

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574
November 20, 2018 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it individually as part of the Regular agenda.)

1. Review and approve minutes from the meeting on October 9, 2018.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. **PZ-2018-1092 – Consider Approval** of a Preliminary Plat of 92.81 acres out of the William J. Baker Survey, Abstract A-65, zoned Residential Planned Development (R-PD) District, generally located south and east of Northwest Carlos G. Parker Boulevard and west of North Drive, to be known as The Grove at Bull Creek Subdivision.
2. Consider an update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: December 11, 2018

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on **November 16, 2018** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts
Carrie Orts Administrative Assistant to Development Services

Date: 11.13.18

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
October 9, 2018 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Michael Aplin
Mike Eaton
Leland Stevens
Betty Day
Annette Maruska
Rick Selin

ABSENT

Donna Frazier

OTHERS PRESENT

Tom Yantis, Director Development Services
Shelly Shelton, Senior Planner Development Services
Michael Elabarger, Senior Planner Development Services
Carrie Orts, Assistant Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 p.m.

CITIZEN COMMUNICATION

None

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission or Board may act on with one single vote. The Chairman or a Board member may pull any item from the Consent Agenda in order to discuss and act upon it as part of the Regular agenda.)

Review and approve minutes from the meeting on September 18, 2018.

Motion made by Mrs. Maruska to approve minutes from September 18, 2018 as written. Second by Mrs. Day. All voted Aye.

PZ-2018-1102 – Conduct Public Hearing on a request for Rezoning 105 Franklin Street, being Lot 18, Block 2, Carlow Addition, from the Light Industrial (M-1) District to the Local Business (B-1) District. (ORDINANCE 2018-19)

Hearing opened. Mr. Elabarger made presentation including recommendation of approval to Council for Ordinance 2018-19 based on the analysis presented. Mr. Juan Garcia was present to answer questions. There was discussion between the Board and Staff. Hearing closed.

PZ-2018-1102 – Make Recommendation on a request for Rezoning 105 Franklin Street, being Lot 18, Block 2, Carlow Addition, from the Light Industrial (M-1) District to the Local Business (B-1) District. (ORDINANCE 2018-19)

Mr. Stevens made motion to recommend approval to Council for Ordinance 2018-19. Second by Mr. Eaton. All voted aye.

PZ-2018-1101 – Conduct Public Hearing on a request for a Specific Use Permit (SUP) for a Bar/Tavern Use within a portion of 410 West 7th Street, in a Commercial Planned Development (C-PD) District. (ORDINANCE 2018-18)

Hearing opened. Mr. Elabarger made presentation including recommendation of approval to Council subject to the proposed Conditions of Operation, based on the analysis and findings presented.

Ms. Britin Bostic and Mr. Cliff Ollie were present to answer questions.

Mr. Cervenka was present to state concerns he had about the impact that it would have on the safety of neighborhood. There was discussion between the Board and Staff. Hearing closed.

PZ-2018-1101 – Conduct Public Hearing on a request for a Specific Use Permit (SUP) for a Bar/Tavern Use within a portion of 410 West 7th Street, in a Commercial Planned Development (C-PD) District. (ORDINANCE 2018-18)

Mr. Aplin made motion to recommend approval of Ordinance 2018-18, subject to the proposed Conditions of Operation, based on the analysis and findings presented to Council.

Second by Mr. Stevens. All voted Aye.

Consider an update regarding Council actions related to Planning and Zoning items.

Mr. Yantis gave updates regarding Council actions related to Planning and Zoning items.

Adjourn

The meeting was adjourned at 7:25 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

PZ-2018-1092
The Grove at Bull Creek Preliminary Plat
92.81 acres in the W.J. Baker Survey,
Abstract No. 65



Applicant WBW Development Group, LLC

Owners Weinritter Realty, LP / Estate of Delphine Slivensky

Request Approval of a Preliminary Plat

Location South and southeast of the northwest corner of Carlos G. Parker Boulevard and west of North Drive

Legal Description 92.81 acres in the W. J. Baker Survey, Abstract #65

Zoning District RPD – Residential Planned Development, Ordinance 2018-10

Utilities Developer will extend City water and wastewater; ONCOR electric

Current Use Undeveloped

Adjacent Zoning and Land Use Pattern

DIRECTION	Current Zoning	Existing Land Use
NORTH	B-1 – Local Business & R/A – Rural Agriculture	Vacant / undeveloped
SOUTH	R-1 – Single family Residential & B-1 – Local Business	Residential / Church
EAST	R/A – Rural Agriculture & R-1 – Single family Residential	Vacant / undeveloped
WEST	R-1 – Single family Residential & B-1 – Local Business	Undeveloped / one house

SUMMARY

The Preliminary Plat is consistent with the Residential Planned Development District zoning ordinance, approved on October 25, 2018, for the single-family neighborhood project expressed in this plat. Per that rezoning Ordinance, the developer has committed to public park improvements within the subdivision that will be owned and maintained by a Homeowners Association to be created prior to the recordation of any Final Plats. The homebuilders within this subdivision will be subject to several design elements that are otherwise not required by the Taylor development regulations.

Staff Recommendation

Staff recommends approval of the Preliminary Plat, subject to the following condition:

1. The Infrastructure Construction Plans for public streets, utilities, and drainage facilities, and the Traffic Impact Analysis for roadway adequacies and off-site impacts, shall be approved by the City Engineer. Any effects of those approvals shall be reflected on the Final Plats that will be processed subsequent to this Preliminary Plat.

Attachment: Proposed Preliminary Plat PZ-2018-1092

BLOCK	LOT	SO FT	USE	BLOCK	LOT	SO FT	USE	BLOCK	LOT	SO FT	USE	BLOCK	LOT	SO FT	USE	BLOCK	LOT	SO FT	USE
A	1	6890	RES.	C	2	7500	RES.	D	35	5750	RES.	F	22	5750.00	RES.	G	56	6000	RES.
A	2	6264	RES.	C	3	6250	RES.	D	36	6900	RES.	F	23	5750.00	RES.	G	57	6000	RES.
A	3	6264	RES.	C	4	6250	RES.	D	37	6900	RES.	F	24	5750.00	RES.	G	58	6000	RES.
A	4	6264	RES.	C	5	6250	RES.	D	38	6900	RES.	F	25	5750.00	RES.	G	59	6000	RES.
A	5	6264	RES.	C	6	6250	RES.	D	39	5750	RES.	F	26	5750.00	RES.	G	60	6000	RES.
A	6	6264	RES.	C	7	6250	RES.	D	40	5750	RES.	F	27	5750.00	RES.	G	61	6000	RES.
A	7	6264	RES.	C	8	6250	RES.	D	41	5750	RES.	F	28	5750.00	RES.	G	62	6000	RES.
A	8	6264	RES.	C	9	6250	RES.	D	42	5750	RES.	F	29	5750.00	RES.	G	63	6600	RES.
A	9	6264	RES.	C	10	6250	RES.	D	43	6900	RES.	F	30	5750.00	RES.	G	64	6325	RES.
A	10	6264	RES.	C	11	7500	RES.	D	44	6900	RES.	F	31	5750.00	RES.	G	65	5750	RES.
A	11	6264	RES.	C	12	7500	RES.	E	1	6900	RES.	F	32	5750.00	RES.	G	66	5750	RES.
A	12	6264	RES.	C	13	7500	RES.	E	2	6900	RES.	F	33	5750.00	RES.	G	67	5750	RES.
A	13	6264	RES.	C	14	6250	RES.	E	3	6900	RES.	F	34	5750.00	RES.	G	68	5750	RES.
A	14	6264	RES.	C	15	6250	RES.	E	4	6900	RES.	F	35	5750.00	RES.	G	69	5750	RES.
A	15	6264	RES.	C	16	6250	RES.	E	5	6900	RES.	F	36	5750.00	RES.	G	70	5750	RES.
A	16	6264	RES.	C	17	6250	RES.	E	6	5750	RES.	F	37	5750.00	RES.	G	71	5750	RES.
A	17	7955	RES.	C	18	6250	RES.	E	7	5750	RES.	F	38	5750.00	RES.	G	72	5750	RES.
A	18	19193	NON-RES.	C	19	6250	RES.	E	8	5750	RES.	F	39	5750.00	RES.	G	73	5750	RES.
A	19	8506	RES.	C	20	7500	RES.	E	9	5750	RES.	F	40	5750.00	RES.	G	74	5750	RES.
A	20	7238	RES.	C	21	10643	RES.	E	10	5750	RES.	F	41	6900.00	RES.	G	75	5750	RES.
A	21	7238	RES.	C	22	6785	RES.	E	11	5750	RES.	F	43	68389.00	NON-RES.	G	76	6900	RES.
A	22	7238	RES.	C	23	5750	RES.	E	12	5750	RES.	G	1	8685	RES.	G	77	7114	RES.
A	23	7238	RES.	C	24	6900	RES.	E	13	5750	RES.	G	2	7238	RES.	G	78	8373	RES.
A	24	7238	RES.	C	25	5750	RES.	E	14	5750	RES.	G	3	7238	RES.	G	79	8519	RES.
A	25	7238	RES.	C	26	5750	RES.	E	15	5750	RES.	G	4	7238	RES.	G	80	7200	RES.
A	26	7238	RES.	C	27	5750	RES.	E	16	5750	RES.	G	5	7238	RES.	G	81	6000	RES.
A	27	7238	RES.	C	28	5750	RES.	E	17	5750	RES.	G	6	7089	RES.	G	82	7040	RES.
A	28	7238	RES.	C	29	5750	RES.	E	18	5750	RES.	G	7	9176	RES.	G	83	10352	RES.
A	29	7238	RES.	C															

I, WEINRITTER REALTY, L.P., sole owner of the certain 88.167 acre tract of land shown hereon and described in a deed recorded in Document # 2009013705, 03/03/2009 of the Official Records of Williamson County, Texas, and DELPHINE SLIVENSKY ESTATE, sole owner of the certain 104 acre tract of land shown hereon and described in a deed recorded in Volume 816 Page 449, 11/8/1980 of the Official Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide, said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as THE GROVE AT BULL CREEK.

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION
4	COMBINED PHASES I AND II	10/23/2018	TJJ	TOTAL SIZE: 92.81 ACRES TOTAL BLOCKS: 7 TOTAL RESIDENTIAL LOTS: 371 TOTAL NON-RESIDENTIAL LOTS: 8	CONCRETE TXDOT MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD 397	WEINRITTER REALTY LP PO BOX 782129 SAN ANTONIO, TX 78278-2129	TYLER W. FREESE, P.E. YALGO ENGINEERING 3000 ILLINOIS AVE. KILLEEN TX, 76543	LUTHER E. FROBISH, RPLS YALGO ENGINEERING 3000 ILLINOIS AVE KILLEEN TX, 76543
3	ADDED EAST PROPERTY	10/05/2018	TJJ					
2	ADDED OVERFLOW SWALE DETAIL	7/17/2018	TJJ					
1	ORIGINAL RELEASE	6/15/2018	BTW					
PROJECT NUMBER: TGO1		CLIENT NAME: BWB DEVELOPMENT GROUP, LLC - SERIES 040		TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203 N: 10189201.49 E: 3206068.93 Z: 625.10' (NAVD88-Geoid12A) DELPHINE SLIVENSKY ESTATE				
APPROVED BY: TWF		CLIENT LOCATION: KILLEEN, TX						
AUTHORIZED BY: BWB								

PRELIMINARY PLAT OF

THE GROVE AT BULL CREEK

CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

Yalgo, LLC
 3000 Illinois Ave., Suite 100
 Killeen, TX 76543
 PH (254) 953-5353
 FX (254) 953-5057

Texas Registered
Engineering Firm F-10264

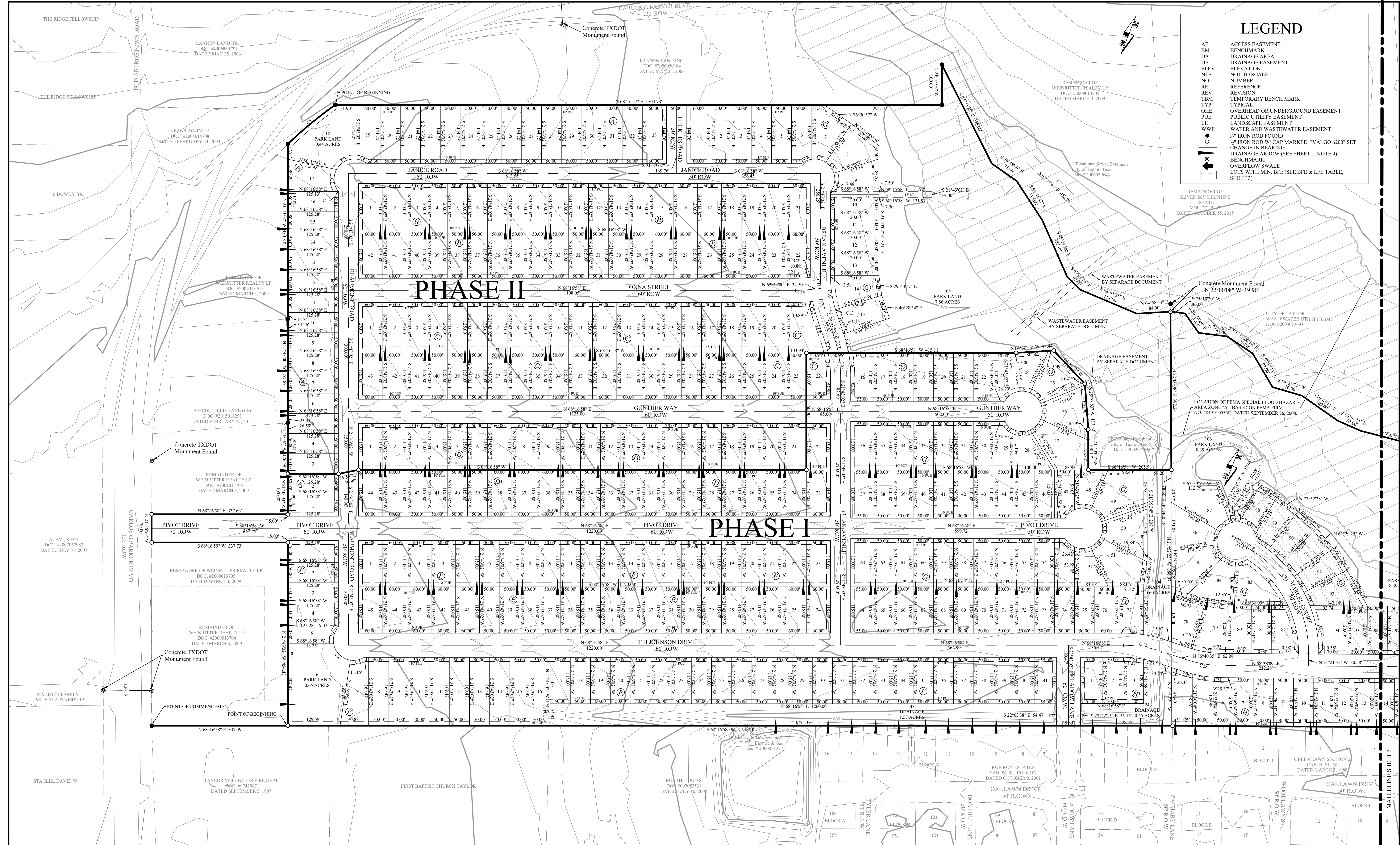
Texas Registered
Surveying Firm 10194095

SHEET

1

OF

3



REV.

DESCRIPTION

DATE

BY

5

ADDED 2' CONTOURS AND COMBINED PHASES I AND II INTO ONE PLAT

10/24/2018

TJJ

4

ADDED EAST PROPERTY

10/05/2018

TJJ

3

REVISED MARCEL/MEADOW INTERSECTION

8/22/2018

TJJ

2

INCREASED SIZE OF LOT 43, BLOCK F & CHANGED ENTRANCE ROAD TO 70' ROW

7/17/2018

TJJ

1

ORIGINAL RELEASE

6/15/2018

BTW

PROJECT NUMBER: TG01

CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 040

APPROVED BY: TW

CLIENT LOCATION: KILLEEN, TX

AUTHORIZED BY: WBW

PROJECT INFORMATION

TOTAL SIZE: 92.81 ACRES

TOTAL BLOCKS: 7

TOTAL RESIDENTIAL LOTS: 371

TOTAL NON-RESIDENTIAL LOTS: 8

GRAPHIC SCALE

0

100'

200'

300'

0

1"

2"

3"

IN FEET

BENCHMARK

CONCRETE TXDOT MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD 397.

TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983(2011) DATUM, TEXAS CENTRAL ZONE NO. 4203
N: 10189201.49
E: 3206068.93
Z: 625.10' (NAD88-Geoid12A)

OWNER INFORMATION

WEINRITTER REALTY LP
PO BOX 782129
SAN ANTONIO, TX 78278-2129

DELPHINE SLIVENSKY ESTATE

ENGINEER INFORMATION

TYLER W. FREESE, P.E.
YALGO ENGINEERING
3000 ILLINOIS AVE.
KILLEEN TX, 76543

SURVEYOR INFORMATION

LUTHER E. FROBISH, RPLS
YALGO ENGINEERING
3000 ILLINOIS AVE
KILLEEN TX, 76543

PRELIMINARY PLAT OF
THE GROVE AT BULL CREEK
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

Yalgo, LLC

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Surveying Firm 10194095

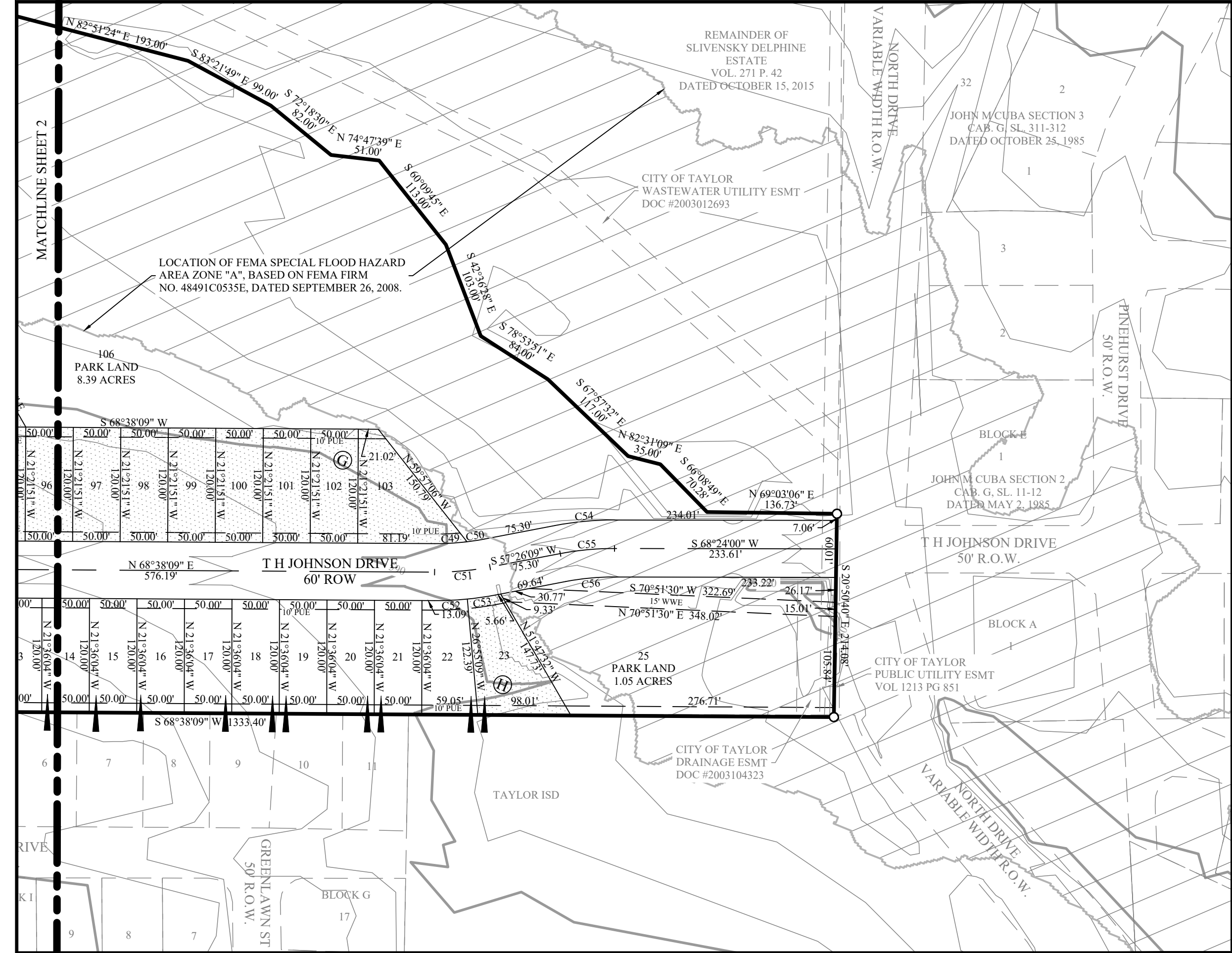
SHEET

2

OF

3

PRINTED ON November 9, 2018



LEGEND

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ACCESS EASEMENT

BENCHMARK

DRAINAGE AREA

DRAINAGE EASEMENT

ELEVATION

NOT TO SCALE

NUMBER

REFERENCE

REVISION

TEMPORARY BENCH MARK

TYPICAL

OVERHEAD OR UNDERGROUND EASEMENT

PUBLIC UTILITY EASEMENT

LANDSCAPE EASEMENT

WATER AND WASTEWATER EASEMENT

1/2" IRON ROD FOUND

1/2" IRON ROD W/ CAP MARKED "YALGO 6200" SET

CHANGE IN BEARING

DRAINAGE ARROW (SEE SHEET 1, NOTE 4)

BENCHMARK

OVERFLOW SWALE

LOTS WITH MIN. BFE (SEE BFE & LFE TABLE, SHEET 3)

FIELD NOTES

BEING a tract of land situated in, and being out of, the W.J. BAKER SURVEY, Abstract No. 65, Williamson County, Texas, and being a portion of a called 88.167 acre tract described in a deed to WEINRITTER REALTY, L.P., recorded in Document No. 2009013705, Official Deed Records of Williamson County, Texas, and being part of the remainder of a called 104 acre tract described in a deed to DELPHINE SLIVENSKY, recorded in Volume 816, Page 449, of said Deed Records, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron rod found for the southwest corner of said 88.167 acre tract and the northwest corner of a called 4.00 acre tract described in a deed to the TAYLOR VOLUNTEER FIRE DEPARTMENT, recorded in Document No. 1997042087, of said Deed Records, also being in the east right-of-way line of F.M. Road 397, from which a concrete TXDOT monument found bears N 22°15'24" W, 86.93 feet;

THENCE N 68°16'58" E (Rec. N 68°16'01" E), 337.49 feet, with the south line of said 88.167 acre tract and the north line of said 4.00 acre tract, to an iron rod with cap set for the **POINT OF BEGINNING** and the most southerly corner of the herein described tract;

THENCE across and upon said 88.167 acre tract, for the following courses:

- N 21°43'02" W, 454.47 feet, to an iron rod with cap set;
- S 68°16'59" W, 337.73 feet, to an iron rod with cap set in the west line of said 88.167 acre tract and east right-of-way line of F.M. Road 397;

THENCE N 21°36'56" W (Rec. N 21°43'42" W), 70.00 feet, with the west line of said 88.167 acre tract and the east right-of-way line of said F.M. Road 397, to an iron rod with cap set;

THENCE across and upon said 88.167 acre tract, for the following courses:

- N 68°16'58" E, 337.63 feet, to an iron rod with cap set;
- N 21°43'02" W, 226.59 feet, to a 1 inch iron pipe found at the southeast corner of a called 2 acre tract described in a deed to SUSAN DIANE TASTO, recorded in Document No. 2015016293, of said Deed Records;

THENCE N 21°43'00" W, 257.67 feet (Rec. N 21°17'57" W, 257.50'), to a 1 inch iron pipe found at the northeast corner of said 2 acre tract;

THENCE N 21°43'02" W, 433.84 feet, across and upon said 88.167 acre tract, to an iron rod with cap found in a non-tangent curve to the right, being the northwest line of said 88.167 acre tract and the southeast right-of-way line of said F.M. Road 397;

THENCE along said curve to the right, having a radius of 1085.92 feet, an arc length of 151.82 feet, and a long chord bearing of N 28°42'23" E, 151.70 feet, to an iron rod with cap found in the southeast right-of-way line of F.M. Road 397, for a northwesterly corner of said 88.167 acre tract and at the southwest corner of the remainder of a called 50.30 acre tract described in a deed to LANNEN LAND, INC., recorded in Document No. 2006050184, of said Deed Records, for a corner of the herein described tract, from which a concrete TXDOT monument found bears N 48°45'53" E, 598.60 feet;

THENCE with the common line of said 88.167 acre tract and said remaining 50.30 acre tract, for the following courses:

- N 68°16'57" E, 1504.73 feet (Rec. N 68°16'57" E, 1504.92'), to an iron rod with cap set;
- N 21°55'03" W (Rec. N 21°55'03" W), 100.00 feet, to a point in the approximate centerline of a creek, from which an iron rod with cap found in the south right-of-way line of said F.M. Road 397 and for a corner of said 88.167 acre tract bears N 21°55'03" W, 158.83 feet;

THENCE across and upon said 88.167 acre tract, following the approximate centerline of said creek, for the following courses:

- S 48°31'29" E, 275.00 feet, to a point;
- S 76°48'09" E, 75.00 feet, to a point;
- S 54°04'42" E, 117.00 feet, to a point;
- S 45°25'26" E, 152.00 feet, to a point;
- S 67°17'53" E, 47.00 feet, to a point;
- S 68°45'25" E, 151.00 feet, to a point;
- N 64°58'43" E, 84.00 feet, to an iron rod with cap set in the east line of said 88.167 acre tract and the west line of the remainder of said 104 acre tract, from which a concrete monument found bears N 22°00'08" W, 19.90 feet;

THENCE across and upon said 104 acre tract, following the approximate centerline of said creek, for the following courses:

- N 75°10'20" E, 36.00 feet, to a point;
- S 56°54'49" E, 59.00 feet, to a point;
- N 75°26'24" E, 71.00 feet, to a point;
- S 78°06'29" E, 76.00 feet, to a point;
- S 52°17'11" E, 97.00 feet, to a point;
- N 84°33'52" E, 76.00 feet, to a point;
- S 76°45'11" E, 109.00 feet, to a point;
- S 88°02'15" E, 62.00 feet, to a point;
- N 83°51'24" E, 193.00 feet, to a point;
- S 83°51'24" E, 99.00 feet, to a point;
- S 72°18'30" E, 82.00 feet, to a point;
- N 74°47'39" E, 51.00 feet, to a point;
- S 60°09'45" E, 113.00 feet, to a point;
- S 42°36'28" E, 103.00 feet, to a point;
- S 78°53'51" E, 84.00 feet, to a point;
- N 67°57'32" E, 117.00 feet, to a point;
- N 82°31'09" E, 35.00 feet, to a point;
- S 66°08'49" E, 70.28 feet, to a point;
- N 69°03'06" E, 136.73 feet, to an iron rod with cap set in the east line of said 104 acre tract and in the west right-of-way line of said North Drive, from which a found concrete TXDOT monument bears N 20°50'40" W (Rec. N 19°09'00" W), 1713.63 feet;

THENCE S 20°50'40" E (Rec. S 19°09'00" E), 214.08 feet, with the common line of said 104 acre tract and said North Drive, to a 3/8 inch iron rod found for the southeast corner of said 104 acre tract and at the north corner of a called 18.56 acre tract described in a deed to the TAYLOR INDEPENDENT SCHOOL DISTRICT, recorded in Document No. 199725185, of said Deed Records;

THENCE S 68°38'09" W (Rec. S 71°00'00" W), with the south line of said 104 acre tract and the north line of said 18.56 acre tract, at 458.88 feet passing a 1/2 inch iron rod found at the northwest corner of said 18.56 acre tract and at the northeast corner of Greenlawn Section Two Subdivision, an addition to the City of Taylor, according to the plat of record in Cabinet H, Slide 76, Official Plat Records of Williamson County, Texas, continuing the same course, part of the way along the north line of said Greenlawn Section Two and part of the way along the north line of Rob Roy Estates, an addition to the City of Taylor, according to plat of record in Cabinet W, Slides 101-102, of said Plat Records, for a total distance of 1333.40 feet, to an iron rod with cap set for the southwest corner of said 104 acre tract and for the southeast corner of said 88.167 acre tract;

THENCE S 68°16'58" W (Rec. S 68°17'34" W, 1556.04' & S 68°16'01" W, 972.54'), along the south line of said 88.167 tract, at 1558.05 feet passing a 3/8 inch iron rod found at the northwest corner of a called 19.603 acre tract described in a deed to TODD S. ROUTH, recorded in Document No. 2002053531, of said Deed Records, and at the northeast corner of a called 15.718 acre tract described in a deed to FIRST BAPTIST CHURCH OF TAYLOR, recorded in Document No. 2017006232, of said Deed Records, continuing the same course for a total distance of 2193.40 feet, to the **POINT OF BEGINNING**, and containing **92.81 acres of land**, more or less.

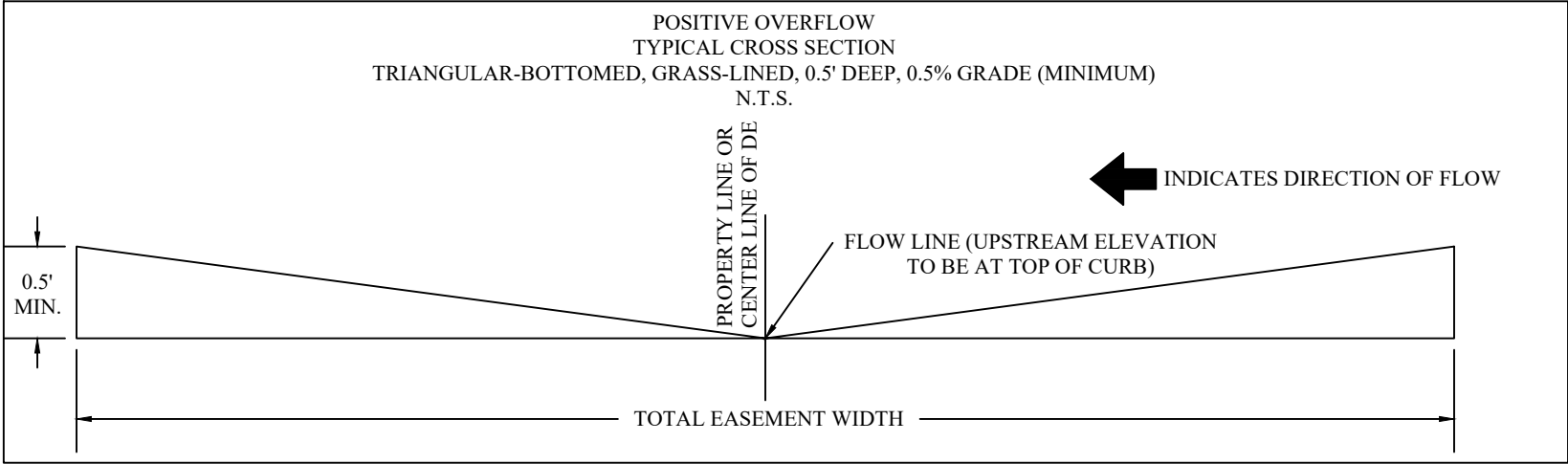
NOTES:

The bearings recited herein are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.9998821. Grid distance = Ground Distance X CCF. Permanent iron rods set for corner are 1/2-inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	43.67	42.29	N 05°19'33" W	50°02'12"
C2	50.00	63.20	59.07	S 66°33'53" E	72°25'13"
C3	50.00	55.55	54.81	N 56°51'54" E	40°44'28"
C4	275.00	57.83	57.72	N 27°44'29" W	12°02'58"
C5	500.00	57.76	57.67	N 27°13'58" W	11°01'53"
C6	525.00	57.71	57.63	N 26°48'14" W	10°10'24"
C7	50.00	31.78	31.25	S 26°29'38" W	36°25'19"
C8	50.00	31.06	30.92	S 68°13'55" W	47°03'17"
C9	50.00	38.26	37.33	S 66°19'10" E	43°50'34"
C10	50.00	40.25	39.18	N 21°20'04" W	46°07'38"
C11	50.00	37.54	36.67	N 33°14'21" E	43°01'13"
C12	50.00	41.11	39.96	S 68°18'19" W	47°06'43"
C13	50.00	31.78	31.25	S 69°53'41" E	36°25'19"
C14	50.00	32.09	31.54	S 26°40'08" E	36°46'54"
C15	50.00	40.95	39.82	N 68°31'06" E	46°55'55"
C16	50.00	41.15	40.00	N 64°26'25" W	47°06'23"
C17	50.00	40.58	39.48	S 17°36'31" E	46°30'14"
C18	50.00	33.98	33.33	N 25°06'46" E	38°56'33"
C19	50.00	40.95	39.82	N 68°25'02" W	46°55'55"
C20	50.00	32.09	31.54	N 70°06'12" W	36°46'20"
C21	330.00	50.06	50.01	S 72°37'43" W	8°41'29"
C22	500.00	46.31	45.89	N 73°35'48" E	18°32'58"
C23	270.00	50.08	50.01	N 73°35'48" E	10°37'40"
C24	330.00	55.88	55.81	S 81°49'31" W	9°42'07"
C25	270.00	46.59	46.57	N 73°36'46" W	7°45'46"
C26	270.00	7.09	7.09	N 85°55'37" E	1°30'16"
C27	270.00	77.92	77.65	N 76°54'14" E	16°32'10"
C28	300.00	44.46	44.07	S 77°59'25" W	18°12'02"
C29	330.00	58.59	58.58	N 84°11'40" E	4°57'40"
C30	330.00	50.66	50.61	S 71°18'52" W	8°47'46"
C31	330.00	54.65	54.65	S 70°46'54" W	8°16'00"
C32	275.00	123.53	122.50	S 34°14'00" E	25°44'16"
C33	300.00	318.92	304.11	S 31°49'08" E	60°34'34"
C34	325.00	122.29	121.57	N 32°08'36" W	21°53'30"
C35	325.34	35.62	35.60	N 46°03'34" W	6°16'22"
C36	325.29	46.47	46.43	N 53°17'54" W	8°10'38"
C37	325.45	46.47	46.43	N 61°09'25" W	8°10'40"
C38	325.45	46.47	46.43	N 69°40'57" W	8°10'51"
C39	325.53	33.20	33.19	N 76°32'19" W	8°50'28"
C40	50.00	20.19	20.05	N 33°52'29" W	23°07'25"
C41	50.00	52.77	50.35	S 75°10'57" E	60°28'03"
C42	50.00	33.98	33.33	N 61°20'05" E	36°18'03"
C43	50.00	33.98	33.33	N 28°48'42" E	38°56'33"
C44	50.00	33.98	33.33	S 10°07'51" E	38°56'33"
C45	50.00	33.98	33.33	N 49°02'33" W	38°56'33"
C46	50.00	33.98	33.33	S 88°00'56" E	38°56'33"
C47	50.00	29.91	29.47	N 55°22'32" E	34°16'31"
C48	275.00	154.24	152.23	S 63°10'13" W	32°08'11"
C49	270.00	33.97	33.95	S 65°01'52" W	7°12'34"
C50	270.00	18.80	18.80	N 59°25'52" E	3°59'26"
C51	300.00	38.64	38.55	N 63°07'09" E	1°11'19"
C52	330.00	34.67	34.66	N 65°37'33" E	6°01'13"
C53	330.00	29.83	29.82	N 60°01'33" E	5°10'47"
C54	330.00	63.15	63.05	S 62°55'05" W	10°57'50"
C55	300.00	57.41	57.32	S 62°55'05" W	10°57'50"
C56	270.00	31.67	31.59	N 62°55'05" E	10°57'50"

LOT #	BLOCK #	BFE (ft)	LFE (ft)
88	G	588.65	590.65
89	G	587.91	589.91
90	G	587.61	589.61
91	G	587.48	589.48
92	G	587.48	589.48
93	G	587.79	589.79
95	G	587.79	589.79
96	G	587.62	589.62
97	G	587.39	589.39
98	G	587.12	589.12
99	G	586.95	588.95
100	G	586.57	588.57
102	G	586.57	588.57
103	G	587.33	589.33
23	H	585.85	587.85

*BFE/LFEs SUBJECT TO CHANGE WITH FINAL PLAT



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	0.24	0.24	S 59°33'45" E	0°16'10"
C2	50.00	57.93	54.74	N 26°16'18" W	66°24'23"
C3	50.00	57.71	54.56	S 39°59'04" W	66°08'01"
C4	50.00	29.01	28.61	S 89°40'25" W	33°14'43"
C5	1085.92	151.82	151.70	S 28°42'23" E	8°00'28"
C6	50.00	16.09	15.80	N 48°13'10" W	59°29'49"
C7	50.00	36.35	35.56	S 80°59'52" W	41°39'25"
C8	50.00	33.98	33.33	N 58°25'02" W	38°56'33"
C9	50.00	38.46	46.38	N 11°28'03" W	55°31'39"
C10	275.00	82.74	82.43	N 30°59'10" W	17°41'41"
C11	500.00	39.08	39.08	S 30°59'11" E	32°25'48"
C12	300.00	69.46	69.30	S 33°53'58" E	33°15'56"
C13	275.00	7.57	7.57	N 39°44'38" W	1°34'37"
C14	325.00	65.20	65.19	S 46°23'51" E	7°58'09"
C15	325.00	0.11	0.11	S 40°51'56" E	0°01'07"
C16	325.00	48.91	48.87	S 36°12'07" E	8°37'23"
C17	300.00	40.26	40.22	N 36°38'25" W	7°47'40"
C18	275.00	32.48	32.46	N 37°08'56" W	6°45'59"
C19	300.00	29.06	29.05	S 65°30'29" W	5°32'48"
C20	330.00	31.86	31.86	N 65°30'29" W	5°32'48"
C21	270.00	26.15	26.14	N 65°30'29" E	5°32'48"
C22	325.00	1.44	1.44	S 21°50'37" E	0°15'11"

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REV.	DESCRIPTION	DATE	BY
5	ADDED 2" CONTOURS AND COMBINED PHASES I AND II INTO ONE PLAT	10/24/2018	TJJ
4	ADDED EAST PROPERTY	10/05/2018	TJJ
3	REVISED MARCEL/MEADOW INTERSECTION	8/22/2018	TJJ
2	INCREASED SIZE OF LOT 43, BLOCK F & CHANGED ENTRANCE ROAD TO 70' ROW	7/17/2018	TJW
1	ORIGINAL RELEASE	6/15/2018	BTW

PROJECT NUMBER: TG01

APPROVED BY: TWJ

AUTHORIZED BY: WBW

PROJECT INFORMATION
TOTAL SIZE: 92.81 ACRES
TOTAL BLOCKS: 7
TOTAL RESIDENTIAL LOTS: 371
TOTAL NON-RESIDENTIAL LOTS: 8

GRAPHIC SCALE

0 100' 200' 300'

0 1" 2" 3"

IN FEET

BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION
CONCRETE TXDOT MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD 397.	WEINRITTER REALTY LP PO BOX 782129 SAN ANTONIO, TX 78278-2129	TYLER W. FREESE, P.E. YALGO ENGINEERING 3000 ILLINOIS AVE. KILLEEN TX, 76543	LUTHER E. FROBISH, RPLS YALGO ENGINEERING 3000 ILLINOIS AVE. KILLEEN TX, 76543
TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983(2011) DATUM. TEXAS CENTRAL ZONE NO. 4203 N: 10189201.49 E: 3206068.93 Z: 625.10' (NAVD88-Geoid12A)	DELPHINE SLIVENSKY ESTATE		

PRELIMINARY PLAT OF
THE GROVE AT BULL CREEK
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

Yalgo, LLC
3000 Illinois Ave., Suite 100
Killeen, TX 76543
PH (254) 953-5353
FX (254) 953-5057
Texas Registered
Engineering Firm F-10264
Texas Registered
Surveying Firm 10194095

SHEET
3
OF
3