



City of Hutto

Agenda

Planning and Zoning Commission Meeting Tuesday, February 2, 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 www.huttotx.gov

Page

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

- 3.1. 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

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on January 5, 2021.

3 - 6

[Agenda Item Report - AIR-21-006 - Pdf](#)

- 4.2. Consideration and possible recommendation on the proposed Highlands North Section 4 Final Plat, 21.298 acres, more or less, of land, 83 residential lots, located on Milano River Road. 7 - 11

[Agenda Item Report - AIR-20-437 - Pdf](#)

- 4.3. Consideration and possible recommendation on the proposed Highlands North Section 5 Final Plat, 11.859 acres, more or less, of land, 43 residential lots, located on Milano River Road. 12 - 16

[Agenda Item Report - AIR-20-438 - Pdf](#)

5. DEVELOPMENT SERVICES DIRECTOR REPORT

- 5.1. Discussion on the Hutto 2040 Comprehensive Plan.
- 5.2. Discussion related to the Hutto Unified Development Code, specifically the Industrial Design Standards, Section 10.406.7

6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the February 2, 2021 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 **January 28, 2021 by 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.

Planning and Zoning Commission
AGENDA ITEM REPORT



To:

Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on January 5, 2021.

Meeting: Planning and Zoning Commission - 02 Feb 2021

Department:

Staff Contact:

ATTACHMENTS:

[Planning and Zoning Commission - 05 Jan 2021](#)



MINUTES

Planning and Zoning Commission Meeting

7:00 PM - Tuesday, January 5, 2021
City Council Chambers

The Planning and Zoning Commission of the City of Hutto was called to order on Tuesday, January 5, 2021, at 7:00 PM, in the City Council Chambers, with the following members present:

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

EXCUSED:

1 CALL MEETING TO ORDER

Chair Tony Wertz called meeting to order at 7:02pm.

2 ROLL CALL

Members of the City of Hutto Staff in attendance were: Ashley Lumpkin, Executive Director of Development Services on Phone, Ashby Grundman, Director of Planning, and Samuel Ray, Director of Engineering.

3 PUBLIC COMMENT

No Public Comment

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

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[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 December 1, 2020

Commissioner Rick Hudson made motion to accept the meeting minutes from the regular scheduled Planning and Zoning Commission Meeting held on December 1, 2020 as written, seconded by Commissioner Susanna Boyer. Motion Passed Ayes to 0 Nays.

- b) Consideration and possible recommendation on the proposed Landing Final Plat, 46.017 acres, more or less, of land, 3 multifamily lots, located on Exchange Boulevard.

Commissioner Rick Hudson made a motion to accept staff recommendation on the proposed Landing Final Plat, 46.017 acres, more or less, of land, 3 multifamily lots, located on Exchange Boulevard with conditions, seconded by Commissioner Susanna Boyer. Motion Passed 7 Ayes to 0 Nays.

- c) Consideration and possible recommendation of the proposed Hutto Highlands Section 2 Phase 2 Lot 7 Block R and 0.569 acre Tract Replat, 1.353 acres, more or less, of land, 1 amenity lot, located on Bluejack Way.

Commissioner Susanna Boyer made a motion to accept staff recommendation of the proposed Hutto Highlands Section 2 Phase 2 Lot 7 Block R and 0.569 acre Tract Replat, 1.353 acres, more or less, of land, 1 amenity lot, located on Bluejack Way as written, seconded by Commissioner Jerica Lawyer. Motion Passed 7 Ayes to 0 Nays.

- d) Consideration and possible recommendation on the proposed Unified Development Code (UDC) ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 2 Section 10.202 Definitions, amending the definition of 'Density, Net'.

Commissioner Randal Clark made a motion to accept staff recommendation on the proposed Unified Development Code (UDC) ordinance amendment to the Code of Ordinances (2014 Edition, as amended), Chapter 16, Article 16.02 Unified Development Code (UDC) Chapter 2 Section 10.202 Definitions, amending the definition of 'Density, Net' as written. Seconded by Commissioner Susanna Boyer. Motion Passed 6 Ayes to 1 Nay (Commissioner Rick Hudson)

5 DEVELOPMENT SERVICES DIRECTOR REPORT

6 ADJOURNMENT

Having no further business Chair Tony Wertz adjourned the meeting at 7:52 p.m

7 **CERTIFICATION**

I certify that this notice of the January 5, 2021 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 December 31, 2020 at 3:00 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.

Chair

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Highlands North Section 4 Final Plat, 21.298 acres, more or less, of land, 83 residential lots, located on Milano River Road.
Meeting: Planning and Zoning Commission - 02 Feb 2021
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The Highlands North Section 4 Final Plat is located at the northwest corner of the entire subdivision, west and south of CR 132. It includes 21.298 acres of land and 83 single-family residential lots. There are also 4 greenlink lots which is 0.308 acres.

83 Single-Family Lots - 17.199 Acres
4 Greenlink Lots - 0.308 Acres
Right-of-Way - 3.791 Acres

This is Section 4 of a total of 5. This section has Section 3 to the east and Section 5 to the west.

Staff Review:

The proposed Final Plat conforms to the UDC and the local government code.

FINANCIAL IMPACT:

None applicable.

POLICY IMPLICATIONS:

None applicable.

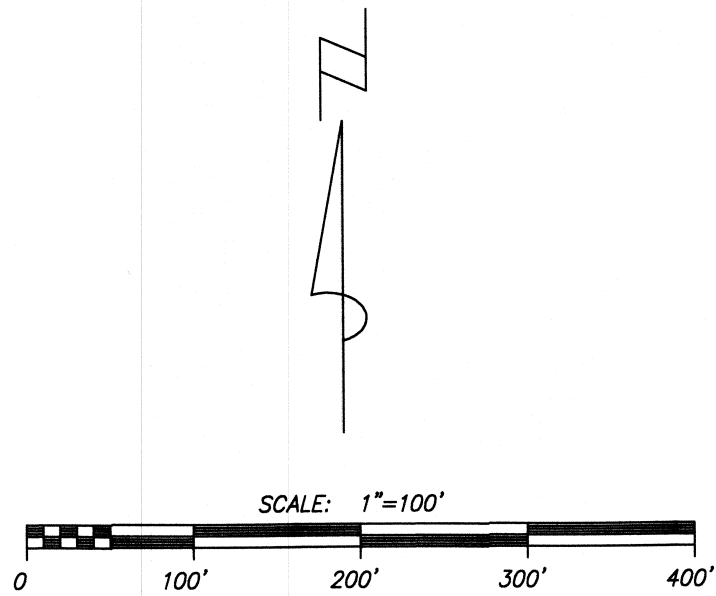
RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of the Final Plat to City Council with the condition that all document numbers be added prior to recordation.

ATTACHMENTS:

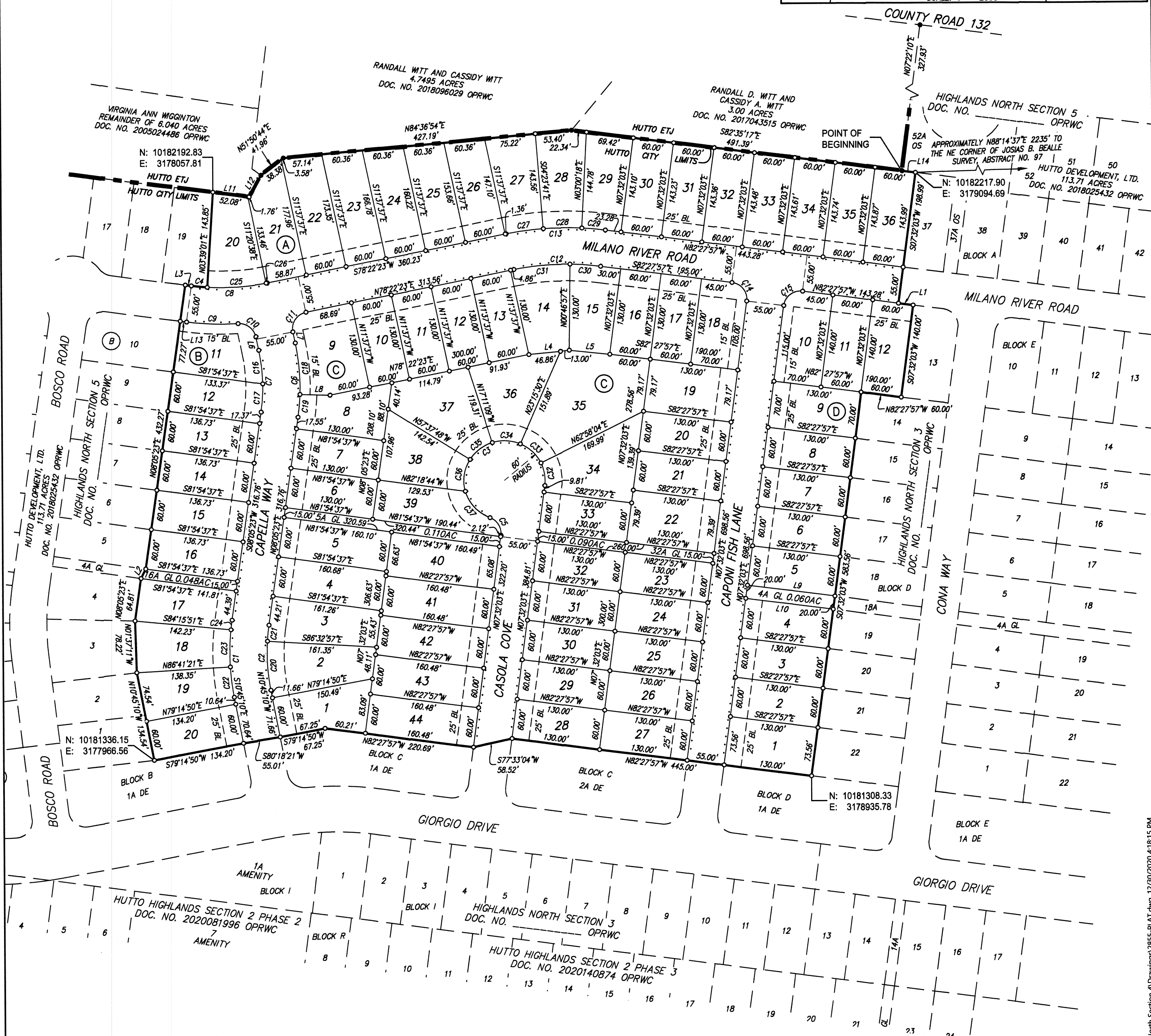
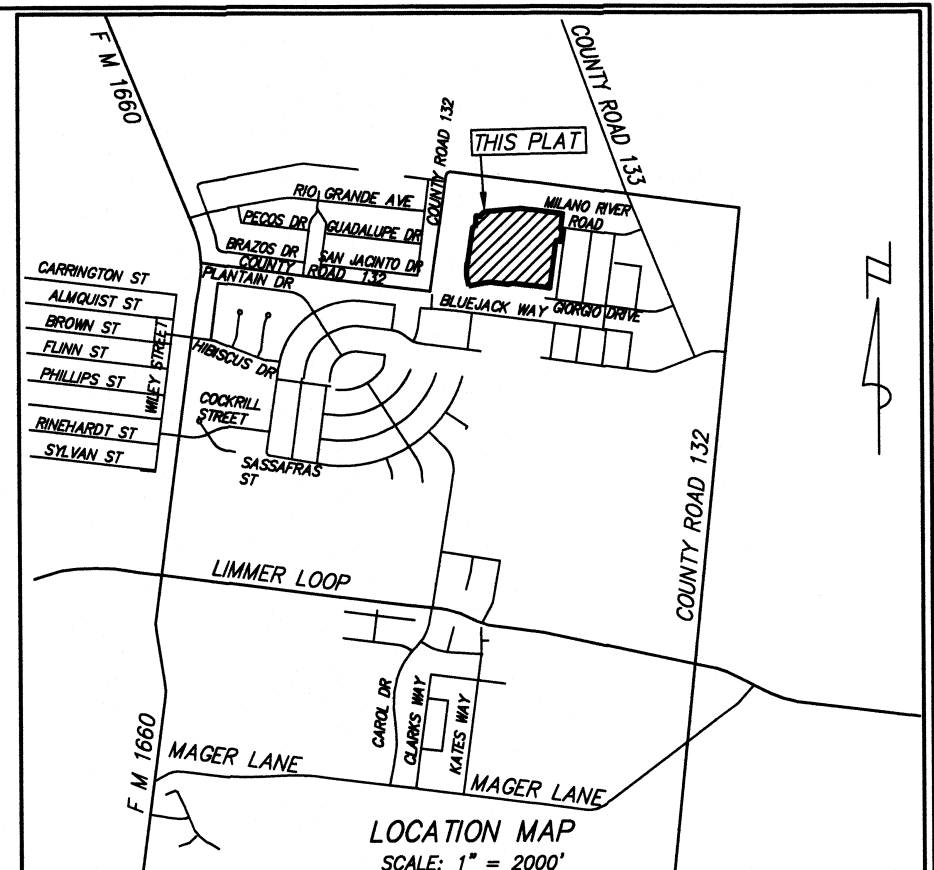
[HighlandsNorthSec4FP-U1-FinalPlat\(1-5-21\)](#)

FINAL PLAT OF HIGHLANDS NORTH SECTION 4 CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS



- LEGEND:
- = 1/2" IRON ROD SET WITH "RJ SURVEYING" CAP
 - = 1/2" IRON ROD FOUND (AS NOTED)
 - = TREATED FENCE POST FOUND
 - = SIDEWALK REQUIRED
 - = CITY LIMITS LINE
 - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
 - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - DE = DRAINAGE EASEMENT
 - OS = OPEN SPACE
 - GL = GREENLINK

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



SURVEY: JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97

DATE: AUGUST 17, 2020

SCALE: 1"=100'

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

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

SHEET 1 OF 3 SHEETS

Received 1/5/2021



OWNER/DEVELOPER:

HUTTO DEVELOPMENT, LTD.
JOHN S. LLOYD, MANAGER
6504 WEST COURTYARD DRIVE
AUSTIN, TEXAS 78730

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FINAL PLAT OF
HIGHLANDS NORTH SECTION 4
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

PLAT NOTES:

1. THIS PLAT LIES WITHIN CITY OF HUTTO FULL PURPOSE JURISDICTION.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
4. A 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. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
10. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER CITY CODES AND REGULATIONS.
11. WATER AND WASTEWATER SERVICE WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO AND JONAH S.U.D. ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
12. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE 12/20/2019, FOR WILLIAMSON COUNTY, TEXAS.
13. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHOULD BE BUILT AT LEAST ONE (1) 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.
14. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: JONAH S.U.D.; WASTEWATER: JONAH S.U.D.; ELECTRIC: ONCOR.
15. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
16. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
17. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. GREENLINK, OPEN SPACE AND PARKLAND LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. THIS SUBDIVISION WILL BE ZONED SF1.
21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
22. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 55%.
23. PARKLAND AND GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
24. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
25. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
26. FIRE LANE SIGNAGE SHALL BE POSTED ON ONE SIDE OF THE STREET MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.

STREET TABLE:

STREETS	LENGTH	ACRES
CAPELLA WAY	668'	0.818
CAPONI FISH LANE	751'	0.920
CASOLA COVE	427'	0.702
MILANO RIVER ROAD	1072'	1.351
TOTAL	2918'	3.791

SITE DATA:

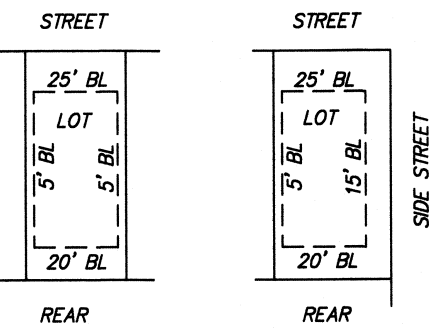
SURVEY: JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97

TOTAL AREA 21.298 ACRES
4 BLOCKS

NO.	LAND USE	ACRES
83	RESIDENTIAL LOTS	17.199
4	HOA GREENLINK LOTS	0.308
	RIGHT-OF-WAY	3.791
TOTAL		21.298

LOT SETBACKS (TYPICAL):

PER THE UNIFIED DEVELOPMENT CODE
REVISED 03-2020
SECTION 10.403.4 BUILDING ENVELOPE



REAR ZONING DISTRICT SF-1

FRONT YARD (MIN) - 25 FEET
SIDE STREET (MIN) - 15 FEET
SIDE YARD (MIN) - 5 FEET
REAR YARD (MIN) - 20 FEET

OWNER/DEVELOPER:

HUTTO DEVELOPMENT, LTD.
JOHN S. LLOYD, MANAGER
6504 WEST COURTYARD DRIVE
AUSTIN, TEXAS 78730

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S82°27'57"E	21.72'
L2	N26°48'12"E	15.84'
L3	S82°19'08"E	8.99'
L4	N84°04'29"E	59.87'
L5	S84°09'12"E	59.96'
L6	S11°37'37"E	21.19'
L7	S11°37'37"E	17.07'
L8	N87°56'40"W	44.24'
L9	S82°27'57"E	130.00'
L10	S82°27'57"E	130.00'
L11	S82°26'11"E	53.84'
L12	N28°52'18"E	36.74'
L13	N82°19'08"W	9.38'
L14	S82°35'17"E	20.37'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.	
C1	116.75'	355.00'	018°50'34"	S01°19'54"E	116.22'	
C2	98.66'	300.00'	018°50'34"	S01°19'54"E	98.22'	
C3	268.49'	60.00'	256°23'28"	S59°20'19"W	94.31'	
C4	23.52'	334.27'	004°01'51"	S84°20'04"E	23.51'	
C5	33.33'	25.00'	076°23'28"	N30°39'41"W	30.92'	
C6	112.70'	327.50'	019°43'00"	N01°46'07"W	112.14'	
C7	93.77'	272.50'	019°43'00"	N01°46'07"W	93.31'	
C8	112.65'	334.27'	019°18'28"	N88°01'38"E	112.11'	
C9	76.19'	389.27'	011°12'49"	S87°55'33"E	76.07'	
C10	35.74'	25.00'	081°54'21"	N52°34'47"W	32.77'	
C11	39.27'	25.00'	090°00'00"	S33°22'23"W	35.36'	
C12	128.61'	384.58'	019°09'40"	S87°57'13"W	128.01'	
C13	147.01'	439.58'	019°09'40"	S87°57'13"W	146.32'	
C14	39.27'	25.00'	090°00'00"	N37°27'57"W	35.36'	
C15	39.27'	25.00'	090°00'00"	S52°32'03"W	35.36'	
C16	50.97'	272.50'	010°43'02"	N06°16'06"W	50.90'	
C17	42.80'	272.50'	008°59'58"	N03°35'24"E	42.76'	
C18	78.21'	327.50'	013°40'57"	N04°47'08"W	78.02'	
C19	34.49'	327.50'	006°02'03"	N05°04'22"E	34.47'	
C20	74.37'	300.00'	014°12'14"	S03°39'04"E	74.18'	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C21	24.29'	300.00'	004°38'20"	S05°46'13"W	24.28'
C22	46.11'	355.00'	007°26'31"	S07°01'55"E	46.08'
C23	56.05'	355.00'	009°02'48"	S01°12'45"W	55.99'
C24	14.58'	355.00'	002°21'14"	S06°54'46"W	14.58'
C25	87.48'	334.27'	014°59'39"	N86°09'11"E	87.23'
C26	1.65'	334.27'	000°16'59"	N78°30'53"E	1.65'
C27	55.49'	439.58'	007°13'56"	S81°59'21"W	55.45'
C28	56.77'	439.58'	007°23'59"	S89°18'18"W	56.73'
C29	34.75'	439.58'	004°31'45"	N84°43'50"W	34.74'
C30	45.32'	384.58'	006°45'06"	N85°50'30"W	45.29'
C31	83.29'	384.58'	012°24'33"	S84°34'40"W	83.13'
C32	35.11'	60.00'	033°31'33"	N08°13'43"W	34.61'
C33	42.67'	60.00'	040°45'01"	N46°22'00"W	41.78'
C34	42.35'	60.00'	040°26'39"	N86°57'50"W	41.48'
C35	42.35'	60.00'	040°26'39"	S52°35'32"W	41.48'
C36	49.87'	60.00'	047°37'09"	S08°33'38"W	48.44'
C37	56.14'	60.00'	053°36'28"	S42°03'11"E	54.11'

Received 1/5/2021



DATE: AUGUST 17, 2020

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

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

SHEET 2 OF 3 SHEETS

F-10015400

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S:\CIVIL 3D 2851-2900\2855-Highlands North Section 4\Drawings\2855-PLAT.dwg, 12/30/2020 4:13:09 PM

LEGAL DESCRIPTION:

THAT PART OF THE JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 113.71 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018025432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT SOUTHEAST CORNER OF THAT 3.00 ACRE TRACT CONVEYED TO RANDALL D. WITT AND CASSIDY A. WITT BY DEED RECORDED IN DOCUMENT NO. 2017043515, OPRWC, SAME BEING AN ANGLE POINT ON THE NORTH LINE OF SAID 113.71 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 132 FOR THE NORTHEAST CORNER OF SAID 3.00 ACRE TRACT, BEING AN ANGLE POINT ON THE NORTH LINE OF SAID 113.71 ACRE TRACT BEARS N07°22'10"E A DISTANCE OF 327.93 FEET;

THENCE ACROSS SAID 113.71 ACRE TRACT THE FOLLOWING TWENTY (20) COURSES:

1. S82°35'17"E A DISTANCE OF 20.37 FEET TO 1/2" IRON ROD SET, FROM WHICH THE NORTHEAST CORNER OF THE JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97 BEARS APPROXIMATELY N88°14'37"E A DISTANCE OF 2235 FEET;
2. S07°32'03"W A DISTANCE OF 198.99 FEET TO A 1/2" IRON ROD SET;
3. S82°27'57"E A DISTANCE OF 21.72 FEET TO A 1/2" IRON ROD SET;
4. S07°32'03"W A DISTANCE OF 140.00 FEET TO A 1/2" IRON ROD SET;
5. N82°27'57"W A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD SET;
6. S07°32'03"W A DISTANCE OF 583.56 FEET TO A 1/2" IRON ROD SET;
7. N82°27'57"W A DISTANCE OF 445.00 FEET TO A 1/2" IRON ROD SET;
8. S77°33'04"W A DISTANCE OF 58.52 FEET TO A 1/2" IRON ROD SET;
9. N82°27'57"W A DISTANCE OF 220.69 FEET TO A 1/2" IRON ROD SET;
10. S79°14'50"W A DISTANCE OF 67.25 FEET TO A 1/2" IRON ROD SET;
11. S80°18'21"W A DISTANCE OF 55.01 FEET TO A 1/2" IRON ROD SET;
12. S79°14'50"W A DISTANCE OF 134.20 FEET TO A 1/2" IRON ROD SET;
13. N10°45'10"W A DISTANCE OF 134.54 FEET TO A 1/2" IRON ROD SET;
14. N01°37'11"W A DISTANCE OF 78.22 FEET TO A 1/2" IRON ROD SET;
15. N08°05'23"E A DISTANCE OF 64.81 FEET TO A 1/2" IRON ROD SET;
16. N26°48'12"E A DISTANCE OF 15.84 FEET TO A 1/2" IRON ROD SET;
17. N08°05'23"E A DISTANCE OF 432.27 FEET TO A 1/2" IRON ROD SET;
18. S82°19'08"E A DISTANCE OF 8.99 FEET TO A 1/2" IRON ROD SET FOR A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
19. EASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 23.52 FEET, HAVING A RADIUS OF 334.27 FEET, A CENTRAL ANGLE OF 04°01'51", AND A CHORD BEARING S84°20'04"E, 23.51 FEET TO A 1/2" IRON ROD SET;
20. N03°39'01"E A DISTANCE OF 143.85 FEET TO A 1/2" IRON ROD SET ON THE NORTH LINE OF SAID 113.71 ACRE TRACT, BEING THE SOUTH LINE OF THE REMAINDER OF THAT 6.040 ACRE TRACT CONVEYED TO VIRGINIA ANN WIGGINTON BY DEED RECORDED IN DOCUMENT NO. 2005024486, OPRWC;

THENCE ALONG THE SOUTH LINE OF SAID 6.040 ACRE TRACT, S82°26'11"E A DISTANCE OF 53.84 FEET TO A 1/2" IRON ROD SET AT THE SOUTHEAST CORNER OF SAID 6.040 ACRE TRACT;

THENCE ALONG THE EAST LINE OF SAID 6.040 ACRE TRACT, N28°52'18"E A DISTANCE OF 36.74 FEET TO A 1/2" IRON ROD FOUND MONUMENTING THE SOUTHWEST CORNER OF THAT 4.7495 ACRE TRACT CONVEYED TO RANDALL WITT AND CASSIDY WITT BY DEED RECORDED IN DOCUMENT NO. 2018096029, OPRWC;

THENCE ALONG THE NORTH LINE OF SAID 113.71 ACRE TRACT AND THE SOUTH LINE OF SAID 4.7495 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. N51°50'44"E A DISTANCE OF 41.96 FEET TO A 1/2" IRON ROD FOUND;
2. N84°36'54"E A DISTANCE OF 427.19 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 4.7495 ACRE TRACT, BEING THE SOUTHWEST CORNER OF SAID 3.00 ACRE TRACT;

THENCE ALONG THE NORTH LINE OF SAID 113.71 ACRE TRACT AND THE SOUTH LINE OF SAID 3.00 ACRE TRACT, S82°35'17"E A DISTANCE OF 491.39 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 21.298 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.
BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NO. R020260.

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

THAT HUTTO DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2018025432 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 HIGHLANDS NORTH SECTION 4.

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

HUTTO DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP

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

BY: _____
JOHN S. LLOYD, MANAGER
6504 WEST COURTYARD DRIVE
AUSTIN, TEXAS 78730

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 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, 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 4th DAY OF January, 2021.

BY: Israel Ramirez 1-4-21
ISRAEL RAMIREZ
LICENSED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS

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

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

I, STEPHEN R. LAWRENCE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6352, 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 4th DAY OF January, 2021.

BY: Stephen R. Lawrence 1/4/2021
STEPHEN R. LAWRENCE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS

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

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

WILLIAMSON COUNTY ADDRESSING COORDINATOR

FINAL PLAT OF
HIGHLANDS NORTH SECTION 4
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

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

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. 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 CITY LIMITS OF THE CITY OF HUTTO, THIS THE ____ DAY OF _____, 20____.

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE _____

STATE OF TEXAS

COUNTY OF WILLIAMSON

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

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Received 1/5/2021



DATE: AUGUST 17, 2020

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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SHEET 3 OF 3 SHEETS

Planning and Zoning Commission

AGENDA ITEM REPORT



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Highlands North Section 5 Final Plat, 11.859 acres, more or less, of land, 43 residential lots, located on Milano River Road.
Meeting: Planning and Zoning Commission - 02 Feb 2021
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The Highlands North Section 5 Final Plat is located at the western boundary of Highlands North and at the southwest corner of CR 1332 and CR 133. It includes 11.859 acres, 43 single-family lots, 1 open space lot, 1 landscape lot and 3 greenlink lots.

43 Single-Family Lots - 8.765 Acres
1 Open Space Lot - 0.305 Acres
1 Landscape Lot - 0.508 Acres
3 Greenlink Lots - 0.159 Acres
Right-of-Way - 2.122 Acres

This is final section of the subdivision.

Staff Review:

The proposed Final Plat conforms to the UDC and the local government code.

FINANCIAL IMPACT:

None applicable.

POLICY IMPLICATIONS:

None applicable.

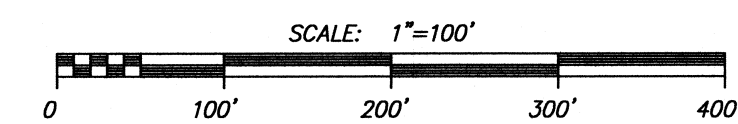
RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission recommend approval of the Final Plat to City Council with the condition that all document numbers be added prior to recordation.

ATTACHMENTS:

[HighlandsNorthSec5FP-U1-FinalPlat\(1-5-21\)](#)

FINAL PLAT OF
HIGHLANDS NORTH SECTION 5
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS



STREET TABLE:

STREETS	LENGTH	ACRES
FOGGIA COVE	600'	0.977
MILANO RIVER ROAD	164'	0.238
BOSCO ROAD	694'	0.907
TOTAL	1458'	2.122

SITE DATA:
SURVEY: JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97
AREA - PARCEL 1 6.734 ACRES
AREA - PARCEL 2 5.125 ACRES
TOTAL AREA - 11.859 ACRES

LOT SETBACKS (TYPICAL):
PER THE UNIFIED DEVELOPMENT CODE
REVISED 03-2020
SECTION 10.403.4 BUILDING ENVELOPE

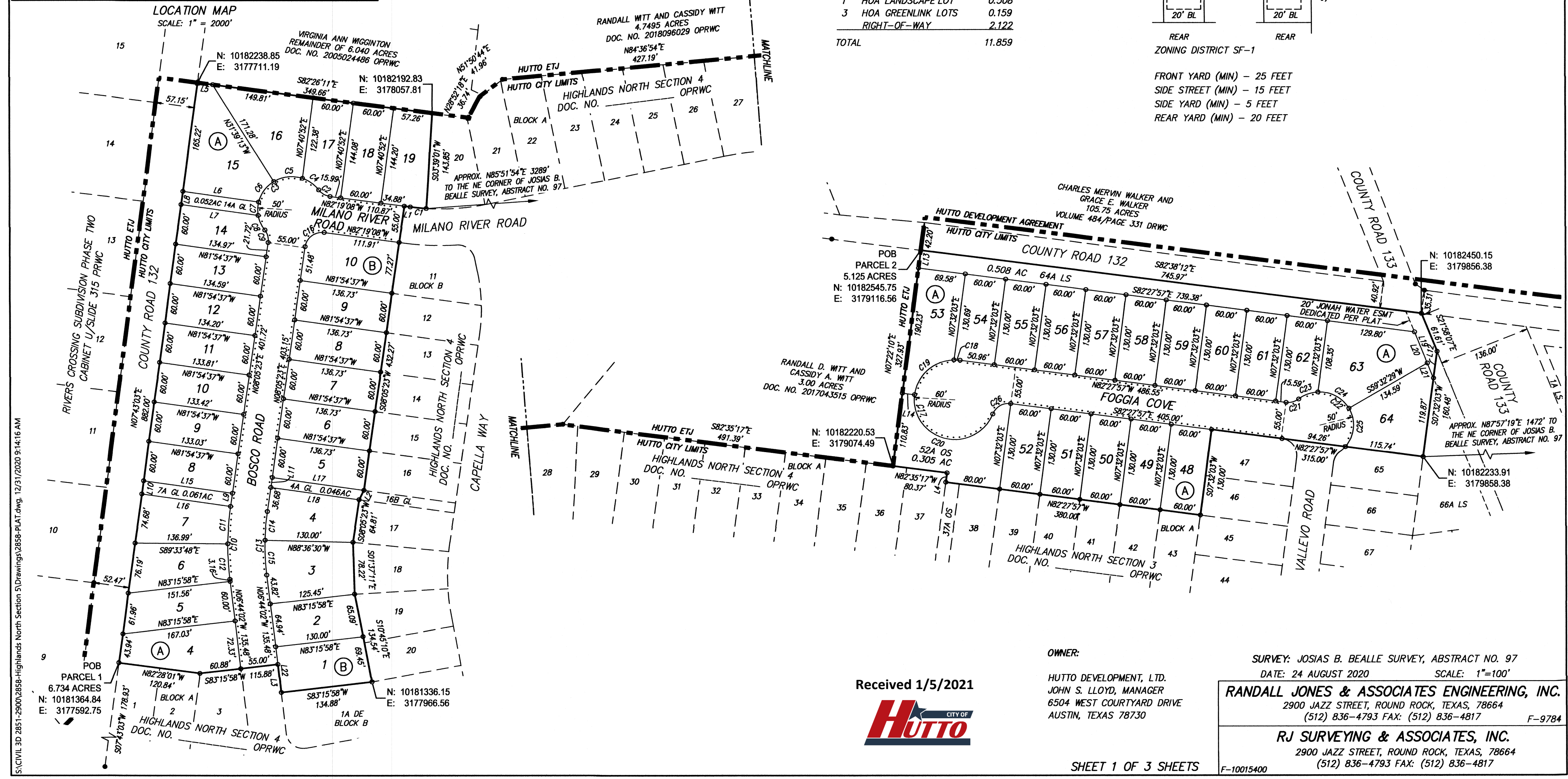
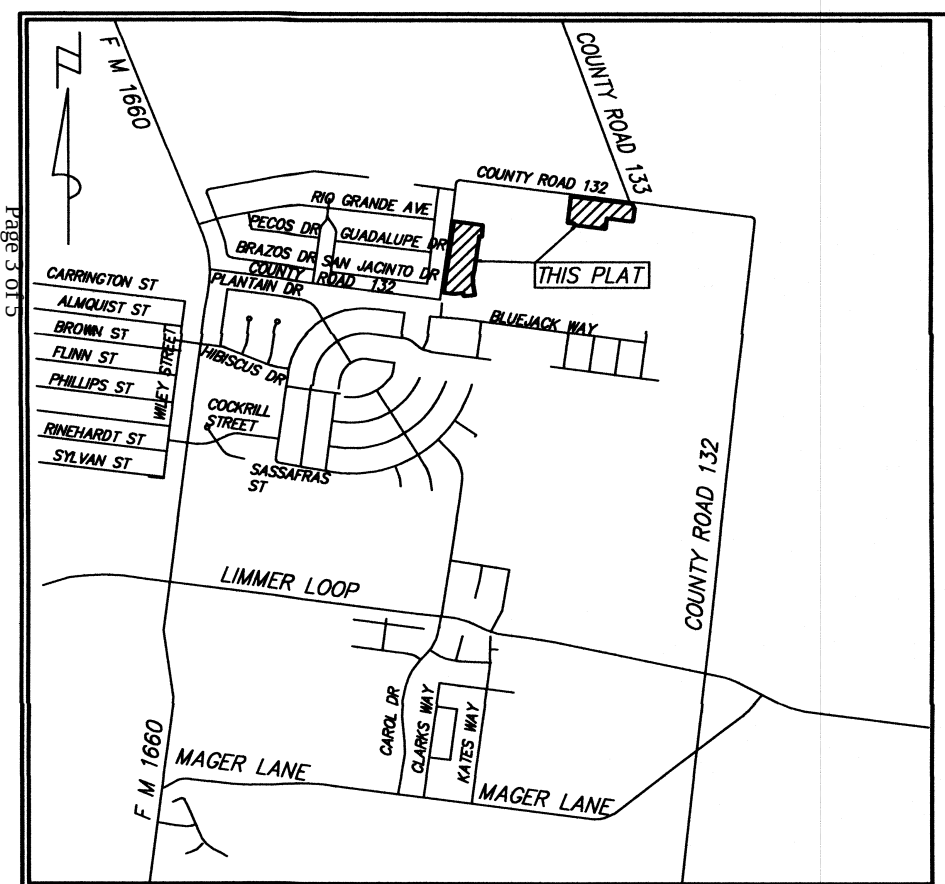
STREET	STREET
25' BL LOT 5' BL 20' BL	25' BL LOT 5' BL 20' BL

REAR
ZONING DISTRICT SF-1

FRONT YARD (MIN) - 25 FEET
SIDE STREET (MIN) - 15 FEET
SIDE YARD (MIN) - 5 FEET
REAR YARD (MIN) - 20 FEET

2 BLOCKS

LAND USE	ACRES
43 RESIDENTIAL LOTS	8.765
1 HOA OPEN SPACE LOT	0.305
1 HOA LANDSCAPE LOT	0.508
3 HOA GREENLINK LOTS	0.159
RIGHT-OF-WAY	2.122
TOTAL	11.859



Received 1/5/2021

OWNER:
HUTTO DEVELOPMENT, LTD.
JOHN S. LLOYD, MANAGER
6504 WEST COURTYARD DRIVE
AUSTIN, TEXAS 78730

SURVEY: JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97
DATE: 24 AUGUST 2020 SCALE: 1"=100'

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SHEET 1 OF 3 SHEETS

FINAL PLAT OF
HIGHLANDS NORTH SECTION 5
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

PLAT NOTES:

1. THIS PLAT LIES WITHIN CITY OF HUTTO FULL PURPOSE JURISDICTION.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
4. A 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. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES.
7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
8. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION.
10. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER CITY CODES AND REGULATIONS.
11. WATER AND WASTEWATER SERVICE WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO AND JONAH S.U.D. ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
12. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
13. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHOULD BE BUILT AT LEAST ONE (1) 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.
14. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: JONAH S.U.D.; WASTEWATER: JONAH S.U.D.; ELECTRIC: ONCOR.
15. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
16. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
17. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. GREENLINK, OPEN SPACE AND PARKLAND LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. THIS SUBDIVISION WILL BE ZONED SFI.
21. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
22. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 55%.
23. PARKLAND AND GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
24. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
25. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
26. FIRE LANE SIGNAGE SHALL BE POSTED ON ONE SIDE OF THE STREET MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	23.52'	334.27'	004°01'51"	N84°20'04"W	23.51'
C2	19.88'	25.00'	045°34'23"	S59°31'57"E	19.36'
C3	157.72'	50.00'	180°44'14"	S52°53'07"W	100.00'
C4	30.16'	50.00'	034°33'46"	N54°01'38"W	29.71'
C5	43.93'	50.00'	050°20'42"	S83°31'08"W	42.53'
C6	39.13'	50.00'	044°50'30"	S35°55'32"W	38.14'
C7	20.26'	50.00'	023°12'40"	S01°53'58"W	20.12'
C8	24.24'	50.00'	027°46'37"	S23°35'41"E	24.00'
C9	19.88'	25.00'	045°34'23"	N14°41'48"W	19.36'
C10	110.26'	426.18'	014°49'25"	S00°40'41"W	109.96'
C11	56.60'	426.18'	007°36'35"	S04°17'06"W	56.56'
C12	53.66'	426.18'	007°12'50"	S03°07'37"E	53.62'
C13	96.03'	371.18'	014°49'25"	S00°40'41"W	95.76'
C14	43.39'	371.18'	006°41'53"	S04°44'27"W	43.37'
C15	52.64'	371.18'	008°07'32"	S02°40'16"E	52.60'
C16	39.09'	25.00'	089°35'29"	S52°53'07"W	35.23'
C17	268.49'	60.00'	256°23'28"	S30°39'41"E	94.31'
C18	9.08'	60.00'	008°40'01"	N86°47'57"W	9.07'
C19	85.34'	60.00'	081°29'52"	S48°07'06"W	78.33'
C20	174.07'	60.00'	166°13'35"	S75°44'37"E	119.13'
C21	19.88'	25.00'	045°34'23"	N74°44'52"E	19.36'
C22	147.43'	50.00'	168°56'24"	N43°34'08"W	99.53'
C23	30.56'	50.00'	035°01'22"	S69°28'21"W	30.09'
C24	54.59'	50.00'	062°33'27"	N61°44'14"W	51.92'
C25	62.27'	50.00'	071°21'35"	N05°13'17"E	58.33'
C26	33.33'	25.00'	076°23'28"	S59°20'19"W	30.92'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N82°19'08"W	8.99'
L2	S26°48'12"W	15.84'
L3	N06°44'02"W	42.54'
L4	N07°32'03"E	14.12'
L5	S82°26'11"E	22.59'
L6	S81°54'37"E	113.22'
L7	S81°54'37"E	115.26'
L8	S07°43'03"W	20.00'
L9	N08°05'23"E	20.00'
L10	S07°43'03"W	20.00'
L11	S08°05'23"W	15.00'
L12	N07°32'03"E	40.61'
L13	S07°22'10"W	26.88'
L14	N82°37'50"W	18.07'
L15	S81°54'37"E	132.64'
L16	S81°54'37"E	132.51'
L17	S81°54'37"E	136.73'
L18	S81°54'37"E	131.65'
L19	N21°58'07"W	74.83'
L20	N21°58'07"W	50.41'
L21	N21°58'07"W	24.42'
L22	S06°44'02"E	69.28'

Received 1/5/2021



DATE: 24 AUGUST 2020 SCALE: 1"=100'

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F-10015400

LEGAL DESCRIPTION:

PARCEL 1

THAT PART OF THE JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 113.71 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018125432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET ON THE EAST LINE OF COUNTY ROAD 132, SAME BEING ON THE WEST LINE OF SAID 113.71 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 113.71 ACRE TRACT BEARS S07°43'03"W A DISTANCE OF 178.93 FEET;

THENCE N07°43'03"E ALONG THE EAST LINE OF SAID COUNTY ROAD 132 AND THE WEST LINE OF SAID 113.71 ACRE TRACT A DISTANCE OF 882.00 FEET TO A TREATED FENCE POST FOUND AT THE SOUTHWEST CORNER OF THE REMAINDER OF THAT 6.040 ACRE TRACT OF LAND CONVEYED TO VIRGINIA ANN WIGGINTON BY DEED RECORDED IN DOCUMENT NO. 2005024486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF SAID 113.71 ACRE TRACT;

THENCE S82°26'11"E ALONG THE SOUTH LINE OF SAID 6.040 ACRE TRACT AND THE NORTH LINE OF SAID 113.71 ACRE TRACT A DISTANCE OF 349.66 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 113.71 ACRE TRACT THE FOLLOWING TWELVE (12) COURSES:

1. S03°39'01"W A DISTANCE OF 143.85 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH THE NORTHEAST CORNER OF THE JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97 BEARS APPROXIMATELY N85°51'54"E A DISTANCE OF 3289 FEET;
2. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 23.52 FEET, HAVING A RADIUS OF 334.27 FEET, A CENTRAL ANGLE OF 04°01'51", AND A CHORD BEARING N84°20'04"W, 23.51 FEET TO A 1/2" IRON ROD SET;
3. N82°19'08"W A DISTANCE OF 8.99 FEET TO A 1/2" IRON ROD SET;
4. S08°05'23"W A DISTANCE OF 432.27 FEET TO A 1/2" IRON ROD SET;
5. S26°48'12"W A DISTANCE OF 15.84 FEET TO A 1/2" IRON ROD SET;
6. S08°05'23"W A DISTANCE OF 64.81 FEET TO A 1/2" IRON ROD SET;
7. S01°37'11"E A DISTANCE OF 78.22 FEET TO A 1/2" IRON ROD SET;
8. S10°45'10"E A DISTANCE OF 134.54 FEET TO A 1/2" IRON ROD SET;
9. S83°15'58"W A DISTANCE OF 134.88 FEET TO A 1/2" IRON ROD SET;
10. N06°44'02"W A DISTANCE OF 42.54 FEET TO A 1/2" IRON ROD SET;
11. S83°15'58"W A DISTANCE OF 115.88 FEET TO A 1/2" IRON ROD SET;
12. N82°28'01"W A DISTANCE OF 120.84 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 6.734 ACRES, MORE OR LESS.

PARCEL 2

THAT PART OF THE JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 113.71 ACRE TRACT OF LAND CONVEYED TO HUTTO DEVELOPMENT, LTD. BY DEED RECORDED IN DOCUMENT NO. 2018125432 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF COUNTY ROAD 132, SAME BEING AT THE NORTHEAST CORNER OF THAT 3.00 ACRE TRACT OF LAND CONVEYED TO RANDALL D. WITT AND CASSIDY A. WITT BY DEED RECORDED IN DOCUMENT NO. 2017043515 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING AN ANGLE POINT ON THE NORTH LINE OF SAID 113.71 ACRE TRACT;

THENCE S82°38'12"E ALONG THE SOUTH LINE OF SAID COUNTY ROAD 132 AND THE NORTH LINE OF SAID 113.71 ACRE TRACT A DISTANCE OF 745.97 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 113.71 ACRE TRACT THE FOLLOWING SEVEN (7) COURSES:

1. S21°58'07"E A DISTANCE OF 61.61 FEET TO A 1/2" IRON ROD SET;
2. S07°32'03"W A DISTANCE OF 160.48 FEET TO A 1/2" IRON ROD SET, FROM WHICH THE NORTHEAST CORNER OF THE JOSIAS B. BEALLE SURVEY, ABSTRACT NO. 97 BEARS APPROXIMATELY N87°57'19"E A DISTANCE OF 1472 FEET;
3. N82°27'57"W A DISTANCE OF 315.00 FEET TO A 1/2" IRON ROD SET;
4. S07°32'03"W A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
5. N82°27'57"W A DISTANCE OF 380.00 FEET TO A 1/2" IRON ROD SET;
6. N07°32'03"E A DISTANCE OF 14.12 FEET TO A 1/2" IRON ROD SET;
7. N82°35'17"W A DISTANCE OF 80.37 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 3.00 ACRE TRACT, SAME BEING AN INSIDE ELL CORNER ON THE NORTH LINE OF SAID 113.71 ACRE TRACT;

THENCE N07°22'10"E ALONG THE EAST LINE OF SAID 3.00 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID 113.71 ACRE TRACT A DISTANCE OF 327.93 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 5.125 ACRES, MORE OR LESS.

PARCEL 1 (6.734 ACRES) + PARCEL 2 (5.125 ACRES) = 11.859 ACRES TOTAL.
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.
ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R020260.

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

THAT HUTTO DEVELOPMENT, LTD., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2018025432 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 HIGHLANDS NORTH SECTION 5.

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

HUTTO DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP

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

BY: _____
JOHN S. LLOYD, MANAGER
6504 WEST COURTYARD DRIVE
AUSTIN, TEXAS 78730

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

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

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

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

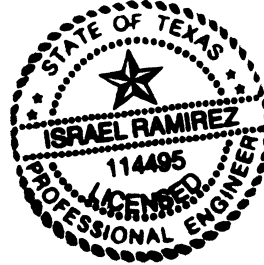
STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

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 ____ DAY OF _____, 20__.

BY: _____
ISRAEL RAMIREZ
LICENSED PROFESSIONAL ENGINEER No. 114495
STATE OF TEXAS

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



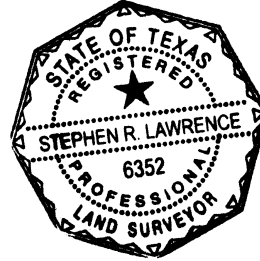
STATE OF TEXAS { KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, STEPHEN R. LAWRENCE, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6352, 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 ____ DAY OF _____, 20__.

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

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



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

WILLIAMSON COUNTY ADDRESSING COORDINATOR

FINAL PLAT OF
HIGHLANDS NORTH SECTION 5
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

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

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. 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 CITY LIMITS OF THE CITY OF HUTTO, THIS THE ____ DAY OF _____, 20__.

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

Received 1/5/2021



SHEET 3 OF 3 SHEETS

DATE: 24 AUGUST 2020

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