

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574

November 12, 2019 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 September 10, 2019.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

PLATS

2. **PZ-2019- 1169** – Consider disapproving RCR Taylor Logistics Park Phase I, consisting of 67.16 acres to create one lot and one block, addressed as 201 FM 3349 and located at the southeast intersection of US 79 and FM 3349; part of and out of James D. Eaves Survey, Abstract No. 213 and Watkins Noble Survey, Abstract No. 484, Williamson County, Texas.

DISCUSSIONS ITEMS

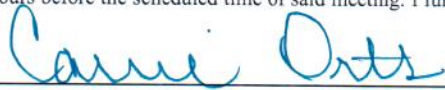
3. Update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: December 10, 2019

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 8, 2019** 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, Administrative Assistant

Date: 11.05.19

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
September 10, 2019 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Michael Aplin
Mike Eaton
Donna Frazier
Kellie Billings-Ray
Annette Maruska
Leland Stevens
Faith Gardner

ABSENT

Rick Selin

OTHERS PRESENT

Tom Yantis, Director Development Services
Carrie Orts, Assistant Development Services
Shelly Shelton, Planner 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 August 13, 2019.

Motion made by Mrs. Maruska to approve minutes from August 13, 2019 as presented. Second by Mr. Eaton. All voted Aye.

PZ-2019-1129 – Consider disapproving Taylor Estates Preliminary Plat, being approximately 52.13 acres at 22201 SH 79, located approximately 1.85 miles from the intersection of FM 619 and SH 79, and legally described as part of and out of Hardy Pace Survey, Abstract No. 493, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval. Mrs. Frazier made motion to disapprove. Second by Mrs. Maruska. All voted aye.

PZ-2019-1148 - Consider disapproving Brandon Tammy Brooklyn Subdivision, (Hills of Mustang Creek Amending Plat Three), being an amending plat of Lots 10 and 11, Block B, Hills of Mustang Creek Amended Plat Three and consisting of 1.13 acres, addressed as 1901 Sarah Cove, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval. Mr. Eaton made motion to disapprove. Second by Mrs. Maruska. All voted aye.

PZ-2019-1151 – Consider disapproving Re-Plat of: A Portion of Lot 29 South Hills Estates (Southwood Hills Estates Amending Plat), being an amending plat of a portion of Lot 29, Block 1, consisting of approximately 1.83 acres, addressed as 2201 Southwood Hills Drive, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval. Mrs. Frazier made motion to disapprove. Second by Mrs. Kellie Billings-Ray. All voted aye.

PZ-2019-1153 – Consider disapproving Preliminary Plat of Philhower Subdivision (Philhower Subdivision Minor Plat), being a minor plat, located in H. T. & B. Railroad Survey, Abstract No. 316, of approximately 5.04 acres addressed as 2220 Windy Ridge, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval. Mrs. Kellie Billings-Ray made motion to disapprove. Second by Mr. Eaton. All voted aye.

PZ-2018-1092 – Consider disapproving The Grove at Bull Creek Subdivision Construction Plans. The infrastructure construction plans are associated with The Grove at Bull Creek Preliminary Plat, which was approved by the Planning and Zoning Commission of the City of Taylor on November 20, 2018.

Mr. Peter was present to discuss his concerns over The Grove at Bull Creek Subdivision Construction Plans being on the agenda for disapproval. Mr. Yantis spoke regarding legislature that just passed explaining the City's interpretation. There was discussion between Board and Staff. Mrs. Frazier made motion to disapprove. Second by Mr. Aplin. All voted aye.

PZ-2019-1133 – Conduct Public Hearing on a request which proposes to re-zone approximately 756.00 acres of Single-Family Residential Zoning District (R-1) to 756.00 acres of General Commercial Zoning District (B-2) with a Commercial Planned Development Overlay (B-2/CPD), addressed as 201 FM 3349 and located at the southeast intersection of US 79 and FM 3349; more particularly described by Williamson Central Appraisal District Parcel R019173, R435559, R435560, R019450 and R349685; part of and out of James D. Eaves Survey, Abstract No. 213 and Watkins Noble Survey, Abstract No. 484, Williamson County, Texas. (ORDINANCE 2019-XX)

Hearing was opened. Ms. Shelton made presentation including recommendation for approval of the request to re-zone the subject Property to the B-2/CPD Zoning District. Four citizens voiced various concerns over planned development and current state of the land. Mr. Sjolander addressed each concern. Mr. Yantis addressed written comments voicing Mr. Sherrill's concerns. Hearing closed.

PZ-2019-1133 – Make Recommendation on a request which proposes to re-zone approximately 756.00 acres of Single-Family Residential Zoning District (R-1) to 756.00 acres of General Commercial Zoning District (B-2) with a Commercial Planned Development Overlay (B-2/CPD), addressed as 201 FM 3349 and located at the southeast intersection of US 79 and FM 3349; more particularly described by Williamson Central Appraisal District Parcel R019173, R435559, R435560, R019450 and R349685; part of and out of James D. Eaves Survey, Abstract No. 213 and Watkins Noble Survey, Abstract No. 484, Williamson County, Texas. (ORDINANCE 2019-XX)

Mrs. Gardner made motion to recommend approval to City Council. Second by Mr. Eaton. All voted aye.

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

Mr. Yantis stated that the Castlewood RPD went to Council and it will finish up on September 26th.

Adjourn

The meeting was adjourned at 7:36 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

City of Taylor
RCR-Taylor Logistics Park Subdivision, Phase 1 (Minor Plat)
PZ-2019-1169
Staff Report

Requested Action: Disapproval of RCR Taylor Logistics Park Subdivision, Phase 1 (Minor Plat)

Applicant: Richard Heiges/RITD

Subject Property: Being 67.16 acres to create one lot and one block, addressed as 201 FM 3349 and located at the southeast intersection of US 79 and FM 3349; part of and out of James D. Eaves Survey, Abstract No. 213 and Watkins Noble Survey, Abstract No. 484, Williamson County, Texas.

Parcel Information

Current Zoning: B-2/CPD

Current Use: Vacant

Purpose:

The purpose of the plat is the future construction of a rail spur.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. As the plat does not meet the State and local ordinances, staff recommends disapproval of the proposed subdivision.

Attachments:

1. Vicinity Map
2. Proposed Plat
3. Staff Comments



City of Taylor

400 Porter Street
Taylor, TX 76574
(512) 352-3675
www.ci.taylor.tx.us

Date: Tuesday, October 22, 2019

Richard Heiges
RITD
PO Box 1087
Brookshire TX 77423
rheiges@ritd-llc.com

Permit Number PZ-2019-1169
Job Address: 201, FM 3349 76574

Dear Richard Heiges,

Staff has completed its review of plans for the RCR Logistics Park that is to be located at 201, FM 3349 76574. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 309-6186 or by email at shelly.shelton@taylortx.gov.

Subdivision Ordinance 3.3 - Final Plat

The final plat shall show or be accompanied by the following data:

2. A title including name and subdivision,

Being a minor plat to create one lot and one block and consisting of 67.16 acres of land, part of and out of James C. Eaves Survey, Abstract No. 213 and J.J. Stubblefield Survey, Abstract No. 562, DEED INFORMATION, City of Taylor, Williamson County, Texas.

owner or owners, **(As the property is owned by a company, the company needs to be listed as the owner in the certificate, with the manager having signatory authorization listed, and under the signature line as well).** See working from plat application below:

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, *<name of current owner>*, sole owner (*or co-owner*) of the certain (acreage) tract of land shown hereon and described in a deed recorded in Document No. _____ (*or Volume and Page*) 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, resubdivide, amend, etc.>* 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 or Williamson County if in ETJ>* to 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 *<subdivision name>*.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 20__.

(Owner's Signature)_____

<Owner's typed name and address>

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared *<owner's name>*, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this day of _____, 20__ .

Notary Public in and for the State of Texas

My Commission expires on: _____

location of the subdivision with reference to an original corner of the original survey of which said land is a part;
(I did not see the tie to the original survey)

(Remove the agent authorization as it is not part of the plat but the application process. (The needed certificates and the desired wording are on the application.)

total acres: **(the number of acres is not consistent throughout the plat e.g., on the cover sheet, bottom left hand side 755.749 acres is stated. Also, cover sheets are not required for plats so it needs to be removed. The information on the cover sheet needs to be on the plat sheets. Make sure the information is correct and consistent.)**

and numbers of lots and blocks.

(The number of Lots and Blocks can be in the Title of the plat, which should be something like:

RCR Taylor Logistics Park Minor Plat, Phase I

Being a minor plat to create one lot and one block and consisting of 67.16 acres of land, part of and out of James C. Eaves Survey, Abstract No. 213 and J.J. Stubblefield Survey, Abstract No. 562, City of Taylor, Williamson County, Texas.

4. The certificate of ownership and dedication of all streets, easements, alleys, parks and playgrounds to public use forever, signed and acknowledged before a notary public by the owner and lienholder of the land.
See exact wording from application below:

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, *<name of current lien holder>*, Lien Holder of the certain (acreage) tract of land shown hereon and described in a deed recorded in Document No. _____ (*or Volume and Page*) of the Official Records of Williamson County, Texas, do hereby consent to the *<subdivision, resubdivision, amendment, etc.>* of said tract as shown hereon, and do further hereby join, approve, and consent to all plat note requirements shown hereon, and do hereby dedicate to *<the City of Taylor or Williamson County if in ETJ>* 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 *<subdivision name>*.

TO CERTIFY WHICH, WITNESS by my hand this ____ day of _____, 20____.

(Lien Holder's Signature)_____

<Lien Holder's typed name and address>

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared *<lien holder's name>*, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this day of _____, 20____.

Notary Public in and for the State of Texas

My Commission expires on: _____

6. Certificate of approval to be signed by the Chairman and Secretary of the Planning and Zoning Commission shall be placed on the face of the plat. **Exact wording from plat application below:**

A Preliminary Plat for a subdivision to be known as _____ has been approved according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the _____ day of _____, 20____, A.D.

_____, Chairman Date

_____, Secretary Date

7. The plat shall show all existing features inside of the area being subdivided, such as existing water courses, railroads, width of streets, alleys and easements to be retained and other physical features deemed pertinent to

the subdivision.

(Remove the fence)

9. Water Courses and Easements: Distances to be provided along the side lot lines from the front lot line or the high bank of a stream; traverse line to be provided along the edge of all large water courses in a convenient location, preferably along utility easement if paralleling the drainage easement or stream. **(Are there going to be any easements along the creek?)**

10. Drainage and Floodplains:

a. All subdivisions shall provide adequate drainage easements to cover one hundred (100) year floodplain areas, drainage channels, pipe systems and any other related drainage facilities. Limits of the one hundred (100) year floodplains and floodways shall be shown. **(Are there going to be any drainage easements established on this lot?The centerline of the creek needs to be removed.)**

b. The final plat shall establish specific minimum floor slab elevations for construction of any structures on a lot within the one hundred (100) year floodplain to be a minimum of two (2) feet above the one hundred (100) year floodplain. **(Place a note in the General notes stating any structures are to be two (2) feet above the one hundred year flood plain. Notes that do not pertain to this proposed plat should be removed from the general plat. The general notes required by the application do not apply to all plats.)**

c. The final plat shall also contain certification by a licensed professional engineer that certifies that the information contained on the plat complies with all ordinances adopted by the City. **(Provide the separate certification statement verifying compliance).**

11. Lot and block lines and numbers of all proposed lots and blocks with complete dimensions for front, rear and side lot lines. Building setback lines shall be shown on all lots. **(The proposed lot is indistinguishable. The proposed lot is to be a solid line that is darker than the other lines. The font should not be the same exact size throughout the plat e.g., Lot 1 could be larger and within the proposed plat fewer times, the legend does not have all the symbols and acronyms in it and it is huge with large spacing (one of the symbols in the legend and the symbol on the plat state two different things). All symbology used and all acronyms on the plat need to be in the legend. The legend does not have to be on every page. The line weight needs to be altered as the information outside the plat are, such as ownership, is not as heavy as the line weight of the plat. The survey and abstract information should be shown diagonally across the land being platted in a light line weight.)**

Details should be as close to the part of the plat shown in the detail as possible.

It appears that one of the easements running along the northern boundary of the proposed plat does not extend across the land being platted. Confirm this or show and label it on the plat.

As large as the plat is it is possible to place the easement notations within the easements along with recordation information with the boundary of the easement. With all the notes all over the plat is hard to make sense of it.

I made comments on the face of the plat that may be helpful. The plat submittal with comments has been uploaded to Additional Files in Associated.

Remove the Deed Line as it is not required.

The easement for the Heart of Texas water line has not dimension.

The property surrounding the proposed plat should not show future right-of-way dedication. The area of concentration and information provision is only the proposed plat.

Additional Reviews

The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov.

Plat shall indicate location of water service / water piping that will supply site with fire protection water. IFC section 507.

Engineering Department Review

The following comments have been provided by Javier Vasquez. Should you have any questions or require additional information regarding any of these comments, please contact Javier Vasquez at (713) 576-3691 or by email at javier.vasquez@hdrinc.com.

Final Plat

10.c. The final plat shall also contain certification by a licensed professional engineer that certifies that the information contained on the plat complies with all ordinances adopted by the City.

Final Plat

Update the line tables to match metes and bounds description (see attached review comment drawing in associated documents)

Informational Comment:

WILLIAMSON COUNTY PLAT RECORDING REQUIREMENTS

A plat will not be recorded until all plat requirements have been met and supporting documentation has been submitted. The recordation of a plat may not occur for several days after submission. Submitters will receive an email when the plat has been recorded.

✓ Plat Sheets

- o Images must be printed on 18" X 24" paper or mylar.
- o All signatures and stamps must be original. (not a copy)
- o Names must be clearly printed or typed under all signatures.
- o All portions of the plat must be clear, legible and suitable for reproduction.
- o A space measuring 1 ½" X 1 ½ " is required near the County Signature Block for the County Seal.
- o The County Clerk's signature block must contain all wording as defined below, have substantial room to enter the time and date entries and be at least 8 point type.

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

- ✓ **Previous approval of the subdivision plat-** All plats must have been approved by a municipal planning/development department and/or the County Commissioners' Court prior to recording by the County Clerk's Recording Office.
- ✓ **Affidavits (s) for Recordation-** An Affidavit for Recordation must be submitted from **each** property owner or representative subdividing property on the plat. .
- ✓ **Tax Certificates-** A tax certificate must be submitted for each tract or parcel of land on the plat. The certificates must be original and must show that taxes have been paid for the current tax year. Tax certificates can be purchased from the Wilco Tax Assessor-Collector's office at 904 South Main Street, Georgetown.
- ✓ **Recording fees-** The recording fee is based on the number of sheets in the plat. The fee is s \$91.00 for the first sheet and \$75.00 per sheet for each additional.

1 sheet	2 sheets	3 sheets	4 sheets	5 sheets	6 sheets	7 sheets	1 set	\$91.00	\$166.00	\$241.00	\$316.00
\$391.00	\$466.00	\$541.00									

Cash or checks are acceptable forms of payment. Checks should be made payable to "County Clerk" or "Williamson County". **Credit card payments are not accepted.**

Please revise the project plans to address the comments noted above. Following revision, please submit one hardcopy of the revised set for each reviewer that has outstanding comments. Please also submit one electronic copy of the revised drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6186, or by e-mail at shelly.shelton@taylortx.gov.

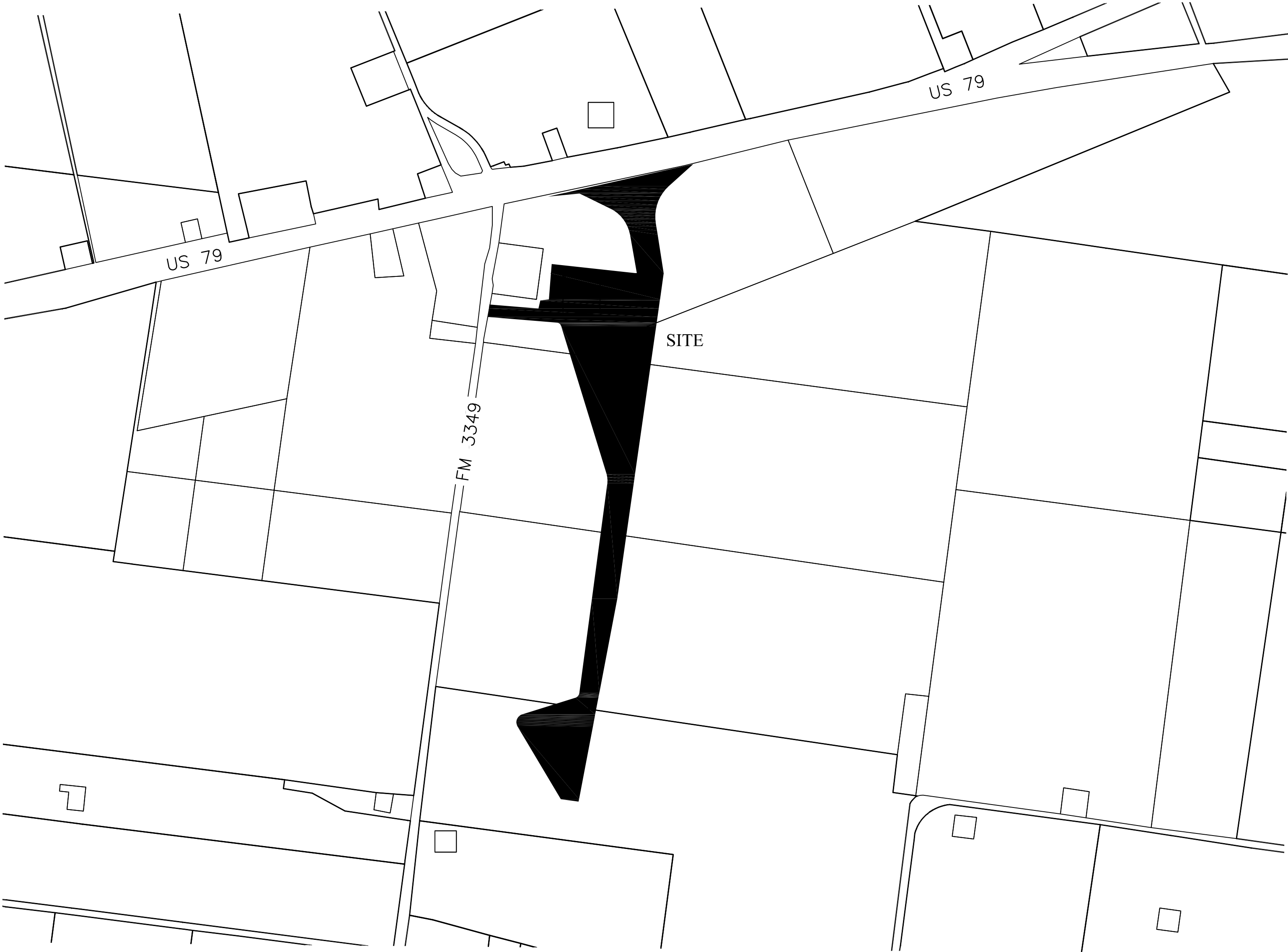
Thank you,

Shelly Shelton
Development Services
Original Departments: Permit Administrator, Planning
(Shelly R Shelton), Planning Admin., Planning case
manager (reviewer)
Attachment

COVER SHEET

RCR-TAYLOR LOGISTICS
PARK SUBDIVISION, PHASE 1
WILLIAMSON COUNTY, TEXAS

OWNER:
RCR TAYLOR LAND, L.P,



OWNER/DEVELOPER:

RCR TAYLOR LAND, L.P

ACREAGE: 755.749
SURVEY: JAMES C. EAVES SURVEY, ABSTRACT NO. 213
WATKINS NOBLES SURVEY, ABSTRACT NO. 484

NUMBER OF PARCELS: 4

DATE OF SURVEY: 05/2019

SURVEYOR: SURVEYING AND MAPPING,(SAM) LLC
4801 SOUTHWEST PARKWAY
BUILDING TWO, SUITE 100
AUSTIN, TX 78735

ENGINEER: RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC
35505 COOPER ROAD
BROOKSHIRE, TEXAS 77423

PARCEL SUMMARY:

RCR-TAYLOR LAND, L.P.:	193.41 ACRES
RCR-TAYLOR LAND, L.P.:	183.94 ACRES
RCR-TAYLOR LAND, L.P.:	183.84 ACRES
RCR-TAYLOR LAND, L.P.:	194.559 ACRES
TOTAL	755.749 ACRES

SURVEYOR:

SURVEYING AND MAPPING,(SAM) LLC
4801 SOUTHWEST PARKWAY
BUILDING TWO, SUITE 100
AUSTIN, TX 78735

ENGINEER:

RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC
35505 COOPER ROAD
BROOKSHIRE, TEXAS 77423

LEGEND

- 5/8" IRON ROD SET W/SAM CAP (UNLESS NOTED)
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- MONUMENT TYPE I FOUND
- ⊗ FENCE POST
- △ CALCULATED POINT
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS



4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: RITD HUTTO_RITD_SUBDIVISION
JOB NUMBER: 46479B
DATE: 08/29/2019
SCALE: 1:200
SURVEYOR: N.HINES
TECHNICIAN: D.RODRIGUEZ
DRAWING: 46479B_PLAT_ACAD15_GRID
TRACT ID: -
PARTYCHIEF: ROSS_THOMAS
FIELDBOOKS: 35625

RCR-TAYLOR LOGISTICS
PARK SUBDIVISION, PHASE 1
FINAL PLAT
WILLIAMSON COUNTY, TEXAS

SHEET 1
OF 4

LEGEND

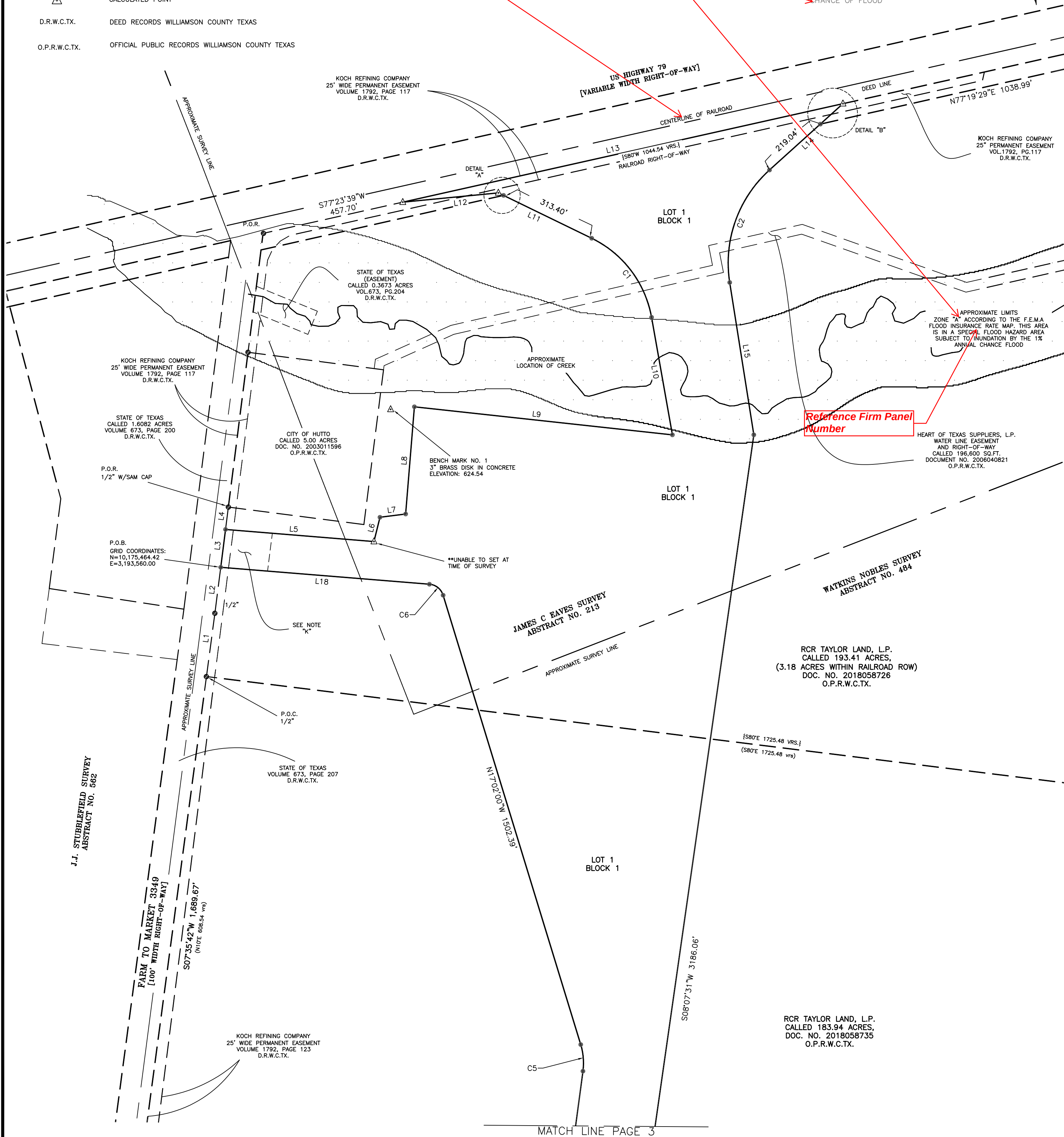
- 5/8" IRON ROD SET W/SAM CAP (UNLESS NOTED)
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- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS



Label owner/record
information for
railroad

Reference all FEMA
zones present

ZONE 'X'
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE OF FLOOD



4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: RITD
HUTTO_RITD_SUBDIVISION

JOB NUMBER: 46479B

DATE: 08/29/2019

SCALE: 1:200

SURVEYOR: N.HINES

TECHNICIAN: D.RODRIGUEZ

DRAWING: 46479B_PLAT_ACAD15_GRID

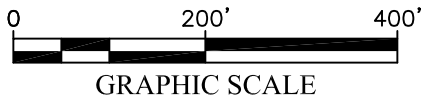
TRACT ID: -

PARTYCHIEF: ROSS_THOMAS

FIELDBOOKS: 35625

RCR-TAYLOR LOGISTICS
PARK SUBDIVISION, PHASE 1
FINAL PLAT
WILLIAMSON COUNTY, TEXAS

SHEET 2
OF 4



MATCH LINE PAGE 2

RCR TAYLOR LAND, L.P.
CALLED 183.94 ACRES,
DOC. NO. 2018058735
O.P.R.W.C.TX.

(S80°E 1725.48 vrs)

N07°36'04"E 2053.30'

LOT 1
BLOCK 1

RCR TAYLOR LAND, L.P.
CALLED 183.84 ACRES,
DOC. NO. 2018058736
O.P.R.W.C.TX.

S10°47'32"W 2003.71'

WATKINS NOBLES SURVEY
ABSTRACT NO. 484

C4

L17

C3

(N80°W 1645.31 vrs)
{S80°E 1645.20 vrs}

LOT 1
BLOCK 1

RCR TAYLOR LAND, L.P.
CALLED 194.559 ACRES,
DOC. NO. 2018058746
O.P.R.W.C.TX.

N30°44'05"W 617.17'

POND

L16

BENCH MARK NO. 2
3" BRASS DISK IN CONCRETE
ELEVATION: 619.91

POND

LEGEND

- 5/8" IRON ROD SET W/SAM CAP (UNLESS NOTED)
- ◐ 5/8" IRON ROD FOUND (UNLESS NOTED)
- MONUMENT TYPE I FOUND
- ⊗ FENCE POST
- △ CALCULATED POINT
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS

CALLED 58.001 ACRES,
VOL. 713 PG. 723
D.R.W.C.TX.



4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: RITD HUTTO_RITD_SUBDIVISION
JOB NUMBER: 46479B
DATE: 08/29/2019
SCALE: 1:200
SURVEYOR: N.HINES
TECHNICIAN: D.RODRIGUEZ
DRAWING: 46479B_PLAT_ACAD15_GRID
TRACT ID: -
PARTYCHIEF: ROSS_THOMAS
FIELDBOOKS: 35625

RCR-TAYLOR LOGISTICS
PARK SUBDIVISION, PHASE 1
FINAL PLAT
WILLIAMSON COUNTY, TEXAS

SHEET 3
OF 4

OWNER'S SIGNATURE BLOCK (NOTARIZED)

COUNTY OF WILLIAMSON {

I, _____, SOLE OWNER (OR CO-OWNER) OF THE CERTAIN (ACREAGE) TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. _____ (OR VOLUME AND PAGE) 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, RESUBDIVIDE, AMEND, ETC.> 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 OR WILLIAMSON COUNTY IF IN ETJ> TO 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 <SUBDIVISION NAME>.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2019.

RCR TAYLOR LAND, L.P.

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED (NAME), KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:

LIEN HOLDER (NOTARIZED)

COUNTY OF WILLIAMSON {

I, _____, LIEN HOLDER OF THE CERTAIN (ACREAGE) TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. _____ (OR VOLUME AND PAGE) OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE <SUBDIVISION, RESUBDIVISION, AMENDMENT, ETC.> OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO <THE CITY OF TAYLOR OR WILLIAMSON COUNTY IF IN ETJ> 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 <SUBDIVISION NAME>.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2019.

(LIEN HOLDER'S SIGNATURE)

<LIEN HOLDER'S TYPED NAME AND ADDRESS>

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED (NAME), KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON:

ENGINEERS CERTIFICATION:

AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER _____, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____
COUNTY, TEXAS, THIS ____ DAY OF _____, 2019

RICHARD W. HEIGES, P.E./RPLS
REGISTERED PROFESSIONAL ENGINEER NO. 123135
RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC
35505 COOPER ROAD
BROOKSHIRE, TEXAS 77423
(281)-392-4850

SURVEYOR'S CERTIFICATION

COUNTY OF WILLIAMSON {

I, _____, 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 HERON, 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 TAYLOR, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____

COUNTY, TEXAS, THIS ____ DAY OF _____, 2019

PRELIMINARY:
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSES

NEIL HINES
STATE OF TEXAS
NO. 5642 - REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYING AND MAPPING, (SAM) LLC
4801 SOUTHWEST PARKWAY
BUILDING TWO, SUITE 100
AUSTIN, TEXAS 78735
(512) 447.0575

OWNER AFFIDAVIT: I, AS THE OWNER OF THE SUBJECT PROPERTY, HEREBY AUTHORIZE THE FOLLOWING APPLICANT/ AGENT TO ACT ON MY BEHALF CONCERNING ALL MATTERS RELATED TO THIS DEVELOPMENT APPLICATION.

SIGNATURE: _____ DATE: _____

PRINTED NAME: _____

ADDRESS: _____

PHONE: _____ CELL: _____ EMAIL: _____

COUNTY CLERK'S CERTIFICATION

COUNTY OF WILLIAMSON {

I, _____, 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 _____, 2019, A.D., AT ____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____

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

_____, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

PLANNING AND ZONING COMMISSION - PRELIMINARY PLATS

ZONING COMMISSION ON THE ____ DAY OF _____, 2019, A.D.

_____, CHAIRMAN

_____, DATE

DEVELOPMENT SERVICE DIRECTOR

I, _____, DEVELOPMENT SERVICES DIRECTOR FOR THE CITY OF TAYLOR, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS

PLANNING AND ZONING COMMISSION - FINAL PLATS

THIS SUBDIVISION TO BE KNOWN AS _____ HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 2019, A.D.

_____, CHAIRMAN

_____, DATE

WILLIAMSON COUNTY - ON-SITE SEWAGE FACILITIES AND FLOODPLAIN ADMINISTRATOR

THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

LEGAL DESCRIPTION

EXHIBIT 'A'

DESCRIPTION OF A 67.16 ACRE TRACT OF LAND SITUATED IN THE JAMES C. EAVES SURVEY, ABSTRACT 213 AND THE WATKINS NOBLES SURVEY, ABSTRACT 484, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 193.41 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RCR TAYLOR LAND, L.P., RECORDED IN DOCUMENT NO. 2018058726, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.X.), A PORTION OF A CALLED 183.94 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RCR TAYLOR LAND, L.P., RECORDED IN DOCUMENT NO. 2018058735, O.P.R.W.C.T.X., A PORTION OF A CALLED 183.84 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RCR TAYLOR LAND, L.P., RECORDED IN DOCUMENT NO. 2018058736, O.P.R.W.C.T.X., AND ALSO A PORTION OF A CALLED 194.559 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RCR TAYLOR LAND, L.P., RECORDED IN DOCUMENT NO. 2018058746, O.P.R.W.C.T.X.; SAID 67.16 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 3349 (FM 3349), A 100 FOOT WIDE RIGHT-OF-WAY, AS DESCRIBED TO THE STATE OF TEXAS IN VOLUME 673, PAGE 207, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.X.), FOR THE SOUTHWEST CORNER OF SAID 193.41 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID 183.94 ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS S 07'35'42" W, A DISTANCE OF 1,689.67 FEET;

THENCE N 07'35'42" E, WITH THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349, A DISTANCE OF 204.18 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE N 07'13'58" E, A DISTANCE OF 148.06 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET FOR A CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT HAVING GRID COORDINATES OF N: 10,175,464.42, E: 3,193,560.00;

THENCE N 07'13'58" E, CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349, A DISTANCE OF 122.00 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH A SAM CAP FOUND BEARS N 07'13'58" E, A DISTANCE OF 72.02 FEET;

THENCE S 85'20'29" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349, OVER AND ACROSS SAID RCR TAYLOR LAND, L.P. TRACTS, A DISTANCE OF 476.24 FEET TO A **CALCULATED POINT, FOR AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 13'53'41" E, A DISTANCE OF 79.86 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 82'43'52" E, A DISTANCE OF 82.80 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 04'30'31" E, A DISTANCE OF 343.85 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 83'47'45" E, A DISTANCE OF 829.92 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 10'03'05" W, A DISTANCE OF 381.71 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 328.95 FEET, HAVING A RADIUS OF 350.00 FEET, AND A CHORD THAT BEARS N 37'09'02" W, A DISTANCE OF 317.01 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 64'04'32" W, PASSING AT A DISTANCE OF 313.40 FEET A 5/8-INCH IRON ROD WITH SAM CAP SET ON THE SOUTH RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, A 200' WIDTH RIGHT-OF-WAY RECORDED IN VOLUME 17, PAGE 588, D.R.W.C.T.X., AND CONTINUING FOR A TOTAL DISTANCE OF 331.79 FEET TO A CALCULATED POINT, FOR AN INTERIOR ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 84'27'28" W, OVER AND ACROSS SAID ~~UNION PACIFIC RAILROAD RIGHT-OF-WAY~~, A DISTANCE OF 307.11 FEET TO A CALCULATED POINT ON THE NORTH LINE OF SAID 193.41 ACRE TRACT, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS S 07'23'20" W, A DISTANCE OF 468.63 FEET;

THENCE N 72'23'39" E, WITH THE NORTH LINE OF SAID 193.41 ACRE TRACT, A DISTANCE OF 1,442.40 FEET TO A CALCULATED POINT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 47'56'20" W, OVER AND ACROSS SAID UNION PACIFIC RAILROAD RIGHT-OF-WAY, PASSING AT A DISTANCE OF 97.53 FEET A 5/8-INCH IRON ROD WITH SAM CAP SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, AND CONTINUING OVER AND ACROSS SAID RCR TAYLOR LAND, L.P. TRACTS FOR A TOTAL DISTANCE OF 316.57 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 397.41 FEET, HAVING A RADIUS OF 400.00 FEET, AND A CHORD THAT BEARS S 19'28'36" W, A DISTANCE OF 381.31 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08'59'08" E, A DISTANCE OF 493.11 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 08'07'31" W, A DISTANCE OF 3,186.06 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 10'47'32" W, A DISTANCE OF 2,003.71 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81'57'19" W, A DISTANCE OF 173.91 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 30'44'05" W, A DISTANCE OF 817.17 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 146.90 FEET, HAVING A RADIUS OF 80.00 FEET, AND A CHORD THAT BEARS N 20'01'09" E, A DISTANCE OF 127.13 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 72'37'23" E, A DISTANCE OF 540.38 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 62.42 FEET, HAVING A RADIUS OF 55.00 FEET, AND A CHORD THAT BEARS N 40'08'44" E, A DISTANCE OF 59.13 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 07'36'04" E, A DISTANCE OF 2,053.30 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 85.99 FEET, HAVING A RADIUS OF 200.00 FEET, AND A CHORD THAT BEARS N 04'42'58" W, A DISTANCE OF 85.34 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 17'02'00" W, A DISTANCE OF 1,502.39 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT;

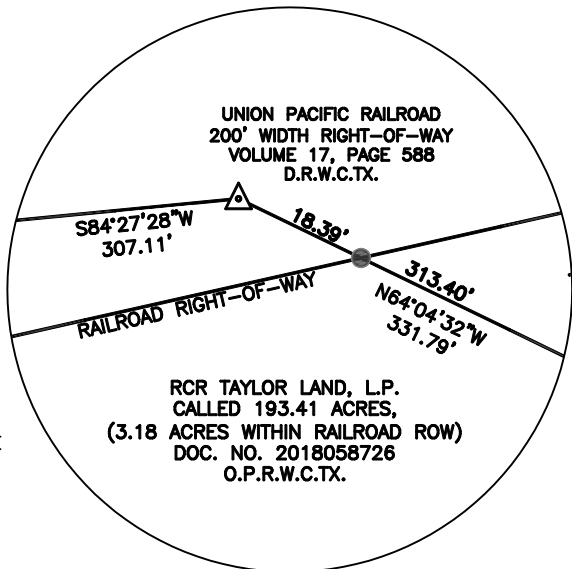
THENCE WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 59.69 FEET, HAVING A RADIUS OF 50.00 FEET, AND A CHORD THAT BEARS N 51'13'52" W, A DISTANCE OF 56.21 FEET TO A 5/8-INCH IRON ROD WITH SAM CAP SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 85'21'56" W, A DISTANCE OF 669.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 67.16 ACRES OF LAND MORE OR LESS.

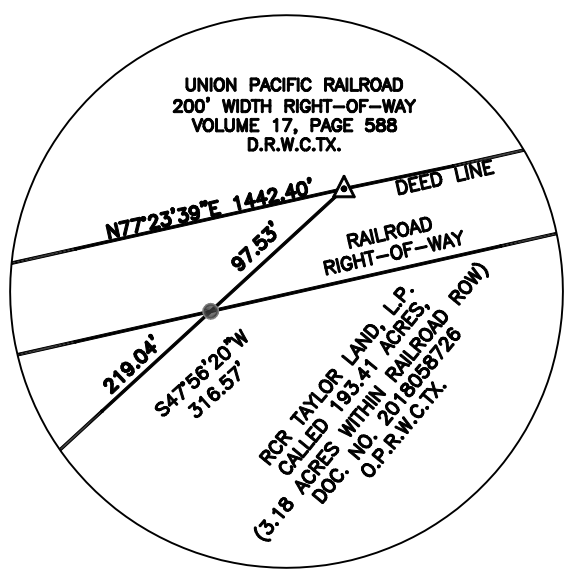
NOTES:

- UTILITY PROVIDERS -WATER: _____ ; WASTEWATER/SEPTIC: _____ ; ELECTRICITY: _____
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE (ARE/ARE NOT) AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0540E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- A 10-FT. PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTS.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: _____.
- PARKLAND DEDICATION REQUIREMENTS ARE MET BY: THE DEDICATION OF BLOCK ____/LOT ____; PAYMENT OF FEES IN LIEU PER RESIDENTIAL LOT, PAYABLE AT THE TIME OF FINAL PLAT RECORDATION; <OTHER SITUATION AS DESCRIBED >.
- MINIMUM FIRE FLOW OF ____PER FIRE MARSHALL____ GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE ____(-)____, WHICH CONTAINS THE FOLLOWING DEVELOPMENT REQUIREMENTS/RESTRICTIONS: {ENUMERATE THEM}
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF _____. RECORDED AS DOCUMENT # _____ OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. (FOR AMENDING OR REPLATS)
- 150-FT RESERVED FOR FUTURE RIGHT-OF-WAY.

CURVE TABLE				
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	53°50'59"	350.00'	N37°09'02"W	317.01'
C2	56°55'28"	400.00'	S19°28'36"W	381.31'
C3	105°12'28"	80.00'	N20°01'09"E	127.13'
C4	65°01'19"	55.00'	N40°06'44"E	58.13'
C5	24°38'04"	200.00'	N04°42'58"W	85.34'
C6	68°23'44"	50.00'	N51°13'52"W	56.21'



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N07°35'42"E	204.16'
L2	N07°13'58"E	148.04'
L3	N07°13'58"E	121.99'
L4	N07°13'58"E	72.02'
L5	S85°20'29"E	476.18'
L6	N13°53'41"E	79.85'
L7	N82°43'52"E	82.79'
L8	N04°39'31"E	343.81'
L9	S83°47'45"E	829.82'
L10	N10°03'05"W	381.66'
L11	N64°04'32"W	331.75'
L12	S84°27'28"W	307.07'
L13	N77°23'39"E	1,442.23'
L14	S47°56'20"W	316.53'
L15	S08°59'08"E	493.05'
L16	N81°57'19"W	173.89'
L17	N72°37'23"E	540.31'
L18	N85°21'56"W	669.43'



4801 Southwest Parkway
Building Two, Suite 100 Austin
Texas, 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: RTD
HUTTO_RTID_SUBDIVISION

JOB NUMBER: 46479B

DATE: 08/29/2019

SCALE: 1:200

SURVEYOR: N.HINES

TECHNICIAN: D.RODRIGUEZ

DRAWING: 46479B_PLAT_ACAD15_GRID

TRACT ID: -

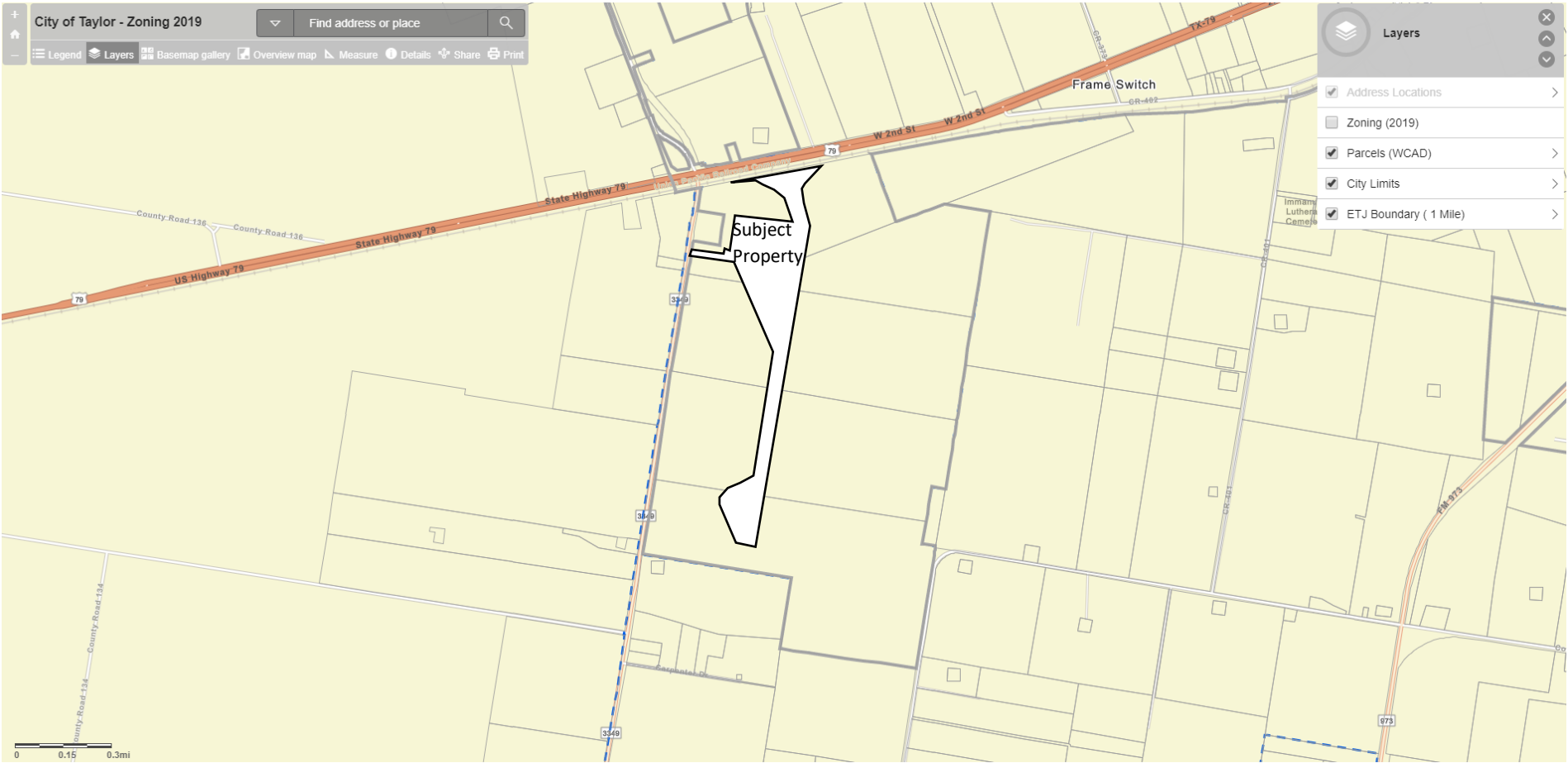
PARTYCHIEF: ROSS, THOMAS

FIELDBOOKS: 35625

RCR-TAYLOR LOGISTICS
PARK SUBDIVISION, PHASE 1
FINAL PLAT
WILLIAMSON COUNTY, TEXAS

SHEET 4
OF 4

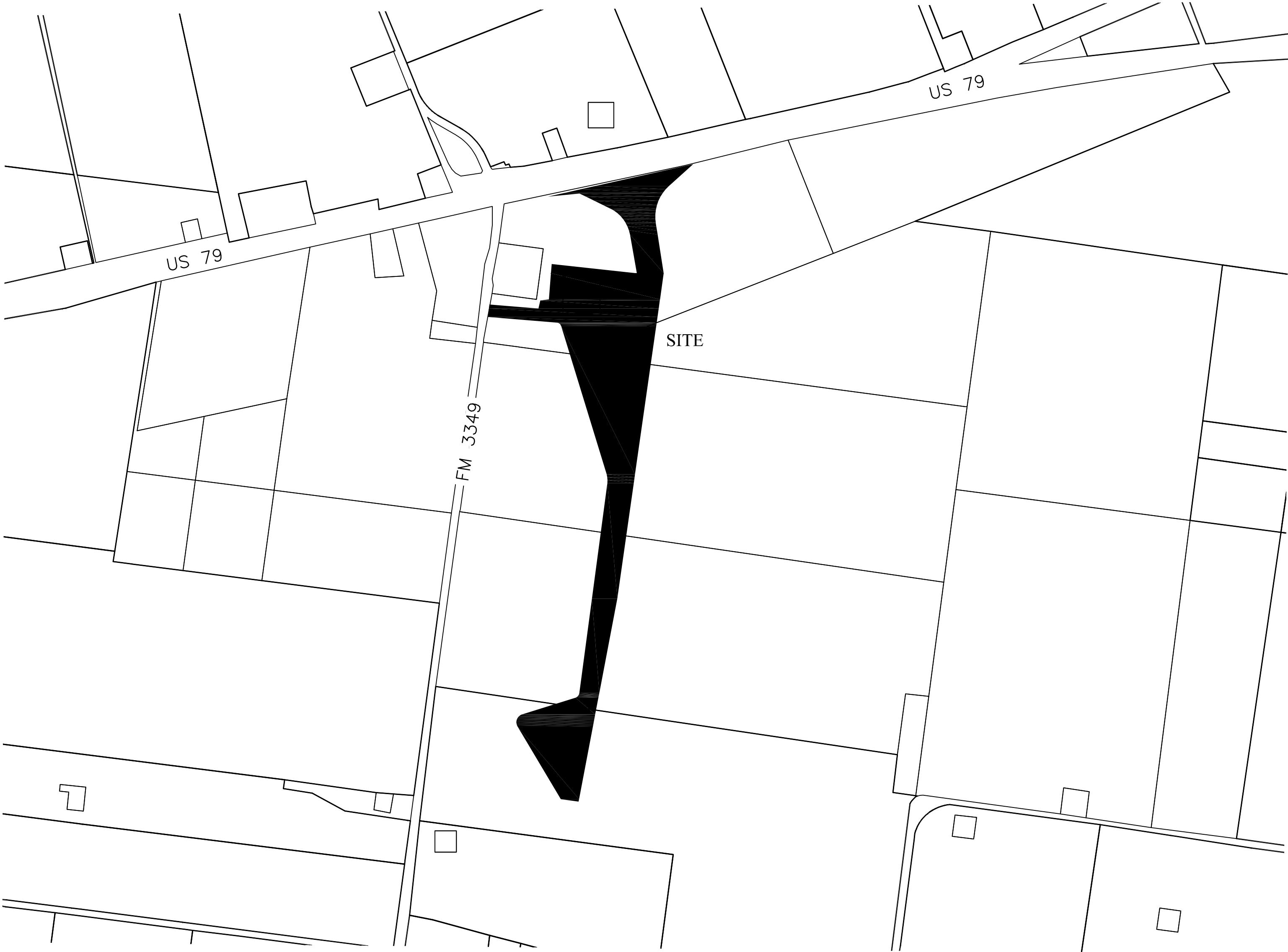
RCR-Taylor Logistics Park Subdivision, Phase 1
201 FM 3349
Approximately 67.16 acres



COVER SHEET

RCR-TAYLOR LOGISTICS
PARK SUBDIVISION, PHASE 1
WILLIAMSON COUNTY, TEXAS

OWNER:
RCR TAYLOR LAND, L.P,



OWNER/DEVELOPER:

RCR TAYLOR LAND, L.P

ACREAGE: 755.749
SURVEY: JAMES C. EAVES SURVEY, ABSTRACT NO. 213
WATKINS NOBLES SURVEY, ABSTRACT NO. 484

NUMBER OF PARCELS: 4

DATE OF SURVEY: 05/2019

SURVEYOR: SURVEYING AND MAPPING,(SAM) LLC
4801 SOUTHWEST PARKWAY
BUILDING TWO, SUITE 100
AUSTIN, TX 78735

ENGINEER: RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC
35505 COOPER ROAD
BROOKSHIRE, TEXAS 77423

PARCEL SUMMARY:

RCR-TAYLOR LAND, L.P.:	193.41 ACRES
RCR-TAYLOR LAND, L.P.:	183.94 ACRES
RCR-TAYLOR LAND, L.P.:	183.84 ACRES
RCR-TAYLOR LAND, L.P.:	194.559 ACRES
TOTAL	755.749 ACRES

SURVEYOR:

SURVEYING AND MAPPING,(SAM) LLC
4801 SOUTHWEST PARKWAY
BUILDING TWO, SUITE 100
AUSTIN, TX 78735

ENGINEER:

RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC
35505 COOPER ROAD
BROOKSHIRE, TEXAS 77423

LEGEND

- 5/8" IRON ROD SET W/SAM CAP (UNLESS NOTED)
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- MONUMENT TYPE I FOUND
- ⊗ FENCE POST
- △ CALCULATED POINT
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS



4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: RITD HUTTO_RITD_SUBDIVISION
JOB NUMBER: 46479B
DATE: 08/29/2019
SCALE: 1:200
SURVEYOR: N.HINES
TECHNICIAN: D.RODRIGUEZ
DRAWING: 46479B_PLAT_ACAD15_GRID
TRACT ID: -
PARTYCHIEF: ROSS_THOMAS
FIELDBOOKS: 35625

RCR-TAYLOR LOGISTICS
PARK SUBDIVISION, PHASE 1
FINAL PLAT
WILLIAMSON COUNTY, TEXAS

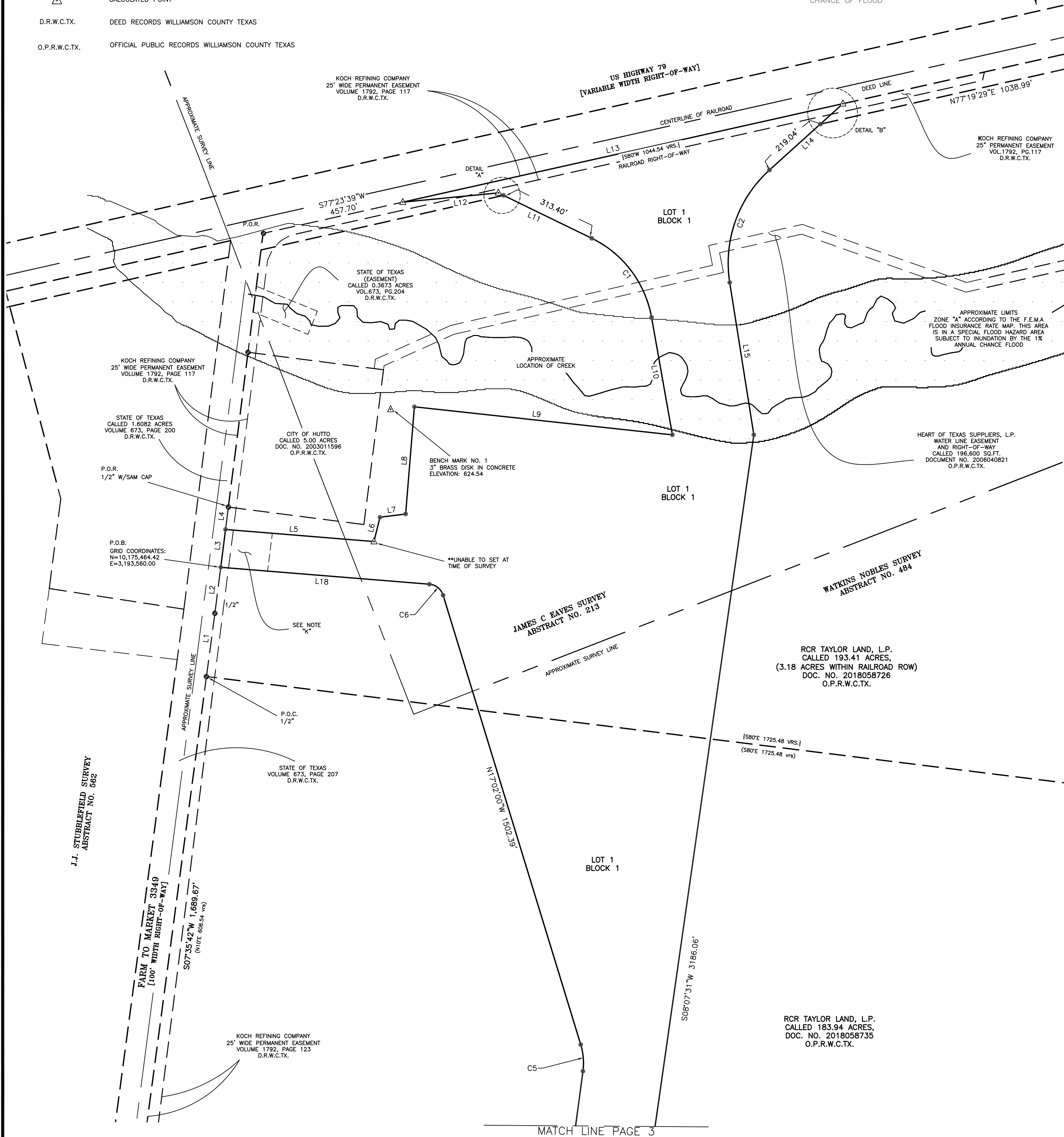
SHEET 1
OF 4

LEGEND

- 5/8" IRON ROD SET W/SAM CAP (UNLESS NOTED)
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- MONUMENT TYPE I FOUND
- ⊗ FENCE POST
- △ CALCULATED POINT
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS



ZONE 'X'
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE OF FLOOD



4801 Southwest Parkway
Building Two, Suite 100
Austin Texas, 78735
Ofc: 512.447.0575
Fax: 512.326.3029
email: info@sam.biz

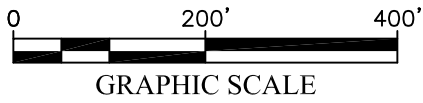
Texas Firm Registration No. 10064300

PROJECT: RITD
HUTTO_RITD_SUBDIVISION

JOB NUMBER: 46479B
DATE: 08/29/2019
SCALE: 1:200
SURVEYOR: N.HINES
TECHNICIAN: D.RODRIGUEZ
DRAWING: 46479B_PLAT_ACAD15_GRID
TRACT ID: -
PARTYCHIEF: ROSS_THOMAS
FIELDBOOKS: 35625

RCR-TAYLOR LOGISTICS
PARK SUBDIVISION, PHASE 1
FINAL PLAT
WILLIAMSON COUNTY, TEXAS

SHEET 2
OF 4



MATCH LINE PAGE 2

RCR TAYLOR LAND, L.P.
CALLED 183.94 ACRES,
DOC. NO. 2018058735
O.P.R.W.C.TX.

RCR TAYLOR LAND, L.P.
CALLED 183.84 ACRES,
DOC. NO. 2018058736
O.P.R.W.C.TX.

RCR TAYLOR LAND, L.P.
CALLED 194.559 ACRES,
DOC. NO. 2018058746
O.P.R.W.C.TX.

CALLLED 58.001 ACRES,
VOL. 713 PG. 723
D.R.W.C.TX.

LEGEND

- 5/8" IRON ROD SET W/SAM CAP (UNLESS NOTED)
- 5/8" IRON ROD FOUND (UNLESS NOTED)
- MONUMENT TYPE I FOUND
- FENCE POST
- CALCULATED POINT
- D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY TEXAS
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS



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Austin Texas, 78735
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email: info@sam.biz

Texas Firm Registration No. 10064300

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RCR-TAYLOR LOGISTICS
PARK SUBDIVISION, PHASE 1
FINAL PLAT
WILLIAMSON COUNTY, TEXAS

SHEET 3
OF 4

PATH: \\SAMINC\AUS\PROJECTS\1018046479B\100\SURVEY\02BASE\46479B PLAT ACAD15 GRID TEST200.DWG