City of Hutto

Agenda

Planning and Zoning Commission

Tuesday, December 3, 2024 at 7:00 PM

Council Chambers

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

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

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 City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (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. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on December 3, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. CONSENT AGENDA

4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on November 5,2024

4.2. Consideration and possible action to approve with conditions the proposed Lidell Walker Phase 2B Final Plat, 8.841 acres, more or less, of land, one amenity lot and one open space lot, located on County Road 132.

4.3. Consideration and possible action to approve with conditions the proposed Lidell Walker Phase 3 Final Plat, 62.678 acres, more or less, of land, 192 residential lots, three open space lots, two drainage easement/open space and one park lot, located on County Road 132.

4.4. Consideration and possible action to approve with conditions the proposed Lidell Walker Phase 4 Final Plat, 27.473 acres, more or less, of land, 139 residential lots and 1 open space lot, located on County Road 132.

5. AGENDA ITEMS

5.1. Conduct a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 210 Janis Mae, to allow an accessory dwelling unit in the SF-1 (Single-Family) zoning district.

5.2. Conduct a public hearing and consider possible action on the proposed Hutto Crossing Phase 4 Section 13 Lot 3 Block A Replat, 1.502 acres, more or less, of land, two lots, located on Chris Kelley Boulevard.

5.3. Conduct a public hearing and consider possible action on the proposed Commercial Development 1660 South Hutto Lot 1A Replat, 1.331 acres, more or less, of land, one lot, located on FM 1660 South.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

7. ADJOURNMENT

8. CERTIFICATION

I certify that this notice of the December 3, 2024 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on November 25 ,2024 before 5:00 P.M.



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.

AGENDA ITEM REPORT
4.1.

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 November 5,2024
Meeting:	Tuesday, December 3, 2024
Department:	Development Services
Staff Contact:	

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Planning and Zoning Meeting minutes 11.5.2024

City of Hutto

Minutes

Planning and Zoning Commission

Tuesday, November 5, 2024 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The Planning and Zoning Commission meeting was called to order at 7:00 PM

2. ROLL CALL

All Planning and Zoning Commission members were in attendance except Chair Bryan Lee.

3. 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 City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (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. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on November 5, 2024. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. CONSENT AGENDA

4.1. Consideration and possible action on the meeting minutes from the regular scheduled Planning and Zoning Commission meeting held on September 3,2024.

Item 4.1 pulled - corrections needed for minutes motion to approve made by Vice Chair Suzanna Boyer, seconded by Commissioner Jim Morris. Motion passed 4 Ayes to 0 Nays (2 recusal)

4.2. Consideration and acceptance of the 2025 submittal calendar in accordance with Texas HB3699.

A motion made by Commissioner Hazel Sherrod to approve 4.2,4.3 and 4.4 ,seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays.

4.3. Consideration and possible action to disapprove the proposed Lidell Walker Phase 3 Final Plat, 62.678 acres, more or less, of land, 192 residential lots, three open space lots, two drainage easement/open space and one park lot, located on County Road 132.

A motion made by Commissioner Hazel Sherrod to approve 4.2,4.3 and 4.4 ,seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays.

4.4. Consideration and possible action to disapprove the proposed Lidell Walker Phase 4 Final Plat, 27.473 acres, more or less, of land, 139 residential lots and 1 open space lot, located on County Road 132.

A motion made by Commissioner Hazel Sherrod to approve 4.2,4.3 and 4.4 ,seconded by Commissioner Rick Hudson. Motion passed 6 Ayes to 0 Nays.

5. AGENDA ITEMS

5.1. Conduct a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 140 S FM 1660, to allow a funeral home in the SD-A (Special District) zoning district.

Staff presented applicants request to conduct a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 140 S FM 1660, to allow a funeral home in the SD-A (Special District) zoning district. Thomas Lombardi Jr civil engineer for Kimley Horn was present. Public hearing was opened at 7:21 PM. Kathleen Testa -100 Cotton Cove spoke on traffic issues as a concern. Public hearing was closed at 7:23 PM. Commissioners discussed,

A motion was made by Commissioner Cheryl Stewart to disapprove agenda item 5.1,seconded by Commissioner Jim Morris. Motion passes to disapprove 6 Ayes to 0 Nays.

5.2. Conduct a public hearing and possible recommendation to City Council for a Specific Use Permit property known as 2599 Innovation Boulevard, Lot 1 Block A of the Ironwood Subdivision, to allow a Data Center in the LI (Light Industrial) zoning district. (Ashley Bailey)

Staff presented applicants' request to conduct a public hearing and a possible recommendation to City Council for a Specific Use Permit property known as 2599 Innovation Boulevard, Lot 1 Block A of the Ironwood Subdivision, to allow a Data Center in the LI (Light Industrial) zoning district. Mandy Squibb with SLS Consultants was in attendance to answer questions. The public hearing opened at 8:18 PM and closed at 8:19 PM. A motion was made by Commissioner Tony Wertz and to approve SUP, seconded by Commissioner Hazel Sherrod. Motion passed 6 Ayes to 0 Nays.

6. DEVELOPMENT SERVICES DIRECTOR REPORT

Ashley Spoke on the Special called Planning and Zoning Commission meeting called for 5:30PM. and Commissioner Rick Hudson spoke on the APATX conference he attended

7. ADJOURNMENT

The meeting was adjourned at 8:25 PM

8. CERTIFICATION

I certify that this notice of the November 5, 2024 Hutto Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on November 1, 2024 before 5:00 P.M.

_____

Planning and Zoning Commission Chair

AGENDA ITEM REPORT
4.2.

To:	Planning and Zoning Commission
Subject:	Consideration and possible action to approve with conditions the proposed Lidell Walker Phase 2B Final Plat, 8.841 acres, more or less, of land, one amenity lot and one open space lot, located on County Road 132.
Meeting:	Tuesday, December 3, 2024
Department:	Development Services
Staff Contact:	

BACKGROUND INFORMATION:

The proposed Lidell Walker Phase 2B Final Plat consists of one amenity lot, one open space lot and right-of-way, located on County Road 132, generally located north of County Road 132 and west of County Road 133. The approved Preliminary Plat consists of 1,097 residential lots, 24 open space/drainage lots and two amenity lots. The tract was annexed into the City of Hutto on September 16, 2021, Ordinance O-2021-060. The property was zoned SF-1 Village zoning (single family residential village).

WEST: SF-1 Single Family 1 (Mustang Creek and HISD)
NORTH: ETJ (Agriculture and Industrial uses)
EAST: ETJ (Vacant, Agriculture, with Proposed Single Family in County)
SOUTH: SF-1 Single Family 1 and ETJ Residential (Highlands North and Rivers Crossing)

SUMMARY OF REQUEST:

The site is located within the Mustang Creek sub-watershed and Brushy Creek watershed. Wastewater service will be provided by the City of Hutto. It is anticipated that wastewater will convey to the existing Mustang Creek lift station then to the South Regional WWTP. Water service will be provided by Jonah SUD.

A Development Agreement was approved on first reading on September 16, 2021, allowing for a reduction in row width and waiver of the Traffic Impact Analysis.

The Final Plat is not subject to HB 3167 approval, as the applicant waived 'shot clock'.

STAFF REVIEW:

Staff recommends approval of the plat with the condition that all remaining comments are met. The attached document is the review staff completed that shows the remaining comments.

FISCAL NOTES:

AGENDA ITEM REPORT
4.2.

POLICY IMPLICATIONS:

ATTACHMENTS:

1. LWPH2-U2-StaffComments

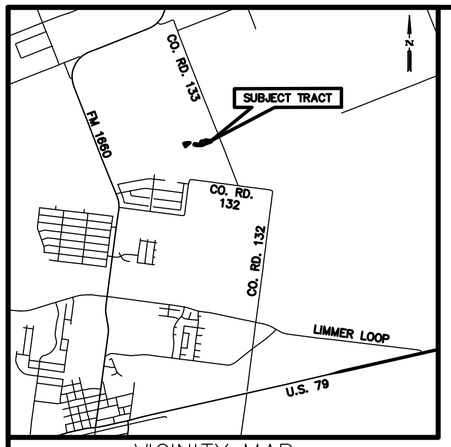
Lidell Walker Ph 2B FP - Update #2 11/22/2024

Attendees

jbyrum (john.byrum@huttotx.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

LWPh2BFP-U2-Plat(11-22-24).pdf



VICINITY MAP
NOT TO SCALE

update

N

include the numeric scale on the plat to be recorded 1"=100'

0 100 200

BEARING BASIS NOTE:
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE SURFACE VALUES
COMBINED SCALE FACTOR = 0.999881158

SUBMITTED DATE: AUGUST 26, 2024

OWNERS:

GRBK EDGEWOOD, LLC
A TEXAS LIMITED LIABILITY COMPANY
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024
TEL: (469) 573-6721

MERITAGE HOMES OF TEXAS, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
12301 RESEARCH BLVD.
BUILDING 4 – 4TH FLOOR
AUSTIN, TEXAS 78759
TEL: (737) 309-5487

SURVEYOR:

BGE, INC.
101 W. LOUIS HENNA BLVD, STE 400
AUSTIN, TEXAS 78728
TEL: 512-879-0400

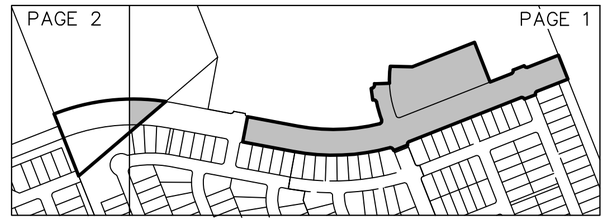
ENGINEER:

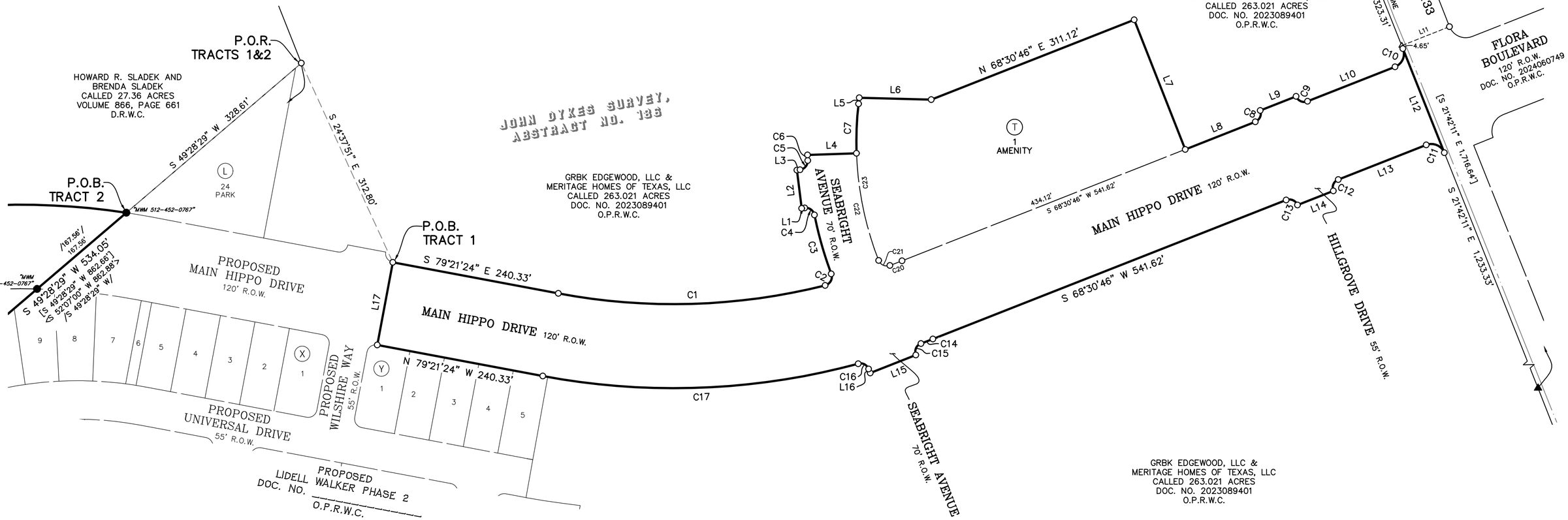
GRAY ENGINEERING, INC.
8834 N CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759
TEL: 512-452-0371

LEGEND

D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ESMT.	EASEMENT
NO.	NUMBER
NOS.	NUMBERS
O.S.	OPEN SPACE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
( )	RECORD INFORMATION DOC. NO. 202137021 O.P.R.W.C.
{ }	RECORD INFORMATION DOC. NO. 2009044814 O.P.R.W.C.
[ ]	RECORD INFORMATION DOC. NO. 2023089401 O.P.R.W.C.
< >	RECORD INFORMATION VOL. 866, PG. 661 D.R.W.C.
/ /	RECORD INFORMATION DOC. NO. 2024062745 O.P.R.W.C.
●	FOUND 1/2" IRON ROD
▲	FOUND MAG NAIL
○	SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
△	CALCULATED POINT

SHEET LEGEND





FINAL PLAT

LIDELL WALKER PHASE 2B

A SUBDIVISION OF 8.841 ACRES OF LAND LOCATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

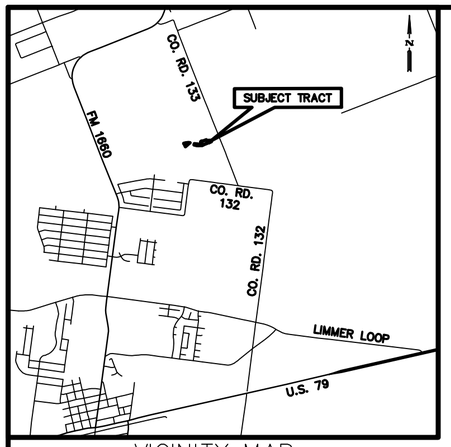
Planning review by:
John Byrum
john.byrum@huttotx.gov
512-759-5974
Comments

11/22/2024

All document numbers will need to on the document before recording with the county - staff will take this plat forward to P&Z for approval with the condition that the document numbers are on the plat when recording

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

\\bgeinc\data\TXC\Projects\Green_Brick_Partners\12802-01-Prairie-Winds_Ph-2B\SV\04_Finals\Drawings\Plat\12802-01_Lidell-Walker_Ph2B_20240920.dwg, 9/20/2024 11:39 AM, Michael Carney



VICINITY MAP
NOT TO SCALE

N

include numeric scale on the plat to be recorded 1"=100'

0 100 200

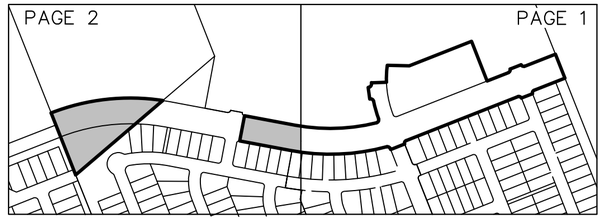
BEARING BASIS NOTE:
BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE SURFACE VALUES
COMBINED SCALE FACTOR = 0.999881158

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 82°57'24" W	4.50'
L2	N 07°02'36" W	55.00'
L3	N 82°57'24" E	4.50'
L4	N 88°00'19" E	70.00'
L5	N 06°43'31" E	8.75'
L6	S 88°27'36" E	102.68'
L7	S 21°29'14" E	198.82'
L8	N 68°30'46" E	107.50'
L9	N 68°30'46" E	55.00'
L10	N 68°30'46" E	134.20'
L11	N 68°17'49" E	73.32'
L12	S 21°42'11" E	160.00'
L13	S 68°30'46" W	134.81'
L14	S 68°30'46" W	55.00'
L15	S 68°30'46" W	70.00'
L16	N 21°29'14" W	6.14'
L17	N 10°38'36" E	120.00'

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
AMENITY	1	2.119 AC.
OPEN SPACE	1	0.856 AC.
RIGHT-OF-WAY	–	5.866 AC.
TOTAL		8.841 AC.

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
MAIN HIPPO DRIVE	120 FT.	1,994 FT.
SEABRIGHT AVENUE	70 FT.	314 FT.
HILLGROVE DRIVE	55 FT.	145 FT.
TOTAL LINEAR FEET		2,453 FT.

SHEET LEGEND

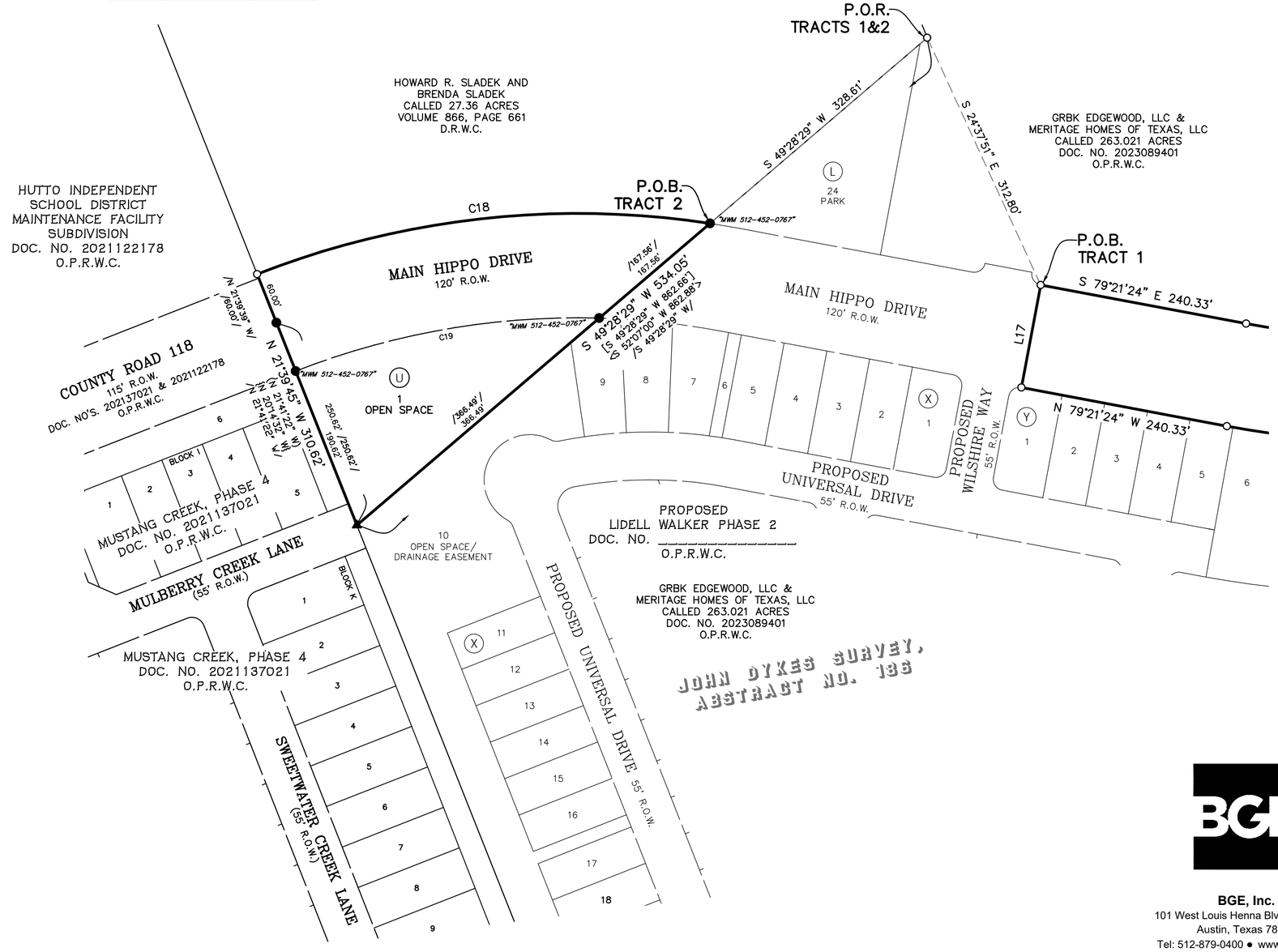


LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	T	92,309	AMEN

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	U	37,266	O.S.

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	383.84'	890.00'	24°42'38"	N 88°17'17" E	380.87'
C2	21.06'	12.50'	96°32'28"	N 27°39'44" E	18.66'
C3	87.55'	535.00'	9°22'33"	N 15°55'13" W	87.45'
C4	18.72'	12.50'	85°48'39"	N 54°08'16" W	17.02'
C5	18.72'	12.50'	85°48'34"	N 40°03'07" E	17.02'
C6	8.01'	535.00'	0°51'29"	N 02°25'26" W	8.01'
C7	70.77'	465.00'	8°43'13"	N 02°21'55" E	70.70'
C8	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C9	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C10	31.49'	20.00'	90°12'57"	N 23°24'18" E	28.34'
C11	31.34'	20.00'	89°47'03"	N 66°35'42" W	28.23'
C12	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C13	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C14	18.16'	1,010.00'	1°01'49"	N 69°01'41" E	18.16'
C15	19.86'	12.50'	91°01'49"	S 24°01'41" W	17.84'
C16	18.25'	12.50'	83°38'00"	N 63°18'14" W	16.67'
C17	454.16'	1,010.00'	25°45'50"	N 87°45'41" E	450.34'
C18	529.92'	1,010.00'	30°03'41"	N 83°36'22" E	523.86'
C19	356.61'	890.00'	22°57'27"	S 80°05'10" W	354.23'
C20	18.65'	890.00'	1°12'01"	N 69°06'47" E	18.65'
C21	19.41'	12.50'	88°57'25"	S 65°48'30" E	17.52'
C22	156.92'	465.00'	19°20'06"	S 11°39'44" E	156.18'
C23	227.68'	465.00'	28°03'16"	S 07°18'05" E	225.42'

RECORD CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
/C18/	/530.03'/	/1,010.00'/	/30°04'05"/	/N 83°36'10" E/	/523.97'/
/C19/	/356.70'/	/890.00'/	/22°57'48"/	/S 80°05'00" W/	/354.32'/



FINAL PLAT

LIDELL WALKER PHASE 2B

A SUBDIVISION OF 8.841 ACRES OF LAND LOCATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

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

\\bgeinc.vdata\TXC\Projects\Green_Brick_Partners\12802-01-Prairie-Winds_Ph-2B\SV\04_Finals\Drawings\Plat\12802-01_Lidell-Walker_Ph2B_20240920.dwg, 9/20/2024 11:39 AM, Michael Carney

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 8.841 ACRE TRACT OF LAND OUT OF THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 263.021 ACRE TRACT OF LAND AS TO CONVEYED TO GRBK EDGEWOOD, LLC AND MERITAGE HOMES OF TEXAS, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2023089401 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND ALL OF A CALLED 0.86 ACRE TRACT (TRACT I) AND A CALLED 1.22 ACRE TRACT (TRACT II) OF LAND AS TO CONVEYED TO GRBK EDGEWOOD, LLC BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2024062745 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 8.841 ACRE TRACT OF LAND CONSISTING OF TWO TRACTS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO PARTS AS FOLLOWS:

TRACT 1:

COMMENCING for POINT OF REFERENCE at a 1/2–inch iron rod with cap stamped "BGE INC" set at the southeast corner of the remainder of a called 27.36 acre tract of land as conveyed to Howard R. Sladek and Brenda Sladek by warranty deed recorded in Volume 866, Page 661 of the Deed Records of Williamson County, Texas, at an interior corner of the above described 263.021–acre tract; Thence, over and across said 263.021–acre tract, S 24°37'51" E a distance of 312.80 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for the most westerly northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 79°21'24" E a distance of 240.33 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 383.84 feet, having a radius of 890.00 feet, a central angle of 24°42'38" and chord which bears N 88°17'17" E a distance of 380.87 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of compound curvature;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 21.06 feet, having a radius of 12.50 feet, a central angle of 96°32'28" and chord which bears N 27°39'44" E a distance of 18.66 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 87.55 feet, having a radius of 535.00 feet, a central angle of 9°22'33" and chord which bears N 15°55'13" W a distance of 87.45 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 18.72 feet, having a radius of 12.50 feet, a central angle of 85°48'39" and chord which bears N 54°08'16" W a distance of 17.02 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, S 82°57'24" W a distance of 4.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 07°02'36" W a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 82°57'24" E a distance of 4.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at an a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 18.72 feet, having a radius of 12.50 feet, a central angle of 85°48'34" and chord which bears N 40°03'07" E a distance of 17.02 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 8.01 feet, having a radius of 535.00 feet, a central angle of 0°51'29" and chord which bears N 02°25'26" W a distance of 8.01 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 88°00'19" E a distance of 70.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at an a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along a curve to the right, an arc distance of 70.77 feet, having a radius of 465.00 feet, a central angle of 08°43'13" and chord which bears N 02°21'55" E a distance of 70.70 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 06°43'31" E a distance of 8.75 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for the most northerly west corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 88°27'36" E a distance of 102.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said 263.021–acre tract, N 68°30'46" E a distance of 311.12 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for the most northerly corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 21°29'14" E a distance of 198.82 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 68°30'46" E a distance of 107.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and chord which bears N 23°30'46" E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 68°30'46" E a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract at a point of curvature of a non–tangent curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along a curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and chord which bears S 66°29'14" E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 68°30'46" E a distance of 134.20 feet to 1/2–inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left an arc distance of 31.49 feet, having a radius of 20.00 feet, a central angle of 90°12'57" and achord which bears N 23°24'18" E a distance of 28.23 feet to 1/2–inch iron rod with cap stamped "BGE INC" set on the westerly right–of–way of County Road 133 (R.O.W varies) and the east line of said 263.021–acre tract, for a northeast corner of the herein described tract, from which a 1/2–inch iron rod with cap stamped "BGE INC" set on the westerly right–of–way of said County Road 133, at an angle point of said 263.021–acre tract bears N 21°42'11" W a distance of 323.31 feet;

THENCE, with the westerly right–of–way line of said County Road 133 and the east line of said 263.021–acre tract, S 21°42'11" E a distance of 160.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of curvature of a non–tangent curve to the left, for the southeast corner of the herein described tract, from which a 60D nail found on the westerly right–of–way of said County Road 133, at an angle point of said 263.021–acre tract bears S 21°42'11" E a distance of 1,233.33 feet;

THENCE, departing the westerly right–of–way line of said County Road 133, over and across said 263.021–acre tract, along said curve to the left an arc distance of 31.34 feet, having a radius of 20.00 feet, a central angle of 89°47'03" and a chord which bears N 66°35'42" W a distance of 28.23 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point tangency;

THENCE, continuing over and across said 263.021–acre tract, S 68°30'46" W a distance of 134.81 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and chord which bears S 23°30'46" W a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 68°30'46" W a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract at a point of curvature of a non–tangent curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and chord which bears N 66°29'14" W a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, S 68°30'46" W a distance of 541.62 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 18.16 feet, having a radius of 1,010.00 feet, a central angle of 01°01'49" and chord which bears S 69°01'41" W a distance of 18.16 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of reverse curvature;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 19.86 feet, having a radius of 12.50 feet, a central angle of 91°01'49" and chord which bears S 24°01'41" W a distance of 17.84 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, S 68°30'46" W a distance of 70.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 21°29'14" W a distance of 6.14 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 18.25 feet, having a radius of 12.50 feet, a central angle of 83°38'00" and chord which bears N 63°18'14" W a distance of 16.67 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of reverse curvature;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 454.16 feet, having a radius of 1,010.00 feet, a central angle of 25°45'50" and chord which bears S 87°45'41" W a distance of 450.34 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 79°21'24" W a distance of 240.33 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for the southwest corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 10°38'36" E a distance of 120.00 feet to the POINT OF BEGINNING and containing 6.757 acres of land, more or less.

TRACT 2:

COMMENCING for POINT OF REFERENCE at a 1/2–inch iron rod with cap stamped "BGE INC" set at the southeast corner of the remainder of a called 27.36 acre tract of land as conveyed to Howard R. Sladek and Brenda Sladek by warranty deed recorded in Volume 866, Page 661 of the Deed Records of Williamson County, Texas, at an interior corner of the above described 263.021–acre tract; Thence; with the southeast line of said 27.36–acre tract and a northwest line of said 263.021–acre tract, S 49°28'29" W a distance of 328.61 feet to a 1/2–inch iron rod with cap stamped "MWM 512–452–0767" found at the northeast corner of the above described 1.22–acre tract (Tract II) for the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the southeast line of said 1.22–acre tract (Tract II) and a northwest line of said 263.021–acre tract, S 49°28'29" W pass a 1/2–inch iron rod with cap stamped "MWM 512–452–0767" found at the common east corner of said 1.22–acre tract (Tract II) and the above decribed 0.86–acre tract (Tract I) and continuing on for a total distance of 534.05 feet to a mag nail found on the northwest line of Mustang Creek, Phase 4 a subdivision as recorded in Document Number 2021137021 of the Official Public Records of Williamson County, Texas, at the south corner of said 0.86–acre tract (Tract I) and a west corner of said 263.021–acre tract, for the south corner of the herein described tract;

THENCE, with the southwest lines of said 0.86–acre tract (Tract I) and 1.22–acre tract (Tract II) and the northwest lines of said Mustang Creek, Phase 4 and the Hutto Independent School District Maintenance Facility Subdivision as recorded in Document Number 2021122178 of the Official Public Records of Williamson County, Texas, N 21°39'45" W, pass a 1/2–inch iron rod with cap stamped "MWM 512–452–0767" found at the common west corner of said 0.86–acre tract (Tract I) and said 1.22–acre tract (Tract II), at the southeast terminus of County Road 118 (60' right–of–way) as dedicated by said Mustang Creek, Phase 4 subdivision at a distance of 190.62 feet, pass a 1/2–inch iron rod found at the northeast corner of said Mustang Creek, Phase 4, being the common east terminus that portion of said County Road 118 (60' right–of–way) and the portion of County Road 118 (55' right–of–way) as dedicated by said Hutto Independent School District Maintenance Facility Subdivision a distance of 250.62 feet, and continuing on for a total distance of 310.62 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at the northwest corner of said 1.22–acre tract (Tract II) being the southwest corner of said Sladek remainder tract, at a point of curvature of a non–tangent curve to the right, for the northwest corner of the herein described tract;

THENCE, with the north line of said 1.22–acre tract (Tract II) and the south line of said Sladek remainder tract, along said curve to the right on arc distance of 529.92 feet, having a radius of 1,010.00 feet, a central angle of 30°03'41" and chord which bears N 83°36'22" E, a distance of 523.86 feet to the POINT OF BEGINNING and containing 2.080 acres of land, more or less.

TRACT 1 AND TRACT 2 COMPRISING A TOTAL OF 8.841 ACRES OF LAND, MORE OR LESS.

FINAL PLAT

LIDELL WALKER PHASE 2B

A SUBDIVISION OF 8.841 ACRES OF LAND LOCATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

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

\\bgeinc\data\TX\Projects\Green_Brick_Partners\12802-01-Prairie-Winds_Ph-2B\SV\04_Finals\Drawings\Plat\12802-01_Lidell-Walker_Ph2B_20240920.dwg, 9/20/2024 11:39 AM, Michael Carney

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT GRBK EDGEWOOD, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH _____, IT'S _____ AND MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ACTING HEREIN BY AND THROUGH _____, IT'S _____, OWNERS OF A CALLED 263.021 ACRE TRACT OF LAND AS CONVEYED TO THEM BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023089401 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND GRBK EDGEWOOD, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING OWNER OF 2.08 ACRES OF LAND AS CONVEYED TO IT BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2024062745 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DOES HEREBY SUBDIVIDE 8.841 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LIDELL WALKER PHASE 2B

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.

_____
GRBK EDGEWOOD, LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, 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 _____

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

_____
MERITAGE HOMES OF TEXAS, LLC
12301 RESEARCH BLVD.
BUILDING 4 – 4TH FLOOR
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, 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 _____

FINAL PLAT

LIDELL WALKER PHASE 2B

A SUBDIVISION OF 8.841 ACRES OF LAND LOCATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

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. DATE
LICENSED PROFESSIONAL ENGINEER NO. 94848
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TX 78759

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON APRIL 21, 2021.

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. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE 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 HOME OWNERS ASSOCIATION.
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. WATER AND WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
14. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
15. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" 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, IF NECESSARY.
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.
20. THIS SUBDIVISION IS ZONED SF–1 VILLAGE.
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 57%.
23. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
24. STREETS 26 FEET WIDE TO LESS THAN 32 FEET WIDE REQUIRE FIRE LANE STRIPING ON ONE SIDE OF THE STREET.
25. TRAFFIC IMPACT FEES WILL BE DUE BASED ON RESOLUTION R–2021–147A.
26. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.

CITY DEVELOPMENT SERVICES SIGNATURES:

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

_____ _____ _____
ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR DATE

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE ON THE _____ DAY OF _____, 20__.

_____ _____
BRYAN LEE, CHAIR DATE

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

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

BY: _____
DEPUTY

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

\\bgeinc\data\TX\Projects\Green_Brick_Partners\12802-01-Prairie-Winds_Ph-2B\SV\04_Finals\Drawings\Plat\12802-01_Lidell-Walker_Ph2B_20240920.dwg, 9/20/2024 11:39 AM, Michael Carney

AGENDA ITEM REPORT
4.3.

To:	Planning and Zoning Commission
Subject:	Consideration and possible action to approve with conditions the proposed Lidell Walker Phase 3 Final Plat, 62.678 acres, more or less, of land, 192 residential lots, three open space lots, two drainage easement/open space and one park lot, located on County Road 132.
Meeting:	Tuesday, December 3, 2024
Department:	Development Services
Staff Contact:	

BACKGROUND INFORMATION:

The proposed Lidell Walker Phase 3 Final Plat consists of 192 residential lots, three open space lots, two drainage easement/open space and one park lot, located on County Road 132, generally located north of County Road 132 and west of County Road 133. The approved Preliminary Plat consists of 1,097 residential lots, 24 open space/drainage lots and two amenity lots. The tract was annexed into the City of Hutto on September 16, 2021, Ordinance O-2021-060. The property was zoned SF-1 Village zoning (single family residential village).

WEST: SF-1 Single Family 1 (Mustang Creek and HISD)
NORTH: ETJ (Agriculture and Industrial uses)
EAST: ETJ (Vacant, Agriculture, with Proposed Single Family in County)
SOUTH: SF-1 Single Family 1 and ETJ Residential (Highlands North and Rivers Crossing)

SUMMARY OF REQUEST:

The site is located within the Mustang Creek sub-watershed and Brushy Creek watershed. Wastewater service will be provided by the City of Hutto. It is anticipated that wastewater will convey to the existing Mustang Creek lift station then to the South Regional WWTP. Water service will be provided by Jonah SUD.

A Development Agreement was approved on first reading on September 16, 2021, allowing for a reduction in row width and waiver of the Traffic Impact Analysis.

The Final Plat is subject to HB 3167 approval.

STAFF REVIEW:

This plat is subject to 212.009 Approval Procedure of the Texas Local Government Code and must be approved, approved with conditions, or disapproved within 30 days of the filing of a complete application.

AGENDA ITEM REPORT
4.3.

Staff recommends approval of the plat with the condition that all remaining comments are met. The attached document is the review staff completed that shows the remaining comments.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. LWPh3-U1-StaffComments

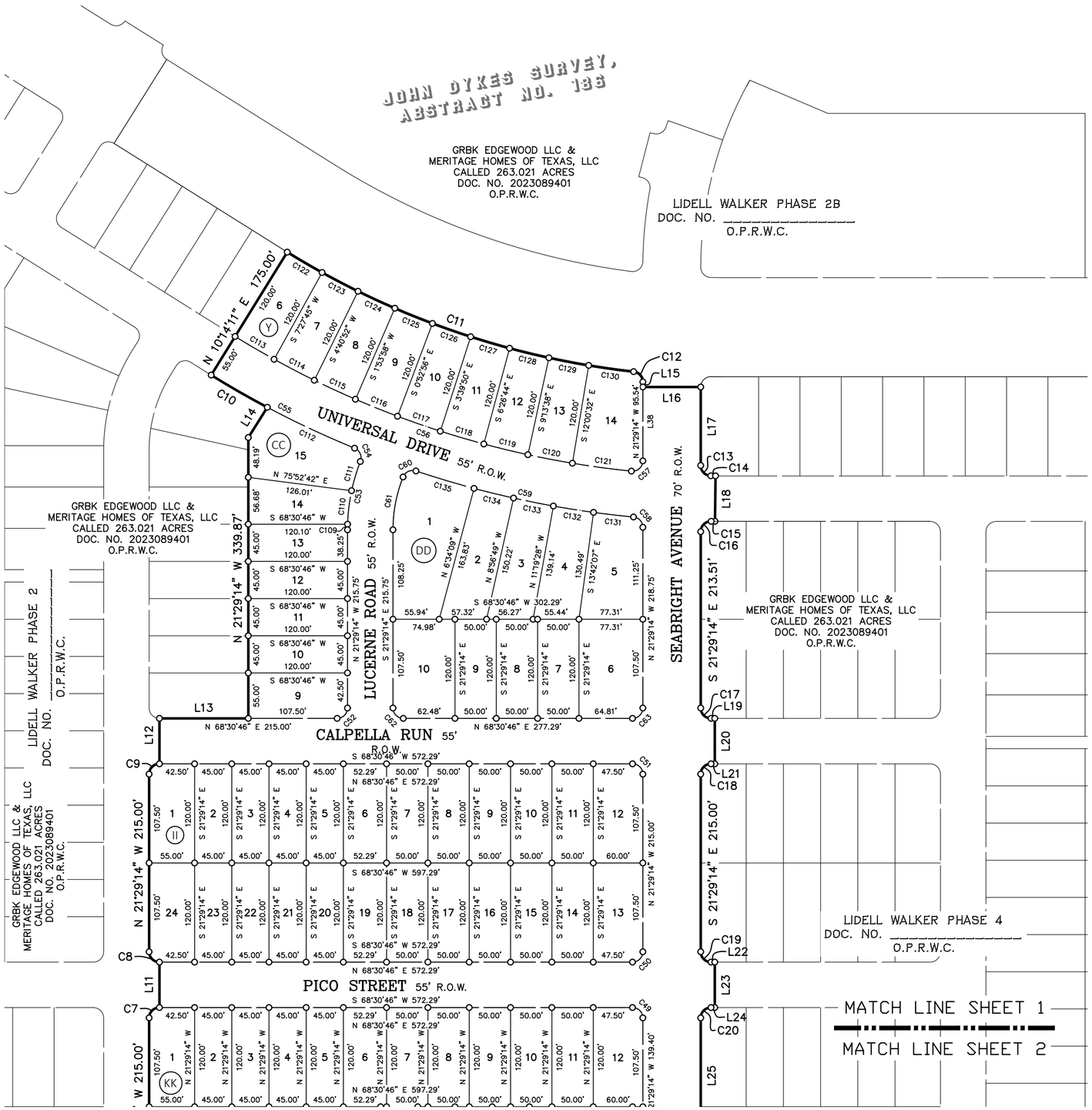
Lidell Walker Ph 3 FP - Update #1 (shot-clock submittal) 11/21/2024

Attendees

Sydnee (sydnee.best@huttotx.gov)
jbyrum (john.byrum@huttotx.gov)
Mindy McDonough (mindy.mcdonough@huttotx.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

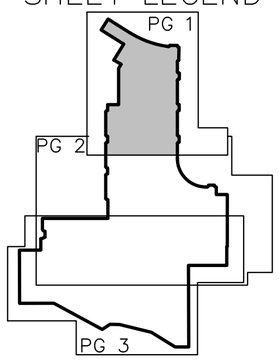
LWPh3FP-U1-Plat(11-19-24).pdf



STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
MALIBU BEND	55 FT.	1,196 FT.
MANDEVILLE BEND	55 FT.	996 FT.
PICO STREET	55 FT.	672 FT.
CALPELLA RUN	55 FT.	672 FT.
SEABRIGHT AVENUE	70 FT.	1,472 FT.
INGLENOOK ROAD	55 FT.	600 FT.
LUCERNE ROAD	55 FT.	370 FT.
UNIVERSAL DRIVE	55 FT.	2,349 FT.
TOTAL LINEAR FEET		8,327 FT.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	192	28.219 AC.
PARK	1	0.466 AC.
OPEN SPACE	3	0.364 AC.
DRAINAGE EASEMENT/OPEN SPACE	2	23.115 AC.
RIGHT-OF-WAY	–	10.514 AC.
TOTAL	198	62.678 AC.

SHEET LEGEND

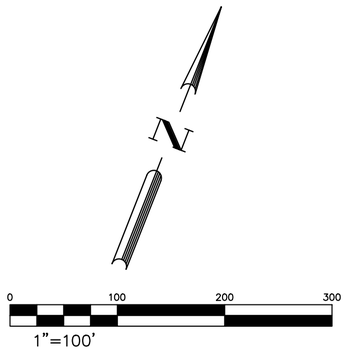


Planning review by:
John Byrum
john.byrum@huttotx.gov
512-759-5974
Comments 11/21/2024

Document numbers will need to be added to the plat before recording can occur - staff will take this plat to P&Z for approval with the condition that the document numbers are added before recording with the county

Erosion & Sediment Control Review by:
Mindy McDonough, CISEC # 1394
mindy.mcdonough@huttotx.gov
512-759-4003
11/21/2024
No Comments

ENGINEERING REVIEW
Review is for general compliance only. Sole responsibility for correctness remains with the Engineer of Record.
X No Exceptions Taken
Corrected. Revise and Resubmit.
11/21/2024



SUBMITTED DATE: OCTOBER 7, 2024

OWNERS:

AUSTIN EVETTS
AUTHORIZED SIGNER
GRBK EDGEWOOD LLC
A TEXAS LIMITED LIABILITY COMPANY
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024
TEL: (469) 573-6721

BRANDON HAMMANN
VICE PRESIDENT OF LAND DEVELOPMENT
MERITAGE HOMES OF TEXAS, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
12301 RESEARCH BLVD.
BUILDING 4, SUITE 400
AUSTIN, TEXAS 78759
TEL: (737) 309-5487

SURVEYOR:

BGE, INC.
101 W. LOUIS HENNA BLVD, STE 400
AUSTIN, TEXAS 78728
TEL: 512-879-0400

ENGINEER:

GRAY ENGINEERING, INC.
8834 N CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759
TEL: 512-452-0371

LEGEND

D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ESMT.	EASEMENT
NO.	NUMBER
NOS.	NUMBERS
O.S.	OPEN SPACE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
{ }	RECORD INFORMATION VOLUME 309, PG. 269
< >	RECORD INFORMATION VOLUME 866, PG. 661
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
△	CALCULATED POINT

BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE COMBINED SCALE FACTOR = 0.99988116

FINAL PLAT

LIDELL WALKER PHASE 3

A SUBDIVISION OF 62.678 ACRES OF LAND LOCATED IN THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693 AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

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

\\bgeinc.vdata\TX\Projects\WayMaker\11685-00-Lidell_Walker_Ph_3\SV\04_Finals\Drawings\Plat\11865-01_Lidell-Walker_Ph3.dwg, 11/13/2024 11:34 AM, Matthew Misiak

PICO STREET 55' R.O.W.

MALIBU BEND 55' R.O.W.

UNIVERSAL DRIVE 55' R.O.W.

MANDEVILLE DRIVE 55' R.O.W.

SEABRIGHT AVENUE 70' R.O.W.

INGLENOOK ROAD 55' R.O.W.

COUNTY ROAD 133 (R.O.W. VARIES)

GRBK EDGEWOOD LLC & MERITAGE HOMES OF TEXAS, LLC
CALLED 263.021 ACRES
DOC. NO. 2023089401
O.P.R.W.C.

LIDELL WALKER PHASE 2
DOC. NO. _____
O.P.R.W.C.

LIDELL WALKER PHASE 4
DOC. NO. _____
O.P.R.W.C.

JOHN DYKES SURVEY, ABSTRACT NO. 186

CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693

APPROX. SURVEY LINE

MATCH LINE SHEET 1

MATCH LINE SHEET 2

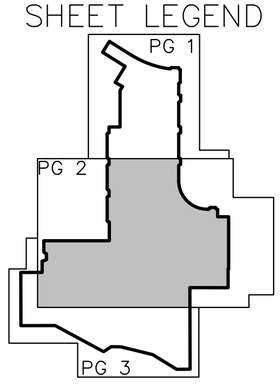
MATCH LINE SHEET 3

1"=100'

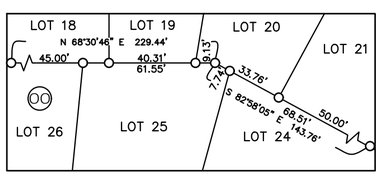
P.O.B.

S 68°32'53" W 356.44'
CHARLES MERVIN WALKER AND GRACE E. WALKER
REMAINDER OF A CALLED 105.75 ACRES
VOL. 484, PAGE 331
D.R.W.C.

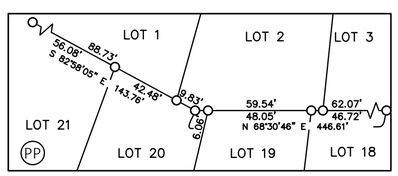
SHEET LEGEND



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



FINAL PLAT

LIDELL WALKER PHASE 3

A SUBDIVISION OF 62.678 ACRES OF LAND LOCATED IN THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693 AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

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\\bgeinc\data\TXC\Projects\WayMaker\11685-00-Lidell_Walker_Ph_3\SV\04_Finals\Drawings\Plat\11685_01_Lidell-Walker_Ph3.dwg, 11/13/2024 11:34 AM, Matthew Mislak

N 68°30'46" E 610.00'

GRBK EDGEWOOD LLC & MERITAGE HOMES OF TEXAS, LLC CALLED 263.021 ACRES DOC. NO. 2023089401 O.P.R.W.C.

LIDELL WALKER PHASE 2 DOC. NO. _____ O.P.R.W.C.

APPROX. SURVEY LINE

UNIVERSAL DRIVE 55' R.O.W.

MANDEVILLE DRIVE 55' R.O.W.

MALIBU BEND 55' R.O.W.

INGLENOOK ROAD 55' R.O.W.

LIDELL WALKER PHASE 4 DOC. NO. _____ O.P.R.W.C.

GRBK EDGEWOOD LLC & MERITAGE HOMES OF TEXAS, LLC CALLED 263.021 ACRES DOC. NO. 2023089401 O.P.R.W.C.

N 68°28'41" E 199.13'

N 21°39'45" W 495.52'

MUSTANG CREEK, PHASE 8 DOC. NO. 202209199 2 O.P.R.W.C.

LOT 107, BLOCK B

S 68°32'53" W 356.44'

P.O.B.

MATCH LINE SHEET 2

MATCH LINE SHEET 3

CHARLES MERVIN WALKER AND GRACE E. WALKER REMAINDER OF A CALLED 105.75 ACRES VOLUME 484, PAGE 331 D.R.W.C.

S 21°37'44" E 759.92'

36 DRAINAGE EASEMENT/ OPEN SPACE

S 68°20'15" W 318.44'

N 83°08'58" W 513.50'

S 82°22'10" W 304.52'

N 79°55'05" W 260.42'

MUSTANG CREEK, PHASE 1 DOC. NO. 202011349 O.P.R.W.C.

LIDELL WALKER PHASE 1 DOC. NO. _____ O.P.R.W.C.

GRBK EDGEWOOD LLC & MERITAGE HOMES OF TEXAS, LLC CALLED 263.021 ACRES DOC. NO. 2023089401 O.P.R.W.C.

JOHN DYKES SURVEY, ABSTRACT NO. 186

CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693

CHARLES MERVIN WALKER AND GRACE E. WALKER REMAINDER OF A CALLED 105.75 ACRES VOLUME 484, PAGE 331 D.R.W.C.

SHEET LEGEND

PG 1

PG 2

PG 3

N

0 100 200 300

1"=100'

FINAL PLAT

LIDELL WALKER PHASE 3

A SUBDIVISION OF 62.678 ACRES OF LAND LOCATED IN THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693 AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

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LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
9	CC	6,566	R
10	CC	5,400	R
11	CC	5,400	R
12	CC	5,400	R
13	CC	5,400	R
14	CC	5,951	R
15	CC	8,964	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	DD	13,132	R
2	DD	8,221	R
3	DD	7,538	R
4	DD	6,996	R
5	DD	8,613	R
6	DD	9,244	R
7	DD	6,000	R
8	DD	6,000	R
9	DD	6,000	R
10	DD	8,965	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	II	6,566	R
2	II	5,400	R
3	II	5,400	R
4	II	5,400	R
5	II	5,400	R
6	II	6,275	R
7	II	6,000	R
8	II	6,000	R
9	II	6,000	R
10	II	6,000	R
11	II	6,000	R
12	II	7,166	R
13	II	7,166	R
14	II	6,000	R
15	II	6,000	R
16	II	6,000	R
17	II	6,000	R
18	II	6,000	R
19	II	6,275	R
20	II	5,400	R
21	II	5,400	R
22	II	5,400	R
23	II	5,400	R
24	II	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	KK	6,566	R
2	KK	5,400	R
3	KK	5,400	R
4	KK	5,400	R
5	KK	5,400	R
6	KK	6,275	R
7	KK	6,000	R
8	KK	6,000	R
9	KK	6,000	R
10	KK	6,000	R
11	KK	6,000	R
12	KK	7,166	R
13	KK	6,566	R
14	KK	5,400	R
15	KK	5,400	R
16	KK	5,400	R
17	KK	5,400	R
18	KK	5,400	R
19	KK	5,400	R
20	KK	5,400	R
21	KK	5,400	R
22	KK	4,959	R
23	KK	8,781	R
24	KK	8,341	R
25	KK	5,250	R
26	KK	6,012	R
27	KK	6,213	R
28	KK	3,922	D/O.S.
29	KK	8,149	R
30	KK	8,161	R
31	KK	20,286	PARK
32	KK	7,166	R
33	KK	6,000	R
34	KK	6,000	R
35	KK	6,000	R
36	KK	10,142	R
37	KK	8,136	R
38	KK	6,000	R
39	KK	5,617	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	NN	6,566	R
2	NN	5,400	R
3	NN	5,400	R
4	NN	5,400	R
5	NN	5,400	R
6	NN	5,400	R
7	NN	5,400	R
8	NN	5,400	R
9	NN	5,400	R
10	NN	6,070	O.S.
11	NN	7,981	O.S.
12	NN	7,166	R
13	NN	6,000	R
14	NN	8,657	R
15	NN	7,842	R
16	NN	6,503	R
17	NN	5,401	R
18	NN	5,400	R
19	NN	5,400	R
20	NN	5,400	R
21	NN	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
15	OO	5,400	R
16	OO	5,400	R
17	OO	5,400	R
18	OO	5,400	R
19	OO	5,988	R
20	OO	7,394	R
21	OO	6,000	R
22	OO	7,166	R
23	OO	7,622	R
24	OO	7,138	R
25	OO	7,292	R
26	OO	6,504	R
27	OO	6,000	R
28	OO	6,000	R
29	OO	6,341	R
30	OO	1,800	O.S.
31	OO	5,400	R
32	OO	5,400	R
33	OO	5,400	R
34	OO	5,400	R
35	OO	5,400	R
36	OO	5,400	R
37	OO	5,400	R
38	OO	5,400	R
39	OO	5,400	R
40	OO	5,400	R
41	OO	5,400	R
42	OO	6,491	R

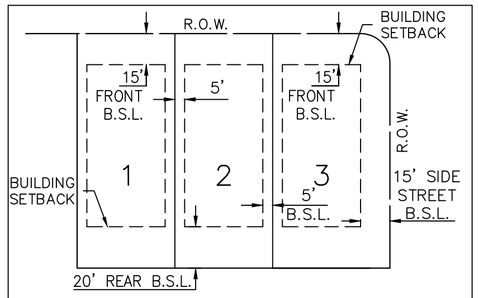
LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	PP	9,115	R
2	PP	7,309	R
3	PP	6,711	R
4	PP	5,400	R
5	PP	5,400	R
6	PP	5,400	R
7	PP	5,400	R
8	PP	5,400	R
9	PP	5,400	R
10	PP	6,566	R
11	PP	6,566	R
12	PP	5,400	R
13	PP	5,400	R
14	PP	6,094	R
15	PP	6,000	R
16	PP	6,000	R
17	PP	6,000	R
18	PP	6,383	R
19	PP	6,120	R
20	PP	6,022	R
21	PP	7,614	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	QQ	7,173	R
2	QQ	6,000	R
3	QQ	6,000	R
4	QQ	5,400	R
5	QQ	5,400	R
6	QQ	5,400	R
7	QQ	5,400	R
8	QQ	5,400	R
9	QQ	5,400	R
10	QQ	6,566	R

LEGEND	
TYPE	TYPE
R	RESIDENTIAL
O.S.	OPEN SPACE
D/O.S.	DRAINAGE/OPEN SPACE
PARK	PARK

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
27	SS	6,848	R
28	SS	7,200	R
29	SS	7,200	R
30	SS	7,200	R
31	SS	7,200	R
32	SS	7,200	R
33	SS	7,200	R
34	SS	7,200	R
35	SS	7,200	R
36	SS	1,002,958	D/O.S.
37	SS	7,200	R
38	SS	7,200	R
39	SS	7,200	R
40	SS	8,669	R
41	SS	7,793	R
42	SS	7,336	R
43	SS	7,794	R
44	SS	8,639	R
45	SS	8,623	R
46	SS	8,048	R
47	SS	7,547	R
48	SS	7,200	R
49	SS	7,200	R
50	SS	7,201	R
51	SS	7,203	R
52	SS	7,205	R
53	SS	7,208	R
54	SS	7,210	R
55	SS	7,212	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
6	Y	6,216	R
7	Y	6,234	R
8	Y	6,234	R
9	Y	6,234	R
10	Y	6,234	R
11	Y	6,234	R
12	Y	6,234	R
13	Y	6,234	R
14	Y	9,049	R



TYP. BUILDING SETBACK DIAGRAM

FINAL PLAT

LIDELL WALKER PHASE 3

A SUBDIVISION OF 62.678 ACRES OF LAND LOCATED IN THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693 AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

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CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	34.39'	52.50'	37°31'55"	N 47°33'49" E	33.78'
C2	8.66'	12.50'	39°42'54"	S 48°39'19" W	8.49'
C3	35.34'	22.50'	90°00'00"	S 66°29'14" E	31.82'
C4	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C5	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C6	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C7	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C8	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C9	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C10	78.29'	1,185.00'	3°47'08"	S 81°39'23" E	78.28'
C11	446.99'	1,010.00'	25°21'25"	N 87°33'28" E	443.35'
C12	18.25'	12.50'	83°38'00"	N 63°18'14" W	16.67'
C13	19.43'	12.50'	89°03'26"	S 66°00'57" E	17.53'
C14	5.65'	1,130.00'	0°17'11"	N 69°18'44" E	5.65'
C15	4.62'	1,185.00'	0°13'25"	N 69°16'51" E	4.62'
C16	19.83'	12.50'	90°52'47"	S 23°57'10" W	17.81'
C17	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C18	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C19	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C20	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C21	416.26'	265.00'	90°00'00"	S 66°29'14" E	374.77'
C22	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C23	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C24	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C25	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C26	284.96'	572.50'	28°31'08"	N 82°46'20" E	282.03'
C27	110.75'	222.50'	28°31'08"	S 82°46'20" W	109.61'
C28	138.13'	277.50'	28°31'08"	S 82°46'20" W	136.70'
C29	19.63'	12.50'	90°00'00"	N 52°01'55" E	17.68'
C30	19.63'	12.50'	90°00'00"	N 37°58'05" W	17.68'
C31	110.75'	222.50'	28°31'08"	S 82°46'20" W	109.61'
C32	138.13'	277.50'	28°31'08"	S 82°46'20" W	136.70'
C33	19.63'	12.50'	90°00'00"	N 52°01'55" E	17.68'
C34	26.12'	22.50'	66°30'26"	N 26°13'19" W	24.68'
C35	176.87'	510.00'	19°52'11"	S 49°32'26" E	175.98'
C36	28.23'	22.50'	71°52'53"	N 75°32'47" W	26.41'
C37	8.66'	12.50'	39°42'54"	N 48°39'19" E	8.49'
C38	139.44'	52.50'	152°10'26"	N 75°06'55" W	101.92'
C39	9.24'	12.50'	42°19'59"	S 20°11'41" E	9.03'
C40	127.32'	455.00'	16°02'00"	S 49°22'40" E	126.91'
C41	9.24'	12.50'	42°19'59"	S 78°33'40" E	9.03'
C42	134.21'	52.50'	146°28'28"	N 26°29'25" W	100.54'
C43	8.66'	12.50'	39°42'54"	S 26°53'22" W	8.49'
C44	20.53'	12.50'	94°05'08"	S 40°00'40" E	18.30'
C45	94.88'	222.50'	24°26'00"	N 80°43'46" E	94.17'
C46	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C47	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C48	526.22'	335.00'	90°00'00"	S 66°29'14" E	473.76'
C49	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C50	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C52	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C53	84.53'	227.50'	21°17'22"	S 10°50'33" E	84.05'
C54	19.42'	12.50'	88°59'41"	N 44°41'42" W	17.52'
C55	195.00'	1,185.00'	9°25'43"	S 84°28'41" E	194.78'
C56	510.81'	1,130.00'	25°54'00"	N 87°17'11" E	506.47'
C57	20.91'	12.50'	95°49'24"	N 26°25'28" E	18.55'
C58	18.45'	12.50'	84°34'01"	N 63°46'14" W	16.82'
C59	269.54'	1,185.00'	13°01'57"	N 80°27'44" E	268.96'
C60	18.92'	12.50'	86°43'18"	S 43°37'04" W	17.16'
C61	65.47'	172.50'	21°44'39"	S 10°36'54" E	65.07'
C62	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C63	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C64	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C65	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C66	123.80'	277.50'	25°33'42"	N 81°17'37" E	122.78'
C67	18.99'	12.50'	87°02'33"	S 50°33'11" W	17.22'
C68	20.01'	12.50'	91°41'52"	S 38°49'01" E	17.94'
C69	242.25'	517.50'	26°49'16"	N 81°55'24" E	240.04'
C70	38.11'	572.50'	3°48'50"	N 70°25'11" E	38.10'
C71	58.00'	572.50'	5°48'17"	N 75°13'45" E	57.97'
C72	56.48'	572.50'	5°39'11"	N 80°57'28" E	56.46'
C73	58.84'	572.50'	5°53'18"	N 86°43'43" E	58.81'
C74	57.52'	572.50'	5°45'22"	S 87°26'57" E	57.49'
C75	16.02'	572.50'	1°36'11"	S 83°46'11" E	16.02'
C76	38.44'	222.50'	9°53'54"	N 87°55'03" W	38.39'
C77	72.31'	222.50'	18°37'14"	S 77°49'23" W	71.99'
C78	27.47'	277.50'	5°40'17"	S 71°20'55" W	27.46'
C79	46.69'	277.50'	9°38'27"	S 79°00'17" W	46.64'
C80	46.69'	277.50'	9°38'27"	S 88°38'44" W	46.64'
C81	17.27'	277.50'	3°33'57"	N 84°45'04" W	17.27'
C82	74.36'	222.50'	19°08'51"	S 87°27'29" W	74.01'
C83	36.39'	222.50'	9°22'18"	S 73°11'55" W	36.35'
C84	11.61'	277.50'	2°23'53"	S 69°42'43" W	11.61'
C85	41.23'	277.50'	8°30'49"	S 75°10'03" W	41.20'
C86	46.32'	277.50'	9°33'50"	S 84°12'23" W	46.27'
C87	38.96'	277.50'	8°02'37"	N 86°59'24" W	38.93'
C88	61.70'	510.00'	6°55'55"	S 56°00'34" E	61.67'
C89	115.16'	510.00'	12°56'16"	S 46°04'28" E	114.92'
C90	8.66'	12.50'	39°42'54"	N 48°39'19" E	8.49'
C91	40.32'	52.50'	43°59'57"	S 50°47'50" W	39.33'
C92	32.05'	52.50'	34°58'37"	N 89°42'53" W	31.55'
C93	30.11'	52.50'	32°51'53"	N 55°47'38" W	29.70'
C94	36.96'	52.50'	40°20'00"	N 19°11'42" W	36.20'
C95	7.67'	455.00'	0°57'58"	S 41°50'39" E	7.67'
C96	57.71'	455.00'	7°16'04"	S 45°57'40" E	57.68'
C97	61.94'	455.00'	7°47'58"	S 53°29'41" E	61.89'
C98	29.64'	52.50'	32°20'39"	N 83°33'19" W	29.25'
C99	35.12'	52.50'	38°19'46"	N 48°13'06" W	34.47'
C100	32.96'	52.50'	35°58'26"	N 11°04'00" W	32.42'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C101	36.49'	52.50'	39°49'37"	N 26°50'01" E	35.76'
C102	181.52'	335.00'	31°02'46"	N 84°02'09" E	179.31'
C103	103.73'	335.00'	17°44'28"	S 71°34'14" E	103.32'
C104	35.02'	335.00'	5°59'20"	S 59°42'20" E	35.00'
C105	41.61'	335.00'	7°06'58"	S 53°09'11" E	41.58'
C106	42.49'	335.00'	7°16'04"	S 45°57'40" E	42.46'
C107	44.00'	335.00'	7°31'30"	S 38°33'53" E	43.97'
C108	77.85'	335.00'	13°18'54"	S 28°08'41" E	77.68'
C109	6.75'	227.50'	1°42'03"	S 20°38'12" E	6.75'
C110	40.87'	227.50'	10°17'40"	S 14°38'21" E	40.82'
C111	36.90'	227.50'	9°17'40"	S 04°50'41" E	36.86'
C112	116.71'	1,185.00'	5°38'35"	S 86°22'14" E	116.66'
C113	54.70'	1,130.00'	2°46'25"	S 81°09'02" E	54.70'
C114	54.86'	1,130.00'	2°46'54"	S 83°55'42" E	54.85'
C115	54.86'	1,130.00'	2°46'54"	S 86°42'35" E	54.85'
C116	54.86'	1,130.00'	2°46'54"	S 89°29'29" E	54.85'
C117	54.86'	1,130.00'	2°46'54"	N 87°43'37" E	54.85'
C118	54.86'	1,130.00'	2°46'54"	N 84°56'43" E	54.85'
C119	54.86'	1,130.00'	2°46'54"	N 82°09'49" E	54.85'
C120	54.86'	1,130.00'	2°46'54"	N 79°22'55" E	54.85'
C121	72.08'	1,130.00'	3°39'18"	N 76°09'50" E	72.07'
C122	48.89'	1,010.00'	2°46'25"	S 81°09'02" E	48.89'
C123	49.03'	1,010.00'	2°46'54"	S 83°55'42" E	49.03'
C124	49.03'	1,010.00'	2°46'54"	S 86°42'35" E	49.03'
C125	49.03'	1,010.00'	2°46'54"	S 89°29'29" E	49.03'
C126	49.03'	1,010.00'	2°46'54"	N 87°43'37" E	49.03'
C127	49.03'	1,010.00'	2°46'54"	N 84°56'43" E	49.03'
C128	49.03'	1,010.00'	2°46'54"	N 82°09'49" E	49.03'
C129	49.03'	1,010.00'	2°46'54"	N 79°22'55" E	49.03'
C130	54.85'	1,010.00'	3°06'42"	N 76°26'07" E	54.85'
C131	48.64'	1,185.00'	2°21'07"	N 75°07'19" E	48.64'
C132	49.17'	1,185.00'	2°22'39"	N 77°29'12" E	49.17'
C133	49.17'	1,185.00'	2°22'39"	N 79°51'52" E	49.17'
C134	49.17'	1,185.00'	2°22'39"	N 82°14'31" E	49.17'
C135	73.38'	1,185.00'	3°32'52"	N 85°12'17" E	73.37'
C136	28.85'	277.50'	5°57'26"	N 71°29'29" E	28.84'
C137	46.69'	277.50'	9°38'27"	N 79°17'26" E	46.64'
C138	48.26'	277.50'	9°57'49"	N 89°05'34" E	48.20'
C139	60.34'	517.50'	6°40'49"	S 88°00'22" E	60.30'
C140	60.56'	517.50'	6°42'18"	N 85°18'04" E	60.53'
C141	60.56'	517.50'	6°42'18"	N 78°35'46" E	60.53'
C142	60.60'	517.50'	6°42'34"	N 71°53'20" E	60.57'
C143	0.19'	517.50'	0°01'16"	N 68°30'46" E	0.19'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 68°22'16" W	126.23'
L2	S 69°33'22" W	90.18'
L3	S 35°07'34" W	85.65'
L4	N 21°29'14" W	105.04'
L5	N 21°29'14" W	55.00'
L6	S 68°30'46" W	1.53'
L7	N 21°29'14" W	97.50'
L8	N 21°29'14" W	175.00'
L9	S 68°30'46" W	7.50'
L10	N 21°29'14" W	55.00'
L11	N 21°29'14" W	55.00'
L12	N 21°29'14" W	55.00'
L13	N 68°30'46" E	107.50'
L14	N 10°38'36" E	43.22'
L15	N 21°29'14" W	6.14'
L16	S 68°30'46" W	70.00'
L17	S 21°29'14" E	95.01'
L18	S 20°49'52" E	55.00'
L19	N 68°30'46" E	4.50'
L20	S 21°29'14" E	55.00'
L21	S 68°30'46" W	4.50'
L22	N 68°30'46" E	4.50'
L23	S 21°29'14" E	55.00'
L24	S 68°30'46" W	4.50'
L25	S 21°29'14" E	139.40'
L26	N 68°30'46" E	12.50'
L27	N 21°29'14" W	4.50'
L28	N 68°30'46" E	55.00'
L29	S 21°29'14" E	4.50'
L30	N 68°30'46" E	5.00'
L31	S 21°29'14" E	70.00'
L32	N 68°30'46" E	102.50'
L33	S 68°30'46" W	5.00'
L34	S 68°30'46" W	5.00'
L35	N 68°30'46" E	102.50'
L36	S 82°58'05" E	30.24'
L37	S 68°30'46" W	12.50'
L38	N 21°29'14" W	89.40'
L39	N 21°29'14" W	51.91'
L40	N 78°38'52" E	36.83'
L41	N 78°38'52" E	8.52'
L42	S 82°58'05" E	46.19'

FINAL PLAT

LIDELL WALKER PHASE 3

A SUBDIVISION OF 62.678 ACRES OF LAND LOCATED IN THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693 AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

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TBPELS Licensed Surveying Firm No. 10106502

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METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 62.678 ACRE TRACT OF LAND OUT OF THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693, AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 263.021 ACRE TRACT OF LAND AS CONVEYED TO GRBK EDGEWOOD LLC AND MERITAGE HOMES OF TEXAS, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023089401 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 62.678 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2–inch iron rod with cap stamped "BGE INC" set at the northwest corner of the remaining portion of a called 105.75 acre tract of land as conveyed to Charles Mervin Walker and Grace E. Walker by warranty deed recorded in Volume 484, Page 331 of the Deed Records of Williamson County, Texas, at an interior corner of the above described 263.021–acre tract, for an interior corner and POINT OF BEGINNING of the herein described tract;

THENCE, with a northeasterly line of said 263.021–acre tract and the southwesterly line of said Walker remainder tract, S 21°37'44" E a distance of 759.92 feet to 1/2–inch iron rod with cap stamped "BGE INC" set for the southeast corner of the herein described tract;

THENCE, leaving the southwesterly line of said Walker remainder tract, over and across said 263.021–acre tract, S 68°22'16" W a distance of 126.23 feet to 1/2–inch iron rod with cap stamped "BGE INC" set for angle point;

THENCE, continuing over and across said 263.021–acre tract, N 79°55'05" W a distance of 260.42 feet to 1/2–inch iron rod with cap stamped "BGE INC" set for angle point;

THENCE, continuing over and across said 263.021–acre tract, S 82°22'10" W a distance of 304.52 feet to 1/2–inch iron rod with cap stamped "BGE INC" set for angle point;

THENCE, continuing over and across said 263.021–acre tract, S 69°33'22" W a distance of 90.18 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 35°07'34" W a distance of 85.65 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 83°08'58" W a distance of 513.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said 263.021–acre tract, S 68°20'15" W a distance of 318.44 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set on the southwesterly line of said 263.021–acre tract and northeasterly line of Lot 107, Block B of Mustang Creek, Phase 8 a subdivision as recorded in Document Number 2022091992 of the Official Public Records of Williamson County, Texas for the southwest corner of the herein described tract;

THENCE, with the southwesterly line of said 263.021–acre tract and northeasterly line of said Lot 107, Block B, N 21°39'45" W a distance of 495.52 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for the most westerly corner of the herein described tract;

THENCE, leaving the northeasterly line of said Lot 107, Block B, over and across said 263.021–acre tract, N 68°28'41" E a distance of 199.13 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 21°29'14" W a distance of 105.04 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at the beginning of a non–tangent curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 34.39 feet, having a radius of 52.50 feet, a central angle of 37°31'55" and a chord which bears N 47°33'49" E a distance of 33.78 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of reverse curvature;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 8.66 feet, having a radius of 12.50 feet, a central angle of 39°42'54" and a chord which bears N 48°39'19" E a distance of 8.49 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 21°29'14" W a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 68°30'46" W a distance of 1.53 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 35.34 feet, having a radius of 22.50 feet, a central angle of 90°00'00" and a chord which bears N 66°29'14" W a distance of 31.82 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 21°29'14" W a distance of 97.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 68°30'46" E a distance of 610.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 21°29'14" W a distance of 175.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 68°30'46" W a distance of 7.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears N 66°29'14" W a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 21°29'14" W a distance of 215.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears N 23°30'46" E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at for an interior corner of the herein described tract;

FINAL PLAT

LIDELL WALKER PHASE 3

A SUBDIVISION OF 62.678 ACRES OF LAND LOCATED IN THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693 AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

THENCE, continuing over and across said 263.021–acre tract, N 21°29'14" W a distance of 55.00 to a 1/2–inch iron rod with cap stamped "BGE INC" set at the beginning of a non–tangent cure to the right, for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears N 66°29'14" W a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 21°29'14" W a distance of 215.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears N 23°30'46" E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 21°29'14" W a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at the beginning of a non–tangent cure to the right, for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears N 66°29'14" W a distance of 17.68 feet to 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 21°29'14" W a distance of 215.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the right;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears N 23°30'46" E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 21°29'14" W a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 68°30'46" E a distance of 107.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 21°29'14" W a distance of 339.87 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for angle point;

THENCE, continuing over and across said 263.021–acre tract, N 10°38'36" E a distance of 43.22 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at the beginning of a non–tangent curve to the right, for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 78.29 feet, having a radius of 1,185.00 feet, a central angle of 03°47'08" and a chord which bears N 81°39'23" W a distance of 78.28 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 10°14'11" E a distance of 175.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at the beginning of a non–tangent curve to the left, for the northwest corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 446.99 feet, having a radius of 1,010.00 feet, a central angle of 25°21'25" and a chord which bears N 87°33'28" E a distance of 443.35 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of reverse curvature;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the right, an arc distance of 18.25 feet, having a radius of 12.50 feet, a central angle of 83°38'00" and a chord which bears S 63°18'14" E a distance of 16.67 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, S 21°29'14" E a distance of 6.14 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 68°30'46" E a distance of 70.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for the northeast corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 21°29'14" E a distance of 95.01 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 19.43 feet, having a radius of 12.50 feet, a central angle of 89°07'13" and a chord which bears S 66°00'57" E a distance of 17.53 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of compound curvature;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 5.65 feet, having a radius of 1,130.00 feet, a central angle of 00°17'11" and a chord which bears N 69°18'44" E a distance of 5.65 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 20°49'52" E a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at beginning of a non–tangent curve to the left, for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 4.62 feet, having a radius of 1,185.00 feet, a central angle of 0°13'25" and a chord which bears S 69°16'51" W a distance of 4.62 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of compound curvature;

THENCE, along said curve to the left, an arc distance of 19.83 feet, having a radius of 12.50 feet, a central angle of 90°52'47" and a chord which bears S 23°57'10" W a distance of 17.81 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, S 21°29'14" E a distance of 213.51 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 66°29'14" E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 68°30'46" E a distance of 4.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 21°29'14" E a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 68°30'46" W a distance of 4.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 23°30'46" W a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, S 21°29'14" E a distance of 215.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 66°29'14" E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 68°30'46" E a distance of 4.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 21°29'14" E a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 68°30'46" W a distance of 4.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 23°30'46" W a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, S 21°29'14" E a distance of 139.40 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 416.26 feet, having a radius of 265.00 feet, a central angle of 90°00'00" and a chord which bears S 66°29'14" E a distance of 374.77 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 68°30'46" E a distance of 12.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears N 23°30'46" E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 21°29'14" W a distance of 4.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for and exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 68°30'46" E a distance of 4.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for and exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 68°30'46" E a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 21°29'14" E a distance of 4.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said 263.021–acre tract, along said curve to the left, an arc distance of 19.63 feet, having a radius of 12.50 feet, a central angle of 90°00'00" and a chord which bears S 66°29'14" E a distance of 17.68 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said 263.021–acre tract, N 68°30'46" E a distance of 5.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 21°29'14" E a distance of 70.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, N 68°30'46" E a distance of 102.50 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 21°29'14" E a distance of 485.05 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 68°30'46" W a distance of 5.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 21°29'14" E a distance of 175.22 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said 263.021–acre tract, S 68°32'53" W a distance of 356.44 feet to the POINT OF BEGINNING and containing 62.678 acres of land, more or less.

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

\\bgeinc\data\TXC\Projects\WayMaker\11685-00-Lidell_Walker_Ph_3\SV\04_Finals\Drawings\Plat\11685-01_Lidell-Walker_Ph3.dwg, 11/13/2024 11:35 AM, Matthew Misiak

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT GRBK EDGEWOOD LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH _____, IT'S _____ AND MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ACTING HEREIN BY AND THROUGH _____, IT'S _____, OWNERS OF A CALLED 263.021 ACRE TRACT OF LAND ALL OUT OF THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NUMBER 693, AND THE JOHN DYKES SURVEY, ABSTRACT NUMBER 186, OF WILLIAMSON COUNTY, TEXAS AS CONVEYED TO THEM BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023089401 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 62.678 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LIDELL WALKER PHASE 3

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.

_____
AUSTIN EVETTS, AUTHORIZED SIGNER
GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, 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 _____

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

_____
BRANDON HAMMANN, VICE PRESIDENT OF LAND DEVELOPMENT
MERITAGE HOMES OF TEXAS, LLC
12301 RESEARCH BLVD.
BUILDING 4, SUITE 400
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, 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 _____

FINAL PLAT

LIDELL WALKER PHASE 3

A SUBDIVISION OF 62.678 ACRES OF LAND LOCATED IN THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NO. 693 AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

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. DATE
LICENSED PROFESSIONAL ENGINEER NO. 94848
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TX 78759

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON APRIL 21, 2021.

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. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE 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. WATER WILL BE AVAILABLE THROUGH JONAH SUD AFTER THE APPROPRIATE WATER SYSTEMS ARE INSTALLED TO THIS SITE. WASTEWATER WILL BE PROVIDED 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 WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
14. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
15. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" 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. TRAFFIC IMPACT FEES WILL BE DUE BASED ON RESOLUTION R–2021–147.
18. 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, IF NECESSARY.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
21. THIS SUBDIVISION IS ZONED SF–1 VILLAGE.
22. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
23. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 57%.
24. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
25. STREETS 26 FEET WIDE TO LESS THAN 32 FEET WIDE REQUIRE FIRE LANE STRIPING ON ONE SIDE OF THE STREET.
26. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.

CITY DEVELOPMENT SERVICES SIGNATURES:

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

_____ _____ _____
ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR DATE

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE ON THE _____ DAY OF _____, 20___.

_____ _____
BRYAN LEE, CHAIR DATE

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

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

\\bgeinc\data\TXC\Projects\WorkMaker\11685-00-Lidell Walker_Ph_3\SV\04_Finals\Drawings\Plat\11685-01_Lidell-Walker_Ph3.dwg, 11/13/2024 11:35 AM, Matthew Misiak

AGENDA ITEM REPORT
4.4.

To:	Planning and Zoning Commission
Subject:	Consideration and possible action to approve with conditions the proposed Lidell Walker Phase 4 Final Plat, 27.473 acres, more or less, of land, 139 residential lots and 1 open space lot, located on County Road 132.
Meeting:	Tuesday, December 3, 2024
Department:	Development Services
Staff Contact:	

BACKGROUND INFORMATION:

The proposed Lidell Walker Phase 4 Final Plat consists of 139 residential lots and one park lot, located on County Road 132, generally located north of County Road 132 and west of County Road 133. The approved Preliminary Plat consists of 1,097 residential lots, 24 open space/drainage lots and two amenity lots. The tract was annexed into the City of Hutto on September 16, 2021, Ordinance O-2021-060. The property was zoned SF-1 Village zoning (single family residential village).

WEST: SF-1 Single Family 1 (Mustang Creek and HISD)
NORTH: ETJ (Agriculture and Industrial uses)
EAST: ETJ (Vacant, Agriculture, with Proposed Single Family in County)
SOUTH: SF-1 Single Family 1 and ETJ Residential (Highlands North and Rivers Crossing)

SUMMARY OF REQUEST:

The site is located within the Mustang Creek sub-watershed and Brushy Creek watershed. Wastewater service will be provided by the City of Hutto. It is anticipated that wastewater will convey to the existing Mustang Creek lift station then to the South Regional WWTP. Water service will be provided by Jonah SUD.

A Development Agreement was approved on first reading on September 16, 2021, allowing for a reduction in row width and waiver of the Traffic Impact Analysis.

The Final Plat is subject to HB 3167 approval.

STAFF REVIEW:

This plat is subject to 212.009 Approval Procedure of the Texas Local Government Code and must be approved, approved with conditions, or disapproved within 30 days of the filing of a complete application.

Staff recommends approval of the plat with the condition that all remaining comments are met. The attached document is the review staff completed that shows the remaining comments.

AGENDA ITEM REPORT
4.4.

FISCAL NOTES:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. LWPPh4-U1-StaffComments

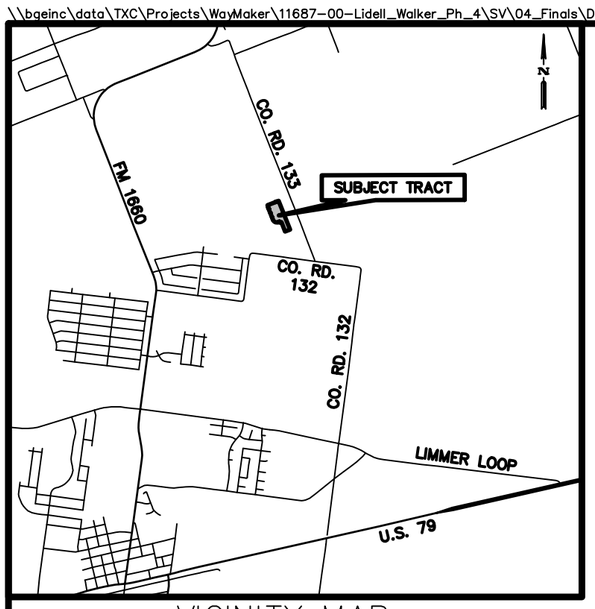
Lidell Walker Ph 4 FP - Update #1 (shot-clock submittal) 11/21/2024

Attendees

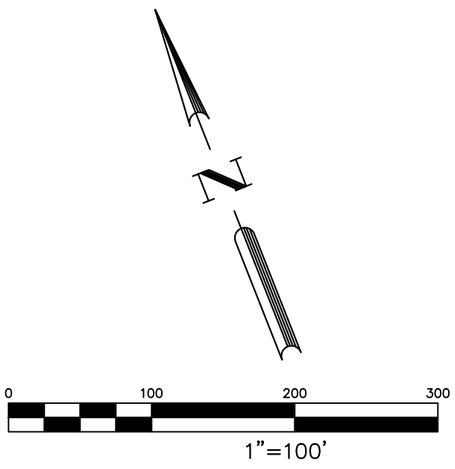
Sydnee (sydnee.best@huttotx.gov)
jbyrum (john.byrum@huttotx.gov)
Mindy McDonough (mindy.mcdonough@huttotx.gov)
Manny Hernandez (manny.hernandez@huttotx.gov)

Documents

LWPh4FP-U1-Plat(11-19-24).pdf



VICINITY MAP
NOT TO SCALE



SUBMITTED DATE: OCTOBER 7, 2024

OWNERS:

AUSTIN EVETTS
AUTHORIZED SIGNER
GRBK EDGEWOOD LLC
A TEXAS LIMITED LIABILITY COMPANY
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024
TEL: (469) 573-6721

BRANDON HAMMANN
VICE PRESIDENT OF LAND DEVELOPMENT
MERITAGE HOMES OF TEXAS, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
12301 RESEARCH BLVD.
BUILDING 4, SUITE 400
AUSTIN, TEXAS 78759
TEL: (737) 309-5487

SURVEYOR:

BGE, INC.
101 W. LOUIS HENNA BLVD, STE 400
AUSTIN, TEXAS 78728
TEL: 512-879-0400

ENGINEER:

GRAY ENGINEERING, INC.
8834 N CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TEXAS 78759
TEL: 512-452-0371

BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE IN SURFACE COMBINED SCALE FACTOR = 0.99988116

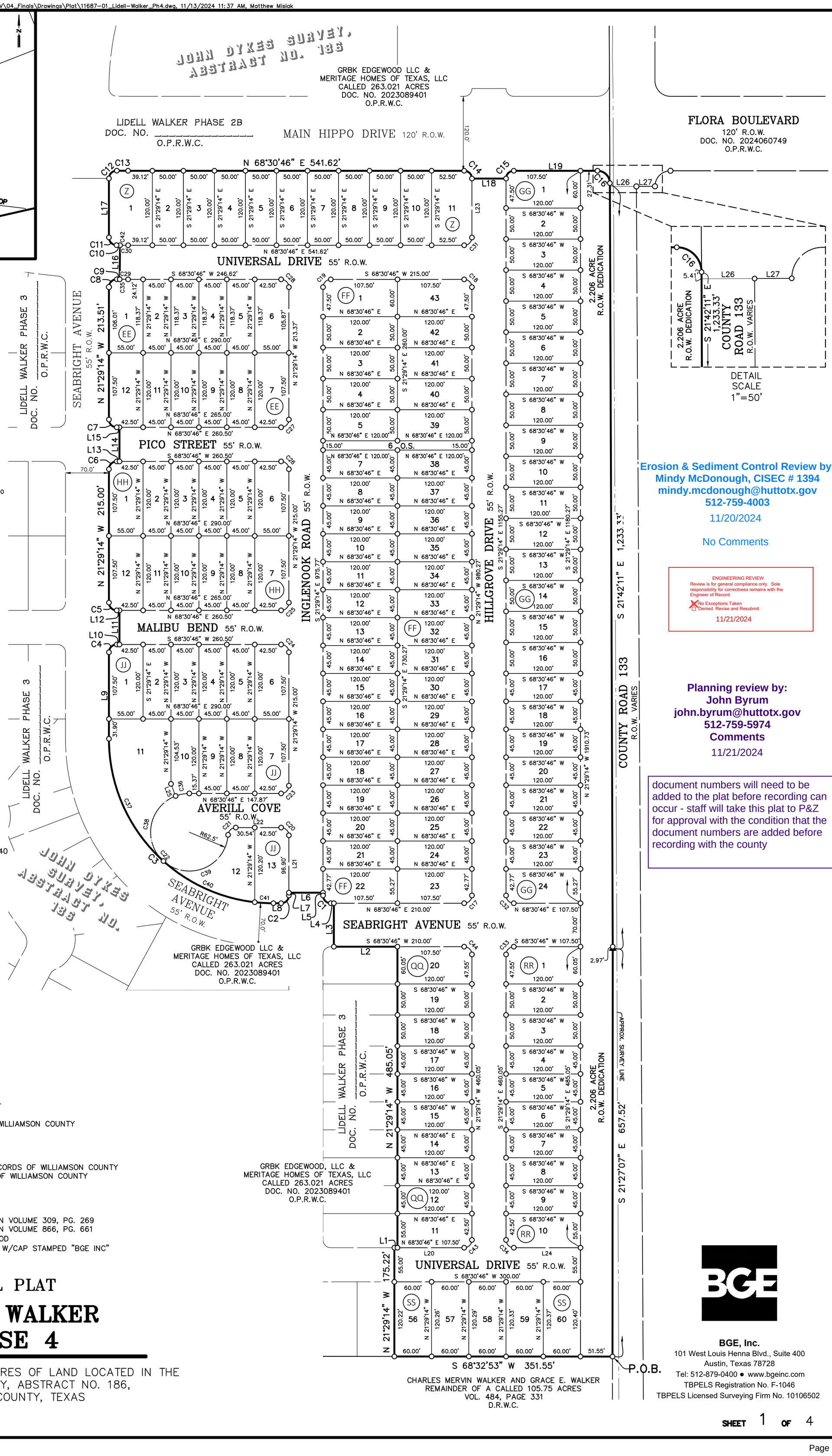
LEGEND

D.E.	DRAINAGE EASEMENT
DOC.	DOCUMENT
D.R.W.C.	DEED RECORDS OF WILLIAMSON COUNTY
ESMT.	EASEMENT
NO.	NUMBER
NOS.	NUMBERS
O.S.	OPEN SPACE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY
O.R.W.C.	OFFICIAL RECORDS OF WILLIAMSON COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
{ }	RECORD INFORMATION VOLUME 309, PG. 269
< >	RECORD INFORMATION VOLUME 866, PG. 661
●	FOUND 1/2" IRON ROD
O	SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
△	CALCULATED POINT

FINAL PLAT

LIDELL WALKER PHASE 4

A SUBDIVISION OF 27.473 ACRES OF LAND LOCATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS



Erosion & Sediment Control Review by:
Mindy McDonough, CISEC # 1394
mindy.mcdonough@huttotx.gov
512-759-4003
11/20/2024

No Comments

ENGINEERING REVIEW
Review is for general compliance only. Sole responsibility for correctness remains with the Engineer of Record.
☒ No Exceptions Taken
☐ Denied. Revise and Resubmit.
11/21/2024

Planning review by:
John Byrum
john.byrum@huttotx.gov
512-759-5974
Comments
11/21/2024

document numbers will need to be added to the plat before recording can occur - staff will take this plat to P&Z for approval with the condition that the document numbers are added before recording with the county

BGE, Inc.
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Austin, Texas 78728
Tel: 512-879-0400 ● www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

R-RESIDENTIAL
O.S.-OPEN SPACE

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	EE	6,479	R
2	EE	5,326	R
3	EE	5,326	R
4	EE	5,326	R
5	EE	5,326	R
6	EE	6,477	R
7	EE	6,566	R
8	EE	5,400	R
9	EE	5,400	R
10	EE	5,400	R
11	EE	5,400	R
12	EE	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	FF	7,166	R
2	FF	6,000	R
3	FF	6,000	R
4	FF	6,000	R
5	FF	6,000	R
6	FF	3,600	O.S.
7	FF	5,400	R
8	FF	5,400	R
9	FF	5,400	R
10	FF	5,400	R
11	FF	5,400	R
12	FF	5,400	R
13	FF	5,400	R
14	FF	5,400	R
15	FF	5,400	R
16	FF	5,400	R
17	FF	5,400	R
18	FF	5,400	R
19	FF	5,400	R
20	FF	5,400	R
21	FF	5,400	R
22	FF	6,599	R
23	FF	6,599	R
24	FF	5,400	R
25	FF	5,400	R
26	FF	5,400	R
27	FF	5,400	R
28	FF	5,400	R
29	FF	5,400	R
30	FF	5,400	R
31	FF	5,400	R
32	FF	5,400	R
33	FF	5,400	R
34	FF	5,400	R
35	FF	5,400	R
36	FF	5,400	R
37	FF	5,400	R
38	FF	5,400	R
39	FF	6,000	R
40	FF	6,000	R
41	FF	6,000	R
42	FF	6,000	R
43	FF	7,166	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	GG	7,166	R
2	GG	6,000	R
3	GG	6,000	R
4	GG	6,000	R
5	GG	6,000	R
6	GG	6,000	R
7	GG	6,000	R
8	GG	6,000	R
9	GG	6,000	R
10	GG	6,000	R
11	GG	6,000	R
12	GG	6,000	R
13	GG	6,000	R
14	GG	6,000	R
15	GG	6,000	R
16	GG	6,000	R
17	GG	5,400	R
18	GG	5,400	R
19	GG	5,400	R
20	GG	5,400	R
21	GG	5,400	R
22	GG	5,400	R
23	GG	5,400	R
24	GG	6,599	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	HH	6,566	R
2	HH	5,400	R
3	HH	5,400	R
4	HH	5,400	R
5	HH	5,400	R
6	HH	6,566	R
7	HH	6,566	R
8	HH	5,400	R
9	HH	5,400	R
10	HH	5,400	R
11	HH	5,400	R
12	HH	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	JJ	6,566	R
2	JJ	5,400	R
3	JJ	5,400	R
4	JJ	5,400	R
5	JJ	5,400	R
6	JJ	6,566	R
7	JJ	6,566	R
8	JJ	5,400	R
9	JJ	5,400	R
10	JJ	5,387	R
11	JJ	15,138	R
12	JJ	7,893	R
13	JJ	6,621	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
11	QQ	6,566	R
12	QQ	5,400	R
13	QQ	5,400	R
14	QQ	5,400	R
15	QQ	5,400	R
16	QQ	5,400	R
17	QQ	5,400	R
18	QQ	6,000	R
19	QQ	6,000	R
20	QQ	7,173	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	RR	7,173	R
2	RR	6,000	R
3	RR	6,000	R
4	RR	5,400	R
5	RR	5,400	R
6	RR	5,400	R
7	RR	5,400	R
8	RR	5,400	R
9	RR	5,400	R
10	RR	6,566	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
56	SS	7,214	R
57	SS	7,216	R
58	SS	7,219	R
59	SS	7,221	R
60	SS	7,223	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	Z	8,333	R
2	Z	6,000	R
3	Z	6,000	R
4	Z	6,000	R
5	Z	6,000	R
6	Z	6,000	R
7	Z	6,000	R
8	Z	6,000	R
9	Z	6,000	R
10	Z	6,000	R
11	Z	7,733	R

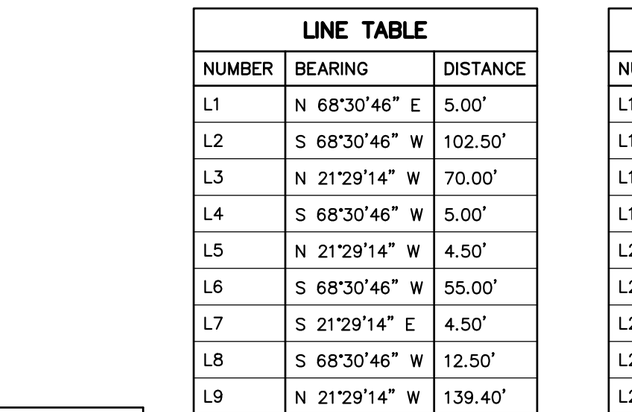
CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C2	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C3	416.26'	265.00'	90°00'00"	N 66°29'14" W	374.77'
C4	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C5	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C6	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C7	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C8	19.83'	12.50'	90°52'47"	N 23°57'10" E	17.81'
C9	4.62'	1,185.00'	0°13'25"	N 69°16'51" E	4.62'
C10	5.65'	1,130.00'	0°17'11"	S 69°18'44" W	5.65'
C11	19.43'	12.50'	89°03'26"	N 66°00'57" W	17.53'
C12	19.86'	12.50'	91°01'49"	N 24°01'41" E	17.84'
C13	18.16'	1,010.00'	1°01'49"	N 69°01'41" E	18.16'
C14	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C15	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C16	31.34'	20.00'	89°47'03"	S 66°35'42" E	28.23'
C17	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C18	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C19	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C20	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C21	18.80'	12.50'	86°10'39"	S 25°25'27" W	17.08'
C22	290.35'	62.50'	266°10'39"	S 64°34'33" E	91.29'
C23	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C24	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C25	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C26	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C27	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C28	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'
C29	13.57'	1,185.00'	0°39'22"	N 68°50'27" E	13.57'
C30	12.94'	1,130.00'	0°39'22"	N 68°50'27" E	12.94'
C31	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C32	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C33	19.63'	12.50'	90°00'00"	S 23°30'46" W	17.68'
C34	19.63'	12.50'	90°00'00"	S 66°29'14" E	17.68'
C35	18.19'	1,185.00'	0°52'47"	N 68°57'10" E	18.19'
C36	22.69'	62.50'	20°48'17"	S 58°06'38" W	22.57'
C37	222.22'	265.00'	48°02'49"	S 45°30'38" E	215.77'
C38	127.89'	62.50'	117°14'29"	S 10°54'45" E	106.72'
C39	139.77'	62.50'	128°07'44"	N 46°24'00" E	112.41'
C40	163.97'	265.00'	35°27'08"	S 87°15'39" E	161.37'
C41	30.06'	265.00'	6°30'01"	N 71°45'47" E	30.05'
C42	18.59'	1,130.00'	0°56'34"	N 68°59'03" E	18.59'
C43	19.63'	12.50'	90°00'00"	N 23°30'46" E	17.68'
C44	19.63'	12.50'	90°00'00"	N 66°29'14" W	17.68'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 68°30'46" E	5.00'
L2	S 68°30'46" W	102.50'
L3	N 21°29'14" W	70.00'
L4	S 68°30'46" W	5.00'
L5	N 21°29'14" W	4.50'
L6	S 68°30'46" W	55.00'
L7	S 21°29'14" E	4.50'
L8	S 68°30'46" W	12.50'
L9	N 21°29'14" W	139.40'
L10	N 68°30'46" E	4.50'
L11	N 21°29'14" W	55.00'
L12	S 68°30'46" W	4.50'
L13	N 68°30'46" E	4.50'
L14	N 21°29'14" W	55.00'
L15	S 68°30'46" W	4.50'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L16	N 20°49'52" W	55.00'
L17	N 21°29'14" W	95.01'
L18	N 68°30'46" E	55.00'
L19	N 68°30'46" E	134.81'
L20	N 68°30'46" E	112.50'
L21	N 21°29'14" W	92.40'
L22	S 68°30'46" W	73.04'
L23	N 21°29'14" W	95.00'
L24	N 68°30'46" E	107.50'
L25	S 42°17'30" E	20.91'
L26	N 68°17'49" E	42.73'
L27	N 68°10'49" E	29.93'

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
HILLGROVE DRIVE	55 FT.	1,750 FT.
INGLENOOK ROAD	55 FT.	1,016 FT.
MALIBU BEND	55 FT.	301 FT.
PICO STREET	55 FT.	301 FT.
SEABRIGHT AVENUE	55 FT.	398 FT.
AVERILL COVE	55 FT.	223 FT.
UNIVERSAL DRIVE	55 FT.	895 FT.
TOTAL LINEAR FEET		4,884 FT.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	139	18.988 AC.
OPEN SPACE	1	0.083 AC.
RIGHT-OF-WAY	–	6.196 AC.
RIGHT-OF-WAY DEDICATION	–	2.206 AC.
TOTAL	140	27.473 AC.



TYP. BUILDING SETBACK DIAGRAM

FINAL PLAT

LIDELL WALKER PHASE 4

A SUBDIVISION OF 27.473 ACRES OF LAND LOCATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

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

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 27.473 ACRE TRACT OF LAND OUT OF THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 263.021 ACRE TRACT OF LAND AS TO CONVEYED TO GRBK EDGEWOOD LLC AND MERITAGE HOMES OF TEXAS, LLC BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 2023089401 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 27.473 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 133, GENERALLY AS OCCUPIED BY FARMING ACTIVITIES, AT THE SOUTHEAST CORNER OF SAID 263.021 ACRE TRACT, AND THE NORTH CORNER OF THE REMAINDER OF A CALLED 105.75 ACRE TRACT AS CONVEY TO CHARLES MERVIN WALKER AND GRACE E. WALKER BY WARRANTY DEED RECORDED IN VOLUME 484 PAGE 331, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 263.021 ACRE TRACT AND THE NORTH LINE OF SAID 105.75 ACRE REMAINDER TRACT, S 68°32'53" W A DISTANCE OF 351.55 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTH LINE OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 175.22 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 68°30'46" E A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 485.05 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, S 68°30'46" W A DISTANCE OF 102.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 70.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, S 68°30'46" W A DISTANCE OF 5.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 66°29'14" W A DISTANCE OF 17.68 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 4.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, S 68°30'46" W A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, S 21°29'14" E A DISTANCE OF 4.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S 23°30'46" W A DISTANCE OF 17.68 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, S 68°30'46" W A DISTANCE OF 12.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 416.26 FEET, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 66°29'14" W A DISTANCE OF 374.77 FEET TO A POINT FOR CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 139.40 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 23°30'46" E A DISTANCE OF 17.68 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 68°30'46" E A DISTANCE OF 4.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, S 68°30'46" W A DISTANCE OF 4.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 66°29'14" W A DISTANCE OF 17.68 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 215.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 23°30'46" E A DISTANCE OF 17.68 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 68°30'46" E A DISTANCE OF 4.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, S 68°30'46" W A DISTANCE OF 4.50 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 66°29'14" W A DISTANCE OF 17.68 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 213.51 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.83 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°52'47" AND A CHORD WHICH BEARS N 23°57'10" E A DISTANCE OF 17.81 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF REVERSE CURVATURE;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 4.62 FEET, HAVING A RADIUS OF 1,185.00 FEET, A CENTRAL ANGLE OF 00°13'25" AND A CHORD WHICH BEARS N 69°16'51" E A DISTANCE OF 4.62 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 20°49'52" W A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 5.65 FEET, HAVING A RADIUS OF 1,130.00 FEET, A CENTRAL ANGLE OF 00°17'11" AND A CHORD WHICH BEARS S 69°18'44" W A DISTANCE OF 5.65 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF COMPOUND CURVATURE;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.43 FEET, HAVING A RADIUS OF 12.49 FEET, A CENTRAL ANGLE OF 89°07'13" AND A CHORD WHICH BEARS N 66°00'57" W A DISTANCE OF 17.53 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 21°29'14" W A DISTANCE OF 95.01 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.86 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 91°01'49" AND A CHORD WHICH BEARS N 24°01'41" E A DISTANCE OF 17.84 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT REVERSE CURVATURE;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 18.16 FEET, HAVING A RADIUS OF 1,010.00 FEET, A CENTRAL ANGLE OF 1°01'49" AND A CHORD WHICH BEARS S 69°01'41" E A DISTANCE OF 18.16 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 68°30'46" E A DISTANCE OF 541.62 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S 66°29'14" E A DISTANCE OF 17.68 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 68°30'46" E A DISTANCE OF 55.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 19.63 FEET, HAVING A RADIUS OF 12.50 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS N 23°30'46" E A DISTANCE OF 17.68 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, N 68°30'46" E A DISTANCE OF 134.81 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING OVER AND ACROSS SAID 263.021 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.34 FEET, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°47'03" AND A CHORD WHICH BEARS S 66°35'42" E A DISTANCE OF 28.23 FEET TO 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 133 AND THE EASTERLY LINE OF SAID 263.021 ACRE TRACT FOR A POINT OF TANGENCY;

THENCE, WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 133, GENERALLY AS OCCUPIED BY FARMING ACTIVITIES WITH THE EASTERN LINE OF SAID 263.021 ACRE TRACT, S 21°42'11" E A DISTANCE OF 1,233.33 FEET TO A 60-D NAIL FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING WITH THE OCCUPIED WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 133 AND THE EASTERN LINE OF SAID 263.021 ACRE TRACT, S 21°27'07" E A DISTANCE OF 657.52 FEET TO THE POINT OF BEGINNING; AND CONTAINING 27.473 ACRES OF LAND, MORE OR LESS.

FINAL PLAT

LIDELL WALKER PHASE 4

A SUBDIVISION OF 27.473 ACRES OF LAND LOCATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

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

SHEET 3 OF 4

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT GRBK EDGEWOOD LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH _____, IT'S _____ AND MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY ACTING HEREIN BY AND THROUGH _____, IT'S _____, OWNERS OF A CALLED 263.021 ACRE TRACT OF LAND ALL OUT OF THE CANUTILLO COLONY DITCH COMPANY SURVEY, ABSTRACT NUMBER 693, AND THE JOHN DYKES SURVEY, ABSTRACT NUMBER 186, OF WILLIAMSON COUNTY, TEXAS AS CONVEYED TO THEM BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023089401 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 27.473 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

LIDELL WALKER PHASE 4

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.

_____
_____
GRBK EDGEWOOD LLC
5501 HEADQUARTERS DRIVE, SUITE 300W
PLANO, TEXAS 75024

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, 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 _____

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

_____
_____
MERITAGE HOMES OF TEXAS, LLC
12301 RESEARCH BLVD.
BUILDING 4 – 4TH FLOOR
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____, 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. DATE
LICENSED PROFESSIONAL ENGINEER NO. 94848
GRAY ENGINEERING, INC.
8834 N. CAPITAL OF TEXAS HIGHWAY, SUITE 140
AUSTIN, TX 78759

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION ON APRIL 21, 2021.

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. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

FINAL PLAT
LIDELL WALKER PHASE 4

A SUBDIVISION OF 27.473 ACRES OF LAND LOCATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, WILLIAMSON COUNTY, TEXAS

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
2. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
3. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE 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. WATER WILL BE AVAILABLE THROUGH JONAH SUD AFTER THE APPROPRIATE WATER SYSTEMS ARE INSTALLED TO THIS SITE. WASTEWATER WILL BE PROVIDED 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 WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
13. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
14. NO PORTION OF THIS TRACT IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
15. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF ½" 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, IF NECESSARY.
18. TRAFFIC IMPACT FEES WILL BE DUE BASED ON RESOLUTION R-2021-147.
19. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
21. THIS SUBDIVISION IS ZONED SF-1 VILLAGE.
22. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
23. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 57%.
24. SUBDIVISION WALLS SHALL BE LOCATED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE UDC, AS AMENDED.
25. STREETS 26 FEET WIDE TO LESS THAN 32 FEET WIDE REQUIRE FIRE LANE STRIPING ON ONE SIDE OF THE STREET.
26. A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENTLY ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISIONS CONTAINING MORE THAN 29 DWELLING UNITS.

CITY DEVELOPMENT SERVICES SIGNATURES:

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

_____ _____ _____
ASHLEY BAILEY, DEVELOPMENT SERVICES DIRECTOR DATE

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE ON THE _____ DAY OF _____, 20__.

_____ _____
BRYAN LEE, CHAIR DATE

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

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

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

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

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

AGENDA ITEM REPORT
5.1.

To:	Planning and Zoning Commission
Subject:	Conduct a public hearing and possible recommendation to City Council for the proposed Specific Use Permit request for the property known as 210 Janis Mae, to allow an accessory dwelling unit in the SF-1 (Single-Family) zoning district.
Meeting:	Tuesday, December 3, 2024
Department:	Development Services
Staff Contact:	Ashley Bailey

BACKGROUND INFORMATION:

The subject lot is platted with the Country Estates Section 2 Final Plat, recorded in1999, and zoned SF-1, which allows for a single-family residence as well as an accessory dwelling unit with an approved specific use permit. The lot is just over 7,800 square feet as shown on the plot plan attached to this item. A snip from the Unified Development Code is provided below, showing additional requirements for constructing an ADU on the property, should this be approved. The proposed plans will have to be reduced slightly to meet the size limit of 33% of the main dwelling.

10.306.5 Dwelling, accessory unit

10.306.5.1 Definition
Dwelling unit, accessory: secondary dwelling unit in conjunction with and subordinate to a main single household dwelling unit, whether a part of the same structure as the main dwelling unit or incorporated into a detached garage. Also known as a *mother-in-law apartment*.

10.306.5.2 Permitted locations
- Accessory dwelling units are permitted subject to specific use permit review in the SF-R and SF-1 districts.
- Accessory dwelling units are permitted by right in the T-1, T-2, T-3, T-4, OT-3, OT-4R, and OT-4T transect zones.

10.306.5.3 Conditions
- Only one accessory dwelling unit is permitted on a lot.
- Lot size for single household dwellings where an accessory dwelling unit may be added must be at least 7800 sq. ft.
- Accessory dwelling units must be attached to the rear of the main house, or incorporated into a detached garage without eliminating the garage's parking spaces. Complete conversion of a detached garage into an accessory dwelling unit is prohibited.
- Floor area for accessory dwelling units must be 400 sq. ft. – 800 sq. ft., or 400 sq. ft. – 33% of the total living area of the host structure, whatever is smaller.
- Accessory dwelling units must have a separate entrance from the outdoors, oriented to the side or rear of the lot if the unit is attached to the main house.
- Recreational vehicles, mobile homes, and shipping containers are prohibited as accessory dwelling units.

AGENDA ITEM REPORT
5.1.

SUMMARY OF REQUEST:

The request to construct an ADU on the subject property aligns with the SOAR 2040 plan as it integrates missing middle housing into an existing neighborhood, promoting incremental and compatible change rather than disruptive transformations, preserving the culture and character of the neighborhood while still increasing housing availability and options.

The public hearing was rescheduled for Planning and Zoning Commission from November to December, although staff maintained the City Council date. One response was submitted for the ADU and one in opposition. No justification of the potion was provided for either response.

STAFF REVIEW:

Staff recommends approval of the SUP as presented.

FISCAL NOTES:

N/A

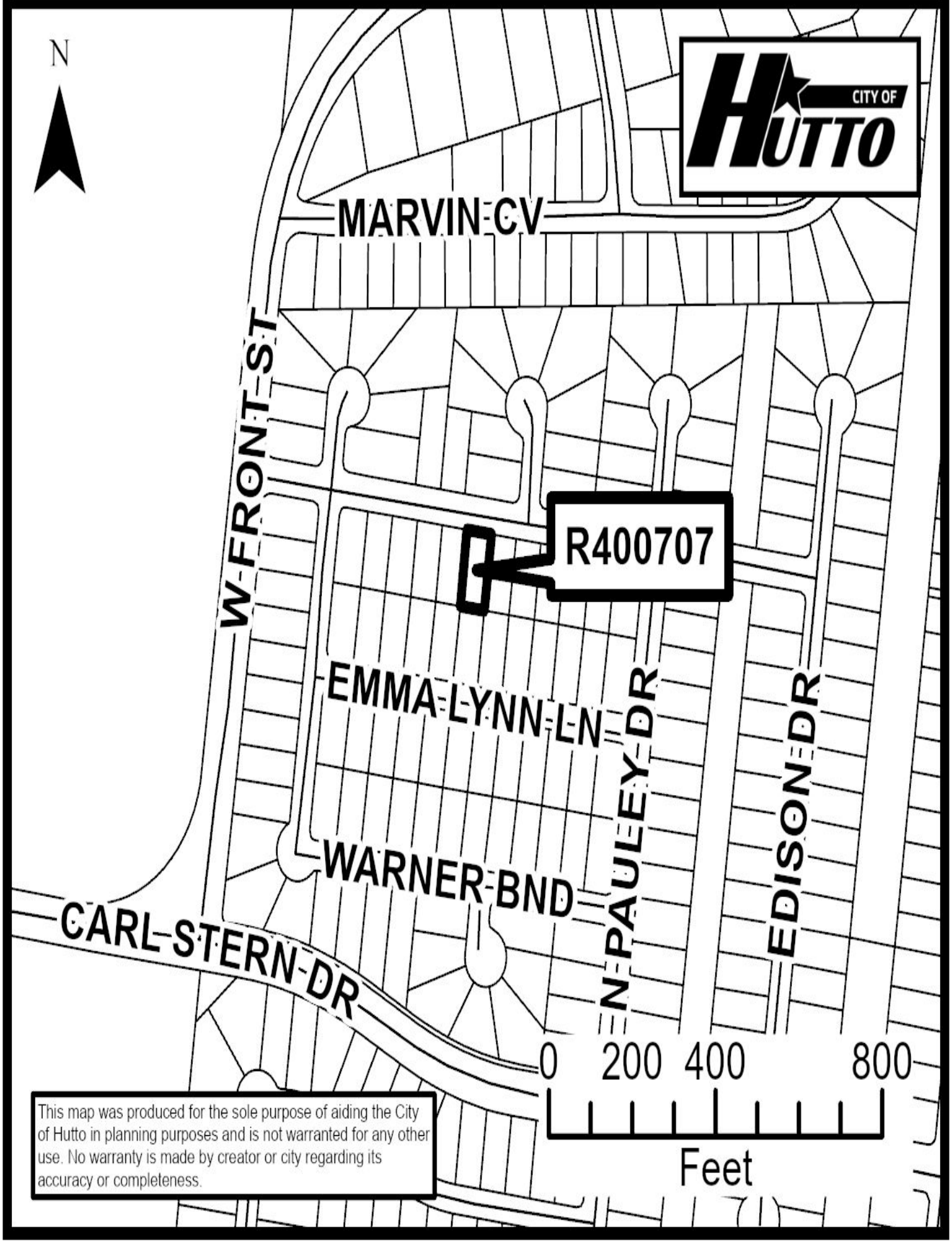
POLICY IMPLICATIONS:

N/A

ATTACHMENTS:

1. 210_Janis_Mae_Drive_SUP_ADU
2. 210_Janis_Mae_Drive_SUP_ADU_Zoning_Map
3. 210_Janis_Mae_Drive_SUP_ADU_Future_Land_Use_Map
4. Country Estates Sec 2
5. PlotPlan
6. Plans
7. OBJECT - Rosie Cairo
8. Mount - Favor
9. SUP Application

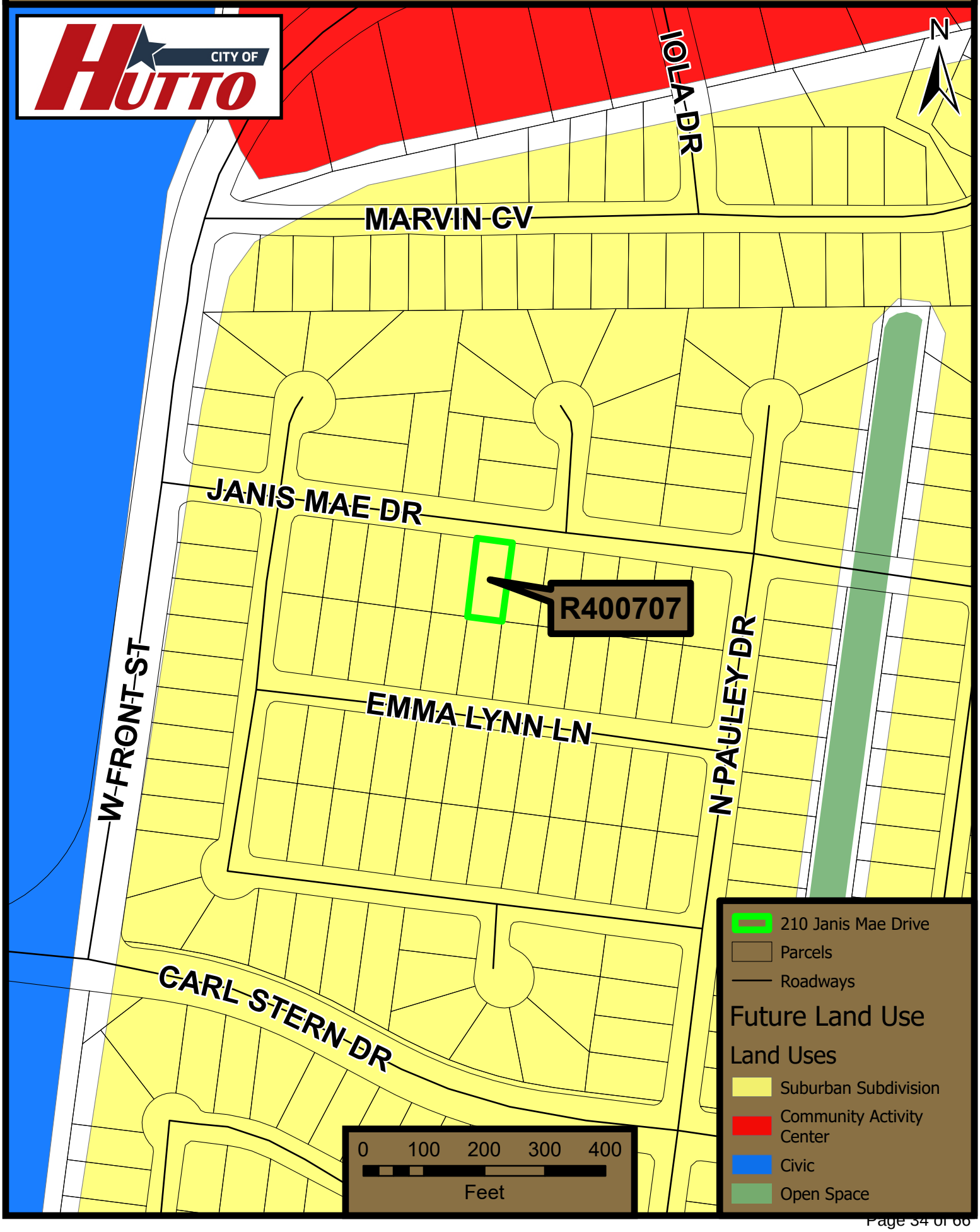
210 Janis Mae Drive SUP (ADU)



210 Janis Mae Drive SUP (ADU)



210 Janis Mae Drive SUP (ADU)



PHOTOGRAPHY BY MYLAR

COUNTRY ESTATES SECTION 2

FINAL PLAT

9.99.043F

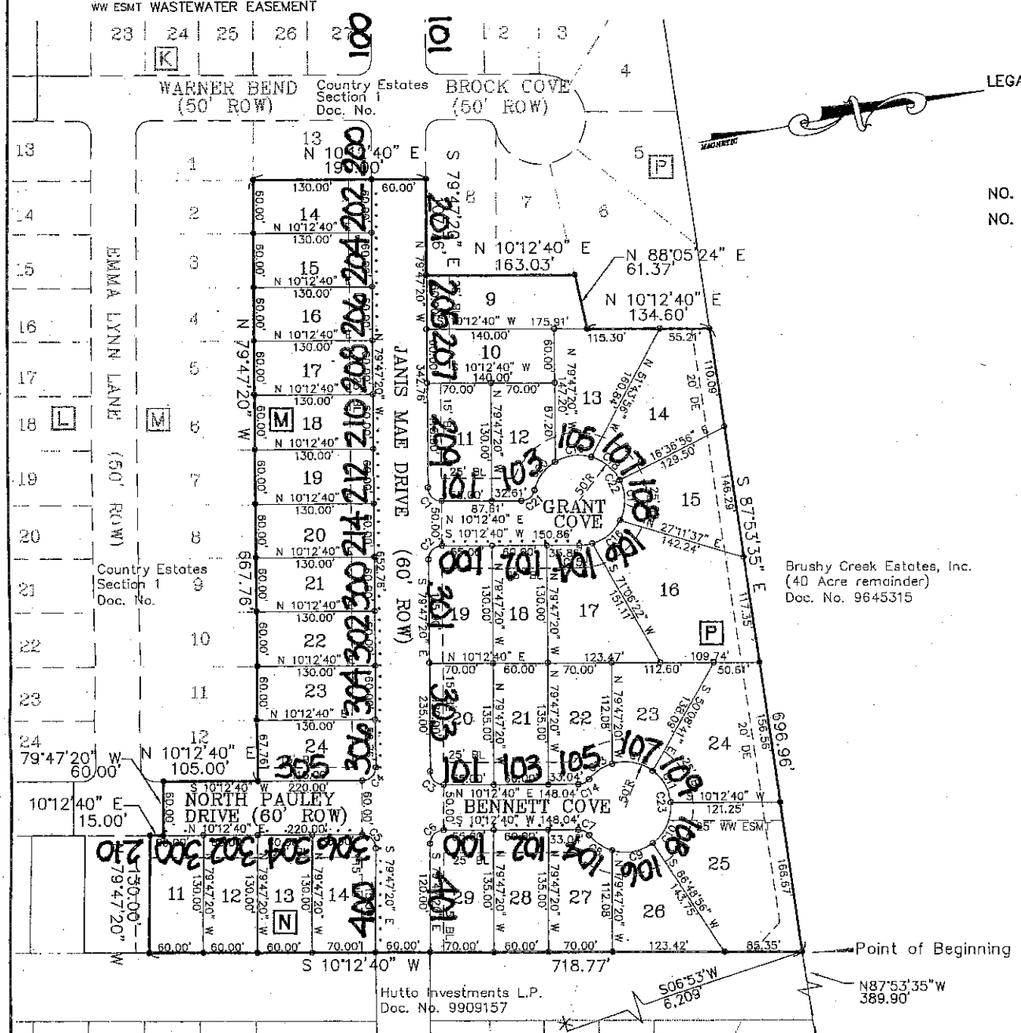
LEGEND

- • IRON PIN FOUND
- ○ IRON PIN SET.
- P BLOCK NO.
- 2 LOT NO.
- BL BUILDING SETBACK LINE
- · · · 4' SIDEWALK
- DE DRAINAGE EASEMENT
- WW ESMT WASTEWATER EASEMENT

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



SUMMARY

LEGAL: 10.174 ACRES OF LAND OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO HUTTO INVESTMENTS, L.P. IN A DEED RECORDED IN DOCUMENT NO. 9909157 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TX.

NO. OF LOTS: 36 LOTS

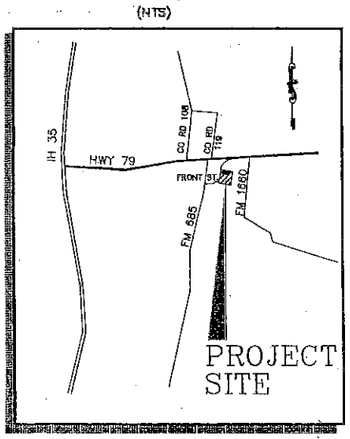
NO. OF BLOCKS: 3 BLOCKS

NOTES

1. NO PORTION OF THIS TRACT IS LOCATED WITHIN THE FEMA FLOOD PLAIN NO. 481079-0244-C DATED 9-27-91
2. BUILDING SETBACK LINES SHALL BE 7' FROM THE SIDE AND 10' FROM THE REAR LOT LINES UNLESS OTHERWISE INDICATED.
3. A 10' PUE SHALL BE DEDICATED ON THE FRONTS OF ALL LOTS AND ON EACH SIDE OF ALL REAR LOT LINES.
4. A 5' PUE SHALL BE DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES.
5. DRIVEWAY ACCESS SHALL BE LIMITED TO THE FRONTS OF ALL LOTS.

LOCATION MAP

(NTS)



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	15.00'	23.56'	15.00'	21.21'	N 55°12'40" E	90°00'00"
C2	15.00'	23.56'	15.00'	21.21'	S 34°47'20" E	90°00'00"
C3	15.00'	23.56'	15.00'	21.21'	N 55°12'40" E	90°00'00"
C4	15.00'	23.56'	15.00'	21.21'	N 34°47'20" W	90°00'00"
C5	15.00'	23.56'	15.00'	21.21'	S 55°12'40" W	90°00'00"
C6	15.00'	23.56'	15.00'	21.21'	S 34°47'20" E	90°00'00"
C7	15.00'	13.62'	7.32'	13.16'	S 36°13'16" W	52°01'12"
C8	60.00'	30.92'	15.97'	30.43'	N 44°30'46" E	35°26'13"
C9	50.00'	46.68'	25.20'	45.00'	N 00°03'03" E	53°29'15"
C10	50.00'	51.34'	28.19'	49.12'	N 56°06'38" W	58°50'06"
C11	50.00'	41.33'	21.93'	40.16'	S 70°47'37" W	47°21'24"
C12	50.00'	46.68'	25.20'	45.00'	S 20°22'17" W	53°29'15"
C13	50.00'	30.92'	15.97'	30.43'	S 24°05'26" E	35°26'13"
C14	15.00'	13.62'	7.32'	13.16'	N 15°47'56" W	52°01'12"
C15	50.00'	14.30'	7.20'	14.25'	N 02°01'11" E	16°22'58"
C16	50.00'	41.15'	21.82'	40.00'	N 29°45'00" W	47°09'23"
C17	50.00'	46.50'	25.09'	44.84'	N 79°58'18" W	53°17'15"
C18	50.00'	41.15'	21.82'	40.00'	S 49°48'23" W	47°09'23"
C19	50.00'	41.15'	21.82'	40.00'	S 02°39'00" W	47°09'23"
C20	50.00'	39.72'	20.98'	38.69'	S 43°41'15" E	45°31'06"
C21	15.00'	20.07'	11.86'	18.61'	N 28°07'04" W	76°39'27"
C22	50.00'	223.98'	63.25'	78.45'	S 61°52'56" W	256°39'27"
C23	50.00'	247.87'	39.04'	61.54'	N 79°47'20" W	284°02'25"

BENCHMARK

Top of the lip of a wastewater manhole one mile east of intersection of F.M. 685 and U.S. Highway 79.....Elevation 658.21'.

Square found chiseled on the top of the northwest corner of a concrete headwall 717 feet east of the intersection of F.M. 685 and U.S. Highway 79.....Elevation 654.92

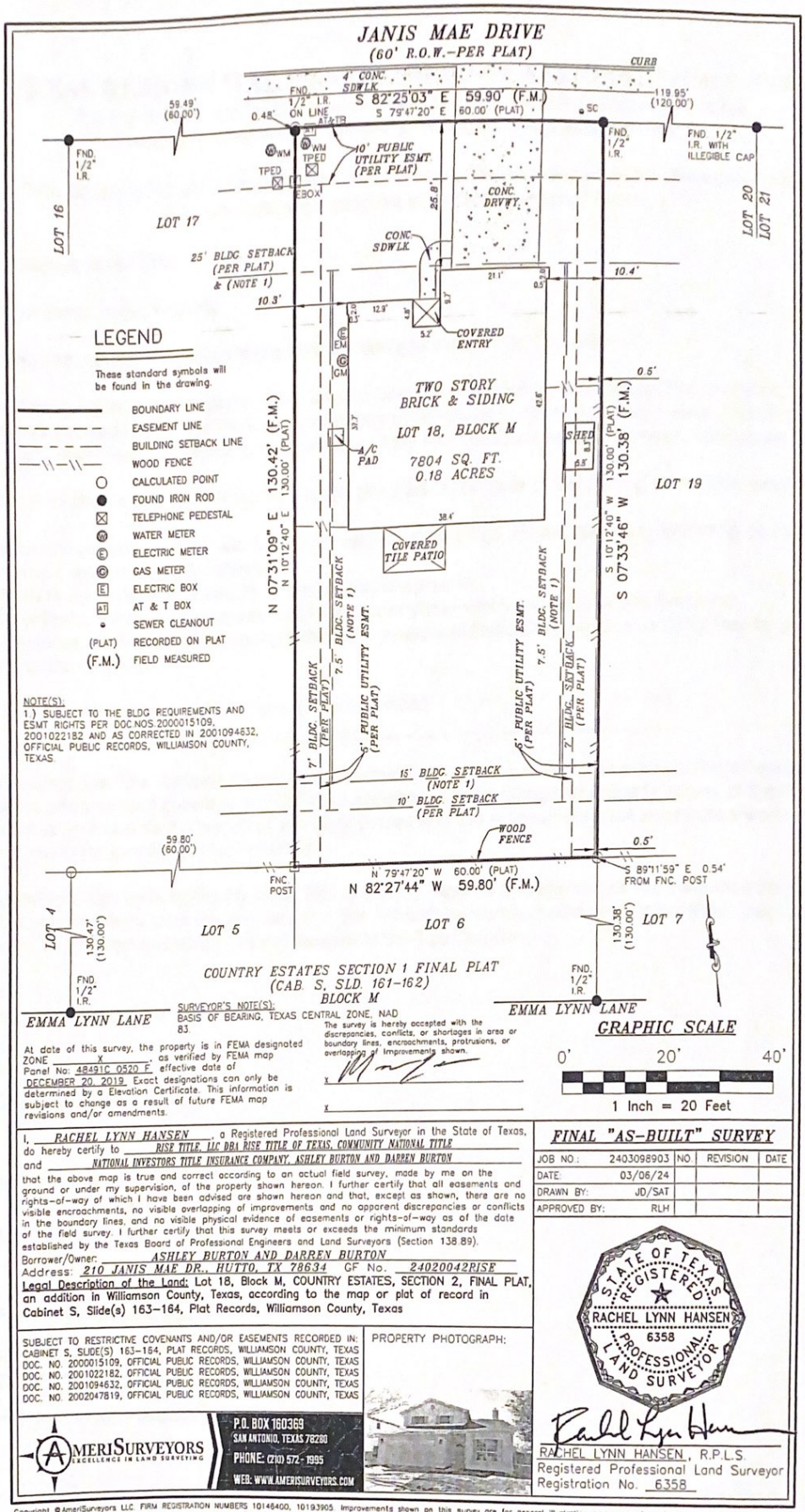
Cotton gin spindle found approximately 1 foot west of the east edge of the paving of F.M. Highway 685 in the approximate extension of the southerly line of the Hutto School tract, being approximately 1877 feet south of the intersection of said F.M. 685, and U.S. Highway 79.....Elevation 640.18'.

ULMANN ENGINEERING, INC.
CONSULTING ENGINEERS
5316 HIGHWAY 290 WEST, SUITE 130 AUSTIN, TEXAS 78735 (512) 892-4755

SHEET 1 OF 2

Cabinet S Slide 163

Doc # 200015789



At date of this survey, the property is in FEMA designated ZONE X, as verified by FEMA map Panel No: 48491C 0520 F effective date of DECEMBER 20, 2019. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

I, RACHEL LYNN HANSEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to RISE TITLE, LLC DBA RISE TITLE OF TEXAS, COMMUNITY NATIONAL TITLE and NATIONAL INVESTORS TITLE INSURANCE COMPANY, ASHLEY BURTON AND DARREN BURTON that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).

Borrower/Owner: ASHLEY BURTON AND DARREN BURTON
Address: 210 JANIS MAE DR., HUTTO, TX 78634 GF No. 24020042RISE
Legal Description of the Land: Lot 18, Block M, COUNTRY ESTATES, SECTION 2, FINAL PLAT, an addition in Williamson County, Texas, according to the map or plat of record in Cabinet S, Slide(s) 163-164, Plat Records, Williamson County, Texas

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
CABINET S, SLIDE(S) 163-164, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
DOC. NO. 2000015109, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
DOC. NO. 2001022182, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
DOC. NO. 2001094632, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
DOC. NO. 2002047819, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

FINAL "AS-BUILT" SURVEY

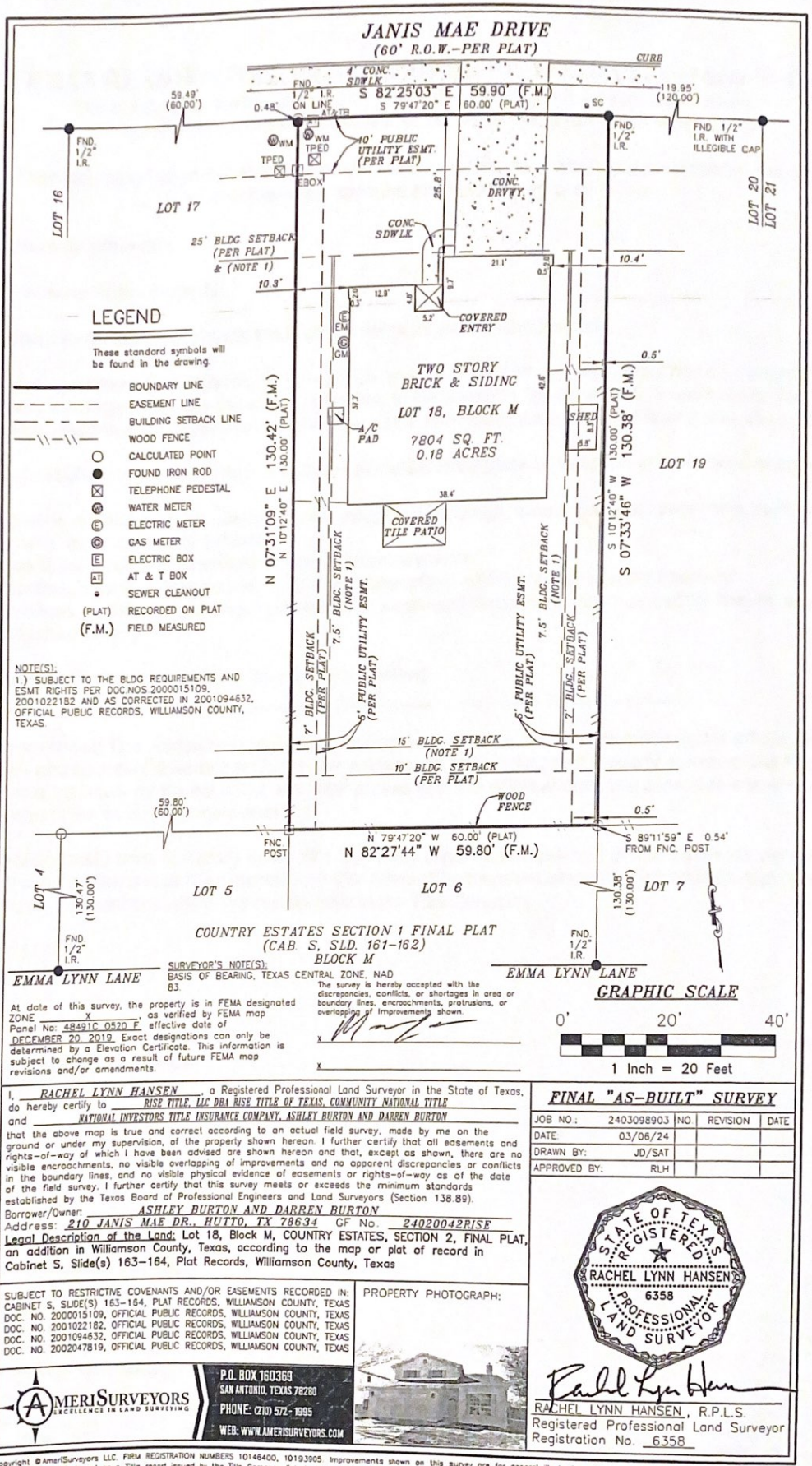
JOB NO.:	2403098903	NO.	REVISION	DATE
DATE:	03/06/24			
DRAWN BY:	JD/SAT			
APPROVED BY:	RLH			

STATE OF TEXAS
REGISTERED
RACHEL LYNN HANSEN
6358
PROFESSIONAL
LAND SURVEYOR

RACHEL LYNN HANSEN, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6358

AMERISURVEYORS
EXCELLENCE IN LAND SURVEYING
P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM

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I, RACHEL LYNN HANSEN, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to RISE TITLE, LLC DBA RISE TITLE OF TEXAS, COMMUNITY NATIONAL TITLE and NATIONAL INVESTORS TITLE INSURANCE COMPANY, ASHLEY BURTON AND DARREN BURTON that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Engineers and Land Surveyors (Section 138.89).

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DOC. NO. 2002047819, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

FINAL "AS-BUILT" SURVEY

JOB NO.:	2403098903	NO.	REVISION	DATE
DATE	03/06/24			
DRAWN BY:	JD/SAT			
APPROVED BY:	RLH			

STATE OF TEXAS REGISTERED RACHEL LYNN HANSEN 6358 PROFESSIONAL LAND SURVEYOR

RACHEL LYNN HANSEN, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6358

AMERISURVEYORS EXCELLENCE IN LAND SURVEYING
P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM

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210 JANIS MAE DR, HUTTO, TX 78634

SYMBOLS U.O.N.

A2-1 — DRAWING NUMBER / GROUP NUMBER / DISCIPLINE PREFIX

A / 1 — (E) COLUMN LINE W/ COLUMN DESIGNATIONS

A / 1 — (N) COLUMN LINE W/ COLUMN DESIGNATIONS

DOOR SYMBOL
1 — DOOR MARK
2 — HARDWARE GROUP

1.1 — WINDOW TYPE

DETAIL
1 / 9-1 — DETAIL IDENTIFICATION / SHEET WHERE DETAIL IS DRAWN.

INTERIOR ELEVATION(S)
ELEVATION IDENTIFICATION (UNFOLD ELEVATIONS CLOCKWISE
3 / 1 / 5-1 — NO ARROWS MEANS ELEVATION NOT SHOWN.) / SHEET WHERE ELEVATION IS DRAWN.

SECTION
1 / 3-1 — SECTION IDENTIFICATION / SHEET WHERE DETAIL IS DRAWN.

REVISION
1 — CLOUD AROUND REVISION OPTIONAL

ROOM IDENTIFICATION, TYPE 1
OFFICE — ROOM NAME
B12 — ROOM NUMBER
1A1 — ROOM MATERIAL CODES
CEILING
WALLS/WAINSCOT
WALLS BASE

ROOM IDENTIFICATION, TYPE 2
OFFICE — ROOM NAME
B12 — ROOM NUMBER

DOOR TO BE DEMOLISHED

(E) DOOR TO REMAIN

DIMENSION LINES

CENTERLINE OF COLUMN OR STUD

FACE OF FINISH

B1 — TYPICAL FURRING OR PARTITION TYPE, SEE DWG. A9-1

(E) WALL OR PARTITION TO BE REMOVED

(E) WALL FINISHES OR CLADDING TO BE

TYPICAL PARTITION

SOUND INSULATION

(N) TWO-HOUR FIRE RATED RESISTING WALL OR PARTITION

CORNER GUARD

END CAP

SPRINKLER HEAD

EXIT SIGN

WALL CEILING

D — SMOKE DETECTOR

PENDANT LIGHTING FIXTURE

SURFACE MOUNTED LIGHTING FIXTURE

RECESSED MOUNTED LIGHTING FIXTURE

COVE LIGHTING FIXTURE

(N) DOOR

CENTERLINE OF OPENING

CENTERLINE OF OPENING

MATERIALS U.O.N.

CONCRETE
EARTH
GYPSUM BOARD
BATT INSULATION
RIGID INSULATION
MEDIUM DENSITY FIBERBOARD
ALUMINUM
STUCCO
PLYWOOD
WOOD
PLASTER
STEEL

PROJECT DESCRIPTION

SCOPE OF WORK	DETACHED ADU NEW CONSTRUCTION, 775.5 SF
BUILDING SQUARE FOOTAGE	EXISTING 2,162 SF, NEW CONSTRUCTION 775.5 SF
NUMBER OF STORIES	1

BUILDING CODE AND ZONING DATA

2021 International Building Code (IBC)
2021 International Residential Code (IRC)
2021 International Energy Conservation Code (IECC)
2021 International Existing Building Code (IEBC)
2021 International Plumbing Code (IPC)
2021 International Mechanical Code (IMC)
2021 International Fuel Gas Code (IFGC)
2021 International Fire Code (IFC) and Amendments
2021 International Swimming Pool & Spa Code (ISP&SC)
2023 National Electrical Code (NEC)
2021 International Property Maintenance Code (IPMC)

TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	R

PROJECT DIRECTORY

CLIENT
ADDRESS

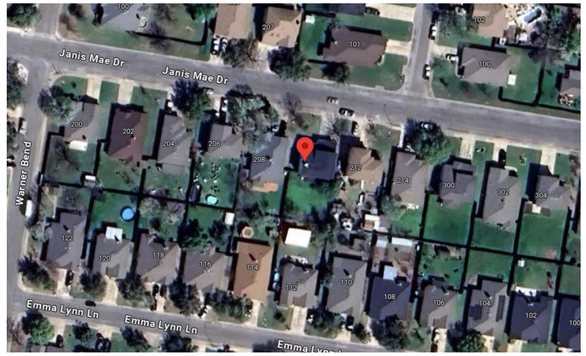
PHONE NUMBER
EMAIL

ARCHITECT **ENGINEER**

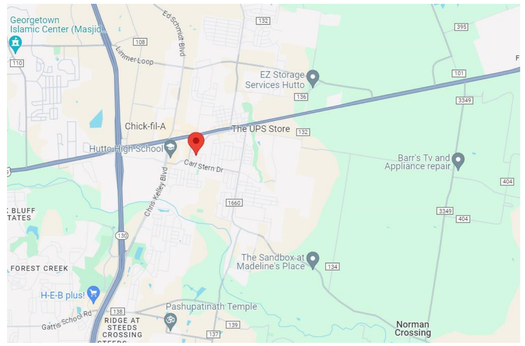
GENERAL NOTES

1. LOCATIONS OF ALL UTILITY LINES (DUCTS, PIPES, CONDUITS, AND OTHER OVERHEAD OBSTRUCTIONS) SHOWN ARE APPROXIMATE. COORDINATE ALL SUPPORT SYSTEMS SO AS NOT TO INTERFERE WITH EACH OTHER. PROVIDE ADDITIONAL BRACING AS NECESSARY TO COMPLETE THE INSTALLATION AT NO INCREASE TO THE CONTRACT SUM.
2. PROVIDE SEPARATE SHOP DRAWINGS FOR FIRE ALARM SYSTEM, SUBMIT FIRE ALARM SUBMITTAL INCLUDING SHOP DRAWINGS AND PRODUCT DATA FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. PROVIDE LISTING NUMBER FOR ALL COMPONENTS IN SUBMITTAL.
3. PROVIDE SEPARATE SHOP DRAWINGS FOR FIRE SPRINKLER SYSTEM, SUBMIT SPRINKLER SYSTEM SUBMITAL INCLUDING SHOP DRAWINGS, PRODUCT DATA, HYDRAULIC CALCULATIONS, ETC. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. SPRINKLER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH **TITLE 24, CCR PART 2, CHAPTER 38 AND NFPA 13, 2007 EDITION**. AT ACOUSTICAL CEILING TILE LOCATIONS, LOCATE ALL SPRINKLER HEADS AT CENTER OF CEILING TILES, UNLESS OTHERWISE NOTED.
4. IN ALL CONSTRUCTION AREAS, SEAL ALL EXISTING AND NEW PENETRATIONS SUCH AS DUCTS, CONDUITS, PIPES, ETC. AT EXISTING AND NEW FIRE RESISTIVE RATED PARTITIONS AND FLOOR/CEILING ASSEMBLIES, WHETHER SHOWN OR NOT AT NO CHANGE TO THE CONTRACT SUM. USE SEALANT TYPE TO MAINTAIN PROPER FIRE RESISTIVE RATING OF THE PENETRATED ASSEMBLIES. ALL PENETRATIONS AT FIRE RESISTIVE RATED PARTITIONS OR FLOOR/CEILING ASSEMBLIES SHALL BE IN ACCORDANCE WITH THE APPROPRIATE U.L. LISTED APPROVED SYSTEMS.
5. IF CONTRACTOR PROPOSED ALTERNATE CONSTRUCTION DETAILS AND ARE REVIEWED BY THE CLIENT AND ARCHITECT, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS AND TIME DELAYS RESULTING FROM CONTRACTOR'S PROPOSED ALTERNATE CONSTRUCTION DETAILS WHICH AFFECT OTHER PARTS OF THE WORK OR THE WORK OF SEPARATE CONTRACTORS.
6. FIRE PROTECTION AT FIRE RESISTIVE RATED WALLS AND PARTITIONS:
   - A. NO ELECTRICAL BOXES SHALL BE LOCATED BACK TO BACK WITHIN 2'-0" MEASURED HORIZONTALLY, ON FIRE RESISTIVE RATED PARTITION. IF LOCATED WITHIN 2'-0" EACH ELECTRICAL BOX SHALL BE SEPARATED WITH FIRE RESISTIVE RATED GYPSUM BOARD AROUND FIVE SIDES RECESSED INTO PARTITION ASSEMBLY.
   - B. ANY ELECTRICAL BOX LARGER THAN 16 SQUARE INCHES SHALL BE PROTECTED WITH FIRE RESISTIVE RATED GYPSUM BOARD AROUND FIVE SIDES.
   - C. FOR ANY 100 SQUARE FEET OF FIRE RESISTIVE RATED PARTITION ARE, THE ALLOWABLE AGGREGATE AREA FOR UTILITY BOXES SHALL NOT EXCEED 100 SQUARE INCHES.

LOCATION MAP



VICINITY MAP



Sheet List	
Sheet Number	Sheet Name
A0.00	COVER SHEET
A1.01	SITE PLAN
A1.01B	SURVEY PLAN
A1.02	PROPOSED FLOOR PLAN
A1.02A	CEILING PLAN ROOF PLAN
A2.01	ELEVATIONS
A2.02	ELEVATIONS
A3.01	SECTIONS
A4.01	DETAILS
A6.01	3D VIEWS

FIRM NAME AND ADDRESS

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GENERAL NOTES

NO.	REVISION / ISSUE	DATE
1	A/FOR REVIEW	
2	B/FOR REVIEW	

PROJECT NAME AND ADDRESS

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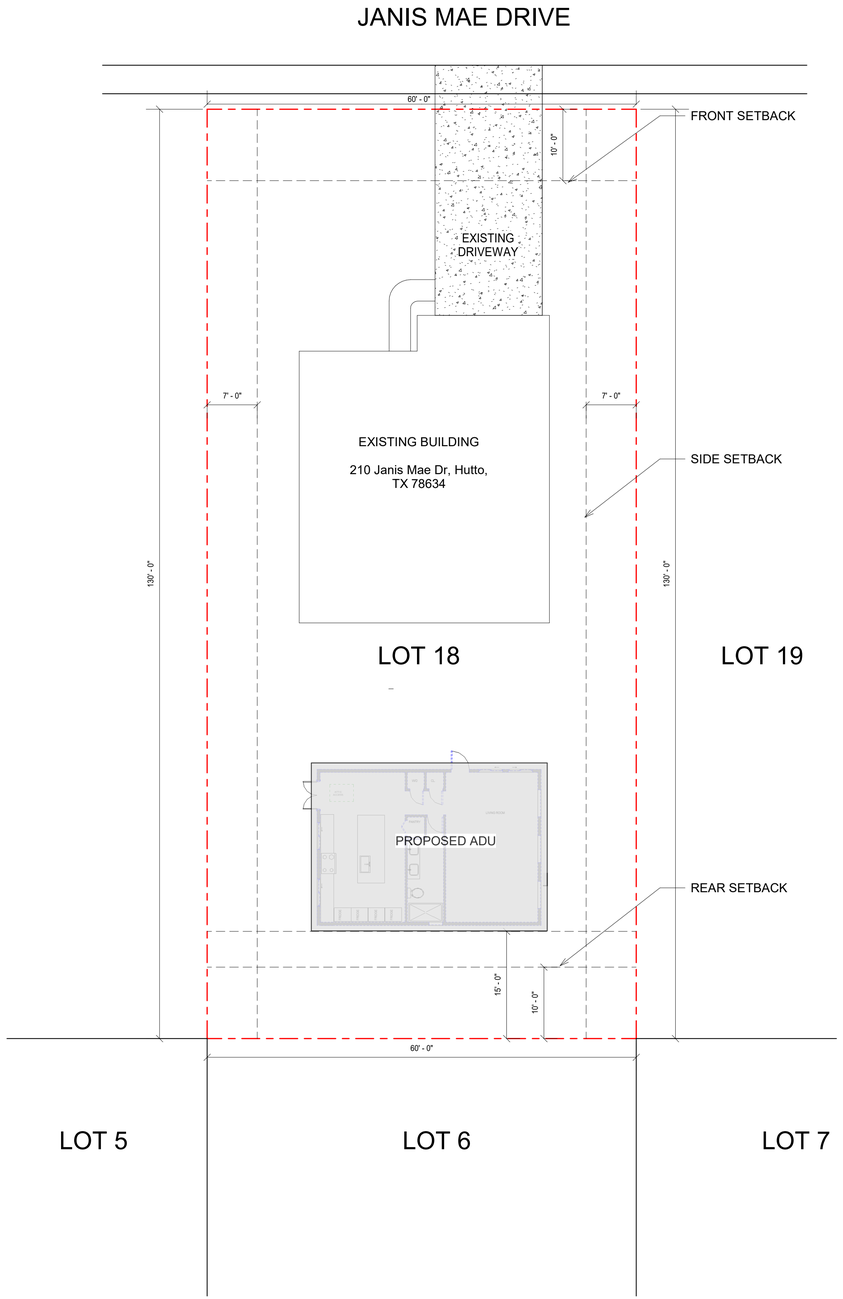
COVER SHEET

Project NO.

Date

A0.00

Scale 12" = 1'-0"



1 SITE PLAN
1" = 10'-0"

LOT COVERAGE	
LOT SIZE	7,680 SF, 100%
EXISTINGS BUILDING COVERAGE	2,162 SF, 28.1%
ADDITION LOT COVERAGE	775.5 SF, 10%
TOTAL	2,937.5 SF, 38.1%

LEGEND

- PROPERTY LINE
- SITE SETBACK LINE
- STREET LINE
- BUILDING

NOTE:
FOR MORE COMPREHENSIVE DETAILS OF THE PLOT LAYOUT, SEE SHEET A1.01B,SURVEY DOCUMENT.

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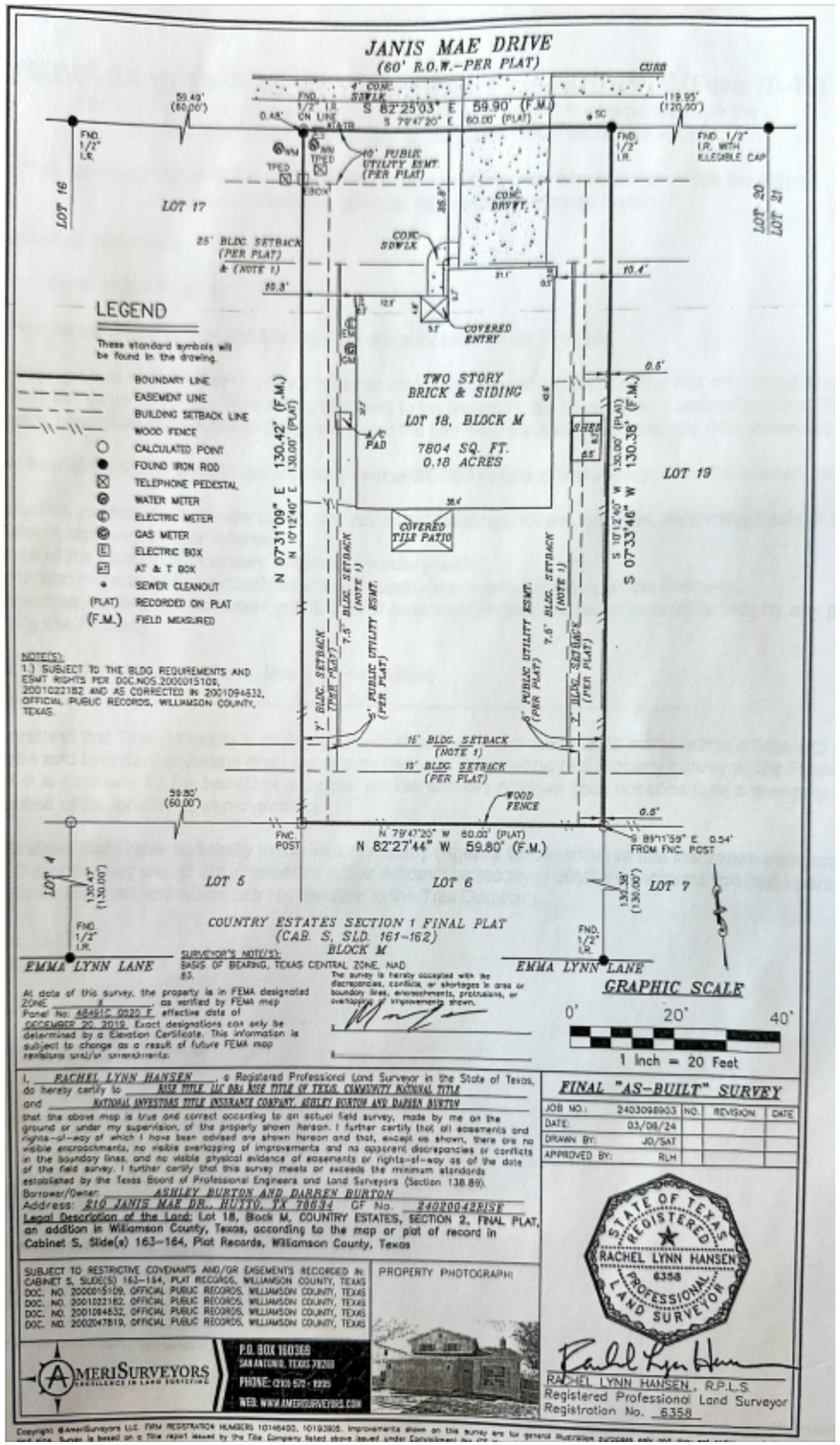
SITE PLAN

Project NO.

Date

A1.01

Scale As indicated



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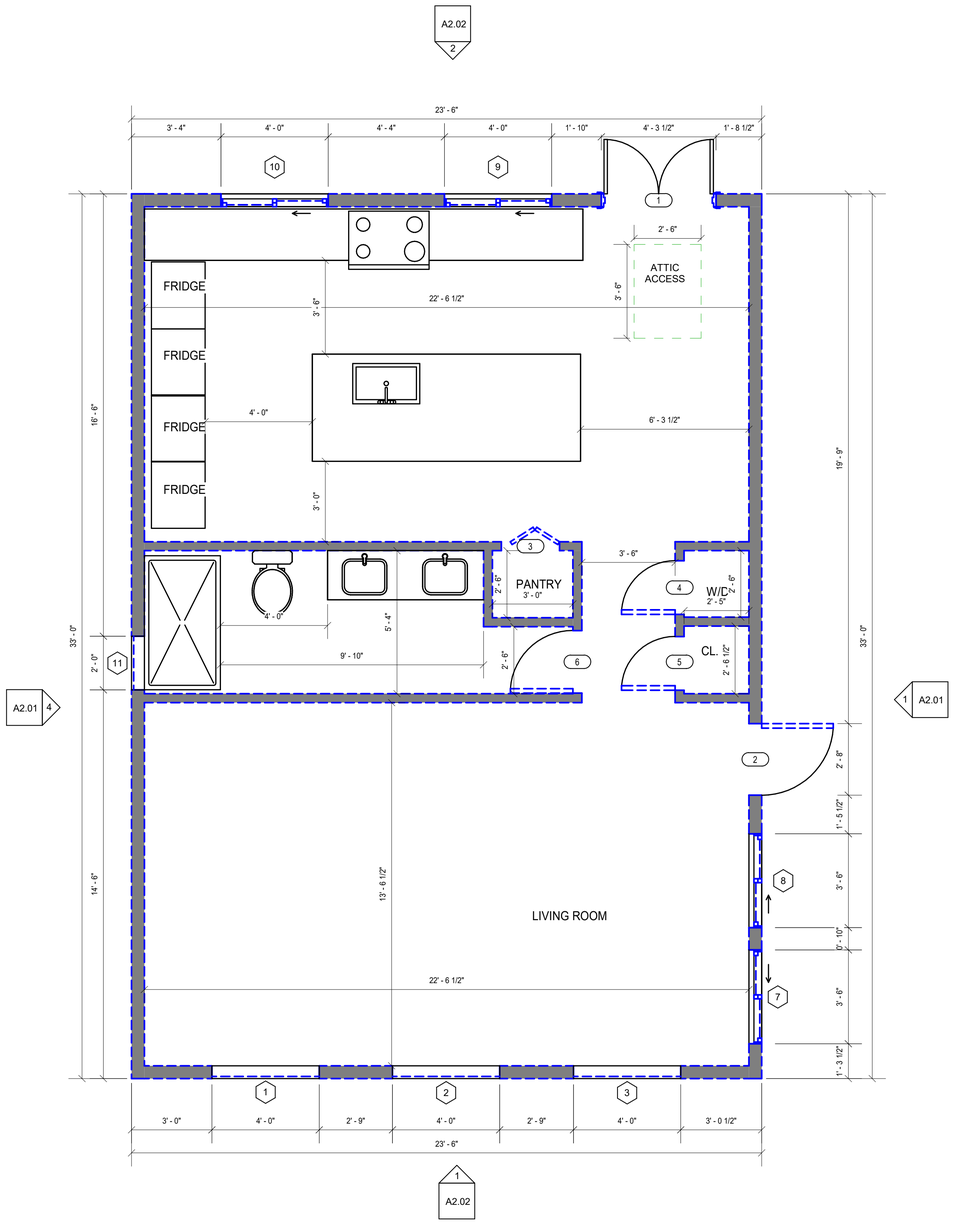
SURVEY PLAN

Project NO.

Date

A1.01B

Scale



1 PROPOSED FLOOR PLAN
3/8" = 1'-0"

GENERAL NOTE:

A. EACH SLEEPING SPACE TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ.FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE THE FINISH FLOOR.
B. ALL WINDOWS WITHIN 18 IN. OF THE FLOOR, AND WITHIN 24 IN. OF A PARALLEL TO THE STRIKE SIDE OF A DOOR ARE TO HAVE TEMPERED GLAZING.
C. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZING AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.
D. CONNECT ALL SMOKE DETECTORS TO HOUSE ELECTRICAL SYSTEM AND INTER-CONNECT EACH ONE SO THAT WHEN ANY ONE IS TRIPPED THEY WILL ALL SOUND.
E. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR ANY APPLIANCES WITH AN OPEN FLAME.
F. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 4 AIR EXCHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
G. PROVIDE 5/8" DRYWALL CEILING AT 8'-0" FOR BASE LEVEL AND 9'-0" FOR MAIN LEVELABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
H. PLACE INTERIOR DOORS MINIMUM 4" FROM PERPENDICULAR WALL UNO.
I. RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTION P2904 OF NFPA 13D, SMOKE ALARMS SHALL COMLY WITHNFPA 72 SECTION R314.

SHEET KEY NOTE

1. KITCHEN BASE CABINETS WITH SOLID SURFACE TOP & TILE BACKSPLASH.
2. 36" TALL SOLID SURFACE KITCHEN COUNTER WITH DRAWERS & CABINET UNDERNEATH.
3. PROVIDE BUILT-IN CABINET UNDER BATHROOM VANITY COUNTER. COLOR AND FINISH TO BE SELECTED BY OWNER.
4. 42" TALL WOODEN PANEL TO ENCLOSURE THE EXTERNAL A/C UNIT WITH A GATE ON THE SIDE
5. PROVIDE 30"x36" ATTIC ACCESS HATCH WITH FOLDING LADDER. A/C UNIT LOCATED IN THE ATTIC.

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PROPOSED FLOOR PLAN

Project NO.

Date

A1.02

Scale 3/8" = 1'-0"

NOTE:

A. PROVIDE ASPHALT SHINGLE ROOF. COLOR WILL BE SELECTED BY OWNER.

B. TYPICAL OVERHANG IS 1'-6", UNLESS NOTED OTHERWISE.

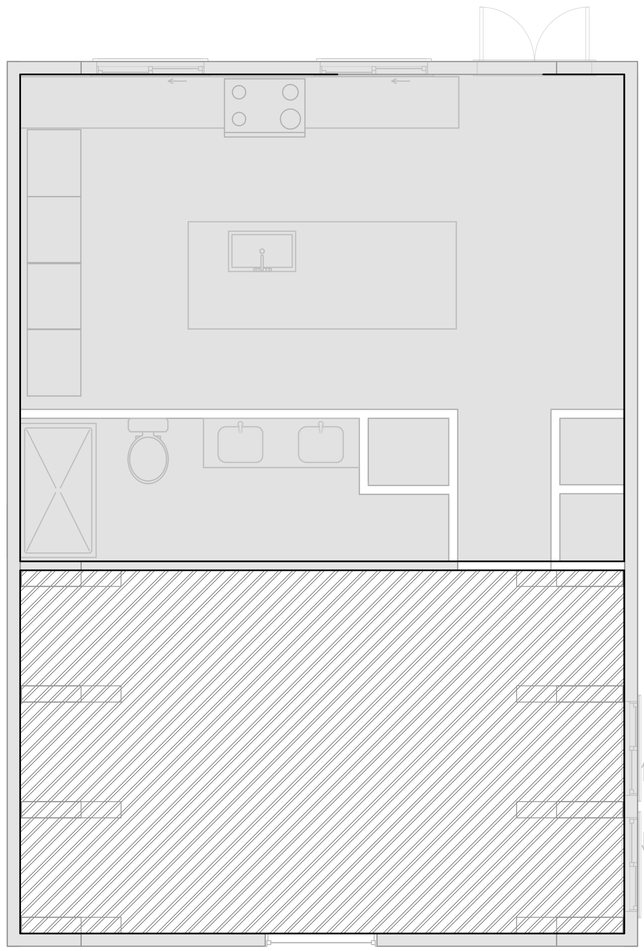
C. PROVIDE FASCIA PANEL AT ALL OVERHANGS.

D. PROVIDE ROOF GUTTERS & DOWNPOSTS PER MANUFACTURER RECOMENDATION.

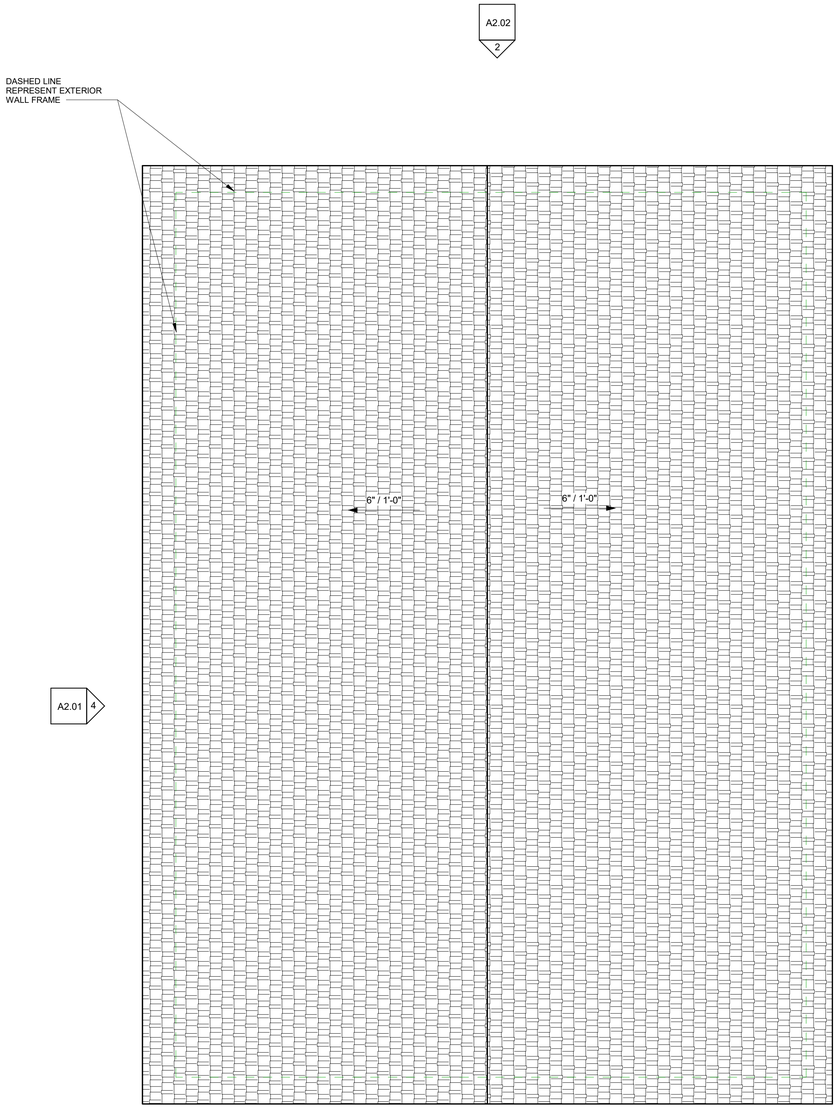
E. DASHED LINE REPRESETS EXTERIOR WALL FRAME TYPICAL THIS SHEET.

GYPSUM BOARD CEILING

VAULTED CEILING



1 CILING PLAN
3/8" = 1'-0"



2 ROOF PLAN.
3/8" = 1'-0"

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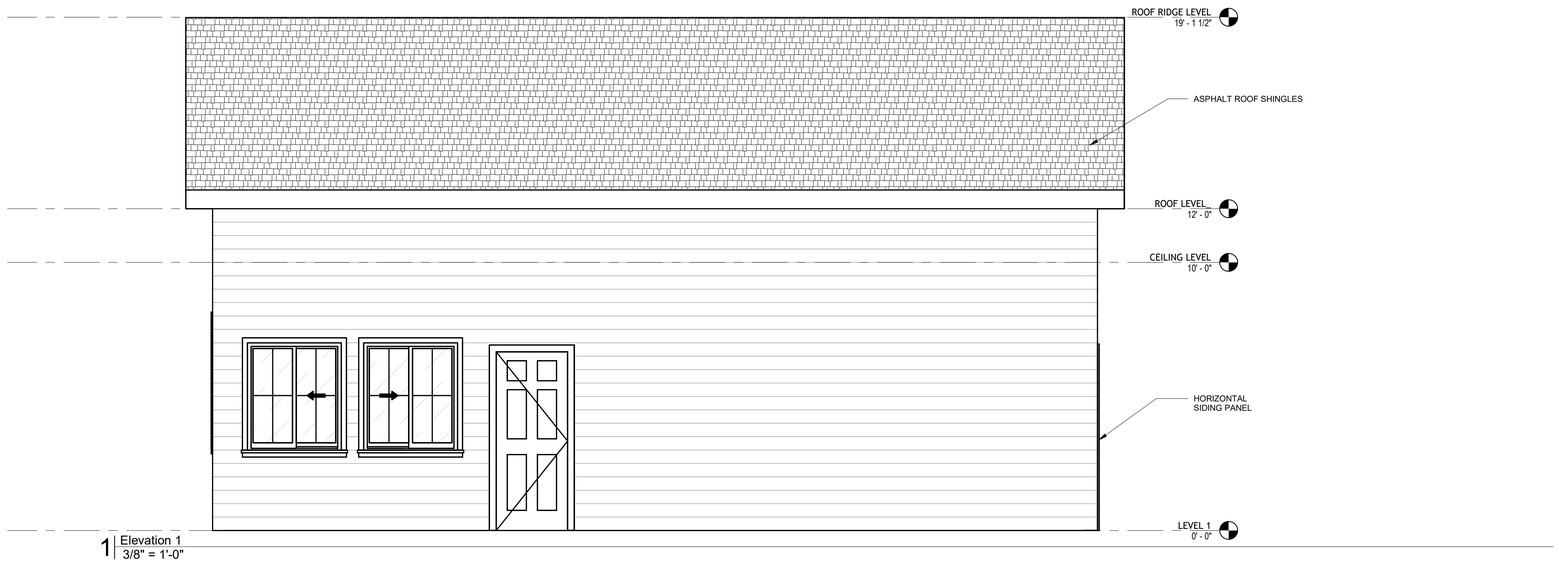
CEILING PLAN
ROOF PLAN

Project NO.

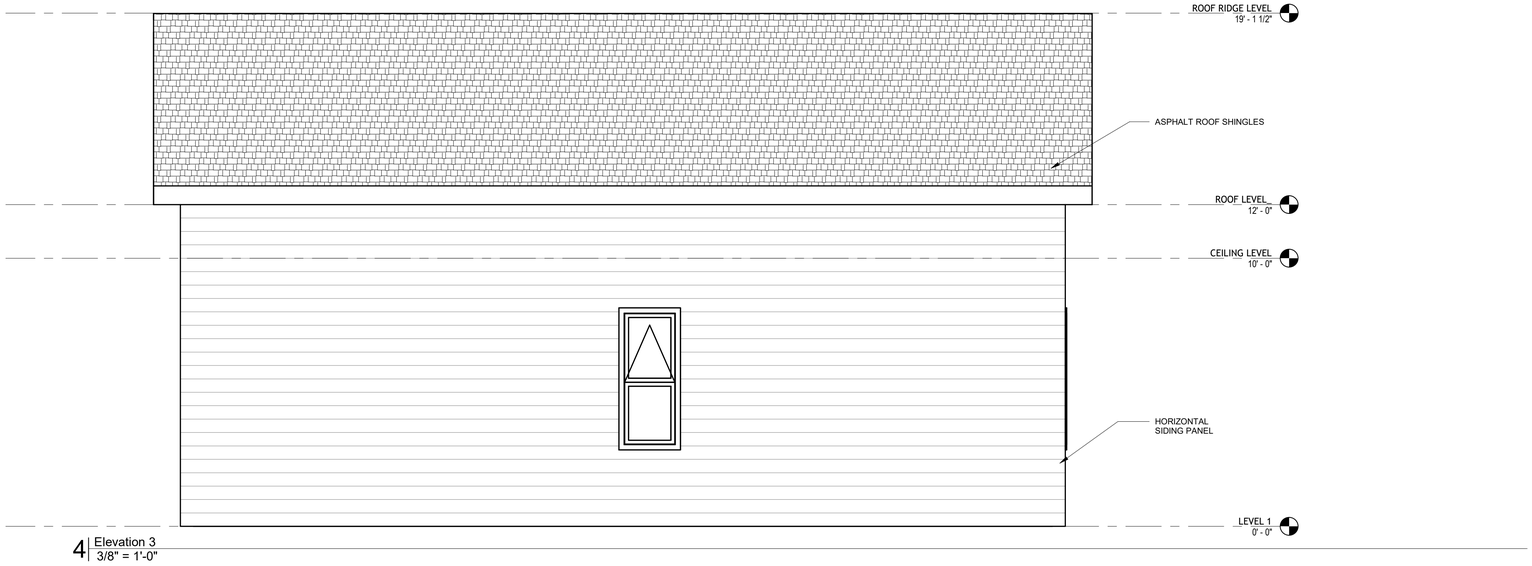
Date

A1.02A

Scale 3/8" = 1'-0"



1 Elevation 1
3/8" = 1'-0"



4 Elevation 3
3/8" = 1'-0"

SHEET KEY NOTE

1. PROVIDE ASPHALT SHINGLES MATERIAL FOR ROOF. COLOR TO BE SELECTED BY OWNER.
2. PROVIDE 8" x 144" SIDING PLANKS MATERIAL FOR ALL NEW EXTERIOR WALLS. COLOR TO BE SELECTED BY OWNER.
3. SEE STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS AND NOTES.

ELEVATION LEGEND

NEW SPHALT SHINGLE

NEW SIDING PANEL

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PROJECT NAME AND ADDRESS

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ELEVATIONS

Project NO.

Date

A2.01

Scale 3/8" = 1'-0"



2 | Elevation 4 - a1
3/8" = 1'-0"



1 | Elevation 2 - a1
3/8" = 1'-0"

SHEET KEY NOTE

1. PROVIDE ASPHALT SHINGLES MATERIAL FOR ROOF. COLOR TO BE SELECTED BY OWNER.
2. PROVIDE 8" x 144" SIDING PLANKS MATERIAL FOR ALL NEW EXTERIOR WALLS. COLOR TO BE SELECTED BY OWNER.
3. SEE STRUCTURAL DRAWINGS FOR FOUNDATION DETAILS AND NOTES.

ELEVATION LEGEND

NEW SPHALT SHINGLE

NEW SIDING PANEL

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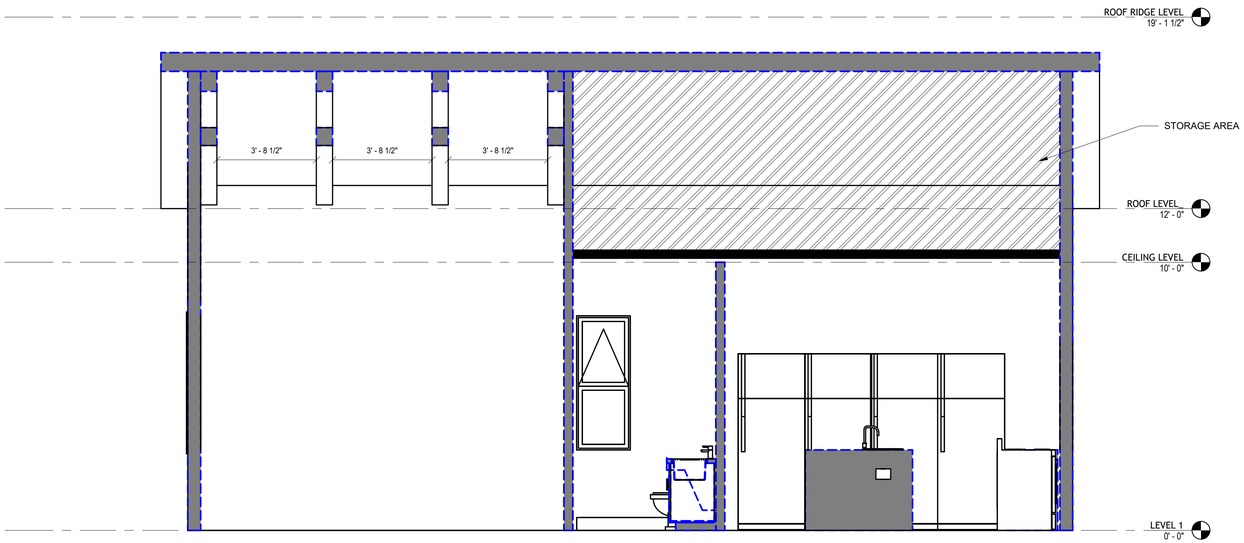
ELEVATIONS

Project NO.

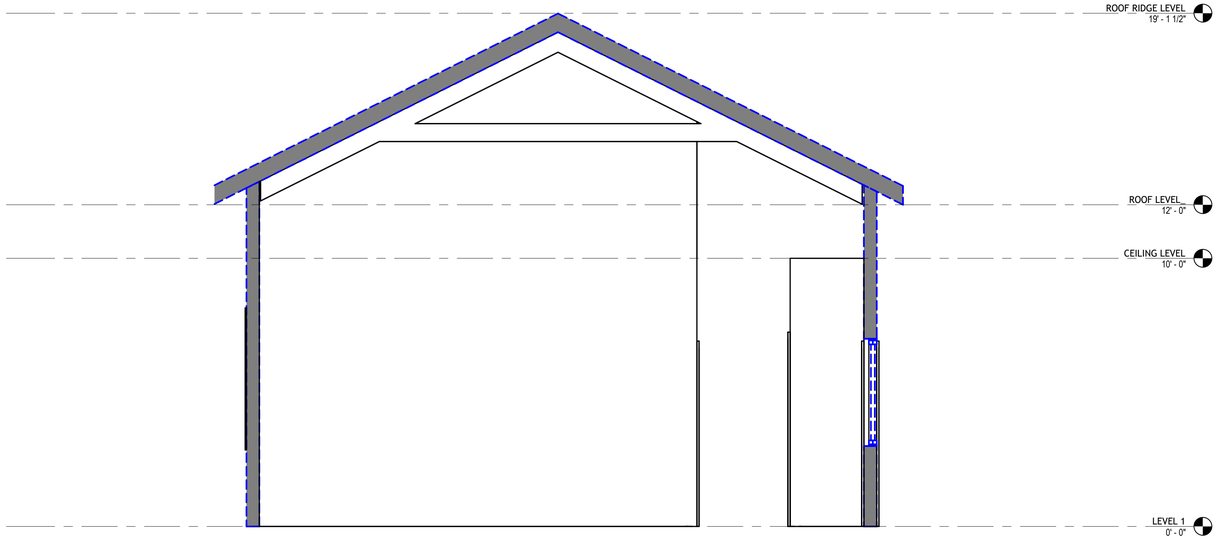
Date

A2.02

Scale 3/8" = 1'-0"



3 Section 3
3/8" = 1'-0"



4 Section 4
3/8" = 1'-0"

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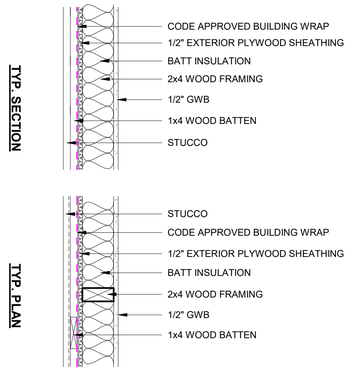
SECTIONS

Project NO.

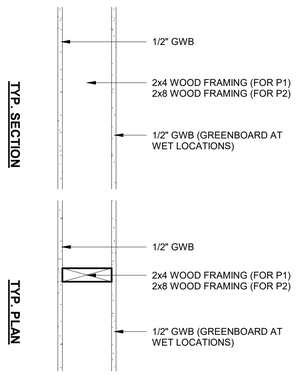
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A3.01

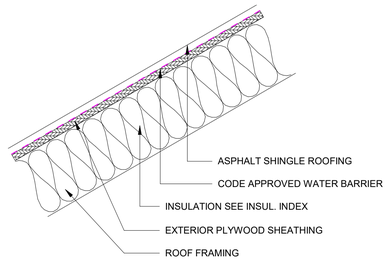
Scale 3/8" = 1'-0"



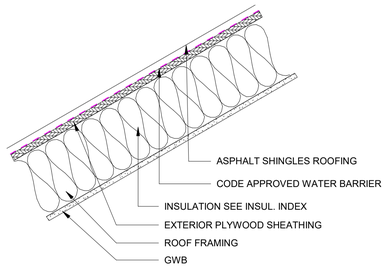
W3 - EXTERIOR TYPE 2 (EXT - STUCCO, INT - GWB)



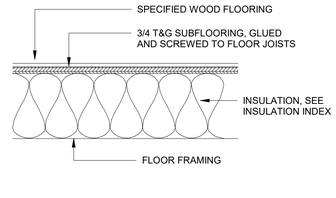
P1, P2 - INTERIOR TYPE 1 (GWB - 1ST SIDE, GWB - 2ND SIDE)



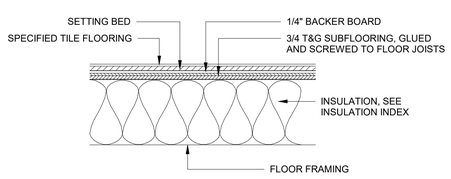
R1 - TYPICAL ROOF (TOP - SHINGLE, BOT - UNFINISHED)



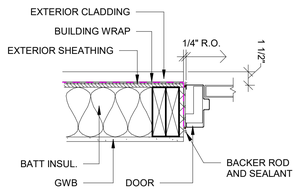
R2 - TYPICAL ROOF (TOP - SHINGLE, BOT - GWB)



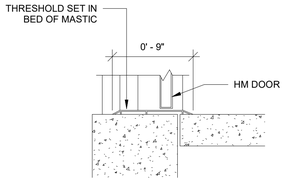
F1 - FLOOR TYPE 1 (WOOD)



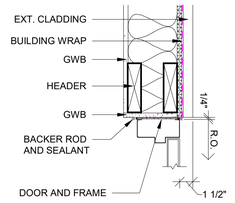
F2 - FLOOR TYPE 2 (TILE)



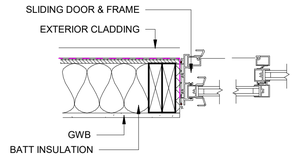
HM DOOR JAMB



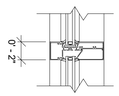
HM DOOR SILL



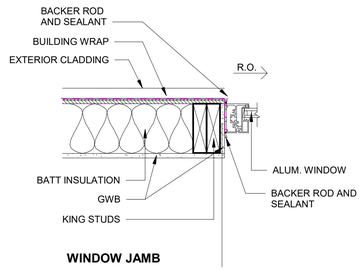
HM DOOR HEAD



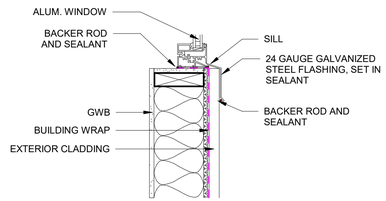
SLIDING DOOR JAMB



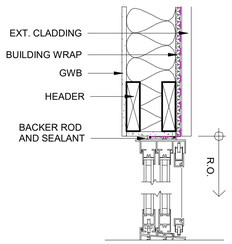
WINDOW MULLION DETAIL



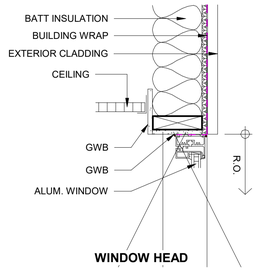
WINDOW JAMB



WINDOW SILL



SLIDING DOOR HEAD & SILL



WINDOW HEAD

DETAILS
1 1/2" = 1'-0"

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GENERAL NOTES

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PROJECT NAME AND ADDRESS

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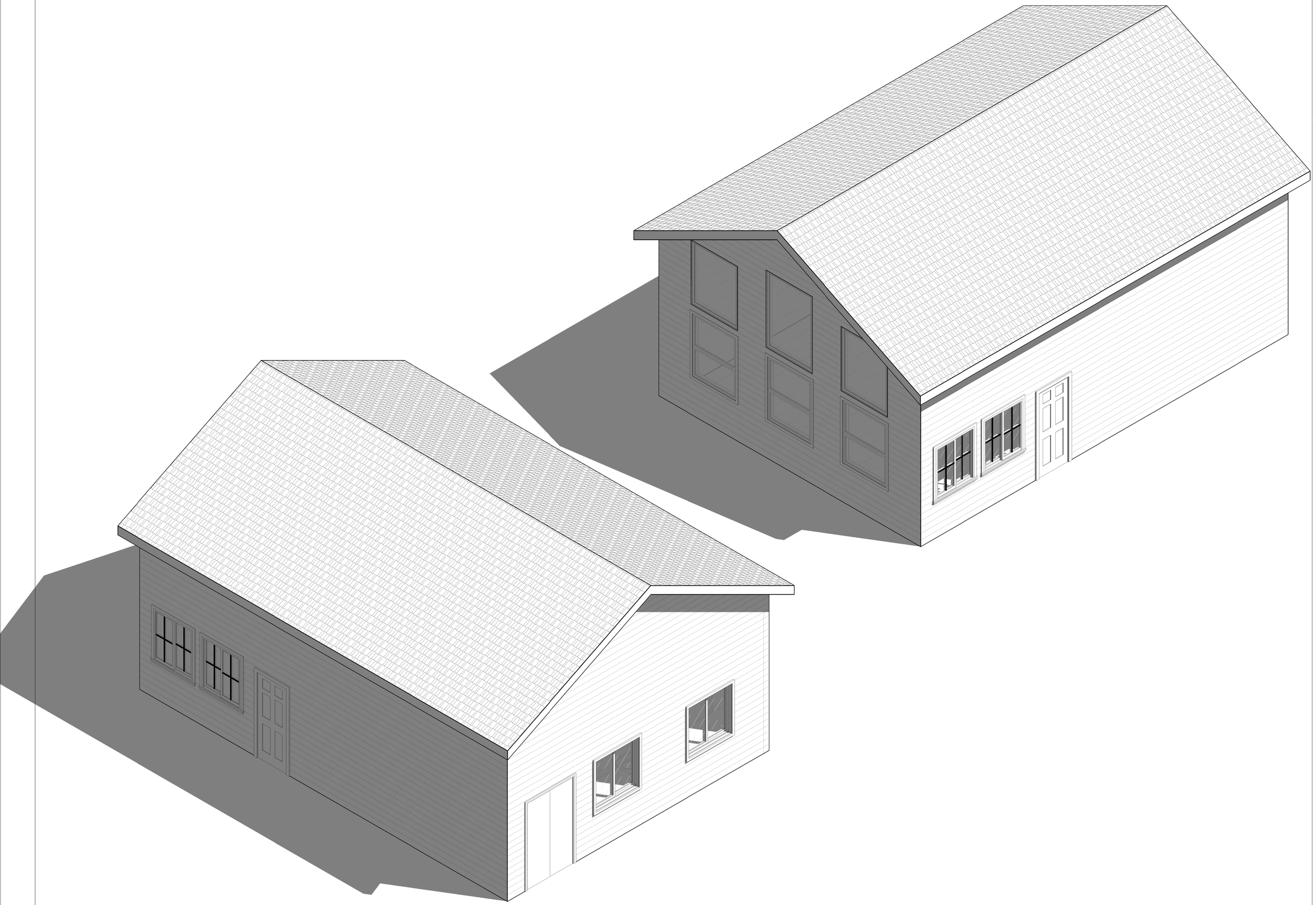
DETAILS

Project NO.

Date

A4.01

Scale 1 1/2" = 1'-0"



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PROJECT NAME AND ADDRESS

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3D VIEWS

Project NO.

Date

A6.01

Scale

GENERAL STRUCTURAL NOTES:

1. THIS DESIGN SHALL NOT CONSIDERED TO BE VALID AND THE ENGINEER ACCEPTS NO RESPONSIBILITY, UNLESS PREPOUR AND FRAMING OBSERVATIONS ARE PERFORMED, AND THE WORK IS CERTIFIED BY ENGINEER OF RECORD. NOTIFY THE ENGINEER 24 HOURS IN ADVANCE TO SCHEDULE STRUCTURAL OBSERVATIONS.

2. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWING OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO ITEMS TO BE PLACED OR SET IN STRUCTURAL WORK.

3. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND BECOME FAMILIAR WITH THE PROJECT. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK OR FABRICATIONS OF MATERIALS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY PHASE OF THE WORK.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, ETC. TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK HAS BEEN COMPLETED.

6. UNLESS OTHERWISE INDICATED ALL ITEMS NOTED TO BE DEMOLISHED SHALL BECOME THE CONTRACTOR'S PROPERTY AND BE REMOVED FROM THE SITE.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SERVICES INCLUDING BUT NOT LIMITED TO POWER, WATER, TOILET FACILITIES, TRASH REMOVAL UNLESS OTHERWISE AGREED ELSEWHERE.

8. IT IS THE EXPRESS INTENT OF THE PARTIES INVOLVED IN THIS PROJECT THAT THE CONTRACTOR OR SUBCONTRACTOR OR INDEPENDENT CONTRACTOR OR THEIR RESPECTIVE EMPLOYEES WILL EXCULPATE THE ARCHITECT, THE ENGINEER, THE CONSTRUCTION MANAGER, THE OWNER, AND THEIR AGENTS, FROM ANY LIABILITY WHATSOEVER AND HOLD THEM HARMLESS AGAINST LOSS, DAMAGES, LIABILITY OR ANY EXPENSE ARISING IN ANY MATTER FROM THE WRONGFUL OR NEGLIGENT ACT, OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, OR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FAILURE TO CONFORM TO THE STATE SCAFFOLDING ACT IN CONNECTION WITH THE WORK.

9. VERIFY THE LOCATION OF CHASES, INSERTS, OPENINGS, SLEEVES, FINISHES, DEPRESSIONS, PADS, AND WALL OPENINGS.

10. DO NOT SCALE DRAWINGS FOR THE PURPOSE OF ESTABLISHING DIMENSIONS.

11. EXISTING BUILDING AND RETAINING WALL SHALL BE INVESTIGATED FOR NEW LOADS BY REGISTERED PROFESSIONAL ENGINEER. IT IS NOT IN SCOPE OF WORK OF TEXAS STRUCTURAL ENGINEERS.

12. DETAILS LABELED "TYPICAL DETAILS" ON DRAWINGS APPLY TO SITUATIONS OCCURRING ON THE PROJECT THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED. SUCH DETAILS APPLY WHETHER OR NOT DETAILS ARE REFERENCED AT EACH LOCATION. NOTIFY ENGINEER OF CONFLICT REGARDING APPLICABILITY OF "TYPICAL DETAILS".

13. DO NOT LOAD THE SLAB ON GRADE OR SUPPORTED SLAB WITH ERECTION CRANES OR ERECTION EQUIPMENT. THE SLABS HAVE NOT BEEN DESIGNED FOR CRANE LOADS AND WILL REQUIRE AN INCREASE IN THICKNESS AND/OR REINFORCEMENT OBTAIN A/E APPROVAL ON PROPOSED CRANE SUPPORT PLAN FOR SLABS PRIOR TO COMMENCING WORK.

14. DO NOT STORE OR STACK CONSTRUCTION MATERIALS ON POURED OR ERECTED FLOORS/ROOFS IN EXCESS OF 80 PERCENT LIVE LOAD. GENERAL CONTRACTOR WILL ENSURE THAT ALL SUBCONTRACTORS ARE INFORMED OF LOADING RESTRICTIONS. AVOID IMPACT WHEN PLACING MATERIALS ON POURED OR ERECTED FLOORS OR ROOF.

15. THE CONTRACT STRUCTURAL DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. PROVIDE ALL MEASURES REQUIRED TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS, DURING CONSTRUCTION; INCLUDING BRACING, SHORING FOR CONSTRUCTION, EQUIPMENT, SHORING FOR THE BUILDING, FORMS AND SCAFFOLDING, SHORING OF RETAINING WALLS AND OTHER TEMPORARY SUPPORTS AS REQUIRED.

16. DO NOT CUT OR DRILL THROUGH EXISTING REINFORCING OR CABLE TENDONS X-RAY TO LOCATE REINFORCING OR CABLE TENDONS AT LOCATIONS REQUIRING CUTTING AND CORING PRIOR TO START OF CONSTRUCTION.

DESIGN CRITERIA NOTES:

1. THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:

GENERAL	INTERNATIONAL RESIDENTIAL CODE 2021 EDITION
CONCRETE	ACI 318
MASONRY	ACI 530
STRUCTURAL STEEL	AISC
STEEL JOISTS/GIRDERS	SJI
COLD FORMED METAL	AISI
WOOD	AITC
WOOD TRUSSES	TPI

2. DESIGN LOADS:

DEAD LOADS	
ROOF	15 PSF
LIVE LOADS	
FLOORS	40 PSF
ROOF	20 PSF
CEILING JOIST	10 PSF
SNOW LOAD : 5 PSF	
WIND LOAD : V(ultimate)=115 MPH APPLIED PER I(B/R)C I = 1.0 EXPOSURE "C"	
SEISMIC : SEISMIC CATEGORY "A"	

3. MATERIALS – UNLESS OTHERWISE INDICATED ON THE PLANS OR SPECIFICATIONS MATERIALS SHALL BE AS FOLLOWS:

CONCRETE FOUNDATIONS AND SLABS	F'c = 3,000 PSI AT 28 DAYS
REINFORCEMENT	60 KSI
WELDED WIRE FABRIC	
PRE-STRESSED TENDON	
MASONRY UNITS	1,900 PSI
MORTAR	1,800 PSI TYPE "S"
MASONRY ASSEMBLAGE	f'm = 1500 PSI
ALL STRUCTURAL SHAPES	A572
PLATES ANGLES	A36
STRUCTURAL STEEL TUBING	A500 GRADE B
STRUCTURAL PIPE	A53 GRADE B
STRUCTURAL BOLTS	A325F
ANCHOR BOLTS	ASTM F1554 GR36
WOOD	NO 2 SPF OR BETTER
TRUSSES	NO 2 SPF OR BETTER

CONCRETE:

1. STANDARDS.
   A. COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES. COMPLY WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS. WHEN IN CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.
   B. ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"
   C. ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
   D. ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
   E. ACI 614, "RECOMMENDED PRACTICE FOR MEASURING, MIXING AND PLACING CONCRETE".
   F. ACI 311, "RECOMMENDED PRACTICE FOR CONCRETE INSTALLATION".
   G. AWS 012.1, "RECOMMENDED PRACTICES FOR WELDING REINFORCING STEEL, METAL INSERTS" AND "CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION".
   H. CRSI MANUAL OF STANDARD PRACTICE.

2. MATERIALS.
   A. DEFORMED BARS – ASTM A615, GRADE 60.
   B. WELDABLE REINFORCEMENT – ASTM 706 GRADE 60.
   C. COLUMN SPIRALS – PLAIN, COLD DRAWN WIRE, ASTM A82 OR HOT ROLLED RODS, ASTM A615.
   D. WELDED WIRE FABRIC – ASTM A185.
   E. BAR SUPPORT ACCESSORIES – COMPLY WITH CRSI MANUAL OF STANDARD PRACTICE. USE WIRE TYPE SUPPORTS WITH SAND PLATES OR PLASTIC CHAIRS WITH BEARING PLATES. NO BRICK, CLAY TILE, LIGHTWEIGHT CONCRETE BLOCK, NATURAL ROCK, ETC., MAY BE USED TO SUPPORT REINFORCING BARS.
   F. PORTLAND CEMENT – ASTM C150, TYPE 1. ONE BRAND OF CEMENT SHALL BE USED THROUGHOUT THE WORK FOR STRUCTURAL PURPOSES.
   G. AGGREGATES – ASTM C33. MAXIMUM SIZE 1-1/8" TYPICAL AND 3/4" FOR SLABS.
   H. WATER REDUCING ADMIXTURES – ASTM C494, CHEMICAL ADMIXTURES FOR CONCRETE. WHEN CLIMATIC CONDITIONS INDICATE THAT THE TEMPERATURE OF THE CONCRETE MAY EXCEED 80F.
   I. NON-SHRINKING CEMENT GROUT – CRD C588 FACTORY PRE-MIXED GROUT, TYPE D, NON-METALLIC; MASTERFLOW 713 BY MASTER BUILDERS, OR EQUAL.
   J. EXPANSION JOINT MATERIAL – ASTM D1751, PRE-MOLDED ASPHALT IMPREGNATED FIBERBOARD.
   K. MOISTURE BARRIER – 6 MIL CLEAR POLYETHYLENE FILM, TYPE RECOMMENDED FOR BELOW GRADE APPLICATION.
   L. FIBEROUS REINFORCEMENT – COLLATED, FIBRILATED, 100% POLYPROPYLENE OLEFIN FIBERS FOR SECONDARY REINFORCEMENT OF MEZZANINE SLABS PLACED ON METAL DECK SHALL BE "FIBERMESH" OR APPROVED EQUIVALENT. ADD TO CONCRETE MIX IN ACCORDANCE WITH ASTM C1116 AND MANUFACTURERS RECOMMENDATIONS.

3. TESTING.
   A. SAMPLING: ASTM C172.
   B. SLUMP: ASTM C143, ONE TEST WITH EACH SET OF CYLINDERS.
   C. TEMPERATURE: RECORD TEMPERATURE OF CONCRETE WITH EACH SET OF CYLINDERS.
   D. COMPRESSIVE STRENGTH: ASTM C39, ONE SET FOR EACH 100 CUBIC YARDS OR FRACTION THEREOF OF EACH CLASS OF CONCRETE; 2 SPECIMENS TESTED AT 7 DAYS, 2 SPECIMENS TESTED AT 28 DAYS, AND ONE RETAINED FOR LATER TESTING IF REQUIRED.
   E. WHEN THE TOTAL QUANTITY OF A GIVEN CLASS OF CONCRETE IS LESS THAN 50 CU. YDS., STRENGTH TESTS MAY BE WAIVED BY ENGINEER.
   F. TEST RESULTS WILL BE REPORTED IN WRITING TO ENGINEER AND CONTRACTOR.

4. PLACEMENT.
   A. REINFORCEMENT SHALL BE ACCURATELY PLACED AND SECURELY TIED AT INTERSECTIONS WITH 16 GAUGE BLACK ANNEALED WIRE AND SHALL BE MAINTAINED IN PROPER POSITION BY CHAIRS, BOLSTERS, OR OTHER APPROVED DEVICES.
   B. CLEAR DISTANCE BETWEEN PARALLEL BARS, EXCEPT IN COLUMNS, SHALL BE ONE TIMES THE BAR DIAMETER OR 1" MINIMUM.
   C. FOR COLUMN VERTICALS, CLEAR DISTANCE BETWEEN PARALLEL BARS SHALL BE 1-1/2 TIMES THE BAR DIAMETER.
   D. SLAB ON FILL REINFORCING – REINFORCING AS CALLED FOR ON THE PLANS SHALL BE SECURELY SUPPORTED WITH 1" COVER FROM THE TOP OF THE SLAB. REINFORCING SHALL BE TIED AT INTERSECTIONS AND SUPPORTED ON HIGH CHAIRS OR CONCRETE BLOCKS SPACED 4' ON CENTERS IN OPPOSITE DIRECTIONS AND STAGGERED. NO BRICK OR CMU SHALL BE USED TO SUPPORT REINFORCING.
   E. CONCRETE PROTECTION – CONCRETE PROTECTION OF REINFORCING SHALL BE NOT LESS THAN THE FOLLOWING:
      1. 3" WHERE CONCRETE IS POURED AGAINST GROUND.
      2. 2" WHERE CONCRETE IS POURED AGAINST FORMS BUT WILL BE IN CONTACT WITH GROUND.
      3. 1-1/2" MINIMUM IN EXTERIOR FACES OF EXTERIOR WALLS.
      4. 3/4" MINIMUM IN INTERIOR WALLS AND INTERIOR FACE OF EXTERIOR WALLS.
      5. 1-1/2" IN BEAMS, GIRDERS, AND COLUMNS.
      6. 3/4" IN SLABS.

5. HOT WEATHER PLACING.
   A. COOL INGREDIENTS BEFORE MIXING TO MAINTAIN CONCRETE TEMPERATURE AT TIME OF PLACEMENT BELOW 90 F. MIXING WATER MAY BE CHILLED, OR CHOPPED ICE MAY BE USED TO CONTROL TEMPERATURE PROVIDED WATER.
   B. COVER REINFORCING STEEL WITH WATER-SOAKED BURLAP IF IT BECOMES TOO HOT, SO THAT STEEL TEMPERATURE WILL NOT EXCEED THE AMBIENT AIR TEMPERATURE IMMEDIATELY BEFORE EMBEDMENT IN CONCRETE.
   C. FOG SPRAY FORMS, REINFORCING STEEL AND SUBGRADE JUST BEFORE CONCRETE IS PLACED.
   D. USE WATER-REDUCING RETARDING ADMIXTURE WHEN REQUIRED BY HIGH TEMPERATURES OR LOW HUMIDITY.

6. SPLICES – BAR LAPS AND SPLICES FOR #6 AND SMALLER BARS SHALL BE A LENGTH EQUAL TO AT LEAST 40 BAR DIAMETERS.

7. REMOVAL OF FORMS.
   A. WALL AND SIDE FORMS OF BEAMS AND COLUMNS MAY BE REMOVED 48 HOURS AFTER CONCRETE PLACEMENT. BOTTOM OF SLABS AND JOISTS AND SOFFIT FORMS OF BEAMS AND RIBS MAY BE REMOVED WHEN ULTIMATE STRENGTH OF THE CONCRETE SHOWN BY THE STANDARD TEST CYLINDER BREAK HAS REACHED 75% OF THE DESIGN STRENGTH, BUT NOT LESS THAN THREE (3) DAYS AFTER CONCRETE PLACEMENT.

8. PROTECTION AND CURING.
   A. PROTECT SLABS AND EXPOSED CORNERS OF CONCRETE FROM DAMAGE TO CONSTRUCTION, TRAFFIC, OR ANY OTHER SOURCE. IMMEDIATELY AS FINISHING OPERATIONS OF SLABS ARE COMPLETED, APPLY MEMBRANE FORMING CURING COMPOUND OR MOISTURE RETAINING COVER. PROVIDE CURING FOR ALL CONCRETE BY KEEPING CONSTANTLY MOIST FOR A MINIMUM OF 14 DAYS AFTER PLACEMENT.
   B. SHOULD FORMS BE REMOVED FROM VERTICAL SURFACES PRIOR TO 15 DAYS, THE SPECIFIED CURING MATERIAL SHALL BE APPLIED TO PREVENT LOSS OF MOISTURE FROM THE CONCRETE SURFACE.

9. FINISHING CONCRETE.
   A. MONOLITHIC FLOOR FINISHING – CONCRETE FLOOR SHALL BE TAMPED WITH SUITABLE TOOLS TO SMOOTH AND EMBED COARSE AGGREGATE, AFTER WHICH THE SURFACE SHALL BE SCREEDED AND FLOATED TO REQUIRED LEVELS. WHEN GREEN CONCRETE WILL SUPPORT A MAN'S WEIGHT, IT SHALL BE FLOATED TO A TRUE AND EVEN PLANE, TO BRING EXCESS MOISTURE TO THE SURFACE AFTER WHICH IT SHALL BE HAND TROWELED TO A SUITABLE SURFACE FINISH. NO MIXTURE OF SAND AND CEMENT SHALL BE ALLOWED ON FLOOR SLABS TO ABSORB EXCESS WATER, OR USED AS AN AID FOR FINISHING. EXCESS WATER SHALL BE REMOVED BY BLOTTING MATS ONLY. THEREFORE, IT WILL BE REQUIRED OF THE CONTRACTOR THAT CARE SHALL BE EXERCISED TO MAINTAIN LOW SLUMP CONCRETE AND PREVENT BLEEDING OF EXCESS WATER AND DEVELOPMENT OF LAITANCE.
   B. FINISHED FLOOR SURFACES:
      1. COMPOSITE FLATNESS (FF) = 25.
      2. COMPOSITE LEVELNESS (FL) = 20.
   C. FLOORS MUST SLOPE TO DRAINS. OTHERWISE, THEY WILL BE REPLACED.
   D. PARTICULAR CARE SHALL BE EXERCISED IN MAKING GOOD JOINTS AT DOORWAYS, ETC., AND WHERE DIFFERENT KINDS OF FLOORS OR DIFFERENT RUNS OF CONCRETE FLOOR JOIN. CAREFULLY FINISH AROUND ALL PIPES, FLOOR DRAINS, SLEEVES, OPENINGS, ETC. ALL EXPOSED EDGES SHALL BE CAREFULLY TOOLED TO A RADIUS, AND DUMMY JOINT MARKINGS SHALL BE MADE ON SLABS AS INDICATED, USING APPROVED TOOLS. EDGES AND CORNERS IN WALLS AND COLUMNS SHALL BE CHAMFERED 3/4".

ROUGH CARPENTRY:

1. ALL WOOD FRAMING MATERIAL SHALL BE SURFACED DRY AND USED AT 19% MAXIMUM MOISTURE CONTENT. ALL FRAMING LUMBER SHALL BE NO 2 SPF OR BETTER.

2. ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.

3. ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER.

4. ALL MULTIPLY GIRDERS, BEAMS AND JOISTS SHALL BE GANG NAILED.

5. ALL FRAMING EXPOSED TO WEATHER OR IN CONTRACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

6. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS, AND OTHER ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED EQUIVALENT.

7. PREFABRICATED LVL'S, GLULAMS, AND PSL'S HEADERS AND BEAMS SHALL BE MANUFACTURED BY "TRUS JOIST MacMILLAN CORP." OR APPROVED EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:

REFAB. LUMBER RO ERTIES SCHEDULE

MATERIAL / PROPERTIES	LVL's	PSL's	GLULAMS
FLEXURAL Fb (PSI)	2,600	2,900	2,400
COMPRESSION FcL (PSI)	750	650	740
SHEAR Fv (PSI)	285	290	270
MODULUS OF ELASTICITY E (KSI)	1,900	2,000	1,800

8. ALL PLATES, ANCHORS, NAILS, BOLTS, NUTS, WASHERS AND OTHER HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED.

9. INSTALL ALL BLOCKING NECESSARY FOR ATTACHING ALL FINISHES. GYPSUM WALLBOARD, CABINETRY , CURTAIN RODS, RAILINGS. GRAB BARS, ETC.

10. ATTACH WOOD PLATES TO FOUNDATIONS WITH 1/2" ANCHOR BOLTS AT 4'-0" O.C. MAXIMUM SPACING WITH AT LEAST 2 BOLTS PER PLATE OR AS THE DESIGN DOCUMENTS.

11. INSTALL COLUMNS AT ALL LINTELS, BEAMS, HEADERS EQUAL TO THE WIDTH OF THE BEAM. ALL LINTELS WITH SPANS LESS THAN 5 FOOT SHALL HAVE SINGLE JAMB SUPPORT STUDS.

12. ATTACH WALL AND ROOF SHEATHING TO FRAMING WITH 8d NAILS AT 12" O.C. INTERMEDIATE SUPPORTS AND 6" O.C. EDGE SUPPORTS.

13. THE CONTRACTOR SHALL ENSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARINGS WALLS, COLUMNS, ETC ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION.

14. ALL FLOOR SHEATHING SHALL BE A MINIMUM 3/4" TONGUE AND GROOVE SHEATHING GLUED AND NAILED AT 6" O.C. WITH 8d NAILS. ALL ROOF SHEATHING SHALL HAVE A 24" SPAN RATING

15. TAPERED END CUTS SHALL MEET MANUFACTURERS REQUIREMENTS.

16. NOTCHING OF PREFABRICATED LUMBER SHALL NOT BE PERMITTED. WEB HOLES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

17. ALL LUMBER AND PLYWOOD DESIGNATED TO BE FIRE RETARDANT TREATED SHALL BE PRESSURE IMPREGNATED WITH CHEMICALS AND SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E-84, "STANDARD TEST METHOD FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS.? ALSO, WHEN TEST CONDITIONS ARE EXTENDED TO 30 MINUTES, THE FLAME SPREAD SHOULD NOT PROGRESS MORE THAN 10 1/2 FEET BEYOND THE CENTERLINE OF THE BURNERS, WITH NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION.

18. ALL EXTERIOR STUD WALLS TO BE 2X6 @ 16" O.C.

FOUNDATION GENERAL NOTES:

1. GENERAL:
A. THIS FOUNDATION HAS BEEN DESIGNED AS A SOIL SUPPORTED STIFFENED GRID TYPE BEAM AND SLAB FOUNDATION; AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS.
B. CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS WITH THE ARCHITECT'S FLOOR PLAN.
C. CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH ENGINEER OF RECORD.
D. THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL ENGINEER OR RECORD HAS CONDUCTED A PRE-POUR INSPECTION AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE.
E. CONTRACTOR IS TO CALL ENGINEER OF RECORD IF FOUNDATION REQUIRES MULTIPLE CONCRETE POURS OF THREE (3) OR MORE.
F. CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.
G. IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOMEOWNER OF THE IMPORTANCE OF ITEMS 2C AND 2D BELOW AND OF THE LIMITATIONS AS EXPRESSED IN ITEM NO. 1 ABOVE. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.

2. FOUNDATION SITE PREPARATION & FINISH:
A. AREA OF FOUNDATION IS TO BE CLEARED AND GRUBBED OF ALL DELETERIOUS AND ORGANIC MATERIALS DOWN TO A SOLID BASE.
B. PROVIDE A VAPOR BARRIER BENEATH THE FLOOR SLAB BY USING A WATERPROOFING MEMBRANE OF 6 MIL POLYETHYLENE. THE MEMBRANE SHALL BE TAPED AT ALL SPLICES AND TEARS. THE MEMBRANE SHALL EXTEND TO WITHIN 6-INCHES OF THE BOTTOM OF THE BEAM TRENCHES.
C. POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FINISHED FOUNDATION MUST BE PROVIDED. THE TOP OF THE FOUNDATION SLAB SHOULD BE A MINIMUM OF 8-INCHES ABOVE THE FINISHED GRADE. THE GROUND ADJACENT TO THE FOUNDATION SHOULD SLOPE AWAY A MINIMUM OF 6-INCHES IN THE FIRST 5-FEET.
D. ANY TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHOULD BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE-HALF THE POTENTIAL HEIGHT OF THE TREE.
E. ALL AIR CONDITIONING CONDENSER DRAIN LINES SHOULD DISCHARGE A MINIMUM OF 5-FEET FROM THE PERIMETER OF THE FOUNDATION.

3. CONCRETE:
A. CONCRETE TO BE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE ACI 301. CEMENT SHALL BE TYPE 1 AND FLY ASH (IF USED) SHALL BE MONEX RESOURCES CLASS C. IF FLY ASH IS USED, IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. NO AIR ENTRAINMENT OR CALCIUM CHLORIDE SHALL BE USED. CONTRACTOR SHALL SATISFY HIMSELF THAT THE MIX DESIGN IS ACCEPTABLE FOR IT'S INTENDED PURPOSE.
B. CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 302.1R. FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117. A MINIMUM SET OF TWO TEST CYLINDERS FOR 28-DAY COMPRESSIVE STRENGTH TESTS ARE RECOMMENDED TO BE PERFORMED IN ACCORDANCE WITH ASTM C42.
C. PLACE 1/2" X 7" EMBEDMENT ANCHOR BOLTS FOR ALL SILL PLATES ON EXTERIOR WALLS NOT EXCEEDING 4-0" O.C. AND A MINIMUM OF 2 ANCHOR BOLTS PER WALL AND NOT CLOSER THAN 12-INCHES FROM WALL ENDS.

4. GRADE BEAMS:
A. ALL GRADE BEAM DEPTHS MAY BE REDUCED TO A MINIMUM OF 14-INCHES IF THE BEAM IS BEARING ON SOLID ROCK.
B. FOR GRADE BEAMS WITH DEPTHS EQUAL TO OR IN EXCESS OF 36-INCHES, INCREASE THE AMOUNT OF REINFORCING STEEL BY ADDING TWO- #4 BARS HORIZONTALLY EVERY 18-INCHES OF VERTICAL. IF THE EXTERIOR GRADE BEAMS EXCEED 8-FEET IN DEPTH.

5. REINFORCING STEEL:
A. REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615 GRADE 60.
B. LAPS AND SPLICES: MINIMUM 40 BAR DIAMETERS.
C. ALL BARS TO BE SUPPORTED IN THE FORMS AND SLAB WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION.
D. ALL BARS SHALL HAVE A MINIMUM CLEAR COVER OF 3-INCHES FROM THE BOTTOM AND SIDES OF THE BEAMS. SLAB REINFORCEMENT SHALL BE IN MID PLANE.
E. CORNER REINFORCING BARS: TWO CORNER BARS AT EACH CORNER OF THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 7, AND FOUR CORNER BARS AT THE INTERSECTION OF ALL INTERIOR GRADE BEAMS WITH THE PERIMETER GRADE BEAM/WALL, AS PER DETAIL 8.

6. CONSTRUCTION:
A. FOR ALL SLAB DROPS GREATER THAN 36-INCHES, THE CONTRACTOR SHALL CONSTRUCT A FRENCH DRAIN SYSTEM OF CAPACITY SUFFICIENT TO INTERCEPT AND TRANSPORT WATER FROM BENEATH THE FOUNDATION TO A POINT AWAY FROM THE FOUNDATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE DIRECTION OF FLOW AND POINT OF DISCHARGE TO DAYLIGHT. DISCHARGE OUTLET TO BE A MINIMUM OF 5-FEET AWAY FROM FOUNDATION. SOLID WALL PIPE MAY BE USED OUTSIDE OF FOUNDATION. WRAP ALL PERFORATED PIPE WITH MIRAFI N-SERIES FILTER FABRIC.
B. ALL FOUNDATIONS THAT ARE TO HAVE A FILL DEPTH GREATER THAN 2-FEET BELOW BOTTOM OF INTERIOR GRADE BEAM SHALL MEET ONE OF THE FOLLOWING:
   1. INTERIOR GRADE BEAMS MAY BE DEEPENED TO MAINTAIN 2-FEET MAXIMUM DEPTH OF FILL BELOW BOTTOM OF BEAM. INTERMEDIATE BARS PER NOTE 4-B SHALL BE ADDED IF REQUIRED.
   2. IF BEARING ON SOLID ROCK – 14-INCHES DIA. PIERS, FORMED WITH SONO-TUBES, SHALL BE PLACED AT ALL INTERIOR BEAM INTERSECTIONS. PIERS ARE TO BE REINFORCED WITH A MINIMUM OF FOUR-#4 VERTICAL BARS WITH #3 TIES @ 12-INCHES O.C. VERTICALLY.
   3. IF EARTH SUPPORTED – SELECT FILL EQUAL TO TXDOT NO. 2 BASE SHALL BE COMPACTED TO A MINIMUM 95-PERCENT MODIFIED PROCTOR PER ASTM D-1557. FILL IS TO BE PLACED IN 8-INCH LIFTS AND TESTED BY A SOILS TESTING LAB.
   4. ALTERNATIVELY, IF EARTH SUPPORTED – CRUSHED LIMESTONE BASE FILL WITH 100% PASSING 1 1/2-INCH SIEVE, AND 0% PASSING NO. 4 SIEVE, CAN BE PLACED WITHOUT COMPACTION. BEFORE INSTALLATION OF BASE FILL, FILTER FABRIC SUCH AS MIRAFI N-SERIES IS TO BE PLACED OVER EXISTING EARTH.
C. WHERE PIPES PASS THROUGH BEAMS, INCREASE BEAM SIZE AT PIPE PENETRATIONS TO MAINTAIN MINIMUM BEAM WIDTH AND HEIGHT. PLACEMENT OF OVERSIZED DIAMETER SLEEVES IS ALSO RECOMMENDED.
D. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER DURING CONSTRUCTION.
E. CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE, AND ALL BEARING SURFACES SHALL BE FREE OF LOOSE SOIL, PONDED WATER, AND DEBRIS PRIOR TO PLACING THE CONCRETE.

General Notes

1.CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATE WITH TRADES TO ENSURE CONFORMANCE TO THESE PLANS & SPECIFICATIONS.

STATE OF TEXAS
KIA CHEHREH
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PROFESSIONAL ENGINEER
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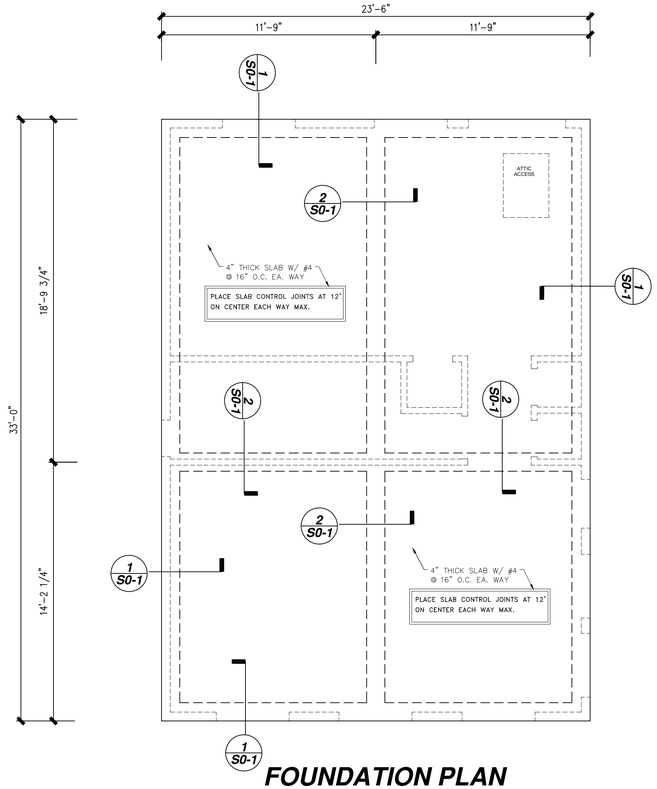
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No.	Revision/Issue	Date
1	A / FOR REVIEW	07/21/2024

Firm Name and Address
PERSPOLIS ENGINEERING INC.

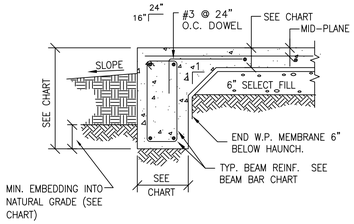
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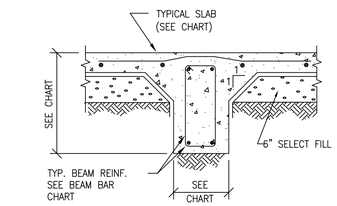


FOUNDATION PLAN

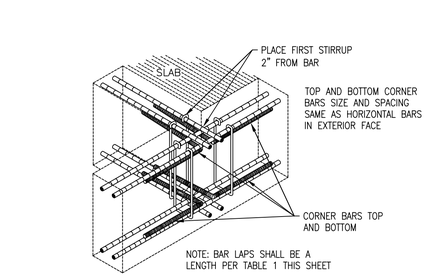
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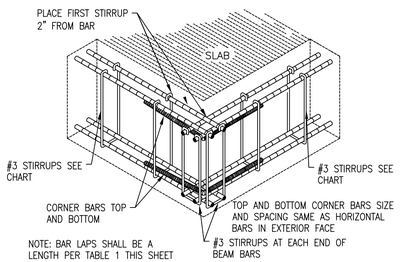
1 SECTION
EXTERIOR BEAM – NO BRICK LUG
N.T.S.



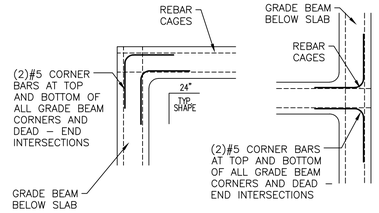
2 SECTION
TYP. INT. BEAM DETAIL
N.T.S.



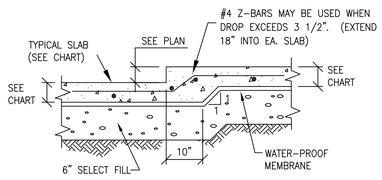
3 TY . GRADE BEAM INTERSECTIONS
ADDITIONAL REBAR
N.T.S.



4 TY . GRADE BEAM INTERSECTIONS
ADDITIONAL REBAR
N.T.S.



5 TY . GRADE BEAM INTERSECTIONS
ADDITIONAL REBAR
N.T.S.



6 TY . DRO SLAB
FOR DROPS 5 1/2" OR LESS
N.T.S.

FOUNDATION GENERAL NOTES:

1. GENERAL:
A. THE DESIGN OF THE FOUNDATION SYSTEM IS BASED UPON MINIMUM CODE PRESCRIBED VALUES. THIS FOUNDATION HAS BEEN DESIGNED AS A SOIL SUPPORTED STIFFENED GRID TYPE BEAM AND SLAB FOUNDATION; AND AS SUCH, WILL MOVE WITH THE SOILS UPON WHICH IT BEARS.
B. CONTRACTOR IS TO VERIFY ALL DIMENSIONS, DROP AREAS, FLOOR PENETRATIONS, AND BLOCK OUT LOCATIONS WITH THE ARCHITECT'S FLOOR PLAN.
C. CONTRACTOR SHALL VERIFY ANY DEVIATION FROM THE INFORMATION ON THIS FOUNDATION DESIGN WITH ENGINEER OF RECORD.
D. THE CONTRACTOR SHALL NOT PLACE ANY CONCRETE UNTIL ENGINEER OF RECORD HAS CONDUCTED A PRE-POUR INSPECTION AND HAS GIVEN APPROVAL TO PLACE THE CONCRETE.
E. CONTRACTOR IS TO CALL ENGINEER OF RECORD IF FOUNDATION REQUIRES MULTIPLE CONCRETE POURS OF THREE (3) OR MORE.
F. CONTRACTOR SHALL FURNISH THE LABOR, MATERIALS, EQUIPMENT AND SUPERVISION NECESSARY TO PERFORM ALL WORK SHOWN ON PLANS AND SPECIFICATIONS.
G. IT IS THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO NOTIFY THE HOMEOWNER OF THE IMPORTANCE OF ITEMS 2C AND 2D BELOW AND OF THE LIMITATIONS AS EXPRESSED IN ITEM NO. 1 ABOVE. NO OTHER WARRANTIES ARE EXPRESSED OR IMPLIED.

2. FOUNDATION SITE PREPARATION & FINISH:
A. AREA OF FOUNDATION IS TO BE CLEARED AND GRUBBED OF ALL DELETERIOUS AND ORGANIC MATERIALS DOWN TO A SOLID BASE.
B. PROVIDE A VAPOR BARRIER BENEATH THE FLOOR SLAB BY USING A WATERPROOFING MEMBRANE OF 6 MIL POLYETHYLENE. THE MEMBRANE SHALL BE TAPED AT ALL SPLICES AND TEARS. THE MEMBRANE SHALL EXTEND TO WITHIN 6-INCHES OF THE BOTTOM OF THE BEAM TRENCHES.
C. POSITIVE DRAINAGE AWAY FROM THE PERIMETER OF THE FINISHED FOUNDATION MUST BE PROVIDED. THE TOP OF THE FOUNDATION SLAB SHOULD BE A MINIMUM OF 8-INCHES ABOVE THE FINISHED GRADE. THE GROUND ADJACENT TO THE FOUNDATION SHOULD SLOPE AWAY A MINIMUM OF 6-INCHES IN THE FIRST 5-FEET.
D. ANY TREES PLANTED AFTER PLACEMENT OF THE FOUNDATION SHOULD BE PLANTED NO CLOSER TO THE FOUNDATION THAN ONE-HALF THE POTENTIAL HEIGHT OF THE TREE.
E. ALL AIR CONDITIONING CONDENSER DRAIN LINES SHOULD DISCHARGE A MINIMUM OF 5-FEET FROM THE PERIMETER OF THE FOUNDATION.

3. CONCRETE:
A. CONCRETE TO BE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, AND SHALL BE IN ACCORDANCE ACI 301. CEMENT SHALL BE TYPE 1 AND FLY ASH (IF USED) SHALL BE MONEX RESOURCES CLASS C. IF FLY ASH IS USED, IT SHALL NOT EXCEED 20% OF THE TOTAL AMOUNT OF FLY ASH AND CEMENT USED BY WEIGHT. NO AIR ENTRAINMENT OR CALCIUM CHLORIDE SHALL BE USED. CONTRACTOR SHALL SATISFY HIMSELF THAT THE MIX DESIGN IS ACCEPTABLE FOR IT'S INTENDED PURPOSE.
B. CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 302.1R. FINISH TOLERANCE SHALL BE IN ACCORDANCE WITH ACI 117. A MINIMUM SET OF TWO TEST CYLINDERS FOR 28-DAY COMPRESSIVE STRENGTH TESTS ARE RECOMMENDED TO BE PERFORMED IN ACCORDANCE WITH ASTM C42.
C. PLACE 1/2" X 10" EMBEDMENT ANCHOR BOLTS FOR ALL SILL PLATES ON EXTERIOR WALLS NOT EXCEEDING 4-0" O.C. AND A MINIMUM OF 2 ANCHOR BOLTS PER WALL AND NOT FARTHER THAN 12-INCHES FROM WALL ENDS.

4. GRADE BEAMS:
A. ALL GRADE BEAM DEPTHS MAY BE REDUCED TO A MINIMUM OF 14-INCHES IF THE BEAM IS BEARING ON SOLID ROCK.
B. FOR GRADE BEAMS WITH DEPTHS EQUAL TO OR IN EXCESS OF 36-INCHES, INCREASE THE AMOUNT OF REINFORCING STEEL BY ADDING TWO- #4 BARS HORIZONTALLY EVERY 18-INCHES OF VERTICAL.

5. REINFORCING STEEL:
A. REINFORCING BARS SHALL BE NEW BILLET STEEL, DEFORMED BARS, CONFORMING TO ASTM A615 GRADE 60.
B. LAPS AND SPLICES PER TABLE 1 THIS SHEET
C. ALL BARS TO BE SUPPORTED IN THE FORMS AND SLAB WITH CHAIRS OR WIRE BOLSTERS, AND SHALL BE TIED AT EVERY OTHER INTERSECTION.
D. ALL BARS SHALL HAVE A MINIMUM CLEAR COVER OF 3-INCHES FROM THE BOTTOM AND SIDES OF THE BEAMS. SLAB REINFORCEMENT SHALL BE IN MID PLANE.
E. CORNER REINFORCING BARS: TWO CORNER BARS AT EACH CORNER OF THE PERIMETER GRADE BEAM/WALL, AND FOUR CORNER BARS AT THE INTERSECTION OF ALL INTERIOR GRADE BEAMS WITH THE PERIMETER GRADE BEAM/WALL.

6. CONSTRUCTION:
A. FOR ALL SLAB DROPS GREATER THAN 36-INCHES, THE CONTRACTOR SHALL CONSTRUCT A FRENCH DRAIN SYSTEM OF CAPACITY SUFFICIENT TO INTERCEPT AND TRANSPORT WATER FROM BENEATH THE FOUNDATION TO A POINT AWAY FROM THE FOUNDATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH THE DIRECTION OF FLOW AND POINT OF DISCHARGE TO DAYLIGHT. DISCHARGE OUTLET TO BE A MINIMUM OF 5-FEET AWAY FROM FOUNDATION. SOLID WALL PIPE MAY BE USED OUTSIDE OF FOUNDATION. WRAP ALL PERFORATED PIPE WITH MIRAFI N-SERIES FILTER FABRIC. REFER TO DETAIL 20.
B. ALL FOUNDATIONS THAT ARE TO HAVE A FILL DEPTH GREATER THAN 2-FEET BELOW BOTTOM OF INTERIOR GRADE BEAM SHALL MEET ONE OF THE FOLLOWING:
1. INTERIOR GRADE BEAMS MAY BE DEEPENED TO MAINTAIN 2-FEET MAXIMUM DEPTH OF FILL BELOW BOTTOM OF BEAM. INTERMEDIATE BARS PER NOTE 4-B SHALL BE ADDED IF REQUIRED.
2. IF BEARING ON SOLID ROCK – 14-INCHES DIA. PIERS, FORMED WITH SONO-TUBES, SHALL BE PLACED AT ALL INTERIOR BEAM INTERSECTIONS. PIERS ARE TO BE REINFORCED WITH A MINIMUM OF FOUR-#4 VERTICAL BARS WITH #3 TIES @ 12-INCHES O.C. VERTICALLY. REFER TO DETAIL 13.
3. IF EARTH SUPPORTED – SELECT FILL EQUAL TO TXDOT NO. 2 BASE SHALL BE COMPACTED TO A MINIMUM 95-PERCENT MODIFIED PROCTOR PER ASTM D-1557. FILL IS TO BE PLACED IN 8-INCH LIFTS AND TESTED BY A SOILS TESTING LAB.
4. ALTERNATIVELY, IF EARTH SUPPORTED – CRUSHED LIMESTONE BASE FILL WITH 100% PASSING 1 1/2-INCH SIEVE, AND 0% PASSING NO. 4 SIEVE, CAN BE PLACED WITHOUT COMPACTION. BEFORE INSTALLATION OF BASE FILL, FILTER FABRIC SUCH AS MIRAFI N-SERIES IS TO BE PLACED OVER EXISTING EARTH.
C. WHERE PIPES PASS THROUGH BEAMS, INCREASE BEAM SIZE AT PIPE PENETRATIONS TO MAINTAIN MINIMUM BEAM WIDTH AND HEIGHT. PLACEMENT OF OVERSIZED DIAMETER SLEEVES IS ALSO RECOMMENDED.
D. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE SLAB PERIMETER DURING CONSTRUCTION.
E. CONCRETE SHALL NOT BE PLACED ON SOILS THAT HAVE BEEN DISTURBED BY RAINFALL OR SEEPAGE, AND ALL BEARING SURFACES SHALL BE FREE OF LOOSE SOIL, PONDED WATER, AND DEBRIS PRIOR TO PLACING THE CONCRETE.

BEAM AND SLAB INFORMATION

BEAM WIDTH	EXT. BEAM DEPTH	EXT.BM. DEPTH IN GRADE	INT. BEAM DEPTH	BEAM BARS EXT. BEAM	BEAM BARS INT. BEAM	STIRRUP EXT. BEAM	STIRRUP INT. BEAM
12"	24"MIN.	18"MIN.	24"MIN.	2-#5 TOP 2-#5 BOT.	2-#5 TOP 2-#5 BOT.	#3 @12"O.C.	#3 @18"O.C.

General Notes

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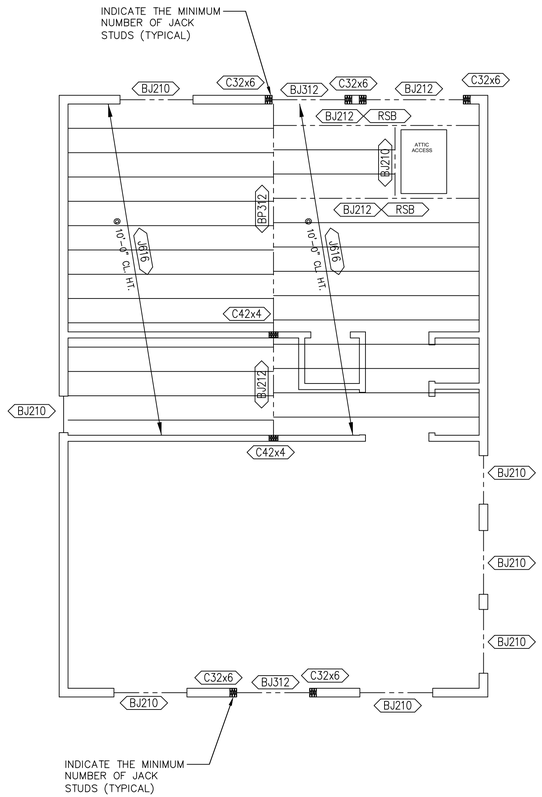
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FIRST FLOOR CEILING FRAMING PLAN

SCALE: 1/4"= 1'-0"

FRAMING LEGEND

JOISTS

J612	2x6 @ 12" O.C. #2 S.Y.P
J616	2x6 @ 16" O.C. #2 S.Y.P
J816	2x8 @ 16" O.C. #2 S.Y.P
J1016	2x10 @ 16" O.C. #2 S.Y.P
J2016	2-2x10 @ 16" O.C. #2 S.Y.P
J1216	2x12 @ 16" O.C. #2 S.Y.P
J1224	2x12 @ 24" O.C. #2 S.Y.P
J2216	2-2x12 @ 16" O.C. #2 S.Y.P
J2224	2-2x12 @ 24" O.C. #2 S.Y.P

BEAM (BEAM JOIST)

BJ208	2- 2x8
BJ308	3- 2x8
BJ210	2- 2x10
BJ310	3- 2x10
BJ212	2- 2x12
BJ312	3- 2x12

MEMBER DESCRIPTION

DB	DROP BEAM
FB	FLUSH BEAM
CNT	CANTILEVERED JOIST OR BEAM
RSB	ROOF SUPPORTING BEAM
UWA	UNDER WALL ABOVE
UCA	UNDER COLUMN ABOVE
TOP FB	TOP FLUSH BEAM
SBBC	SINGLE BM TO BM CONNECTION RE: DETAIL ON SHEET S3-2
WBSBC	WD BM TO STL BM CONNECTION RE: DETAIL ON SHEET S3-2

BEAM 2.1E ANTHONY POWER BEAM OR EQUAL

BP309	3½"x9¼" A.P.B
BP311	3½"x11¼" A.P.B
BP312	3½"x11⅞" A.P.B
BP314	3½"x14" A.P.B
BP316	3½"x16" A.P.B
BP318	3½"x18" A.P.B
BP509	5½"x9¼" A.P.B
BP511	5½"x11¼" A.P.B
BP512	5½"x11⅞" A.P.B
BP514	5½"x14" A.P.B
BP516	5½"x16" A.P.B
BP518	5½"x18" A.P.B
BP709	7"x9¼" PSL
BP711	7"x11¼" PSL
BP712	7"x11⅞" PSL
BP714	7"x14" PSL
BP716	7"x16" PSL
BP718	7"x18" PSL

STEEL COLUMN

W1019	W10x19-FY=50 KSI

MISCELLANEOUS

BP1	BASE PLATE RE: SHEET S0-2 FOR DETAILS
MC1	MOMENT CONNECTION RE: SHEET S3-2 FOR DETAILS

STEEL BEAM

W1222	W12x22-FY=50 KSI

COLUMNS (WOOD COLUMNS)

C22x4	2-2x4 STUDS
C32x4	3-2x4 STUDS
C42x4	4-2x4 STUDS
C22x6	2-2x6 STUDS
C32x6	3-2x6 STUDS
C42x6	4-2x6 STUDS
WP44	4x4 WOOD POST
WP46	4x6 WOOD POST
WP48	4x8 WOOD POST
WP66	6x6 WOOD POST
WP88	8x8 WOOD POST

CONNECTORS

(SIMPSON STRONG-TIE OR EQUAL)

BH1	(HU 212(MAX)) BEAM HANGER
BH2	(HUC 212(MAX)) BEAM HANGER (CONCEALED FLANGE)
BH3	(LGU3.63-SDS) BEAM HANGER
BH4	(MGU5.50-SDS) BEAM HANGER
BH5	(HGU7.25-SDS) BEAM HANGER
BH6	(MGU3.63-SDS) BEAM HANGER
BH7	(HHGU5.50-SDS) BEAM HANGER
BH8	(HHGU7.25-SDS) BEAM HANGER
BH9	(HGLT) BEAM HANGER (OFFSET)
BH10	(HGLT) BEAM HANGER (OFFSET)
STR1	(H6) STWIST STRAP
STR2	(MSTA 24) STRAP
WPC	(PC/EPC) WOOD POST CAP
WPB	(ABU) WOOD POST BASE

MINIMUM NUMBER OF KING STUDS AT EACH END OF HEADERS	
HEADER SPAN	MIN. No. OF KING STUDS
UP TO 3FT	1
>3FT TO 6FT	2
>6FT TO 9FT	3
>9FT TO 12FT	4
>12FT TO 15FT	5

MINIMUM NUMBER OF JACK STUDS SHOULD BE 2, UNLESS NOTED OTHERWISE.

WOOD BEAM SCHEDULE	
BEAM SIZE	SIMPSON HANGER
(2)2X8	HUS28-2
(2)2X10	HUS210-2
(2)2X12	HUS212-2
(3)2X8	HUC26-3
(3)2X10	HHUS210-3
(3)2X12	HUCQ210-3-SDS

WOOD BEAM SCHEDULE	
BEAM SIZE	SIMPSON HANGER
BP 312	HGUS412
BP 314	HGUS414
BP 316	HGUS414
BP 512	HGUS5.50/12
BP 514	HGU5.50-SDS
BP 516- BP 520	HGU5.50-SDS
BP 718- BP 720	HGU7.25-SDS

IMPORTANT NOTE 1:

ALL EXTERIOR WALL SHALL BE SHEATHED WITH 7/16" PLYWOOD OR OSB.

PLYWOOD SHEATHING BETWEEN FLOOR SHALL BE STAGGERED ACROSS THE FLOOR (RE: SHEET FRAMING DETAIL)

IMPORTANT NOTE 2:

ALL INTERIOR LOAD BEARING WALLS SHALL BE 2x4 @ 16" O.C. (U.O.N.)
(PROVIDE SOLID BLOCKING @ EVERY 4'-0")

IMPORTANT NOTE 3:

ALL EXTERIOR FLOOR WALLS SHALL BE 2x6 @ 16" O.C. (U.O.N.)
(PROVIDE SOLID BLOCKING @ EVERY 4'-0")

IMPORTANT NOTE 4:

PROVIDE SOLID BLOCKING @ EVERY 8'-0" MAX BETWEEN FLOOR AND CEILING JOISTS

General Notes

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7-22-24

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F-22705

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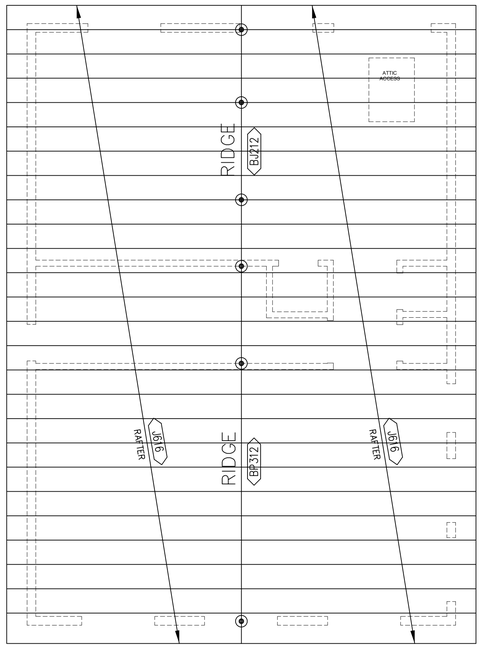
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ROOF PLAN

SCALE: 1/4"= 1'-0"

TYPICAL ROOF SHEATHING

-MIN $\frac{5}{8}$ IN CDX PLYWOOD UNBLOCKED WITH 10D NAILS @ 6/6/12 INCH.
-ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING

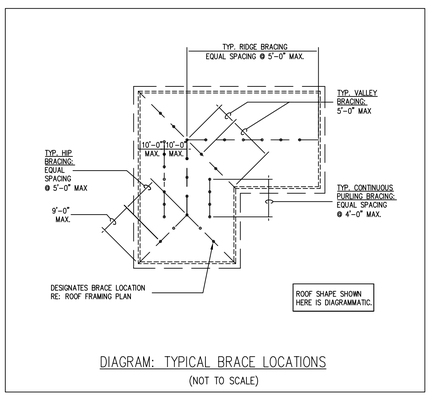
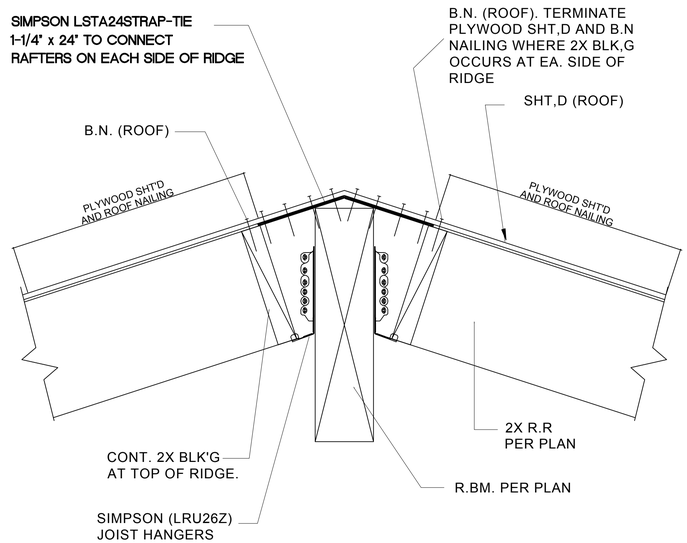


DIAGRAM: TYPICAL BRACE LOCATIONS
(NOT TO SCALE)

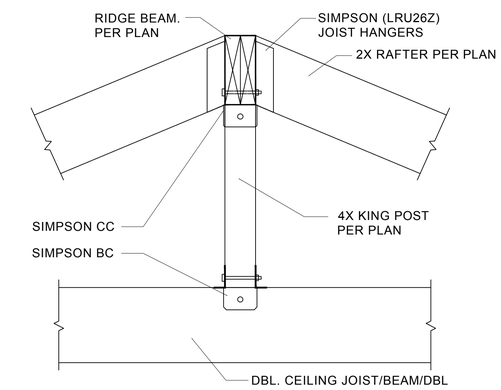
ROOF SLOPE = PER ARCHITECTURAL
COORDINATE ROOF SLOPE & GEOMETRY W/ ARCH. DRAWINGS,
WHICH TAKE PRECEDENCE OVER ANY SUCH INFORMATION SHOWN HEREIN.

PLAN NOTES

1. ROOF FRAMING IS DESIGNED FOR 15 PSF DEAD LOAD.
2. → DESIGNATES BRACE (APPROXIMATELY IN THE INDICATED DIRECTION)
3. ⊙ INDICATES A VERTICAL (OR NEARLY VERTICAL)-4X4 KING POST BRACE TO SUPPORTING MEMBER BELOW.
4. BRACE SUPPORT DESIGNATION:
   (ALL BRACING TO WALLS UNLESS OTHERWISE NOTED)
   (BM) BRACE TO BEAM
   (BS) BRACE TO STRONGBACK
5. ALL RAFTERS SHALL BE SHOWN IN THE DRAWING.
6. PURLINS SHALL BE (2)2x8 CONTINUOUS MEMBER.
7. RIDGE BEAM, HIP OR VALLEY SHALL BE (2)2X12 #2. (U.O.N.).
8. PROVIDE DOUBLE FRAMING @ EDGES OF ALL ROOF OPENINGS LARGER THAN 24".
9. PROVIDE DOUBLE RAFTERS UNDER ALL DORMER WALL (U.O.N.).
10. RAFTERS SHALL BE NAILED TO ADJACENT CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHEN SUCH JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTER TIES SHALL BE SPACED NOT MORE THAN 48" O.C.
11. PROVIDE 2x6 COLLAR TIES AT EVERY RAFTER (UPPER ⅓ OF ROOF).
12. RE: ARCH. DWG'S FOR ROOF SLOPES & OTHER DATA NOT CONTAINED HEREIN.
13. - - - - - - - DESIGNATES LOCATION OF FLOOR WALLS BELOW.
14. ▨ DESIGNATES LOCATION OF PARAPET WALL



1 RAFTER TO RIDGE CONNECTION
SCALE:N.T.S



2 KING POST TO BEAM CONNECTION
SCALE:N.T.S

General Notes

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GENERAL NOTES FOR WOOD FRAMING

(THESE NOTES SHALL CONTROL UNLESS NOTED OTHERWISE ON PLANS AND DETAILS.)

TIMBER GRADES

ROOF RAFTERS:——— NO. 2 SOUTHERN YELLOW PINE (SYP) OR EQUAL
CEILING AND FLOOR JOISTS:—— NO. 2 SOUTHERN YELLOW PINE (SYP) OR EQUAL
BEAMS & HEADERS:——— NO. 2 SOUTHERN YELLOW PINE (SYP) OR EQUAL
STUDS:——— STUD GRADE (SYP) OR EQUAL
WOOD POSTS:——— NO. 1 SYP, SURFACE GREEN.

JOISTS

1. JOIST BLOCKING
   A) JOISTS SHALL BE LATERALLY SUPPORTED AT EACH END AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED INTO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD. SOLID BLOCKING SHALL NOT BE LESS THAN TWO INCHES IN THICKNESS AND SHALL MATCH THE DEPTH OF THE JOIST.
   B) PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO THE DIRECTION OF THE JOISTS.
   C) PROVIDE DOUBLE JOISTS UNDER ALL BEARING WALLS PARALLEL TO THE DIRECTION OF THE JOISTS.
2. JOIST BRIDGING
   PROVIDE BRIDGING AT ALL FLOOR JOISTS AT SPACING NOT TO EXCEED 8'-0".
3. JOIST HOLES AND NOTCHES
   A) NOTCHES IN TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH (1/6) THE JOIST DEPTH AND SHALL NOT BE LOCATED WITHIN MIDDLE THIRD OF THE SPAN.
   B) HOLES SHALL NOT BE CLOSER THAN 2" TO TOP OR BOTTOM OF JOIST, THE DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE FOURTH (1/4) THE JOIST DEPTH UNLESS APPROVED BY THE ENGINEER.

BEAMS AND HEADERS

1. AT BEAMS MADE UP OF A NUMBER OF 2x JOISTS, EACH JOIST WILL BEAR ON A WALL STUD (I.E. NUMBER OF WALL STUDS SHALL MATCH NUMBER OF JOISTS BEARING ON THESE STUDS). THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.
2. ALL BEAMS MADE UP OF A NUMBER OF 2x JOISTS SHALL BE FASTENED AS FOLLOWS:
   FOR THE MAXIMUM HORIZONTAL SPACING OF BOLTS:
   2-2x12 ——— 16 d NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
   3-2x12 ——— 20d NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
   4-2x12 (OR MORE) —— 5/8" ø BOLTS @ 12" TOP & BOTTOM, STAGGER
   BOLTS SHALL BE 5/8"ø, LOCATED 2" MINIMUM FROM BEAM EDGES AND SHALL BE STAGGERED IN TOP AND BOTTOM ROWS. PROVIDE STANDARD WASHERS @ EACH FACE.
3. ALL DOOR AND WINDOW HEADERS (OR HEADERS AT ANY OTHER OPENING) THAT ARE NOT SPECIFIED ON PLANS SHALL BE AS FOLLOWS:
   FLOOR FRAMING: 2-2X12
   CEILING FRAMING: 2-2X8
4. MINIMUM BEARING OF ANY BEAM OR HEADER AT A STUD WALL IS 3-1/2"

STUD WALLS

1. STUDS SHALL BE AS FOLLOWS:
   2x4 @ 16" — AT ALL FLOORS IN ONE- OR TWO- STORY STRUCTURES (U.O.N.)
   2-2x4 OR 2x6 @ 16" — AT ALL STUD WALLS AT FIRST FLOOR AREAS DIRECTLY BELOW A THIRD FLOOR (U.O.N.)
   3-2x4 OR 2-2x6 @ 16" — AT ALL STUD WALLS AT FIRST FLOOR AREAS DIRECTLY BELOW A FOURTH FLOOR (U.O.N.)
2. PROVIDE A MINIMUM OF TWO (2) STUDS AT EACH SIDE OF OPENINGS LARGER THAN 4'-0", FULL HEIGHT OF WALL (KING STUDS).
3. MAXIMUM STUD WALL HEIGHT SHALL BE AS FOLLOWS:
   2x4 STUDS @ 16" o.c. 10'-0"
   2x6 STUDS @ 16" o.c. 13'-0"
   2x8 STUDS @ 16" o.c. 16'-0"
4. BLOCKING & LATERAL BRACING:
   A. PROVIDE BLOCKING AND/OR TEMPORARY CROSS BRACING AS REQUIRED TO ENSURE STUD STRAIGHTNESS ACCORDING TO SPECIFIED TOLERANCES.
   B. MAXIMUM TOLERANCE FOR STUD STRAIGHTNESS IN EITHER DIRECTION IS 1/4 INCH PER TEN (10) FEET OF STUD HEIGHT.
   C. MINIMUM BLOCKING:
      1 ROW FOR STUD HEIGHT UP TO 9'-0";
      2 ROWS FOR STUD HEIGHT UP TO 15'-0";
      3 ROWS FOR STUD HEIGHT OVER 15'-0".

ROOF DECK:

1. MINIMUM THICKNESS SHALL BE 1/2" THICK. MATERIAL SHALL BE CDX PLYWOOD OR EQUAL.
2. ORIENTED STRAND BOARD (OSB) MAY BE USED IN LIEU OF PLYWOOD.
3. MINIMUM NAILING SHALL BE AS REQUIRED BY THE BUILDING CODE.
4. PLYWOOD CLIPS SHALL BE INSTALLED @ ROOF DECKING TO RESULT IN A 1/8" GAP BETWEEN ALL PANEL EDGES. PROVIDE 1 CLIP PER SPAN (JOIST SPACING). CLIPS SHALL BE SIMPSON PSCL, OR APPROVED EQUAL, TO MATCH CORRESPONDING PLYWOOD THICKNESS.

PLYWOOD FLOOR DECK:

1. PLYWOOD SHALL BE 1-1/8" THICKNESS AND SHALL BE RATED STURD-I-FLOOR (2-4-1) EXPOSURE 1.
2. LAY PANELS IN A STAGGERED PATTERN.
3. BLOCK ALL EDGES W/ 2-2x4 BLOCKING.
4. GLUE & NAIL TO FRAMING MEMBERS AS FOLLOWS:
   A. GLUE SHALL CONFORM TO APA SPECIFICATION AF6-01, APPLIED IN A CONTINUOUS BEAD & IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
   B. ALL NAILS SHALL BE 8d RING OR SCREW SHANK. NAIL SPACING SHALL BE 4" O.C. @ PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS.

CONNECTORS

1. CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., DUBLIN, CA. OR APPROVED EQUAL. NAIL ALL NAIL HOLES.
2. CONNECTORS SHALL BE THE MANUFACTURER-DESIGNATED SIZE FOR FRAMED MEMBERS, AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. ALL NAIL & BOLT HOLES SHALL BE ENGAGED, WITH MANUFACTURER-DESIGNATED FASTENERS.
4. CONNECTORS SHALL BE INSTALLED AT THE ENDS OF ALL JOISTS & BEAMS FRAMING INTO OTHER (SUPPORTING) MEMBERS (UNLESS OTHERWISE NOTED).
5. THE FOLLOWING CONNECTORS SHALL BE PROVIDED AND SHALL BE CONSIDERED THE MINIMUM:
   SAWN-LUMBER JOISTS —— U SERIES
   I-JOISTS ——— IUS SERIES
   MULTIPLE-JOIST/BEAMS —— HUS SERIES
   PSL & LVL BEAMS ——— LBV SERIES
   LSL (GLU-LAM) BEAMS—— HGUS SERIES

FASTENERS

1. BOLTS
   A. USE ASTM A-307 BOLTS, WITH STANDARD WASHERS AT ALL CONTACT SURFACES.
   B. PROVIDE 1/2"ø x 0'-10" LONG ANCHOR BOLTS @ 3'-0" O.C. AT ALL EXTERIOR WALL SILL PLATES, WITH 2" PROJECTION AND 1" THREAD.
   C. ALL BOLTS, NUTS, AND WASHERS EXPOSED TO WEATHER SHALL BE GALVANIZED.
   D. ALL BOLTS, NUTS, AND WASHERS IN CONTACT W/ TREATED WOOD SHALL BE GALVANIZED.
2. ADHESIVE ANCHORS
   A. USE HILTI-HIT RE500 ANCHORS, OR APPROVED EQUAL.
   B. INSTALL IN STRICT ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.
3. POWDER-ACTUATED PINS
   A. USE HILTI X-EDNI (0.145" SHANK) OR APPROVED EQUAL.
   B. INSTALL IN STRICT ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.

HURRICANE CLIPS:

ALL HURRICANE CLIP AND NAILS IN CONTACT WITH PRESSURE TREATED WOOD MEMBER SHALL BE GALVANIZED.

MISCELLANEOUS:

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED LUMBER.

NAILING SCHEDULE (FLOOR & ROOF DECK)

DECK TYPE & THICKNESS	NAIL SIZE	NUMBER OR NAILING PATTERN
PLYWOOD OR PARTICLE BOARD		6" O.C. @ PANEL EDGES 10" O.C. @ INTERMEDIATE SUPPORTS TYPICAL (TYPICAL)
1/2" OR LESS	8D COMMON OR EQUAL	
19/32" THRU 3/4"	8D COMMON OR EQUAL	
7/8" THRU 1" (FLR.)	8D COMMON OR EQUAL	
1 1/8" THRU 1 1/4" (FLR.)	10D COMMON OR EQUAL	

NAILING SCHEDULE (FRAMING MEMBERS)

CONNECTED MEMBERS	NAIL SIZE	NUMBER OR NAILING PATTERN
BRIDGING TO JOIST	8D COMMON	2 TOE NAIL EA. END
SOLE PLATE TO JOIST OR BLOCKING.	16D COMMON	@ 16" O.C. FACENAIL.
TOP PLATE TO STUD	16D COMMON	2 END NAIL.
STUD TO SOLE PLATE.	8D COMMON OR16D COMMON	4 TOE NAIL. 2 END NAIL
DOUBLE STUDS.	16D COMMON	@ 24" FACE NAIL.
DOUBLED TOP PLATES.	16D COMMON	@ 16" FACE NAIL.
TOP PLATES: LAPS & INTERSECTIONS.	16D COMMON	2 FACE NAIL.
CONTINUOUS HEADER, TWO PIECE.	16D COMMON	@ 16" FACE NAIL ALONG EA. EDGE.
CEILING JOISTS TO PLATE.	8D COMMON	3 TOE NAIL.
CONTINUOUS HEADER TO STUD.	8D COMMON	4 TOE NAIL.
CEILING JOISTS, LAPS OVER PARTITIONS.	16D COMMON	3 FACE NAIL.
CEILING JOISTS TO PARALLEL RAFTERS.	16D COMMON	3 FACE NAIL.
RAFTER TO PLATE.	8D COMMON	3 TOE NAIL.
1" BRACE TO EACH STUD & PLATE.	8D COMMON	2 FACE NAIL.
BUILT UP CORNER STUDS.	16D COMMON	@ 24" FACE NAIL.
CONTINUOUS HEADER, 3 OR MORE PIECE & BUILT UP GIRDERS OR BEAMS.	BOLTS	RE: GEN. NOTES.

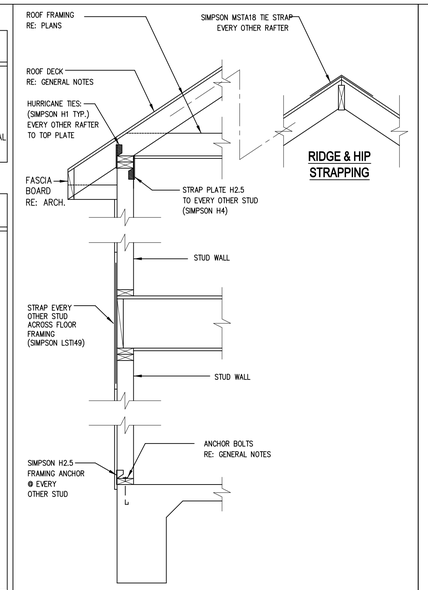
NAILING SCHEDULE (WALL SHEATHING AND SIDING)

SHEATHING TYPE & THICKNESS	FASTENER SIZE & TYPE	NAILING PATTERN
PLYWOOD & PARTICLE BOARD		6" O.C. @ PANEL EDGES 12" O.C. @ INTERMEDIATE SUPPORTS
LESS THAN 1/2"	6D COMMON OR EQUAL	
1/2" THRU 3/4"	8D COMMON OR EQUAL	
FIBERBOARD		3" O.C. @ PANEL EDGES 6" O.C. @ INTERMEDIATE SUPPORTS
1/2" OR LESS	6D COMMON OR EQUAL	
25/32"	8D COMMON OR EQUAL	
GYPSUM SHEATHING		4" O.C. @ EDGES 8" O.C. @ INTERMEDIATE SUPPORTS
1/2" OR 5/8"	12 GA. (4) OR EQUAL	
GYPSUM WALLBOARD		
1/2"	1 3/8" DRYWALL NAILS	7" O.C. @ CEILINGS 8" O.C. @ WALLS
5/8"	1 1/2" DRYWALL NAILS	
PANEL SIDING (TO FRAMING)		1 EACH PANEL
1/2" OR LESS	6D COMMON OR EQUAL	
5/8"	8D COMMON OR EQUAL	

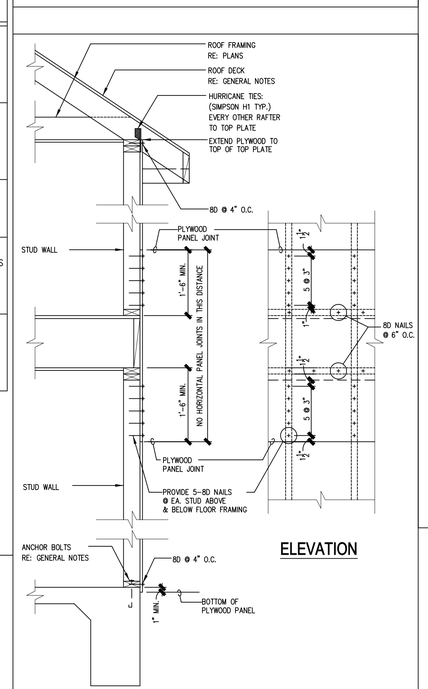
NOTES ON "NAILING--WALL SHEATHING & SIDING"

1. CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF IRC
2. CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH DIAMETER HEAD AND 1 1/2-INCH IN LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4-INCH LENGTH FOR 25/32-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF IRC
3. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN AND 1 1/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH LENGTH FOR 25/32-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF IRC
4. CORROSION-RESISTANT, LARGE HEAD.

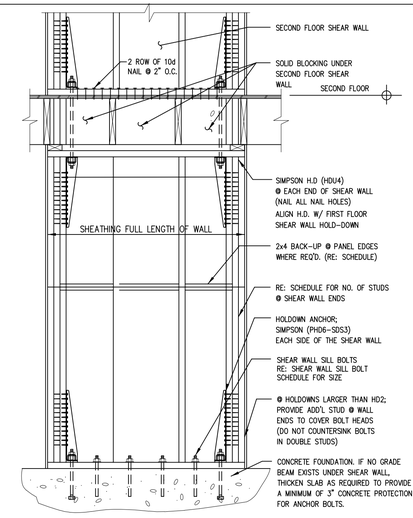
TYPICAL NAILING SCHEDULE



TYPICAL WIND STRAPPING DETAILS
(METAL STRAPPING OPTION)



TYPICAL WIND STRAPPING DETAILS
(PLYWOOD OPTION)



TYPICAL SHEAR WALL DETAILS
(W/ UPPER FLOOR HOLD- DOWN)

SHEAR WALL SCHEDULE

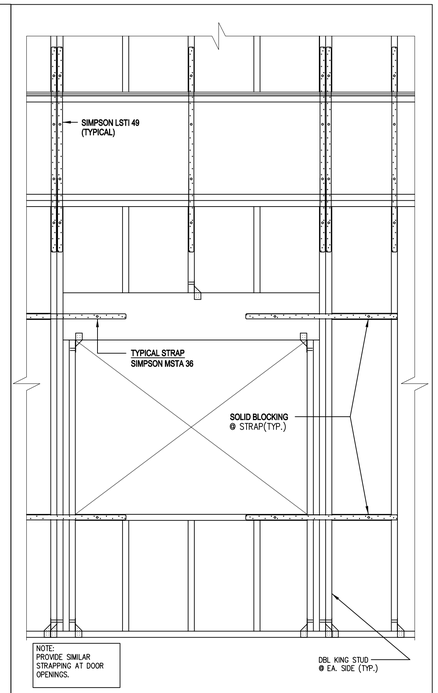
MARK	SHEATHING MATERIAL ①②③	BLOCKING ④	NAILING PATTERN ②③⑤	STUD POST EACH END ⑥	HOLD DOWN MARK	HOLD DOWN BOLT	EMBEDMENT LENGTH	STRAP MARK
P1	1/2" PLYWOOD C-C	YES	8D COMMON @ 6"	3-2x	HDU4-SDS2.5	5/8"	12"	MSTC66
P2	1/2" PLYWOOD C-C	YES	8D COMMON @ 4"	3-2x	HDU8-SDS2.5	7/8"	16"	MSTC78
P3	1/2" PLYWOOD C-C	YES	8D COMMON @ 2"	3-2x	HDU11-SDS2.5	1"	20"	2-MSTC78
P4	5/8" PLYWOOD C-C	YES	10D COMMON @ 2"	6x6 POST	HDU14-SDS2.5	1"	24"	

SHEAR WALL SILL BOLTS SCHEDULE

MARK	SILL PLATE BOLTING FOR SHEAR WALL	MIN. EMBEDMENT
P1	½"ø @ 2'-6" O.C.	6"
P2	½"ø @ 2'-0" O.C.	6"
P3	⅝"ø @ 2'-0" O.C.	6"
P4	⅝"ø @ 1'-6" O.C.	6"

SHEAR WALL NOTES:
1. WHERE "BLOCKING" IS INDICATED, PROVIDE 2x4 BACK-UP AT ALL GYPBOARD OR PLYWOOD PANEL EDGES.
2. NAILING PATTERN APPLIES AT ALL PANEL EDGES. AT INTERMEDIATE SUPPORTS, PROVIDE NAILING @ 12" O.C. USING CORRESPONDING NAIL SIZE.
3. SHEATHING MATERIAL AND NAILING PATTERN APPLY TO ONE SIDE OF SHEAR WALL ONLY.
4. WHERE A SHEAR WALL IS CALLED OUT ON A PLAN, PROVIDE SCHEDULED SHEATHING MATERIAL AND NAILING FOR THE FULL LENGTH OF THAT WALL.
5. PROVIDE SCHEDULED STUDS AT EACH END OF SHEAR WALL OR SEGMENT THEREOF.
6. HOLD-DOWN CONNECTORS:
   A) CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC., SAN LEANDRO, CA. OR APPROVED EQUAL.
   B) ALL HOLD-DOWNS MUST BE INSTALLED IN STRICT ADHERENCE TO MANUFACTURER'S INSTRUCTIONS, USING BOLT & NAIL NUMBERS, SIZES & LENGTHS AS SPECIFIED BY MANUFACTURER.
7. WHERE PLYWOOD IS SHOWN ON BOTH FACES OF A SHEAR WALL:
   A) DOUBLE STUDS OR 3" WIDE STUDS MUST BE USED.
   B) STAGGER PLYWOOD JOINTS AT WALL FACES.
   C) USE 4x4 WOOD POSTS @ EA. END TO BOLT HOLD-DOWNS.
   D) PROVIDE DOUBLE 2x SILL PLATE W/ 1/2"ø ANCHOR BOLTS @ 24" c. IN ADDITION TO HOLD-DOWN ANCHOR BOLTS.
8. BOLTS SPECIFIED FOR THIS TABLE MUST BE A490 RATED BOLTS

TYPICAL SHEAR WALL DETAILS



STRAPPING REQUIREMENTS FOR ALL WALL OPENINGS

General Notes

1.CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATE WITH TRADES TO ENSURE CONFORMANCE TO THESE PLANS & SPECIFICATIONS.

STATE OF TEXAS
KIA CHEHREH
137824
LICENSED
PROFESSIONAL ENGINEER
7-22-24

Texas Registered Engineering Firm
F-22705

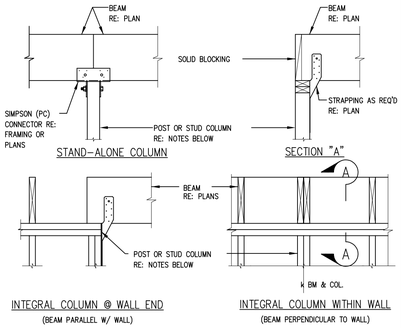
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No.	Revision/Issue	Date
1	A / FOR REVIEW	07/21/2024

Firm Name and Address
PERSPOLIS ENGINEERING INC.

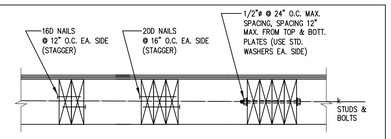
Project Name and Address
210 Janis Mae Dr, Hutto, TX 78634

Project: PE-2024-2090-DRW-01	Sheet: S1-04
Date: 07/21/2024	
Scale: As Noted	

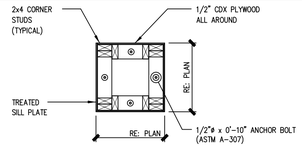


NOTES:
1. ALL BEAMS MADE UP OF MULTIPLE 2x MEMBERS SHALL BE SUPPORTED @ EA. END BY A POST EQUAL IN THICKNESS TO THE BEAM (MIN.) I.E. 2-2x12 BEAM SHALL REQUIRE 2-2x STUD POST (MIN.) SOLID SAWN LUMBER MAY BE SUBSTITUTED FOR BUILT-UP POSTS.
2. PARALLEL STRAND LUMBER (PSL) AND LAMINATED LUMBER (LSL & LVL) BEAMS & HEADERS SHALL BE SUPPORTED AT EACH END AS FOLLOWS:
   3 1/2" WIDE MEMBERS UP TO 12" DEPTH.....3-2x STUDS OR 4x6 POST (U.O.N.)
   5 1/2" WIDE MEMBERS UP TO 12" DEPTH.....4-2x STUDS OR 4x6 POST (U.O.N.)
   7" WIDE MEMBERS UP TO 12" DEPTH.....5-2x STUDS OR 4x6 POST (U.O.N.)
   MAX. COLUMN OR POST HEIGHT: 9'-0" RE: PLANS OR CONSULT ENGINEER FOR LARGER HEIGHTS.

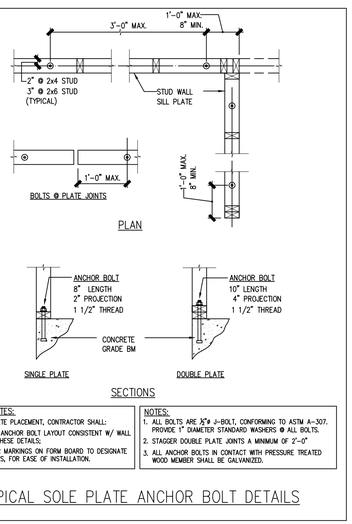
TYPICAL WOOD COLUMN DETAILS



MULTIPLE-STUD COLUMNS DETAILS



TYPICAL BUILD-UP EXTERIOR COLUMN DETAIL



SECTIONS

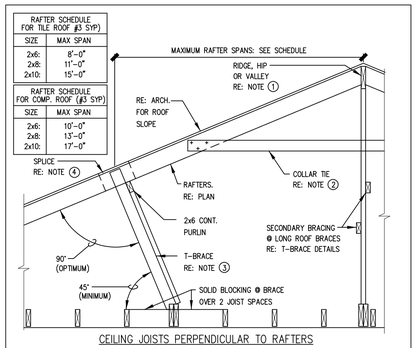
IMPORTANT NOTES:
PRIOR TO CONCRETE PLACEMENT, CONTRACTOR SHALL:
1. PREDETERMINE ANCHOR BOLT LAYOUT CONSISTENT W/ WALL GEOMETRY & THESE DETAILS;
2. PROVIDE CLEAR MARKINGS ON FORM BOARD TO DESIGNATE BOLT LOCATIONS, FOR EASE OF INSTALLATION.

NOTES:
1. ALL BOLTS ARE ⅝"ø J-BOLT, CONFORMING TO ASTM A-307. PROVIDE 1" DIAMETER STANDARD WASHERS @ ALL BOLTS.
2. STAGGER DOUBLE PLATE JOINTS A MINIMUM OF 2'-0"
3. ALL ANCHOR BOLTS IN CONTACT WITH PRESSURE TREATED WOOD MEMBER SHALL BE GALVANIZED.

TYPICAL SOLE PLATE ANCHOR BOLT DETAILS

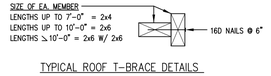
RAFTER SCHEDULE FOR TILE ROOF (@3 SYP)	
SIZE	MAX SPAN
2x6:	8'-0"
2x8:	11'-0"
2x10:	15'-0"

RAFTER SCHEDULE FOR COMP. ROOF (@3 SYP)	
SIZE	MAX SPAN
2x6:	10'-0"
2x8:	13'-0"
2x10:	17'-0"



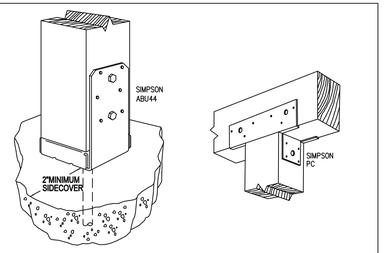
DETAIL KEYED NOTES

1. RIDGE BEAM, HIP RAFTER, OR VALLEY RAFTER
   DEPTH SHALL BE THE LARGER OF THE FOLLOWING:
   A. ONE SIZE DEEPER THAN THE LARGEST RAFTER FRAMING INTO IT (2 x LUMBER)
   B. DEPTH OF CUT END OF RAFTER.
2. COLLAR TIES
   2x6; LOCATED @ UPPER ONE THIRD (1/3) OF ROOF @ EVERY OTHER RAFTER
3. T-BRACE
   A. RE: TYPICAL DETAILS BELOW
   B. MAXIMUM SPACING AS FOLLOWS:
      4'-0" @ 2x6 CONT. PURLIN
      5'-0" @ RIDGE BEAM, HIP OR VALLEY RAFTER
   C. BRACE SHALL BEAR ON AN INTERIOR WALL, BEAM OR STRONG-BACK (DOUBLE, 2 SIZES LARGER THAN JOIST) RE: FRAMING PLAN.
4. RAFTER & RIDGE SPLICES
   A. LOCATE SPLICE OVER A PURLIN, OR PROVIDE ADDITIONAL BRACE @ SPLICE
   B. MINIMUM LAP = 12" NAIL W/ 6-16 d NAILS.

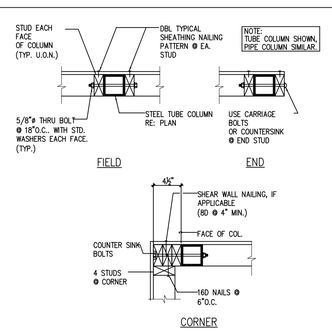


TYPICAL ROOF T-BRACE DETAILS

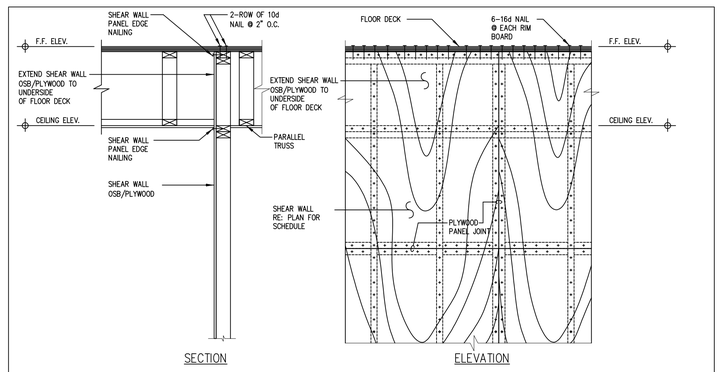
TYPICAL ROOF BRACING DETAILS



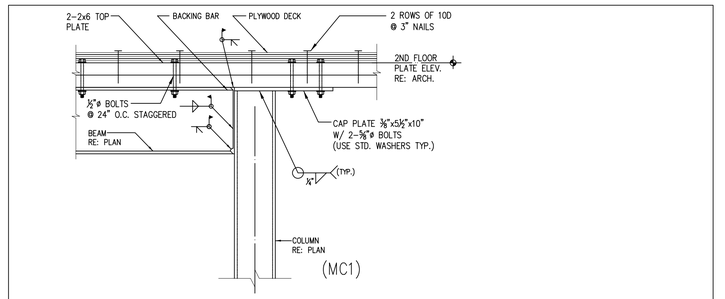
SIMPSON BASE AND POST CAP CONNECTION DETAILS



TYPICAL STUDS TO STEEL COLUMN DETAILS

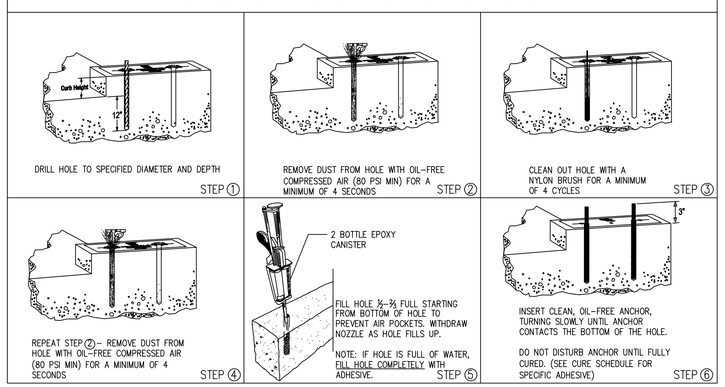


1 SECTION: INTERIOR SHEAR WALL CONNECTION DETAIL (TRUSS PARALLEL TO WALL)



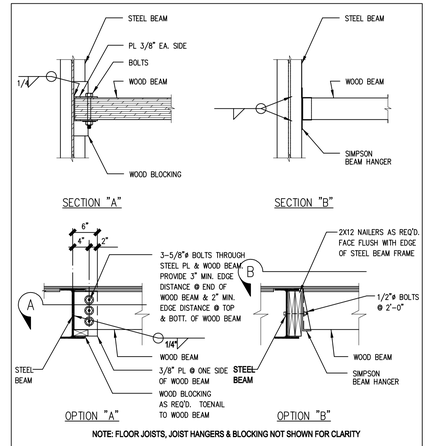
TYPICAL MOMENT CONNECTION AT (FLUSH) BEAM DETAIL

ADHESIVE ANCHORING INSTRUCTIONS



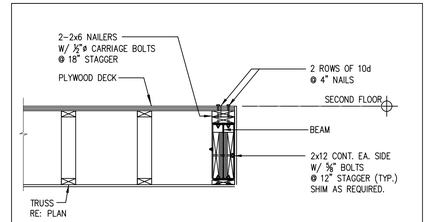
GENERAL NOTES: STRUCTURAL AND MISC. STEEL

1. CONFORM TO THE FOLLOWING MATERIAL SPECIFICATIONS:
   STRUCTURAL & MISC. SHAPES: ——— ASTM A-36
   PIPE COLUMNS: ——— ASTM A-53-B
   TUBE COLUMNS: ——— ASTM A-500-B
2. ALL DETAILING SHALL BE IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
3. UNLESS NOTED OTHERWISE, PROVIDE FRAMED BEAM CONNECTIONS IN ACCORDANCE WITH PART 4, AISC MANUAL - 3/4" ASTM A-307 BOLTS. DESIGN FOR SHEARS IN TABLES FOR ALLOWABLE LOADS ON BEAMS, PART 2.
4. FIELD CONNECTIONS SHALL BE EQUIVALENT TO STANDARD BOLTED CONNECTIONS USING 3/4" ASTM A-307 BOLTS UNLESS OTHERWISE SHOWN. IF CONNECTION BOLTS ARE IN SINGLE SHEAR, BOLTS SHALL BE PLACED IN TWO VERTICAL ROWS. CONNECTIONS SHALL BE BOLTED OR WELDED - SEE DETAILS.
5. WELDING SHALL CONFORM TO THE "CODE FOR WELDING IN BUILDING CONSTRUCTION" BY THE AMERICAN WELDING SOCIETY, LATEST EDITION. WELDS NOT CALLED OUT ON DRAWINGS SHALL BE 1/4" CONTINUOUS FILLET WELDS. WELDING ELECTRODES SHALL CONFORM TO AWS A5.1 OR A5.5 E70XX.
6. ALL WELDING SHALL PERFORMED BY CERTIFIED WELDERS.
7. ANCHOR BOLTS SHALL CONFORM TO ASTM A-307 FOR HEADED A.B. AND A-36 FOR UNHEADED AND HOOKED A.B., AND SHALL BE SET USING RIGID TEMPLATES.
8. PROVIDE TEMPORARY BRACING & SHORING FOR ALL STEEL FRAMING AS REQ'D TO ENSURE STABILITY DURING CONSTRUCTION.
   NOTE THAT STEEL FRAMING MEMBERS MAY NOT BE STABLE DURING CONSTRUCTION UNTIL PERMANENTLY CONNECTED WITHIN THE OVERALL STRUCTURE.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSION, ELEVATION AND REVIEW THESE DRAWINGS BEFORE FABRICATION OR ORDERING MATERIALS.



NOTE: FLOOR JOISTS, JOIST HANGERS & BLOCKING NOT SHOWN FOR CLARITY

WOOD @ STEEL BEAM CONNECTION DETAILS



2 SECTION: MOMENT FRAMING CONNECTION

General Notes

1.CONTRACTOR SHALL VERIFY ALL DIMENSIONS & COORDINATE WITH TRADES TO ENSURE CONFORMANCE TO THESE PLANS & SPECIFICATIONS.

STATE OF TEXAS
KIA CHEHREH
137824
LICENSED PROFESSIONAL ENGINEER
7-22-24

Texas Registered Engineering Firm
F-22705

THIS DRAWING IS PART OF A SET OF DRAWINGS FOR THIS PROJECT AND SHALL NOT BE CONSIDERED VALID UNLESS IT IS ACCOMPANIED BY THE COMPLETE SET OF DRAWINGS.
CONFIDENTIAL – TRADE SECRETS
THE INFORMATION DISCLOSED HEREIN IS PROPRIETARY WITH PERSPOLIS ENGINEERING, INC, AND SHOULD NOT BE USED, DUPLICATED OR DISCLOSED WITHOUT ITS EXPRESS WRITTEN PERMISSION. THE INFORMATION HEREIN IS PART OF A PATENT PENDING PROCESS/MATERIAL
UNAUTHORIZED USE OR COPYING OF THIS OR ANY CONTENTS HEREOF IS STRICTLY FORBIDDEN

No.	Revision/Issue	Date
1	A / FOR REVIEW	07/21/2024

Firm Name and Address
PERSPOLIS ENGINEERING INC.

Project Name and Address
210 Janis Mae Dr, Hutto, TX 78634

Project	Sheet
PE-2024-2090-DRW-01	S1-05
Date: 07/21/2024	
Scale: As Noted	

PROPERTY OWNER NOTICE OF TWO PUBLIC HEARINGS
TO BE HELD AT THE

PLANNING & ZONING COMMISSION ON:	**NOVEMBER 5, 2024**
CITY COUNCIL ON:	**DECEMBER 5, 2024**
MEETING LOCATION:	**500 W. Live Oak Street – City Hall**
MEETING TIMES:	**7:00 PM**

Notice is hereby given to all interested persons that the **HUTTO PLANNING & ZONING COMMISSION** and the **HUTTO CITY COUNCIL** will hold two separate public hearings regarding the Specific Use Permit request for the property known as **210 Janis Mae Drive,** Lot 18 Block M of the Country Estates Section 2 Subdivision, to allow a dwelling, accessory unit in the SF-1 (Single Family) zoning district. The UDC defines a dwelling, accessory unit in 10.306.5 as a secondary dwelling unit in conjunction with and subordinate to a main single household dwelling unit, whether a part of the same structure as the main dwelling unit or incorporated into a detached garage. Also known as a *mother-in-law apartment.*

As one of the owners of property located within 600 feet of the subject properties, you are invited to attend this meeting to voice your support or opposition. Detailed information will be available on the City of Hutto website under Planning and Zoning Commission agenda/packet information at least 72-hours before the meeting date here: *https://www.huttotx.gov/129/Agendas-Minutes-Archive*. You may also do one of the following before the meeting date:

1. Mail this form to: Development Services, 500 W. Live Oak Street, Hutto, TX 78634 with a response to the proposal
2. Email your response to: **planning@huttotx.gov**

Please include case name, public hearing date, your name and address, and if you are in favor or against the proposed zoning request, including comments. For additional information or questions about the proposal, please contact the Development Services-Planning staff at (512) 759-5973 or planning@huttotx.gov.

==========

SURROUNDING PROPERTY OWNER'S RESPONSE

Project Name: Specific Use Permit request for the property known as **210 Janis Mae Drive,** Lot 18 Block M of the Country Estates Section 2 Subdivision, to allow a dwelling, accessory unit in the SF-1 (Single Family) zoning district. The UDC defines a dwelling, accessory unit in 10.306.5 as a secondary dwelling unit in conjunction with and subordinate to a main single household dwelling unit, whether a part of the same structure as the main dwelling unit or incorporated into a detached garage. Also known as a *mother-in-law apartment.*

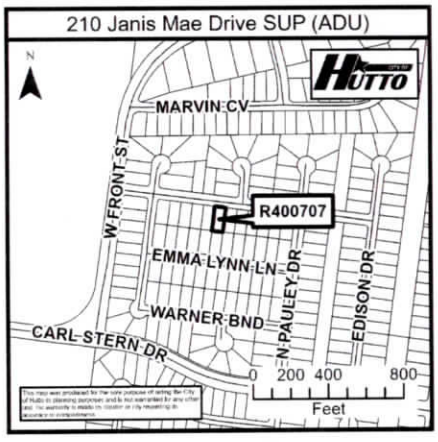
Name: Rosalia Cain, Victor Cain

Address: 200 WARNER BEND, HUTTO TX 78634

☐ **I AM IN FAVOR**

☒ **I OBJECT** Write comments below, attach additional pages if needed.

SITE LOCATION MAP



Ashley Bailey

From: Curtis Mount <cmount7@gmail.com>
Sent: Monday, November 18, 2024 6:09 PM
To: Planning
Subject: The request for a Specific Use Permit request for the property known as 210 Janis Mae

The request for a Specific Use Permit request for the property known as 210 Janis Mae Drive, Lot 18 Block M of the Country Estates Section 2 Subdivision, to allow a dwelling, accessory unit in the SF-1 (Single Family) zoning district.

We are in favor

Curtis & Laura Mount
206 N Pauley Dr
Hutto TX 78634

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

CITY OF HUTTO DEVELOPMENT SERVICES

SPECIFIC USE PERMIT APPLICATION

Must be accompanied by a Master Application

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

PROJECT NAME: Backyard ADU

PROPERTY ADDRESS: 210 Janis Mae Dr.

Current zoning district: SF-1 Current Use: SF-1

Proposed Use: SF-1 Code reference for specific use permit requirement: 10.306.5 of the UDC

Current zoning: North of property: SF-1 South of property: SF-1

East of property: SF-1 West of property: SF-1

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

REQUIRED FOR SUBMITTAL

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

- ☐ Complete Master application and Specific Use Permit application.
- ☐ Applicant has coordinated with staff on submittal requirements.
- ☐ Proof of ownership (copy of deed).
- ☐ Sketch of property by a registered professional land surveyor on (1) 8 ½" x 11".
- ☐ Letter of intent explaining reason(s) for request.
- ☐ List of all property owners (from WCAD) within 600-ft of subject property.

REVIEW CRITERIA

- ☐ Uses requiring a specific use permit are listed in the permitted use tables of the UDC.
- ☐ Proposed use conforms to code requirements and is consistent with the comprehensive plan, community, neighborhood and other applicable land use and development plans.
- ☐ Proposed use is compatible with existing and permitted uses in the surrounding area and would not adversely affect property near the site.
- ☐ Site is a legal building lot.

PROCESSING

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

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Check No.	Fees paid	PZ Mtg. date	CC Mtg. date

March 2020

CITY OF HUTTO DEVELOPMENT SERVICES

MASTER APPLICATION

Must accompany all application types
Unless otherwise indicated

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

☐ HB 3167 Process

☐ Expedited Process

PROJECT NAME: Backyard ADU APPLICATION TYPE: Specific Use Permit

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

Name: Moises Castro

Company Name:

Address: 210 Janis Mae Dr, Hutto TX 78634

Phone: 512-639-3358 Email: moises.castro497@gmail.com

PROPERTY INFORMATION

Address: 210 Janis Mae Dr Hutto TX 78634

Legal Description: Lot(s) 18 Block M Subdivision Country Estates

Deed Reference: Volume _____ Page(s) _____ or Document No. 2024028386

City Limits or ETJ: City Limits Current Zoning District: SF-1

PROPERTY OWNER INFORMATION

Name: Moises Castro

Company Name:

Address: 210 Janis Mae Dr Hutto TX 78634

Phone: 512-639-3358 Email: moises.castro497@gmail.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

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

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

Property Owner Signature | Moises Castro Property Owner Printed Name | 08/23/2024 Date

THE STATE OF TEXAS

COUNTY OF Williamson

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

Given under my hand and seal of office this 23 day of August, 2024 A.D.

Notary Public Signature | Krystal Dush Notary Public Printed Name

KRYSTAL DUSH
Notary Public
STATE OF TEXAS
(Seal) 134290578
My Comm. Exp. March 3, 2027

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

March 2020

AGENDA ITEM REPORT
5.2.

To:	Planning and Zoning Commission
Subject:	Conduct a public hearing and consider possible action on the proposed Hutto Crossing Phase 4 Section 13 Lot 3 Block A Replat, 1.502 acres, more or less, of land, two lots, located on Chris Kelley Boulevard.
Meeting:	Tuesday, December 3, 2024
Department:	Development Services
Staff Contact:	

BACKGROUND INFORMATION:

The proposed replat is to subdivide Lot 3 into two parcels with the intent for commercial development. The 1.502 acre lot will be divided into two lots, with the southern lot being 0.856 acres and the northern lot being 0.646 acres. The 0.646 acre tract will be developed by Abbott's Frozen Custard. This site is apart of the Hutto Crossing Planned Unit Development.

Adjacent Zoning and Uses:
WEST: Planned Unit Development (PUD), Vacant
NORTH: Planned Unit Development (PUD), Take 5 Oil Change
EAST: Planned Unit Development (PUD), Chris Kelley Boulevard ROW and Hutto High School
SOUTH: Planned Unit Development (PUD), McAlister's Deli

SUMMARY OF REQUEST:

The purpose of this replat application is to divide Lot 3, Block A into two lots for commercial development.

STAFF REVIEW:

Property owners within 200' of the subject property were notified in accordance with the public hearing requirements of the Unified Development Code and State Law. To date, staff has received zero responses.

The applicant waived HB3167.

Staff has reviewed the replat to ensure consistency with the development standards of the Unified Development Code (UDC) and staff has determined that the request does comply with the UDC.

Staff recommends approval of the Hutto Crossing Phase 4 Section 13 Lot 3 Block A Replat as presented.

FISCAL NOTES:

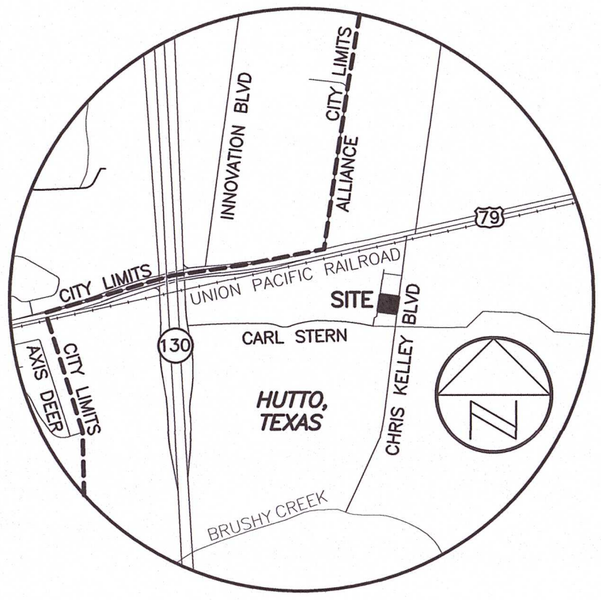
AGENDA ITEM REPORT
5.2.

POLICY IMPLICATIONS:

ATTACHMENTS:

1. HC4-14Lot3BlkAReplat-U2-Plat(11-13-24)

FINAL PLAT OF THE REPLAT OF LOT 3, BLOCK A, HUTTO CROSSING PHASE 4, SECTION 14



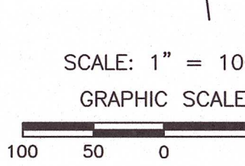
LOCATION MAP
SCALE 1" = 2000'

N

SCALE: 1" = 100'

GRAPHIC SCALE

100 50 0 100



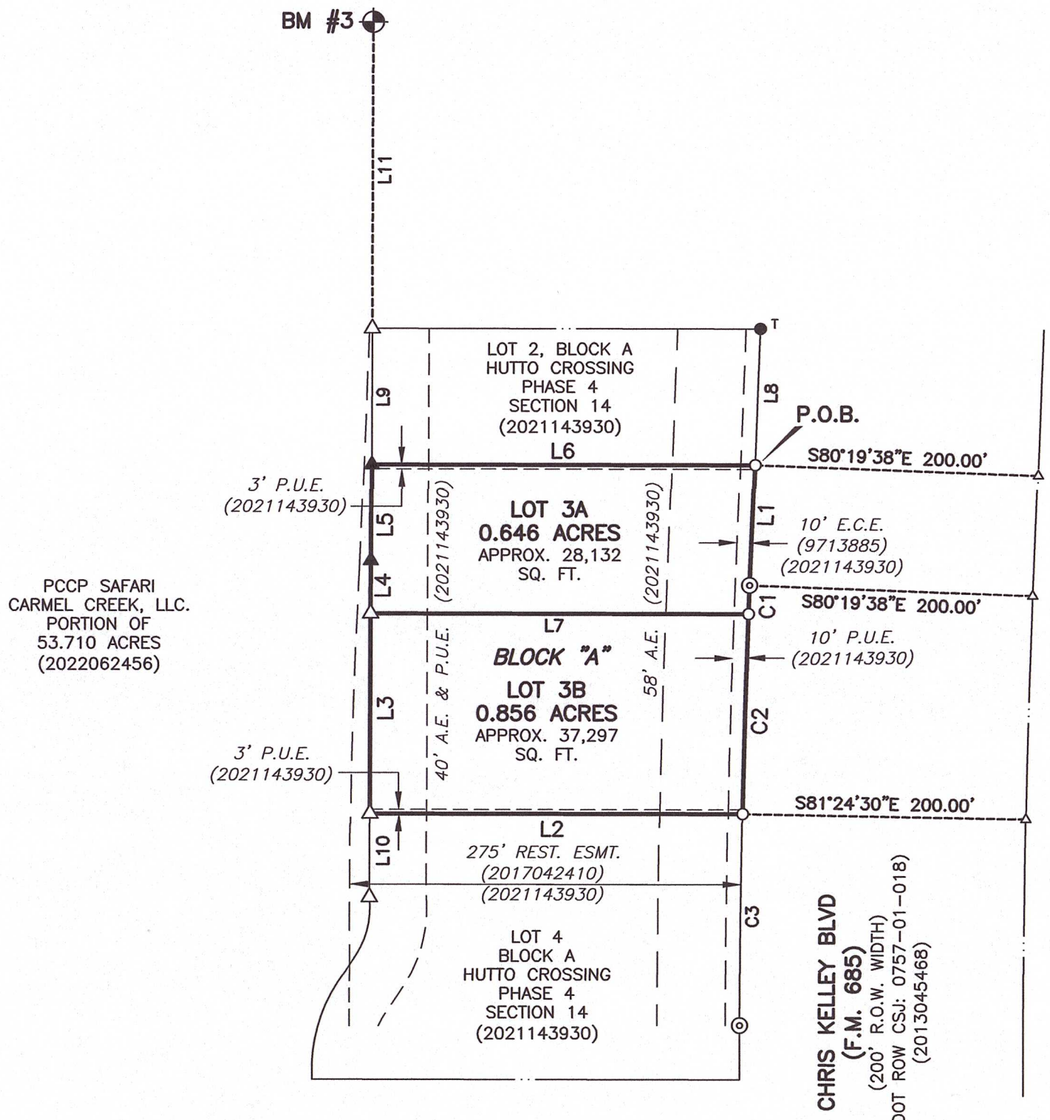
11/6/24

LOT SUMMARY:

LOT 3A = 0.646 ACRES
LOT 3B = 0.856 ACRES

TOTAL LOTS: 2
TOTAL BLOCKS: 1

NATHANIEL EDWARDS
SURVEY NO. 21,
ABSTRACT NO. 225



OWNERS:

TACO REALTY, LLC.
5444 WESTHEIMER RD, STE 1000
HOUSTON, TX 77056

100 CHRIS KELLY BLVD. PROPERTY, LLC
3700 RIVER WALK DR, STE 175
FLOWER MOUND, TX 75028

ENGINEERING BY:

MJ THOMAS ENGINEERING, LLC.
CONTACT: MICKEY THOMAS
4700 BRYANT IRVIN CT, STE 204
FORT WORTH, TX 76107
817-732-9839

SURVEYING BY:

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

BENCHMARK INFORMATION:

BM #3: MAG NAIL WITH WASHER SET ON WEST BACK OF CURB OF A CONCRETE DRIVE, APPROX. 106' SOUTH OF A CURB INLET NEAR THE SOUTHWEST CORNER OF LOT 2, BLOCK A, HUTTO CROSSING, PHASE 4, SECTION 6 AND APPROX. 155' NORTH OF A WASTEWATER MANHOLE LOCATED IN THE CENTER OF THE DRIVE.

ELEVATION = 648.08'

VERTICAL DATUM: NAVD 88 (GEOID 12B)

LEGEND

T●	5/8" REBAR WITH "TRAVERSE LS" CAP FOUND
○	1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
◎	5/8" REBAR WITH ALUMINUM "TXDOT" CAP FOUND
△	MAG NAIL WITH "EARLY BOUNDARY" WASHER SET
▲	MAG NAIL WITH "EARLY BOUNDARY" WASHER FOUND
△	CALCULATED POINT
⊕	CONTROL POINT/BENCHMARK LOCATION
A.E.	ACCESS EASEMENT
E.C.E.	ELECTRIC AND COMMUNICATIONS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
( )	RECORD INFORMATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S09°40'22"W	84.73'
L2	N82°22'20"W	262.42'
L3	N07°34'42"E	141.25'
L4	N07°34'42"E	37.37'
L5	N07°37'19"E	67.61'
L6	S82°22'20"E	269.84'
L7	S82°22'20"E	266.07'
L8	N09°40'22"E	96.36'
L9	N07°37'19"E	96.30'
L10	S07°34'42"W	59.08'
L11	N07°36'35"E	216.41'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	8600.00'	0°08'07"	20.32'	S09°36'02"W	20.32'
C2	8600.00'	0°56'29"	141.30'	S09°03'44"W	141.29'
C3	8600.00'	0°59'43"	149.37'	S08°05'38"W	149.37'

BEARING BASIS:

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

DATE OF SURVEY: 3/21/24

EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY

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

PROJECT NO.: 1063-001

DRAWING NO.: 1063-001-PL-P4-S14-LOT 3 RESUB

PLOT DATE: 11/6/24

PLOT SCALE: 1" = 100'

DRAWN BY: MAW & JBE

SHEET 01 OF 02

FINAL PLAT OF THE REPLAT OF LOT 3, BLOCK A, HUTTO CROSSING PHASE 4, SECTION 14

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

I, TACO REALTY, LLC., BEING OWNER OF 0.856 ACRES, BEING A PORTION OF LOT 3, BLOCK A, HUTTO CROSSING PHASE 4, SECTION 14, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2021143930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, HAVING BEEN CONVEYED IN DOCUMENT NO. 202118202 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND

I, 100 CHRIS KELLY BLVD. PROPERTY, LLC, BEING OWNER OF 0.646 ACRES, BEING THE REMAINING PORTION OF LOT 3, BLOCK A, HUTTO CROSSING PHASE 4, SECTION 14, HAVING BEEN CONVEYED IN DOCUMENT NO. 2024065155 AND CORRECTED IN DOCUMENT NO. 2024067874 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF SAID LOT 3 AND PURSUANT TO CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE DO HEREBY REPLAT LOT 3 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 "FINAL PLAT OF THE REPLAT OF LOT 3, BLOCK A, HUTTO CROSSING PHASE 4, SECTION 14"

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

TACO REALTY, LLC., A TEXAS LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME: _____

TACO REALTY, LLC.
4515 LYNDON B. JOHNSON FREEWAY
DALLAS, TX 75244

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

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 HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

_____ _____
NOTARY PUBLIC, STATE OF TEXAS

_____ _____ _____
PRINTED NAME MY COMMISSION EXPIRES

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

100 CHRIS KELLY BLVD. PROPERTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

PRINTED NAME: _____

100 CHRIS KELLY BLVD. PROPERTY, LLC
3700 RIVER WALK DRIVE STE 175
FLOWER MOUND, TX 75028

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

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 HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

_____ _____
NOTARY PUBLIC, STATE OF TEXAS

_____ _____ _____
PRINTED NAME MY COMMISSION EXPIRES

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 6TH DAY OF NOVEMBER, 2024.

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

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

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

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

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

I, MICKEY THOMAS, 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 FORT WORTH, TARRANT COUNTY, TEXAS, THIS

_____ DAY OF _____ 20___.

_____
MICKEY THOMAS, PE
REGISTERED PROFESSIONAL ENGINEER NO. _____
STATE OF TEXAS

MJ THOMAS ENGINEERING, LLC.
4700 BRYANT IRVIN CT, STE 204
FORT WORTH, TX 76107
817-732-9839
FIRM #F-9435

METES AND BOUNDS DESCRIPTION:

BEGINNING at a 1/2" rebar with "Early Boundary" cap set in the west right-of-way line of Chris Kelley Boulevard (F.M. 685) (right-of-way width varies) as described in Document No. 2013045468 of the Official Public Records of Williamson County, Texas, being the northeast corner of said Lot 3, being also the southeast corner of Lot 2, Block A of said Hutto Crossing Phase 4, Section 14;

THENCE with the west right-of-way line of Chris Kelley Boulevard and the east line of said Lot 3, the following courses and distances:
1. South 09°40'22" West, a distance of 84.73 feet to a TXDOT Type II monument found;
2. With a curve to the left, having a radius of 8600.00 feet, a delta angle of 00°08'07", an arc length of 20.32 feet, and a chord which bears South 09°36'02" West, a distance of 20.32 feet to a 1/2" rebar with "Early Boundary" cap set;
3. With a curve to the left, having a radius of 8600.00 feet, a delta angle of 00°56'29", an arc length of 141.30 feet, and a chord which bears South 09°03'44" West, a distance of 141.29 feet to a 1/2" rebar with "Early Boundary" cap set for the southeast corner of said Lot 3, being the northeast corner of Lot 4, Block A of said Hutto Crossing Phase 4 Section 14;

THENCE North 82°22'20" West, with the south line of said Lot 3 and the north line of said Lot 4, a distance of 262.42 feet to a mag nail with "Early Boundary" washer set for the southwest corner of said Lot 3, being the northwest corner of said Lot 4;

THENCE with the west line of said Lot 3 and crossing a portion of a 53.710 acre tract described in Document No. 2022062456 of the Official Public Records of Williamson County, Texas, the following courses and distances:
1. North 07°34'42" East, a distance of 141.25 feet to a mag nail with "Early Boundary" washer set;
2. North 07°34'42" East, a distance of 37.37 feet to a mag nail with "Early Boundary" washer found;
3. North 07°37'19" East, a distance of 67.61 feet to a mag nail with "Early Boundary" washer found for the northwest corner of said Lot 3, being the southwest corner of said Lot 2;

THENCE South 82°22'20" East, with the north line of said Lot 3 and the south line of said Lot 2, a distance of 269.84 feet to the POINT OF BEGINNING, containing 1.502 acres of land, more or less.

GENERAL NOTES:

1. ALL RESTRICTIONS FROM PREVIOUS PLAT "HUTTO CROSSING PHASE 4, SECTION 14", A SUBDIVISION OF RECORD IN DOCUMENT NO. 2021143930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SHALL APPLY TO THIS REPLAT.
2. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE HUTTO CROSSING PUD AND THE CITY OF HUTTO UDC REQUIREMENTS.
3. 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.
4. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF HUTTO; WASTEWATER: CITY OF HUTTO; ELECTRIC: ONCOR
5. CITY OF HUTTO ASSUMES NO RESPONSIBILITY FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS TO SERVE THIS SITE.
6. DEVELOPMENT OF THIS SUBDIVISION CONFORMS WITH THE CONCLUSIONS OF "DETERMINATION OF THE HYDROLOGIC IMPACT OF PROPOSED HUTTO CROSSING DEVELOPMENT USING UPPER BRUSHY CREEK WCID WATERSHED MODEL", DATED NOVEMBER 10, 2013 AND ADDENDUM DATED JANUARY 16, 2014.
7. NO 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 BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
8. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
9. BUILDING SETBACKS SHALL CONFORM TO THE HUTTO CROSSING PUD AND THE CITY OF HUTTO UDC REQUIREMENTS.
10. A 10' PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR WATER, SEWER AND STORM WATER; A 5' PUE IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES FOR UTILITIES OTHER THAN WATER, SEWER AND STORM SEWER LINES; AND A 3' PUE IS HEREBY DEDICATED ON EACH SIDE OF ALL INTERIOR SIDE LOT LINES FOR UTILITIES OTHER THAN WATER, SEWER AND STORM SEWER LINES.
11. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
12. SIDEWALKS AND TREES SHALL BE PROVIDED ON THE SUBDIVISION SIDE OF F.M. 685 (CHRIS KELLEY BOULEVARD) PER THE PUD.
13. STREET TREES ARE REQUIRED IN ACCORDANCE WITH SECTION 4.9.5 OF THE PUD AGREEMENT AND SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
14. 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.
15. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE HUTTO CROSSINGS PUD AND THE CITY OF HUTTO UDC.

PLANNING AND ZONING COMMISSION CHAIR SIGNATURE:

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____ _____ 20____.

_____ _____ _____
BRYAN LEE DATE
PLANNING AND ZONING COMMISSION CHAIRMAN

CITY DEVELOPMENT SERVICES

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

_____ _____ _____
ASHLEY BAILEY, AICP DATE
DEVELOPMENT SERVICES DIRECTOR

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF

_____, 20___, A.D., AT ____ O'CLOCK, ___.M., AND DULY RECORDED THIS THE ____ DAY OF _____,

20___, A.D., AT ____ O'CLOCK, ___.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO.

_____.

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

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

BY: _____
DEPUTY

EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.: 1063-001
DRAWING NO.: 1063-001-PL-P4-S14-LOT 3 RESUB
PLOT DATE: 11/6/24
PLOT SCALE: 1" = 100'
DRAWN BY: MAW & JBE

SHEET 02 OF 02

AGENDA ITEM REPORT
5.3.

To:	Planning and Zoning Commission
Subject:	Conduct a public hearing and consider possible action on the proposed Commercial Development 1660 South Hutto Lot 1A Replat, 1.331 acres, more or less, of land, one lot, located on FM 1660 South.
Meeting:	Tuesday, December 3, 2024
Department:	Development Services
Staff Contact:	

BACKGROUND INFORMATION:

The proposed replat is to combine two lots into one lot for the commercial use of the Hutto Grocery store. This replat is necessary for the approval of the site plan, which is currently under review. This lot will be 1.331 acres.

Adjacent Zoning and Uses:
WEST: Single Family (SF-1), Legends of Hutto - existing single family residential
NORTH: Single Family (SF-1), Legends of Hutto - existing single family residential
EAST: Single Family (SF-1), Creekside Estates - existing single family residential
SOUTH: Single Family (SF-1), Lifepointe Fellowship Church

SUMMARY OF REQUEST:

The purpose of this replat application is to combine two lots into one for the exisitng commercial use.

STAFF REVIEW:

Property owners within 200' of the subject property were notified in accordance with the public hearing requirements of the Unified Development Code and State Law. To date, staff has received zero responses.

The applicant waived HB3167.

Staff has reviewed the replat to ensure consistency with the development standards of the Unified Development Code (UDC) and staff has determined that the request does comply with the UDC.

Staff recommends approval of the Commercial Development 1660 South Replat as presented.

FISCAL NOTES:

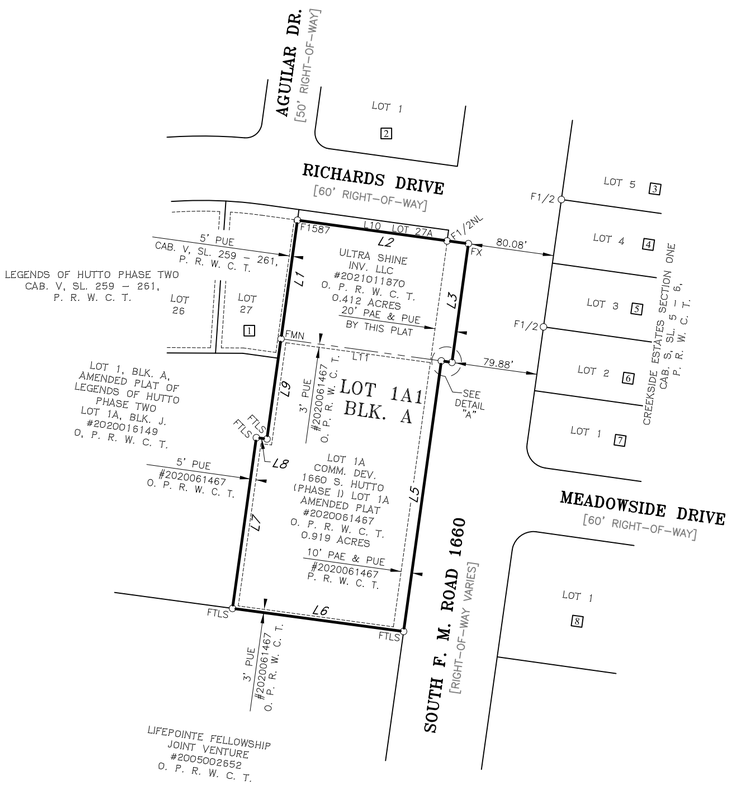
POLICY IMPLICATIONS:

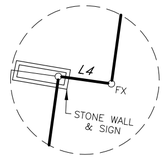
AGENDA ITEM REPORT
5.3.

ATTACHMENTS:

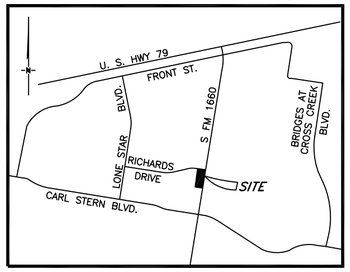
1. CD1660S-Ph1A-Replat-U1-Plat(11-18-24)

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

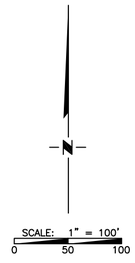




DETAIL "A"
Not to scale



VICINITY MAP
Not to scale



BEARINGS ARE NAD83 TEXAS STATE PLANE GRID, CENTRAL ZONE (4203) ESTABLISHED BY THE HxGN SMARTNET.

DISTANCES ARE GROUND VALUES IN U. S. SURVEY FEET WITH A COMBINED GRID TO GROUND SCALE FACTOR OF 1.000112025.

LEGEND

[ ]	Record data per deed/plat
F1/2	Found 1/2" Rebar
FTLS	Found 1/2" Rebar w/cap marked "TLS"
F1587	Found 1/2" Rebar w/cap martked "RPLS 1587"
F1/2NL	Found 1/2" Rebar w/non-legible cap
FMN	Found Mag Nail
FX	Found Chiseled "+"
P. R. W. C. T.	Plat Records of Williamson County, Texas
O. P. R. W. C. T.	Official Public Records of Williamson County, Texas
PAE	Public Access Easement
PUE	Public Utility Easement
L2	Line Number
2	Adjoining Owner

LINE DATA

NO.	BEARING	DISTANCE	[RECORD]
1	N 07°53'18" E	111.61'	[N 07°57'02" E, 111.66']
2	S 82°09'19" E	160.74'	[S 82°05'14" E, 160.82']
3	S 07°53'07" W	111.59'	[S 07°53'07" W, 111.59']
4	N 82°09'43" W	9.94'	[N 82°02'24" W, 10.00']
5	S 07°57'16" W	254.50'	[S 07°57'45" W, 254.32']
6	N 82°19'32" W	160.85'	[N 82°20'44" W, 160.96']
7	N 07°57'28" E	160.58'	[N 07°58'25" E, 160.73']
8	S 83°00'46" E	9.97'	[S 82°20'44" E, 10.00']
9	N 07°59'49" E	94.23'	[N 07°58'25" E, 94.40']
10	S 82°09'19" E	140.74'	[S 82°05'14" E, 140.77']
11	S 82°09'43" E	150.81'	[S 82°02'24" E, 150.91']

ADJOINING OWNERS

1 Jaykara Fleming
#2019059410
O. P. R. W. C. T.

2 J. L. Woodland, et ux
#2007018528
O. P. R. W. C. T.

3 H. T. Ghant, et al
#2015003435
O. P. R. W. C. T.

4 B. I. Rodriguez
#2022019986
O. P. R. W. C. T.

5 A. D. Finney, et ux
#2020027104
O. P. R. W. C. T.

6 M. L. Horton
#2016023544
O. P, R, W, C, T,

7 M. A. Aguilera, et al
#2016082553
O. P. R. W. C. T.

8 A. L. Collins
#2001061274
O. P. R, W, C, T,

GENERAL NOTES:

1. No building, fencing, landscaping or structures are allowed within any Drainage or Wastewater Easement unless expressly permitted by the City of Hutto.
2. Building Setbacks shall conform to the City of Hutto Unified Development Code requirements.
3. A ten (10) foot Public Utility Easement is hereby dedicated along and adjacent to all street side property lines for water, sewer and storm sewer.
4. A five (5) foot Public Utility Easement is hereby dedicated along and adjacent to all street side property lines for utilities other than water, sewer and storm sewer.
5. A three (3) foot Public Utility Easement is hereby dedicated on each side of interior side lot lines for utilities other than water, sewer and storm sewer.
6. No lot in this subdivision shall be occupied until a connection is made to public water and wastewater utilities.
7. Sidewalks and trees shall be provided on both sides of all streets within this subdivision.
8. Sidewalks and trees shall be provided along all street bounding this subdivision.,
9. An arterial fence shall be constructed per the City of Hutto Unified Development Code requirements.
10. Street lighting shall be provided by the developer in conformance with the City of Hutto Unified Development Code requirements.
11. Water and Wastewater will be provided by the City of Hutto.
12. Electricity will be provided by OnCor.
13. Gas will be provided by Atmos Energy.
14. With reference to Federal Emergency Management Agency Flood Insurance Rate Map for Williamson County, Texas, Community Panel No. 48491C0520F, Revised on 12/20/2019, the subject property's scaled location lies within Flood Zone "X" which is not designated a 100 year Special Flood Hazard Area.
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, Construction Standards and generally accepted engineering practices.
17. On-site stormwater detention facilities will be provided to reduce post-development peak rate of discharge of the 2, 10, 25 and 100-year storm events. On-site stormwater detention facilities are private property and shall be maintained by the property owner and or his/her assigns.
18. All easements on private property shall be maintained by the property owner and or his/her assigns.
19. All drainage lots shall be owned and maintained by the Homeowners Association.
20. No portion of this subdivision lies within the Edwards Aquifer Recharge Zone.
21. The maximum impervious cover per non-residential lot is 65.69%.
22. The subdivision is zoned Local Business (B-1).

PROJECT DATA:

Owner: Ultra Shine Investments LLC

Acreage: Total: 1.331 acres

Survey: Willliam Brown Survey, Abstract No. 105

Number of Blocks: 1

Number of Lots: 1

Surveyor: Delta Land Surveying
14900 Avery Ranch Blvd.
Suite C200 - 241
Austin, Texas 78717
(512) 781-9800

Engineer: Henderson Professional Engineers
600 Round Rock West Drive
Suite 604
Round Rock, Texas 78681
(737) 203-8953

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.

L. BUSBY - TX RPLS 4967 10/07/24

Henderson Professional Engineers
HPE Civil Engineering
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
WBE210166 | HUB 1853873845300

DELTA LAND SURVEYING
14900 Avery Ranch Blvd., Ste. C200 #241
Austin, Texas 78717
(512) 781-9800 www.DeltaLandSurveying.net
Firm No.: TX 10194017 OK 5405

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

DEDICATION:

State of Texas }
County of _____ }

KNOW ALL MEN BY THESE PRESENTS:

That I, Humayun Bashir, for Ultra Shine Investments LLC, being the owner of (a) Lot 1A in "Commercial Development 1660 South Hutto (Phase I) Lot 1A Amended Plat" a subdivision filed for record under Document Number 2020061467 of the Official Public Records of Williamson County, Texas and (b) a called 0.412 acre tract of land described in a deed filed for record under Document Number 2021011870 of the Official Public Records of Williamson County, Texas do hereby subdivide said properties, containing 1.331 acres, in accordance with this plat to be known as "Replat of Commercial Development 1660 South Hutto (Phase I) Lot 1A Amended Plat" and do hereby dedicate to the public use forever the streets, alleys, easements and all other land intended for public dedication as shown hereon, subject to any easements or restrictions heretofore granted and not released.

Witness my hand this the _____ day of _____ , _____ A. D.

_____
Humayun Bashir
For Ultra Shine Investments LLC

ACKNOWLEDGEMENT:

State of Texas }
County of _____ }

Before me, the undersigned authority, on this day personally appeared Humayun Bashir for Ultra Shine Investments LLC, 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 herein expressed and in the capacity therein stated.

Given under my hand and Seal of Office, this the _____ day of _____, _____ A. D.

_____
Notary Public, State of Texas

Printed Name: _____

My commission expires: _____

LIEN HOLDER:

By signing this plat, the undersigned hereby releases the right-of-way, streets, alleys, easements, parks and other open spaces conveyed to the City or to the public use set forth on this plat, from any deed of trust, vendor's lien or other type of lien or note on the Property owned by the lien holder, including but not limited to the note and lien described in a deed filed for record under Document Number 2021011870 of the Official Public Records of Williamson County, Texas.

_____
Lienholder Signature
Lienholder Name: Mark Sheffield
Title: President & CEO

ACKNOWLEDGEMENT:

State of Texas }
County of _____ }

Before me, the undersigned authority, on this day personally appeared Humayun Bashir for Ultra Shine Investments LLC, 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 herein expressed and in the capacity therein stated.

Given under my hand and Seal of Office, this the _____ day of _____, _____ A. D.

_____
Notary Public, State of Texas

Printed Name: _____

My commission expires: _____

ddedit
ENGINEER CERTIFICATION:

State of Texas }
County of _____ }

I, Jennifer Henderson, a Registered Professional Engineer in the State of Texas, do hereby certify that this plat is in compliance with the Unified Development Code (UDC) codes and ordinances of the City of Hutto, Texas.

To certify which, witness my hand and seal this _____ day of _____ , _____ A. D.

_____
Jennifer Henderson, P. E. No. 116883
Henderson Professional Engineers
Registered Engineering Firm No. 22208
600 Round Rock West Drive, Suite 604
Round Rock, Texas 78681
(737) 203-8953

SURVEYOR CERTIFICATION:

State of Texas }
County of _____ }

I, Larry W. Busby, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and represents an actual survey made on the ground under my direct supervision of the property legally described hereon and that the corner monuments shown hereon were properly placed or found in accordance with the Unified Development Code (UDC) codes and ordinances of the City of Hutto, Texas.

To certify which, witness my hand and seal this _____ day of _____ , _____ A. D.

_____
Larry W. Busby, TX RPLS No. 4967
Delta Land Surveying
Registered Surveying Firm No. 10194017
14900 Avery Ranch Blvd., Suite C200-241
Austin, Texas 78717
(512) 781-9800

PLANNING AND ZONING COMMISSION CHAIR:

This plat was approved for recording by the Planning and Zoning Commission Chair on this the _____ day of

_____ , _____ A. D.

_____ _____
Bryan Lee, Planning and Zoning Chair Date

CITY DEVELOPMENT SERVICES:

This subdivision is located within the City of Hutto, this the _____ day of _____ , _____ A. D.

_____ _____
Ashley Bailey, Development Services Director Date

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.

L. BUSBY - TX RPLS 4967 10/07/24

Henderson Professional Engineers
HPE Civil Engineering
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
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www.hendersonpe.com
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REPLAT OF
COMMERCIAL DEVELOPMENT 1660 SOUTH
HUTTO (PHASE 1) LOT 1A AMENDED PLAT

DESCRIPTION:

A tract of land situated within the W. J. Brown Survey, Abstract Number 105, Williamson County, Texas and being all of Lot 1A, Commercial Development 1660 South Hutto (Phase I) Lot 1A Amended Plat, designated Tract No. 1 and all of a called 0.412 acre tract of land designated Tract No. 2 in a cash general warranty deed conveyed to Ultra Shine Investment LLC and filed for record under Document Number 2021011870 of the Official Public Records of Williamson County, Texas. Said tract of land being more particularly described by metes and bounds as follows:

Beginning at a mag nail (having Texas State Plane Central Zone Grid Coordinates of N 10,169,464. 07 and E 3,174,600.46) found on the East boundary line of Lot 27 in Block J of the Legends of Hutto, Phase Two according to the map or plat thereof filed for record in Cabinet V at Slides 259 - 261 of the Plat Records of Williamson County, Texas for the common West corner of the aforementioned Lot 1A and called 0.412 acre tract;

Thence **N 07°53'18" E**, along the common boundary line of the aforementioned Lot 27 and called 0.412 acre tract, a distance of **111.61 feet** to a 1/2" rebar with a cap marked "RPLS 1587" found for the common West corner said called 0.412 acre tract land Lot 27A of the aforementioned Block J;

Thence **S 82°09'19" E**, along the common boundary line of the aforementioned Lot 27A and the aforementioned called 0.412 acre tract, passing at 140.74 feet a 1/2" rebar with a non-legible cap found for the Southeast corner of said Lot 27A and continuing for a total distance of **160.74 feet** to a chiseled "+" found for the Northeast corner of said called 0.412 acre tract and the intersection of the South right-of-way line of Richards Drive and the West right-of-way line of South F. M. Road 1660;

Thence **S 07°53'07" W**, along the aforementioned West right-of-way line, a distance of **111.59 feet** to a chiseled "+" found for the Southeast corner of the aforementioned called 0.412 acre tract;

Thence **N 82°09'43" W**, along the South boundary line of the aforementioned called 0.412 acre tract, a distance of **9.94 feet** to a point in a commercial sign for the Northeast corner of the above-mentioned Lot 1A;

Thence **S 07°57'16" W**, along the West boundary line of the aforementioned Lot 1A and the West right-of-way line of South F. M. Road 1660 a distance of **254.50 feet** to a 1/2" rebar with a cap marked "TLS" found for the common East corner of said Lot 1A and a tract of land conveyed to Lifepointe Fellowship Joint Venture by a deed filed for record under Document Number 2005002652 of the Official Public Records of Williamson County, Texas;

Thence **N 82°19'32" W**, along the common boundary line of the aforementioned Lot 1A and Lifepointe tract, a distance of **160.85 feet** to a 1/2" rebar with a cap marked "TLS" found for the common South corner of said Lot 1A and Lot 1 in Block A of the Amended Plat of Legends of Hutto Phase Two Lot 1A, Block J according to the map or plat thereof filed for record under Document Number 2020016149 of the Official Public Records of Williamson County, Texas;

Thence **N 07°57'28" E**, along the common boundary line of the aforementioned Lot 1A and Lot 1A, Block J, a distance of **160.58 feet** to a 1/2" rebar with a cap marked "TLS" found for a common corner;

Thence **S 83°00'46" E**, continuing along the aforementioned common boundary line, a distance of **9.94 feet** to a 1/2" rebar with a cap marked "TLS" found for a common corner;

Thence **N 07°59'49" E**, continuing along the aforementioned common boundary line, a distance of **94.23 feet** to the **Point of Beginning**.

Said tract of land containing 57,967 square feet or 1.331 acres, more or less.

WILLIAMSON COUNTY CLERK RECORDATION CERTIFICATE:

State of Texas }
County of Williamson }

I, Nancy E. Rister, Clerk of the County Court of said county do hereby certify that the foregoing instrument in writing, with its Certification of Authentication, was filed for record in my office on the _____ day of _____ , _____ A. D., at _____ o'clock, ____ . M. in the plat records of said county under Document Number _____ .

Witness my hand and seal of the County Court of said county, at my Office in Georgetown, Texas, the date last written above.

Nancy Rister, Clerk, County Court of Williamson County, Texas

_____
By: Deputy
Print Name: _____

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.

L. BUSBY - TX RPLS 4967 10/07/24

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