



**CITY OF HUTTO, TEXAS
PLANNING AND ZONING COMMISSION
Tuesday, March 3, 2020 AT 7:00 PM
CITY HALL - CITY COUNCIL CHAMBERS
500 WEST LIVE OAK STREET**

PLANNING AND ZONING COMMISSION

Tony Wertz - Chair
Richard Hudson - Vice Chair
Randal Clark
Davey Robinson
Kyle Lovinggood
Susanna Boyer
John Klein

AGENDA

1. CALL MEETING TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT
 - 3.A. Remarks from visitors. *(Three minute time limit.)*
4. AGENDA ITEMS
 - 4.A. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on February 4, 2020.
 - 4.B. Consideration and possible recommendation on the proposed Wilco Ranch Phase1 Final Plat, 15.628 acres, more or less, of land, 80 residential lots, located at Limmer Loop and CR 119.
 - 4.C. Consideration and possible recommendation on the proposed Hutto Crossing Industrial Park Final Plat, 125.977 acres, more or less, of land, 6 commercial lots, located at US 79 West and SH-130 SB Frontage Road.
 - 4.D. Consideration and possible recommendation on the proposed Mustang Creek Phase 3 Final Plat, 18.568 acres, more or less, of land, 90 residential lots, located on FM 1660 North.
5. DEVELOPMENT SERVICES DIRECTOR REPORT
6. ADJOURNMENT

7. CERTIFICATION

I certify that this notice of the March 3, 2020 Planning & Zoning Commission meeting was posted on the City Hall bulletin board of the City of Hutto on February 28, 2020 at

1:30 p.m.
Debbie Leesch for

Stacy Schmitt, Appointed City Secretary

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special communications or accommodations must be made 48 hours prior to the meeting. Please contact the Appointed City Secretary at (512) 759-4929 or Stacy.Schmitt@huttox.gov for assistance.



Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on February 4, 2020.
Meeting: Planning and Zoning Commission - 03 Mar 2020
Department: Development Services
Staff Contact: Angel Kavanaugh

ATTACHMENTS:

[Planning and Zoning Commission - 04 Feb 2020 - Minutes](#)



MINUTES Planning and Zoning Commission Meeting

7:00 PM - Tuesday, February 4, 2020
City Council Chambers

1 CALL MEETING TO ORDER

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

2 ROLL CALL

Members of the Planning and Zoning Commission present were Chair Tony Wertz, Vice Chair Richard Hudson, Commissioner Randal Clark, Commissioner Kyle Lovinggood, Commissioner John Klein and Commissioner Susanna Boyer. Commissioner Davey Robinson was not in attendance.

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

3 PUBLIC COMMENT

There were no remarks from visitors

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

4 PUBLIC HEARINGS

5 AGENDA ITEMS

A. *Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on January 7, 2020.*

A motion was made by Vice Chair Richard Hudson to accept the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on January 7, 2020 as written. Seconded by Commissioner Kyle Lovinggood. Motion passed 6 Ayes to 0 Nays.

B. *Consideration and possible recommendation on the proposed Lowe Family Subdivision Final Plat, 8.097 acres, more or less, of land, three residential lots, located within Hutto's Extraterritorial Jurisdiction (ETJ) on Valley Creek Drive.*

A motion was made by Commissioner Randal Clark to accept staff recommendation of the proposed Lowe Family Subdivision Final Plat, 8.097 acres, more or less, of land, three residential lots, located within Hutto's Extraterritorial Jurisdiction (ETJ) on Valley Creek Drive with the recommendation to increase the access drive to lot 3 by making it wider. Seconded by Vice Chair Richard Hudson. Motion passed 6 Ayes to 0 Nays.

C. *Consideration and possible recommendation on the proposed Star Ranch Section 7 Phase 7 Final Plat, 7.773 acres, more or less, of land, 45 residential lots, located within Hutto's Extraterritorial Jurisdiction (ETJ) on Finstown Street.*

A motion was made by Commissioner Susanna Boyer to accept staff recommendation of the proposed Star Ranch Section 7 Phase 7 Final Plat, 7.773 acres, more or less, of land, 45 residential lots, located within Hutto's Extraterritorial Jurisdiction (ETJ) on Finstown Street as written. Seconded by Commissioner Kyle Lovinggood. Motion passed 6 Ayes to 0 Nays.

D. *Consideration and possible recommendation on the proposed Cottonwood Creek Phase 1 Final Plat, 45.597 acres, more or less, of land, 160 residential lots, located off of CR 199.*

A motion was made by Commissioner Kyle Lovinggood to accept staff recommendation of proposed Cottonwood Creek Phase 1 Final Plat, 45.597 acres, more or less, of land, 160 residential lots, located off of CR 199 as written. Seconded by Commissioner Susanna Boyer. Motion passed 6 Ayes to 0 Nays.

6 DEVELOPMENT SERVICES DIRECTOR REPORT

There was nothing to report per staff

7 ADJOURNMENT

Having no further business meeting was adjourned at 7:16 pm.

Chair, Tony Wertz

Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Wilco Ranch Phase1 Final Plat, 15.628 acres, more or less, of land, 80 residential lots, located at Limmer Loop and CR 119.
Meeting: Planning and Zoning Commission - 03 Mar 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Wilco Ranch Phase 1 Final Plat is approximately 15.628 acres of land, with 80 single-family residential lots. This phase is on the western side of the development with frontage along Limmer Loop.

Current Zoning:

The subject property is zoned SF-1 Village and has a Development Agreement that was approved by City Council. The property was also annexed at the February 6, 2020 City Council meeting.

Surrounding Zoning:

North: Extraterritorial Jurisdiction (with a Development Agreement)
East: Extraterritorial Jurisdiction (with a Development Agreement)
South: Single-Family Residential (SF-1)
West: Extraterritorial Jurisdiction

Summary of Request:

The proposed Final Plat is comprised of 80 Single-Family Lots, 2 open space lots, and has a total acreage of 15.628. All of the lots in this section are 40 feet wide and were grandfathered in by being initially platted in the County, then annexed into the City.

Staff Review:

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

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends a favorable recommendation forwarded to City Council for approval of the Final Plat with the condition, prior to recordation, that all of the signature blocks be updated and the applicant provide all signatures on plat.

ATTACHMENTS:

[WilcoRanchPh1FP-U1-FinalPlat\(2-27-20\)](#)

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RECORD LINE TABLE		
L1	(N 82°48'39" W)	(156.44')

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 82°49'59" W	156.56'
L2	N 19°23'08" W	3.42'
L3	S 19°23'08" E	18.83'
L4	S 20°37'39" E	0.61'
L5	N 69°22'21" E	170.00'
L6	N 20°37'39" W	10.51'
L7	S 70°36'52" W	142.70'
L8	S 19°23'08" E	101.57'
L9	N 76°17'04" W	50.43'
L10	S 07°11'24" W	65.87'
L11	S 19°23'08" E	71.43'
L12	N 20°37'39" W	115.86'
L13	S 20°37'39" E	115.00'
L14	S 69°22'21" W	105.00'
L15	N 69°22'21" E	105.00'
L16	N 20°37'39" W	104.09'
L17	S 19°23'08" E	123.83'
L18	N 78°27'45" E	81.04'
L19	S 78°27'45" W	77.98'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	243.44'	525.00'	26°34'06"	N 06°06'06" W	241.27'
C2	179.92'	525.00'	19°38'07"	N 02°38'06" W	179.04'
C3	63.53'	525.00'	6°55'58"	N 15°55'09" W	63.49'
C4	23.56'	15.00'	90°00'00"	S 25°36'52" W	21.21'
C5	23.24'	15.00'	88°45'29"	N 65°00'24" W	20.98'
C6	23.56'	15.00'	90°00'00"	S 24°22'21" W	21.21'
C7	23.56'	15.00'	90°00'00"	S 65°37'39" E	21.21'
C8	23.89'	15.00'	91°14'31"	N 24°59'36" E	21.44'
C9	23.56'	15.00'	90°00'00"	S 64°23'08" E	21.21'
C10	41.00'	470.00'	4°59'51"	N 16°53'13" W	40.98'
C11	24.31'	15.00'	92°51'02"	N 32°02'14" E	21.73'
C12	6.31'	15.00'	24°05'33"	S 89°29'29" E	6.26'
C13	7.31'	15.00'	27°55'40"	S 63°28'52" E	7.24'
C14	13.62'	15.00'	52°01'12"	S 75°31'39" E	13.16'
C15	40.28'	50.00'	46°09'09"	N 72°35'37" W	39.20'
C16	28.70'	50.00'	32°53'30"	S 67°53'04" W	28.31'
C17	26.99'	50.00'	30°55'55"	S 35°58'21" W	26.67'
C18	29.48'	50.00'	33°46'34"	S 03°37'06" W	29.05'
C19	247.87'	50.00'	284°02'25"	S 11°32'15" E	61.54'
C20	26.99'	50.00'	30°55'55"	S 28°44'08" E	26.67'
C21	28.98'	50.00'	33°12'11"	S 60°48'11" E	28.57'
C22	32.19'	50.00'	36°53'00"	N 84°09'13" E	31.63'
C23	34.27'	50.00'	39°16'11"	N 46°04'38" E	33.60'
C24	13.62'	15.00'	52°01'12"	S 52°27'09" W	13.16'
C25	25.46'	15.00'	97°14'38"	N 52°54'56" W	22.51'
C26	94.14'	470.00'	11°28'34"	N 01°26'40" E	93.98'
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'

R – RESIDENTIAL O/S – OPEN SPACE

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
25	B	5,401	R
26	B	5,402	R
27	B	5,403	R
28	B	5,404	R
29	B	5,405	R
30	B	5,581	R
31	B	6,294	R
32	B	7,044	R
33	B	7,793	R
34	B	8,543	R
35	B	8,939	R
36	B	8,428	R
37	B	7,630	R
38	B	5,222	R
39	B	4,358	R
40	B	5,031	R
41	B	8,916	R
42	B	6,923	R
43	B	9,885	R
44	B	10,580	R
45	B	8,034	R
46	B	6,310	R
47	B	6,783	R
48	B	29,368	O/S

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
12	F	6,120	R
13	F	4,800	R
14	F	4,800	R
15	F	4,800	R
16	F	4,800	R
17	F	4,800	R
18	F	4,800	R
19	F	4,800	R
20	F	4,800	R
21	F	4,800	R
22	F	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
18	K	4,800	R
19	K	4,800	R
20	K	4,800	R
21	K	4,800	R
22	K	4,800	R
23	K	4,800	R
24	K	4,800	R
25	K	4,800	R
26	K	4,800	R
27	K	5,956	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	G	5,952	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	6,567	R
12	G	6,875	R
13	G	4,800	R
14	G	4,800	R
15	G	4,800	R
16	G	4,800	R
17	G	4,800	R
18	G	4,800	R
19	G	4,800	R
20	G	4,800	R
21	G	4,800	R
22	G	5,952	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	H	13,316	O/S
2	H	7,523	R
3	H	6,342	R
4	H	7,143	R
5	H	7,945	R
6	H	8,748	R
7	H	9,550	R
8	H	9,102	R
9	H	8,341	R
10	H	4,800	R
11	H	4,800	R
12	H	7,322	R

LOT AREA TABLE			
LOT	BLOCK	SQ. FT.	TYPE
1	I	5,952	R
2	I	4,800	R
3	I	4,800	R

LOT PERCENTAGE TABLE			
LOT SIZE	PREVIOUS	PROPOSED PHASE 1	TOTAL
40	0	80	80
45	0	0	0

FINAL PLAT
WILCO RANCH
PHASE 1

A SUBDIVISION OF 15.628 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON SURVEY, ABSTRACT NO. 560,
THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225
AND THE MARTIN STROUSE SURVEY ABSTRACT NO. 587
WILLIAMSON COUNTY, TEXAS



Received 02/27/2020



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

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STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT STARLIGHT HOMES TEXAS, BEING THE OWNER OF A CALLED 66.192 ACRES OF LAND OUT OF THE JAMES SHELTON SURVEY A-560, THE NATHANIEL EDWARDS SURVEY, A-225, AND THE MARTIN STROUSE SURVEY, A-587, WILLIAMSON COUNTY, TEXAS AS CONVEYED TO IT BY AN INSTRUMENT RECORDED IN DOC. NO. 2019108110 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY; DOES HEREBY SUBDIVIDE 15.628 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 1

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 TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED KEITH PEARSON, 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

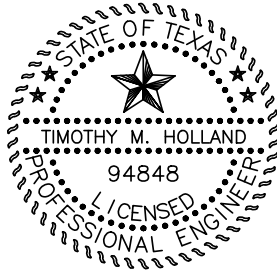
PRINT NOTARY'S NAME _____
MY COMMISSION EXPIRES _____

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 _____

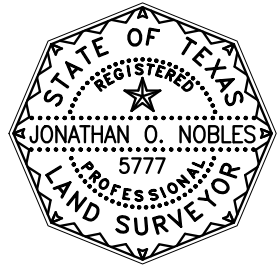


I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SET OR FOUND 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**

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

DATE _____



CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY 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

GENERAL NOTES:

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. # _____ 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 ENCLOSED 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 48491C0510E, REVISED SEPTEMBER 26, 2008. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
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.

FINAL PLAT
WILCO RANCH
PHASE 1

A SUBDIVISION OF 15.628 ACRES OF LAND
LOCATED IN THE
JAMES SHELTON SURVEY, ABSTRACT NO. 560,
THE NATHANIEL EDWARDS SURVEY, ABSTRACT NO. 225
AND THE MARTIN STROUSE SURVEY ABSTRACT NO. 587
WILLIAMSON COUNTY, TEXAS

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Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

SHEET **3** OF **3**

Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Hutto Crossing Industrial Park Final Plat, 125.977 acres, more or less, of land, 6 commercial lots, located at US 79 West and SH-130 SB Frontage Road.
Meeting: Planning and Zoning Commission - 03 Mar 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Hutto Crossing Industrial Park Final Plat is approximately 125.977 acres of land that is 6 commercial lots.

Current Zoning:

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

Surrounding Zoning:

North: Extraterritorial Jurisdiction (Church and Undeveloped Land)

East: Planned Unit Development (Hutto Crossing PUD)

South: Extraterritorial Jurisdiction (Brushy Creek and Star Ranch Residential)

West: Extraterritorial Jurisdiction (Single-Family Residential)

Summary of Request:

The proposed Final Plat is comprised of 6 commercial lots with private roadways per the PUD. As a reminder, the roadway that connects from the Heights at Deerfield (just west of this site) Subdivision is for emergency access only and a gate with a Knox lock is required. There is a required fifty foot (50 ft) landscape buffer for the portion abutting the residential properties as shown on the proposed final plat and per the approved PUD.

Staff Review:

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

FINANCIAL IMPACT:

None applicable.

POLICY IMPLICATIONS:

None applicable.

RECOMMENDATION:

As the Final Plat meets the requirements as adopted within the Unified Development Code, Planned Unit Development and state law, staff recommends a favorable recommendation forwarded to City Council for approval of the Final Plat with the condition, prior to recordation, that all of the signature blocks be updated and the applicant provide all signatures on plat.

ATTACHMENTS:

[1706-PLAT-HCIPFP-U1-Plat\(2-27-20\)](#)

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

ACREAGE: 125.977 ACRES

PATENT SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT 422

NUMBER OF BLOCKS: 1

ACREAGE BY LOT TYPE: 125.977 - DEVELOPMENT

NUMBER OF LOTS BY TYPE: 6 - DEVELOPMENT

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

SUBMITTAL DATE: FEBRUARY 03, 2020

DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 03, 2020

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

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

BENCHMARK DESCRIPTION AND ELEVATION:

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

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

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

VERTICAL DATUM: NAVD 88

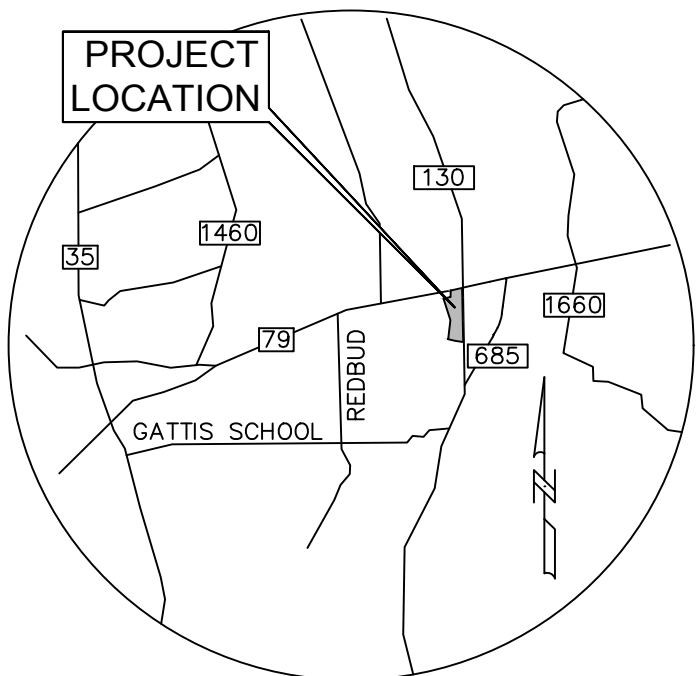
CURVE TABLE

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

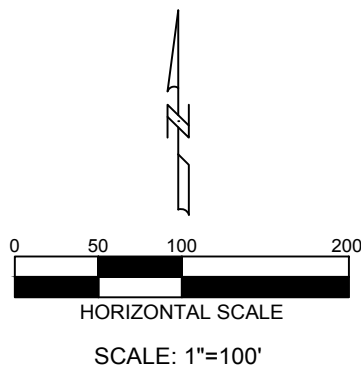
CARMEL CREEK SUBDIVISION
DOC NO. 2008091478

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

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

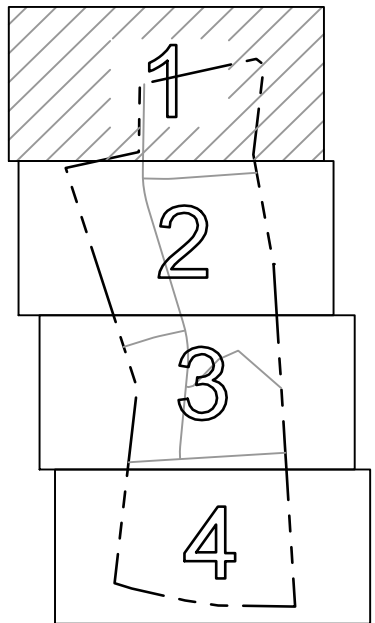
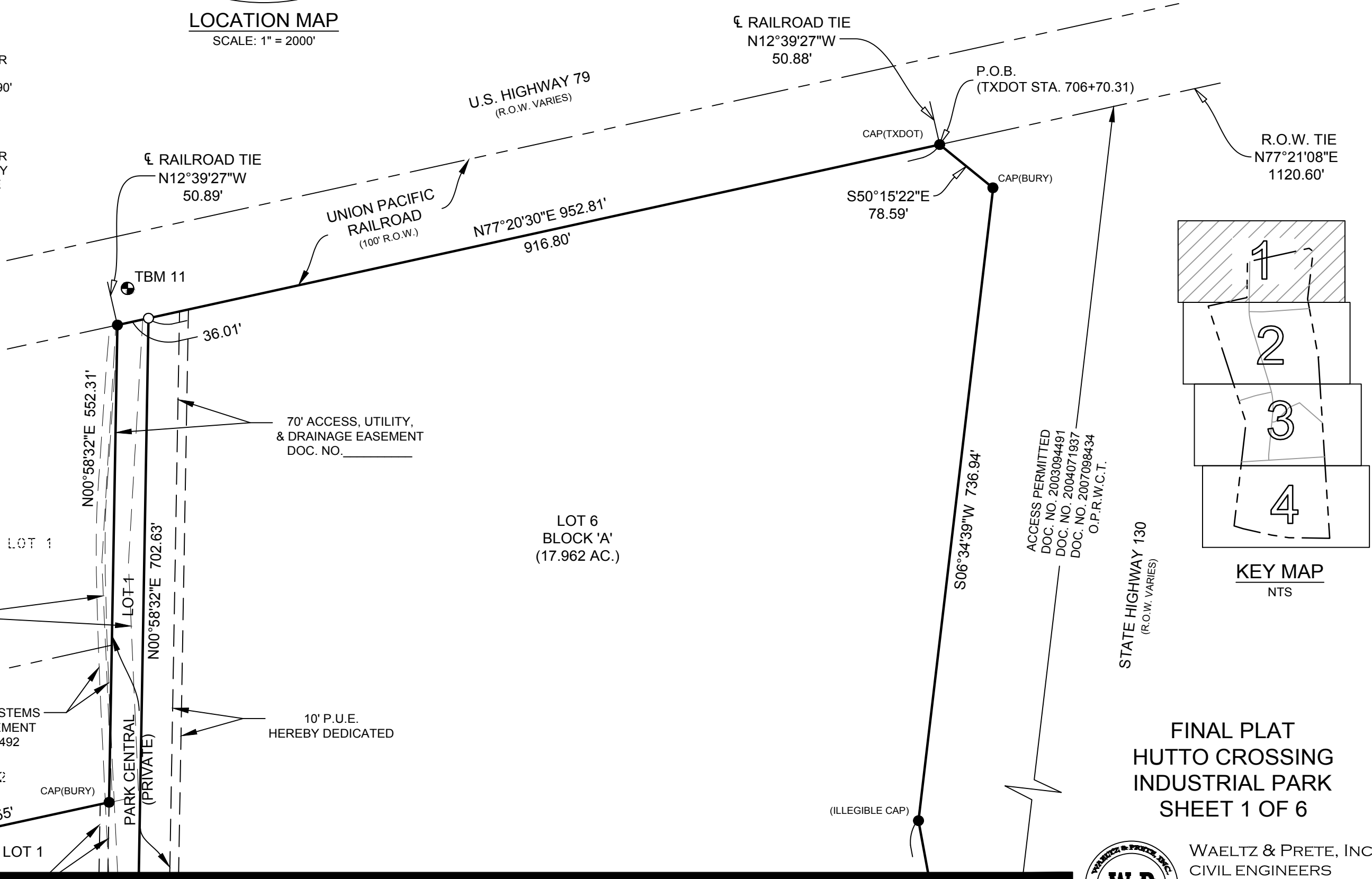


LOCATION MAP
SCALE: 1" = 2000'



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

Received 02/27/2020



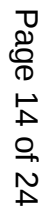
KEY MAP
NTS

FINAL PLAT
HUTTO CROSSING
INDUSTRIAL PARK
SHEET 1 OF 6



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

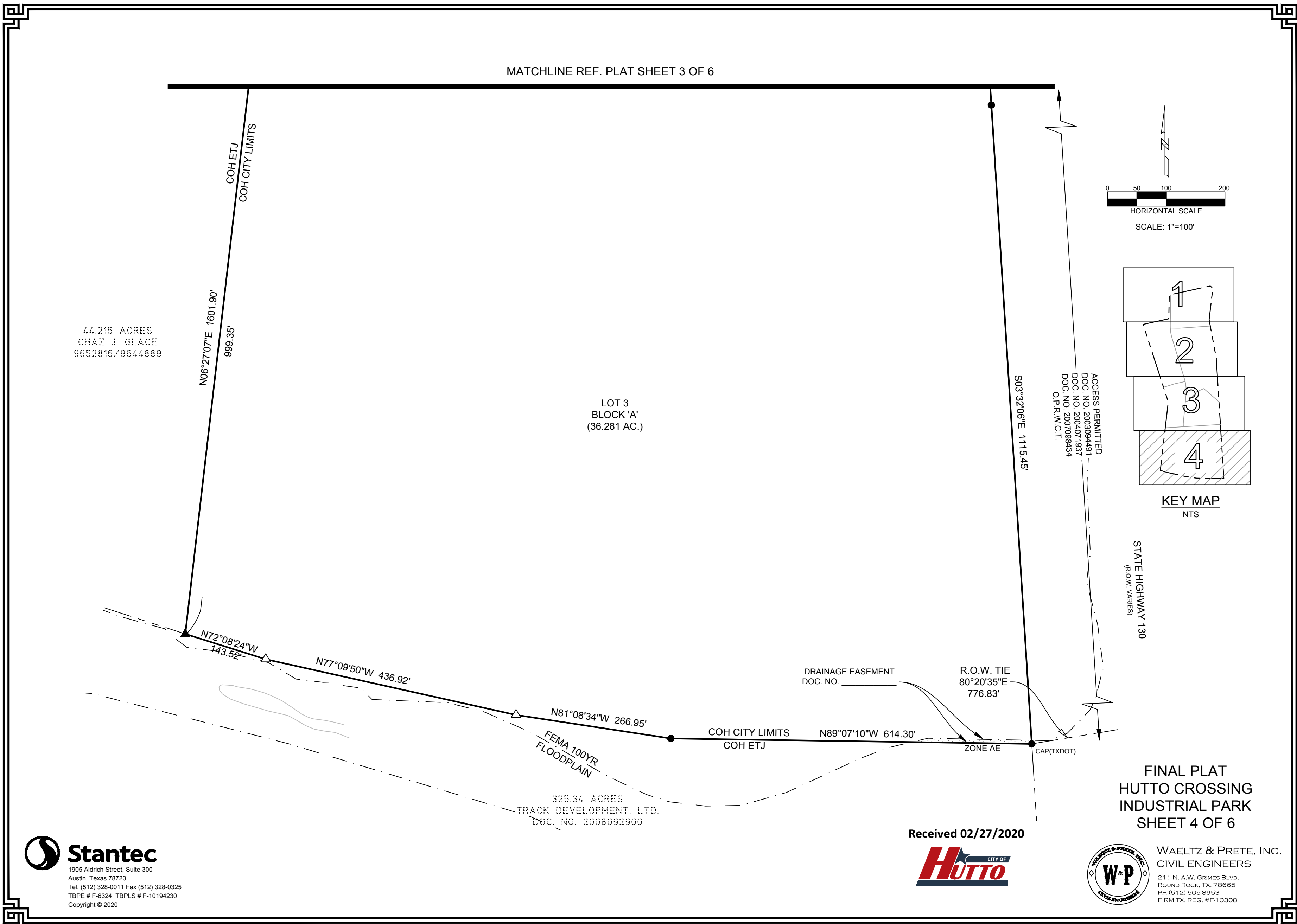
MATCHLINE REF. PLAT SHEET 2 OF 6





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

FINAL PLAT
HUTTO CROSSING
INDUSTRIAL PARK
SHEET 3 OF 6



METES AND BOUND DESCRIPTION:

A 125.977 ACRE TRACT OF LAND OUT OF THE ROBERT MCNUTT SURVEY ABSTRACT NO. 422, SITUATED IN THE CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS BEING THAT SAME 125.977 ACRE TRACT OF LAND CONVEYED TO TEX MIX LAND, LTD. BY DEED OF RECORD IN DOCUMENT NO. 2019041545 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 125.977 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SH 130 (R.O.W. VARIES) AND THE SOUTHERLY LINE OF UNION PACIFIC RAILROAD (100' R.O.W.) SITUATED ON THE SOUTHERLY SIDE OF US HIGHWAY 79 (R.O.W. VARIES), AT OR NEAR TXDOT S.H. 130 STATION 706+70.31, 518.16' RIGHT, FOR THE NORTHEASTERLY CORNER OF SAID 125.977 ACRE TRACT AND HEREOF;

THENCE, LEAVING SAID SOUTHERLY LINE OF UNION PACIFIC RAILROAD, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SH 130, FOR THE EASTERLY LINE OF SAID 125.977-ACRE TRACT AND HEREOF, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

- 1) S50°15'22"E, A DISTANCE OF 78.59 FEET TO A 1/2-INCH IRON ROD WITH BURY CAP FOUND;
- 2) S06°34'39"W, A DISTANCE OF 736.94 FEET TO A 1/2-INCH IRON ROD WITH AN ILLEGIBLE CAP FOUND;
- 3) S10°12'43"E, A DISTANCE OF 908.37 FEET TO A 1/2-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND;
- 4) S03°30'52"E, A DISTANCE OF 1476.40 FEET TO A 1/2-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND;
- 5) S03°26'36"E, A DISTANCE OF 211.77 FEET TO A 1/2-INCH IRON ROD FOUND;
- 6) S03°32'06"E, A DISTANCE OF 1115.45 FEET TO A 1/2-INCH IRON ROD WITH TXDOT ALUMINUM CAP FOUND AT THE SOUTHEASTERLY CORNER OF SAID 125.977-ACRE TRACT, BEING ON THE NORTH BANK OF BRUSHY CREEK, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF SH 130, WITH THE APPROXIMATE NORTH BANK OF BRUSHY CREEK, BEING THE SOUTHERLY LINE OF SAID 125.977-ACRE TRACT AND HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N89°07'10"W, A DISTANCE OF 614.30 FEET TO A 1/2-INCH IRON ROD FOUND;
- 2) N81°08'34"W, A DISTANCE OF 266.95 FEET FOR AN ANGLE POINT;
- 3) N77°09'50"W, A DISTANCE OF 436.92 FEET FOR AN ANGLE POINT;
- 4) N72°08'24"W, A DISTANCE OF 143.52 FEET TO A NAIL FOUND AT THE SOUTHWESTERLY CORNER OF SAID 125.977-ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF THAT CERTAIN 44.215-ACRE TRACT CONVEYED TO CHAZ GLACE, BY DEED OF RECORD IN DOCUMENT NO. 9644889 AND DOCUMENT NO. 9644889 BOTH OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, N06°27'07"E, LEAVING THE NORTH BANK OF BRUSHY CREEK, ALONG THE EASTERLY LINE OF SAID 44.215-ACRE TRACT, FOR A PORTION OF THE WESTERLY LINE OF SAID 125.977-ACRE TRACT AND HEREOF, A DISTANCE OF 1601.90 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID 44.215 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK "D", THE HEIGHTS AT DEERFIELD, A SUBDIVISION OF RECORD IN CABINET O, SLIDES 42-45, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN ANGLE POINT HEREOF;

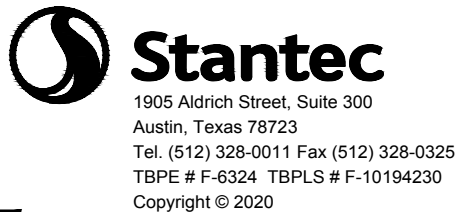
THENCE, N17°35'28"W, ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK "D" AND BLOCK "A" OF SAID THE HEIGHTS AT DEERFIELD, FOR A PORTION OF THE WESTERLY LINE OF SAID 125.977-ACRE TRACT AND HEREOF, A DISTANCE OF 1888.43 FEET TO A 1/2-INCH IRON ROD WITH BURY CAP FOUND AT THE SOUTHWESTERLY CORNER OF LOT 1 CARMEL CREEK SUBDIVISION, OF RECORD IN DOCUMENT NO. 2008091478 OF SAID OFFICIAL PUBLIC RECORDS FOR AN ANGLE POINT, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD BEING THE NORTHWESTERLY CORNER OF SAID LOT 1 CARMEL CREEK SUBDIVISION BEARS N17°35'28"W, A DISTANCE OF 538.97 FEET;

THENCE, N77°25'19"E, LEAVING THE EASTERLY LINE OF SAID BLOCK "A", ALONG THE SOUTHERLY LINE OF LOT 1 AND LOT 2 OF SAID CARMEL CREEK SUBDIVISION, FOR A PORTION OF THE WESTERLY LINE OF SAID 125.977-ACRE TRACT AND HEREOF, A DISTANCE OF 597.55 FEET TO A 1/2-INCH IRON ROD WITH BURY CAP FOUND AT THE SOUTHEASTERLY CORNER OF SAID LOT 2 CARMEL CREEK SUBDIVISION, FOR AN ANGLE POINT;

THENCE, N00°58'32"E, ALONG THE EASTERLY LINE OF SAID LOT 2 CARMEL CREEK SUBDIVISION, FOR A PORTION OF THE WESTERLY LINE OF SAID 125.977 ACRE TRACT AND HEREOF, A DISTANCE OF 552.31 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEASTERLY CORNER OF SAID LOT 2 CARMEL CREEK SUBDIVISION, BEING IN THE SOUTHERLY LINE OF UNION PACIFIC RAILROAD SITUATED ON THE SOUTHERLY SIDE OF US HIGHWAY 79, FOR THE NORTHWESTERLY CORNER OF SAID 125.977 ACRE TRACT AND HEREOF;

THENCE, N77°20'30"E, ALONG THE SOUTHERLY LINE OF UNION PACIFIC RAILROAD, BEING THE NORTHERLY LINE OF SAID 125.977-ACRE TRACT AND HEREOF, A DISTANCE OF 952.81 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 125.977 ACRES (5,487,561 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

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



PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE 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 48491C0515E, DATED SEPTEMBER 26, 2008 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 ½" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
12. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
13. 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.
14. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
15. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
16. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS 90%.
17. ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS PER DOC. # _____.

FINAL PLAT
HUTTO CROSSING
INDUSTRIAL PARK
SHEET 5 OF 6

Received 02/27/2020



WALTZ & PRETE, INC.
CIVIL ENGINEERS
2111 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

OWNER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

THAT TEX MIX LAND, LTD., A TEXAS LIMITED PARTNERSHIP, AS THE OWNERS OF THE CERTAIN 125.977 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019041545 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DOES HEREBY SUBDIVIDE SAID 125.977 ACRE TRACT AS SHOWN HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS HUTTO CROSSING INDUSTRIAL PARK.

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

LOGAN OWENS,
TEX MIX LAND, LTD
P.O. BOX 830
LEANDER, TX 78646-0830

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED OR TYPED NAME

MY COMMISSION EXPIRES ON: _____

CITY MAYOR AND CITY SECRETARY SIGNATURES:

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

DOUG GAUL, MAYOR DATE CITY SECRETARY DATE

CITY DEVELOPMENT SERVICES SIGNATURES:

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

ASHBY GRUNDMAN, DEVELOPMENT SERVICES DIRECTOR DATE

SURVEYOR'S CERTIFICATION:

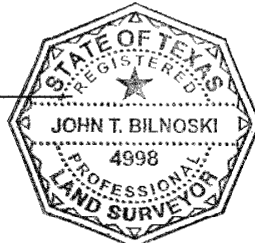
STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

I, JOHN T. BILNOSKI, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4998, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON NOVEMBER 27, 2018.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 21 DAY OF FEB, 20 20.

JOHN T. BILNOSKI, R.P.L.S.
TEXAS REGISTRATION NO. 4998
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723



ENGINEER'S CERTIFICATION:

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOWN ALL MEN BY THESE PRESENTS

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 27 DAY OF FEB, 20 20.

ANTONIO A. PRETE, P.E.
LICENSE NO. 93759
WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BOULEVARD
ROUND ROCK, TEXAS 78665



OSSF SIGNATURE BLOCK:

"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, PE, DR, CFM DATE
COUNTY ENGINEER

COUNTY CLERK CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOWN ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20 ____ A.D., AT _____ O'CLOCK _____ M. AND DULY RECORDED THIS _____ DAY OF _____, 20 ____ A.D., AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN INSTRUMENT NO. _____ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

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

DEPUTY

Received 02/27/2020



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



FINAL PLAT
HUTTO CROSSING
INDUSTRIAL PARK
SHEET 6 OF 6

Planning and Zoning
Commission
**AGENDA ITEM
REPORT**



To: Planning and Zoning Commission
Subject: Consideration and possible recommendation on the proposed Mustang Creek Phase 3 Final Plat, 18.568 acres, more or less, of land, 90 residential lots, located on FM 1660 North.
Meeting: Planning and Zoning Commission - 03 Mar 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The proposed Mustang Creek Phase 3 Final Plat is approximately 18.568 acres of land and 90 single-family residential lots. This phase is north of phase 2, which is currently under construction.

Current Zoning:

The subject property is zoned SF-1 with a Development Agreement.

Surrounding Zoning:

North: Single-Family Residential (SF-1 - Hutto ISD Site)
East: Extraterritorial Jurisdiction (with a Development Agreement)
South: Single-Family Residential (SF-1)
West: Planned Unit Development (RSI PUD)

Summary of Request:

The proposed Final Plat is comprised of 90 Single-Family Lots, 2 greenlink lots, and 3 open space/detention easement lots and has a total acreage of 18.568. All of the lots in this section are 50 feet in width.

Staff Review:

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. This provides a needed collection and alternate routes in the area.

FINANCIAL IMPACT:

None applicable.

POLICY IMPLICATIONS:

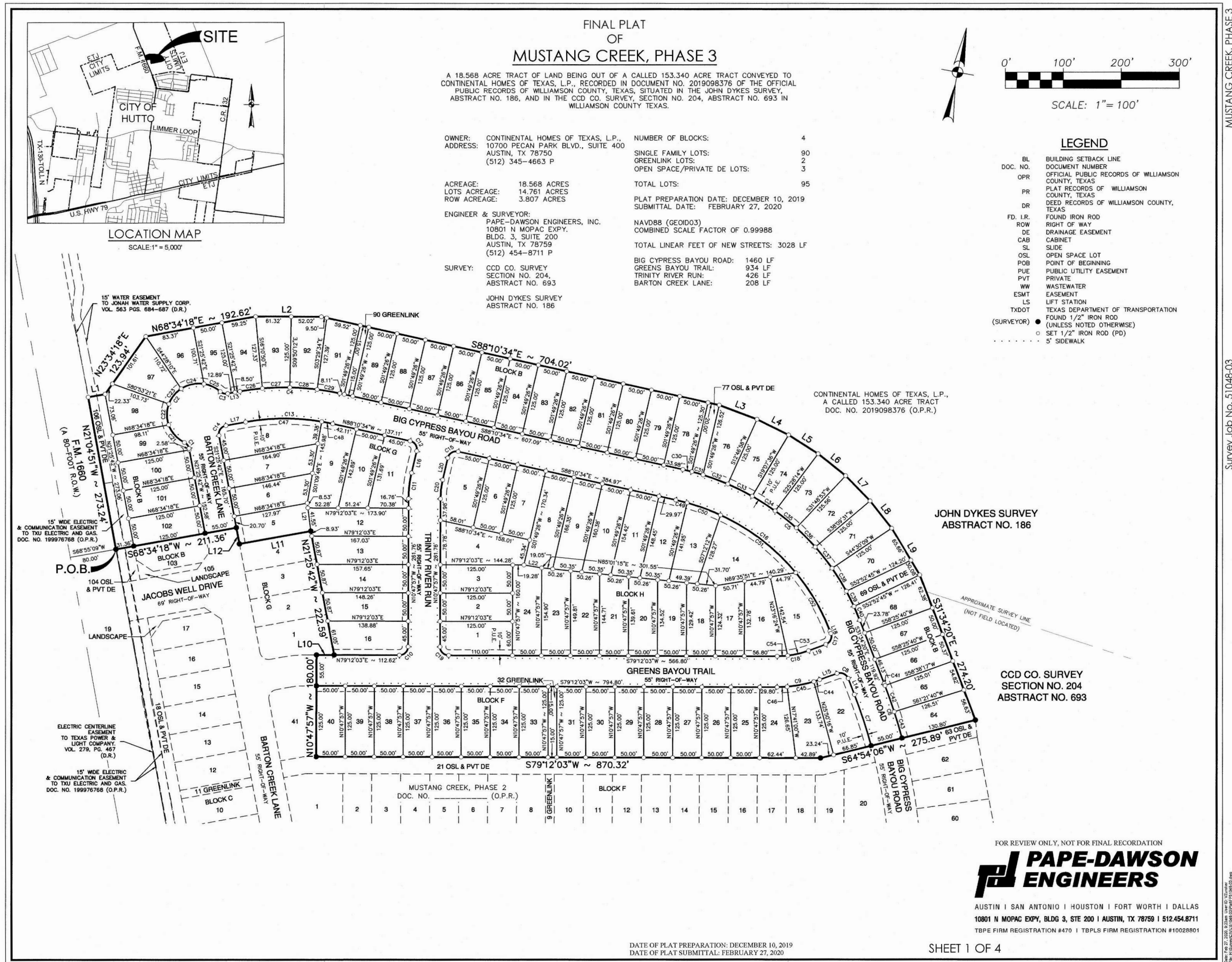
None applicable.

RECOMMENDATION:

As the Final Plat meets the requirements as adopted within the Unified Development Code, Staff recommends a favorable recommendation forwarded to City Council for approval of the Final Plat with the condition, prior to recordation the applicant provide all signatures on plat.

ATTACHMENTS:

[Mustang Creek Phase 3 Final Plat](#)



FINAL PLAT
OF
MUSTANG CREEK, PHASE 3

A 18,568 ACRE TRACT OF LAND BEING OUT OF A CALLED 153,340 ACRE TRACT CONVEYED TO
CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098378 OF THE OFFICIAL
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY,
ABSTRACT NO. 186, AND IN THE CCD CO. SURVEY, SECTION NO. 204, ABSTRACT NO. 693 IN
WILLIAMSON COUNTY TEXAS.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N68°55'09"E	29.71'
L2	N79°09'41"E	113.33'
L3	S79°52'11"E	69.74'
L4	S74°02'43"E	61.14'
L5	S67°42'05"E	61.14'
L6	S61°52'37"E	61.18'
L7	S54°29'38"E	61.18'
L8	S48°40'10"E	61.14'
L9	S41°20'10"E	95.75'
L10	S79°12'03"W	30.39'
L11	S68°34'18"W	125.00'
L12	S21°25'42"E	29.30'
L13	N68°34'18"E	21.39'
L14	N31°34'20"W	30.59'
L15	S58°25'40"W	31.82'
L16	N01°49'26"E	39.61'
L17	S68°34'18"W	34.52'
L18	N31°34'20"W	4.32'
L19	S58°25'40"W	31.82'
L20	N01°49'26"E	39.61'
L21	N18°01'26"W	50.09'
L22	S88°37'19"W	31.13'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	052°37'02"	N47°44'11"W	13.30'	13.78'
C2	55.00'	195°14'01"	N23°34'18"E	109.03'	187.41'
C3	15.00'	052°37'00"	S85°07'12"E	13.30'	13.78'
C4	427.50'	023°15'07"	N80°11'52"E	172.30'	173.49'
C5	427.50'	056°36'14"	S59°52'27"E	406.37'	422.34'
C6	1027.50'	005°38'15"	S28°45'13"E	101.06'	101.10'
C7	972.44'	005°35'26"	N28°46'40"W	94.85'	94.88'
C8	15.00'	090°00'00"	N76°34'20"W	21.21'	23.56'
C9	207.50'	020°46'23"	S68°48'51"W	74.82'	75.23'
C10	15.00'	090°00'00"	N34°12'03"E	21.21'	23.56'
C11	207.50'	012°37'22"	N04°29'16"W	45.62'	45.71'
C12	15.00'	090°00'00"	N43°10'34"W	21.21'	23.56'
C13	372.50'	023°15'07"	S80°11'52"W	150.13'	151.17'
C14	15.00'	090°00'00"	S23°34'18"W	21.21'	23.56'
C15	15.00'	090°00'00"	N46°49'26"E	21.21'	23.56'
C16	372.50'	056°36'14"	S59°52'27"E	353.22'	368.00'
C17	15.00'	090°00'00"	S13°25'40"W	21.21'	23.56'
C18	152.50'	020°46'23"	S68°48'51"W	54.99'	55.29'
C19	15.00'	090°00'00"	N55°47'57"W	21.21'	23.56'
C20	152.50'	012°37'22"	N04°29'16"W	33.53'	33.60'
C21	55.00'	044°02'45"	N52°01'20"W	41.25'	42.28'
C22	55.00'	039°06'36"	N10°28'39"W	36.82'	37.54'
C23	55.00'	036°25'12"	N27°19'14"E	34.37'	34.96'
C24	55.00'	042°42'32"	N66°53'06"E	40.05'	41.00'
C25	55.00'	032°56'57"	S75°17'10"E	31.19'	31.63'
C26	427.50'	005°14'52"	N71°11'44"E	39.14'	39.15'
C27	427.50'	006°20'38"	N76°59'29"E	47.31'	47.33'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C28	427.50'	006°20'38"	N83°20'07"E	47.31'	47.33'
C29	427.50'	005°18'59"	N89°09'56"E	39.65'	39.67'
C30	427.50'	002°08'53"	S87°06'08"E	16.03'	16.03'
C31	427.50'	002°41'09"	S84°41'08"E	20.04'	20.04'
C32	427.50'	006°07'31"	S80°16'48"E	45.68'	45.70'
C33	427.50'	006°20'38"	S74°02'43"E	47.31'	47.33'
C34	427.50'	006°20'38"	S67°42'05"E	47.31'	47.33'
C35	427.50'	006°20'38"	S61°21'26"E	47.31'	47.33'
C36	427.50'	006°20'38"	S55°00'48"E	47.31'	47.33'
C37	427.50'	006°20'38"	S48°40'10"E	47.31'	47.33'
C38	427.50'	006°21'56"	S42°18'52"E	47.47'	47.50'
C39	427.50'	004°01'18"	S37°07'15"E	30.00'	30.01'
C40	427.50'	003°32'16"	S33°20'28"E	26.39'	26.40'
C41	1027.50'	000°12'38"	S31°28'02"E	3.77'	3.77'
C42	1027.50'	002°43'22"	S30°00'01"E	48.83'	48.83'
C43	1027.50'	002°42'15"	S27°17'13"E	48.49'	48.50'
C44	207.50'	003°00'04"	S59°55'42"W	10.87'	10.87'
C45	207.50'	012°56'46"	S67°54'07"W	46.79'	46.89'
C46	207.50'	004°49'33"	S76°47'17"W	17.47'	17.48'
C47	372.50'	020°15'54"	S78°42'15"W	131.06'	131.75'
C48	372.50'	002°59'14"	N89°40'11"W	19.42'	19.42'
C49	372.50'	003°04'56"	N86°38'06"W	20.04'	20.04'
C50	372.50'	009°29'32"	N80°20'53"W	61.64'	61.71'
C51	372.50'	025°38'14"	N62°47'00"W	165.29'	166.68'
C52	372.50'	018°23'32"	N40°46'06"W	119.06'	119.57'
C53	152.50'	013°56'08"	N65°23'44"E	37.00'	37.09'
C54	152.50'	006°50'15"	N75°46'55"E	18.19'	18.20'

BLOCK B	
LOT #	AREA (SQ. FT.)
64	6,737
65	6,505
66	6,267
67	6,250
68	7,046
** 69	3,754
70	7,008
71	6,747
72	6,764
73	6,764
74	6,747
75	6,747
** 76	7,198
77	2,517
78	6,252
79	6,250
80	6,250
81	6,250
82	6,250
83	6,250

BLOCK B	
LOT #	AREA (SQ. FT.)
84	6,250
85	6,250
86	6,250
87	6,250
88	6,250
89	6,250
* 90	1,875
91	6,738
92	6,874
93	6,818
94	6,712
95	5,801
96	6,162
97	6,847
98	6,657
99	5,536
100	6,250
101	6,250
102	6,250
** 106	6,340

BLOCK H	
LOT #	AREA (SQ. FT.)
1	7,452
2	6,250
3	6,250
4	9,266
5	8,370
6	6,250
7	6,250
8	8,436
9	8,168
10	7,870
11	7,572
12	7,270
13	7,483
14	11,578
15	9,511
16	8,199
17	6,428
18	6,344
19	6,598
20	6,853
21	7,108
22	7,363
23	7,618
24	7,922

BLOCK F	
LOT #	AREA (SQ. FT.)
22	8,641
23	7,359
24	6,866
25	6,250
26	6,250
27	6,250
28	6,250
29	6,250
30	6,250
31	6,250
* 32	1,875
33	6,250
34	6,250
35	6,250
36	6,250
37	6,250
38	6,250
39	6,250
40	6,250

BLOCK G	
LOT #	AREA (SQ. FT.)
5	6,324
6	6,860
7	7,783
8	9,433
9	8,572
10	6,864
11	7,646
12	8,534
13	8,117
14	7,648
15	7,179
16	7,947

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

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10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: DECEMBER 10, 2019
DATE OF PLAT SUBMITTAL: FEBRUARY 27, 2020

SHEET 2 OF 4

FINAL PLAT
OF
MUSTANG CREEK, PHASE 3

A 18.568 ACRE TRACT OF LAND BEING OUT OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, AND IN THE CCD CO. SURVEY, SECTION NO. 204, ABSTRACT NO. 693 IN WILLIAMSON COUNTY TEXAS.

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 UDC REQUIREMENTS.
3. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
7. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
8. SIDEWALKS SHALL BE 5' IN WIDTH.
9. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
10. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
11. UTILITY NOTES:
 - A. WITHIN CCN
 - I. 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
 - I. WATER WILL BE AVAILABLE THROUGH JONAH WATER SUD AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. JONAH WATER SUD ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
12. FLOODPLAIN NOTES:
 - A. ULTIMATE FLOODPLAIN
 - I. NO PORTION OF THIS TRACT IS ENCROACHED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - B. EXISTING FLOODPLAIN
 - I. 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 4849C0510E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
13. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
14. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO ALL JONAH SUD AND CITY STANDARD SPECIFICATIONS AND DETAILS, UDC REGULATIONS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
15. ON-SITE STORM WATER DETENTION FACILITIES WILL NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE MUSTANG CREEK – FLOOD STUDY DATED MARCH 18, 2019 BY PAPE–DAWSON ENGINEERS.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
18. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 55%.
19. ALL GREENLINK AND OPEN SPACE/PRIVATE DRAINAGE EASEMENT LOTS WILL BE MAINTAINED BY THE H.O.A.
20. ALL STREET TREES WITHIN AND BOUNDING THE SUBDIVISION WILL BE MAINTAINED BY THE H.O.A.
21. SURVEY REFERENCE:

ELEVATIONS ARE BASED ON NAVD88 (GEOID03).
BEARINGS BASED ON N.A.D. 1983 (NA 2011) EPOCH 2010.00, TEXAS STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE.
SCALE FACTOR OF 0.99988, ORIGIN (0,0).
22. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

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

FIELD NOTES
FOR

A 18.568 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, AND IN THE CCD CO. SURVEY, SECTION NO. 204, ABSTRACT NO. 693 IN WILLIAMSON COUNTY TEXAS. SAID 18.568 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM 1983, (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a ½" iron rod with yellow cap marked "Pape–Dawson" found in the east right–of–way line of Farm to Market (F.M.) Road 1660, an 80' right–of–way, said point being the southwest corner of said Remnant Portion, same being the northwest corner of Mustang Creek, PHASE 2, a subdivision according to the plat recorded in Document No. _____ of the Official Public Records of Williamson County, Texas for the westernmost southwest corner and POINT OF BEGINNING hereof;

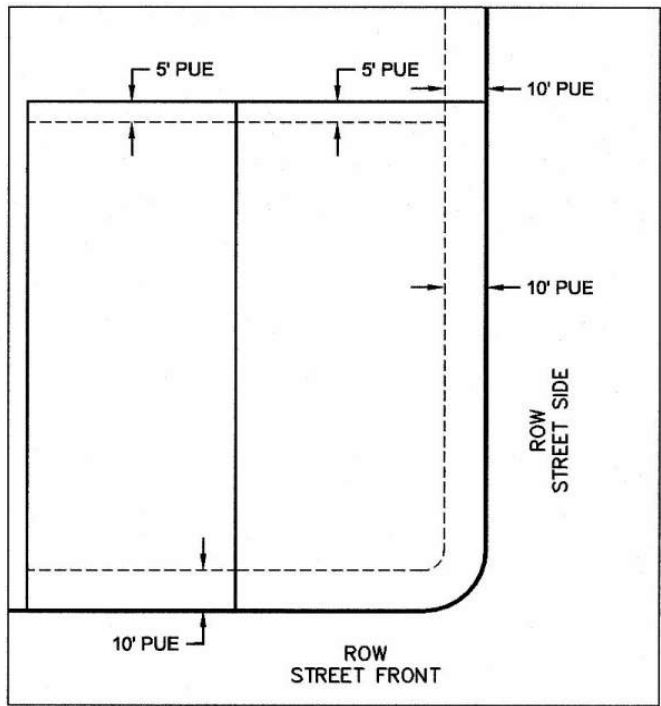
THENCE N 21°04'51" W, departing the north line of said Mustang Creek, PHASE 2, with the east right–of–way line of said F.M. 1660, same being the west line of said 169.99 acre tract, a distance of 273.24 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof;

THENCE departing the east right–of–way line of said F.M. 1660, through the interior of said Remnant Portion the following thirteen (13) courses and distances:

1. N 68°55'09" E, a distance of 29.71 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for the northwest corner hereof
3. N 23°34'18" E, a distance of 123.94 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
4. N 68°34'18" E, a distance of 192.62 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
5. N 79°09'41" E, a distance of 113.33 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
6. S 88°10'34" E, a distance of 704.02 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
7. S 79°52'11" E, a distance of 69.74 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
8. S 74°02'43" E, a distance of 61.14 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
9. S 67°42'05" E, a distance of 61.14 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
10. S 61°52'37" E, a distance of 61.18 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
11. S 54°29'38" E, a distance of 61.18 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
12. S 48°40'10" E, a distance of 61.14 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" set for an angle point hereof,
13. S 41°20'10" E, a distance of 95.75 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found at the northeast corner of said Mustang Creek, PHASE 2 for the southeast corner hereof;

THENCE with the northerly line of said Mustang Creek, PHASE 2 the following seven (7) courses and distances:

1. S 64°54'06" W, a distance of 275.89 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
2. S 79°12'03" W, a distance of 870.32 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
3. N 10°47'57" W, a distance of 180.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
4. N 79°12'03" E, a distance of 30.39 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
5. N 21°25'42" W, a distance of 222.59 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
6. S 68°34'18" W, a distance of 125.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
7. N 21°25'42" W, a distance of 29.30 feet to the POINT OF BEGINNING and containing 18.568 acres in Williamson County Texas. Said tract being described in accordance with a survey plat prepared by Pape–Dawson Engineers, Inc. under Job No. 51048–03.



PUBLIC UTILITY EASEMENT (PUE) DETAIL

SCALE: 1" = 40'

DATE OF PLAT PREPARATION: DECEMBER 10, 2019
DATE OF PLAT SUBMITTAL: FEBRUARY 27, 2020

SHEET 3 OF 4

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

**PAPE-DAWSON
ENGINEERS**

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

Drawn: Feb 27, 2020, 9:33am, User ID: 10028801
File: H:\Survey\CD\51048-03\DWG\51048-03.dwg

MUSTANG CREEK, PHASE 3

Survey Job No. 51048-03

A 18.568 ACRE TRACT OF LAND BEING OUT OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, AND IN THE CCD CO. SURVEY, SECTION NO. 204, ABSTRACT NO. 693 IN WILLIAMSON COUNTY TEXAS.

THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, AS OWNERS OF THE REMNANT PORTION OF THE 33.34 ACRE TRACT OF LAND SHOWN HEREON, AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 201908376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 33.25 ACRE TRACT AS SHOWN HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTE AND REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, RIGHT-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

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

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

MY COMMISSION EXPIRES: _____

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

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by small stars. In the center is a five-pointed star. Below the star, the name "DUSTIN J. GOSS" is printed, followed by the license number "91805" and the word "LICENSED" at the bottom.

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

I, PARKER J. GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON FEBRUARY 22, 2020

STATE OF TEXAS
REGISTERED
PARKER GRAHAM
5556
PROFESSIONAL
LAND SURVEYOR

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

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

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

BY: _____, DEPUTY



**PAPE-DAWSON
ENGINEERS**

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SHEET 4 OF 4