

AGENDA

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING

November 9, 2021, 6:00 P.M.

City Hall Council Chambers
400 Porter St., Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, November 9, 2021.

The agenda packet is on the website at:

<http://www.taylortx.gov/Calendar.aspx?EID=4213&month=11&year=2021&day=9&calType=0>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Commission may act on with one single vote. The Chairman or a Commissioner 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 12, 2021.
2. **PZ-2021-1352** – Consider disapproving Castlewood Phases 2 & 3 Final Plat, consisting of approximately 26.18 acres including right-of-way dedication, located across from Taylor High School, addressed as 530 FM 973, part of and out of the G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.
3. **PZ-2021-1353** – Consider disapproving Castlewood South Subdivision Improvement Plans, consisting of approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

DISCUSSION ITEMS

4. Update regarding City Council actions on items referred by the Planning and Zoning Commission.

ADJOURN

Next Meeting Date: December 14, 2021

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 this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours **November 9, 2021**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 11/5/21
Carrie Orts, Administrative Assistant

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
October 12, 2021, 6:00 p.m.**

PRESENT

Donna Frazier
Nora Roy
Mike Eaton
Rick Selin
Annette Maruska
Kellie Billings-Ray
Amy Everhart

ABSENT

OTHERS PRESENT

Tom Yantis, Director, Development Services
Carrie Orts, Admin. Assistant, Development Services
Shelly Shelton, Senior Planner, Development Services
McKenzi Hicks, Planning Tech, Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:07 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 14, 2021.

PZ-2021-1338 – Consider disapproving Stellata Business Subdivision Minor Plat, consisting of approximately 6.602 acres to create one lot, located approximately 285 feet north of the intersection of NW Carlos G. Parker Boulevard and Mallard Lane, fronting on the east side of NW Carlos G. Parker Boulevard for approximately 575 feet, more particularly described as Williamson Central Appraisal District Parcel R018623, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

PZ-2021-1339 – Consider disapproving Stellata Business Subdivision Improvement Plans, consisting of approximately 6.602 acres, located approximately 285 feet north of the intersection of NW Carlos G. Parker Boulevard and Mallard Lane, fronting on the east side of NW Carlos G. Parker Boulevard for approximately 575 feet, more particularly described as Williamson Central Appraisal District Parcel R018623, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

PZ-2021-1345 – Consider disapproving Taylor Sportsplex Final Plat, consisting of approximately 29.37 acres including right-of-way dedication to create two lots, located southwest of the intersection of Chandler Road and CR 101, part of and out of the John Thomas Survey, Abstract No. 610, Taylor, Williamson County, Texas.

Ms. Everhart made a motion to approve the consent agenda items as presented. Second by Mr. Eaton. All voted aye. Motion carries.

REGULAR AGENDA

Discuss vacancies on the Commission due to recent resignations by Leland Stevens and Mike Aplin and consider election of officers to fill vacancies.

Mr. Yantis discussed the recent resignations by Leland Stevens and Mike Aplin and asked the Commission to consider election of officers to fill vacancies.

Mrs. Maruska nominated Mr. Eaton for Vice Chair. Second by Mr. Selin.

All voted aye. Motion carries.

Mrs. Billings-Ray nominated Ms. Everhart as Secretary. Second by Mr. Eaton.

All voted aye. Motion carries.

PZ-2021-1281 – Consider approving RCR-Taylor Logistics Park Preliminary Plat, consisting of approximately 645.21 acres, at the southeast corner of US 79 and FM 3349, part of and out of James C. Eaves Survey, Abstract No. 213 and Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

Ms. Shelton made a presentation including staff recommendation of approval of the proposed plat as it meets the requirements of the Subdivision Ordinance. Mr. Heiges was present to answer questions.

Mr. Eaton made motion to approve. Second by Mrs. Maruska. All voted aye. Motion carries.

SUBDIVISION VARIANCE

PZ-2021-1343 – Hold a public hearing regarding a request for a variance to the City of Taylor Subdivision Ordinance for a parcel consisting of approximately 5.101 acres, addressed as 51 CR 405, part of and out of the Thomas Williamson Survey, Abstract No. 755, more particularly described by Williamson Central Appraisal District Parcel R327015, Taylor, Williamson County, Texas.

Public hearing opened. Ms. Hicks gave a presentation including staff recommendation for approval of the proposed subdivision variance as the applicant has demonstrated there is a hardship which is not self-created as their water provider does not have sufficient capacity to meet fire-flow requirements. However, Staff additionally recommends that the Planning & Zoning Commission require a plat note stipulating the amount of development on the lot that is allowed under this variance (e.g., a single-family residence). Public hearing closed.

PZ-2021-1343 – Consider approving/disapproving a request for a variance to the City of Taylor Subdivision Ordinance for a parcel consisting of approximately 5.101 acres, addressed as 51 CR 405, part of and out of the Thomas Williamson Survey, Abstract No. 755, more particularly described by Williamson Central Appraisal District Parcel R327015, Taylor, Williamson County, Texas.

Mrs. Billings-Ray made a motion to approve the variance with the conditions that a plat note stipulating the amount of development on the lot would be required on the plat for consideration of approval. Second by Ms. Everhart. All voted aye. Motion carries.

COMPREHENSIVE PLAN

Hold a public hearing and consider making a recommendation regarding the adoption of the Envision Taylor Comprehensive Plan, including the Future Land Use Plan, Transportation Plan, Housing and Neighborhoods Plan and Implementation Plan.

Public hearing opened. Mr. Yantis gave a presentation on the Comprehensive Plan explaining why the update is needed and the importance of the plan. Mr. Teggeman of 1405 Willow Brook Trl. expressed concerns about the Comprehensive Plan. There was discussion between Board and Staff.

Ms. Everhart made a motion to make a recommendation to City Council to adopt the Taylor Comprehensive Plan along with the Future land use plan, Transportation plan, Housing and Neighborhoods Plan, and Implementation Plan. Second by Mrs. Billings-Ray. All voted aye. Motion carries. Public hearing closed.

DISCUSSION ITEMS

Update regarding City Council actions on items referred by the Planning and Zoning Commission.

Mr. Yantis stated that the City Council introduced Ordinances and held Public Hearings for both the Trenton Village rezoning and the Specific Use Permit for the Bed and Breakfast on Davis Street. The City Council will vote on both on October 14, 2021.

Adjourn

Meeting adjourned at 7:09 p.m.

Carrie Orts
Administrative Assistant, Development Services

Donna Frazier
Planning & Zoning Commission Chair

**City of Taylor
Castlewood Subdivision
Phases 2 & 3 Final Plat
PZ-2021-1352
Staff Report**

Requested Action:

Consider disapproving Castlewood Subdivision Phases 2 & 3 Final Plat.

Applicant:

Will Buzzelli, P.E./Kimley-Horn

Subject Property:

Approximately 26.18 acres including right-of-way dedication, located across from Taylor High School, addressed as 530 FM 973, part of and out of the G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1/RPD and B-1

Current Use: Vacant

Purpose:

The purpose of the plat is to layout a residential subdivision with commercial lots along FM 973 for future development.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat does not meet the minimum requirements of the Subdivision Ordinance so staff recommends disapproval of the proposed subdivision.

Attachments:

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



City of Taylor

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

Will Buzzelli
Kimley-Horn
5301 Southwest Parkway, Building 3, Ste. 100
Austin TX 78735
william.buzzelli@kimley-horn.com

Date: Friday, October 15, 2021

Address: 530 FM 973, Taylor 76574

Permit Number PZ-2021-1352

Dear Will Buzzelli,

Staff has completed its review of plans for the Castlewood Phases 2 & 3 Final Plat that is to be located at 530 FM 973, Taylor 76574. Your application will be placed on the November 9, 2021 Planning and Zoning Commission Agenda with a recommendation of disapproval. There are some corrections that need to be made prior to recordation of the plat. 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.

Previously, the Engineer was made aware of the Sight Distance Triangle. Nothing can obstruct the vision of pedestrians, cyclist, drivers, etc. The Sign and Landscaping Easements may need to be altered to be compliant with the description of the Sight Distance Triangle below:

Zoning Ordinance Definitions Chapter 11

Sight Distance Triangle - The triangular area formed by a diagonal line connecting two (2) points located on intersecting street right-of-way lines (or a right-of-way line and the curb or edge of a driveway). A sight triangle minimum of fifteen (15) feet by forty-five (45) feet is required with the longer dimension parallel to the street with greater traffic or speed limit.

The plat description is incorrect as there are 114 lots, 9 blocks and one block is being finished. Make corrections to all sheets.

Insert the word "and" between "Lots 1-12" and "27-34". Remove the ";" after "27-34" just use a comma.

Make corrections to the rear easement and setback on the rear of each of the corner lots. It must look like the detail. Label the Details "A", "B", etc. so it's possible to discern one from the other. The easement and property line on the Final of Phase 1 are correct use it as a reference if you have trouble. The street side Building Line (at the end of each block of the townhomes) is 10-feet per the Planned Development Ordinance.

There is no detail for the twin-homes and/or duplex. The interior setback is 0 if the dwelling unit shares a wall. It is 5-feet if the dwelling unit does not share a wall.

In the Line Type Legend remove the ROW line as the ROW line and the Property line are the same line and the property line is the correct line to use.

Correct the note about the adjacent Castlewood property as it is platted now so the description is different.

The plat is supposed to be 18" X 24". Make the correction under the scale on all sheets.

Tie the plat to a corner of the original survey. Also, MNF is in the Legend but I cannot find any monuments.

Correct the Firm Map Number. It's 48491C0541F.

Remove Notes 7, 13 and 14. At the end of Note 5, add "Castlewood Subdivision, Phase 1, Final Plat" because the park

reserves are not part of these phases.

Add spaces between "2&3" so it should be "2 & 3" after the word Phase" which should be "Phases". Make the correction on each sheet.

Move the County Clerk's Certificate to the bottom of the right side as she prefers the certificate there. You will have to relocate the Lien Holder Certificate. You'll need a smaller font.

Engineering Comments. See below:

General:

- Format – Show separate acreage for Phase 2 & 3, a total acreage can be noted after.
- Format – Show Phase 1 information on the plat. Show the plat linework information for Phase 1 as existing
- The plat is to be tied to a corner of the original abstract survey.
- Submit current deed, 2021003684
- Per Subdivision Ordinance 3.3. Final Plat, 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.

Sheet 1:

- Format – Fix overlapping text where noted on the plat review drawing.
- Format – Show street name as part of the portion of Phase 1 area to be shown on the plat.
- Where noted on the plat review drawing (near Block 12,13), the central angle shown for the curve does not match the metes and bounds description
- Where noted on the plat review drawing (near Block 12), the chord bearing shown for the curve does not match the metes and bounds description
- Dimension and show ROW information for Blazed Trail street.
- For the drainage areas shown on the plat drawing, these areas are to be shown as a drainage reserve and verify they are shown respectively in the reserve table on Sheet 4
- For the Alley detail shown, update the blocks noted (17,18) with blocks shown on the plat.
- For the 20-ft wide private alley detail, dimension the 20-ft alley on the detail.
- Verify the bearing and distance shown near Lot 9A, Block 2. This does not appear to match the other location provided on this block.
- For the townhome blocks, (11,12) provide bearing and distance for lots as shown for other blocks.

Sheet 2:

- Format – For the plat title block shown, match the text scaling to other sheets
- Dimension and show ROW information for the streets noted (show as part of Phase 1)
- Show the text cutoff around the plat boundary where noted on the plat review drawing near the Commercial Lot 1, Block 1.
- Show adjacent tracts near the Commercial Lot 1, Block 1
- Update the utility easements along FM 973 to be 20-PUE as noted on the Phase 1 plat.
- Update and show the landscape and signage easements as noted on the Phase 1 plat.
- Show street centerline information and ROW like other streets on the plat (as Phase 1)

Sheet 3:

- Format – Plat heading to be in consistent location. Match location on Sheets 1-2
- Notate the phase, lot and block in the heading for the property descriptions of the commercial lots metes and bounds. Notate the phase for the 17.0018 acre area
- For the 3.3494 ac property metes and bounds, the tract references shown in the metes and bounds shall be shown on the plat drawing
- For the text noted on the second paragraph of the 17.0018 ac metes and bounds, the text shall match on the plat drawing.
- For the text noted on the third paragraph of the 17.0018 ac metes and bounds, verify and update the tract 7

number being referenced

- For values noted in the metes and bounds along the 25 courses, the bearing distance, central angle, and chord bearings shall match the text shown on the plat drawing.

Sheet 4:

- Format – Plat heading to be in consistent location. Match location on Sheets 1-2
- Include Blazed Trail in the Roads Table
- Verify and update the reserves table shown to reflect the drainage areas noted on the plat drawing.
- For Lot 1, Blocks 11&12, verify square footage shown.
- For the Block Length Table shown, verify the Block 13&14 lengths

Sheet 5:

- Format – Plat heading to be in consistent location. Match location on Sheets 1-2
- For the Owner's block, P&Z block, and Lien Holder Block, update the Phase shown to Phase 2 & 3

See Planning mark ups on all sheets in the review uploads

Fire Department Comments (PZ)

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@taylor.tx.gov.

Reviewed plat with no comments.

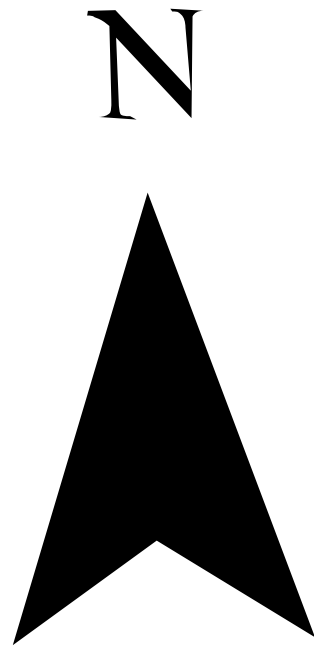
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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@taylor.tx.gov.

Thank you,



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



PZ-2021-1352

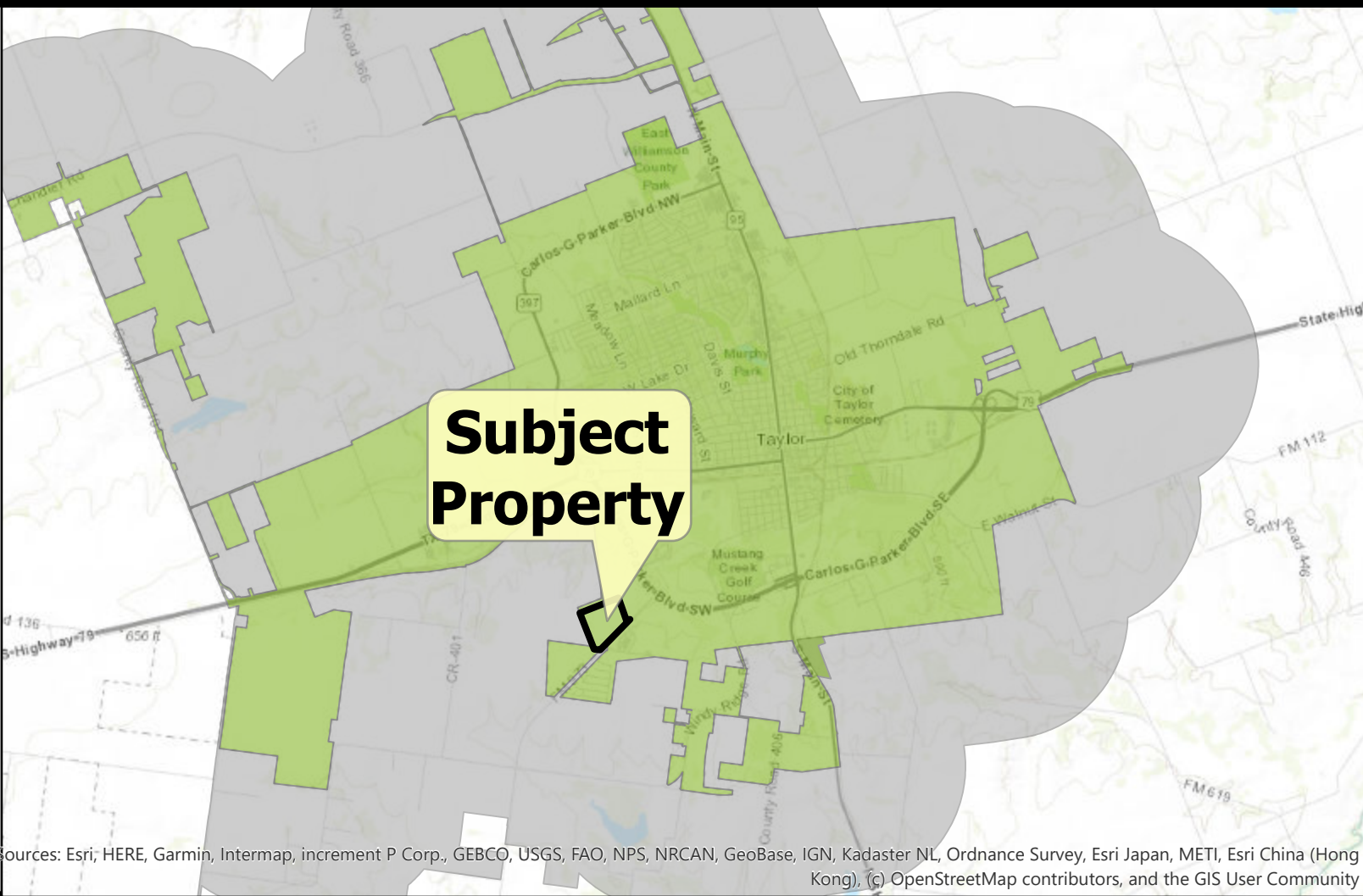
**Castlewood Subdivision
Phases 2 & 3 Final Plat**

530 FM 973

Approximately 26.18 Acres

Legend

-  City Limits
-  ETJ
-  Subject Property
-  Streets



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community

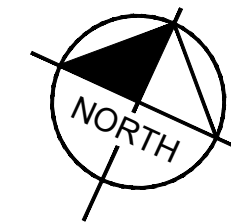
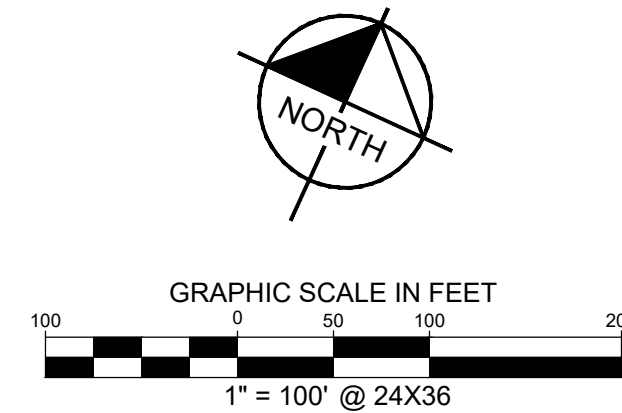
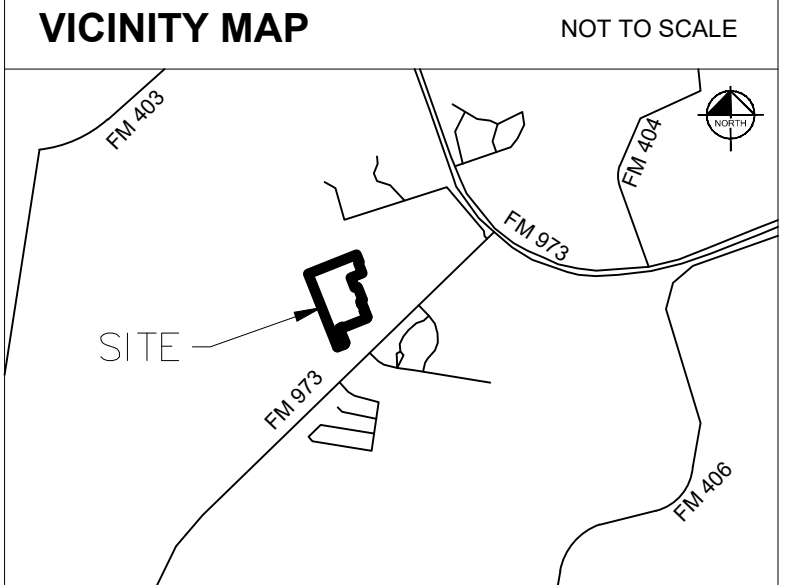


Sources: Esri, Maxar, GeoEye, AeroGRID, IGN, and the GIS User Community

CASTLEWOOD SUBDIVISION PHASE 2&3 FINAL PLAT

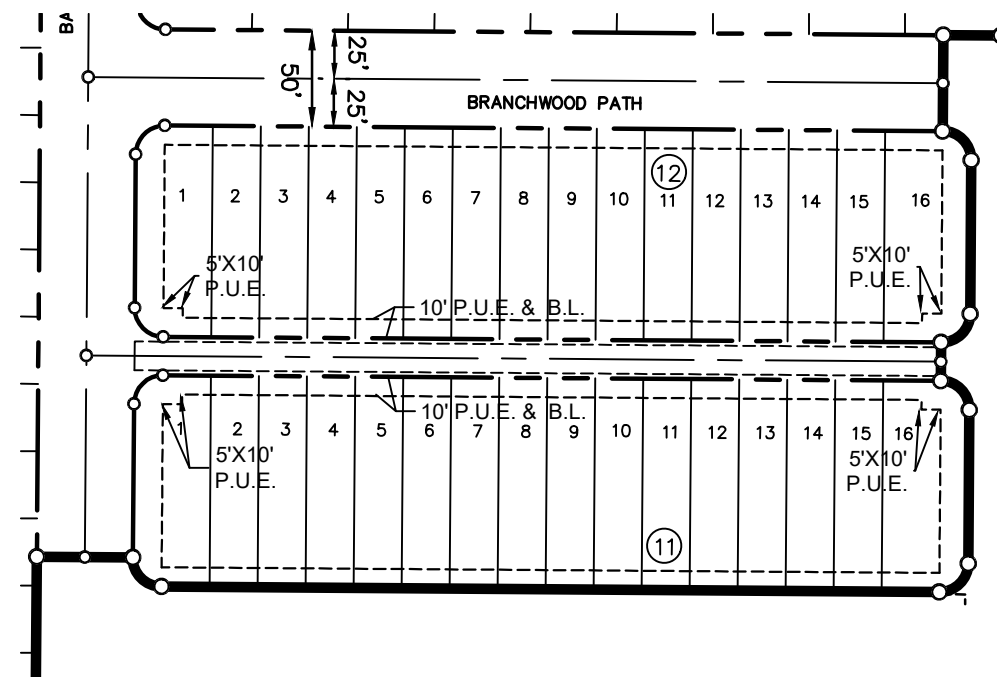
BEING A FINAL PLAT TO CREATE 111 LOTS, 3 RESERVES AND 7 BLOCKS,
CONSISTING OF 26.1785 ACRES

WILLIAM LYNN DAVIS
TRACT ONE
CALLED 55 ACRES
VOL. 1917, PG. 490
D.R.W.C



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ALIGNMENT LINE
	RIGHT OF WAY LINE

LEGEND	
IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
MNF	MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
PG.	PAGE
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
Ⓢ	BLOCK DESIGNATION



20' WIDE PRIVATE ALLEY & UTILITY EASEMENT DETAIL "A"
SCALE 1:100

FINAL PLAT CASTLEWOOD PHASE 2&3 26.1785 ACRES

BLOCK 1, LOT 1; BLOCK 2, LOTS 1A-9A, 1B-9B; BLOCK 3, LOTS 1-11; BLOCK 4, LOTS 1-12; BLOCK 8, LOT 1; BLOCK 9, LOT 1; BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16; BLOCK 13, LOTS 1-18; BLOCK 14, LOTS 1-12, 27-34;

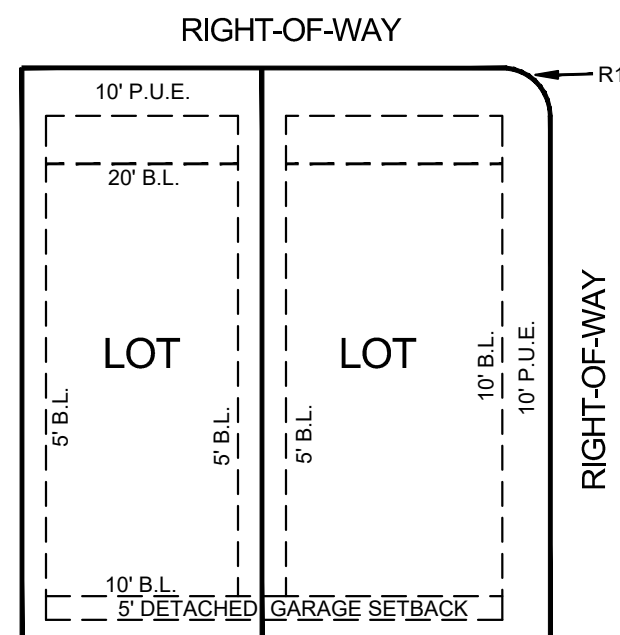
G.M. REESE SURVEY, ABSTRACT NO. 533
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

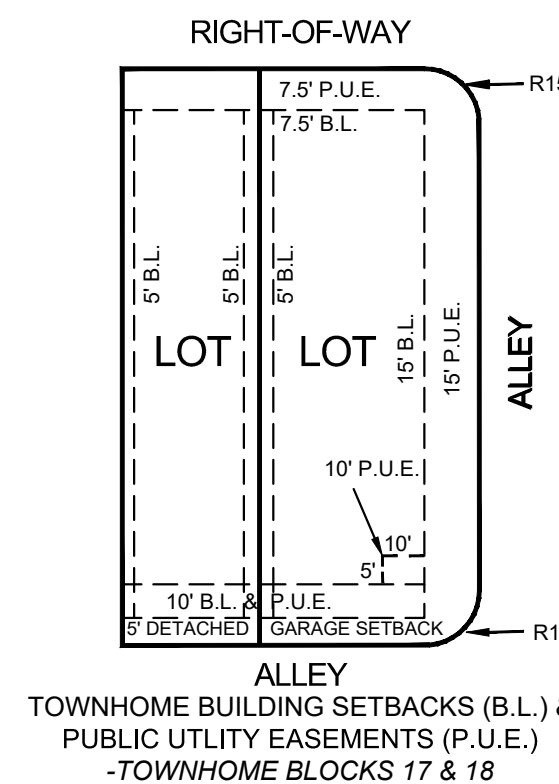
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	SEPT 2021	063226900	1 OF 5
OWNER/DEVELOPER: Castlwood Developers, LLC 5511 Reynolds Road Austin, Texas 78749 Phone: 512-800-4534 Contact : Aaron Levy APPLICANT: Kimley-Horn and Associates, Inc. 2600 Via Fortuna Terrace, Suite 300 Austin, Texas 78746 Phone: 737-241-8107 Contact : William Buzzelli, P.E. SURVEYOR: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr, Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Sean Patton, R.P.L.S.					



SINGLE-FAMILY LOT BUILDING
SETBACKS (B.L.) & PUBLIC UTILITY
EASEMENTS (P.U.E.)



TOWNHOME BUILDING SETBACKS (B.L.) &
PUBLIC UTILITY EASEMENTS (P.U.E.)
-TOWNHOME BLOCKS 17 & 18

MATCHLINE (SEE SHEET 2)

32.1242 ACRES
REMAINDER OF
CALLED 58.3024 ACRES
CASTLEWOODS
DEVELOPERS LLC.
DOC# 2021003684
O.P.R.W.C

Δ=90°00'00"
R=20.00'
L=31.42'
CB=S23°24'30"W
C=28.29'

Δ=90°00'00"
R=15.00'
L=23.57'
CB=N66°35'30"W
C=21.22'

Δ=90°00'00"
R=15.00'
L=23.56'
CB=S23°24'30"W
C=21.21'

Δ=90°00'11"
R=15.00'
L=23.56'
CB=S23°25'15"W
C=21.21'

Δ=90°00'00"
R=15.00'
L=23.57'
CB=S66°35'30"E
C=21.22'

Δ=90°00'00"
R=15.00'
L=23.57'
CB=S23°24'54"W
C=21.22'

Δ=90°00'00"
R=15.00'
L=23.57'
CB=S66°35'21"E
C=21.22'

Δ=90°00'00"
R=15.00'
L=23.57'
CB=S23°24'30"W
C=21.22'

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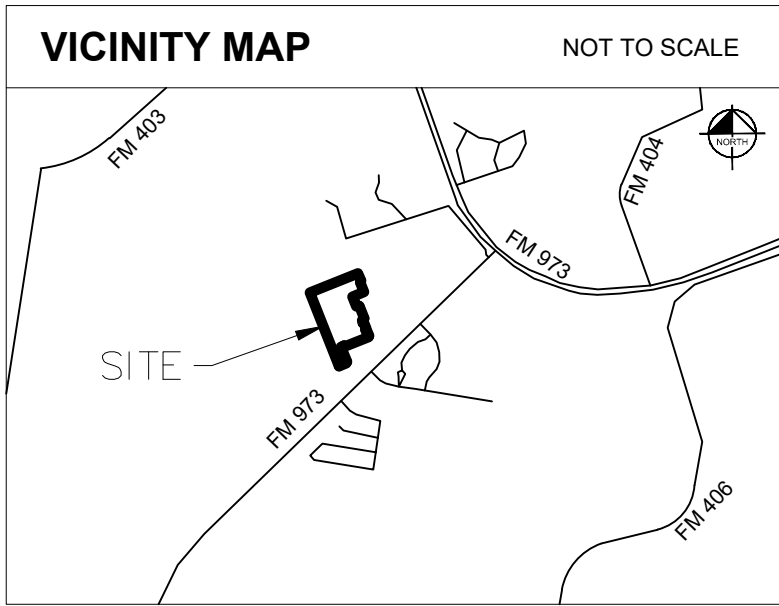
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WILLIAM LYNN DAVIS, JR.
TRACT TWO
CALLED 45 ACRES
VOL. 1917, PG. 490
D.R.W.C

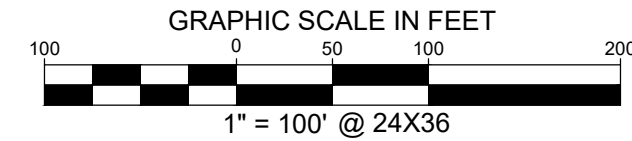
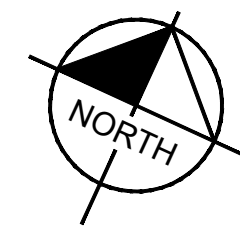
CASTLEWOOD SUBDIVISION PHASE 2&3 FINAL PLAT

BEING A FINAL PLAT TO CREATE 111 LOTS, 3 RESERVES AND 7 BLOCKS,
CONSISTING OF 26.1785 ACRES



LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ALIGNMENT LINE
---	RIGHT OF WAY LINE



LEGEND

IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
MNF	MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
VOL.	VOLUME
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B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
Ⓢ	BLOCK DESIGNATION

FINAL PLAT
CASTLEWOOD PHASE 2&3
26.1785 ACRES

BLOCK 1, LOT 1; BLOCK 2, LOTS 1A-9A, 1B-9B; BLOCK 3, LOTS 1-11; BLOCK 4, LOTS 1-12; BLOCK 8, LOT 1; BLOCK 9, LOT 1; BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16; BLOCK 13, LOTS 1-18; BLOCK 14, LOTS 1-12, 27-34;

G.M. REESE SURVEY, ABSTRACT NO. 533
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Castlewood Developers, LLC
5511 Reynolds Road
Austin, Texas 78749
Phone: 512-800-4534
Contact : Aaron Levy

APPLICANT:
Kimley-Horn and Associates, Inc.
2600 Via Fortuna Terrace, Suite 300
Austin, Texas 78746
Phone: 737-241-8107
Contact : William Buzzelli, P.E.

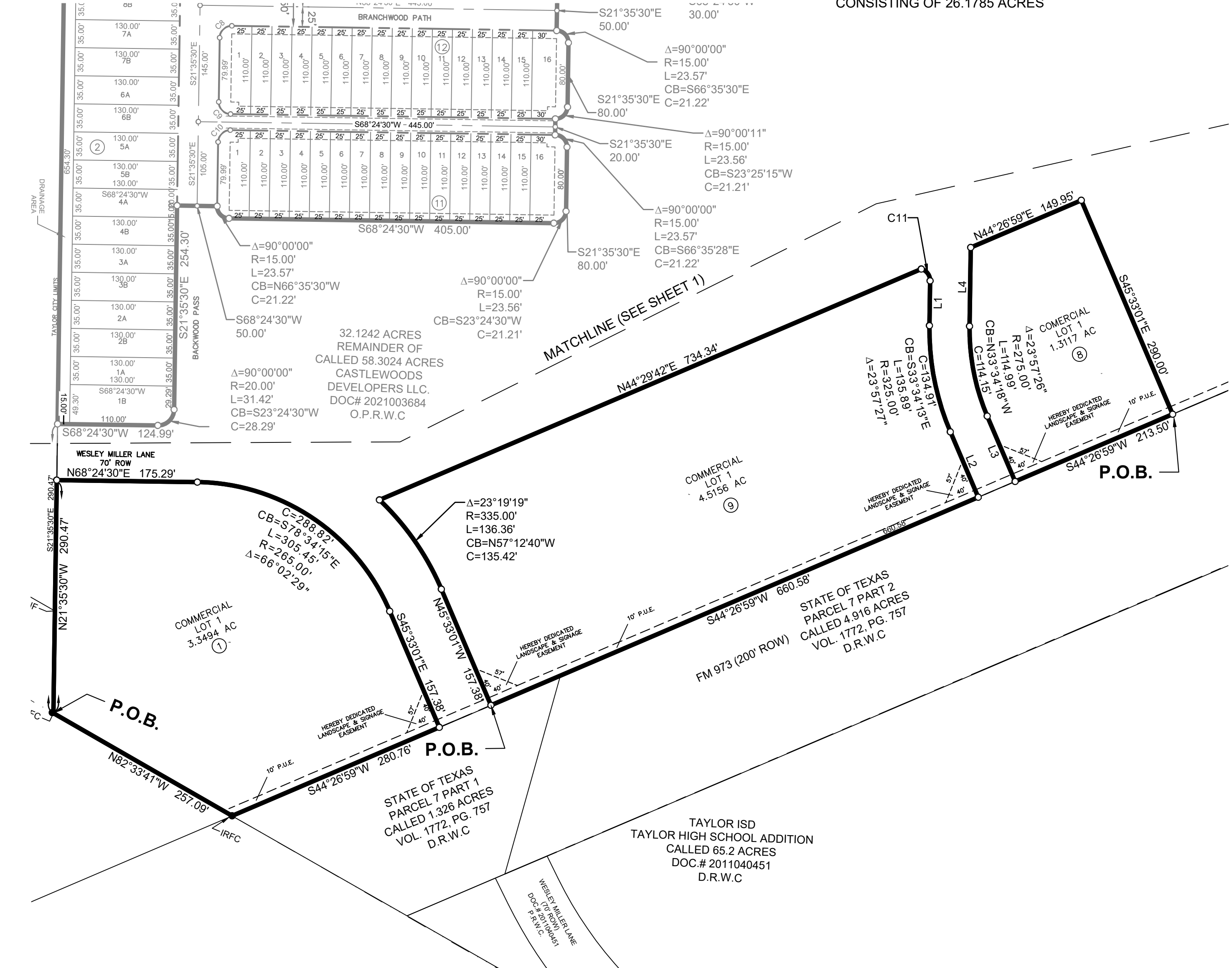
SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Sean Patton, R.P.L.S.

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C2	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C3	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C4	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C5	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C6	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C7	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C8	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C9	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C10	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C11	75°04'50"	15.00'	19.66'	S59°07'55"E	18.28'

LINE TABLE

NO.	BEARING	LENGTH
L1	S21°35'30"E	55.85'
L2	S45°33'01"E	88.65'
L3	N45°33'01"W	88.64'
L4	N21°35'30"W	98.15'



CASTLEWOOD SUBDIVISION PHASE 2&3 FINAL PLAT

BEING A FINAL PLAT TO CREATE 111 LOTS, 3 RESERVES AND 7 BLOCKS,
CONSISTING OF 26.1785 ACRES

LEGAL DESCRIPTION

17.0018 ACRES

BEING a tract of land situated in the G. M. Reese Survey, Abstract No.533, City of Taylor, Williamson County, Texas and being a portion of that tract of land conveyed to Castlewood Developers LLC., according to the document filed of record in Instrument No. 2021003684, Deed Records, Williamson County, Texas (D.R.W.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said Castlewood tract, same being common with an interior "ell" corner of that tract of land described as Tract 2 conveyed to William Lynn Davis, Jr., according to the document filed of record in Volume 1917, Page 490 (D.R.W.C.T.), for the northwest corner of this tract;

THENCE North 68°24'30" East, with the north line of said Castlewood tract, same being common with the south line of said William Lynn Davis tract, a distance of 835.00 feet to a point in said common line, for the northeast corner of this tract;

THENCE over and across said Castlewood tract the following twenty-five (25) courses and distances:

South 21°35'30" East, a distance of 129.99 feet to a point at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 23°24'30" West, 21.22 feet;

With said curve to the right, an arc distance of 23.57 feet to a point for corner of this tract;

South 68°24'30" West, a distance of 5.00 feet to a point for corner of this tract;

South 21°35'30" East, a distance of 170.00 feet to a point for corner of this tract;

South 68°24'30" West, a distance of 200.00 feet to a point for corner of this tract;

South 21°35'30" East, a distance of 170.00 feet to a point for corner of this tract;

North 68°24'35" East, a distance of 30.00 feet to a point at the beginning of a tangent curve to the right having a central angle of 89°59'37", a radius of 15.00 feet, a chord bearing and distance of South 66°35'21" East, 21.22 feet;

With said curve to the right, an arc distance of 23.56 feet to a point for corner of this tract;

South 21°35'32" East, a distance of 209.99 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 89°59'12", a radius of 15.01 feet, a chord bearing and distance of South 23°24'54" West, 21.22 feet;

With said curve to the right, an arc distance of 23.57 feet to a point for corner of this tract;

South 68°24'30" West, a distance of 30.00 feet to a point for corner of this tract;

South 21°35'30" East, a distance of 50.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 66°35'28" East, 21.22 feet;

With said curve to the right, an arc distance of 23.57 feet to a point for corner of this tract;

South 21°35'30" East, a distance of 80.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 23°25'10" West, 21.22 feet;

With said curve to the right, an arc distance of 23.56 feet to a point for corner of this tract;

South 21°35'22" East, a distance of 20.00 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 89°59'57", a radius of 15.00 feet, a chord bearing and distance of South 66°35'28" East, 21.22 feet;

With said curve to the right, an arc distance of 23.57 feet to a point for corner of this tract;

South 21°35'30" East, a distance of 80.00 feet to a point at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 23°24'30" West, 21.21 feet;

With said curve to the right, an arc distance of 23.56 feet to a point for corner of this tract;

South 68°24'30" West, a distance of 405.00 feet to a point at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 66°35'30" West, 21.22 feet;

With said curve to the right, an arc distance of 23.57 feet to a point for corner of this tract;

South 68°24'30" West, a distance of 50.00 feet to a point for corner of this tract;

South 21°35'30" East, a distance of 254.30 feet to a point at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of South 23°24'30" West, 28.29 feet;

With said curve to the right, an arc distance of 31.42 feet to a point for corner of this tract;

South 68°24'30" West, a distance of 124.99 feet to a point in the west line of the above-mentioned Castlewood tract, same being common with the east line of the above-mentioned William Lynn Davis tract, for the southwest corner of this tract;

THENCE North 21°35'30" West, with said common line, a distance of 1,274.30 feet to the **POINT OF BEGINNING** and containing 17.0018 acres or 740,597 square feet of land, more or less.

PROPERTY DESCRIPTION

3.3494 ACRES

BEING a tract of land situated in the G. M. Reese Survey, Abstract No.533, City of Taylor, Williamson County, Texas and being a portion of that tract of land conveyed to Castlewood Developers LLC., according to the document filed of record in Instrument No. 2021003684, Deed Records, Williamson County, Texas (D.R.W.C.T.), and being more particularly described as follows:

BEGINNING at an iron rod found in an interior "ell" corner of that tract of land conveyed to Ronald T. Randing, according to the document filed of record in Document No. 2018026037 Deed Records, Williamson County, Texas (D.R.W.C.T.), same being the southwest corner of the remainder of said Castlewood Developers tract;

THENCE North 21°35'30" West, with the west line of said Castlewood Developers tract, passing a southeast corner of that tract of land conveyed to William Lynn Davis, Jr., according to the document filed of record in Volume 1917, Page 490 (D.R.W.C.T.), a distance of 290.47 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said west line, same being common with the east line of said Castlewood Developers tract for corner of this tract;

THENCE over and across said Castlewood Developers tract the following three (3) courses and distances:

North 68°24'30" East, a distance of 175.29 feet to a point at the beginning of a tangent curve to the right with a radius of 265.00 feet, a central angle of 66°02'29", and a chord bearing and distance of South 78°34'15" East, 288.82 feet;

With said tangent curve to the right, an arc distance of 305.45 feet to a point for corner of this tract;

South 45°33'01" East, a distance of 157.38 feet to a point in the north line of FM 973 for corner of this tract;

THENCE South 44°26'59" West, with said north line, a distance of 280.76 feet to a 5/8-inch iron rod found in said north line, for the northeast corner of the above-mentioned Randing tract, for corner of this tract;

THENCE North 82°33'41" West, with the above-mentioned common line, a distance of 257.09 feet to the POINT OF BEGINNING and containing 145,898 square feet or 3.3494 acres of land, more or less.

PROPERTY DESCRIPTION

4.5156 ACRES

BEING a tract of land situated in the G. M. Reese Survey, Abstract No.533, City of Taylor, Williamson County, Texas and being a portion of that tract of land conveyed to Castlewood Developers LLC., according to the document filed of record in Instrument No. 2021003684, Deed Records, Williamson County, Texas (D.R.W.C.T.), and being more particularly described as follows:

BEGINNING at a point in the north line of FM 973, same being common the south line of said Castlewood Developers tract;

THENCE over and across said Castlewood Developers tract the following seven (7) courses and distances:

North 45°33'01" West, a distance of 157.38 feet to a point for corner of this tract at the beginning of a tangent curve to the left with a radius of 335.00 feet, a central angle of 23°19'19", and a chord bearing and distance of North 57°12'40" West, 135.42 feet;

With said tangent curve to the left, an arc distance of 136.36 feet to a point for corner of this tract;

North 44°29'42" East, a distance of 734.34 feet to a point for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 15.00 feet, a central angle of 75°04'50", and a chord bearing and distance of South 59°07'55" East, 18.28 feet of this tract;

With said non-tangent curve to the right, an arc distance of 19.66 feet to a point for corner of this tract;

South 21°35'30" East, a distance of 55.85 feet to a point for corner of this tract at the beginning of a tangent curve to the left with a radius of 325.00 feet, a central angle of 23°57'27", and a chord bearing and distance of South 33°34'13" East, 134.91 feet of this tract;

With said tangent curve to the left, an arc distance of 135.89 feet to a point for corner of this tract;

South 45°33'01" East, a distance of 88.65 feet to a point in the above-mentioned common line, for corner of this tract;

THENCE South 44°26'59" West, with said common line, a distance of 660.58 feet to the POINT OF BEGINNING and containing 196,699 square feet or 4.516 acres of land, more or less.

PROPERTY DESCRIPTION

1.3117 ACRES

BEING a tract of land situated in the G. M. Reese Survey, Abstract No.533, City of Taylor, Williamson County, Texas and being a portion of that tract of land conveyed to Castlewood Developers LLC., according to the document filed of record in Instrument No. 2021003684, Deed Records, Williamson County, Texas (D.R.W.C.T.), and being more particularly described as follows:

BEGINNING at a point in the north line of FM 973, same being common with the south line of said Castlewood Developers tract;

THENCE South 44°26'59" West, with said common line, a distance of 213.50 feet to a point for corner of this tract;

THENCE over and across said Castlewood Developers tract the following five (5) courses and distances:

North 45°33'01" West, a distance of 88.64 feet to a point for corner of this tract at the beginning of a tangent curve to the right with a radius of 275.00 feet, a central angle of 23°57'26", and a chord bearing and distance of North 33°34'18" West, 114.15 feet;

With said tangent curve to the right, an arc distance of 114.99 feet to a point for corner of this tract;

North 21°35'30" West, a distance of 98.15 feet to a point for corner of this tract;

North 44°26'59" East, a distance of 149.95 feet to a point for corner of this tract;

South 45°33'01" East, a distance of 290.00 feet to the POINT OF BEGINNING and containing 57137.08 square feet or 1.312 acres of land, more or less.

FINAL PLAT
CASTLEWOOD PHASE 2&3
26.1785 ACRES

BLOCK 1, LOT 1; BLOCK 2, LOTS 1A-9A,
1B-9B; BLOCK 3, LOTS 1-11; BLOCK 4, LOTS
1-12; BLOCK 8, LOT 1; BLOCK 9, LOT 1;
BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16;
BLOCK 13, LOTS 1-18; BLOCK 14, LOTS 1-12,
27-34;

G.M. REESE SURVEY, ABSTRACT NO. 533
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 100'	SPA	KHA	SEPT 2021	063226900	3 OF 5
OWNER/DEVELOPER: Castlewood Developers, LLC 5511 Reynolds Road Austin, Texas 78749 Phone: 512-800-4534 Contact : Aaron Levy APPLICANT: Kimley-Horn and Associates, Inc. 2600 Via Fortuna Terrace, Suite 300 Austin, Texas 78746 Phone: 737-241-8107 Contact : William Buzzelli, P.E. SURVEYOR: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr, Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Sean Patton, R.P.L.S.					

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CASTLEWOOD SUBDIVISION PHASE 2&3 FINAL PLAT

BEING A FINAL PLAT TO CREATE 111 LOTS, 3 RESERVES AND 7 BLOCKS,
CONSISTING OF 26.1785 ACRES

ROADS TABLE			
ROAD	LENGTH	ROW WIDTH	CLASSIFICATION
BACKWOOD PASS	1000.00'	50'	LOCAL
BRANCHWOOD PATH	445.00'	50'	LOCAL
CHERRY BLOSSOM LANE	445.00'	50'	LOCAL
ELM BRANCH TRAIL	645.00'	50'	LOCAL

FINAL PLAT
CASTLEWOOD PHASE 2&3
26.1785 ACRES

BLOCK 1, LOT 1; BLOCK 2, LOTS 1A-9A,
1B-9B; BLOCK 3, LOTS 1-11; BLOCK 4, LOTS
1-12; BLOCK 8, LOT 1; BLOCK 9, LOT 1;
BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16;
BLOCK 13, LOTS 1-18; BLOCK 14, LOTS 1-12,
27-34;

G.M. REESE SURVEY, ABSTRACT NO. 533
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn 400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009 Tel. No. (469) 501-2200 FIRM # 10194503					
Scale 1" = 100'	Drawn by SPA	Checked by KHA	Date SEPT 2021	Project No. 063226900	Sheet No. 4 OF 5
OWNER/DEVELOPER: Castlewood Developers, LLC 5511 Reynolds Road Austin, Texas 78749 Phone: 512-800-4534 Contact : Aaron Levy					
APPLICANT: Kimley-Horn and Associates, Inc. 2600 Via Fortuna Terrace, Suite 300 Austin, Texas 78746 Phone: 737-241-8107 Contact : William Buzzelli, P.E.					
SURVEYOR: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr, Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Sean Patton, R.P.L.S.					

BLOCK "2"		BLOCK "3"		BLOCK "4"		BLOCK "14"	
ACRES	1.93	ACRES	1.66	ACRES	1.91	ACRES	4.86
LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)
1A	4550	1	7752	1	7752	1	7152
2A	4550	2	5850	2	6500	2	6000
3A	4550	3	5850	3	6500	3	6000
4A	4550	4	5850	4	6500	4	6000
5A	4550	5	6500	5	6500	5	6000
6A	4550	6	6500	6	7800	6	6000
7A	4550	7	6500	7	7800	7	6000
8A	4550	8	6500	8	6500	8	7200
9A	5802	9	6500	9	6500	9	6000
1B	6323	10	6500	10	6500	10	6000
2B	4550	11	7800	11	6500	11	6000
3B	4550	BLOCK "12"		12	7752	12	6000
4B	4550	ACRES	1.09	BLOCK "13"		27	7200
5B	4550	LOT NO.	AREA (SQ. FT.)			28	6000
6B	4550	1	4303	ACRES	2.56	29	6000
7B	4550	2	2750	LOT NO.	AREA (SQ. FT.)	30	6000
8B	4550	3	2750	1	7152	31	6000
9B	4550	4	2750	2	6000	32	6000
BLOCK "11"		5	2750	3	5400	33	6000
		6	2750	4	6000	34	7152
ACRES	1.09	7	2750	5	5400		
LOT NO.	AREA (SQ. FT.)	8	2750	6	6000		
1	4304	9	2750	7	6000		
2	2750	10	2750	8	6000		
3	2750	11	2750	9	7752		
4	2750	12	2750	10	7752		
5	2750	13	2750	11	6000		
6	2750	14	2750	12	6000		
7	2750	15	2750	13	6000		
8	2750	16	4853	14	5400		
9	2750			15	6000		
10	2750			16	5400		
11	2750			17	6000		
12	2750			18	7152		
13	2750						
14	2750						
15	2750						
16	4853						

NOTES:

- UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
- ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0545E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2019-27.
- PARKLAND DEDICATION REQUIREMENTS ARE MET BY THE DEDICATION OF BLOCK '19', RESERVE 3 AND BLOCK '10', RESERVE 1.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
- MAX. IMPERVIOUS COVER PER LOT: PER APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2019-27.
- ALL RESERVE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
- TOWNHOME ALLEYS ARE PRIVATE AND MAINTAINED BY THE TOWNHOME PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
- THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2019-27
- A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITY IN THE DEVELOPMENT. THIS AGREEMENT IS GOING TO BE DONE AS A SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.
- SIDEWALKS (4-FT IN WIDTH) SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL PUBLIC STREETS, WHICH SHALL BE INSTALLED ON A LOT-BY-LOT BASIS BY THE HOMEBUILDERS, EXCEPT ADJACENT TO PUBLIC AREA, WHICH WILL BE PART OF THE PUBLIC IMPROVEMENTS.
- 1.60-ACRE PARK TO INCLUDE 6-FT CONCRETE SIDEWALKS AROUND THE PERIMETER OF THE SITE.
- 1.18-ACRE PARK TO INCLUDE A 4-FT WIDE CONCRETE SIDEWALK ALONG THE NORTH SECTION ADJACENT TO THE STREET AND A MEANDERING 6-FT WIDE CRUSHED GRANITE PATH FROM THE INTERIOR RESIDENTIAL STREET TO SOUTH 70-FT WIDE ENTRY ROAD TO THE SUBDIVISION.

CASTLEWOOD SUBDIVISION PHASE 2&3
FINAL PLAT

BEING A FINAL PLAT TO CREATE 111 LOTS, 3 RESERVES AND 7 BLOCKS,
CONSISTING OF 26.1785 ACRES

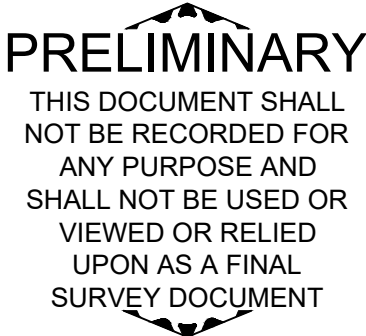
SURVEYORS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF COLLIN §
KNOW ALL MEN BY THESE PRESENTS

I, SEAN PATTON, 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 TAYLOR, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____,
COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
Firm License # 10194503
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Ph. 469-501-2200
sean.patton@kimley-horn.com



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

That AARON LEVY, PRESIDENT OF CASTLEWOOD DEVELOPERS, LLC SOLE OWNER OF THAT CERTAIN 58.29 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2019071348 AND DOCUMENT NO. 2019071361, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE LIEN HOLDERS ON THAT 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, RIGHT-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 "CASTLEWOOD SUBDIVISION PHASE 1".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 20____.

AARON LEVY, PRESIDENT
CASTLEWOOD DEVELOPERS, LLC
5511 REYNOLDS RD.
AUSTON, TEXAS 78749

STATE OF TEXAS §
COUNTY OF _____ §
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 AARON LEVY, 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: _____

PLANNING & ZONING COMMISSION

THIS SUBDIVISION TO BE KNOW AS "CASTLEWOOD SUBDIVISION PHASE 2" HAS BEEN ACCEPTED AN APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION OF THE _____ DAY OF _____, 20____

_____, CHAIRMAN

DATE

_____, SECRETARY

DATE

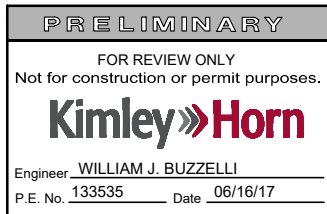
ENGINEERS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS

I, WILLIAM BUZZELLI, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0541F, EFFECTIVE DATE DECEMBER 20, 2019, 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 EASEMENTS 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 _____, 20____.

WILLIAM BUZZELLI
Registered Professional Engineer
No. 133535 State of Texas
Kimley-Horn and Associates, Inc.
2600 Via Fortuna Terrace
Austin, Texas 78746
Ph. 737-241-8107
Texas Registered Engineering Firm F-928



WILLIAMSON COUNTY CLERK

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS 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 SAID COUNTY COURT OF SAID COUNTY, AT ,Y OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

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

BY: _____, DEPUTY

FINAL PLAT
CASTLEWOOD PHASE 2&3
26.1785 ACRES

BLOCK 1, LOT 1; BLOCK 2, LOTS 1A-9A,
1B-9B; BLOCK 3, LOTS 1-11; BLOCK 4, LOTS
1-12; BLOCK 8, LOT 1; BLOCK 9, LOT 1;
BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16;
BLOCK 13, LOTS 1-18; BLOCK 14, LOTS 1-12,
27-34;

G.M. REESE SURVEY, ABSTRACT NO. 533
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	SEPT 2021	063226900	5 OF 5

OWNER/DEVELOPER:
Castlewood Developers, LLC
5511 Reynolds Road
Austin, Texas 78749
Phone: 512-800-4534
Contact : Aaron Levy
APPLICANT:
Kimley-Horn and Associates, Inc.
2600 Via Fortuna Terrace, Suite 300
Austin, Texas 78746
Phone: 737-241-8107
Contact : William Buzzelli, P.E.
SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Sean Patton, R.P.L.S.

**City of Taylor
Castlewood South
Subdivision Improvement Plans
PZ-2021-1353
Staff Report**

Requested Action:

Consider disapproving Castlewood South Subdivision Improvement Plans.

Applicant:

Will Buzzelli, P.E./Kimley-Horn

Subject Property:

Approximately 69.99 acres, located across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose:

The plans are the subdivision improvement plans for Castlewood South.

Staff Recommendation:

Staff comments are attached for your review. The submitted plans do not meet the minimum requirements of the Subdivision Ordinance so Staff recommends disapproval of the proposed subdivision improvement plans.

Attachments:

1. Staff Comments
2. Location Map



City of Taylor

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

Will Buzzelli
Kimley-Horn
5301 Southwest Parkway, Building 3, Ste. 100
Austin TX 78735
william.buzzelli@kimley-horn.com

Date: Monday, October 25, 2021

Address: FM 973, Taylor 76574

Permit Number PZ-2021-1353

Dear Will Buzzelli,

Staff has completed its review of plans for the Castlewood South Subdivision Improvement Plans, located across from Avery Glen Subdivision. Your application will be placed on the November 9, 2021, Planning and Zoning Agenda with a recommendation of disapproval. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Fire Department Comments (PZ)

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.

No comments at this time.

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.

1. Final Plat is not being reviewed as part of this submission 10.18.2021.
2. The sidewalk symbology in the Legend is not shown on the plan sheet (SH 103). Refer to H.1 Sidewalk requirement Table in the Planned Development Ordinance. The sidewalks are different widths for different classifications of streets. The sidewalks for parks are different sizes (see L. Common Amenities Pedestrian Access and the Exhibits). Some of the Pedestrian Access will be submitted with the Site Development Plan (granite paths and trails).
3. Remove "lot 2" note on Lot 23 facing the linear park.
4. As the stop sign layout is schematic it is not being reviewed.
5. The street light layout is conditionally approved as the layout may need to be adjusted in the field. The layout seems inconsistent. The correct plat needs to be used.
6. Notes 2 and 6 on Sheet 103 refers to Austin Standards, why?. Note 7 requires an explanation.
7. Sheet 103; In Drainage Reserve 1 remove the floating "9". Make sure this part of the development matches the preliminary plat that was approved 08.10.2021.
8. Make sure you label the reserves with the correct numbers on all sheets as the reserves for parks and detention are either not labeled or labeled incorrectly. Additionally, most of the easements are not shown or labeled.
9. On Sheet 10 of 114, Park Reserve 1 is labeled with a 7 and does not show the 10-foot Pedestrian Easement. It also shows some lines around it that appear to be topography lines without any numbers. What are the lines for without numbers?
10. On Sheet 10 of 114, remove the details in the top left hand corner as they are incorrect. Corner lots always have a radius on one corner, all lots are not 120 feet deep, not all lots are 50 or 60 feet wide and the setbacks are not depicted correctly.
11. Sheet 12 of 114, has some lot details on the right side that may need to be removed. The same comments apply as Sheet 10 of 114 comments about the lot details.
12. On Sheet 14 of 114, the bottom right corner has lot details that may need to be removed as previously noted for

other lot details. Explain why they are the way they are.

13. Sheet 21 of 114, all of the lots in Block 1 are numbered incorrectly. They are backwards and the drainage easement must not have a lot number. The Detention Reserve is missing the number "1".
14. Sheet 19 of 114, Block 18 the lots are incorrectly labeled. There are 10 lots.
15. On Sheet 26 of 114, there are only 13 lots in Block 8 so it's numbered incorrectly.
16. On Sheet 31 of 114, Block 10 only has 13 lots so it's numbered incorrectly.
17. Sheet 34 of 114, Block 8 only has 13 lots.
18. Sheet 35 of 114, label the blocks (16 and 17).
19. Sheet 74 of 114, label the block.
20. Sheet 75 of 114, label the block.
21. On Sheet 76 of 114, the wrong preliminary plat must have been used as Block 8 only has 13 lots, Block 10 only has 13 lots. Park Reserve 2 is labeled 27 and need to be corrected. The other reserves are not labeled except for Park Reserve 1 that is labeled 7 so it needs to be corrected. Block 15, the drainage easement has a lot number by Lot 5. Block 18 two of the drainage easements have lot numbers. There may be others so you need to make sure you are using the correct version of the plat. Include the block numbers on the remainder of the water plan sheets.
22. Sheets 89 through 100, label the blocks.

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.

******See Associated Files section of permit page for plan review comments PDF**

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Sheet#	Sheet Name	Comment	Reviewer
9	Overall Phase Plan	Verify property noted is part of development	
10-15	Grading Plan (sheet 1-6 of 6)	Provide contours for roadways shown (Typical all grading sheets)	
10-15	Grading Plan (sheet 1-6 of 6)	Label all lots A, B or C (Typical all grading sheets)	
16	Wesley Miller Lane (Sheet 1 of 3) Plan & Profile	Verify how street is being constructed where noted on the review drawing? "T" off both streets if full intersection isn't being constructed with this project	
16	Wesley Miller Lane (Sheet 1 of 3) Plan & Profile	Curb return grade is flat where noted on the review drawing.	
	Introduce min grade	16 Wesley Miller Lane (Sheet 1 of 3) Plan & Profile Curb return grade is flat where noted on the review drawing. Introduce min grade	
16	Wesley Miller Lane (Sheet 1 of 3) Plan & Profile	Verify all inlet elevations	
16	Wesley Miller Lane (Sheet 1 of 3) Plan & Profile	Show vertical profile data on all roadway profiles	
17	Wesley Miller Lane (Sheet 2 of 3) Plan & Profile	Verify grade where noted on the review drawing	
18	Wesley Miller Lane (Sheet 3 of 3) Plan & Profile	Verify item shown review drawing and if it is a storm sewer crossing.	
19	Rempe Ridge Plan & Profile	Introduce min grade where noted on the review drawing	
19	Rempe Ridge Plan & Profile	Introduce min grade where noted on the review drawing	
19	Rempe Ridge Plan & Profile	Reduce grade break of introduce small sag curve. See TxDOT RDM App. C.4	
19	Rempe Ridge Plan & Profile	Use vertical curves instead of grade breaks on all profiles	
19	Rempe Ridge Plan & Profile	End road prior to property line and grade down to existing 3:1. Keep profile 3' above existing ground for future extension of Rempe Ridge.	
19	Rempe Ridge Plan & Profile	Flatten grade (for future extension of Rempe Ridge)	
20	Blazimar Lane Plan & Profile	Introduce min grade where noted on the review drawing	
20	Blazimar Lane Plan & Profile	Turn off text (referring to table)	
20	Blazimar Lane Plan & Profile	Reduce grade break or introduce small sage curve where noted on the review drawing. See TxDOT RDM App. C.4	
20	Blazimar Lane Plan & Profile	Blazimar is through street, no grade breaks. Revise Wedemeyer profile to match Blazimar crown.	
21	Rodgers Road Plan & Profile	Introduce min grade where noted on the review drawing	

******See Associated Files section of permit page for plan review comments PDF**

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21 Rodgers Road Plan & Profile Does not meet local street speed

21 Rodgers Road Plan & Profile Move inlets to sag
22 Wedemeyer Street (Sheet 1 of 2) Plan & Profile Introduce min grade where noted on the review drawing
22 Wedemeyer Street (Sheet 1 of 2) Plan & Profile Introduce min grade where noted on the review drawing
22 Wedemeyer Street (Sheet 1 of 2) Plan & Profile Blazimar is through street match Blazimar crown
22 Wedemeyer Street (Sheet 1 of 2) Plan & Profile Add inlets at sag where noted on the review drawing
23 Wedemeyer Street (Sheet 2 of 2) Plan & Profile Introduce min grade where noted on the review drawing
22 Wedemeyer Street (Sheet 2 of 2) Plan & Profile Add inlet at sag where noted on the review drawing
22 Wedemeyer Street (Sheet 2 of 2) Plan & Profile Verify inlet at crest
24 Rother Place Plan & Profile Introduce min grade where noted on the review drawing
25 Elijah Street (Sheet 1 of 2) Plan & Profile Introduce min grade where noted on the review drawing
25 Elijah Street (Sheet 1 of 2) Plan & Profile Turn off text where noted on the review drawing
26 Elijah Street (Sheet 2 of 2) Plan & Profile Introduce min grade where noted on the review drawing
27 Wilson Springs Lane (Sheet 1 of 2) Plan & Profile Introduce min grade where noted on the review drawing
27 Wilson Springs Lane (Sheet 1 of 2) Plan & Profile Verify inlet at crest
28 Wilson Springs Lane (Sheet 2 of 2) Plan & Profile Add inlets at sag where noted on the review drawing
28 Wilson Springs Lane (Sheet 2 of 2) Plan & Profile If Mcfadin is a through street, match Mcfadin crown
28 Wilson Springs Lane (Sheet 2 of 2) Plan & Profile Verify inlet at crest where noted on the review drawing
28 Wilson Springs Lane (Sheet 2 of 2) Plan & Profile Add inlets at sag where noted on the review drawing
29 Sieders Street (Sheet 1 of 2) Plan & Profile Introduce min grade where noted on the review drawing
29 Sieders Street (Sheet 1 of 2) Plan & Profile Introduce min grade where noted on the review drawing

*******See Associated Files section of permit page for plan review comments PDF**

29 Sieders Street (Sheet 1 of 2) Plan & Profile Does not meet local street speed
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29 Sieders Street (Sheet 1 of 2) Plan & Profile Does not meet local street speed
29 Sieders Street (Sheet 1 of 2) Plan & Profile Does not meet local street speed
29 Sieders Street (Sheet 1 of 2) Plan & Profile Move to low point where noted on the review drawing
30 Sieders Street (Sheet 1 of 2) Plan & Profile Introduce min grade where noted on the review drawing
30 Sieders Street (Sheet 1 of 2) Plan & Profile Does not meet local street speed
30 Sieders Street (Sheet 1 of 2) Plan & Profile Does not meet local street speed
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30 Sieders Street (Sheet 1 of 2) Plan & Profile Mcfadin is through street, match Mcfadin crown
30 Sieders Street (Sheet 1 of 2) Plan & Profile Verify inlet at crest where noted on the review drawing
30 Sieders Street (Sheet 1 of 2) Plan & Profile Introduce min grade where noted on the review drawing
31 McFadin Way (Sheet 1 of 2) Plan & Profile Introduce min grade where noted on the review drawing
31 McFadin Way (Sheet 1 of 2) Plan & Profile Move to low point where noted on the review drawing
31 McFadin Way (Sheet 1 of 2) Plan & Profile If Mcfadin is a through street, no grade breaks. Revise Wilson profile to match Mcfadin crown.
32 McFadin Way (Sheet 2 of 2) Plan & Profile Introduce min grade where noted on the review drawing
31 McFadin Way (Sheet 1 of 2) Plan & Profile Mcfadin is through street, no grade breaks. Revise Sniders profile to match Mcfadin crown.
33 Solomon Way & Mullen Trail Plan & Profile Introduce min grade where noted on the review drawing
33 Solomon Way & Mullen Trail Plan & Profile Introduce min grade where noted on the review drawing
33 Solomon Way & Mullen Trail Plan & Profile Introduce min grade where noted on the review drawing
35 Left Turn Lane Beginning of southbound taper should start south of Rempe Ridge
35 Left Turn Lane Doesn't meet min taper distance
35 Left Turn Lane Doesn't meet min taper distance
36 Left Turn Lane Cross Sections Does not make sense
36 Left Turn Lane Cross Sections Drain away from crown
38 Proposed Drainage Area Map Drainage area boundaries don't match up with proposed grading
38 Proposed Drainage Area Map No point of analysis for the drainage area noted on the review drawing. Verify if there will be any impact
38 Proposed Drainage Area Map Drainage area doesn't agree with proposed contours/storm drain
38 Proposed Drainage Area Map Verify missing grading to outfall
38 Proposed Drainage Area Map Does the drainage area for the TxDOT road split with some draining here? Do these culverts stay?
41 Proposed Drainage CALCS Points of Analysis are unclear. Unclear if there is an impact from DA3? In pre-project DA3 was considered in the Point of Analysis and in post-project it is a separate area?
43 Storm Plan & Profile Line SD A (Sheet 1 of 3) For all storm sewer, there are numerous locations where the pipe is inside the pavement structure (or higher than the PGL). Lower all trunk lines below pavement structure or raise roadway profile.
43 Storm Plan & Profile Line SD A (Sheet 1 of 3) Show design HGL

45 Storm Plan & Profile Line SD A (Sheet 3 of 3) Pipe in pavement section
 51 Storm Plan & Profile Line SD D (Sheet 1 of 2) PLG lower then top of pipe
 71 Storm Plan & Profile Line LA J&L&M&N Storm drain system to convey 25-yr
 71 Storm Plan & Profile Line LA J&L&M&N Cloud drawn but no comment added
 72 TxDOT CULVERTS 1-3 Show headwater elevation on all culverts (for TxDOT criteria) verify does not overtop the low point at the grade break between proposed road and FM 973
 73 Storm Channel A Plan & Profile Verify HGL and Label
 74 Storm Channel B Plan & Profile Inlets above existing ground? How do they accept off-site flow
 74 Storm Channel B Plan & Profile Is design HGL being contained in channel? Label linework
 76 Overall Water Plan Verify continuation of water line and size along FM 973. Required along TxDOT roadways per Engineering Manual Section 6.2
 76 Overall Water Plan Verify and show water line along Wesley Miller
 77 Phase 1 Water Plan Verify and show hydrant spacing for both phases
 77 Phase 1 Water Plan Update sheet scale
 77 Phase 1 Water Plan Provide a fire hydrant assembly at the intersection shown on the review drawing
 78 Phase 2 Water Plan Verify sizes shown in location shown on review drawing. Linetype does not match callouts
 79 WATER PLAN & PROFILE LINE WL-A (SHEET 1 OF 2) Notate linetypes in profile or sheet legend (Typical)
 79 WATER PLAN & PROFILE LINE WL-A (SHEET 1 OF 2) Provide note on sheet or in profile to note a 4-ft minimum bury depth for water line (Typical)
 80 WATER PLAN & PROFILE LINE WL-A (SHEET 2 OF 2) Notate linetype size/ water line size in plan
 81 WATER PLAN & PROFILE LINE WL-C (SHEET 1 OF 2) Missing sheet scale
 82 WATER PLAN & PROFILE LINE WL-C (SHEET 2 OF 2) Missing sheet scale
 84 PHASE 2 OVERALL WASTEWATER PLAN Update text shown on plan
 85 OFFSITE WASTEWATER PLAN Notate offsite easement and dedication/ownership info
 86 OFFSITE WASTEWATER PLAN Notate offsite easement and dedication/ownership info
 87 OFFSITE WASTEWATER PLAN Notate offsite easement and dedication/ownership info
 88 OFFSITE WASTEWATER PLAN Notate offsite easement and dedication/ownership info
 91 WASTEWATER PLAN AND PROFILE LINE WW-C (SHEET 1 of 2) Notate drop manhole
 94 WASTEWATER PLAN AND PROFILE LINE WW-E (SHEET 1 of 2) Notate drop manhole
 96 WASTEWATER PLAN AND PROFILE LINE WW - F Notate drop manhole
 96 WASTEWATER PLAN AND PROFILE LINE WW - F Notate water line crossing in profile
 97 WASTEWATER PLAN AND PROFILE LINE WW - G Notate drop manhole
 98 WASTEWATER PLAN AND PROFILE LINE WW - H Notate drop manhole
 99 WASTEWATER PLAN AND PROFILE LINE WW - I Notate drop manhole
 100 WASTEWATER PLAN AND PROFILE LINE WW - K+L Notate drop manhole
 101 Detention Pond Plan Verify min embankment top width provided. See Table 8-8 in EM
 101 Detention Pond Plan What are slopes of concrete trickle channels, min 0.5% required
 101 Detention Pond Plan What are velocities at the tie-in to existing channel? Non-erosive? Rock, riprap or concrete needed?
 101 Detention Pond Plan Min 2% for grassed line areas
 101 Detention Pond Plan What material is on either side of control structure? Non-erosive?
 101 Detention Pond Plan 4:1 required or as recommended from geotech analysis
 102 Pond Details Provide structural details for this spillway
 102 Pond Details Spillway 1 is HEC-HMS has length of 3.75' at 614.80
 102 Pond Details Does not match HEC-HMS model. HEC-HMS models as outlet. This is a spillway.
 102 Pond Details Pond invert elevation of 607.89 shown on det pond sheet
 103 STREET LIGHT, SIDEWALK, SIGN AND STRIPING PLAN Verify street lights at these intersections
 103 STREET LIGHT, SIDEWALK, SIGN AND STRIPING PLAN Verify locations of R2-1 sign on plan

Geotechnical Report Review:

******See Associated Files section of permit page for plan review comments PDF**

Doc Page#	Review Comment
3	Boring depths should be a minimum of 15 feet
6	Discussion in Section 3.1 of report, what foundations are included in this report/project?
6	What zone of season moisture content change was used, and What moisture condition was used in PVM calculations?
7	Does the Alley ESAL account for trash trucks?
7	Where did ADTs come from?
7	How were ESALs calculated?
7	What is being included in the design to help mitigate cracking to reduce the pavement cracking?
8	Assume the 8-inch pavement for dumpster pads is due to trash trucks, how does this compare to alley pavement

section of 5 inches?

8 Is the recommendation for curbs into clay subgrade included in the plans?

8 Current CoT minimum flex pavement for Local 2" HMA / 14" FB / 8" LTS/LSS

8 Current CoT minimum flex pavement for Collector 3" HMA / 18" FB / 8" LTS/LSS

9 Flexible Pavement Sections do not meet minimum requirements

9 Concrete should be Class P per TxDOT Standard Specifications Item 360

9 Current CoT minimum rigid pavement for Local 6" Conc / 6" FB / 8" LTS/LSS

9 Current CoT minimum rigid pavement for Collector 7" Conc / 8" FB / 8" LTS/LSS

10 Rigid pavement sections do not meet minimums

10 Alley paving shall conform to the pavement section for Local Streets per this manual

10 Include PI and strength requirements for LSS

10 What dosage of lime should be used, and were any lime series tests performed?

10 What is the sulfate content of the subgrade soils, and can lime be used on these soils?

11 Are there any requirements for construction joint or expansion joint spacing?

11 Compact flex base to 100% per TxDOT Standard Spec Item 247

12 Does outside pavement area subgrade prep apply to a specific area of the project?

13 Table 2.1 indicates the site is undeveloped land, what is Table 5.3 for?

Drainage Report Review

******See Associated Files section of permit page for plan review comments PDF**

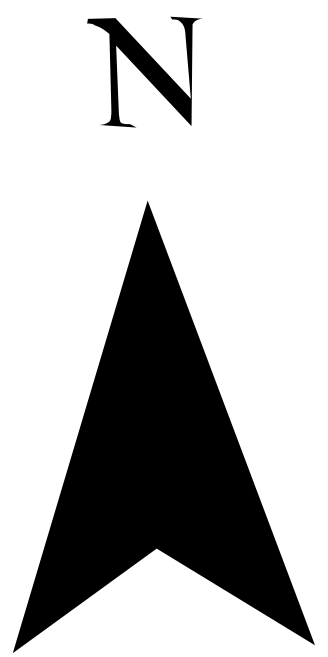
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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@taylor.tx.gov.

Thank you,



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



PZ-2021-1353

**Castlewood South Subdivision
Subdivision Improvement Plans
Across from Avery Glen Subdivision
Approximately 69.99 Acres**

Legend

-  City Limits
-  ETJ
-  Subject Property
-  Streets

