on February 2, 2021.

Commissioner Susanna Boyer made a motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on February 2, 2021 with the correction of Tony "Host" to "Wertz", seconded by Commissioner Rick Hudson. Motion passed 7 Ayes to 0 Nays.

- b)** Consideration and possible recommendation on the proposed Star Ranch Parcel 32 Final Plat, 4.255 acres, more or less, of land, two commercial lots, located within Hutto's Extraterritorial Jurisdiction (ETJ) on Winterfield Drive.

Commissioner Randal Clark made a motion to accept staff recommendation on the proposed Star Ranch Parcel 32 Final Plat, 4.255 acres, more or less, of land, two commercial lots, located within Hutto's Extraterritorial Jurisdiction (ETJ) on Winterfield Drive with the correction of the wording from "Multi Family" to "Commercial", Commissioner Susanna Boyer seconded the motion. Motion passed 7 Ayes to 0 Nays.

- c)** Consideration of a public hearing and possible recommendation on the proposed zoning change request for Urbana at Cottonwood Creek Planned Unit Development (PUD), 43.521 acres, more or less, of land, a mixed-use PUD, located on CR 199.

Public Hearing was not officially opened, resident Brian Lee - 200 Waterway Ave. spoke on some concerns he has about CR 199 -street is already in bad shape, cross creek and new Lennar subdivision and the Urbana traffic issues, the need for the overpass on 79, great need for additional schools that will handle the overcrowding. Public Hearing closed at 7:16 pm. Samuel Ray stated there is a TIA being done with the developer. The developer Mark Baker was on hand for a presentation and questions.

Commissioner Randal Clark made a motion to accept recommendation on the proposed zoning change request for Urbana at Cottonwood Creek Planned Unit Development (PUD), 43.521 acres, more or less, of land, a mixed-use PUD, located on CR 199 with the condition that Construction traffic not use Front Street, Seconded by Commissioner Susanna Boyer. Motion passed 7 Ayes to 0 Nays.

5 DEVELOPMENT SERVICES DIRECTOR REPORT

Staff updated Commissioners on the Comp Plan, stated it will be going to Council this week to

decide on the group to award contract, looking at start date of April.

6 ADJOURNMENT

Having no further business Chair adjourned at 8:21 pm.

7 CERTIFICATION

I certify that this notice of the **March 2, 2021** Planning and Zoning Committee meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **February 26, 2021 at 5:00 P.M.**




Angel Kavanagh, Management Assistant

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Chair

Staff Report

April 6, 2021

To: Planning and Zoning Commission

SUBJECT: Cottonwood Creek Phase 2 Final Plat

SUMMARY OF REQUEST

The proposed Cottonwood Creek Phase 2 Final Plat is approximately 22.725 acres of land and 101 single-family residential lots. This phase is north of Carl Stern Drive, east of Phase 3 and south of Phase 1.

Current Zoning:

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

Surrounding Zoning:

North: Single-Family Residential (SF-1 - Cottonwood Creek Subdivision - Phase 1)

East: Extra-territorial Jurisdiction (undeveloped farmland)

South: Open Space/Parkland - (Cottonwood Creek Subdivision - Phase 8)

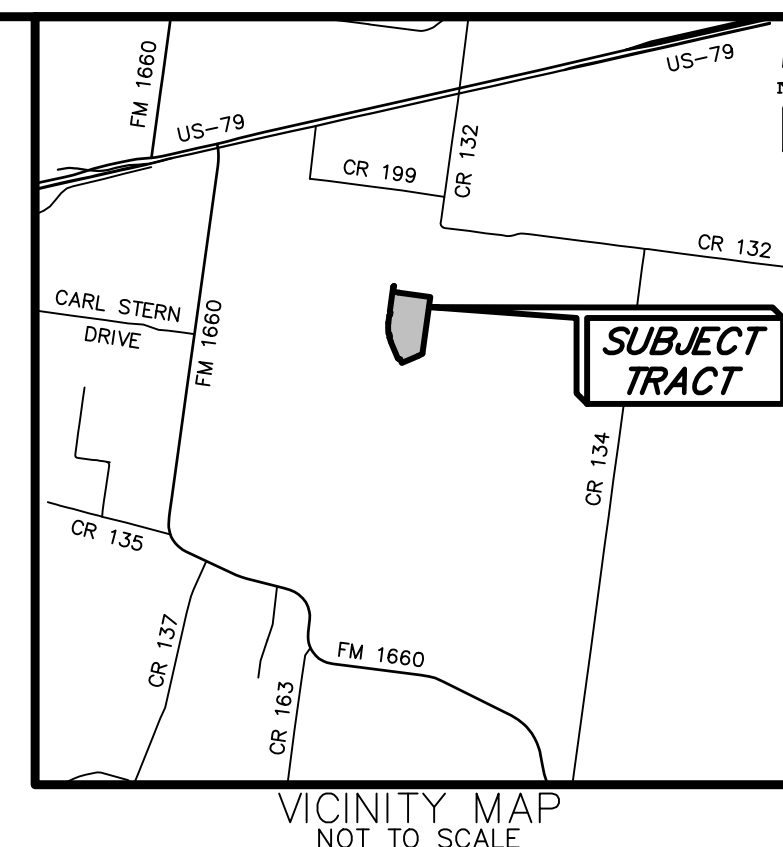
West: Single-Family Residential (SF-1 - Cottonwood Creek Subdivision - Phase 3)

The proposed Final Plat is comprised of 101 single-family lots totaling 15.911 acres, 4 open space lots totaling 1.027 acres and 5.787 acres of right-of-way. All of the residential lots in this section are required to be either 50 feet wide or 60 feet wide with the majority being 50 feet.

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

STAFF RECOMMENDATION:

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



R – RESIDENTIAL O/S – OPEN SPACE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
16	J	7,200	R
17	J	7,752	R
18	J	6,250	R
19	J	6,250	R
20	J	6,250	R
21	J	6,250	R
22	J	6,250	R
23	J	6,236	R
24	J	6,710	R
25	J	11,887	R
26	J	9,138	R
27	J	6,320	R
28	J	6,250	R
29	J	6,250	R
30	J	6,250	R
31	J	7,451	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	K	9,534	R
2	K	6,321	R
3	K	6,321	R
4	K	6,321	R
5	K	6,321	R
6	K	6,321	R
7	K	6,321	R
8	K	7,449	R
9	K	7,537	R
10	K	6,321	R
11	K	6,321	R
12	K	6,321	R
13	K	6,321	R
14	K	6,321	R
15	K	6,321	R
16	K	9,480	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
3	L	6,000	R
4	L	6,000	R
5	L	6,000	R
6	L	6,000	R
7	L	6,000	R
8	L	6,000	R
9	L	6,000	R
10	L	9,895	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	T	6,236	R
2	T	8,381	R
3	T	6,352	R
4	T	6,352	R
5	T	6,280	R
6	T	6,000	R
7	T	6,000	R
8	T	7,152	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	U	7,996	R
2	U	6,735	R
3	U	6,727	R
4	U	6,701	R
5	U	6,523	R
6	U	8,116	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	V	11,030	R
2	V	8,329	R
3	V	11,500	R
4	V	7,960	R
5	V	6,255	R
6	V	6,500	R
7	V	6,500	R
8	V	6,500	R
9	V	6,500	R
10	V	7,752	R
11	V	7,151	R
12	V	6,000	R
13	V	6,000	R
14	V	6,000	R
15	V	6,000	R
16	V	6,000	R
17	V	6,000	R
18	V	6,000	R
19	V	5,902	R
20	V	6,093	O.S.
21	V	6,257	R
22	V	6,000	R
23	V	6,000	R
24	V	7,066	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	W	24,191	O.S.
2	W	8,065	R
3	W	6,193	R
4	W	6,000	R
5	W	6,000	R
6	W	6,000	R
7	W	5,805	R
8	W	9,690	R
9	W	13,028	R
10	W	5,994	R
11	W	6,000	R
12	W	6,000	R
13	W	6,000	R
14	W	5,904	R
15	W	7,201	R

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 22°49'12" W	80.00'
L2	N 12°35'55" W	50.00'
L3	N 07°46'05" E	50.00'
L4	S 07°45'57" W	120.00'
L5	S 82°14'03" E	120.00'
L6	S 07°45'57" W	5.00'
L7	S 82°14'16" E	109.95'
L8	N 82°14'16" W	110.05'
L9	S 77°24'05" W	105.18'
L10	N 77°24'05" E	105.18'
L11	N 82°14'16" W	105.00'
L12	S 82°14'16" E	105.00'
L13	S 77°24'05" W	80.08'
L14	N 77°24'05" E	66.26'
L15	S 54°17'13" W	60.07'
L16	N 22°06'52" W	54.23'
L17	N 16°58'02" W	76.26'
L18	S 08°05'57" E	79.19'
L19	S 02°21'26" E	57.75'
L20	S 02°05'08" W	57.75'
L21	S 06°02'11" W	44.97'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	540.00'	11°11'13"	105.43'	S 61°35'11" W	105.27'
C2	40.00'	90°00'00"	62.83'	N 67°49'12" W	56.57'
C3	760.00'	7°08'37"	94.76'	N 19°14'53" W	94.70'
C4	15.00'	93°04'40"	24.37'	N 30°51'45" E	21.78'
C5	15.00'	93°04'40"	24.37'	N 56°03'35" W	21.78'
C6	760.00'	17°17'12"	229.30'	N 0°52'39" W	228.43'
C7	15.00'	89°59'47"	23.56'	N 52°45'51" E	21.21'
C8	15.00'	89°59'39"	23.56'	N 37°14'09" W	21.21'
C9	15.00'	90°00'00"	23.56'	N 52°45'57" E	21.21'
C10	15.00'	90°00'00"	23.56'	S 37°14'03" E	21.21'
C11	15.00'	39°42'54"	10.40'	N 77°54'30" E	10.19'
C12	50.00'	169°37'19"	148.02'	N 37°08'18" W	99.59'
C13	15.00'	39°42'54"	10.40'	S 27°48'55" W	10.19'
C14	15.00'	90°11'43"	23.61'	S 37°08'24" E	21.25'
C15	15.00'	89°48'17"	23.51'	S 52°51'36" W	21.18'
C16	15.00'	39°42'54"	10.40'	S 11°54'00" E	10.19'
C17	50.00'	138°39'10"	121.00'	N 37°34'08" E	93.56'
C18	15.00'	39°42'54"	10.40'	S 87°02'15" W	10.19'
C19	15.00'	39°42'54"	10.40'	S 47°19'21" W	10.19'
C20	50.00'	169°25'49"	147.86'	S 67°49'12" E	99.57'
C21	15.00'	39°42'54"	10.40'	N 2°57'45" W	10.19'
C22	625.00'	6°38'17"	72.41'	S 19°30'03" E	72.37'
C23	15.00'	86°25'00"	22.62'	N 59°23'25" W	20.54'
C24	15.00'	86°25'00"	22.62'	N 34°11'35" E	20.54'
C25	625.00'	16°46'52"	183.05'	S 0°37'29" E	182.40'
C26	15.00'	90°00'13"	23.56'	N 37°14'09" W	21.21'
C27	15.00'	89°59'47"	23.56'	N 52°45'51" E	21.21'
C28	15.00'	90°00'00"	23.56'	S 52°45'57" W	21.21'
C29	25.00'	90°11'30"	39.35'	N 37°08'18" W	35.41'
C30	15.00'	89°48'17"	23.51'	N 52°51'36" E	21.18'
C31	15.00'	90°00'13"	23.56'	S 37°14'09" E	21.21'
C32	15.00'	89°59'47"	23.56'	S 52°45'51" W	21.21'
C33	15.00'	90°11'43"	23.61'	N 37°08'24" W	21.25'
C34	25.00'	69°26'38"	30.30'	N 42°40'46" E	28.48'
C35	15.00'	94°05'46"	24.63'	S 55°33'02" E	21.96'
C36	575.00'	16°16'06"	163.26'	S 0°22'06" E	162.72'
C37	15.00'	89°48'17"	23.51'	S 52°51'36" W	21.18'
C38	15.00'	90°11'43"	23.61'	N 37°08'24" W	21.25'
C39	25.00'	59°13'21"	25.84'	N 37°34'08" E	24.71'
C40	25.00'	90°00'00"	39.27'	S 67°49'12" E	35.36'
C41	575.00'	6°07'31"	61.47'	S 19°45'26" E	61.44'
C42	15.00'	94°05'46"	24.63'	S 30°21'12" W	21.96'
C43	15.00'	39°42'54"	10.40'	N 82°44'28" W	10.19'
C44	50.00'	148°52'27"	129.92'	N 42°40'46" E	96.33'
C45	15.00'	39°42'54"	10.40'	S 11°54'00" E	10.19'
C46	50.00'	1°19'19"	1.15'	S 58°42'42" W	1.15'
C47	50.00'	54°04'00"	47.18'	S 86°24'21" W	45.45'
C48	50.00'	38°18'35"	33.43'	N 47°24'21" W	32.81'
C49	50.00'	41°22'09"	36.10'	N 7°33'59" W	35.32'
C50	50.00'	34°33'16"	30.15'	N 30°23'44" E	29.70'
C51	50.00'	29°12'05"	25.48'	N 17°09'25" W	25.21'
C52	50.00'	44°52'28"	39.16'	N 19°52'52" E	38.17'
C53	50.00'	49°00'22"	42.77'	N 66°49'17" E	41.47'
C54	50.00'	15°34'15"	13.59'	S 80°53'25" E	13.55'
C55	15.00'	32°46'22"	8.58'	S 50°47'37" W	8.46'
C56	15.00'	6°56'32"	1.82'	S 30°56'10" W	1.82'
C57	50.00'	73°10'41"	63.86'	N 64°03'14" E	59.61'
C58	50.00'	24°49'07"	21.66'	S 66°56'51" E	21.49'
C59	50.00'	45°58'30"	40.12'	S 31°33'03" E	39.05'
C60	50.00'	25°27'30"	22.22'	S 4°09'57" W	22.03'
C61	460.00'	12°53'35"	103.51'	N 60°44'00" E	103.29'
C62	625.00'	2°25'35"	26.47'	S 21°36'24" E	26.47'
C63	625.00'	4°12'42"	45.94'	S 18°17'16" E	45.93'
C64	50.00'	42°03'37"	36.70'	S 83°54'49" E	35.89'
C65	50.00'	37°13'34"	32.49'	N 56°26'36" E	31.92'
C66	50.00'	39°56'27"	34.85'	N 17°51'36" E	34.15'
C67	50.00'	29°38'49"	25.87'	N 16°56'02" W	25.58'
C68	575.00'	7°22'18"	73.98'	S 4°49'00" E	73.93'
C69	575.00'	5°00'54"	50.33'	S 1°22'36" W	50.31'
C70	575.00'	3°52'54"	38.96'	S 5°49'30" W	38.95'
C71	625.00'	3°27'32"	37.73'	S 6°02'11" W	37.73'
C72	625.00'	4°26'34"	48.46'	S 2°05'08" W	48.45'
C73	625.00'	4°26'34"	48.46'	S 2°21'26" E	48.45'
C74	625.00'	4°26'12"	48.40'	S 6°47'49" E	48.39'

LEGAL DESCRIPTION

FIELD NOTES FOR A 22.725 ACRE TRACT OF LAND SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NO. 271, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 46.68 ACRE TRACT OF LAND AS CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AS RECORDED IN DOCUMENT NUMBER 2019116498 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A PORTION OF A CALLED 130.141 ACRE TRACT OF LAND AS CONVEYED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. AS RECORDED IN DOCUMENT NUMBER 2019104719 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF THE BRANSON BOULEVARD RIGHT-OF-WAY (R.O.W.~ 90') AS DEDICATED BY THE PLAT OF MEADOWS AT COTTONWOOD CREEK PHASE ONE, AS RECORDED IN DOCUMENT NUMBER 2009067576 AND BEING VACATED BY DOCUMENT NUMBERS 2020092313 AND 2020027446 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD AS RECORDED IN DOCUMENT NO. 2020120045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 22.725 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of said vacated right-of-way and a called 50 acre tract of land (Third Tract) as conveyed unto Leschber Investment, LP in Document Number 2010007504 of the Official Public Records of Williamson County, Texas, at the southeast corner of Cottonwood Phase 1 as recorded in Document Number 2020133552 of the Official Public Records of Williamson County, Texas, for the northeast corner and POINT OF BEGINNING of the herein described tract:

THENCE, S 07° 57' 27" W, coincident with the common line of said vacated right-of-way, said 50 acre tract and a called 4.855 acre tract of land as conveyed unto Audrey Evans in Document Number 2010004677 and described in Document Number 2003097300 of the Official Public Records of Williamson County, Texas, a distance of 1,192.75 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for the southeast corner of the herein described tract;

THENCE, departing said common line, over and across said vacated right-of-way, the aforementioned 130.141 acre tract and the aforementioned 46.68 acre tract the following eleven (11) courses:

- 1)Curving to the right with a radius of 540.00 feet, an arc length of 105.43 feet, a central angle of 11° 11' 13", a chord bearing of S 61° 35' 11" W, and a chord distance of 105.27 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 2) S 67° 10' 48" W, a distance of 366.59 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southwest corner of the herein described tract;
- 3) N 22° 49' 12" W, a distance of 80.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve of the herein described tract;
- 4) Curving to the right with a radius of 40.00 feet, an arc length of 62.83 feet, a central angle of 90° 00' 00", a chord bearing of N 67° 49' 12" W, and a chord distance of 56.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the point of tangency of the herein described tract;
- 5) N 22° 49' 12" W, a distance of 375.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 6) Curving to the right with a radius of 760.00 feet, an arc length of 94.76 feet, a central angle of 07° 08' 37", a chord bearing of N 19° 14' 53" W, and a chord distance of 94.70 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
- 7) Curving to the right with a radius of 15.00 feet, an arc length of 24.37 feet, a central angle of 93° 04' 40", a chord bearing of N 19° 30' 51' 45" E, and a chord distance of 21.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;
- 8) N 12° 35' 55" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent of the herein described tract;
- 9) Curving to the right with a radius of 15.00 feet, an arc length of 24.37 feet, a central angle of 93° 04' 40", a chord bearing of N 56° 03' 35" W, and a chord distance of 21.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of compound curvature of the herein described tract;
- 10)Curving to the right with a radius of 760.00 feet, an arc length of 229.30 feet, a central angle of 17° 17' 12", a chord bearing of N 00° 52' 39" W, and a chord distance of 228.43 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 11)N 07° 45' 57" E, a distance of 156.06 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the south end of a curve return from the east right of way line of Branson Boulevard (R.O.W. ~ 80') as shown on the aforementioned plat of Cottonwood Phase 1 for a point of curvature of the herein described tract;

THENCE, continuing over and across the 46.68 acre tract, and the 130.141 acre tract coincident with said east right-of-way line the following five (5) courses:

- 1)Curving to the right with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 89° 59' 47", a chord bearing of N 52° 45' 51" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;
- 2) N 07° 46' 05" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve of the herein described tract;
- 3) Curving to the right with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 89° 59' 39", a chord bearing of N 37° 14' 09" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
- 4) Thence, N 07° 45' 57" E, a distance of 522.87 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;
- 5) Curving to the right with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90° 00' 00", a chord bearing of N 52° 45' 57" E, and a chord distance of 21.21 feet to a to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this

G:\TXC\Projects\Lennar\8390-00-Cottonwood_Plat\8390-00-Cottonwood_Plat_20201217.dwg, 12/18/2020 11:50 AM, mmisak, 1:0

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH KEVIN PAPE, VICE PRESIDENT, BEING THE OWNER OF 22.725 ACRES OF LAND OUT OF THE WILLIAM GATLIN SURVEY A-271, WILLIAMSON COUNTY, TEXAS AS CONVEYED TO IT BY INSTRUMENTS RECORDED IN DOC. NO'S. 2019116498, 2019104719, AND 2020120045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OF WHICH A PORTION BEING OUT OF MEADOWS AT COTTONWOOD CREEK, PHASE ONE, A SUBDIVISION AS RECORDED IN DOC. NO. 2009067576 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID MEADOWS AT COTTONWOOD CREEK, PHASE ONE HAVING BEEN VACATED BY DOCUMENT NOS. 2020027446 AND 2020092313 AND CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD AS RECORDED IN DOCUMENT NO. 2020120045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO PUBLIC NOTIFICATION & HEARING PROVISIONS OF CHAP. 212 OF THE TEXAS LOCAL GOVERNMENT CODE, DOES HEREBY SUBDIVIDE SAID 22.725 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

COTTONWOOD PHASE 2

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

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

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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

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

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

DATE

I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION.

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

DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.0001097659
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
11. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
12. THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10321. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
14. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
15. 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.
16. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
17. 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.
18. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR

DATE

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

DOUG GAUL, MAYOR

DATE

LACIE HALE, CITY SECRETARY

DATE

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY



Received 3/8/2021

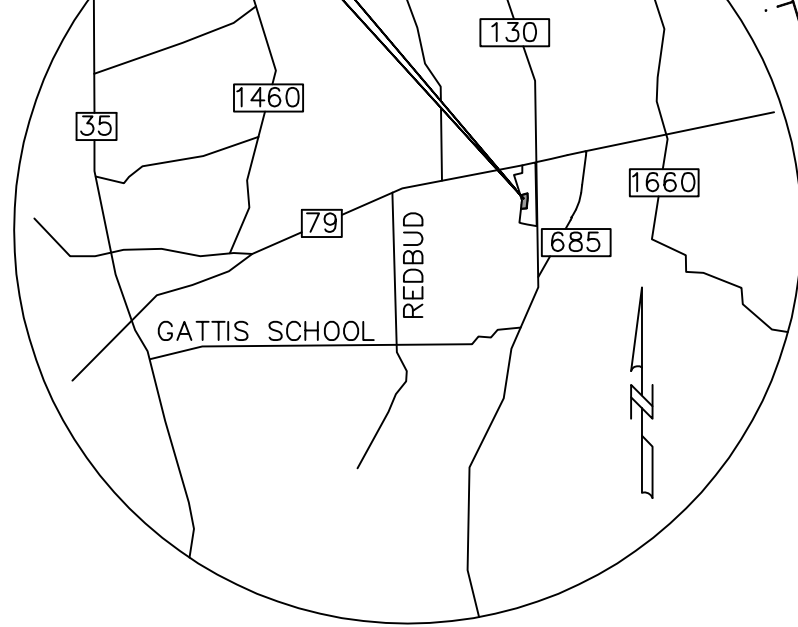


BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

FINAL PLAT
COTTONWOOD PHASE 2

A SUBDIVISION OF 22.725 ACRES OF LAND
LOCATED IN THE
WILLIAM GATLIN SURVEY, ABSTRACT NO. 271
WILLIAMSON COUNTY, TEXAS

PROJECT LOCATION



LOCATION MAP
SCALE: 1" = 2000'

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

ACREAGE: 9.745 ACRES

PATENT SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT 422

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 9.745 - DEVELOPMENT

NUMBER OF LOTS BY TYPE: 2 - DEVELOPMENT

LINEAR FEET OF NEW STREETS: NONE

SUBMITTAL DATE: FEBRUARY 01, 2021

DATE OF PLANNING AND ZONING COMMISSION REVIEW: APRIL 6, 2021

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

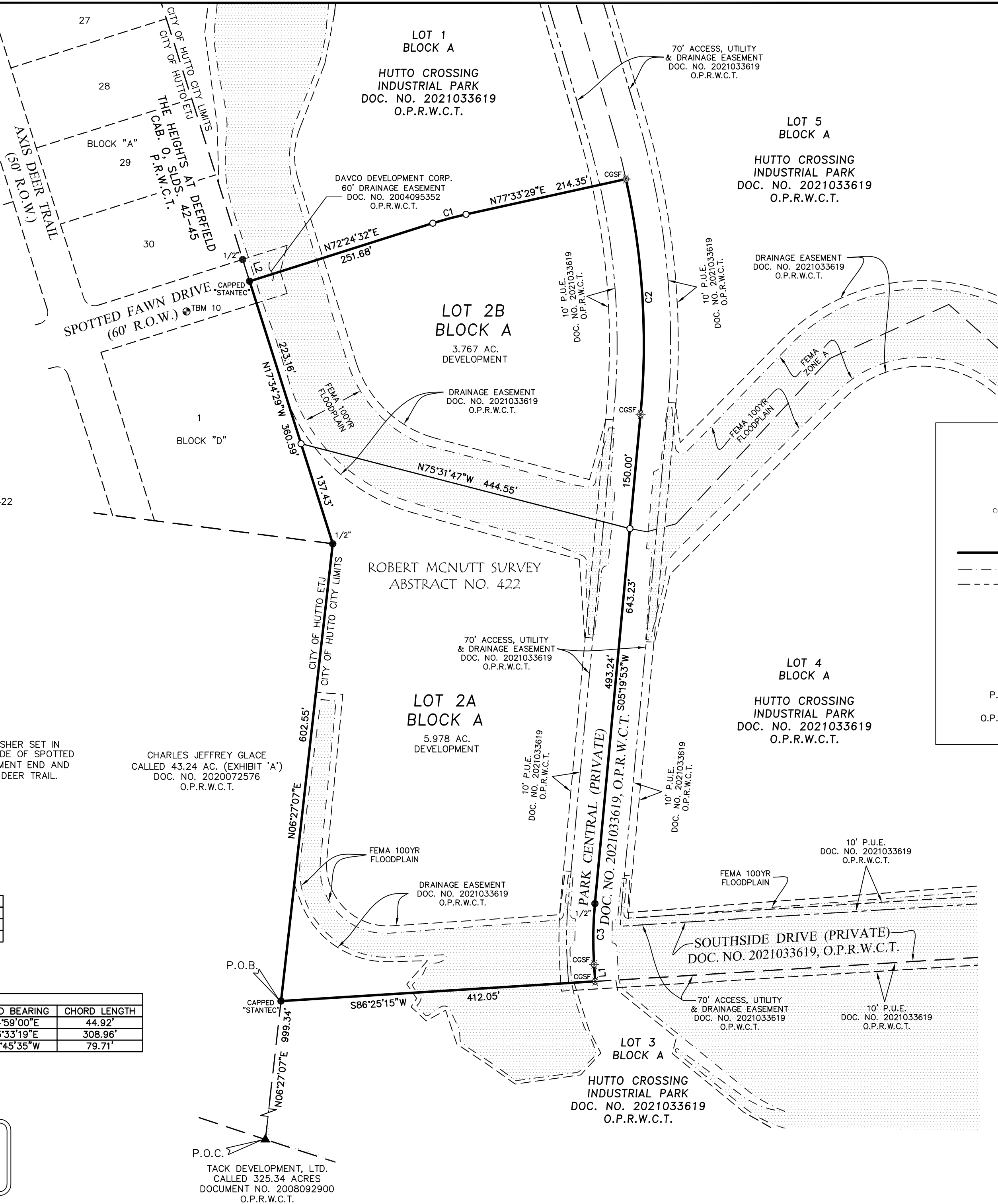
SURVEYOR: DIAMOND SURVEYING, INC.
116 SKYLINE
GEORGETOWN, TEXAS 78628
T.B.P.E.L.S. NO. 10006900

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'.
VERTICAL DATUM: NAVD 88

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°48'44"E	22.19'
L2	N17°34'29"W	29.88'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	500.00'	44.94'	5°08'57"	N74°59'00"E	44.92'
C2	1000.00'	310.20'	17°46'24"	S03°33'19"E	308.96'
C3	500.00'	79.79'	9°08'37"	S00°45'35"W	79.71'

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900



LEGEND

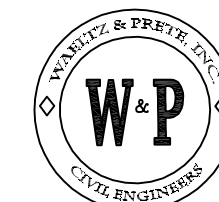
- IRON ROD FOUND
- ▲ 60D NAIL FOUND IN CONCRETE
- IRON ROD SET WITH CAP MARKED "DIAMOND SURVEYING"
- ⊗ COTTON GIN SPINDLE FOUND
- ⊙ BENCHMARK
- REPLAT BOUNDARY
- - - FEMA 100YR FLOODPLAIN
- - - 70' ACCESS, UTILITY & DRAINAGE EASEMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- ETJ EXTRATERRITORIAL JURISDICTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

Received 3/29/2021



REPLAT OF LOT 2, BLOCK A
HUTTO CROSSING
INDUSTRIAL PARK

SHEET 1 OF 3



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

FOR A 9.745 ACRE TRACT OF LAND SITUATED IN THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF LOT 2, BLOCK A, HUTTO CROSSING INDUSTRIAL PARK, A SUBDIVISION RECORDED IN DOCUMENT NO. 2021033619 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 9.745 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 60D nail found in concrete monumenting the southwest corner of Lot 3, Block A of said Hutto Crossing Industrial Park and the southeast corner of the called 43.24 acre tract of land (Exhibit 'A') conveyed to Charles Jeffrey Glace, recorded in Document No. 2020072576 of the Official Public Records of Williamson County, Texas, same being on the northerly boundary line of the called 325.34 acre tract of land conveyed to Tack Development, Ltd., recorded in Document No. 2008092900 of the Official Public Records of Williamson County, Texas;

THENCE, N 06°27'07" E with the west boundary line of said Lot 3, Block A and the east boundary line of said 43.24 acre Glace tract, for a distance of 999.34 feet to an iron found with cap marked "STANTEC" on the northwest corner of said Lot 3, Block A and the southwest corner of said Lot 2, Block A, for the southwest corner and POINT OF BEGINNING hereof;

THENCE, N 06°27'07" E with the west boundary line of said Lot 2, Block A and said east boundary line of the 43.24 acre Glace tract, for a distance of 602.55 feet to a 1/2" iron rod found monumenting the northeast corner of said 43.24 acre Glace tract, on an angle point in said west boundary line of Lot 2, Block A, and the southeast corner of Lot 1, Block D, The Heights at Deerfield a subdivision recorded in Cabinet O, Slides 42–45 of the Plat Records of Williamson County, Texas;

THENCE, N 17°34'29" W with said west boundary line of Lot 2, Block A, in part with the east boundary line of said Lot 1, Block D, and in part with the easterly terminus of Spotted Fawn Drive (60' right-of-way width), for a distance of 360.59 feet to an iron rod found with cap marked "STANTEC" on the northwest corner of said Lot 2, Block A and the southwest corner of Lot 1, Block A of said Hutto Crossing Industrial Park, for the northwest corner hereof, from which a 1/2" iron rod found monumenting the northeast terminus corner of said Spotted Fawn Drive and the southeast corner of Lot 30, Block A of said The Heights at Deerfield, same being on the west boundary line of said Lot 1, Block A, bears N 17°34'29" W for a distance of 29.88 feet;

THENCE, with the north boundary line of said Lot 2, Block A and the south boundary line of said Lot 1, Block A, the following three (3) courses and distances:

1. N 72°24'32" E for a distance of 251.68 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the beginning of a curve to the right;
2. With said curve to the right an arc length of 44.94 feet, said curve having a radius of 500.00 feet, a delta angle of 5°08'57" and a chord which bears N 74°59'00" E for a distance of 44.92 feet to a 1/2" iron rod set with cap marked "Diamond Surveying" on the end of this curve;
3. N 77°33'29" E for a distance of 214.35 feet to a cotton gin spindle found on the northeast corner of said Lot 2, Block A and the southeast corner of said Lot 1, Block A, same being on the west boundary line of Lot 5, Block A of said Hutto Crossing Industrial Park, for the northeast corner hereof;

THENCE, with the east boundary line of said Lot 2, Block A, in part with the west boundary line of said Lot 5, Block A, and in part with the west boundary line of Lot 4, Block A of said Hutto Crossing Industrial Park, the following four (4) courses and distances:

1. With a curve to the right an arc length of 310.20 feet, said curve having a radius of 1000.00 feet, a delta angle of 17°46'24" and a chord which bears S 03°33'19" E for a distance of 308.96 feet to a cotton gin spindle found on the end of this curve;
2. S 05°19'53" W passing at a distance of 150.00 feet, a 1/2" iron rod set with cap marked "Diamond Surveying" on the southwest corner of said Lot 5, Block A and the northwest corner of said Lot 4, Block A, in all a total distance of 643.23 feet to a 1/2" iron rod found on the beginning of a curve to the left;
3. With said curve to the left an arc length of 79.79 feet, said curve having a radius of 500.00 feet, a delta angle of 9°08'37" and a chord which bears S 00°45'35" W for a distance of 79.71 feet to a cotton gin spindle found on the end of this curve;
4. S 03°48'44" E for a distance of 22.19 feet to a cotton gin spindle found on the southeast corner of said Lot 2, Block A and the southwest corner of said Lot 4, Block A, same being on the north boundary line of said Lot 3, Block A, for the southeast corner hereof;

THENCE, S 86°25'15" W with the south boundary line of said Lot 2, Block A and said north boundary line of Lot 3, Block A, for a distance of 412.05 feet to the POINT OF BEGINNING hereof and containing 9.745 acres of land more or less.

BEARING BASIS: NAD–83, TEXAS CENTRAL ZONE (4203) STATE PLANE SYSTEM. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 0.999890029.

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO HUTTO CROSSING PUD OR 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 CONNECTION IS MADE TO SEPTIC UNTIL PUBLIC WASTEWATER IS AVAILABLE.
7. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER HUTTO CROSSING PUD OR UDC REQUIREMENTS.
8. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE HUTTO CROSSING PUD OR UDC REQUIREMENTS.
9. 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.
10. 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.
11. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48491C0515F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
12. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
13. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
14. ON–SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST–DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100–YEAR STORM EVENTS.
15. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
16. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. THE MAXIMUM IMPERVIOUS COVERAGE PER NON–RESIDENTIAL LOT IS 90%.
18. ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS PER DOC. # 2021022943.
19. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO (OR ON–SITE WELL)
WASTEWATER: CITY OF HUTTO (OR ON–SITE OSSF)
ELECTRIC: ONCOR
GAS: ATMOS
20. ON–SITE STORM WATER DETENTION FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
21. MINIMUM FINISHED FLOOR SLAB ELEVATIONS SHALL BE A MINIMUM OF 2 FEET ABOVE THE ULTIMATE 100–YEAR FLOOD PLAIN.

REPLAT OF LOT 2, BLOCK A
HUTTO CROSSING
INDUSTRIAL PARK

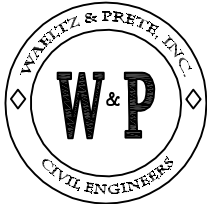
Received 3/29/2021



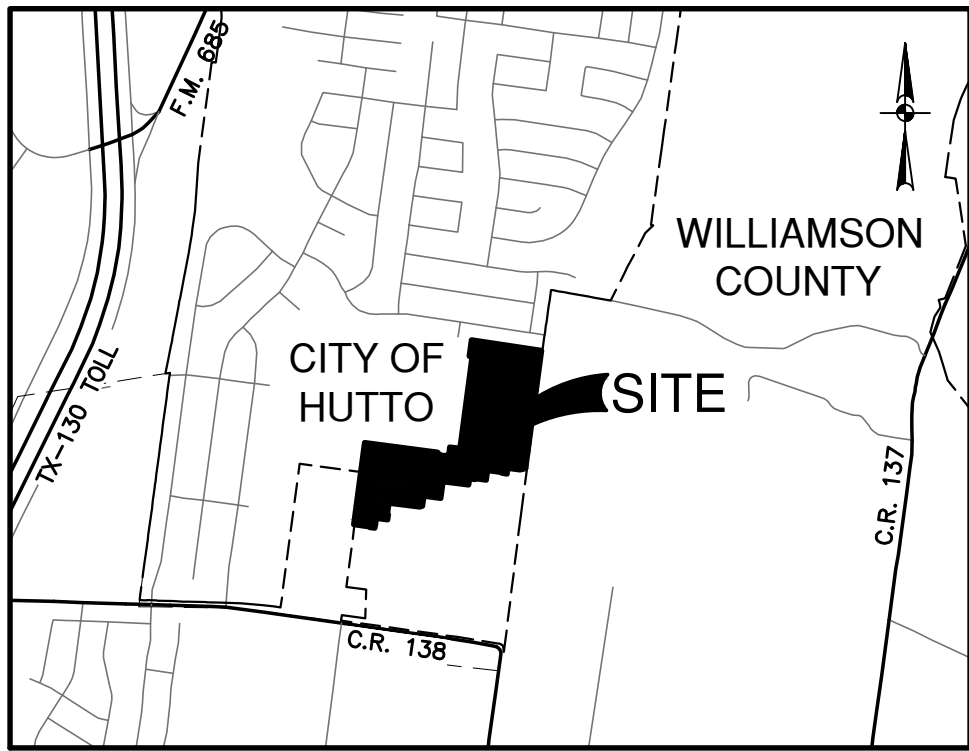
SHEET 2 OF 3

Waeltz & Prete, Inc.
CIVIL ENGINEERS

211 N. A.W. Grimes Blvd.
Round Rock, TX. 78665
PH (512) 505–8953
FIRM TX. REG. #F–10308



 **DIAMOND SURVEYING, INC.**
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900



LOCATION MAP
SCALE: 1"= 2,000'

OWNER: HUTTO 117 INVESTORS, LP
ADDRESS: 4408 SPICEWOOD SPRINGS RD.,
AUSTIN, TX 78759
(512) 596-6544 P

ACREAGE: 36.291 ACRES
LOTS ACREAGE: 27.508 ACRES
ROW ACREAGE: 8.783 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

SURVEY: JOHN KELSEY SURVEY
SECTION NO. 18
ABSTRACT NO. 377

NUMBER OF BLOCKS: 12
SINGLE FAMILY LOTS: 149
GREENLINK LOTS: 2
OSL & PVT DE LOTS: 2
OSL & WVE LOTS: 2
TOTAL LOTS: 155

LINEAR FEET OF NEW STREETS: 6945'

PLAT PREPARATION DATE: FEBRUARY 4, 2021
SUBMITTAL DATE: MARCH 8, 2021

BENCHMARK DESCRIPTION AND ELEVATION
NAVD88 (GEOID03)
COMBINED SCALE FACTOR OF 0.99988
BENCHMARK NO. 01
FOUND IRON ROD WITH CAP MARKED "WILLIAMSON COUNTY"
GRID NORTHING: 10156475.0'
GRID EASTING: 3166611.9'
ELEVATION: 726.10'

LINEAR FEET OF NEW STREETS:

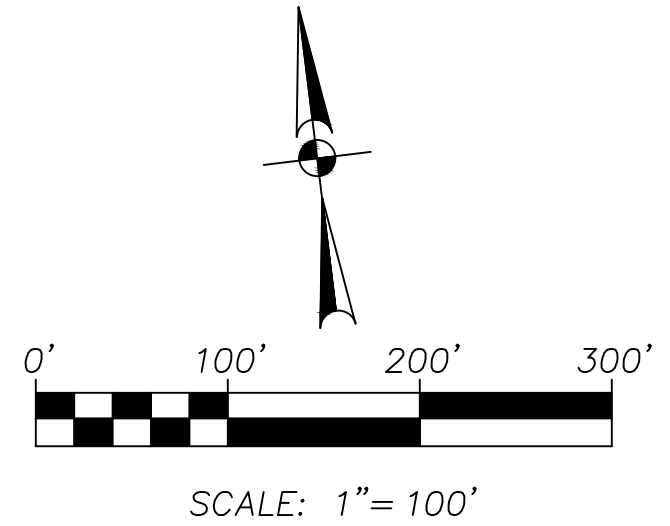
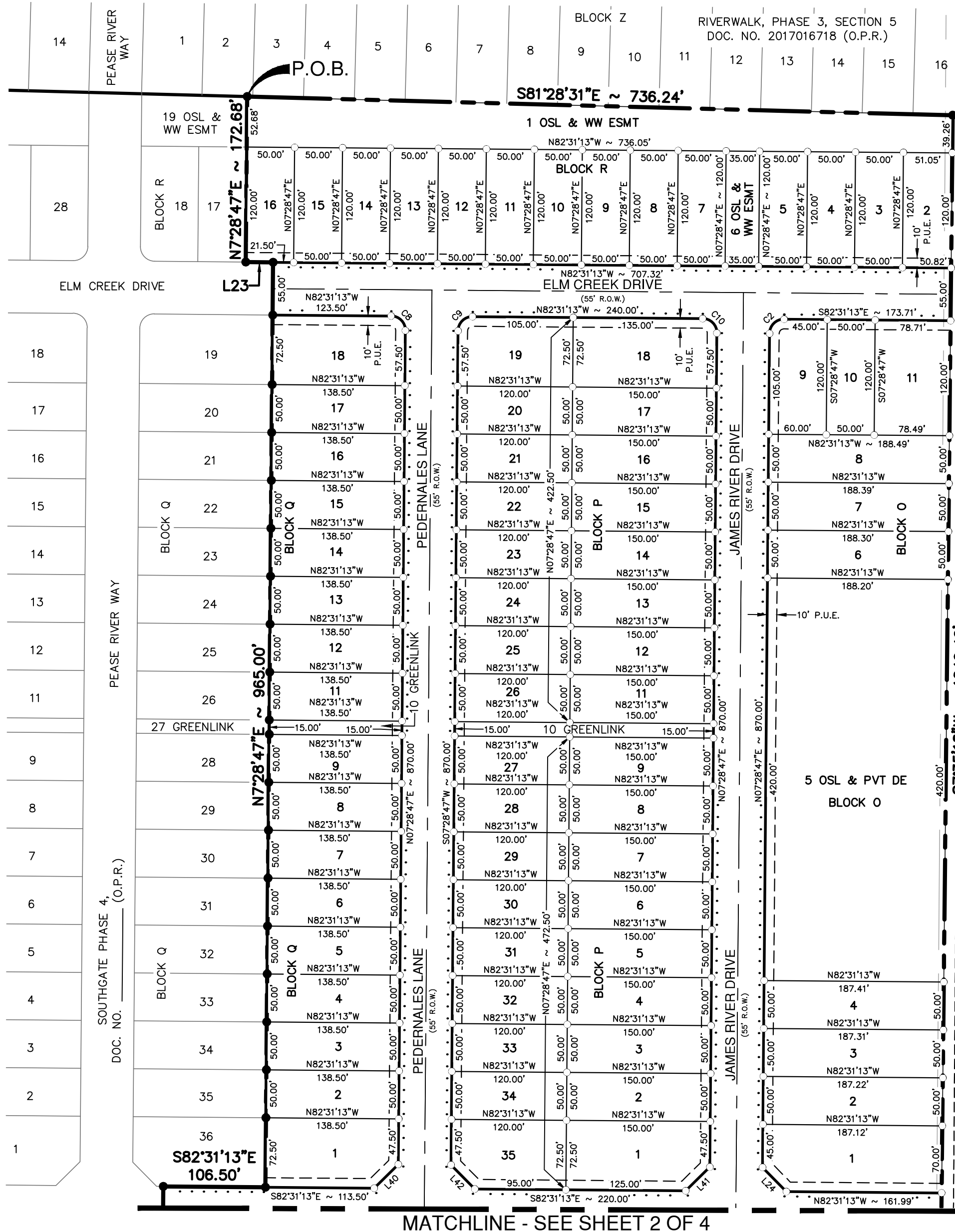
PEDERNALES LANE: 1227 LF
JAMES RIVER DRIVE: 1127 LF
CANADIAN RIVER TRAIL: 964 LF
CONCHO RIVER DRIVE: 860 LF
KAATZ LANE: 812 LF
ELM CREEK DRIVE: 707 LF
NOLAN RIVER ROAD: 667 LF
PEASE RIVER WAY: 445 LF
POSSUM KINGDOM LANE: 138 LF

LEGEND

DOC DOCUMENT NUMBER
OPR OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
PR PLAT RECORDS OF
WILLIAMSON COUNTY, TEXAS
DR DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
ETJ EXTRA TERRITORIAL JURISDICTION
FD, I.R. FOUND IRON ROD
ROW RIGHT OF WAY
VOL VOLUME
PG PAGE(S)
POB POINT OF BEGINNING
PVT PRIVATE
PUE PUBLIC UTILITY EASEMENT
OSL OPEN SPACE LOT
DE DRAINAGE EASEMENT
WW WASTEWATER
(SURVEYOR) ● FOUND 1/2" IRON ROD
(UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
... SIDEWALK

FINAL PLAT OF SOUTHGATE, PHASE 3

A 36.291 ACRE, OR 1,580,841 SQUARE FOOT TRACT OF LAND BEING OUT OF A CALLED 118.971
ACRE TRACT CONVEYED TO HUTTO 117 INVESTORS, LP RECORDED IN DOCUMENT NO.
2019079796 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN
JOHN KELSEY SURVEY, SECTION NO. 18, ABSTRACT NO. 377, IN WILLIAMSON COUNTY, TEXAS.

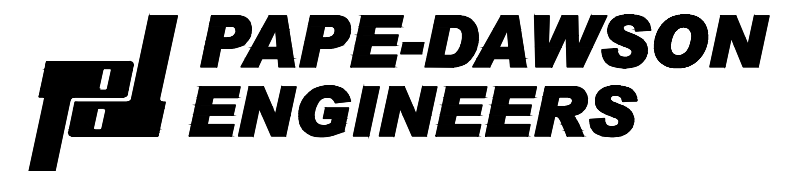


WILLIAM A. ROGER, JR., AS THE TRUSTEE
OF TIFFANY TANKERSLEY WOLFE 1997
CHILDREN'S TRUST
A CALLED 307.5795 ACRES
DOC. NO. 2016098133 (O.P.R.)

Received 3/12/2021



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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TBPE FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #10028801

SHEET 1 OF 4

Staff Report

April 6, 2021

To: Planning and Zoning Commission

SUBJECT: Southgate Phase 3 Final Plat

SUMMARY OF REQUEST

The proposed Southgate Phase 3 Final Plat is approximately 36.291 acres of land and 149 single-family residential lots. This phase is at the northern and western boundaries of the subdivision, and is east of the Covered Bridge Subdivision.

Current Zoning:

The subject property is zoned SF-1.

Surrounding Zoning:

North: Single-Family Residential (SF-1 – Riverwalk Subdivision)

East: Extra-territorial Jurisdiction (vacant farmland)

South: Single-Family Residential (SF-1 –Southgate Subdivision)

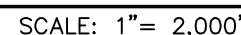
West: Single-Family Residential (SF-1 – Southgate and Covered Bridge Subdivisions)

The proposed Final Plat is comprised of 149 single-family lots, 2 greenlink lots, 2 open space/drainage easement lots, and 2 open space/wastewater easement lots. All of the residential lots in this section are 50 feet wide.

The proposal meets the minimum standards as required in the Unified Development Code and state law. The proposed street layout provides for connectivity between adjacent developments.

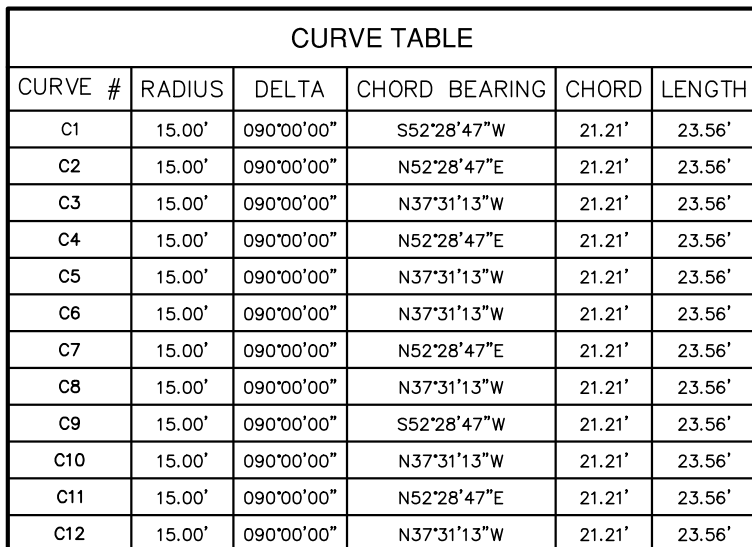
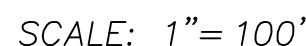
STAFF RECOMMENDATION:

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



FOUND 1/2" IRON ROD
(UNLESS NOTED OTHERWISE
SET 1/2" IRON ROD (PD)
SIDEWALK

A 36.291 ACRE, OR 1,580,841 SQUARE FOOT TRACT OF LAND BEING OUT OF A CALLED 118.971 ACRE TRACT CONVEYED TO HUTTO 117 INVESTORS, LP RECORDED IN DOCUMENT NO. 2019079796 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN JOHN KELSEY SURVEY, SECTION NO. 18, ABSTRACT NO. 377, IN WILLIAMSON COUNTY, TEXAS.



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #1002880

FIELD NOTES
FOR

A 36.291 ACRE, OR 1,580,841 SQUARE FOOT, TRACT OF LAND, SITUATED IN THE JOHN KELSEY SURVEY, SECTION NO. 18, ABSTRACT NO. 377, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 118.971 ACRE TRACT OF LAND CONVEYED TO HUTTO 117 INVESTORS, LP RECORDED IN DOCUMENT NO. 2019079796 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. SAID 36.291 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE;

BEGINNING at a ½” iron rod with yellow cap marked “Pape–Dawson” found for the northeast corner of a called Southgate Phase 4, a subdivision according to the plat recorded in Document No. _____ of the Official Public Records of Williamson County, Texas, same being the northwest corner of said Remnant Portion, also being a point in the south line of a called Riverwalk, Phase 3, Section 5, a subdivision according to the plat recorded in Document No. 20170616718 of the Official Public Records of Williamson County, Texas for the northwest corner and POINT OF BEGINNING hereof;

THENCE S 81°28’31” E, with the north line of said Remnant Portion, same being the south line of said Riverwalk, Phase 3, a distance of 736.24 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” found in the west line of a called 307.5795 acre tract conveyed to William A. Roger, Jr., as the Trustee of Tiffany Tankersley Wolfe 1997 Children’s Trust, recorded in Document No. 2016098133 of the Official Public Records of Williamson County, Texas for the northeast corner hereof,

THENCE S 07°35’18” W, with the east line of said Remnant Portion, same being the west line of said 307.5795 acre tract, a distance of 1240.42 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,

THENCE departing the west line of said 307.5795 acre tract, through the interior of said Remnant Portion, the following twenty–seven (27) courses and distances:

- 1.S 74°46’37” W, a distance of 59.16 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 2.N 82°31’13” W, a distance of 132.19 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 3.S 07°28’47” W, a distance of 59.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 4.N 82°31’13” W, a distance of 55.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 5.N 07°28’47” E, a distance of 9.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 6.N 82°31’13” W, a distance of 150.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 7.S 07°28’47” W, a distance of 100.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 8.N 82°31’21” W, a distance of 120.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 9.S 07°28’47” W, a distance of 9.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 10.N 82°31’21” W, a distance of 55.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 11.S 07°28’47” W, a distance of 65.99 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 12.N 82°31’13” W, a distance of 270.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 13.S 07°28’47” W, a distance of 175.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 14.N 82°31’13” W, a distance of 179.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 15.S 07°28’47” W, a distance of 105.61 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 16.S 66°29’23” W, a distance of 27.95 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 17.N 82°31’13” W, a distance of 326.04 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 18.S 07°28’47” W, a distance of 120.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 19.S 82°31’13” E, a distance of 9.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 20.S 07°28’47” W, a distance of 55.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 21.N 82°31’13” W, a distance of 104.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set for a point of tangent curvature hereof,
- 22.along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°00’00”, a chord bearing and distance of S 52°28’47” W, 21.21 feet, an arc length of 23.56 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set for a point of tangency hereof,
- 23.S 07°28’47” W, a distance of 86.06 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 24.S 64°44’00” W, a distance of 5.43 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 25.N 82°31’13” W, a distance of 50.44 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 26.N 07°28’47” E, a distance of 9.00 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set hereof,
- 27.N 82°31’13” W, a distance of 167.68 feet to a ½” iron rod with yellow cap marked “Pape–Dawson” set on the west line of said Remnant Portion, same being the east line of the Remnant Portion of a called 75.35 acre tract conveyed to Central Assembly of God, recorded in Document NO. 2007040774 of the Official Public Records of Williamson County, Texas hereof,

THENCE N 07°28’47” E, with the west line of said Remnant Portion of a 118.971 acre tract, same being in part the east line of said Remnant Portion of a 73.35 acre tract, and being in part the east line of a called 49.950 acre tract conveyed to P4 Hutto Partners, LLC, recorded in Document NO. 2019093769 of the Official Public Records of Williamson County, Texas for a distance of 860.00 feet to ½” iron rod with yellow cap marked “Pape–Dawson” found for the northwest corner of said Remnant Portion of a 118.971 acre tract, same being the southwest corner of said Southgate, Phase 4 hereof,

THENCE departing the east line of said 49.950 acre tract, with the northwest line of said Remnant Portion of a 118.971 acre tract, same being the southeast line of said Southgate, Phase 4, the following nine (9) courses and distances:

- 1.S 82°31’13” E, a distance of 767.68 feet to a calculated angle point hereof,
- 2.S 37°31’13” E, a distance of 35.36 feet to a calculated angle point hereof,
- 3.S 82°31’13” E, a distance of 69.00 feet to a calculated angle point hereof,
- 4.N 52°28’47” E, a distance of 35.36 feet to a calculated angle point hereof,
- 5.N 07°28’47” E, a distance of 69.00 feet to a calculated angle point hereof,
- 6.S 82°31’13” E, a distance of 106.50 feet to a calculated angle point hereof,
- 7.N 07°28’47” E, a distance of 965.00 feet to a calculated angle point hereof,
- 8.N 82°31’13” W, a distance of 28.50 feet to a calculated angle point hereof,
- 9.N 07°28’47” E, a distance of 172.68 feet to the POINT OF BEGINNING, and containing 36.291 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape–Dawson Engineers, Inc. under Job No. 51061–04.

PLAT NOTES

1. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UNIFIED DEVELOPMENT CODE REQUIREMENTS.
4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH UNIFIED DEVELOPMENT CODE REQUIREMENTS.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION. SIDEWALKS SHALL BE 5’ IN WIDTH.
9. UTILITY NOTES:

A. WITHIN CCN

A.1. WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.

B. OUTSIDE CCN

B.1. WATER WILL BE AVAILABLE THROUGH MANVILLE WSC AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. MANVILLE WSC ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.

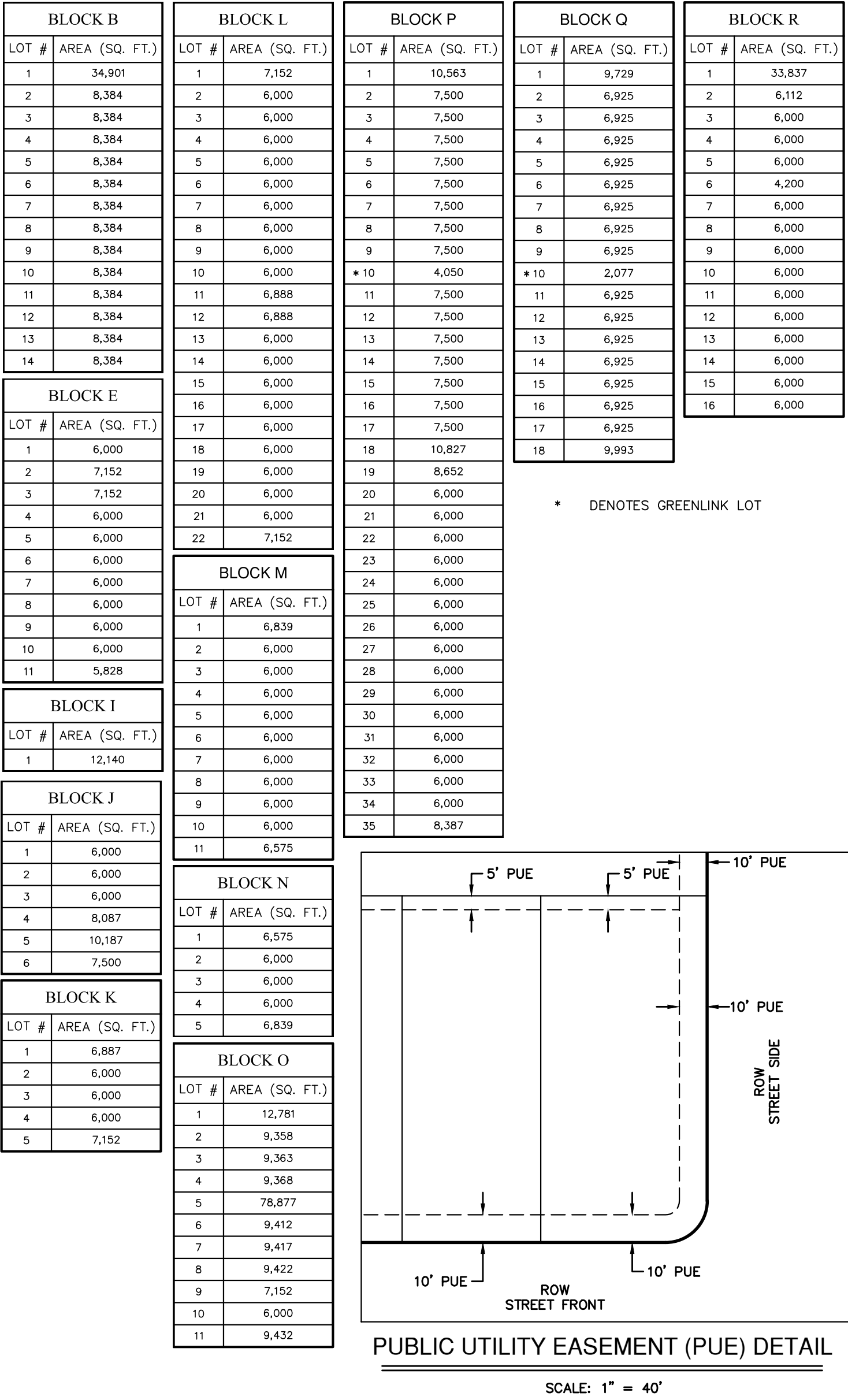
10. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER: MANVILLE WSC
WASTEWATER: CITY OF HUTTO
ELECTRIC: ONCOR ELECTRIC DELIVERY COMPANY, LLC

11. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100–YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0515F, DATED DECEMBER 20, 2019.
12. 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 TEN (10) FEET.
13. THE MAXIMUM IMPERVIOUS COVERAGE ALLOWED PER RESIDENTIAL LOT IS 55%.
14. GREENLINK LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
15. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE.
16. ALL STREET TREES WITHIN AND BOUNDING THE SUBDIVISION WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
17. A FIVE FOOT (5’) PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
18. THE TEMPORARY ACCESS DRIVE EASEMENT FROM THE KNUCKLE OF ELM CREEK DRIVE AND CONCHO RIVER DRIVE, THROUGH LOT 16 BLOCK S (SOUTHGATE PHASE 4) AND THROUGH LOT 1 BLOCK Y (RIVERWALK PHASE 3, SECTION 4), TO CASSANDRA DRIVE WILL REMAIN IN PLACE UNTIL SUCH TIME AS A SECOND PERMANENT POINT OF ACCESS IS PROVIDED TO EITHER CR 138 OR TO THE ADJACENT PROPERTIES.
19. THIS SUBDIVISION WILL BE ZONED: SF–1
20. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO ALL MANVILLE WSC AND CITY STANDARD SPECIFICATIONS AND DETAILS, UDC REGULATIONS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
21. 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.
22. ALL OPEN SPACE, DRAINAGE AND WASTEWATER LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
23. IF STREETS ARE MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE, FIRE LANE SIGNAGE SHALL BE POSTED ON ONE SIDE OF THE STREET.

FINAL PLAT
OF
SOUTHGATE, PHASE 3

A 36.291 ACRE, OR 1,580,841 SQUARE FOOT TRACT OF LAND BEING OUT OF A CALLED 118.971 ACRE TRACT CONVEYED TO HUTTO 117 INVESTORS, LP RECORDED IN DOCUMENT NO. 2019079796 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN JOHN KELSEY SURVEY, SECTION NO. 18, ABSTRACT NO. 377, IN WILLIAMSON COUNTY, TEXAS.



Received 3/12/2021



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



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SOUTHGATE, PHASE 3

Survey Job No. 51061-03

APPROVAL
CITY OF HUTTO

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

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2021.

DOUG GAUL, MAYOR

DATE

_____, CITY SECRETARY DATE _____

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

ASHBY GRUNDMAN
DIRECTOR OF DEVELOPMENT SERVICES

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATION

I, DUSTIN GOSS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS (SOUTHGATE, PHASE 3) PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 5TH DAY
OF MARCH, 2021.

SURVEYOR'S CERTIFICATION

I, VALERIE ZURCHER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 15, 2019.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 4th DAY OF March, 2021.


VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222
PAPE-DAWSON ENGINEERS, INC.

VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801

SHEET4 OF 4

Received 3/12/2021



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #1002880

Staff Report

April 6, 2021

To: Planning and Zoning Commission

SUBJECT: Star Ranch Commercial Block C Lot 4 Final Plat

SUMMARY OF REQUEST

The proposed Star Ranch Commercial Block C Lot 4 Final Plat is approximately 1.66 acres of land and one non-residential lot. This final plat is at the southwest corner of SH130 and Star Ranch Boulevard.

Current Zoning:

The subject property is located in Hutto's ETJ and, therefore, is not zoned.

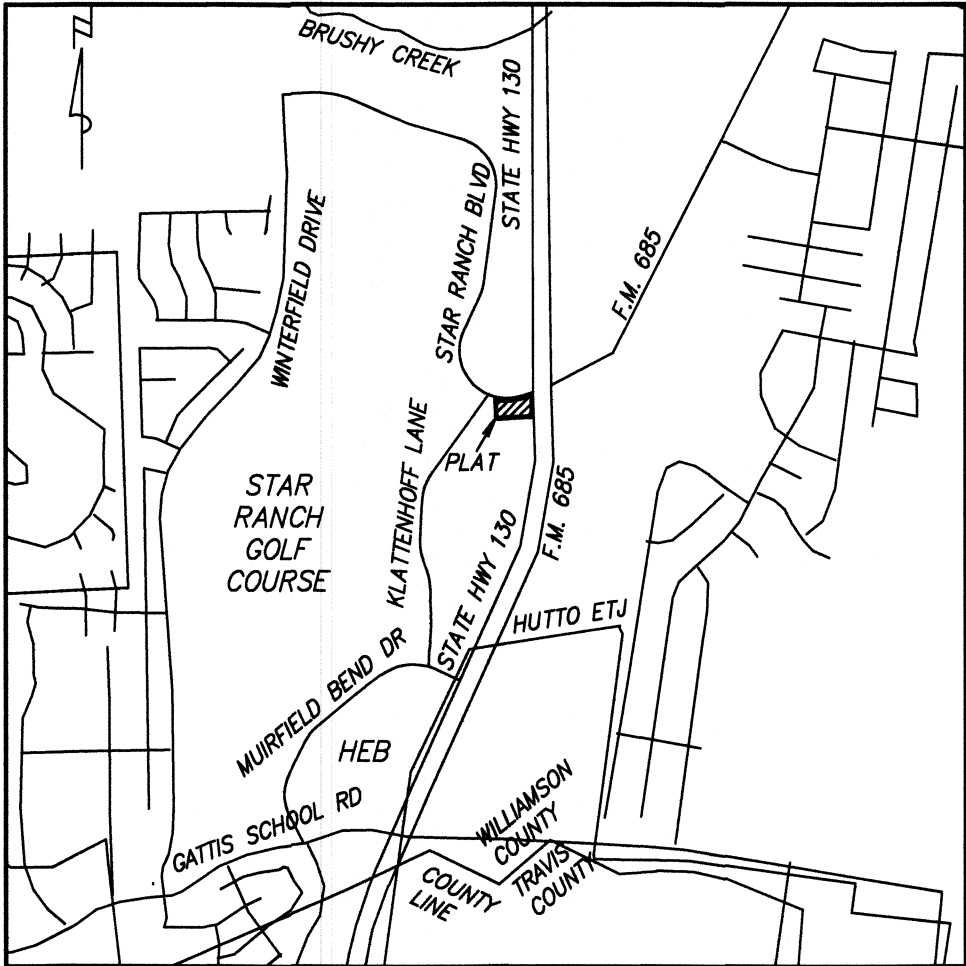
The proposed Final Plat is comprised of 1 commercial lot, 1.66 acres of land at the corner of SH 130 and Star Ranch Boulevard.

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

STAFF RECOMMENDATION:

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

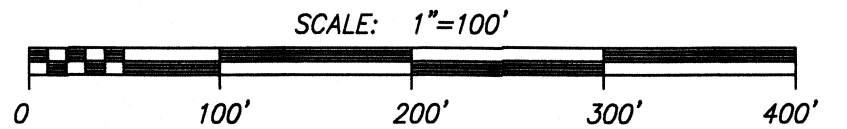
FINAL PLAT OF
STAR RANCH COMMERCIAL BLOCK C LOT 4
WILLIAMSON COUNTY, TEXAS



LOCATION MAP
SCALE: 1" = 2000'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°49'09"E	95.17'
L2	S01°58'20"E	69.35'
L3	S01°22'24"E	157.32'
L4	S01°22'24"E	69.65'

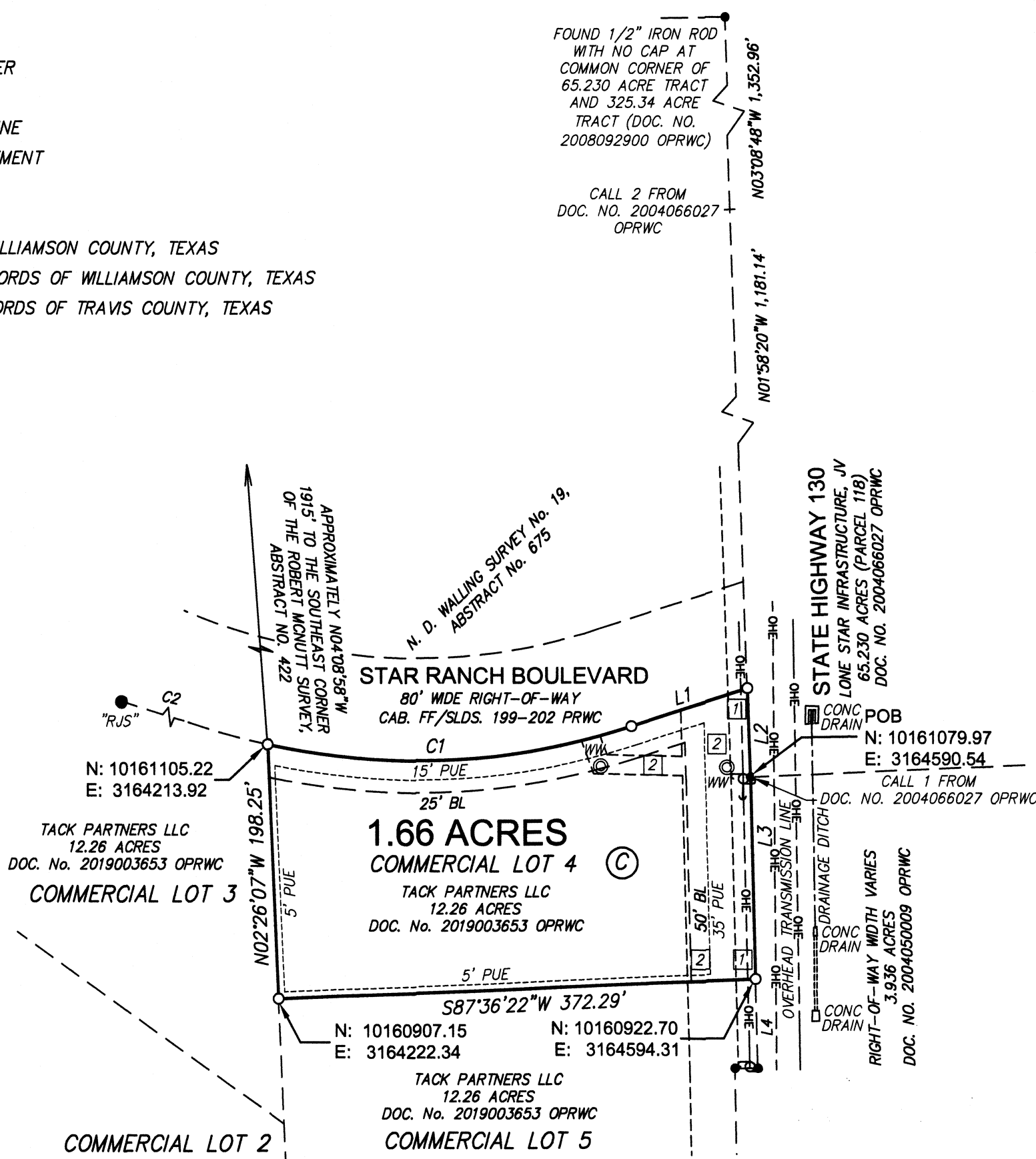
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	287.56'	540.00'	30°30'41"	N87°06'12"E	284.18'
C2	161.92'	540.00'	17°10'49"	N69°03'03"W	161.32'



- LEGEND:**
- = 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP (UNLESS OTHERWISE NOTED)
 - ⊕ = UTILITY POLE
 - ⌋ = DOWN GUY ANCHOR
 - O—E— = OVERHEAD ELECTRIC
 - WW ⊙ = MANHOLE WASTEWATER
 - ⊙ = BLOCK NAME
 - BL = BUILDING SETBACK LINE
 - PUE = PUBLIC UTILITY EASEMENT
 - RJS = RJ SURVEYING
 - POB = POINT OF BEGINNING
 - PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - RPRTC = REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

SITE DATA:

TOTAL PLAT AREA: 1.66 ACRES
LINEAR FEET OF NEW STREETS: 0
BLOCKS: 1
COMMERCIAL LOTS: 1



EASEMENT AND ENCUMBRANCE LIST:

- 0.20 ACRE (TRACT 1) EASEMENT AND RIGHT-OF-WAY TO ONCOR ELECTRIC DELIVERY COMPANY LLC - DOCUMENT NO. 2008070942 OPRWC - AFFECTS THE SUBJECT TRACT. SHOWN ON SURVEY.
- 0.613 ACRE WATER AND WASTEWATER UTILITY EASEMENT TO WILLIAMSON COUNTY WATER, SEWER, IRRIGATION, AND DRAINAGE DISTRICT NO. 3 - DOCUMENT NO. 2018092889 OPRWC - AFFECTS THE SUBJECT TRACT. SHOWN ON SURVEY.
- RIGHT-OF-WAY EASEMENT TO MANVILLE WATER SUPPLY CORPORATION - VOLUME 581/PAGE 641 DRWC, ALSO RECORDED IN VOLUME 10258/PAGE 229 RPRTC - BLANKET EASEMENT. AFFECTS THE SUBJECT TRACT. 15' WIDE EASEMENT BEING CENTERED ON THE WATER LINE AS INSTALLED UNDERGROUND. UNABLE TO LOCATE.
- RIGHT-OF-WAY EASEMENT TO MANVILLE WATER SUPPLY CORPORATION - VOLUME 581/PAGE 746 DRWC - BLANKET EASEMENT. AFFECTS THE SUBJECT TRACT. 15' WIDE EASEMENT BEING CENTERED ON THE WATER LINE AS INSTALLED UNDERGROUND. UNABLE TO LOCATE.
- RIGHT-OF-WAY EASEMENT TO MANVILLE WATER SUPPLY CORPORATION - VOLUME 5919/PAGE 1855 DRTC - BLANKET EASEMENT. AFFECTS THE SUBJECT TRACT. 15' WIDE EASEMENT BEING CENTERED ON THE WATER LINE AS INSTALLED UNDERGROUND. UNABLE TO LOCATE.
- EASEMENT TO BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT NO. 1 - VOLUME 424/PAGE 551 DRWC - BLANKET EASEMENT. MAY AFFECT THE SUBJECT TRACT.
- STAR RANCH MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS - DOCUMENT NO. 2003012152 OPRWC, RECORDED ALSO AS DOCUMENT NO. 2003030745 OPRWC - MAY AFFECT THE SUBJECT TRACT.
- EASEMENT AND RIGHT-OF-WAY TO TEXAS POWER & LIGHT COMPANY - VOLUME 797/PAGE 522 DRWC - DOES NOT AFFECT SUBJECT TRACT.

LEGAL DESCRIPTION:

THAT PART OF THE N.D. WALLING SURVEY NO. 19, ABSTRACT NO. 675, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 12.26 ACRE TRACT OF LAND CONVEYED TO TACK PARTNERS LLC BY DEED RECORDED IN DOCUMENT NO. 2019003653 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE EAST LINE OF SAID 12.26 ACRE TRACT, BEING THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 130, BEING THE SOUTHWEST CORNER OF THAT 65.230 ACRE TRACT (PARCEL 118) DESCRIBED IN A POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES FOR STATE HIGHWAY 130 BY LONE STAR INFRASTRUCTURE, JV AND KAY RANCH LIMITED PARTNERSHIP RECORDED IN DOCUMENT NO. 2004066027, OPRWC, BEING THE NORTHWEST CORNER OF THAT 3.936 ACRE TRACT DESCRIBED IN A POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES FOR STATE HIGHWAY 130 BY THE STATE OF TEXAS AND TIMMERMAN FAMILY LIMITED PARTNERSHIP RECORDED IN DOCUMENT NO. 2004050009, OPRWC;

THENCE ALONG THE WEST LINE OF SAID 3.936 ACRE TRACT, BEING THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 130 AND ALONG THE EAST LINE OF SAID 12.26 ACRE TRACT, S01°22'24"E A DISTANCE OF 157.32 FEET TO A 1/2" IRON ROD SET, FROM WHICH A 1/2" IRON ROD FOUND BEARS S01°22'24"E A DISTANCE OF 69.65 FEET;

THENCE ACROSS SAID 12.26 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- S87°36'22"W A DISTANCE OF 372.29 FEET TO A 1/2" IRON ROD SET;
- N02°26'07"W A DISTANCE OF 198.25 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT ON THE SOUTH RIGHT-OF-WAY OF STAR RANCH BOULEVARD (80-FOOT WIDE PER THE PLAT OF STAR RANCH COMMERCIAL LOT 1 BLOCK D RECORDED IN CABINET FF, SLIDES 199-202 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (PRWC)), FROM WHICH THE SOUTHEAST CORNER OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 BEARS APPROXIMATELY N04°08'58"W A DISTANCE OF 1,915 FEET, FROM WHICH A 1/2" IRON ROD WITH "RJ SURVEYING" CAP FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 12.26 ACRE TRACT BEARS NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, AN ARC LENGTH OF 161.92 FEET, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 17°10'49" AND A CHORD BEARING N69°03'03"W, 161.32 FEET;

THENCE ALONG THE SOUTH RIGHT-OF-WAY OF SAID STAR RANCH BOULEVARD AND THE NORTH LINE OF SAID 12.26 ACRE TRACT THE FOLLOWING TWO (2) COURSES:

- NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 287.56 FEET, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 30°30'41" AND A CHORD BEARING N87°06'12"E, 284.18 FEET TO A 1/2" IRON ROD SET;
- N71°49'09"E A DISTANCE OF 95.17 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 12.26 ACRE TRACT ON THE WEST LINE OF SAID 65.230 ACRE TRACT, BEING THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 130, FROM WHICH A 1/2" IRON ROD FOUND AT THE COMMON CORNER OF SAID 65.230 ACRE TRACT AND THAT 325.34 ACRE TRACT CONVEYED TO TACK DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2008092900, OPRWC BEARS THE FOLLOWING TWO COURSES: N01°58'20"W A DISTANCE OF 1,181.14 FEET AND N03°08'48"W A DISTANCE OF 1,352.96 FEET;

THENCE ALONG THE EAST LINE OF SAID 12.26 ACRE TRACT AND THE WEST LINE OF SAID 65.230 ACRE TRACT, BEING THE WEST RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 130, S01°58'20"E A DISTANCE OF 69.35 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 1.66 ACRES OF LAND, MORE OR LESS.
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS UNLESS NOTED OTHERWISE.
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203) NA2011 EPOCH 2010.000. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R494039, R435615 AND R449836.

SURVEY: N.D. WALLING SURVEY NO. 19, ABSTRACT NO. 675

DATE: JANUARY 22, 2021 SCALE: 1"=100'

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

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

Received 3/8/2021



OWNER/DEVELOPER:

TACK PARTNERS LLC
TIMOTHY TIMMERMAN, PRESIDENT
230 KLATTENHOFF LANE, SUITE 100
HUTTO, TEXAS 78634

SHEET 1 OF 2 SHEETS

STAR RANCH COMMERCIAL BLOCK C LOT 4

FINAL PLAT OF
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

WE, TACK PARTNERS LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019003653 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS STAR RANCH COMMERCIAL BLOCK C LOT 4.

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

TACK PARTNERS LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____
TIMOTHY TIMMERMAN, PRESIDENT
TACK PARTNERS LLC
230 KLATTENHOFF LANE, SUITE 100
HUTTO, TEXAS 78634

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

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

I, JOHN D. KIPP, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 5844, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 27 DAY OF JANUARY 2021.

BY: John D Kipp 01/27/2021
JOHN D. KIPP DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844
STATE OF TEXAS

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



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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 27 DAY OF JANUARY 2021.

Israel Ramirez 1/27/2021
ISRAEL RAMIREZ DATE
LICENSED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS

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



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

WILLIAMSON COUNTY ADDRESSING COORDINATOR

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

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

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

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

MIKE SNYDER, MAYOR PRO TEM DATE HOLLY NAGY, CITY SECRETARY DATE

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

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

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

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

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

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

DATE: JANUARY 22, 2021

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 3/8/2021



Staff Report

April 6, 2021

To: Planning and Zoning Commission

SUBJECT: Wilco Ranch Phase 2 Section 2 Final Plat

SUMMARY OF REQUEST

The proposed Wilco Ranch Phase 2 Section 2 Final Plat is approximately 25.236 acres of land and 136 single-family lots. This final plat is located on the west side of Ed Schmidt Boulevard (CR 119) and north of Limmer Loop.

Current Zoning:

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

Surrounding Zoning:

North: Extra-territorial Jurisdiction (undeveloped farmland)

East: Single-Family Residential (SF-1 – Wilco Ranch Subdivision)

South: Single-Family Residential (SF-1 – Wilco Ranch Subdivision)

West: Extra-territorial Jurisdiction (undeveloped farmland)

The proposed Final Plat is comprised of 136 single-family lots, two open space lots and one drainage easement lot. All of the residential lots in this section conform to the Development Agreement for this property and are at least 40 feet in width.

The proposal meets the minimum standards as required in the Development Agreement, Unified Development Code and state law. The proposed street layout provides for connectivity between adjacent developments.

STAFF RECOMMENDATION:

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

BENCHMARK #1

BOX CUT IN CONCRETE ON "E" INLET ON NORTH RIGHT OF WAY OF LIMMER LOOP/COUNTY ROAD 164 AT THE SOUTHEAST CORNER OF THE PROPERTY LOCATED AT 2445 LIMMER LP., APPROXIMATELY 1,525 FEET WEST FROM THE INTERSECTION OF LIMMER LOOP/COUNTY ROAD 164 AND ED SCHMIDT BOULEVARD/COUNTY ROAD 119.

GRID NORTHING: 10177474.60
GRID EASTING: 3168195.63
ELEVATION: 709.94 FEET

NAVD-88

OWNER: CW-WILCO LLC
ADDRESS: 8655 SOUTH PRIEST DRIVE,
TEMPE, AZ, 85284
PHONE: 480-820-0977
ACREAGE: 25.236 ACRES
SURVEY(S): JAMES SHELTON SURVEY, ABSTRACT NO. 560

NUMBER & ACREAGE
BY LOT TYPE: RESIDENTIAL: 136 LOTS/16.461 ACRES
OPEN SPACE: 2 LOTS/3.536 ACRES
OPEN SPACE/DRAINAGE ESMT.: 1 LOT/0.336 ACRE
RIGHT-OF-WAY: 4.905 ACRES

SUBMITTAL DATE: _____

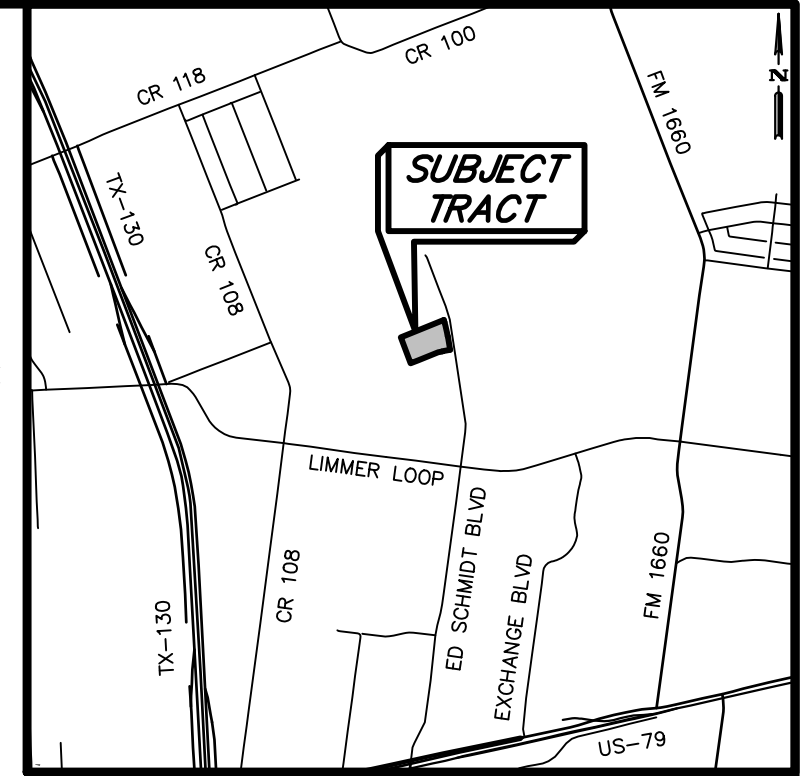
SURVEYOR: BGE, INC. (DION P. ALBERTSON, RPLS.)

PHONE: (210) 581-3619 FAX: _____

ENGINEER: BGE, INC. (TIMOTHY M. HOLLAND, PE)

PHONE: (512) 879-0433 FAX: _____

NO-COUNT, LLC
REMAINDER OF A CALLED 101.8 ACRES
(TRACT 2)
DOC. NO. 2013060751 O.P.R.W.C.



VICINITY MAP
NOT TO SCALE



BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 0.99988157

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
GEMSBOK DRIVE	50 FEET	1,667 FEET
BLACKBEAR DRIVE	50 FEET	740 FEET
MOUFLON ROAD	50 FEET	501 FEET
BLUEGILL DRIVE	50 FEET	507 FEET
REDFISH LANE	50 FEET	987 FEET
TOTAL LINEAR FEET		4,402 FEET

WEHRING FAMILY INVESTMENTS LP
CALLED 16.20 ACRES
DOC. NO. 2010069362
O.P.R.W.C.

20' ELEC. ESMT.
DOC. NO. 2011015116
O.P.R.W.C.

CLC PROPERTIES LLC
CALLED 15.00 ACRES
DOC. NO. 2014035606
O.P.R.W.C.

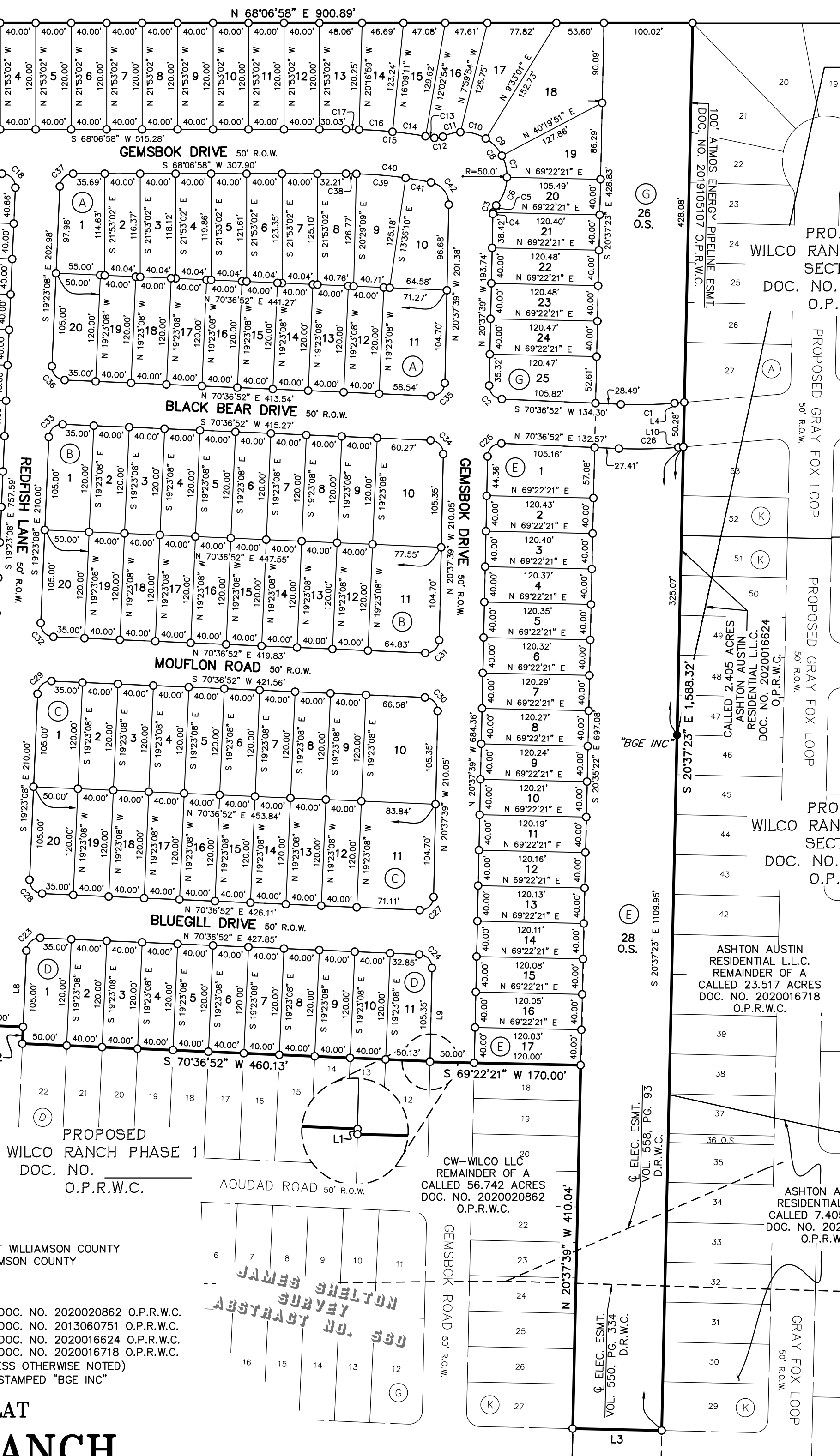
LEGEND

DOC. NO. DOCUMENT
ESMT. EASEMENT
NO. NUMBER
NOS. NUMBERS
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG. PAGE
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
() RECORD INFORMATION FROM DOC. NO. 2020020862 O.P.R.W.C.
{ } RECORD INFORMATION FROM DOC. NO. 2013060751 O.P.R.W.C.
< > RECORD INFORMATION FROM DOC. NO. 2020016624 O.P.R.W.C.
~ RECORD INFORMATION FROM DOC. NO. 2020016718 O.P.R.W.C.
• FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○ SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"

FINAL PLAT

WILCO RANCH PHASE 2 SECTION 2

A SUBDIVISION OF 25.236 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON SURVEY, ABSTRACT NO. 560
WILLIAMSON COUNTY, TEXAS



PROPOSED
WILCO RANCH PHASE 3
SECTION 2
DOC. NO. _____
O.P.R.W.C.

PROPOSED GRAY FOX LOOP

PROPOSED
WILCO RANCH PHASE 3
SECTION 1
DOC. NO. _____
O.P.R.W.C.

ASHTON AUSTIN
RESIDENTIAL L.L.C.
REMAINDER OF A
CALLED 23.517 ACRES
DOC. NO. 2020016718
O.P.R.W.C.

ASHTON AUSTIN
RESIDENTIAL L.L.C.
CALLED 7.405 ACRES
DOC. NO. 2020016624
O.P.R.W.C.

Received 3/8/2021



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	60.76'	475.00'	7°19'44"	N 66°57'00" E	60.72'
C2	23.24'	15.00'	88°45'29"	S 65°00'24" E	20.98'
C3	10.40'	15.00'	39°42'54"	S 00°46'12" E	10.19'
C4	1.58'	15.00'	6°02'25"	S 17°36'27" E	1.58'
C5	8.82'	15.00'	33°40'30"	S 02°15'01" W	8.69'
C6	34.70'	50.00'	39°46'01"	N 00°47'45" W	34.01'
C7	25.30'	50.00'	28°59'23"	N 35°10'27" W	25.03'
C8	137.43'	50.00'	157°29'06"	N 59°39'17" W	98.08'
C9	26.86'	50.00'	30°46'50"	N 65°03'34" W	26.54'
C10	29.94'	50.00'	34°18'42"	S 82°23'40" W	29.50'
C11	20.63'	50.00'	23°38'09"	S 53°25'14" W	20.48'
C12	9.81'	15.00'	37°27'19"	N 60°19'49" E	9.63'
C13	10.15'	525.00'	1°06'27"	S 78°30'15" W	10.15'
C14	37.60'	525.00'	4°06'13"	S 75°53'55" W	37.59'
C15	100.26'	525.00'	10°56'30"	S 73°35'13" W	100.11'
C16	37.83'	525.00'	4°07'43"	S 71°46'57" W	37.82'
C17	14.68'	525.00'	1°36'07"	S 68°55'02" W	14.68'
C18	24.22'	15.00'	92°29'53"	N 65°38'05" W	21.67'
C19	26.11'	275.00'	5°26'25"	N 16°39'56" W	26.10'
C20	5.63'	330.00'	0°58'39"	S 14°26'02" E	5.63'
C21	31.33'	330.00'	5°26'25"	S 16°39'56" E	31.32'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C22	25.70'	330.00'	4°27'47"	S 17°09'15" E	25.70'
C23	23.56'	15.00'	90°00'00"	S 25°36'52" W	21.21'
C24	23.24'	15.00'	88°45'29"	N 65°00'24" W	20.98'
C25	23.89'	15.00'	91°14'31"	S 24°59'36" W	21.44'
C26	67.15'	525.00'	7°19'44"	N 66°57'00" E	67.11'
C27	23.89'	15.00'	91°14'31"	N 24°59'36" E	21.44'
C28	23.56'	15.00'	90°00'00"	S 64°23'08" E	21.21'
C29	23.56'	15.00'	90°00'00"	S 25°36'52" W	21.21'
C30	23.24'	15.00'	88°45'29"	N 65°00'24" W	20.98'
C31	23.89'	15.00'	91°14'31"	N 24°59'36" E	21.44'
C32	23.56'	15.00'	90°00'00"	S 64°23'08" E	21.21'
C33	23.56'	15.00'	90°00'00"	S 25°36'52" W	21.21'
C34	23.24'	15.00'	88°45'29"	N 65°00'24" W	20.98'
C35	23.89'	15.00'	91°14'31"	N 24°59'36" E	21.44'
C36	23.56'	15.00'	90°00'00"	S 64°23'08" E	21.21'
C37	22.91'	15.00'	87°30'07"	S 24°21'55" W	20.75'
C38	11.60'	475.00'	1°23'58"	S 68°48'57" W	11.60'
C39	55.83'	475.00'	6°44'03"	S 72°52'58" W	55.80'
C40	96.53'	475.00'	11°38'37"	S 73°56'17" W	96.36'
C41	29.10'	475.00'	3°30'35"	S 78°00'17" W	29.09'
C42	34.74'	25.00'	79°36'46"	N 60°26'02" W	32.01'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 20°37'39" W	0.61'
L2	N 19°23'08" W	18.83'
L3	S 69°22'21" W	100.38'
L4	S 63°17'08" W	10.92'
L5	N 68°06'58" E	129.47'
L6	S 13°56'43" E	76.73'
L7	S 19°23'08" E	54.32'
L8	N 19°23'08" W	86.17'
L9	S 20°37'39" E	105.96'
L10	N 63°17'08" E	5.58'
L11	S 19°23'08" E	3.42'

LEGAL DESCRIPTION

FIELD NOTES FOR A 25.236 ACRE TRACT OF LAND IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 56.742 ACRE TRACT OF LAND AS CONVEYED UNTO CW WILCO LLC IN DOCUMENT NUMBER 2020020862 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 25.236 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2–inch iron rod found on the east line of a called 16.20 acre tract of land as conveyed unto Wehring Family Investments, LP in Document Number 2010069362 of the Official Public Records of Williamson County Texas, at the southwest corner of the remainder of a called 101.8 acre tract of land (Tract 2) as conveyed unto No–Count, LLC in Document Number 2013060751 of the Official Public Records of Williamson County, Texas, for the northwest corner of the remainder of said 56.742 acre tract and the POINT OF BEGINNING and northwest corner of the herein described tract of land;

THENCE, N 68°06'58" E, coincident with the common line of the remainder of the 56.742 acre tract and said remainder of the 101.8 acre tract, a distance of 900.89 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the common corner of the 56.742 acre tract and a called 2.405 acre tract of land as conveyed unto Ashton Austin Residential, L.L.C. in Document Number 2020016624 of the Official Public Records of Williamson County, Texas, for the northeast corner of the herein described tract;

THENCE, S 20°37'23" E, coincident with the common line of the remainder of the 56.742 acre tract and said 2.405 acre tract, passing at a distance of 803.43 feet, a 1/2–inch iron rod with a cap stamped "BGE INC" found at the common corner of said 2.405 acre tract and the remainder of a called 23.517 acre tract of land, as conveyed unto Ashton Austin Residential, L.L.C. in Document Number 2020016718 of the Official Public Records of Williamson County, Texas, and continuing coincident with the common line of the remainder said 23.517 acre tract, and the remainder of the 57.742 acre tract, passing at a distance of 1,209.34 feet the common corner of the remainder of said 23.517 acre tract and a called 7.405 acre tract of land as conveyed unto Ashton Austin Residential, L.L.C. in Document Number 2020016624 of the Official Public Records of Williamson County, Texas, continuing coincident with the common line of the remainder of the 56.742 acre tract and said 7.405 acre tract a total distance of 1,588.32 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the common corner of the remainder of the 56.742 acre tract and the 7.405 acre tract for the southeast corner of the herein described tract;

THENCE, S 69°22'21" W, coincident with the common line of the remainder of the 56.742 acre tract and the 7.405 acre tract, a distance of 100.38 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set at the common corner of the remainder of the 56.742 acre tract and the 7.405 acre tract for a corner of the herein described tract;

THENCE, departing said common line, over and across the remainder of the 56.742 acre tract the following six (6) courses:

- 1) N 20°37'39" W, a distance of 410.04 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a re–entrant corner of the herein described tract;
- 2) S 69°22'21" W, a distance of 170.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 3) N 20°37'39" W, a distance of 0.61 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a re–entrant corner of the herein described tract;
- 4) S 70°36'52" W, a distance of 460.13 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
- 5) N 19°23'08" W, a distance of 18.83 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set for a re–entrant corner of the herein described tract;
- 6) S 70°36'52" W, a distance of 195.00 feet to a 1/2–inch iron rod with a cap stamped "BGE INC" set on the common line of the remainder of the 56.742 acre tract and the aforementioned 10.20 acre tract for the southwest corner of the herein described tract, from which a 1/2–inch iron rod found at an angle point in said common line bears S 19°22'45" E, a distance of 3.42 feet;

THENCE, N 19°23'08" W, a distance of 1,125.16 feet to the POINT OF BEGINNING and containing 25.236 acres of land, more or less.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	136	16.459 ACRES
RIGHT–OF–WAY	–	4.905 ACRES
OPEN SPACE	2	3.536 ACRES
OPEN SPACE/DRAINAGE ESMT.	1	0.336 ACRE
TOTAL	139	25.236 ACRES

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	A	5,914	R
2	A	4,620	R
3	A	4,690	R
4	A	4,760	R
5	A	4,829	R
6	A	4,899	R
7	A	4,969	R
8	A	5,326	R
9	A	6,096	R
10	A	6,842	R
11	A	8,657	R
12	A	4,800	R
13	A	4,800	R
14	A	4,800	R
15	A	4,800	R
16	A	4,800	R
17	A	4,800	R
18	A	4,800	R
19	A	4,800	R
20	A	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	E	6,981	R
2	E	4,816	R
3	E	4,815	R
4	E	4,814	R
5	E	4,813	R
6	E	4,812	R
7	E	4,811	R
8	E	4,810	R
9	E	4,809	R
10	E	4,808	R
11	E	4,807	R
12	E	4,806	R
13	E	4,805	R
14	E	4,804	R
15	E	4,803	R
16	E	4,802	R
17	E	4,801	R
28	E	111,029	O.S.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	B	5,952	R
2	B	4,800	R
3	B	4,800	R
4	B	4,800	R
5	B	4,800	R
6	B	4,800	R
7	B	4,800	R
8	B	4,800	R
9	B	4,800	R
10	B	9,104	R
11	B	9,412	R
12	B	4,800	R
13	B	4,800	R
14	B	4,800	R
15	B	4,800	R
16	B	4,800	R
17	B	4,800	R
18	B	4,800	R
19	B	4,800	R
20	B	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	F	7,655	R
2	F	5,800	R
3	F	5,800	R
4	F	5,800	R
5	F	5,800	R
6	F	5,800	R
7	F	4,802	R
8	F	4,802	R
9	F	4,802	R
10	F	4,803	R
11	F	4,803	R
12	F	4,803	R
13	F	4,803	R
14	F	4,803	R
15	F	4,803	R
16	F	14,592	O.S.D.
17	F	4,804	R
18	F	4,804	R
19	F	5,800	R
20	F	5,787	R
21	F	5,667	R
22	F	5,514	R
23	F	5,409	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	C	5,952	R
2	C	4,800	R
3	C	4,800	R
4	C	4,800	R
5	C	4,800	R
6	C	4,800	R
7	C	4,800	R
8	C	4,800	R
9	C	4,800	R
10	C	9,859	R
11	C	10,166	R
12	C	4,800	R
13	C	4,800	R
14	C	4,800	R
15	C	4,800	R
16	C	4,800	R
17	C	4,800	R
18	C	4,800	R
19	C	4,800	R
20	C	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	G	5,115	R
2	G	4,800	R
3	G	4,800	R
4	G	4,800	R
5	G	4,800	R
6	G	4,800	R
7	G	4,800	R
8	G	4,800	R
9	G	4,800	R
10	G	4,800	R
11	G	4,800	R
12	G	4,800	R
13	G	5,567	R
14	G	5,127	R
15	G	5,313	R
16	G	5,451	R
17	G	6,896	R
18	G	10,969	R
19	G	6,074	R
20	G	4,446	R
21	G	4,819	R
22	G	4,819	R
23	G	4,819	R
24	G	4,819	R
25	G	6,135	R
26	G	42,990	O.S.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	D	5,952	R
2	D	4,800	R
3	D	4,800	R
4	D	4,800	R
5	D	4,800	R
6	D	4,800	R
7	D	4,800	R
8	D	4,800	R
9	D	4,800	R
10	D	4,800	R
11	D	5,813	R

FINAL PLAT
WILCO RANCH
PHASE 2 SECTION 2

A SUBDIVISION OF 25.236 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON SURVEY, ABSTRACT NO. 560
WILLIAMSON COUNTY, TEXAS

Received 3/8/2021



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT CW-WILCO LLC, BEING THE OWNER OF A REMAINDER OF A CALLED 56.742 ACRE TRACT OF LAND OUT OF THE JAMES SHELTON SURVEY A-560, WILLIAMSON COUNTY, TEXAS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2020020862 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY; DOES HEREBY SUBDIVIDE 25.236 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

WILCO RANCH PHASE 2 SECTION 2

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

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

CW-WILCO, LLC
8655 S PRIEST DRIVE
TEMPE, ARIZONA 85284

JOHN CORK, PRESIDENT
CW-LT MANAGEMENT, LLC
CW-WILCO, LLC
8655 SOUTH PRIEST DRIVE
TEMPE, ARIZONA 85284

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

NOTARY PUBLIC, STATE OF TEXAS

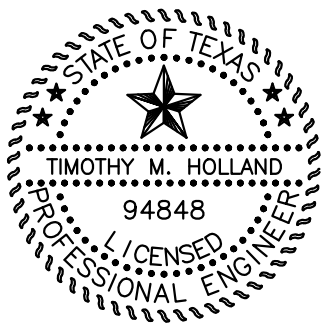
PRINT NOTARY'S NAME

MY COMMISSION EXPIRES _____

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOODPLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0520F, REVISED DECEMBER 19, 2019.

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

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



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

DATE

I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE, INC ON THE GROUND, AND THAT ALL NECESSARY SURVEY

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

COMPLETION OF CONSTRUCTION AS SHOWN THEREON.

DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR

DATE

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

DOUG GAUL, MAYOR

DATE

CITY SECRETARY

DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99988157
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO THE DEVELOPMENT AGREEMENT RECORDED AS DOC. NO. _____ O.P.R.W.C.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 – D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
11. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
12. THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10970 AND WASTEWATER CCN SERVICE AREA 21053. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH JONAH WATER SPECIAL UTILITY DISTRICT AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. JONAH WATER SPECIAL UTILITY DISTRICT ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
14. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48491C0520F, REVISED DECEMBER 19, 2019.
15. 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.
16. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
17. 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.
18. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT
WILCO RANCH
PHASE 2 SECTION 2

A SUBDIVISION OF 25.236 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON SURVEY, ABSTRACT NO. 560
WILLIAMSON COUNTY, TEXAS

Received 3/8/2021



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

Staff Report

April 6, 2021

To: Planning and Zoning Commission

SUBJECT: Wilco Ranch Phase 3 Section 2 Final Plat

SUMMARY OF REQUEST

The proposed Wilco Ranch Phase 3 Section 2 Final Plat is approximately 12.530 acres of land and 65 single-family lots. This final plat is located on the west side of Ed Schmidt Boulevard (CR 119) and north of Limmer Loop.

Current Zoning:

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

Surrounding Zoning:

North: Extra-territorial Jurisdiction (vacant farmland)

East: Ed Schmidt Boulevard (CR 119)

South: Single-Family Residential (SF-1 – Wilco Ranch Subdivision)

West: Single-Family Residential (SF-1 – Wilco Ranch Subdivision)

The proposed Final Plat is comprised of 65 single-family lots, two open space lots and one detention lot. All of the residential lots in this section conform to the Development Agreement, and all of the lots in this section are 45 feet in width.

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

As a reminder, this property had a preliminary plat filed with Williamson County and therefore the lot sizes are vested. In addition to that, they are required to complete a TIA once 80 certificate of occupancies have been issued in the subdivision.

STAFF RECOMMENDATION:

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



BENCHMARK #1

BOX CUT IN CONCRETE ON "E" INLET ON NORTH RIGHT OF WAY OF LIMMER LOOP/COUNTY ROAD 164 AT THE SOUTHEAST CORNER OF THE PROPERTY LOCATED AT 2445 LIMMER LP. APPROXIMATELY 1,525 FEET WEST FROM THE INTERSECTION OF LIMMER LOOP/COUNTY ROAD 164 AND ED SCHMIDT BOULEVARD/COUNTY ROAD 119.

GRID NORTHING: 10177474.60
GRID EASTING: 3168195.63
ELEVATION: 709.94 FEET

NAVD-88

OWNER: ASHTON WOODS
ADDRESS: 10721 RESEARCH BLVD, B-210
AUSTIN, TX, 78759
PHONE: _____

ACREAGE: 12.530 ACRES
SURVEY(S): JAMES SHELTON SURVEY, ABSTRACT NO. 560

NUMBER & ACREAGE BY LOT TYPE: RESIDENTIAL: 65 LOTS/8.604 ACRES
OPEN SPACE: 2 LOTS/0.122 ACRE
OPEN SPACE/DETENTION: 1 LOT/0.873 ACRE
RIGHT-OF-WAY: 2.931 ACRES

SUBMITTAL DATE: _____

SURVEYOR: BGE, INC. (DION P. ALBERTSON, RPLS)

PHONE: (210) 581-3619 FAX: _____

ENGINEER: BGE, INC. (TIMOTHY M. HOLLAND, PE)

PHONE: (512) 879-0433 FAX: _____



VICINITY MAP
NOT TO SCALE



BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY DIVIDING BY THE COMBINED SCALE FACTOR = 1.0001184402

NO-COUNT, LLC
REMAINDER OF A CALLED 101.8 ACRES
DOC. NO. 2013060751
O.P.R.W.C.

JAMES SHELTON SURVEY
ABSTRACT NO. 560

CW WILCO LLC
CALLED 56.742 ACRES
DOC. NO. 2020020862
O.P.R.W.C.

CALLED 2.405 ACRES
ASHTON AUSTIN
RESIDENTIAL L.L.C.
DOC. NO. 2020016624
O.P.R.W.C.

ASHTON AUSTIN
RESIDENTIAL L.L.C.
CALLED 23.517 ACRES
DOC. NO. 2020016718
O.P.R.W.C.

LEGEND

DOC. DOCUMENT
ESMT. EASEMENT
NO. NUMBER
NOS. NUMBERS
O.P.R.W.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C. OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG. PAGE
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
() RECORD INFORMATION FROM DOC. NO. 2020020862 O.P.R.W.C.
[] RECORD INFORMATION FROM DOC. NO. 2013060751 O.P.R.W.C.
{ } RECORD INFORMATION FROM DOC. NO. 2020016624 O.P.R.W.C.
< > RECORD INFORMATION FROM DOC. NO. 2020016718 O.P.R.W.C.
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○ SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"

LOT PERCENTAGE TABLE			
LOT SIZE	PREVIOUS	PROPOSED PHASE 3 SEC. 2	TOTAL
40	164	0	164
45	83	65	148

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
BLACKBEAR DRIVE	50 FEET	942 FEET
GRAY FOX LOOP	50 FEET	1,542 FEET
TOTAL LINEAR FEET		2,484 FEET

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	65	8.604 ACRES
RIGHT-OF-WAY	-	2.931 ACRES
OPEN SPACE	2	0.122 ACRE
OPEN SPACE/DETENTION	1	0.873 ACRE
TOTAL	68	12.530 ACRES

FINAL PLAT
WILCO RANCH
PHASE 3 SECTION 2

A SUBDIVISION OF 12.530 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON SURVEY, ABSTRACT NO. 560
WILLIAMSON COUNTY, TEXAS

Received 3/8/2021



BGE, Inc.
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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	50.20'	2,398.03'	1°11'58"	S 17°59'26" E	50.20'
C2	297.90'	2,440.00'	6°59'43"	S 12°45'44" E	297.72'
C3	23.56'	15.00'	90°00'00"	S 35°33'12" W	21.21'
C4	23.56'	15.00'	90°00'00"	N 54°26'48" W	21.21'
C5	58.61'	270.00'	12°26'14"	S 74°20'05" W	58.49'
C6	39.63'	470.00'	4°49'50"	S 65°42'03" W	39.61'
C7	21.97'	15.00'	83°54'47"	S 21°19'45" W	20.06'
C8	25.16'	15.00'	96°05'13"	N 68°40'15" W	22.31'
C9	21.97'	15.00'	83°54'47"	N 21°19'45" E	20.06'
C10	10.40'	15.00'	39°42'54"	N 40°29'06" W	10.19'
C11	146.76'	50.00'	168°10'26"	S 23°44'40" W	99.47'
C12	10.40'	15.00'	39°42'54"	N 87°58'26" E	10.19'
C13	10.40'	15.00'	39°42'54"	N 48°15'31" E	10.19'
C14	152.69'	50.00'	174°58'26"	N 64°06'43" W	99.90'
C15	10.40'	15.00'	39°42'54"	S 03°31'03" W	10.19'
C16	39.10'	325.00'	6°53'37"	N 12°53'36" W	39.08'
C17	23.56'	15.00'	90°00'00"	S 54°26'48" E	21.21'
C18	23.56'	15.00'	90°00'00"	N 35°33'12" E	21.21'
C19	71.63'	330.00'	12°26'14"	S 74°20'05" W	71.49'
C20	44.68'	530.00'	4°49'50"	S 65°42'03" W	44.67'
C21	25.16'	15.00'	96°05'13"	S 68°40'15" E	22.31'
C22	38.72'	25.00'	88°44'37"	S 23°44'40" W	34.97'
C23	41.69'	25.00'	95°32'37"	N 64°06'43" W	37.02'
C24	37.45'	270.00'	7°56'52"	S 76°34'46" W	37.42'
C25	21.16'	270.00'	4°29'22"	S 70°21'39" W	21.15'
C26	11.03'	470.00'	1°20'39"	S 67°26'39" W	11.03'
C27	28.60'	470.00'	3°29'11"	S 65°01'44" W	28.60'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C28	4.10'	50.00'	4°42'06"	S 57°59'31" E	4.10'
C29	39.63'	50.00'	45°24'25"	S 32°56'15" E	38.60'
C30	29.65'	50.00'	33°58'42"	S 06°45'19" W	29.22'
C31	29.80'	50.00'	34°09'08"	S 40°49'14" W	29.36'
C32	41.85'	50.00'	47°57'24"	S 81°52'29" W	40.64'
C33	1.73'	50.00'	1°58'42"	N 73°09'28" W	1.73'
C34	151.69'	50.00'	173°49'25"	N 64°41'14" W	99.85'
C35	153.68'	2,440.00'	3°36'31"	N 14°27'20" W	153.65'
C36	1.00'	50.00'	1°09'02"	N 22°47'59" E	1.00'
C37	45.12'	2,440.00'	1°03'34"	N 12°07'17" W	45.12'
C38	45.19'	2,440.00'	1°03'40"	N 11°03'40" W	45.19'
C39	46.96'	2,440.00'	1°06'10"	N 09°58'45" W	46.96'
C40	6.95'	2,440.00'	0°09'48"	N 09°20'46" W	6.95'
C41	5.30'	325.00'	0°56'05"	N 15°52'22" W	5.30'
C42	33.80'	325.00'	5°57'32"	N 12°25'34" W	33.79'
C43	11.64'	330.00'	2°01'15"	S 79°32'35" W	11.64'
C44	42.68'	330.00'	7°24'34"	S 74°49'41" W	42.65'
C45	17.32'	330.00'	3°00'25"	S 69°37'11" W	17.32'
C46	6.00'	530.00'	0°38'57"	S 67°47'30" W	6.00'
C47	38.68'	530.00'	4°10'54"	S 65°22'35" W	38.67'
C48	33.09'	275.00'	6°53'37"	N 12°53'36" W	33.07'

RECORD CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
{C1}	{50.20'}	{2,398.03'}	{01°11'58"}	{S 17°59'26" W}	{50.20'}
<C1>	<50.20'>	<2,398.03'>	<01°11'58">	<S 17°59'26" W>	<50.20'>
<C2>	<297.90'>	<2,440.00'>	<06°59'43">	<S 12°45'44" W>	<297.72'>

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 09°26'48" E	8.53'
L2	S 80°33'12" W	81.86'
L3	S 20°37'39" E	1.89'
L4	S 09°26'48" E	95.00'
L5	N 09°26'48" W	95.00'
L6	S 80°33'12" W	33.97'
L7	S 63°17'08" W	13.26'
L8	S 20°37'39" E	99.51'
L9	N 20°37'39" W	96.01'
L10	S 63°17'08" W	103.53'
L11	N 63°17'08" E	106.72'
L12	S 09°26'48" E	64.15'
L13	S 80°33'12" W	33.97'
L14	S 63°17'08" W	3.66'
L15	S 09°26'48" E	64.15'

LEGAL DESCRIPTION

FIELD NOTES FOR A 12.530 ACRE TRACT OF LAND SITUATED IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 560, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 23.517 ACRE TRACT OF LAND AS CONVEYED UNTO ASHTON AUSTIN RESIDENTIAL, L.L.C. IN DOCUMENT NO. 2020016718 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CALLED 2.405 ACRE TRACT OF LAND AS CONVEYED UNTO ASHTON AUSTIN RESIDENTIAL L.L.C. IN DOCUMENT NUMBER 2020016624 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 12.530 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2–inch iron rod with a cap stamped “SAM INC” found on the curvilinear west right–of–way line of Ed Schmidt Boulevard/County Road 119 (R.O.W. ~ Varies) as dedicated by Document Nos. 2003052478, 2003052479, 2003064610, 2004013915, 2015007229, 2015035244, 2015035245, 2015088346, and 2016010818 all recorded in the Official Public Records of Williamson County Texas, at the common corner of a called 101.8 acre tract of land (Tract 2) as conveyed unto No–Count, LLC in Document Number 2013060751 of the Official Public Records of Williamson County, Texas, and said 2.405 acre tract at the beginning of a non–tangent curve for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, curving to the right, coincident with the common line of said right–of–way and the 2.405 acre tract with a radius of 2,398.03 feet, an arc length of 50.20 feet, a central angle of 01°11'58", a chord bearing of S 17°59'26" E, and a chord distance of 50.20 feet to a 1/2–inch iron rod with a cap stamped “TLS INC” found at the common corner of the 2.405 acre tract and the aforementioned 23.517 acre tract for a point of compound curvature of the herein described tract;

THENCE, curving to the right, coincident with the common line of said right–of–way and said 23.517 acre tract, with a radius of 2,440.00 feet, an arc length of 297.90 feet, a central angle of 06°59'43", a chord bearing of S 12°45'44" E, and a chord distance of 297.72 feet to a 1/2–inch iron rod found (disturbed) at the end of this curve;

THENCE, S 09°26'54" E, continuing coincident with said common line, a distance of 288.64 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for the southeast corner of the herein described tract;

THENCE, departing said common line, over and across the 23.517 acre tract and the aforementioned 2.405 acre tract the following six (6) courses:

- 1) S 80°33'12" W, a distance of 169.97 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a re–entrant corner of the herein described tract;
- 2) S 09°26'48" E, a distance of 8.53 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a corner of the herein described tract;
- 3) S 80°33'12" W, a distance of 81.86 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for an angle point of the herein described tract;
- 4) S 68°06'58" W, a distance of 451.18 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a re–entrant corner of the herein described tract;
- 5) S 20°37'39" E, a distance of 1.89 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set for a corner of the herein described tract;
- 6) S 69°22'21" W, a distance of 169.54 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set on the common line of a called 56.742 acre tract of land as conveyed unto CW–WILCO, LLC in Document Number 2020020862 of the Official Public Records of Williamson County, Texas, and the 2.405 acre tract for the southwest corner of the herein described tract;

THENCE, N 20°37'23" W, coincident with said common line, a distance of 578.32 feet to a 1/2–inch iron rod with a cap stamped “BGE INC” set on the south line of the aforementioned 101.8 acre tract at the common corner of the 2.405 acre tract and said 56.742 acre tract for the northwest corner of the herein described tract;

THENCE, N 68°06'58" E, coincident with the common line of the 2.405 acre tract and said 101.8 acre tract, a distance of 968.52 feet to the POINT OF BEGINNING and containing 12.530 acres of land, more or less

R – RESIDENTIAL

O.S. – OPEN SPACE

O.S.D. – OPEN SPACE/DRAINAGE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
27	A	7,298	R
28	A	5,379	R
29	A	5,379	R
30	A	5,378	R
31	A	5,352	R
32	A	5,044	R
33	A	8,776	R
34	A	8,811	R
35	A	5,258	R
36	A	5,384	R
37	A	5,400	R
38	A	5,400	R
39	A	5,400	R
40	A	5,400	R
41	A	5,400	R
42	A	5,400	R
43	A	5,400	R
44	A	5,400	R
45	A	5,400	R
46	A	5,400	R
47	A	5,400	R
48	A	38,045	O.S.D.
49	A	5,991	R
50	A	5,836	R
51	A	5,712	R
52	A	5,938	R
53	A	5,399	R
54	A	2,951	O.S.

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	N	6,350	R
2	N	5,175	R
3	N	5,175	R
4	N	5,175	R
5	N	5,175	R
6	N	5,175	R
7	N	5,175	R
8	N	5,175	R
9	N	5,175	R
10	N	5,726	R
11	N	9,210	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	O	6,973	R
2	O	5,400	R
3	O	5,400	R
4	O	5,400	R
5	O	5,400	R
6	O	5,400	R
7	O	5,400	R
8	O	5,400	R
9	O	5,400	R
10	O	5,400	R
11	O	5,400	R
12	O	9,794	R
13	O	7,983	R
14	O	5,959	R
15	O	5,558	R
16	O	5,175	R
17	O	5,175	R
18	O	5,175	R
19	O	5,175	R
20	O	5,175	R
21	O	5,175	R
22	O	5,175	R
23	O	5,257	R
24	O	6,567	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
52	K	5,379	R
53	K	7,269	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	P	2,351	O.S.
2	P	5,399	R
3	P	5,399	R

FINAL PLAT
WILCO RANCH
PHASE 3 SECTION 2

A SUBDIVISION OF 12.530 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON SURVEY, ABSTRACT NO. 560
WILLIAMSON COUNTY, TEXAS

Received 3/8/2021



BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS:

THAT ASHTON AUSTIN RESIDENTIAL, L.L.C., ACTING HEREIN BY AND THROUGH ASHTON WOODS--AUSTIN DIVISION, BY ITS GENERAL PARTNER, KEITH PERSON, VICE PRESIDENT OF LAND, BEING THE OWNER OF A CALLED 2.405 ACRE TRACT OF LAND OUT OF THE JAMES SHELTON SURVEY A--560, WILLIAMSON COUNTY, TEXAS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2020016624 AND A CALLED 23.517 ACRES OF LAND OUT OF THE JAMES SHELTON SURVEY A--560, WILLIAMSON COUNTY, TEXAS AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOC. NO. 2020016718 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY; DOES HEREBY SUBDIVIDE 12.530 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTERS 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

WILCO RANCH PHASE 3 SECTION 2

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

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

KEITH PEARSON, VICE PRESIDENT OF LAND
ASHTON WOODS -- AUSTIN DIVISION
10721 RESEARCH BLVD. B--210
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

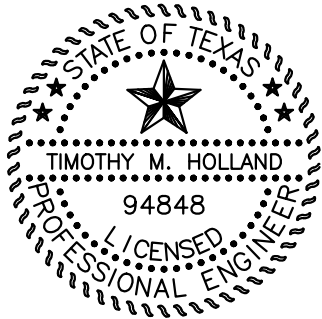
NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOODPLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0520F, REVISED DECEMBER 19, 2019.

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

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

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

DATE



I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY EMPLOYEES OF BGE, INC ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE FOUND OR CORRECTLY SET UPON COMPLETION OF CONSTRUCTION AS SHOWN THEREON.

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

DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO, THIS THE _____DAY OF _____, 20____, A.D

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR

DATE

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

DOUG GAUL, MAYOR

DATE

CITY SECRETARY
GENERAL NOTES:

DATE

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 1.0001184402
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO THE DEVELOPMENT AGREEMENT RECORDED AS DOC. NO. _____ O.P.R.W.C.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
6. IF PARKING IS DESIRED ON BOTH SIDES OF THE STREET THEN THE STREETS MUST BE A MINIMUM OF 33 FEET WIDE. IF THE STREETS ARE LESS THAN 33 FEET IN WIDTH FIRE LANE SIGNAGE IS REQUIRED. (2018 IFC APPENDIX D SEC. 103.6 -- D103.6.2)
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. ALL FENCING THAT IS NOT ON A PRIVATE LOT TO BE MAINTAINED BY THE HOA.
11. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
12. THIS TRACT IS WITHIN WATER CCN SERVICE AREA 10970 AND WASTEWATER CCN SERVICE AREA 21053. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH JONAH WATER SPECIAL UTILITY DISTRICT AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. JONAH WATER SPECIAL UTILITY DISTRICT ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
14. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48491C0520F, REVISED DECEMBER 19, 2019.
15. 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.
16. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
17. 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.
18. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
19. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT
WILCO RANCH
PHASE 3 SECTION 2

A SUBDIVISION OF 12.530 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON SURVEY, ABSTRACT NO. 560
WILLIAMSON COUNTY, TEXAS

Received 3/8/2021



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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

Staff Report

April 6, 2021

To: Planning and Zoning Commission

SUBJECT: Consideration of a public hearing and possible recommendation on the proposed Unified Development Code (2020 Edition, as amended), ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 4, Section 10.403, Bulk, Setbacks and Buffers.

SUMMARY OF REQUEST

Staff is proposing a Unified Development Code text amendment to improve the buffer standards between Industrial zoning adjacent to residential districts. As one of Hutto's goals is to expand the tax base and employment opportunities within the city, it is also just as important to ensure compatibility to protect adjacent residential districts.

The proposed amendment provides for:

- a. an increased minimum rear and side setback at a 2:1 ratio of setback to building height with a minimum of 50 feet;
- b. an increased bufferyard and landscaping area of 40 feet with an eight foot tall masonry wall with evergreen trees;
- c. Clarifies a front setback to a garage door is not applicable/not allowed at the front of the building; and
- d. Reiterates loading docks shall not be oriented to face a public right-of-way or residential lot and provides for less vague language as to how the screening shall be accomplished.

Chapter 4 Site design standards

10.401 Intent

Site design standards establish design criteria and minimum standards for development in the city. The rules are intended to:

- Enhance and protect Hutto's character, built environment, quality of life and community image through clearly articulated development design goals and policies, design guidelines and minimum design standards.
- Protect and promote Hutto's long-term vitality through design standards that encourage and reward high quality development, while discouraging less attractive and less enduring alternatives.
- Minimize adverse impacts of vehicular circulation to existing neighborhoods and to the surrounding physical environment.
- Enhance and protect the security and health, safety and welfare of Hutto residents.

10.402 General standards

10.402.1 Utilities

10.402.2 Utility lines

All new utility lines must be placed underground. Transmission lines at least 345 kilovolts are exempted.

10.402.3 Utility boxes

- Utility boxes must be as small as possible.
- Utility boxes greater than 2 ft. tall cannot be placed in the clear vision area, or interfere with use of streets, alleys, sidewalks, and bicycle paths.
- Utility boxes in the front yard on a block must be painted a uniform earth tone color.

Utility location and screening requirements are found throughout this section.

10.403 Bulk, setbacks and buffers

10.403.1 Intent

Bulk, setback and buffer standards regulate the placement of buildings and other improvements on a parcel. Land use regulations traditionally regulated building placement so adequate light and air can be provided to building occupants, and to slow the spread of fires from building to building. However, building placement can be an important element in defining a community's sense of place.

10.403.2 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes, for bufferyard only.	Only as described by Section 10.503 and use requirements of Chapter 3	No

10.403.3 Lot dimensions and area

Required lot dimensions and area are:

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

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

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

10.403.4 Building envelope**10.403.4.1 General**

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

10.403.4.2 Primary and accessory structures

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

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

	Zoning district									
	SF-R	SF-1	SF-1 zero lot line	SF-1 village	SF-2	MF	MH	B-1	B-2	LI/I
Side yard (min)	20 ft.	5 ft.	0 ft. one side, 12 ft. other	5 ft.	5 ft.; 0 ft. for common walls	15 ft.	25 ft. MH site	0 ft. for common walls or 10 ft.; from * SF-R:20 ft., SF-1:20 ft., SF-2:10 ft.	0 ft. for common walls or 10 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:20 ft.	0 ft. for common walls or 10 ft.; adjacent to residential: 2ft for every 1ft of building height or 50ft, whichever is greater from * SF-R:30 ft., SF-1:30 ft., SF-2:30 ft., MF:30 ft., MH:30 ft. or building height
Rear yard (min)	50 ft.	20 ft.	10 ft.	20 ft. (house and garage)	20 ft.	25 ft.	25 ft. MH site	25 ft.; from * SF-R:20 ft., SF-1:20 ft., SF-2:10 ft. or building height	25 ft.; from * SF-R:30 ft., SF-1:30 ft., SF-2:20 ft. or building height	25 ft.; adjacent to residential: 2ft for every 1ft of building height or 50ft, whichever is greater from * SF-R:30 ft., SF-1:30 ft., SF-2:30 ft., MF:30 ft., MH:30 ft.
Side and rear yard for accessory building (min)	20 ft.	5 ft.	5 ft.	5 ft.	5 ft.; 0 ft. for common walls	15 ft.	25 ft. MH site	Same as main building	Same as main building	Same as main building
Spacing between buildings (min)	n/a	n/a	n/a	n/a	n/a	20 ft.	15 ft.	0 ft. for common walls or 20 ft.	0 ft. for common walls or 50% height of taller building, but at least 20 ft.	0 ft. for common walls or 50% height of taller building, but at least 20 ft.

Building height (max)	45 ft. / 3 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 2.5 stories	35 ft. / 3 stories	35 feet; 45 feet along Freeways, Arterials, and Major Non-Residential Collectors	1 story	35 feet	45 feet	45 feet
Building height, accessory (max)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	1 story	15 ft.	15 ft.	15 ft.
- Accessory structures are prohibited between the front building line of the primary building and the public right-of-way. - The cumulative gross floor area of all accessory structures on the site may be no more than 25% of the yard where they are located. - Accessory structures must be placed at least 10 ft. or a distance equivalent to their height from primary structures on a site, whatever is lesser. - Building permitting and setback standards do not apply to accessory structures no more than 200 sq. ft. Bufferyard standards (Section 10.403.6) may affect setbacks.										

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

10403.4.3 Riparian setbacks

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

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

10.403.4.4 Swimming pools and spas

Bulk standards for swimming pools and spas are:

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

General standards for pools are in Section 10.311.9.

10.403.5 Setback encroachments and exceptions

These uses and structures may encroach into a yard or required setback as follows.

Type of structure or use	Residential uses	Non-residential uses
Air conditioning equipment	Any part of the side and rear yard	n/a
Arbors and trellises	Any yard, at least 5 ft. from neighboring PL	
Awnings	no more than 3 ft. into front, side or rear setback; may hang over easements	no more than 6 ft. into front, side or rear setback; may hang over easements; may hang over public ROW with approval of City Council
Backflow prevention devices	Any part of the side and rear yard	Any yard on the site
Bay windows, chimneys, entry vestibules less than 8 ft. wide and less than 33% of the wall length, overhanging eaves	no more than 3 ft. into any setback	
Newspaper vending boxes, pay telephones	n/a	Any yard on the site; property must be occupied by a principal building
Open deck greater than 5 ft. above grade	at least 5 ft. into rear setback, if area underneath is left unscreened/unenclosed	n/a
Open deck no more than 5 ft. above grade	Into rear setback, at least 10 ft. from PL	n/a
Ramps and other access devices required by the ADA.	Any yard on the site	
Retaining walls	Any yard on the site	
Satellite dishes at least 1m in diameter	Side and rear yard, at least 10 ft. from PL	

Encroachments across property lines, into the public right-of-way, or into utility, drainage, access, conservation or riparian easements are prohibited.

10.403.6 Bufferyard**10.403.6.1 Bufferyards between lots**

Bufferyards are required between certain land uses to prevent or minimize potential nuisances such as noise or light, and to provide a transition between uses that may not be compatible with each other.

Bufferyard standards

- Bufferyards shall be landscaped in accordance with the tree and shrub standards found in Section 10.407.5.4.
- No site development shall be permitted within a required bufferyard. This includes, but not limited to, parking, drive aisles, alleys, accessory buildings, dumpsters, storage, or light fixtures. Passive recreation, including pedestrian trails and seating areas, may be permitted within required bufferyards, provided that the required depth of the bufferyard and all required plantings are provided.
- A non-residential use developed in a residential zoning district will be required to provide a low level bufferyard adjacent to residential development, as defined in Section 10.403.6.3(a).
- Detention or retention ponds may be permitted within up to 25% of the required bufferyard if it is determined by the City Engineer that there is no other feasible option for the detention of stormwater. If detention or retention is located within the required bufferyard, the requirements of this section shall be met in full within the remaining bufferyard area, and additional screening or aesthetic treatment of the pond may be required depending on the location and circumstances of the site.
- The Development Services Director may approve up to a 50% bufferyard reduction for properties abutting a drainage easement or other designated open space.
- Development within or adjacent to PUD, FBC, or OT districts shall be subject to the bufferyard requirements for the most appropriate zoning district based on the use of the property.
- Notwithstanding Section 10.403.6.3, Development Services staff may require a masonry wall within a required bufferyard in order to mitigate nuisances caused by light, noise, odor, or any othersource.

10.403.6.3 Required bufferyards

The table below indicates the level of bufferyard required between each zoning district or land use. Letters "a" to "c" correspond to the type of bufferyard required and the specific situations in which the bufferyard is required. A box with "--" indicates that a bufferyard is not required between those development types.

		Adjacent district									
		REC	SF-R	SF-1	SF-2	MH	MF	B-1	B-2	LI	I
Development providing bufferyard	REC	--	--	--	--	--	--	--	--	--	--
	SF-R	--	--	--	--	--	--	--	--	--	--
	SF-1	a	a	--	--	--	--	--	--	--	--
	SF-2	a	a	a	--	--	--	--	--	--	--
	MH	b	b	b	b	--	--	--	--	--	--
	MF	b	b	b	b	b	--	--	--	--	--
	B-1	b	b	b	a	a	a	--	--	--	--
	B-2	c	c	c	b	b	b	--	--	--	--
	LI	c	c*	c*	c*	c*	c*	b	a	--	--
	I	c	c*	c*	c*	c*	c*	c	b	a	--

*Bufferyard C between industrial/light industrial and residential has specific provisions, see below

- A low level bufferyard ("a") shall consist of the following:
 - A 10 ft. wide planting area; or a 5 ft. wide planting area plus a 6+ ft. tall masonry wall;
 - Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.
 - For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required.

- b. A medium level bufferyard ("b") shall consist of the following:
 - A 20 ft. wide planting area; or a 15 ft. wide planting area plus a 6+ ft. tall masonry wall;
 - Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.
 - For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required.
- c. A high level bufferyard ("c") shall consist of the following:
 - A 30 ft. wide planting area; or a 25 ft. wide planting area plus a 6+ ft. tall masonry wall;
 - Any industrial/light industrial zoned property adjacent to a residentially zoned property shall provide a 40ft wide planting area and an eight foot (8ft) tall masonry wall with two (2) native evergreen tall trees and one (1) native evergreen short tree per every fifty (50) linear feet of bufferyard.
 - Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard.
 - For bufferyards where the optional 6+ ft. tall masonry wall is not provided, a continuous landscape hedge not less than 3 ft. in height is required.

10.403.5 Bufferyards adjacent to development perimeter walls

Where a development perimeter wall is provided, a bufferyard consisting of the following shall be provided between the wall and the street:

- A 10 ft. wide planting area;
- Two (2) native tall trees and one (1) native short tree per every fifty (50) linear feet of bufferyard, and;
- A continuous landscape hedge not less than 3 ft. in height.

10.404 Residential adjacency

10.404.4 Loading area screening

Off-street loading areas must be fully screened from view of residential districts. Wing walls, landscape screens, changes in building orientation, and/or other architectural elements must be used to buffer loading docks ~~no more than 150 ft.~~ from a residential district or area, lodging establishment, nursing home or assisted living facility. A wing wall shall be structurally integrated into the building façade and shall be architecturally finished to match the exterior construction materials and colors of the main buildings. Loading docks shall not be oriented to face a public right-of-way or residential district.

10.404.5 Vehicle intensive use screening

Wing walls, landscape screens, changes in building orientation, and/or other architectural elements must be used to buffer drive-through aisles and mechanical commercial uses when they are no more than 150 ft. from a residential district or area, lodging establishment, nursing home or assisted living facility.

10.404.6 Vehicle service bays

Vehicle service bays and loading area garage doors must face away from residential districts, unless separated by a building or permanent architectural feature at least the height of the service bays. Walls separating service bays from a residential district must be masonry (stone, brick, decorative CMU, similar materials) with no openings.

10.404.7 Dumpster enclosures

Dumpster enclosures in nonresidential zoning districts must be at least 25 ft. from a residential zoning district.

Staff Report

April 6, 2021

To: Planning and Zoning Commission
SUBJECT: Chandler Corner Zoning Change Request

SUMMARY OF REQUEST

Property Owner: Chandler FM 1660 LLC

Current Land Use: Vacant Land

Proposed Land Use: Industrial

Future Land Use Designation: Industrial/Business Park

Surrounding Land Use and Zoning:

North: Agricultural; ETJ/Annexation Development Agreement

South: Industrial

East: Agricultural; ETJ

West: Agricultural; ETJ/Annexation Development Agreement

The subject property of this rezoning request is located at the southeast corner of FM 1660 North and Chandler Road and consists of Lots 2 and 4 of the Chandler Corner Subdivision. Lot 2 fronts on Chandler Road and is 3.0 acres. Lot 4 fronts on FM 1660 North and is 5.80 acres.

The applicant is requesting a zoning change from SF-R (Single Family Rural - Agricultural) to I (Industrial) zoning district which is consistent with the FLUM (Future Land Use Map).

Site plan and building plans will be reviewed for code compliance during the permitting process. Zoning designation runs with the land and will not change until a request is submitted.

All property owners within 600-feet have been notified by mail of the proposed zoning change request. Out of 6 notifications sent (a couple of properties have the same owner) there have been no responses received.

If additional responses are submitted Staff will share them at the meeting. Published notice of the request was placed in the Taylor Daily Press and on the City of Hutto website.

STAFF RECOMMENDATION:

Staff recommends that the Commission recommend approval of the proposed zoning change request to City Council.

COLIN A. ARMSTRONG, CCIM

ARM MANAGEMENT, LLC
300 Bowie Street
Suite 106-A
Austin, Texas 78701
+1 (512) 517- 0603
www.armmgmt.com

Planning and Zoning Commission
Hutto City Hall
500 W. Live Oak St.
Hutto, TX 78634

February 26, 2021

Dear Commission,

Enclosed, please find our Zoning Change Application. The property consists of two platted lots, one fronting Chandler Road and the other fronting FM 1660. Properties on all sides of the two lots are currently un-zoned lands in the ETJ. The property is currently held in an Interim Zoning classification that requires a Permanent Zoning designation.

With neighboring land uses include agricultural, asphalt contractors, concrete batch plants, Williamson County facilities and the Williamson County Landfill. This site provides an ideal location within Hutto and the greater area to accommodate areas of high intensity land use primarily devoted to traditional industrial uses and vehicle repair facilities.

Consistent with the neighboring uses as well as the Hutto Future Land Use Maps, we request a Zoning Change to Industrial.

Sincerely,



Colin Armstrong



PLAT MAP RECORDING SHEET

DEDICATOR(s):

CHASE EQUITIES INC

SUBDIVISION NAME: CHANDLER CORNER

PROPERTY IS DESCRIBED AS: 26.31 ACRES JOHN DYKES SURVEY
ABSTRACT NO 186

SUBMITTED BY: HECTOR CONSULTING

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2019000610

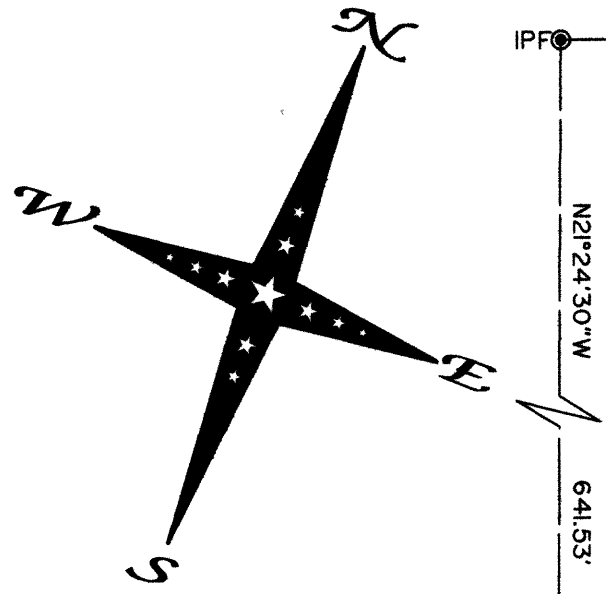
PLAT Fee: \$166.00
01/03/2019 09:33 AM BMCKENZIE



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

FINAL PLAT OF CHANDLER CORNER



SCALE: 1" = 100'

William Ernest Albert
remainder tract
Volume 689 Page 813

OWNER: CHASE EQUITIES, INC.
3839 BEE CAVE ROAD SUITE 200
AUSTIN, TX 78746

ACREAGE: 26.31 ACRES
NO. OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
SUBMITTAL DATE:
DATE OF PLANNING & ZONING COMMISSION REVIEW:

ACREAGE BY LOT TYPE:
LOT 1: 4.39 ACRES COMMERCIAL
LOT 2: 3.00 ACRES COMMERCIAL
LOT 3: 5.12 ACRES COMMERCIAL
LOT 4: 5.80 ACRES COMMERCIAL
LOT 5: 8.00 ACRES COMMERCIAL

PATENT SURVEY: JOHN DYKES SURVEY, ABSTRACT No. 186

Legend

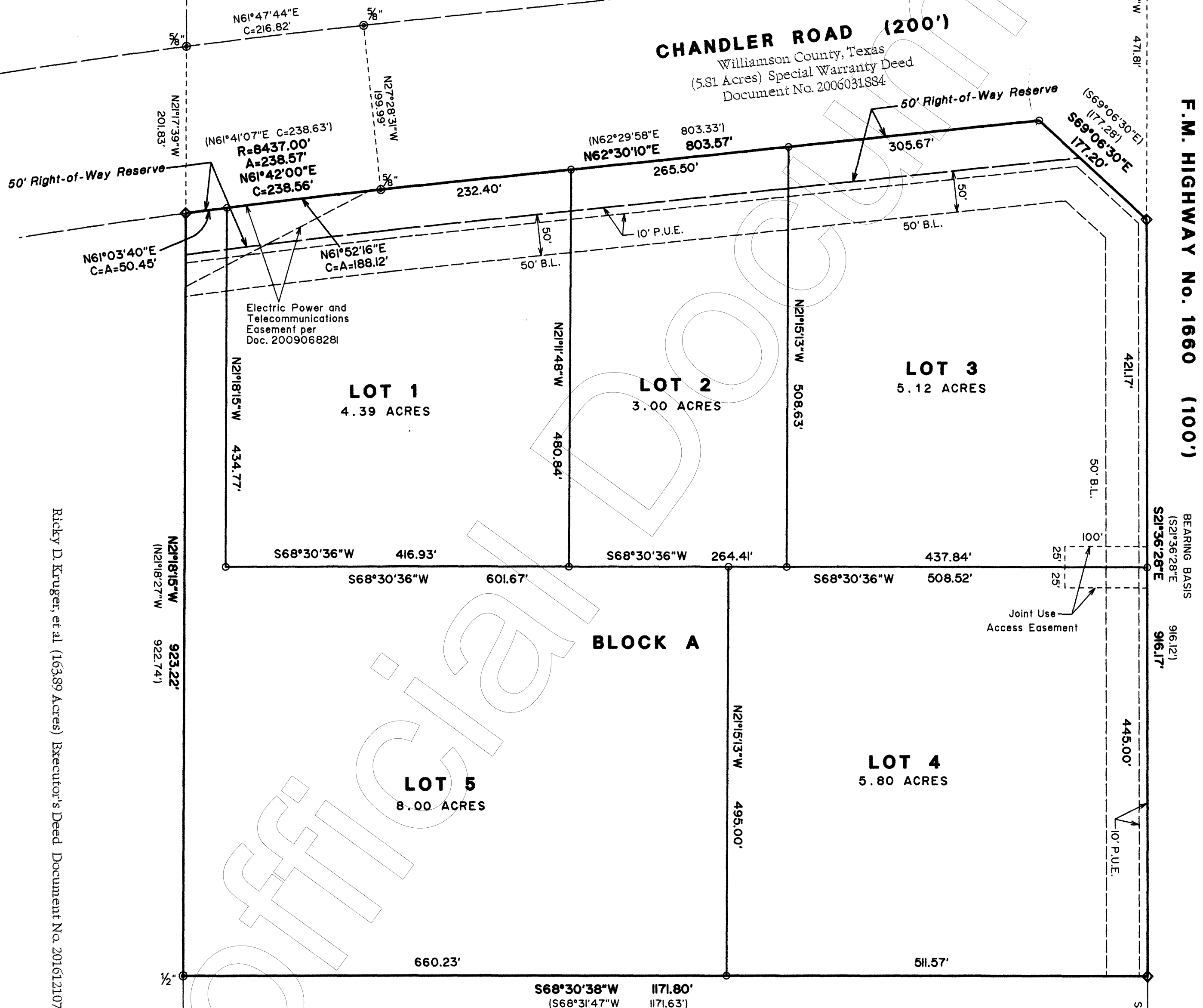
- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ Capped Iron Rod Found
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- Concrete Monument Found (Record Bearing and Distance)

ENGINEER: KERRI K. PENA
GREEN CIVIL DESIGN, LLC
11130 JOLLYVILLE ROAD SUITE 101
AUSTIN, TEXAS 78759

SURVEYOR: HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704

JOHN DYKES SURVEY
ABSTRACT No. 186

CHANDLER ROAD (200')
Williamson County, Texas
(5.81 Acres) Special Warranty Deed
Document No. 2006031884



Rickey D. Krueger et al (163.89 Acres) Executor's Deed Document No. 2016121073

Waco Tex Mix, Inc. and The Tiger & Snake Partners, L.P. (15.02 Acres) Warranty Deed Document No. 2006042716

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT, CHASE EQUITIES, INC., HOLDING TITLE NOMINALLY FOR NAJIB WEHBE, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2017078725 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS 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 **CHANDLER CORNER**

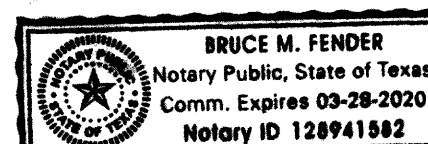
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 24th DAY OF October, 2018.

NAJIB WEHBE
CHASE EQUITIES, INC.
3839 Bee Cave Road Suite 200
Austin, Texas 78746

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 24th DAY OF OCTOBER, 2018
BY NAJIB WEHBE OF CHASE EQUITIES, INC., INC., ON BEHALF OF SAID

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: BRUCE M. FENDER
MY COMMISSION EXPIRES 3-28-2020



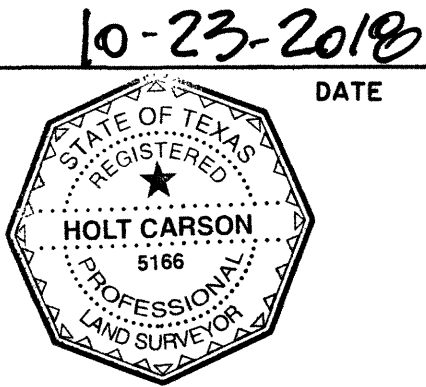
FINAL PLAT OF

CHANDLER CORNER

STATE OF TEXAS
COUNTY OF TRAVIS

I, HOLT CARSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THIS SURVEY WAS COMPLETED IN COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEY, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY DIRECTION AND SUPERVISION. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

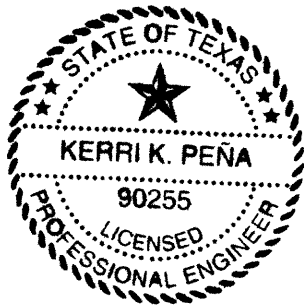
Holt Carson
HOLT CARSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5166
HOLT CARSON, INC.
1904 FORTVIEW ROAD
AUSTIN, TEXAS
FIRM REGISTRATION NO. 10050700



STATE OF TEXAS
COUNTY OF TRAVIS

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF.

Kerrik K. Pena 10/23/2018
KERRIK K. PENNA, P.E. 90255
GREEN CIVIL DESIGN, LLC
TBPE REGISTRATION NO. F-17563
11130 JOLLYVILLE ROAD SUITE 101
AUSTIN, TEXAS 78759



BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS BLUE LINE (SURVEY) COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

J. Terron Evertson
J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER

12/13/18
DATE

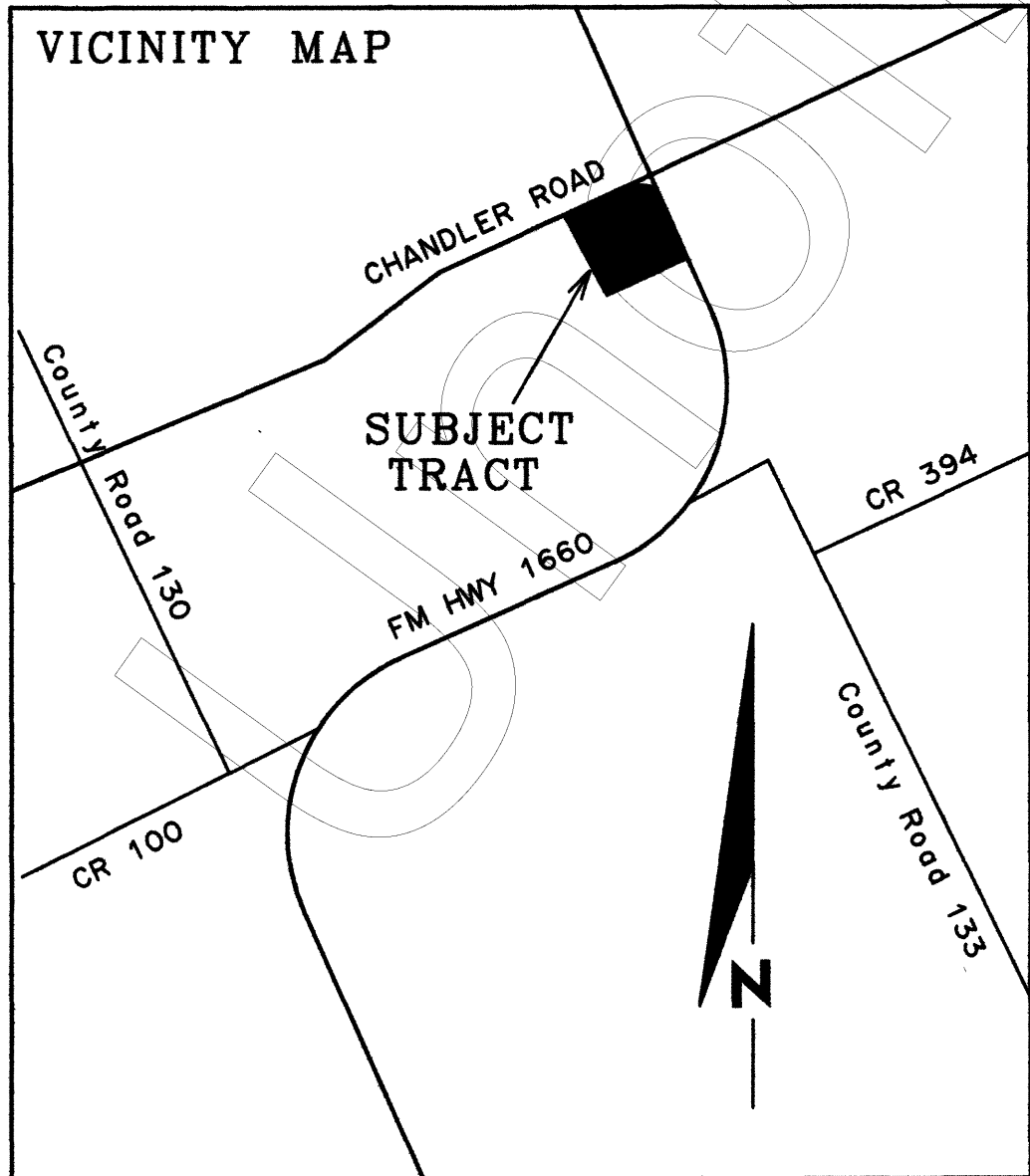
Teresa Baker
WILLIAMSON COUNTY 911 ADDRESSING COORDINATOR
Teresa Baker

10/24/18
DATE

NOTE:
THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. 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.

GENERAL NOTES:

- 1) NO PORTION OF THIS TRACT IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 48491C 0510 E DATED SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 2) A TEN FOOT (10') P.U.E. ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- 3) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.
- 4) WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH WATER SUPPLY CORP. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.



FIELD NOTE DESCRIPTION OF 26.312 ACRES OF LAND OUT OF THE JOHN DYKES SURVEY ABSTRACT No. 186 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (26.303 ACRE) TRACT OF LAND AS CONVEYED TO CHASE EQUITIES, INC. BY WARRANTY DEED RECORDED IN DOCUMENT No. 2017078725 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped iron rod found in the West right-of-way line of F.M. Highway No. 1660 for the Southeast corner of that certain (26.303 acre) tract of land as conveyed to Chase Equities, Inc. by Warranty Deed recorded in Document No. 2017078725 of the Official Public Records of Williamson County, Texas, and for the Northeast corner of that certain (15.020 acre) tract of land as conveyed to Waco Tex Mix, Inc., et al by Warranty Deed recorded in Document No. 2006042719 of the Official Public Records of Williamson County, Texas, and being the Southeast corner and PLACE OF BEGINNING of the herein described tract of land.

THENCE leaving the West right-of-way line of F.M. Highway No. 1660 with the common line of said Chase Equities (26.303 acre) tract and said Waco Texas Mix (15.020 acre) tract, S 68 deg. 30' 38" W 1171.80 ft. to a 1/2" iron rod found in the East line of that certain (163.80 acre) tract of land as conveyed to Ricky Kruger, et al by Executor's Deed recorded in Document No. 2016121073 of the Official Public Records of Williamson County, Texas, for the Southwest corner of said Chase Equities (26.303 acre) tract and the Northwest corner of said Waco Tex Mix (15.020 acre) tract, and being the Southwest corner of this tract.

THENCE with the West line of said Chase Equities (26.303 acre) tract, N 21 deg. 18' 15" W 923.22 ft. to a capped iron rod found in the curving South right-of-way line of Chandler Road for the Northwest corner of said Chase Equities (26.303 acre) tract and being the Northwest corner of this tract.

THENCE with the South right-of-way line of Chandler Road and with the North line of said Chase Equities (26.303 acre) tract, the following three (3) courses:

- 1) along a curve to the right with a radius of 8437.00 ft. for an arc distance of 238.57 ft. and which chord bears N 61 deg. 42' 00" E 238.56 ft. to a 1/2" iron rod found for a point of tangency.
- 2) N 62 deg. 30' 10" E 803.57 ft. to a 1/2" iron rod set with a plastic cap imprinted with "Holt Carson, Inc."
- 3) S 69 deg. 06' 30" E 177.20 ft. to a capped iron rod found at the point of intersection with the West right-of-way line of F.M. Highway No. 1660 for a Northeasterly angle corner of this tract.

THENCE with the West right-of-way line of F.M. Highway No. 1660 and with the East line of said Chase Equities (26.303 acre) tract, S 21 deg. 36' 28" E 916.17 ft. to the PLACE OF BEGINNING, containing 26.312 acres of land.

WILLIAMSON COUNTY NOTES:

1. THIS SUBDIVISION IS SUBJECT TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS LAST REVISED ON JANUARY 18, 2018.
2. 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 IDENTIFIES 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. SUBJECT TO FIRST PAYING ADEQUATE COMPENSATION ACHIEVED THROUGH NEGOTIATIONS OR OTHERWISE AND BASED ON THEN CURRENT VALUE, THE COUNTY HAS THE RIGHT TO TAKE POSSESSION OF THE 50 FEET ROAD WIDENING RESERVATION AREA AS SHOWN ON THIS PLAT. NO STRUCTURES WILL BE PLACED WITHIN THE RESERVED RIGHT-OF-WAY.
3. 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.
4. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND THE CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
5. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
6. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROERTY OWNERS.
7. DRIVEWAYS FOR LOTS 1, 2, 3 AND 5 SHALL ONLY TAKE ACCESS FROM CHANDLER ROAD.
8. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING AND CUSTOM SIGNS IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
9. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
10. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
11. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

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

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, AND SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BY: *Dan A. Gattis*
DAN A. GATTIS
COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

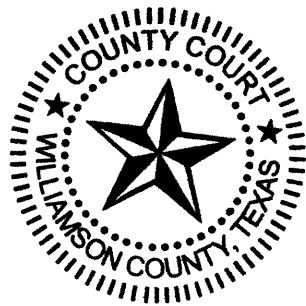
12-31-2018
DATE

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON
I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the 3rd day of January, 2019 A.D., at 9:45 o'clock A.M. and duly recorded on the 3rd day of January, 2019 A.D., at 9:33 o'clock A.M., in the Official Public Records of said County in Document No. 2019000610

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the 3rd day of January, 2019 A.D.

NANCY RISTER, COUNTY CLERK WILLIAMSON COUNTY, TEXAS

BY: *Brenda McKenzie*
Deputy Brenda McKenzie



Chandler Corner Lots 2 and 4



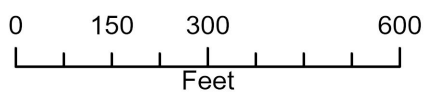
CHANDLER RD

Lot 2
3.00
Acres

Lot 4
5.80
Acres

FM
1660

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.





Interim Zoning, Agricultural Industrial Zoning Application



COLIN ARMSTRONG
GREG GITCHO

512 517 0603
512 698 6019

COLIN@ARMMGMT.COM
GREG.GITCHO@ARCHERCREEK.COM

EXECUTIVE SUMMARY

Frontage: Southwest Corner
Chandler Road and
FM 1660

Jurisdiction: City of Hutto

Current Zoning: AG, Agricultural Use

Requested Land Use: Industrial

Requested Zoning: I, Industrial

The property consists of two platted lots, one fronting Chandler Road and the other fronting FM 1660. Properties on all sides of the two lots are currently un-zoned lands in the ETJ. The property is currently held in an Interim Zoning classification that will require a Permanent Zoning designation.

With neighboring land uses include agricultural, asphalt contractors, concrete batch plants, Williamson County facilities and the Williamson County Landfill. This site provides an ideal location within Hutto and the greater area to accommodate areas of high intensity land use primarily devoted to traditional industrial uses and vehicle repair facilities.

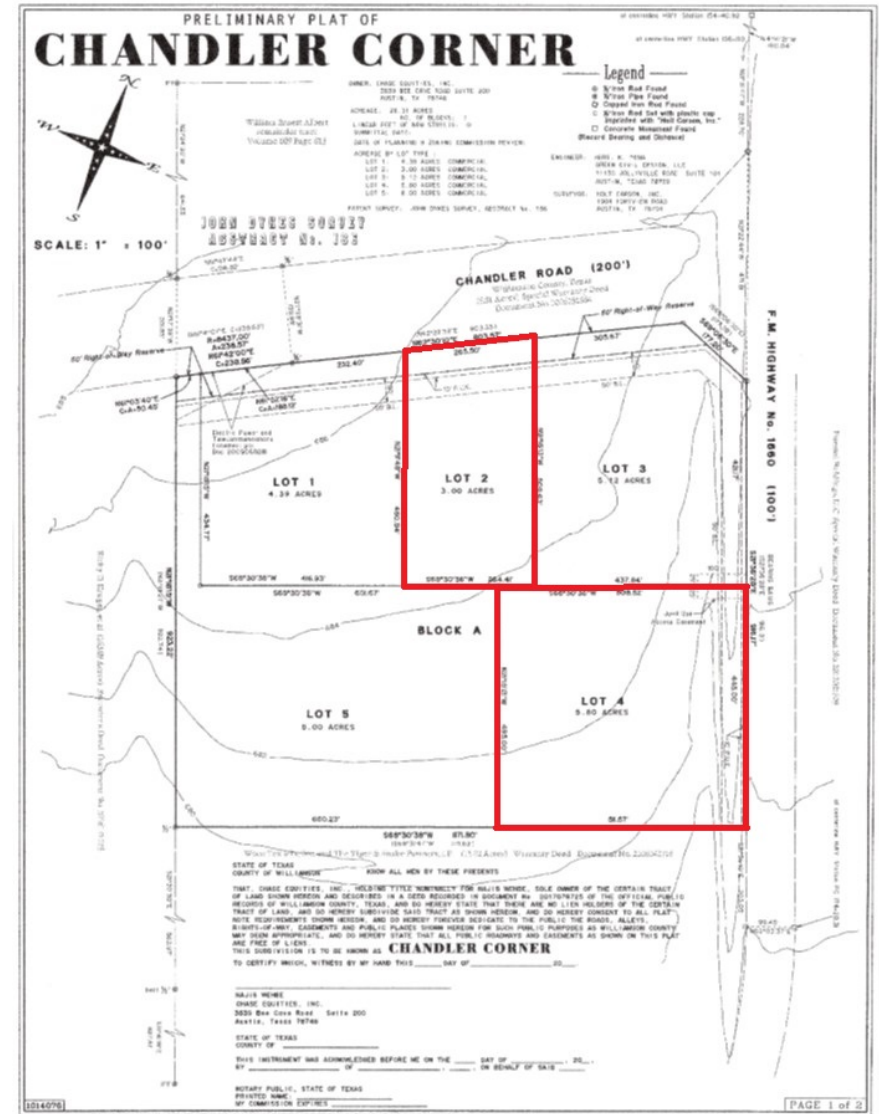


PROPOSED ZONING PLAN

Sites: Lot 2
Chandler Corner Block A

Lot 4
Chandler Corner Block A

Our goals are to deliver build-to-suit opportunities for users of Commercial and Industrial real estate. We anticipate styles and product to be similar to the adjacent Texas Materials Facility.

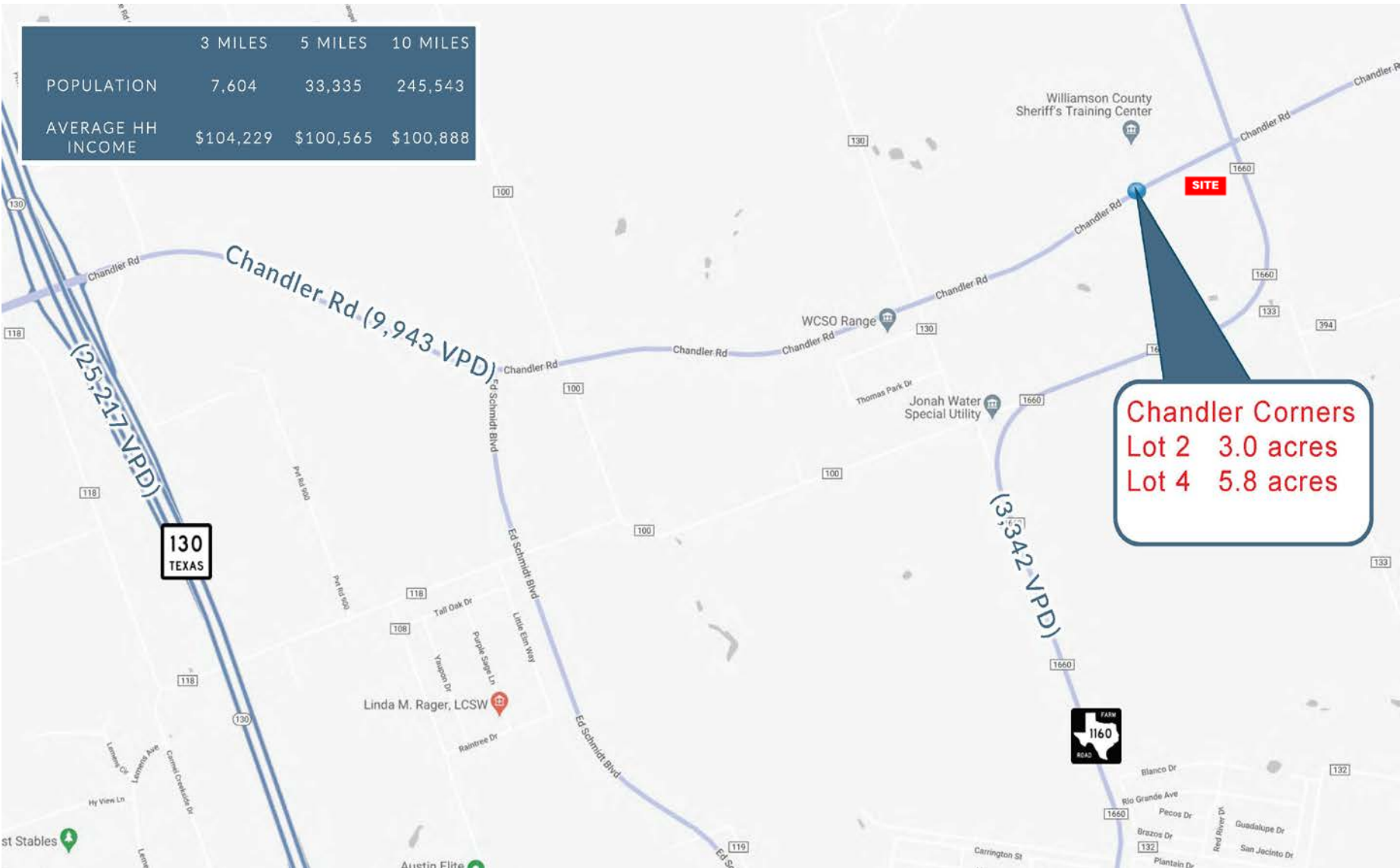


LOCATION IMAGES





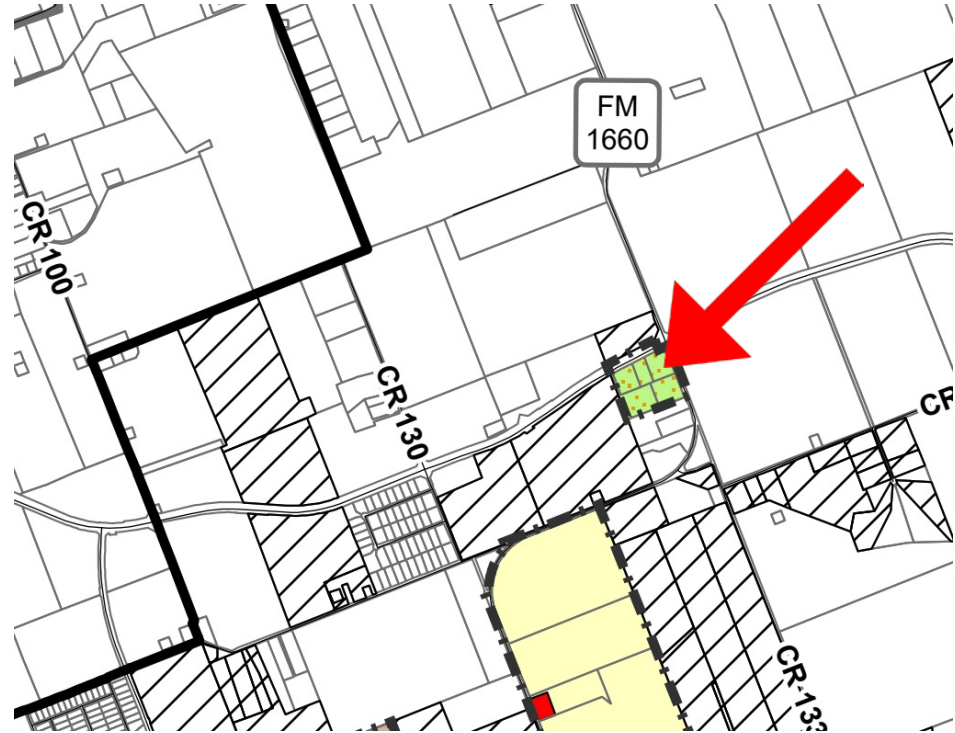
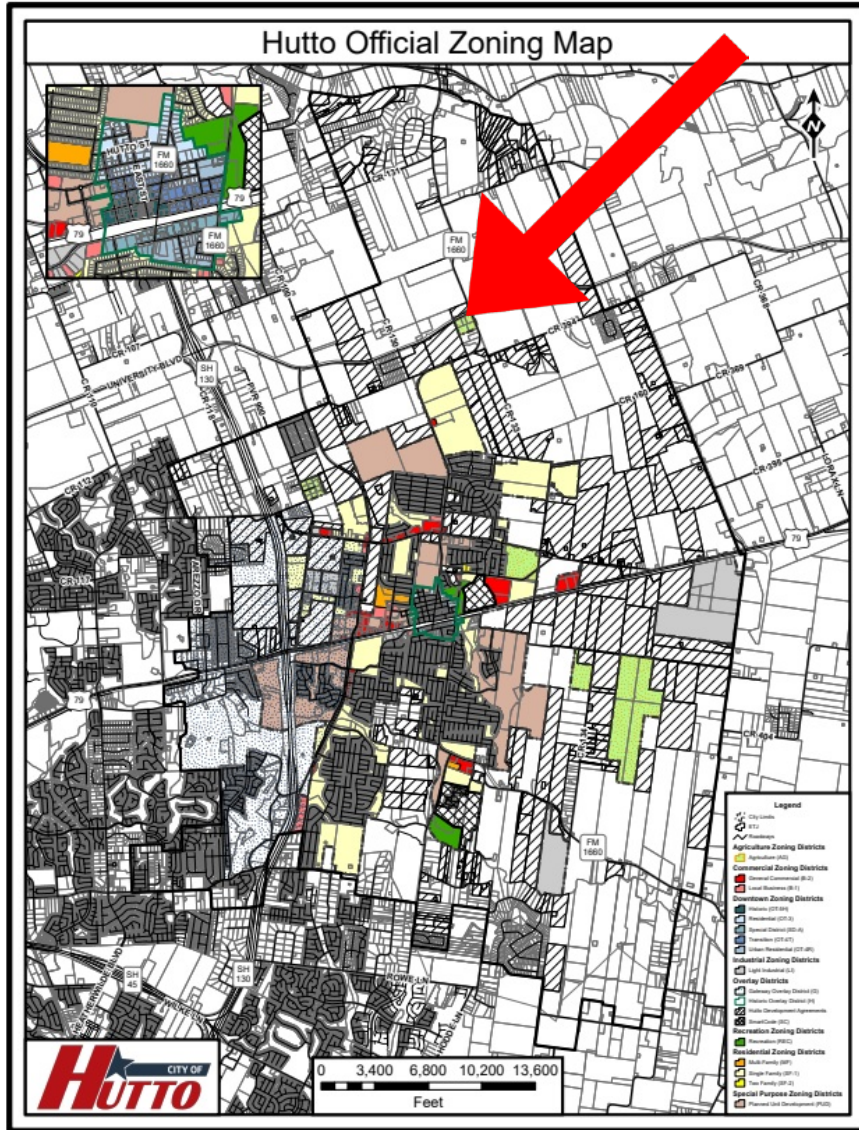
LOCATION MAP



LOCATION SITE AERIAL



CURRENT ZONING MAP



Schedule B Notes:

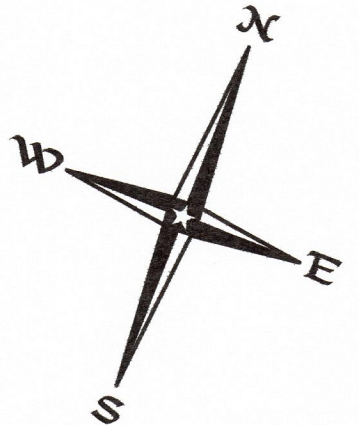
Item 1.) This lot is subject to restrictive covenants as set forth in instrument recorded in Document No. 2019000610 of the Official Public Records of Williamson County, Texas.

Item 10.e.) This lot is subject to a pipeline easement granted to Jonah Water Supply Corporation as set forth in instrument recorded in Volume 563, Page 689 of the Deed Records of Williamson County, Texas. Described as being "limited to a strip of land 15' in width the center line thereof being the pipe line as installed." (not plottable)

SCALE: 1"= 40'

Legend

- ◊ ½" Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc."
- ♣ Street Sign
- x— Chain Link Fence



CHANDLER ROAD (200' R.O.W.)

Williamson County, Texas
(5.81 Acres) Special Warranty Deed
Document No. 2006031884

metal drainpipe
with concrete aprons

edge of pavement

Bearing Basis
N62°30'10"E 265.50'

asphalt
approach

Item 10.i.
50' Right-of-Way Reserve
per plat

Item 10.h.
10' P.U.E. per plat

Item 10.j.
10' P.U.E. per plat

Item 10.g.
50' Building Line per plat

N21°11'48"W 480.84'

S21°15'13"E 508.63'

LOT 1

LOT 3

LOT 2
BLOCK A
CHANDLER CORNER
Document No. 2019000610

vacant lot

S68°30'36"W 264.41'

lamp
post

concrete trickle channel

GF No. 2035131-COM Effective Date: June 29, 2020

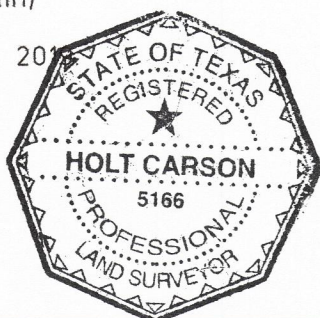
To: Rupe Gopani
Independence Title Company
Title Resources Guaranty Company

STATE OF TEXAS *
COUNTY OF TRAVIS *

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated road. This property lies within Zone X (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48491C0510 F, dated December 20, 2019. THIS the 12th day of July A.D., 2020.

BY

Holt Carson
Registered Professional Land Surveyor No. 5166



SURVEY PLAT OF
LOT 2, BLOCK A, CHANDLER CORNER, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2019000610 OF THE
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
LOCATED ON CHANDLER ROAD.

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

Texas Licensed Surveying Firm Registration No. 10050700

© copyright 2020 A 1014076

SCALE: 1"= 40'

Legend

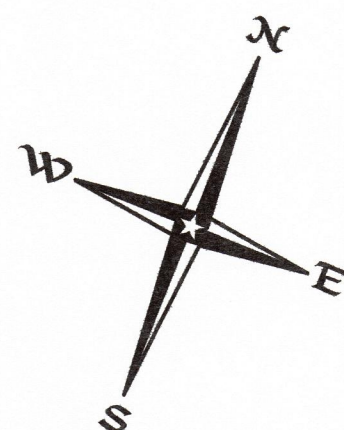
- 1/2" Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc." unless noted
- Street Sign
- Chain Link Fence
- Water Meter
- Water Valve
- Overhead Utility Line
- (Record Bearing and Distance)
- guy wire

Schedule B Notes:

Item 1.) This lot is subject to restrictive covenants as set forth in instrument recorded in Document No. 2019000610 of the Official Public Records of Williamson County, Texas.

Item 10.a.) This lot is subject to a pipeline easement granted to Jonah Water Supply Corporation as set forth in instrument recorded in Volume 563, Page 689 of the Deed Records of Williamson County, Texas. Described as being "limited to a strip of land 15' in width the center line thereof being the pipe line as installed." (not plottable)

Item 10.b.) This lot is NOT subject to that certain electric power and communications lines easement granted to Oncor Electric Delivery Company, LLC, as set forth in instrument recorded in Document No. 2009068281 of the Official Public Records of Williamson County, Texas.



imprinted
"S. Coalter"

LOT 2

LOT 3

N68°30'36"E 508.52'

concrete trickle channel

12'

Item 10.e.
Joint Use
Access Easement
per plat

BEARING BASIS
(S21°36'28"E 916.17')
S21°36'28"E 916.17'

S21°36'28"E 495.00'
(445.00')

Item 10.c.
50' Building line per plat

Item 10.d.
10' P.U.E. per plat

edge of pavement

F.M. HIGHWAY NO. 1660 (100' R.O.W.)

LOT 4
BLOCK A
CHANDLER CORNER
Document No. 2019000610
vacant lot

LOT 5

N21°51'3"W 495.00'

1.3'

S68°30'38"W 511.57'

flat curb

asphalt driveway

concrete driveway

imprinted
"S. Coalter"

S21°36'10"E
203.05'

at centerline
HWY Station PC 174+20.31

metal drainpipe
with
concrete apron

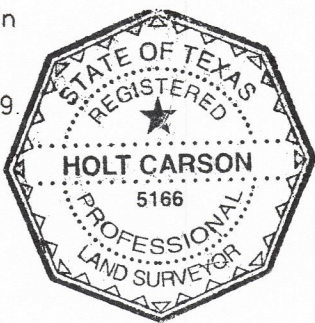
GF No. 2035103-COM Effective Date: June 29, 2020

To: Rupe Gopani
Independence Title Company
Title Resources Guaranty Company

STATE OF TEXAS
COUNTY OF TRAVIS

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon, and said property abuts a dedicated road. This property lies within Zone X (areas determined to be outside the 100 year flood plain) according to Federal Emergency Management Agency Flood Insurance Rate Map Panel No. 48491C0510 F, dated December 20, 2019, THIS the 12th day of July A.D., 2020.

BY 
Holt Carson
Registered Professional Land Surveyor No. 5166



Waco Tex Mix, Inc. and The Tiger & Snake Partners, L.P.
(15.02 Acres)
Warranty Deed
Document No. 2006042716

SURVEY PLAT OF
LOT 4, BLOCK A, CHANDLER CORNER, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2019000610 OF THE
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
LOCATED ON F.M. HIGHWAY NO. 1660.

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990
Texas Licensed Surveying Firm Registration No. 10050700

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