

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

November 8, 2022, 6:00 P.M.

City Hall Council Chambers

400 Porter Street, 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 8, 2022.

The agenda packet is on the website at:

<https://www.ci.taylor.tx.us/Calendar.aspx?EID=4536&month=11&year=2022&day=8&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 11, 2022.
2. **PZ-2022-1516** – Consider conditionally approving Spring Creek Phase 1 Final Plat, consisting of approximately 27.93 acres of land, located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.
3. **PZ-2022-1546** – Consider disapproving 3811 N. Main St. Preliminary Plat, consisting of approximately 21.78 acres of land, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker Survey, Abstract No. 65.

REGULAR AGENDA

4. **PZ-2022-1579** – Hold a public hearing regarding a request to amend the Transportation Plan thoroughfare classification to designate Southpark Boulevard as a Community Boulevard, Industrial Drive as a Neighborhood Avenue, and remove a section designated as Neighborhood Avenue along Dogwood Circle west of the intersection of Dogwood Circle and Industrial Drive, generally located at 1903 Industrial Drive, consisting of existing and proposed roadways in and adjacent to Taylor Southpark Subdivision One, Taylor, Williamson County, Texas.

5. **PZ-2022-1579** – Consider making a recommendation regarding a request to amend the Transportation Plan thoroughfare classification to designate Southpark Boulevard as a Community Boulevard, Industrial Drive as a Neighborhood Avenue, and remove a section designated as Neighborhood Avenue along Dogwood Circle west of the intersection of Dogwood Circle and Industrial Drive, generally located at 1903 Industrial Drive, consisting of existing and proposed roadways in and adjacent to Taylor Southpark Subdivision One, Taylor, Williamson County, Texas.

DISCUSSION ITEMS

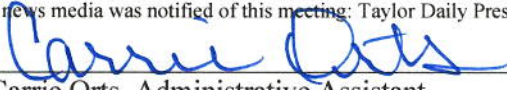
6. Update regarding City Council actions on items referred by the Planning and Zoning Commission.

ADJOURN

Next Meeting Date: December 13, 2022

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 before **November 8, 2022**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: _____


Carrie Orts, Administrative Assistant

Date: 11.3.22

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street
Taylor, Texas 76574
PLANNING AND ZONING COMMISSION MEETING
October 11, 2022, 6:00 P.M.**

PRESENT

Donna Frazier
Nora Roy
Jim Newman
Mike Eaton
Annette Maruska
Amy Everhart
Mike Eaton
Kellie Billings-Ray

ABSENT

Rick Selin
Steve Darden

OTHERS PRESENT

Tom Yantis, Director, Development Services
McKenzi Hicks, Planning Tech, Development Services
Courtney Peres, Planner, Development Services
Jade Brockman, Assistant II, Utility Maintenance
Heather Lindner, HDR
Grady Reed, HDR

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:01 p.m.

CITIZEN COMMUNICATION

N/A

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.)

1. Review and approve minutes from the meeting on September 13, 2022.
2. **PZ-2021-1353** – Consider conditionally approving 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, H.T. & B.R.R. Survey, Abstract No. 315, and G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.
3. **PZ-2022-1538** – Consider approving Taylor Corner Final Plat, consisting of approximately 6.49 acres of land, addressed as 2211 West Second Street, more particularly described by Williamson Central Appraisal District Parcel R019781, part of and out of the William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.
4. **PZ-2022-1558** – Consider disapproving Spring Creek Phase 2 Subdivision Improvement Plans, consisting of approximately 20.40 acres, located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

5. **PZ-2022-1564 – Consider disapproving The Retreat at Mallard Subdivision Improvement Plans, consisting of approximately 19.62 acres of land to create 63 lots, including right-of-way dedication, located along the north right-of-way of Mallard Lane, approximately 1,030 feet east of the intersection of N.W. Carlos G. Parker Boulevard and Mallard Lane, more particularly described by Williamson Central Appraisal District Parcel R018622, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.**

Mr. Eaton made a motion to approve consent agenda as written. Second by Mrs. Maruska. All voted in favor. Motion carries.

DISCUSSION ITEMS

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

Mr. Yantis stated that one item went forward to the City Council meeting on September 22, 2022, to be introduced and then approved at the October 13, 2022, City Council meeting:

- Rezoning
 - o PZ-2022-1541 – Rezone the subject property from Rural/Agricultural Zoning District (R/A), Manufactured Housing Zoning District (MH), and Business Park District 2 (BP-2) to approximately 43.79 acres as Light Industrial Zoning District (M-1), and approximately 31.50 acres as Rural/Agriculture (R/A), generally located at 14501 and 14511 U.S. Highway 79.

Adjournment

Meeting adjourned at 6:03 P.M.

Carrie Orts
Administrative Assistant II, Development Services

Donna Frazier
Planning & Zoning Commission Chair

City of Taylor
PZ-2022-1516
Spring Creek Phase 1 Final Plat
Staff Report

Item Details

Requested Action:	Consider <u>conditionally approving</u> Spring Creek Phase 1 Final Plat.
Address/Location:	Located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard
Legal Description:	Approximately 29.73 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	R-1/RPD
Current Use:	Vacant
Applicant:	Aimee Chavez, P.E./Pape-Dawson Engineers, Inc.
Case History:	This is the third submission of the plat.
Staff Recommendation:	The submitted plat meets the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends <u>conditional approval</u> of the proposed final plat. Conditional Approval based on the following outstanding comment: 1. Provide a signature block for the Floodplain Administrator (City of Taylor) on the plat. Taken from the City Plat Application packet. This is to be for City of Taylor and not Williamson County.

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

Aimee Chavez
Pape-Dawson Engineers, Inc.
10801 N Mopac Expy., Bldg 3, Suite 200
Austin TX 78759
achavez@pape-dawson.com

Date: November 3, 2022

Address: CR 367, Taylor 76574

Permit Number PZ-2022-1516

Dear Aimee Chavez,

Staff has completed its review and granted **Conditional Approval** of **Spring Creek Phase 1 Final Plat** that is to be generally located at CR 367, Taylor, TX 76574. 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 Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylortx.gov.

1. Comments have been adequately addressed with resubmission on 10/14/22 - Approved.
2. Refer to Engineering comments.

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 by email at javier.vasquez@hdrinc.com.

1. Provide a signature block for the Floodplain Administrator (City of Taylor) on the plat taken from the City Plat Application Packet. This is to be for City of Taylor and not Williamson County.

Fire Department Comments

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.

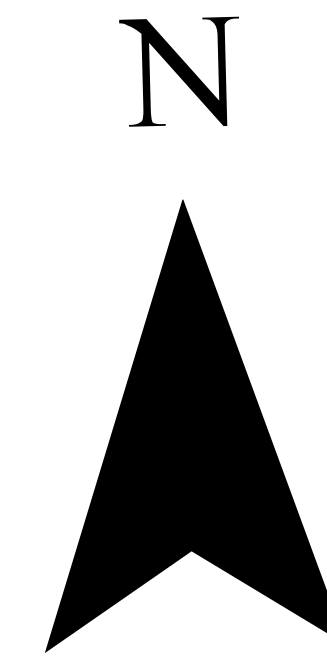
1. Reviewed final plat with no comments.

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 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) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,

A handwritten signature in black ink that reads "C Peres".

Courtney Peres, CNU-A
Planning Manager
City of Taylor



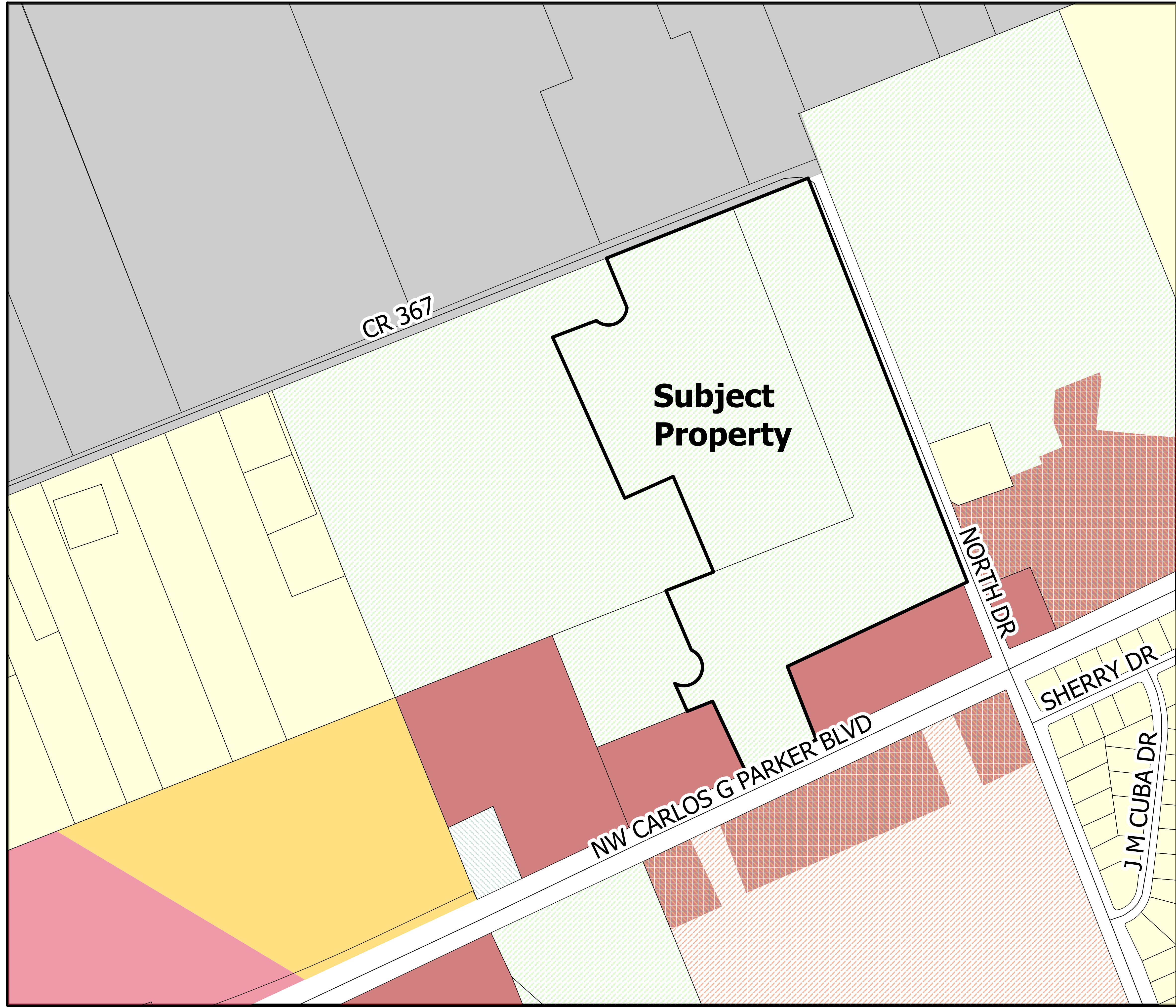
PZ-2022-1516

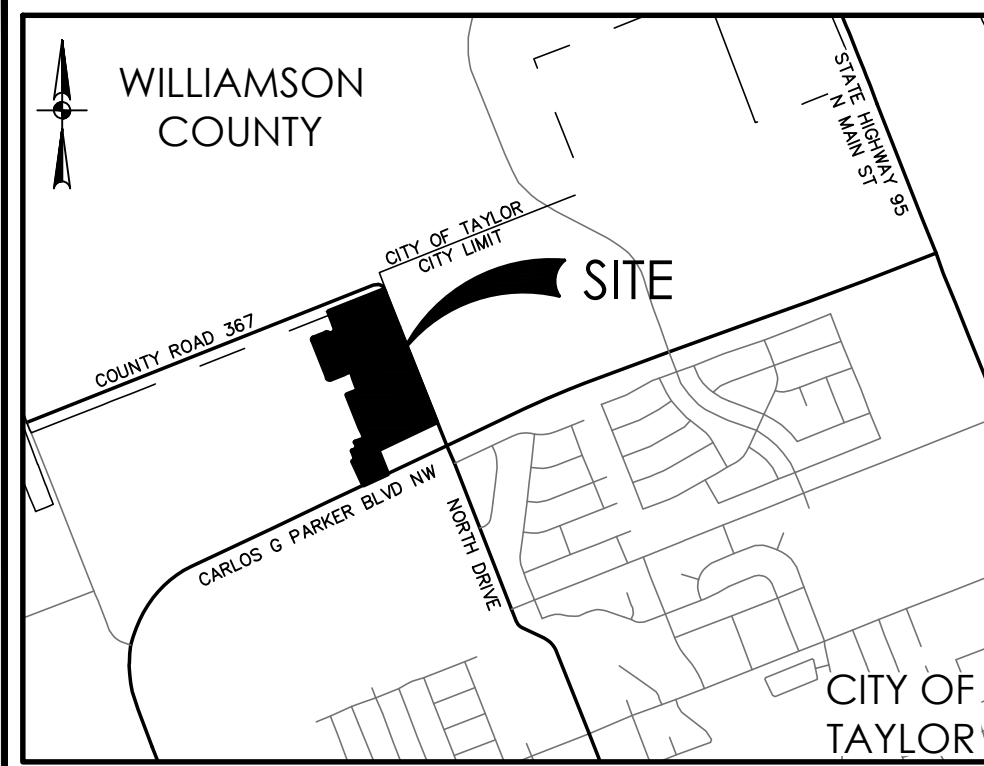
Spring Creek Phase 1
Final Plat

Located at the Northwest Corner of the
Intersection of North Drive and N.W.
Carlos G. Parker Boulevard
Approximately 27.93 Acres

Legend

- | | |
|--------------------|-------------------------|
| ■ ETJ | ■ B-2 |
| ■ Subject Property | ■ MF-2 Multi-Family |
| □ Parcels | ■ R-1 Single Family |
| — Streets | ■ R-1/RPD: Residential |
| ZONING | ■ Planned Development |
| ■ B-1 | ■ R/A Rural Agriculture |
| ■ B-1/CPD | ■ MF-1/RPD |





LOCATION MAP

SCALE: 1" = 2000'

OWNER: GEHAN HOMES, LTD.
ADDRESS: BARTON CREEK PLAZA III
3815 SOUTH CAPITAL OF TEXAS HWY.
SUITE 275
AUSTIN, TX 78704
(512) 330-9366

ACREAGE: 27.930 ACRES
LOTS ACREAGE: 23.090 ACRES
ROW ACREAGE: 4.840 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P
(512) 459-8867 F

PATENT SURVEY: WILLIAM J. BAKER SURVEY,
SECTION NO. 2,
ABSTRACT NO. 65

SUBMITTAL DATE:

DATE OF PLANNING AND ZONING COMMISSION REVIEW:

LINEAR FEET OF NEW STREET	LENGTH	TYPE
GREINERT DRIVE:	1295 LF	(RESIDENTIAL)
TRIBUTE BOULEVARD:	625 LF	(COLLECTOR)
CARAWAY DRIVE:	523 LF	(RESIDENTIAL)
ANSLEY COURT:	388 LF	(RESIDENTIAL)
TEASLEY DRIVE:	279 LF	(RESIDENTIAL)
HARTSON DRIVE:	525 LF	(RESIDENTIAL)
TOTAL:	3635 LF	

LOT SUMMARY
TOTAL NUMBER OF BLOCKS : 5
SINGLE FAMILY LOTS: 93

BENCHMARK INFORMATION:

COMBINED SCALE FACTOR: 0.9998800143982722

BM-100
SET CHISELED SQUARE ON CONCRETE HEADWALL
ON THE NORTH SIDE OF CARLOS G. PARKER BLVD.
GRID NORTHING: 10192066.3'
GRID EASTING: 3208199.2'
ELEVATION = 598.81'
NAVD 88 (GEOID18)

BM-101
SET CHISELED SQUARE ON CONCRETE
PAD FOR TRAFFIC CONTROL BOX NEAR THE
NORTHWEST CORNER OF CARLOS G. PARKER BLVD.
AND NORTH DRIVE
GRID NORTHING: 10192433.2'
GRID EASTING: 3208951.5'
ELEVATION = 608.04'
NAVD 88 (GEOID18)

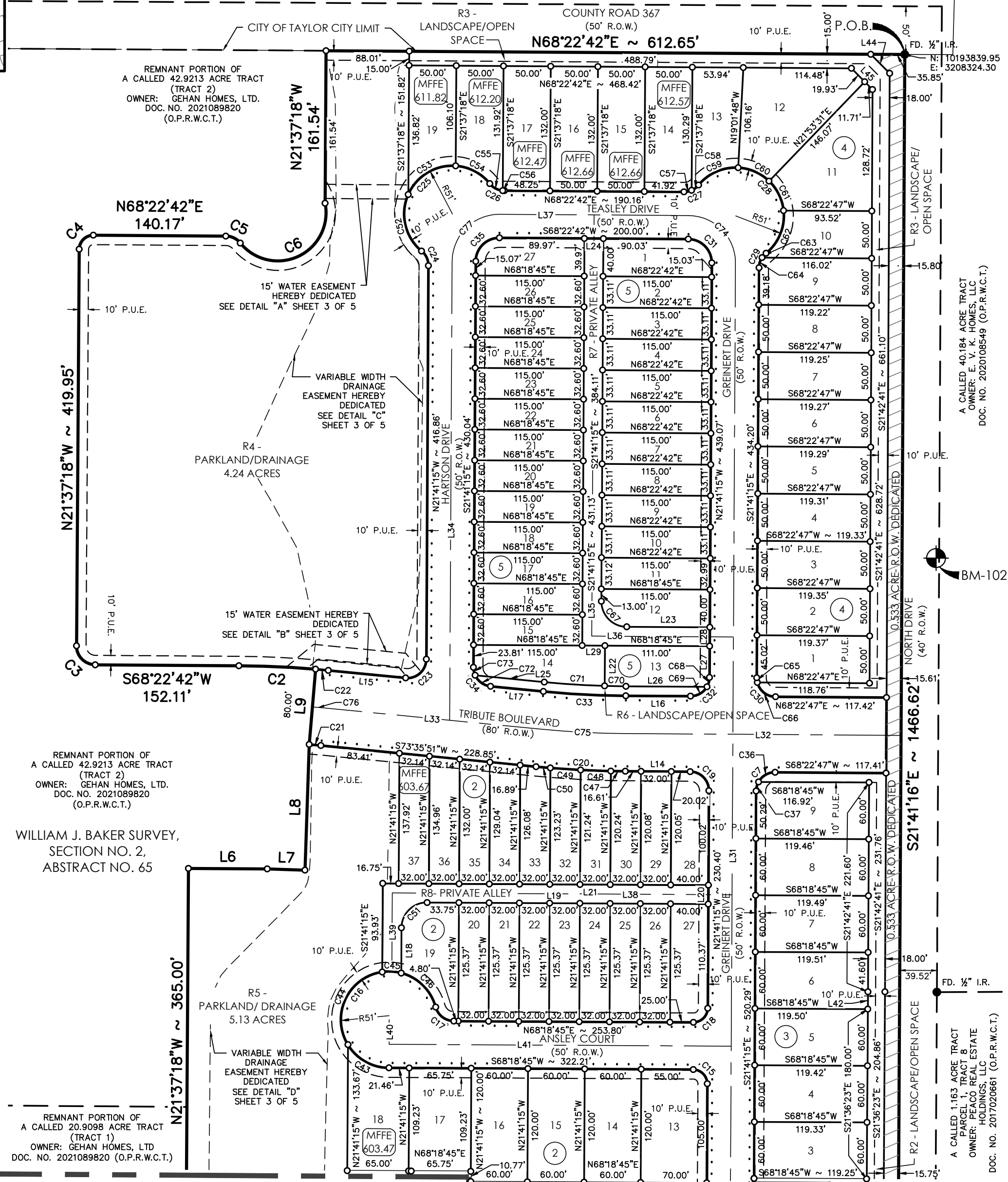
BM-102
SET 5/8" I.R. WITH RED CAP (TRAVERSE)
ON THE EAST SIDE OF NORTH DRIVE
GRID NORTHING: 10193583.7'
GRID EASTING: 3208554.8'
ELEVATION = 609.86'
NAVD 88 (GEOID18)

LOT CATEGORY	TOTAL LOT COUNT		OVERALL COUNT PER TAYLOR 70 PRELIMINARY PLAT	% REQUIREMENTS BY CATEGORY PER T66 RPD (ORDINANCE NO. 2020- 14)
	PHASE 1	TOTAL		
30' LOTS	46	46	157	55 (MAX.)
50' LOTS	19	19	88	30 (MIN.)
60' LOTS	28	28	44	15 (MIN.)
TOTAL	93	93		

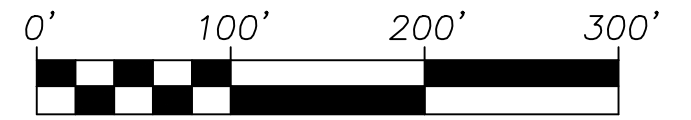
SPRING CREEK, PHASE 1 FINAL PLAT

FINAL PLAT CONSISTING OF A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

A CALLED 152.545 ACRE TRACT (TRACT 2)
OWNER: WILBERT J VORWERK
DOC. NO. 2016044897 (O.P.R.W.C.T.)



MATCHLINE - SEE SHEET 2 OF 5



SCALE: 1" = 100'

BLOCK 1	
LOT #	AREA (SQ. FT.)
1	12,707

BLOCK 2	
LOT #	AREA (SQ. FT.)
1	8,036
2	7,176
3	7,404
4	7,632
5	7,281
6	7,045
7	7,739
8	7,583
9	7,200
10	7,200
11	7,200
12	8,352
13	8,352
14	7,200
15	7,200
16	7,200
17	7,182
18	7,412
19	5,953
20	4,012
21	4,012
22	4,012
23	4,012
24	4,012
25	4,012
26	4,012
27	4,967
28	4,715
29	3,842
30	3,844
31	3,861
32	3,909
33	3,988
34	4,082
35	4,177
36	4,271
37	4,366

BLOCK 3	
LOT #	AREA (SQ. FT.)
1	7,721
2	7,159
3	7,157
4	7,162
5	7,168
6	7,171
7	7,170
8	7,168
9	7,159

BLOCK 4	
LOT #	AREA (SQ. FT.)
1	5,968
2	5,968
3	5,967
4	5,966
5	5,965
6	5,964
7	5,963
8	5,962
9	5,950
10	4,982
11	9,252
12	10,021
13	5,850
14	6,595
15	6,600
16	6,600
17	6,600
18	5,846
19	5,702

BLOCK 5	
LOT #	AREA (SQ. FT.)
1	4,466
2	3,808
3	3,808
4	3,808
5	3,808
6	3,808
7	3,808
8	3,808
9	3,808
10	3,808
11	3,801
13	4,765
14	5,291
15	3,749
16	3,749
17	3,749
18	3,749
19	3,749
20	3,749
21	3,749
22	3,749
23	3,749
24	3,749
25	3,749
26	3,749
27	4,469

BLOCK 4	
LOT #	AREA (SQ. FT.)
1	5,968
2	5,968
3	5,967
4	5,966
5	5,965
6	5,964
7	5,963
8	5,962
9	5,950
10	4,982
11	9,252
12	10,021
13	5,850
14	6,595
15	6,600
16	6,600
17	6,600
18	5,846
19	5,702

RESERVE PARCELS			
LOT #	BLOCK	AREA (SQ. FT.)	TYPE
R1	1	1,835	LANDSCAPE/OPEN SPACE
R2	3	11,138	LANDSCAPE/OPEN SPACE
R3	4	21,378	LANDSCAPE/OPEN SPACE
R4	4	184,582	PARKLAND/DRAINAGE
R5	2	223,425	PARKLAND/DRAINAGE
R6	5	2,363	LANDSCAPE/OPEN SPACE
R7	5	11,079	PRIVATE ALLEY
R8	2	8,527	PRIVATE ALLEY

LEGEND

PD	PAPE-DAWSON ENGINEERS
DOC. NO.	DOCUMENT NUMBER
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
MFFE	MINIMUM FINISHED FLOOR ELEVATION
(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
	SET 1/2" IRON ROD (PD)
---	EASEMENT LINE
---	ROAD CENTERLINE
---	PLAT BOUNDARY LINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
#	BLOCK NUMBER
---	RIGHT OF WAY HEREBY DEDICATED

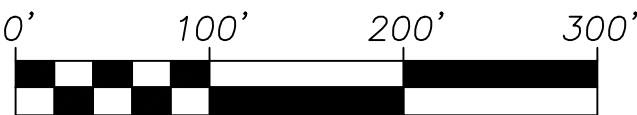


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10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SHEET 1 OF 5

SPRING CREEK, PHASE 1 FINAL PLAT

FINAL PLAT CONSISTING OF A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.



SCALE: 1"= 100'

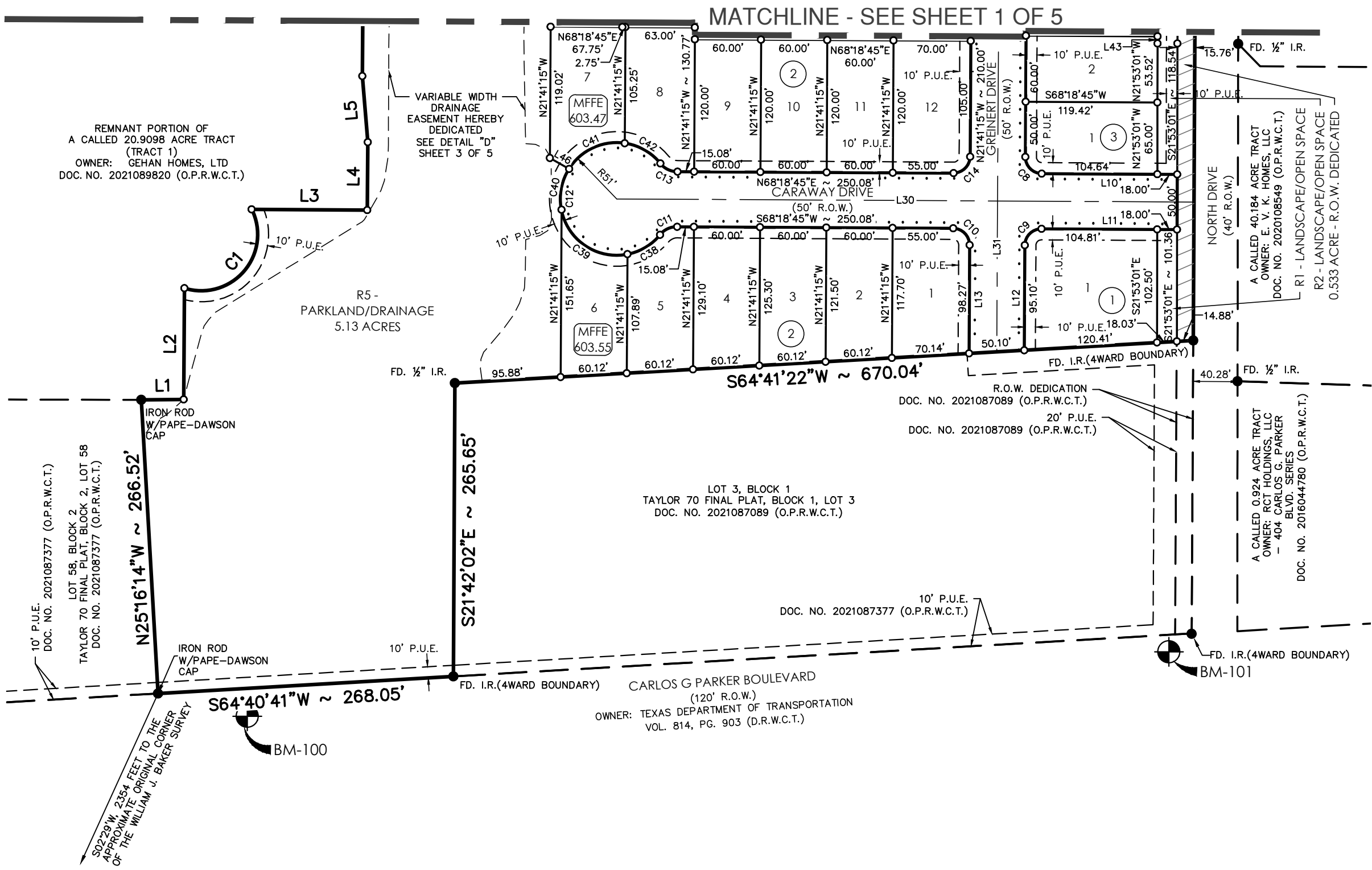


LEGEND

- PD PAPE-DAWSON ENGINEERS
DOC. NO. DOCUMENT NUMBER
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
DEED RECORDS OF WILLIAMSON
COUNTY, TEXAS
D.R.W.C.T.
FD. I.R. FOUND IRON ROD
R.O.W. RIGHT OF WAY
VOL. VOLUME
PG. PAGE(S)
P.O.B. POINT OF BEGINNING
P.U.E. PUBLIC UTILITY EASEMENT
MFFE MINIMUM FINISHED FLOOR ELEVATION
(SURVEYOR) ● FOUND 1/2" IRON ROD
(UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
--- EASEMENT LINE
--- ROAD CENTERLINE
--- PLAT BOUNDARY LINE
--- RIGHT-OF-WAY LINE
--- LOT LINE
BLOCK NUMBER
▨ RIGHT OF WAY HEREBY DEDICATED

NOTES:

- UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR; GAS: ATMOS ENERGY.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0531F & 48491C0530F, EFFECTIVE DATE OF DEC. 20, 2019.
- A 10' PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE (2020-14).
- PARKLAND DEDICATION REQUIREMENTS ARE MET BY: THE DEDICATION OF RESERVE R4 AND RESERVE R5.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- THIS SUBDIVISION IS SUBJECT ORDINANCE NO. 2020-14, WHICH CONTAINS THE DEVELOPMENT REQUIREMENTS/RESTRICTIONS.
- MEDIANS ON TRIBUTE BOULEVARD ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE SUBJECT TO AN AGREEMENT WITH THE CITY.
- ALL RESERVES ARE DEDICATED TO AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- A 5' SIDEWALK SHALL BE CONSTRUCTED BY THE HOME BUILDER AT THE TIME OF HOUSE CONSTRUCTION ADJACENT TO ALL RESIDENTIAL LOTS. THE DEVELOPER SHALL CONSTRUCT A 5' SIDEWALK AT THE TIME OF SUBDIVISION IMPROVEMENTS ADJACENT TO ALL NON-RESIDENTIAL LOTS.
- A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITIES IN THE DEVELOPMENT. SAID AGREEMENT IS TO BE DONE BY SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FIELD NOTES
FOR

FINAL PLAT CONSISTING OF A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS SAID 27.930 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

BEGINNING at an 1/2" iron rod found on a point in the intersection of the west right-of-way line of North Drive, a 40 foot right-of-way and the south margin of County Road 367, a 50 foot right-of-way, said point being the north east corner of said 42.9213 acre tract, for the northeast corner and POINT OF BEGINNING hereof;

THENCE S 21°41'16" E, departing the south margin of said County Road 367, with the west right-of-way line of said North Drive, same being the east boundary line of said 42.9213 acre tract, and in part the east boundary line of said 20.9098 acre tract, a distance of 1466.62 feet to an iron rod with cap marked "4WARD BOUNDARY" found for the northwest corner of Taylor 70 Final Plat, Block 1, Lot 3, a subdivision according to the plat recorded in Document No. 2021087089 of the Official Public Records of Williamson County, Texas, same being an east corner of said 20.9098 acre tract, for the southeast corner hereof;

THENCE S 64°41'22" W, departing the west right-of-way line of said North Drive, with the north boundary line of said Taylor 70 Final Plat, Block 1, Lot 3, a distance of 670.04 feet to a 1/2" iron rod found on the northwest corner of said Taylor 70 Final Plat, Block 1, Lot 3, same being a south corner said 20.9098 acre tract, for an angle point hereof;

THENCE S 21°42'02" E, with the west boundary line of said Taylor 70 Final Plat, Block 1, Lot 3, same being an east boundary line 20.9098 acre tract, a distance of 265.65 feet to an iron rod with cap marked "4WARD BOUNDARY" found on the southwest corner of said Taylor 70 Final Plat, Block 1, Lot 3, same being a point in the south boundary line of said 20.9098 acre tract, also being a point in the north right-of-way line of Carlos G Parker Boulevard, a 120 foot right-of-way, recorded in Volume 814, Page 903 of said Deed Records, for an angle point hereof,

THENCE S 64°40'41" W, departing the west boundary line of said Taylor 70 Final Plat, with the north right-of-way line of said Carlos G Parker Boulevard, same being the south boundary line said 20.9098 acre tract, a distance of 268.05 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found on a point in the east boundary line of Taylor 70 Final Plat, Block 2, Lot 58, a subdivision according to the plat recorded in Document No. 2021087377 of said Official Public Records, for the southeast corner hereof;

THENCE N 25°16'14" W, departing the north right-of-way line of said Carlos G Parker Boulevard, with the east boundary line of said Taylor 70 Final Plat, Block 2, same being the west boundary line of said 20.9098 acre tract, a distance of 266.52 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found on a point in the northeast corner of said Taylor 70 Final Plat, Block 2, Lot 58, said point being in the west boundary line of said 20.9098 acre tract, for a west corner hereof;

THENCE, departing the east boundary line of said Taylor 70 Final Plat, Block 2, Lot 58, through the interior of the Remnant Portion of said 20.9098 acre tract, and through the interior of said 42.9213 acre tract, the following twenty (20) courses and distances:

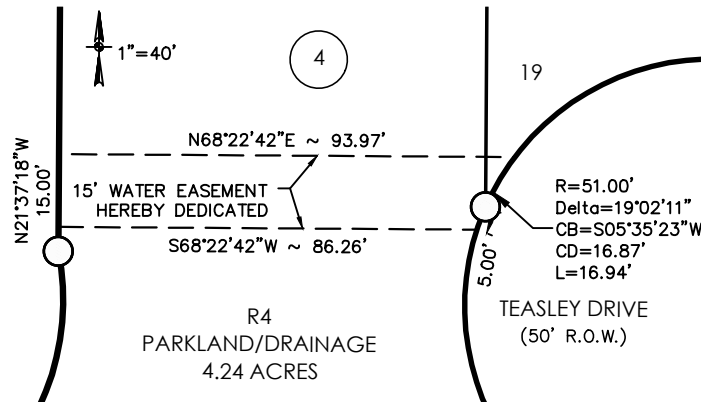
1. N 67°26'21" E, a distance of 38.40 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
2. N 21°37'18" W, a distance of 100.82 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
3. along the arc of a curve to the left, having a radius of 51.00 feet, a central angle of 133°56'49", a chord bearing and distance of N 18°30'34" E, 93.87 feet, an arc length of 119.23 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set on a point of non-tangency hereof,
4. N 68°22'42" E, a distance of 104.73 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
5. N 21°37'18" W, a distance of 61.50 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
6. N 26°36'25" W, a distance of 60.23 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
7. N 21°37'18" W, a distance of 365.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
8. N 68°22'42" E, a distance of 83.51 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
9. N 69°51'50" E, a distance of 40.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
10. N 20°08'10" W, a distance of 133.18 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
11. N 17°09'02" W, a distance of 80.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
12. along the arc of a curve to the left, having a radius of 1040.00 feet, a central angle of 04°28'16", a chord bearing and distance of S 70°36'50" W, 81.14 feet, an arc length of 81.16 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
13. S 68°22'42" W, a distance of 152.11 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
14. along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 66°37'18" W, 28.28 feet, an arc length of 31.42 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
15. N 21°37'18" W, a distance of 419.95 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
16. along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°22'42" E, 21.21 feet, an arc length of 23.56 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
17. N 68°22'42" E, a distance of 140.17 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
18. along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 50°40'08", a chord bearing and distance of S 86°17'15" E, 17.12 feet, an arc length of 17.69 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature hereof,
19. along the arc of a curve to the left, having a radius of 51.00 feet, a central angle of 152°30'16", a chord bearing and distance of N 42°47'41" E, 99.08 feet, an arc length of 135.75 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof, and
20. N 21°37'18" W, a distance of 161.54 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set on a point in the south margin of said County Road 367, same being the north boundary line of said 42.9213 acre tract, for the northwest corner hereof;

THENCE N 68°22'42" E, with the south margin of said County Road 367, same being in part the north boundary line of said 42.9213 acre tract, a distance of 612.65 feet to the POINT OF BEGINNING, and containing 27.930 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a plat prepared by Pape-Dawson Engineers, Inc., under Job No. 51265-02.

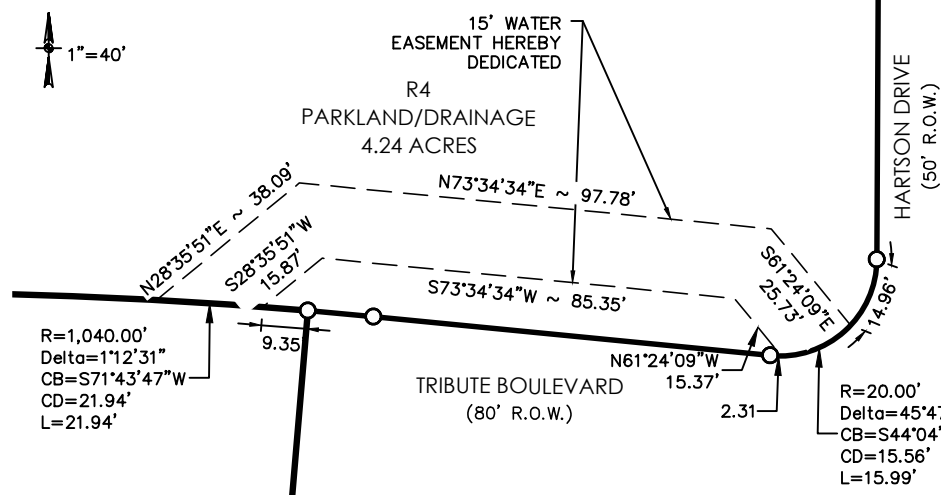
SPRING CREEK, PHASE 1 FINAL PLAT

FINAL PLAT CONSISTING OF A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

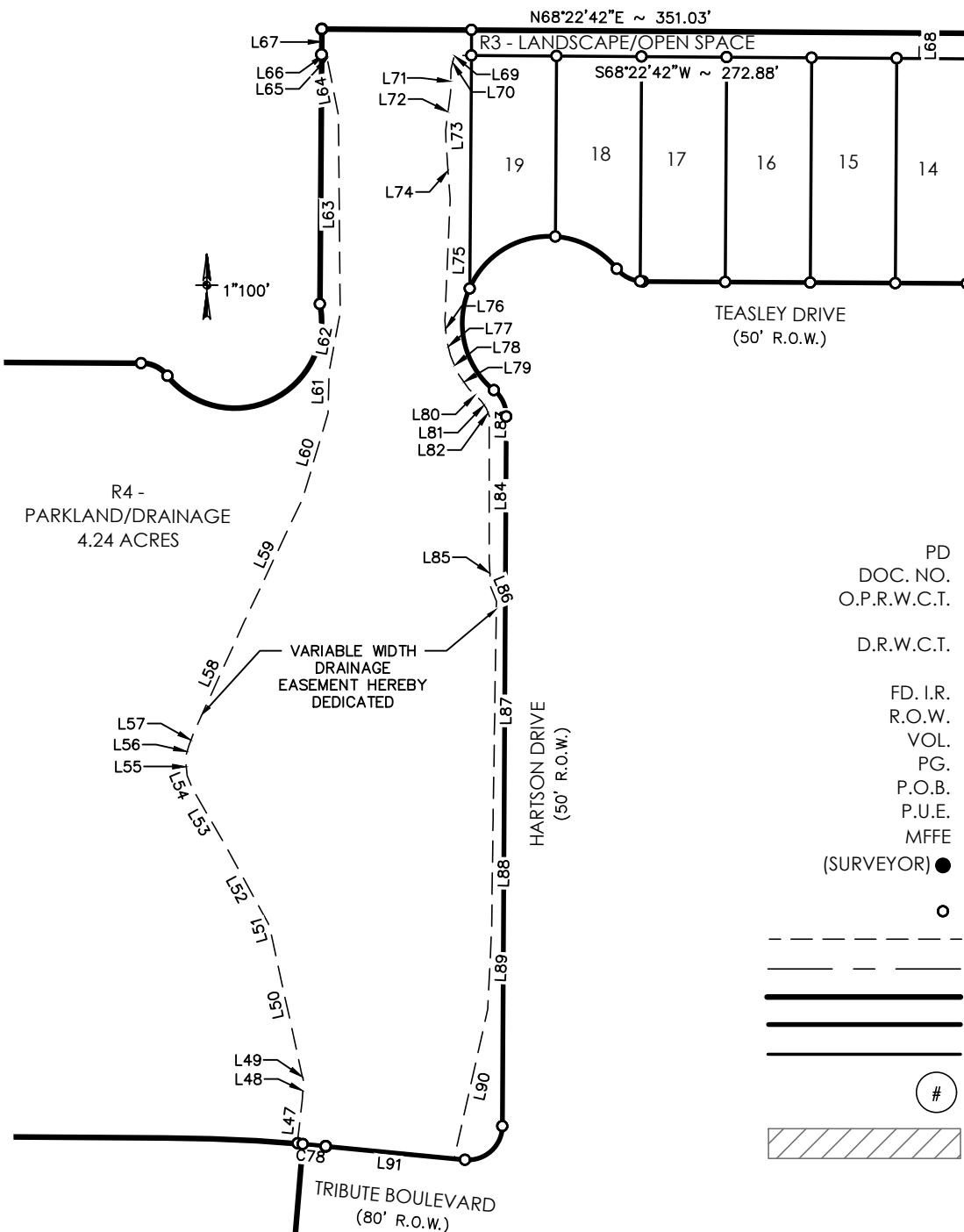
DETAIL "A"



DETAIL "B"



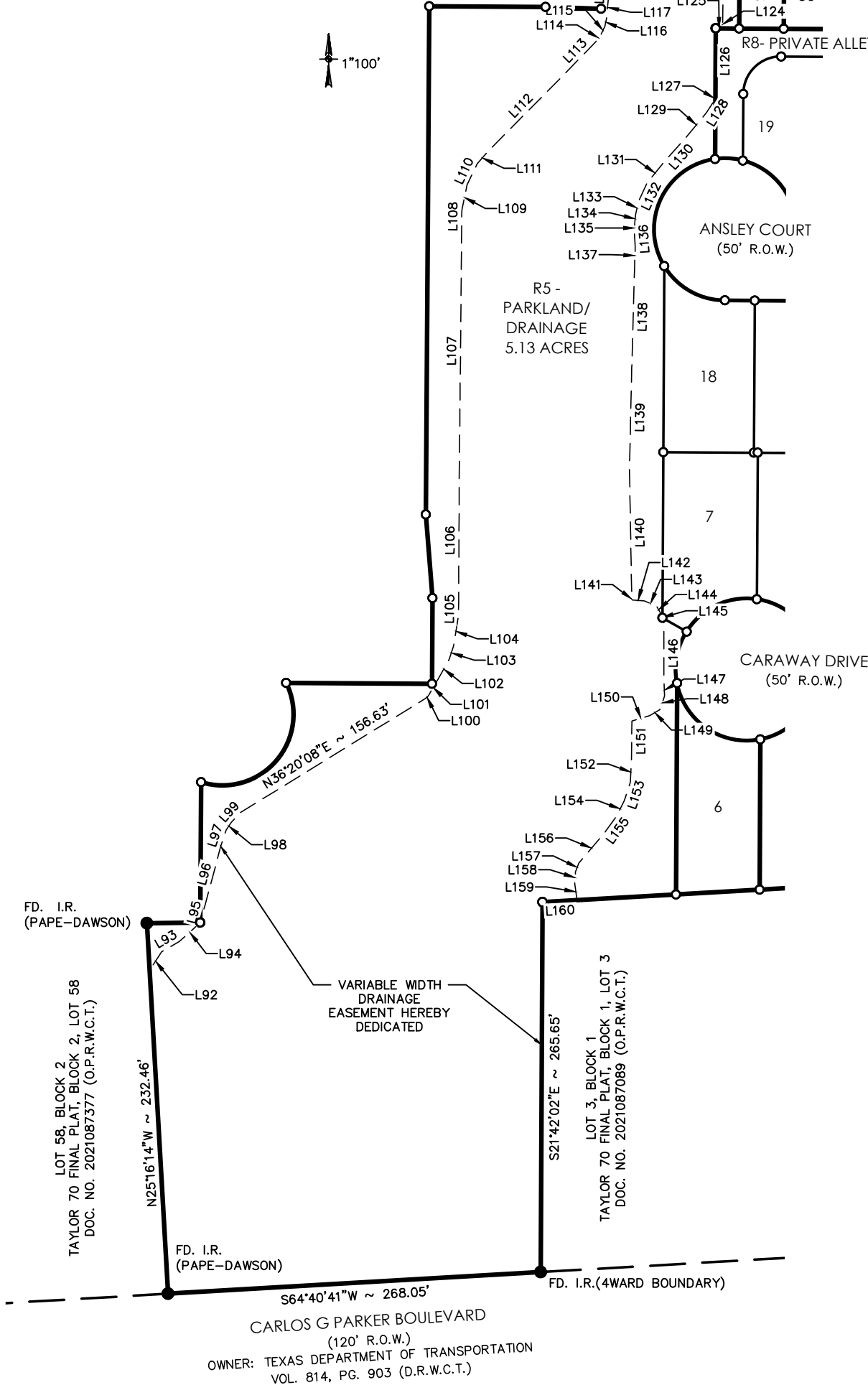
DETAIL "C"



LEGEND

PD	PAPE-DAWSON ENGINEERS
DOC. NO.	DOCUMENT NUMBER
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
MFFE	MINIMUM FINISHED FLOOR ELEVATION
(SURVEYOR)	● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
- - - - -	EASEMENT LINE
— — — — —	ROAD CENTERLINE
=====	PLAT BOUNDARY LINE
=====	RIGHT-OF-WAY LINE
=====	LOT LINE
#	BLOCK NUMBER
////	RIGHT OF WAY HEREBY DEDICATED

DETAIL "D"



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

SPRING CREEK, PHASE 1 FINAL PLAT

FINAL PLAT CONSISTING OF A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	51.00'	133°56'49"	N18°30'34"E	93.87'	119.23'
C2	1040.00'	004°28'16"	S70°36'50"W	81.14'	81.16'
C3	20.00'	090°00'00"	N66°37'18"W	28.28'	31.42'
C4	15.00'	090°00'00"	N23°22'42"E	21.21'	23.56'
C5	20.00'	050°40'08"	S86°17'15"E	17.12'	17.69'
C6	51.00'	152°30'16"	N42°47'41"E	99.08'	135.75'
C7	20.00'	090°04'02"	S23°20'46"W	28.30'	31.44'
C8	15.00'	090°00'00"	S66°41'15"E	21.21'	23.56'
C9	15.00'	090°00'00"	S23°18'45"W	21.21'	23.56'
C10	15.00'	090°00'00"	N66°41'15"W	21.21'	23.56'
C11	20.00'	050°40'08"	S42°58'41"W	17.12'	17.69'
C12	51.00'	281°20'15"	N21°41'15"W	64.65'	250.42'
C13	20.00'	050°40'08"	S86°21'11"E	17.12'	17.69'
C14	15.00'	090°00'00"	N23°18'45"E	21.21'	23.56'
C15	15.00'	090°00'00"	N66°41'15"W	21.21'	23.56'
C16	51.00'	254°28'48"	N15°33'02"E	81.20'	226.52'
C17	20.00'	074°28'41"	S74°26'54"E	24.21'	26.00'
C18	15.00'	090°00'00"	N23°18'45"E	21.21'	23.56'
C19	20.00'	089°55'58"	N66°39'14"W	28.27'	31.39'
C20	1040.00'	005°13'04"	S70°59'19"W	94.68'	94.71'
C21	960.00'	000°44'53"	S73°13'24"W	12.53'	12.53'
C22	1040.00'	000°44'53"	N73°13'24"E	13.58'	13.58'
C23	20.00'	095°17'06"	N25°57'18"E	29.56'	33.26'
C24	20.00'	050°40'08"	N47°01'19"W	17.12'	17.69'
C25	51.00'	191°24'12"	N23°20'43"E	101.50'	170.37'
C26	20.00'	050°40'08"	S86°17'15"E	17.12'	17.69'
C27	20.00'	050°40'08"	N43°02'38"E	17.12'	17.69'
C28	51.00'	191°16'19"	S66°39'17"E	101.51'	170.25'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C29	20.00'	050°40'08"	S03°38'49"W	17.12'	17.69'
C30	20.00'	089°55'58"	S66°39'14"E	28.27'	31.39'
C31	25.00'	089°56'03"	N66°39'17"W	35.34'	39.24'
C32	20.00'	090°04'02"	N23°20'46"E	28.30'	31.44'
C33	960.00'	005°13'04"	N70°59'19"E	87.39'	87.42'
C34	20.00'	084°42'54"	S64°02'42"E	26.95'	29.57'
C35	25.00'	090°03'57"	S23°20'43"W	35.38'	39.30'
C36	20.00'	061°01'20"	S37°52'07"W	20.31'	21.30'
C37	20.00'	029°02'42"	S07°09'54"E	10.03'	10.14'
C38	51.00'	039°21'40"	N37°19'27"E	34.35'	35.04'
C39	51.00'	089°56'34"	S78°01'26"E	72.09'	80.06'
C40	51.00'	043°17'17"	S11°24'30"E	37.62'	38.53'
C41	51.00'	065°57'57"	S43°13'07"W	55.53'	58.72'
C42	51.00'	042°46'47"	N82°24'31"W	37.20'	38.08'
C43	51.00'	058°36'34"	S82°23'04"E	49.92'	52.17'
C44	51.00'	112°53'47"	S03°22'06"W	85.01'	100.49'
C45	51.00'	022°38'36"	S71°08'18"W	20.02'	20.16'
C46	51.00'	060°19'51"	N67°22'29"W	51.25'	53.70'
C47	1040.00'	000°50'53"	N68°48'13"E	15.39'	15.39'
C48	1040.00'	001°45'50"	N70°06'35"E	32.02'	32.02'
C49	1040.00'	001°45'59"	N71°52'29"E	32.06'	32.06'
C50	1040.00'	000°50'22"	N73°10'40"E	15.24'	15.24'
C51	27.00'	090°00'00"	S23°18'45"W	38.18'	42.41'
C52	51.00'	074°02'55"	N35°19'55"W	61.42'	65.91'
C53	51.00'	070°14'35"	N36°48'50"E	58.68'	62.52'
C54	51.00'	047°06'42"	S84°30'32"E	40.76'	41.93'
C55	20.00'	045°38'16"	S83°46'19"E	15.51'	15.93'
C56	20.00'	005°01'52"	N70°53'37"E	1.76'	1.76'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C57	20.00'	023°50'09"	N56°27'37"E	8.26'	8.32'
C58	20.00'	026°49'59"	N31°07'33"E	9.28'	9.37'
C59	51.00'	053°15'37"	N44°20'23"E	45.72'	47.41'
C60	51.00'	040°55'19"	S88°34'09"E	35.66'	36.43'
C61	51.00'	039°48'19"	S48°12'20"E	34.72'	35.43'
C62	51.00'	057°17'02"	S00°20'21"W	48.89'	50.99'
C63	20.00'	017°55'04"	S20°01'20"W	6.23'	6.25'
C64	20.00'	032°45'03"	S05°18'43"E	11.28'	11.43'
C65	20.00'	014°24'37"	S28°53'34"E	5.02'	5.03'
C66	20.00'	075°31'21"	S73°51'33"E	24.49'	26.36'
C67	27.00'	090°00'00"	S66°41'15"E	38.18'	42.41'
C68	20.00'	030°04'02"	N06°39'14"W	10.38'	10.50'
C69	20.00'	060°00'00"	N38°22'47"E	20.00'	20.94'
C70	950.00'	001°21'25"	N69°03'29"E	22.50'	22.50'
C71	950.00'	003°51'39"	N71°40'01"E	64.00'	64.01'
C72	20.00'	060°00'03"	S76°24'09"E	20.00'	20.94'
C73	20.00'	024°42'55"	S34°02'42"E	8.56'	8.63'
C74	50.00'	089°56'03"	N66°39'17"W	70.67'	78.48'
C75	1000.00'	005°13'04"	S70°59'19"W	91.03'	91.07'
C76	1000.00'	000°44'53"	S73°13'24"W	13.05'	13.05'
C77	50.00'	090°03'57"	S23°20'43"W	70.75'	78.60'
C78	1040.00'	000°55'54"	S73°07'54"W	16.91'	16.91'
C79	960.00'	000°32'47"	N73°19'27"E	9.15'	9.15'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N67°26'21"E	38.40'
L2	N21°37'18"W	100.82'
L3	N68°22'42"E	104.73'
L4	N21°37'18"W	61.50'
L5	N26°36'25"W	60.23'
L6	N68°22'42"E	83.51'
L7	N69°51'50"E	40.00'
L8	N20°08'10"W	133.18'
L9	N17°09'02"W	80.00'
L10	N68°18'45"E	122.62'
L11	S68°18'45"W	122.81'
L12	S21°41'15"E	95.10'
L13	N21°41'15"W	98.27'
L14	S68°22'47"W	68.63'
L15	N73°35'51"E	82.20'
L16	N68°22'47"E	68.49'
L17	N73°35'51"E	56.27'
L18	S21°41'15"E	47.92'
L19	S68°18'45"W	297.75'
L20	S21°41'15"E	20.00'
L21	S68°18'45"W	344.75'
L22	S21°41'15"E	42.69'
L23	N68°18'45"E	88.00'
L24	S68°22'42"W	20.00'
L25	N73°35'51"E	73.59'
L26	N68°22'47"E	85.81'
L27	N21°41'15"W	33.07'

LINE TABLE		
LINE #	BEARING	LENGTH
L28	N21°41'15"W	20.00'
L29	N68°18'45"E	24.00'
L30	N68°18'45"E	523.01'
L31	N21°41'15"W	1256.15'
L32	S68°22'47"W	291.57'
L33	S73°35'51"W	228.85'
L34	S21°41'15"E	486.13'
L35	N21°41'15"W	446.06'
L36	N68°22'42"E	150.00'
L37	S68°22'42"W	200.00'
L38	S68°18'45"W	359.75'
L39	S21°41'15"E	83.43'
L40	S21°41'15"E	26.00'
L41	N68°18'45"E	362.22'
L42	N21°36'23"W	18.40'
L43	N21°36'23"W	6.48'
L44	S66°40'00"E	28.26'
L45	N66°40'00"W	31.63'
L46	N82°26'10"W	20.02'
L47	N15°37'01"W	25.83'
L48	N17°46'48"W	10.96'
L49	N35°15'27"W	5.20'
L50	N34°20'00"W	84.64'
L51	N38°11'44"W	5.30'
L52	N50°48'12"W	52.20'
L53	N52°11'07"W	38.57'
L54	N43°45'46"W	8.16'

LINE TABLE		
LINE #	BEARING	LENGTH
L55	N28°15'49"W	10.84'
L56	N04°25'15"W	7.22'
L57	N02°32'05"W	7.09'
L58	N02°29'44"E	73.53'
L59	N03°22'13"E	79.90'
L60	N05°36'20"W	51.89'
L61	N20°32'23"W	23.98'
L62	N11°19'22"W	34.97'
L63	N22°29'04"W	116.59'
L64	N33°07'41"W	32.03'
L65	N27°00'55"W	4.09'
L66	S68°34'18"W	3.29'
L67	N21°37'18"W	15.00'
L68	S21°37'18"E	15.00'
L69	S18°51'27"W	0.28'
L70	S07°58'43"E	8.04'
L71	S20°46'07"E	14.34'
L72	S14°16'28"E	21.76'
L73	S23°51'53"E	6.96'
L74	S26°11'20"E	33.55'
L75	S19°33'19"E	71.52'
L76	S26°16'48"E	9.97'
L77	S35°19'09"E	10.91'
L78	S45°28'47"E	12.63'
L79	S57°51'30"E	9.69'
L80	S67°41'08"E	10.65'
L81	S55°42'44"E	5.03'

LINE TABLE		
LINE #	BEARING	LENGTH
L82	S42°45'12"E	5.39'
L83	S20°08'00"E	8.08'
L84	S22°01'33"E	76.12'
L85	S24°25'05"E	15.15'
L86	S43°54'44"E	9.55'
L87	S21°07'31"E	128.55'
L88	S21°51'13"E	62.32'
L89	S19°17'49"E	48.62'
L90	S09°18'14"E	90.31'
L91	S73°35'51"W	75.64'
L92	N10°39'50"E	15.96'
L93	N38°01'03"E	14.62'
L94	N26°04'43"E	20.41'
L95	N06°59'14"W	12.37'
L96	N07°01'16"W	44.36'
L97	N03°58'26"W	12.44'
L98	N13°20'15"E	6.49'
L99	N20°01'21"E	9.29'
L100	N24°52'00"E	2.68'
L101	N08°10'02"E	13.81'
L102	N06°56'19"E	16.56'
L103	N03°05'44"W	9.51'
L104	N13°00'30"W	22.22'
L105	N21°03'27"W	10.01'
L106	N21°42'10"W	88.72'
L107	N21°26'07"W	183.38'
L108	N21°44'44"W	9.55'

LINE TABLE		
LINE #	BEARING	LENGTH
L109	N10°00'29"W	18.09'
L110	N03°35'53"E	16.86'
L111	N18°22'02"E	11.43'
L112	N22°41'15"E	81.04'
L113	N22°07'07"E	29.91'
L114	N13°24'45"E	6.63'
L115	N03°10'33"E	6.12'
L116	N09°58'33"W	6.47'
L117	N17°12'13"W	14.79'
L118	N20°08'00"W	9.73'
L119	N21°05'31"W	93.42'
L120	N20°08'00"W	21.25'
L121	N73°35'51"E	74.09'
L122	S14°41'03"E	11.38'
L123	S21°06'31"E	121.98'
L124	S19°37'59"E	5.52'
L125	S68°18'45"W	4.65'
L126	S21°41'15"E	46.90'
L127	S05°02'31"E	6.84'
L128	S10°00'29"W	8.21'
L129	S17°37'29"W	23.23'
L130	S19°34'17"W	25.22'
L131	S17°03'05"W	17.54'
L132	S03°21'54"W	15.01'
L133	S10°22'52"E	9.59'
L134	S15°50'39"E	6.11'
L135	S20°08'00"E	7.13'

LINE TABLE		
LINE #	BEARING	LENGTH
L136	S25°37'33"E	9.07'
L137	S20°08'00"E	14.34'
L138	S20°24'18"E	73.22'
L139	S20°41'18"E	71.48'
L140	S22°58'29"E	94.18'
L141	S25°06'11"E	1.26'
L142	N72°46'39"E	9.11'
L143	S88°19'55"E	9.44'
L144	S52°17'59"E	5.92'
L145	S42°58'02"E	6.38'
L146	S22°08'43"E	44.98'
L147	S24°31'56"E	8.47'
L148	S03°01'51"E	10.25'
L149	S36°50'08"W	8.41'
L150	S51°13'30"W	13.45'
L151	S21°24'23"E	29.18'
L152	S18°38'44"E	14.89'
L153	S04°02'44"E	14.14'
L154	S04°55'07"W	12.57'
L155	S14°22'30"W	14.64'
L156	S18°09'24"W	28.10'
L157	S00°34'20"E	6.92'
L158	S18°50'11"E	8.26'
L159	S29°14'38"E	12.08'
L160	S64°41'22"W	24.65'



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | D

SPRING CREEK, PHASE 1 FINAL PLAT

FINAL PLAT CONSISTING OF A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

I, GEHAN HOMES, LTD., SOLE OWNER OF THE CERTAIN 27.930 TRACT OF LAND BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021089820 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, [AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, 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 SPRING CREEK, PHASE 1.

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

GEHAN HOMES, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY GEHAN HOMES I, INC., A TEXAS CORPORATION,
ITS GENERAL PARTNER

BY: _____
CHRIS LYNCH
PRESIDENT OF LAND OPERATIONS
GEHAN HOMES, LTD.
BARTON CREEK PLAZA III
3815 SOUTH CAPITAL OF TEXAS HWY., SUITE 275
AUSTIN, TX 78704
(512) 330-9366

STATE OF TEXAS
COUNTY OF TRAVIS

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 GEHAN HOMES LTD., 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: _____

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

I, PARKER J. GRAHAM, 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 AUSTIN, TRAVIS COUNTY, TEXAS, THIS ____ DAY OF ____, 20 ____.

PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

DATE

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

I, MICHAEL S. FISHER, 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 MAPS, COMMUNITY PANEL NUMBERS, 48491C0530F AND 48491C0531F, 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. THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY OF TAYLOR.

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

MICHAEL S. FISHER, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87704
STATE OF TEXAS
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801
10801 N MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS, 78759

DATE

THIS SUBDIVISION TO BE KNOWN AS SPRING CREEK, PHASE 1 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 THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF ____, 20____, A.D.

CHAIRMAN

DATE

SECRETARY

DATE

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.

DIRECTOR

DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

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 ____, 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 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



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

City of Taylor
PZ-2022-1546
3811 N. Main St. Preliminary Plat
Staff Report

Item Details

Requested Action:	Consider <u>disapproving</u> 3811 N. Main St. Preliminary Plat.
Address/Location:	3811 North Main Street
Legal Description:	Approximately 21.78 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	MF-2/RPD
Current Use:	Vacant
Applicant:	Michael Lee, P.E./Kimley-Horn
Case History:	This is the second submission of the plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends disapproval of the proposed preliminary plat.

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

Michael Lee
Kimley-Horn
5301 Southwest Parkway, Suite 100
Austin TX 78735
michael.lee@kimley-horn.com

Date: November 3, 2022

Address: 3811 N Main St, Taylor 76574

Permit Number PZ-2022-1546

Dear Michael Lee,

Staff has completed its review for the 3811 N. Main St. Preliminary Plat that is to be generally located at 3811 N. Main St., Taylor, TX 76574. There are some corrections that need to be made prior to approval and recordation of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylor.tx.gov.

1. Previous Comment # 13 "The block and lot layout does not conform to the approved site layout plan in the planned development ordinance. Revise the layout to create 8 blocks as shown in the site layout plan and in compliance with Article II, Sec. 2.7 of the Subdivision Ordinance" – was not completely addressed. Please ensure that the relevant sections of code are being reviewed and properly adhered to.
 - i. Blocks are not properly addressed. The subdivision should allude to Block A, B, C, D etc. and their respective Lots 1, 2, 3 etc.
 - ii. Compliance with Section 2.7 – Blocks. As it is currently proposed several blocks do not meet block length requirements.
2. Revise the "Sidewalk Easement" to "public access easement" or "right-of-way". This easement is intended to break the blocks. It is staff's determination that a "sidewalk easement" is not sufficient verbiage to identify this crucial division. Additionally, for clarity please group the text that identifies the type of easement and its respective width together "10.0' Public Access Easement" as well as showing the 10.0' width measured.
3. Provide the width of the access easement along Lots 6, 7, and 8.
4. Identify the width of Street D (Garden Street) measuring from ROW edge to ROW edge.
5. All lots need to show a 10.0' public utility easement along street frontages. A plat note will not satisfy this requirement.
6. Identify all adjacent property ownership name(s) and adjacent boundary location of subdivision, streets, **easements, pipelines, watercourses** (App. C, Ch. 3.2).
 - i. Water Easement 459/455 OPRWC – where is the remainder of this easement that is assumed to be off-site?
7. All easements need to differentiate between private or public easements (text within call out should state Private Water/Wastewater Utility Easement or Public Water/Wastewater Utility Easement).
 - i. "Easements: A copy of the instrument establishing any private easement shall be submitted with the preliminary plat. Easement boundaries must be tied by dimensions to adjacent lot and tract corners. Where the private easement has no defined location or width, an effort shall be made to reach agreement on a defined easement. Where no agreement can be reached, then pipelines shall be accurately located and tied to lot lines and building setback lines shall be shown at a distance of ten (10) feet from and parallel to the centerline of the pipeline. (App. C, Ch. 3.2, 15).
 - ii. Northern most utility easement (cuts through Lots 1 & 2) is shown as a dead end and needs to show where it is making a connection to what is presumed a public utility easement (but not shown).
8. Temporary Benchmark arrow needs to be shifted to point to the manhole that the text is referring to.
9. POB callout arrow needs to be shifted to point to the POB marker.
10. The title at the top of the page needs to read as: 3811 North Main Preliminary Plat [enter legal description].

11. Boundary lines of the "2.53 acres" owned by Avula Holdings LLC – "Lines outside of boundaries of proposed subdivision to be dashed" (App. C, Ch. 3.2, 9).
12. Adjacent property ownership should only include the current property ownership and does not need to provide description of transaction of land. Currently most all surrounding properties shown on the plat provide a previous owner and who they sold it "to" which is not necessary.
13. Provide scale with numbers – measuring digits were left out and currently shown as "##".
14. Provide updates to the Revision Table to capture all iterations of the review process.
15. The Parcel Area Table lot calculations do not appear to match the numbers shown on the parcels. If area for lots is being deducted for something, then those calculations within the table should be identified. Example – Lot 1 has a 756 square foot difference between the information on the Lot versus the numbers shown in the table.
16. Remove Plat Notes #9, #10, #11, #12. Plat Note #8 can be reworded to state "The subdivision is subject to ordinance 2022-39, which contains the development requirements/restrictions." Specific information captured within this development's Planned Development ordinance does not need to be called out on the plat.
17. Cautionary Comment: Please ensure that you are checking street names county wide as this is how they will be determined for availability. Redundant street names will not be accepted. Taylor already has a Park Street.
18. Field Notes: The breakdown of length described for the line distance does not equal to 395.05' (95.98 + 299.06 = 395.04) Please confirm if there needs to be a revision or provide explanation.
19. Unverified geometry is shown around the boundary of lots 1 and 2. Please remove or provide explanation.
20. Utility schematic should not have site plan related linework. Please remove and utilize the plat boundaries as the basis for the utility layout.

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 by email at javier.vasquez@hdrinc.com.

**See Associated Documents section of the permit page to download a PDF copy of the review document with engineering comments provided below*

Plat Review

Sheet 1 of 2

1. For the Street Table shown, the street type shall match Transportation Plan designations.
2. A 20-ft utility easement fronting SH 96 is to be provided to allow for maintenance of existing utilities or installation of future utilities.
3. A legal description of the subdivision to be provided in plat heading
4. For sidewalk easements shown, naming convention to be "Public access easement" and include width in the callout.
5. Verify highlighted linework on plat and remove from plat
6. Show 10-ft PUE along all street frontages (TYPICAL)
7. Show existing easements on the plat along the HEB Grocery subdivision.
8. Per GIS, an existing water line is shown along the west property line. Verify existing easements for this utility line and update plat. Verify water easement shown on northwest corner of plat.
9. Update scale bar text.
10. Remove radius from lot corners. All lot corners to be square (90°). (TYPICAL, ALL LOTS).
11. Dimension proposed access easement.
12. For the utility easement noted within Lot 8, the naming convention shall be a Public Utility Easement and is to be 20-ft minimum width.
13. Blocks to be created in accordance to 2.7 Blocks, Taylor Subdivision Ordinance.
14. Include Block information in Parcel Area Table.

Sheet 2 of 2

1. For plat note #8, Enumerate the restrictions or put "None".
2. Include plat title in the Planning and Zoning block

Preliminary Utility Schematic

1. Update schematic to remove proposed layout design. Only lots and easements to be shown with proposed utility layout.

2. Show existing and proposed utility easement locations on the schematic.

TIA Review

TIA Report dated 9/22/22 has been reviewed and approved with an advisory comment noted below. See response letter by reviewer Kathy Smith, P.E., PTOE in the Associated Documents that includes the advisory comment as well.

- 6) **HDR Comment (9.6.22): Page 15.** Confirm the turn lanes design with TxDOT, indicate whether these will be accomplished with construction or restriping, and provide documentation as to their approval. Also, please add a statement indicating that the turn lanes must be constructed with the site driveway construction and should be included in the driveway permit application.

K-H Response (10.10.22): Response: Documentation from TxDOT has been added in Appendix. A statement has been added to the report on pages 15, 20 and 22.

HDR Response (11.1.22): Advisory Comment - Minor point of clarification – Typically, the right-turn lane can be built with the site driveway without need for a donation agreement, while the left-turn lane will require a donation agreement. The timing of construction of the left-turn lane will need to be coordinated, so that it's operational when the site is generating traffic.

Fire Department Comments

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.

- 1) The width of the fire department access road shall be noted.
- 2) The schematic of the proposed utility plan shall indicate the fire hydrants and the distances between the hydrants that shall be no greater than 500 feet apart.

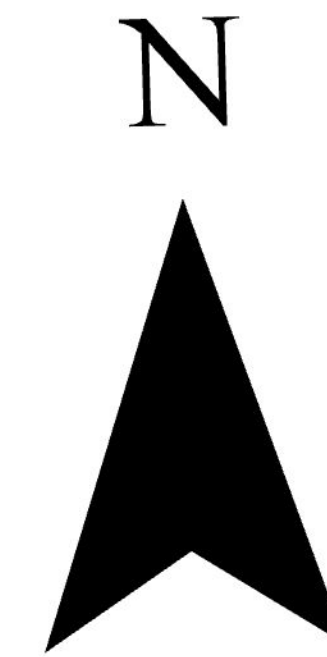
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planning Manager
City of Taylor

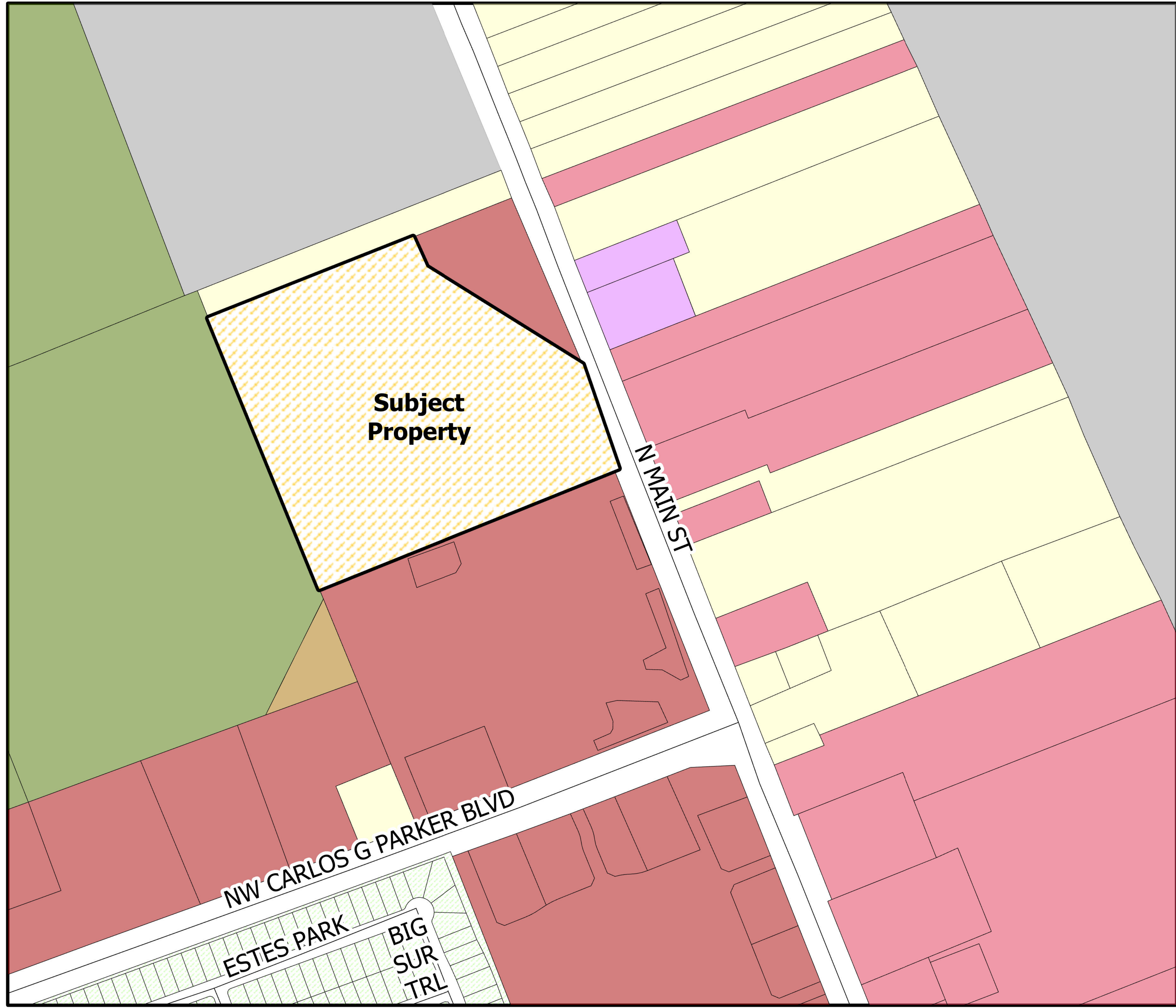
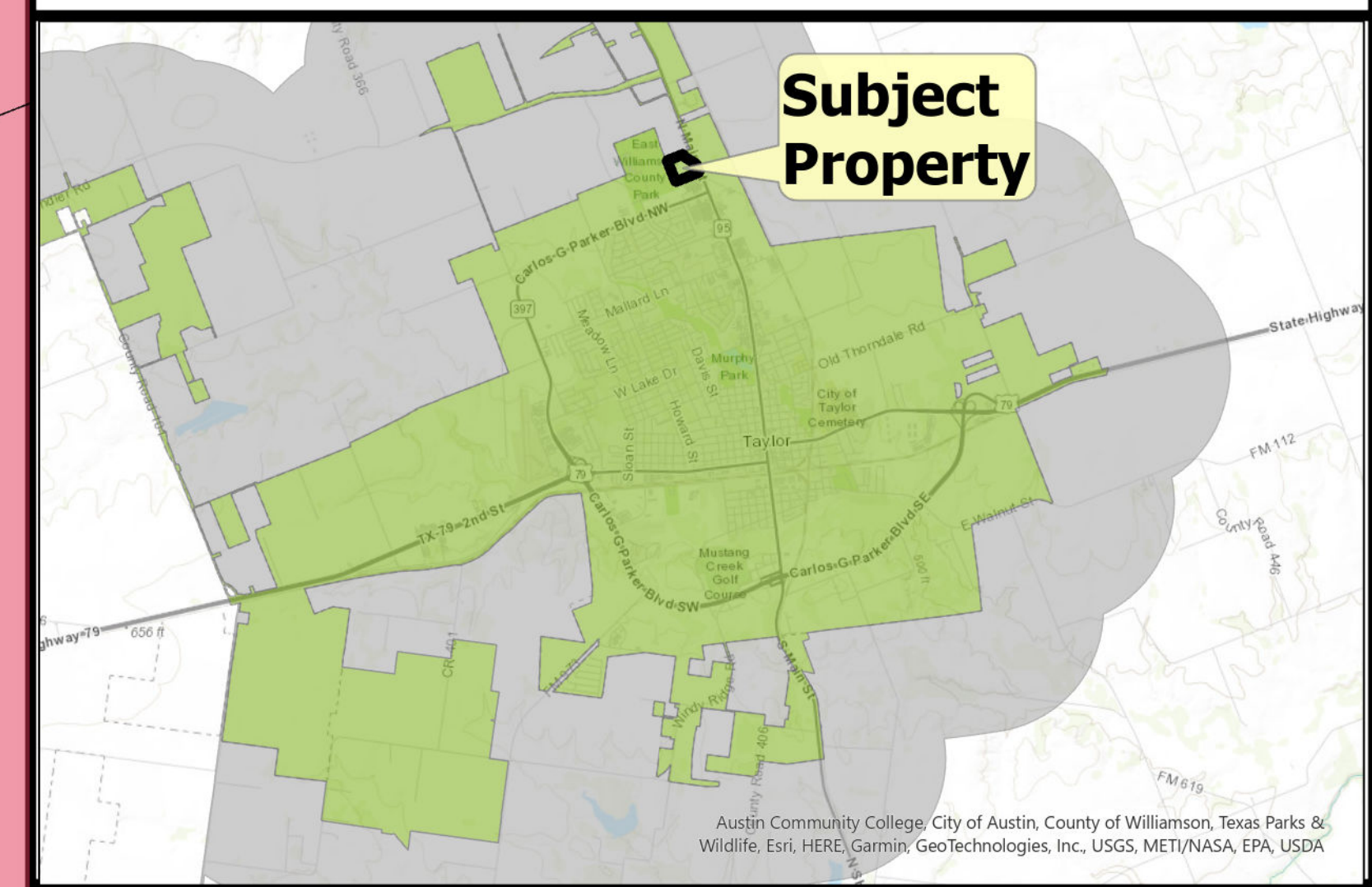


PZ-2022-1546

3811 N. Main St.
Preliminary Plat
Location Map
Approximately 21.78 Acres

Legend

- ETJ
- Subject Property
- Current MF-2/RPD Zoning
- Parcels
- Streets
- ZONING**
- B-1
- B-2
- I Institutional
- M-1 Light Industrial
- P Parks
- R-1 Single Family
- R-1/RPD: Residential Planned Development



VICINITY MAP

CHANDLER RD

COUNTY ROAD 408

PROJECT SITE

SH 96

FM 397

SCALE: 1" = 2000'

- IRON ROD FOUND
- IRON ROD SET
- ⊕ BENCHMARK



STREET TABLE		
STREET NAME	LINEAR LENGTH	STREET TYPE
PERIMETER STREET	947.27'	NEIGHBORHOOD COLLECTOR
PARK STREET	643.02'	NEIGHBORHOOD COLLECTOR
FOUNTAIN STREET	1039.48'	NEIGHBORHOOD COLLECTOR
WATER STREET	631.84'	NEIGHBORHOOD COLLECTOR
GARDEN STREET	340.00'	NEIGHBORHOOD COLLECTOR

FND. - FOUND
I.R. - IRON ROD
N.F. - NOT FOUND
R.O.W. - RIGHT-OF-WAY
DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D W/VL - DEED WITH VENDOR'S LIEN
WCR - WILLIAMSON COUNTY ROAD
{xx.xx} - RECORD CALL

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	20.42	13.00	090°00'00"	13.00	N67°12'42"W	18.38
C2	20.42	13.00	090°00'00"	13.00	S22°47'18"W	18.38
C3	20.42	13.00	090°00'00"	13.00	N22°47'18"E	18.38
C4	20.42	13.00	090°00'00"	13.00	S67°12'42"E	18.38
C5	20.42	13.00	090°00'00"	13.00	N22°47'18"E	18.38
C6	20.42	13.00	090°00'00"	13.00	S67°12'42"E	18.38
C7	20.42	13.00	090°00'00"	13.00	N22°47'18"W	18.38
C8	20.42	13.00	090°00'00"	13.00	N67°12'42"W	18.38
C9	20.42	13.00	090°00'00"	13.00	S22°47'18"W	18.38
C10	20.42	13.00	090°00'00"	13.00	N67°12'42"W	18.38
C11	20.42	13.00	090°00'00"	13.00	N22°47'18"E	18.38
C12	20.42	13.00	090°00'00"	13.00	N67°12'42"W	18.38
C13	86.61	300.00	016°32'28"	43.61	S59°31°04"W	86.31

PASEMANN ADDITION
 DOC. # 2004055754 OPRWC
 HEB GROCERY COMPANY-LP
 06/26/2003 DOC. # 2003059802
 OPRWC

TEMPORARY BENCHMARK
SANITARY SEWER MANHOLE
N = 10,195,241.79
E = 3,213,623.76
ELEV. = 602.02

$$\begin{aligned} N &= 10195255.11 \\ E &= 3213641.69 \end{aligned}$$

11°56'35"E 7671.57' OUTHEAST CORNER OF
AM-J. BAKER-SURVEY,
ABSTRACT NO. 65

"8.223 ACRES"
ZIMMERHANZEL, CRAIG
TO
GREENACRE DEVELOPMENT &
INVESTMENTS LLC
2/16/2022 DOC. # 2022021756

HEBRON HOLDINGS, LLC
2261 MORGAN PARKWAY
SUITE 100
DALLAS TEXAS, 75234

BRUCE BRYAN, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
BRUCE@BRYANTECHNICALSERVICES.COM

KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100, AUSTIN, TEXAS 78735
512-646-2237
TBPE FIRM NO.928
Michael.Lee@kimley-horn.com

21.782 ACRE TRACT OF LAND IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, WILLIAMSON COUNTY, TEXAS, BEING A 21.782 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROBERT RAY PASEMANN, RECORDED IN DOC. #2020013247 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

WILLIAM J. BAKER SURVEY
ABSTRACT NO. 65

LINEAR FEET OF NEW STREETS: SEE STREET TABLE
TOTAL ACREAGE: 21.782 ACRES

OCTOBER , 2022

SANITARY SEWER MANHOLE
N = 10,195,241.79'
E = 3,213,623.76'
ELEVATION = 602.02 FEET (NAVD 88, GEOID
MODEL 2012B)

"3.00 ACRES"
BACKMAN, MIRIAM M
TO
MERZ, PAUL & WANDA
10/22/2004 DOC.
2004083773

"5.998 ACRES"
KLAUS SHARON PYLE &
TO
ALFORD, RICKY J & SHERYL A
3/31/1993 VOL 2284 PG 510

"1.00 ACRES"
GEAUX TAYLOR HOLDINGS LLC
TO
DAVE NOVY RENTALS
4/7/2021 DOC. # 2021060467

"8.996 ACRES"
TOTAL AUSTIN SPORTS RADIO LLC
TO
GENUINE AUSTIN RADIO LP
11/9/2016 DOC. # 2016109891

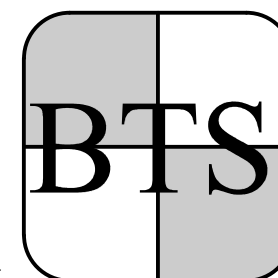
"3.537 ACRES"
SENDERO MULTIMEDIA INC
TO
ZIMMERHANZEL, CRAIG
7/12/2012 DOC. # 2012057181

"6.31 ACRES"
ATKINSON, MITCHELL & CAROLYN
TO
IKON GREEN VALLEY LLC
5/28/2021 DOC. # 2021082051

"8.223 ACRES"
ZIMMERHANZEL, CRAIG
TO
GREENACRE DEVELOPMENT &
INVESTMENTS LLC
2/16/2022 DOC. # 2022021756

21.782 ACRE TRACT OUT OF
THE WILLIAM J. BAKER SURVEY
A-65
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

www.bryanttechnicalservices.com

NO.	DATE	REVISIONS	BY
DRAWN BY: JC		CHECKED BY: BLB	
SCALE: 1" = 100'		APPROVED BY: BLB	
PROJECT NO. 22-157		DATE: October 6, 2022	

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, SITUATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A CALLED "21.782 ACRES" CONVEYED IN WARRANTY DEED FROM 3811 MAIN STREET LP TO HEBRON HOLDINGS, LLC DATED 02-09-2022 RECORDED IN DOC NO. 2022017617 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF JULY, 2021 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD FOUND (CAPPED "BPI") (NORTH=10195255.1100 FEET, EAST=3213641.6890 FEET) AT THE NORTHEAST CORNER OF THE PASEMANN ADDITION RECORDED IN DOC NO. 2004055754 OF THE (OPRWC) ALSO THE SOUTHWEST CORNER "21.782 ACRES" AND THE WEST LINE OF STATE HIGHWAY 95;

THENCE SOUTH 68° 07' 38" WEST ALONG THE NORTH LINE OF THE PASEMANN ADDITION A DISTANCE OF **1087.60 FEET** TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF "23.689 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED FROM THE CITY OF TAYLOR PARK FOUNDATION TO THE CITY OF TAYLOR, TEXAS AND RECORDED IN DOC NO. 2008013737 OF THE (OPRWC) DATED 2-12-2008, ALSO AT THE SOUTHWEST CORNER OF "21.782 ACRES" AND THE NORTHWEST CORNER OF THE PASEMANN ADDITION SUBDIVISION;

THENCE NORTH 22° 12' 42" WEST ALONG THE COMMON LINE OF SAID "21.782 ACRES" AND "23.689 ACRES" A DISTANCE OF **982.35 FEET** TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF "2.53 ACRES" CONVEYED IN GENERAL WARRANTY DEED FROM JOSEPH R. QUEBE, ET UX AMY S. QUEBE TO AVULA HOLDINGS LLC & AREKOOTY INVESTMENTS LLC AND RECORDED IN DOC NO. 2021192435 OF THE (OPRWC) AND DATED 12-20-2021 SAME BEING THE NORTHWEST CORNER OF SAID "21.782 ACRES";

THENCE NORTH 68° 18' 04" EAST ALONG THE NORTH LINE OF "21.782 ACRES" ALSO THE SOUTH LINE OF "2.53 ACRES" A DISTANCE OF **738.57 FEET** TO A 1/2" IRON PIPE FOUND IN THE SOUTH LINE OF "2.53 ACRES" ALSO THE NORTHEAST CORNER OF "21.782 ACRES" SAME BEING THE NORTHWEST CORNER OF "2.826 ACRES" CONVEYED IN GENERAL CASH WARRANTY DEED FROM ROBERT M. PARKER AND BARBARA A. PARKER TO T.W. FORD, LP RECORDED IN DOC NO. 2010054422 OF THE (OPRWC) DATED 8-13-2010;

THENCE SOUTH 21° 24' 31" EAST WITH THE UPPER WEST LINE OF SAID "2.826 ACRES" A DISTANCE OF **99.69 FEET** TO A 1/2" IRON PIPE FOUND AT AN EXTERIOR CORNER OF "21.782 ACRES"; SAME BEING AN INTERIOR CORNER OF SAID "2.826 ACRES";

THENCE SOUTH 58° 16' 16" EAST ALONG THE LOWER WEST LINE OF "2.826 ACRES"; SAME BEING THE LOWER EAST LINE OF SAID 21.782 ACRES, A DISTANCE OF **603.00 FEET** TO A 1/2" IRON PIPE FOUND AT THE SOUTH CORNER OF "2.826 ACRES" AND AN EXTERIOR CORNER OF "21.782 ACRES" IN THE WEST RIGHT OF WAY OF STATE HIGHWAY 95;

THENCE SOUTH 21° 33' 31" EAST ALONG THE LOWER EAST LINE OF "21.782 ACRES" AND THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY 95 A DISTANCE OF **395.05 FEET** TO THE PLACE OF BEGINNING CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED ARE OF 21.782 ACRES OF LAND.

NOTE: BEARINGS AND COORDINATES RECITED HEREIN BASED ON TEXAS PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83/93 ADJUSTMENT AND ARE GRID VALUES. ATTENTION IS INVITED TO ACCOMPANYING PLAT FOR FURTHER INFORMATION.

PLAT NOTES:

- UTILITY PROVIDERS -WATER: CITY OF TAYLOR ; WASTEWATER: CITY OF TAYLOR ; ELECTRICITY: ONCOR
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0531F, EFFECTIVE DATE OF 12/20/2019
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE PLANNED ORDINANCE 2022-39.
- PARKLAND DEDICATION REQUIREMENTS WILL BE MET BY THE DEDICATION OF 1.25 ACRES OF PRIVATELY OWNED AND MAINTAINED PARKLAND AS STIPULATED WITHIN THE PLANNED DEVELOPMENT ORDINANCE 2022-39.
- MINIMUM OF 500 GALLONS PER MINUTE FOR NOT LESS THAN 2 HOURS SHALL BE PROVIDED.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE 2022-39, WHICH CONTAINS THE FOLLOWING DEVELOPMENT REQUIRES/RESTRICTIONS.
- HEIGHT IS LIMITED TO 4 STORIES OR 55 FEET, WHICHEVER IS GREATER.
- NO MINIMUM PARKING IS REQUIRED.
- MAXIMUM DENSITY IS ONE DWELLING UNIT PER 1,000 SQUARE FEET.
- SETBACKS ARE A MINIMUM OF 5 FEET AND A MAXIMUM OF 15 FEET.

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT **HEBRON HOLDINGS LLC**, SOLE OWNER OF THE CERTAIN 21.782 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021158298 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR 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 3811 NORTH MAIN.

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

JAI LU
MANAGER
6034 W. COURTYARD DR. STE 288
AUSTIN, TEXAS 78730

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **JIA LU**, KNOWN BY 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

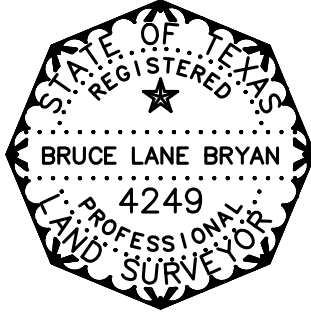
MY COMMISSION EXPIRES ON:

COUNTY OF WILLIAMSON { KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, BRUCE LANE BYRAN, 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____.



REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

I, **MICHAEL LEE**, 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 48491C0531F, EFFECTIVE DATE 12-20-2019, 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____.

REGISTERED PROFESSIONAL ENGINEER
NO. **138483** STATE OF TEXAS

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

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

I, NANCY 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 RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

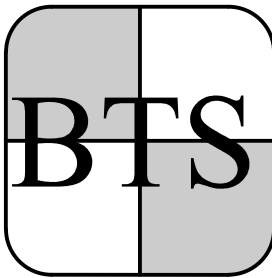
BY:

DEPUTY

PRELIMINARY PLAT OF
3811 NORTH MAIN STREET
SHEET 2 OF 2

21.782 ACRE TRACT OUT OF
THE WILLIAM J. BAKER SURVEY
A-65
CITY OF TAYLOR
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: JC	CHECKED BY: BLB
SCALE: NONE	APPROVED BY: BLB
PROJECT NO. 22-157	DATE: October 6, 2022

PRELIMINARY PLAT OF
3811 NORTH MAIN
WILLIAMSON COUNTY, TEXAS

City of Taylor
PZ-2022-1579
Comprehensive Plan Amendment
Transportation Master Plan
Staff Report

Item Details

Subject Property:	Generally located at 1903 Industrial Drive
Total Acreage:	Approximately 20.43 acres
Legal Description:	Taylor Southpark Section 1, Lots 1-3 and 610 and AW0131 - Coursey, P. Survey
Applicant:	Matthew Rector, Halff Associates, Inc.
Property Owners:	Jinesh Ganadhi & Nikhil Shah, 95 Industrial LLC
Request:	A request to amend the Transportation Master Plan thoroughfare classification to designate Southpark Boulevard as a Community Boulevard, Industrial Drive as a Neighborhood Avenue, and remove a section designated as Neighborhood Avenue along Dogwood Circle west of the intersection of Dogwood Circle and Industrial Drive.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The subject property located at 1903 Industrial Drive is predominantly vacant lots with the exception of street improvements along Southpark Boulevard, and Industrial Drive which were constructed when the subdivision was originally platted. The subject property is part of the Taylor Southpark Subdivision Section One. The applicant intends to use the property to construct multiple warehouse buildings.

The current Transportation Master Plan (TMP) as shown in the Envision Taylor Comprehensive Plan (Page 100) shows a proposed Neighborhood Avenue crossing the property east/west at the aligned with the existing Dogwood Circle platted right-of-way.

The applicant submitted a request to change the thoroughfare plan to correspond with their proposed design for traffic ingress/egress at the site. After working in consultation with the City, the applicant is proposing the following changes to the TMP:

1. Designate Southpark Boulevard as a Community Boulevard; there is not any designation at this time,
2. Designate Industrial Drive as a Neighborhood Avenue; there is not any designation at this time, and

3. Remove a section designated as Neighborhood Avenue along west of the intersection of Dogwood Circle and Industrial Drive. This portion of proposed roadway would require a secondary railroad crossing and is an undesirable crossing location.

Staff has determined that these proposed changes would cause additional impacts outside of the subject property and staff is currently preparing amendments to adjacent TMP designations which will be considered at a later date. Staff met with the applicant at the pre-application meeting on September 21, 2022. After review, staff recommended the applicant submit a request for a Comprehensive Plan – Transportation Master Plan amendment to achieve proper connectivity and enhanced infrastructure to accommodate potential industrial type traffic proposed in the area.

Location:

The subject property is south of the loop (US 79/Carlos G. Parker Blvd.), located east of S. Main Street (SH 95) and north of Southpark Boulevard.

Physical and Natural Features:

The subject property is vacant and devoid of dense vegetation. Only roadway improvements are apparent on the property along Southpark Boulevard, and Industrial Drive.

Growth Sector Designations:

The subject property is located within the Intended Growth Sector. The Intended Growth Sector consists of areas with access to existing or planned infrastructure systems and are on the periphery of existing developed areas. Growth policies encourage the development or redevelopment of these areas as compact residential and mixed-use development (p. 50, Envision Taylor Comprehensive Plan).

Future Land Use and Zoning Designations:

The subject property was assigned the land use designation Employment Center: Community from the adopted Envision Taylor Comprehensive Plan. Employment Centers are mixed-use areas centered around office or industrial uses that can support significant employment. The office and industrial uses help support local retail and restaurants and differ by the scale of the development and the employment area they draw from but not in the types of uses or the walkable nature (p. 75, Envision Taylor Comprehensive Plan).

The subject property is currently zoned M-1: Light Industrial. The M-1 zoning designation provides for light industrial or heavy commercial development within the city and also allows for a variety of uses (Sections 2.15 and 3.2, City of Taylor Zoning Ordinance). The surrounding properties outside of the bounds of the subject property are designated R-1: Single Family.

Transportation

The roadways receiving designation or redesignation as a part of this request consist of the following existing rights-of-way:

- Southpark Boulevard (east/west) does not have a transportation plan designation and is currently providing access for an existing business to the south of the subject property. The roadway consists of a railroad crossing at the intersection of S. Main St. and spans approximately 750 feet. Staff and the applicant have proposed to designate this roadway as a Community Boulevard and identify connectivity beyond the subject property. The purpose of a Community Boulevard is to connect major areas of the city.

- Dogwood Circle (east/west) is currently designated as a Neighborhood Avenue and is shown to extend beyond the subject property and provide a secondary railroad crossing north of the existing Southpark Blvd. crossing. Staff and the applicant have determined that a secondary railroad crossing is not warranted, and this request would remove the section west of the intersection at Dogwood Circle and Industrial Drive.
- Industrial Drive (north/south) does not have a designation and solely facilitates traffic internal to the subdivision. Staff and the applicant have determined that designation as a Neighborhood Avenue will provide sufficient right-of-way for proposed industrial development and will provide a continuous connection of Neighborhood Avenue from Southpark Boulevard through the subdivision and extending to the east.

Utilities

The subject property is located within the City's service area for water and wastewater, and there are existing water lines and wastewater lines along Southpark Boulevard and Industrial Drive.

Public Notification

All property owners within a 200-foot radius of the subject property were notified of the proposed amendment request (9 notices), and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, October 30, 2022.

Staff Analysis & Recommendation

The request for the subject property is an amendment to the Transportation Master Plan element of the Comprehensive Plan. This request is considered appropriate to fulfill the Comprehensive Plans goals for this area which is designated as an Intended Growth area.

Additionally, since the thoroughfare network in this portion of the city is not built out, there is opportunity to adjust the proposed network to better plan for and accommodate the needs of future growth. Designating Southpark Boulevard as a Community Boulevard would also support the existing business located to the south.

After review, staff recommends approval of the requested changes to the Thoroughfare Plan with the understanding that staff will need to review and consider additional adjustments to the TMP outside the subject property.

The request meets the following Transportation Policies:

- **T5** – Improve access management policies along major corridors to encourage fiscally sustainable land use patterns.
 - By removing a secondary railroad crossing at S. Main Street, by the way of Dogwood Circle, allows for centralized traffic along Southpark Boulevard and opens up the usability of land versus conversion to right-of-way. Allocations of Neighborhood Avenues (Dogwood Circle and Industrial Drive) will limit points of egress/ingress to the subject properties which will aid in limiting traffic congestion.
- **T7** – Link investments in infrastructure to revenue generated from adjacent development.

- Modifying the existing designations or lack thereof within the subject property enables the applicant to provide for an increase in industrial related traffic and proposes off-site connections to promote cross city connectivity.
- **T8** – Street should be designated to prioritize economic productivity and placemaking while roads should be designed to prioritize vehicular throughput.
 - As a basis for this request two of the major roadways (Industrial Dr. and Southpark Blvd.) lacked a proper designation that would enable priority of economic productivity versus roads that would likely not accommodate the type of development proposed and provide inadequate connectivity to facilitate an increase of economic growth to the area.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for Comprehensive Plan Amendment – Transportation Master Plan designations and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a Comprehensive Plan Amendment – Transportation Master Plan designation request, the Planning and Zoning Commission members should consider the following factors:

Will the proposed Transportation Master Plan amendment result in a thoroughfare classification that is more consistent with the text and policies of the Comprehensive Plan than the current designation of the property?

- As an Intended Growth sector area, zoned M-1: Light Industrial and based on the proposed land use type for the property, the amendments to the thoroughfare classifications for the streets in question will be more consistent with the type of traffic likely to occur with these land uses.

Would the proposed amendment result in a thoroughfare classification that is more compatible with the current and future thoroughfare classification of adjacent and nearby roadways?

- Since this area is intended to grow and will likely see an increase in development, upgrading the proposed facilities (Southpark Blvd) to a Community Boulevard and Neighborhood Avenue (Industrial Drive) will better serve the purpose of connecting this area to other major areas of the city.

Could the proposed amendment create or cause an increase in adverse impacts on the natural environment (water, green space/open space preservation, and air quality)?

- The proposed amendment would not likely create or cause an increase in adverse impacts to the natural environment above or beyond the impacts assumed in the TMP.

Attachments:

1. Letter of Intent from Applicant and Supporting Evidence
2. Existing Transportation Master Plan map
3. Proposed Transportation Master Plan map
4. Notice Area Map
5. Draft Ordinance (2023-02)
 - a. Exhibit A – Survey
 - b. Exhibit B – Proposed Transportation Master Plan map

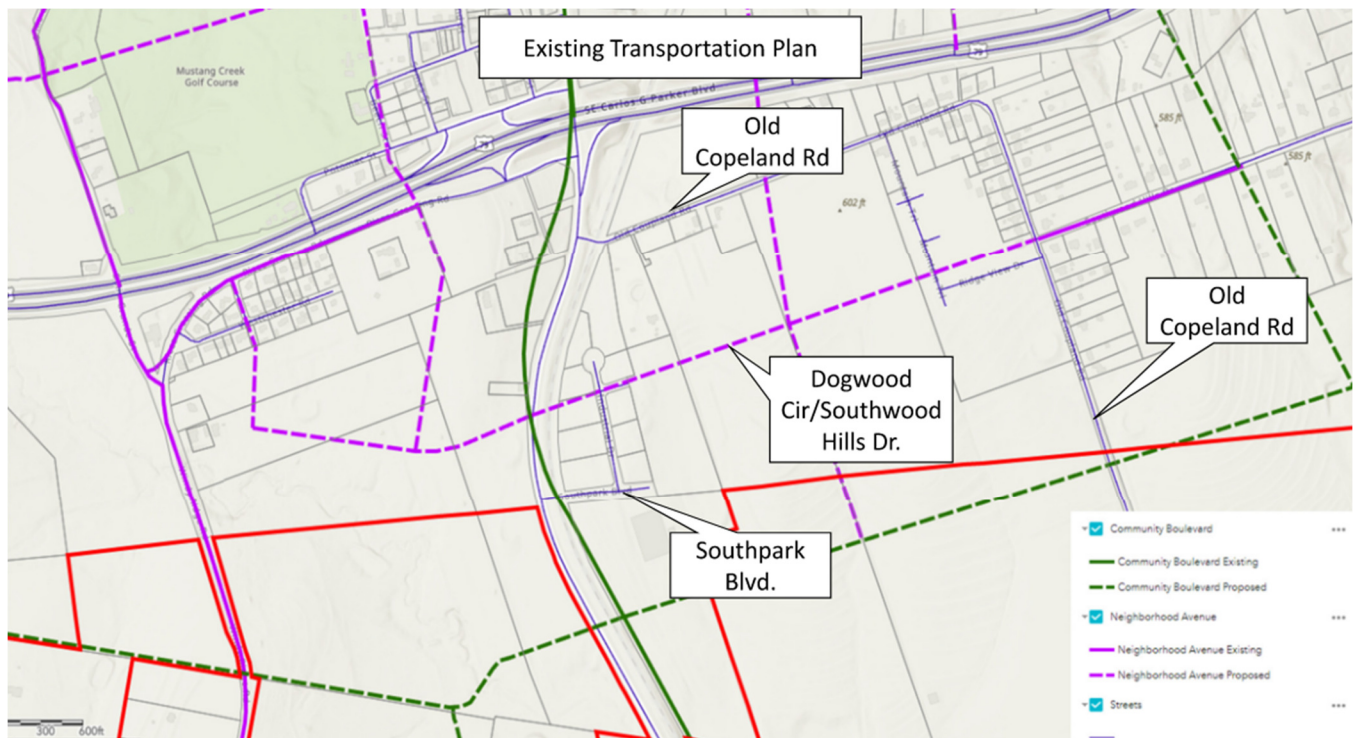
September 29, 2022

Development Services Department
City of Taylor
400 Porter Street
Taylor, TX 76574

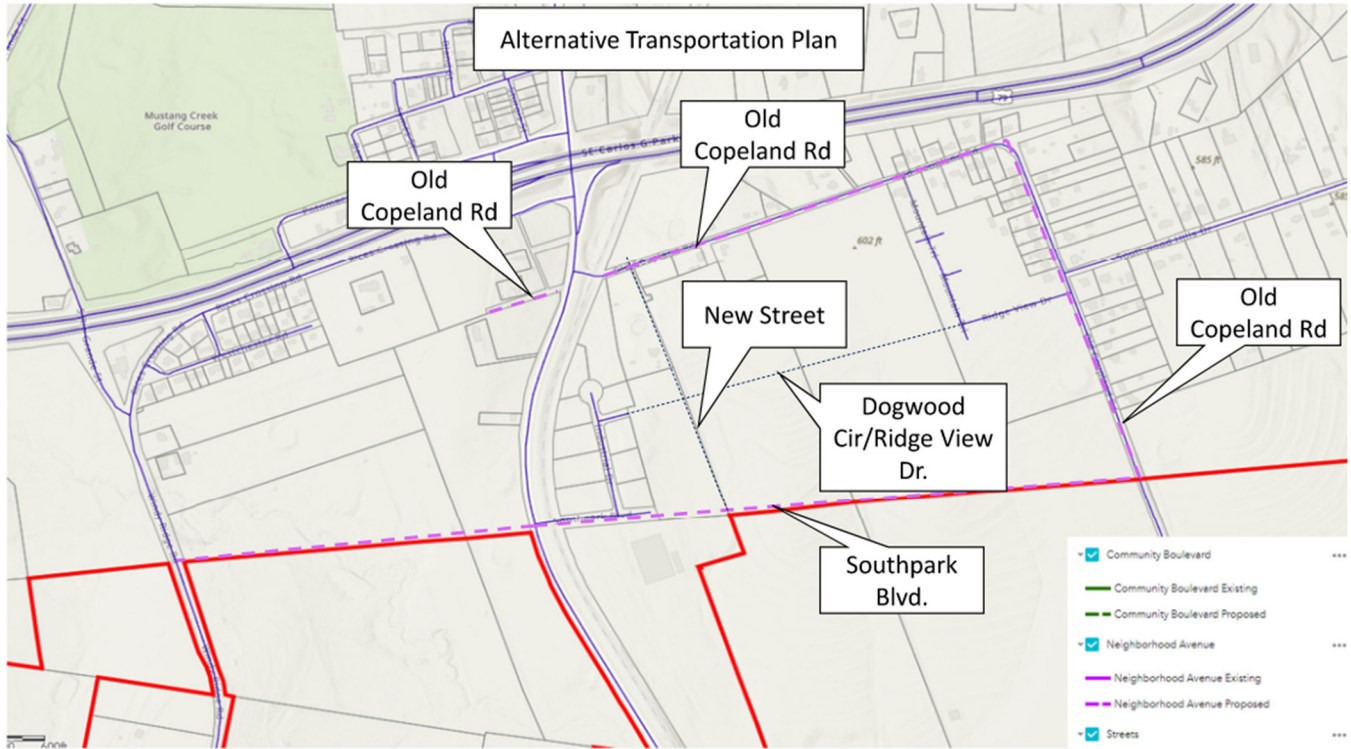
RE: Comprehensive Plan Amendment Request

On behalf of 95 Industrial, LLC, our "Client", Halff is pleased to present the enclosed information in support of a City of Taylor Comprehensive Plan Amendment for the proposed development on Industrial Drive.

As discussed with City Staff on 9/21/2022 the currently adopted Transportation Plan that is incorporated as part of the Comprehensive Plan has some road layouts that do not fit the intent of this project, the current land use, or account for the various other items that would need to be coordinated such as railroad crossings. Here is a screen shot of the current plan.



On behalf of our client, we requested a meeting with city staff to try to create a revision to the transportation plan and therefore the comprehensive plans similar to the following.

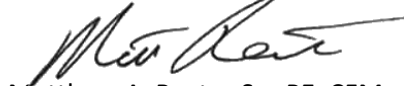


The meeting went well on 9/21/22 and city staff, the third-party engineer (HDR), and our clients all seemed to be in alignment.

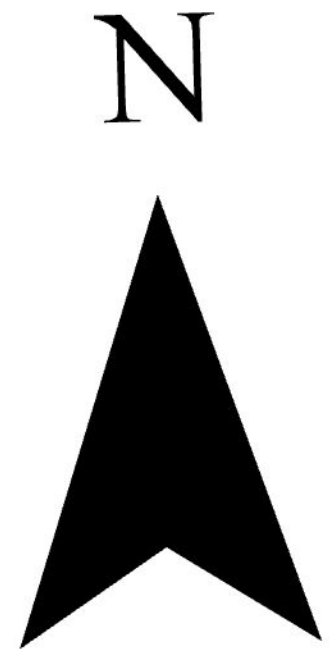
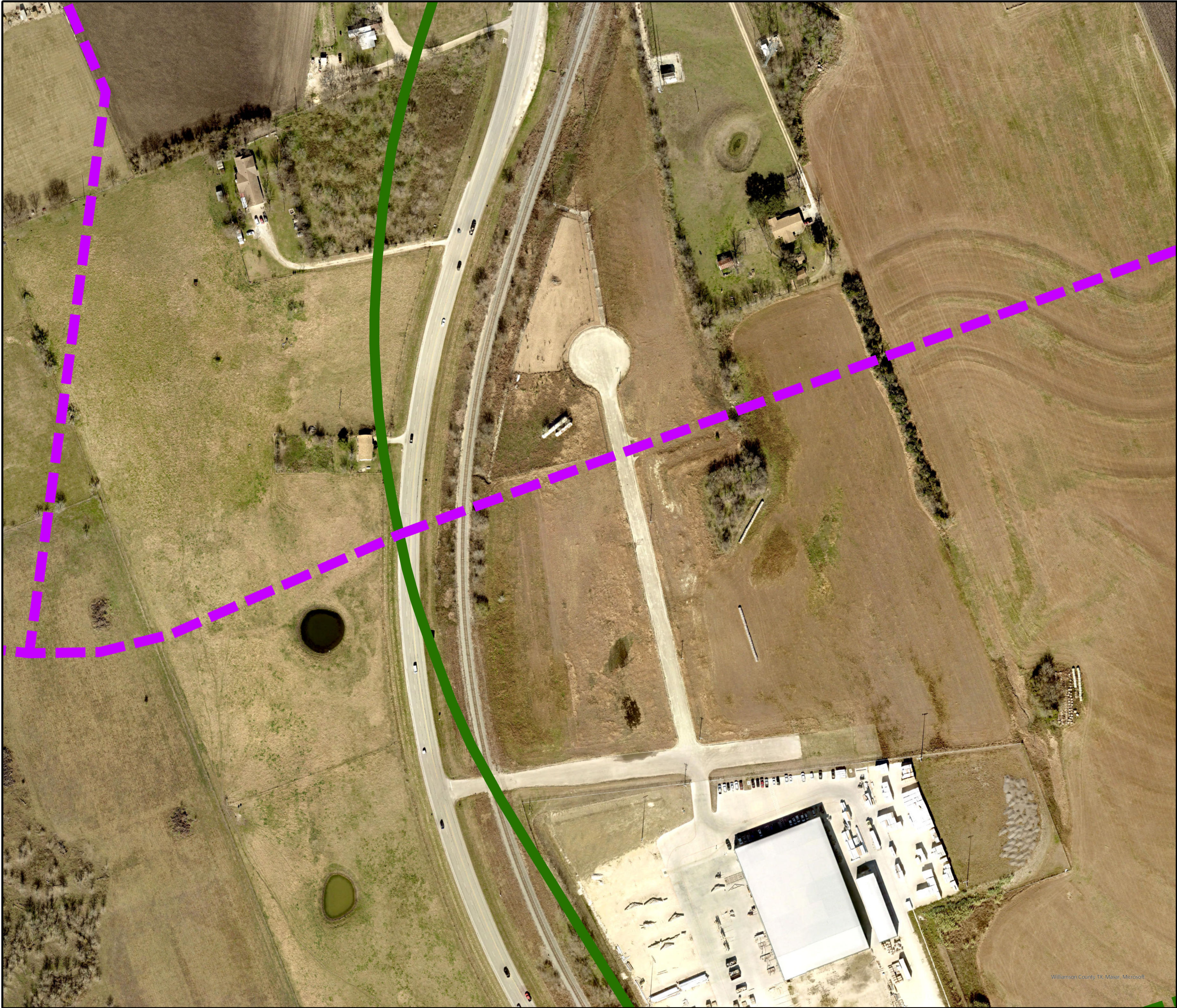
In the interest of furthering this process we are submitting this application and this letter of intent to amend the Transportation Plan of the Comprehensive Plan and it is our understanding that the actual GIS files will be provided by HDR.

Sincerely,

Halff Associates, Inc.



Matthew A. Rector Sr., PE, CFM
Senior Project Manager



PZ-2022-1579

**Taylor Industrial Park
Comprehensive Plan Amendment
Existing Thoroughfare Classifications**

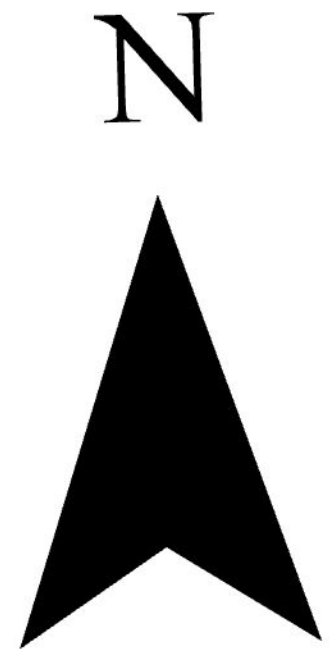
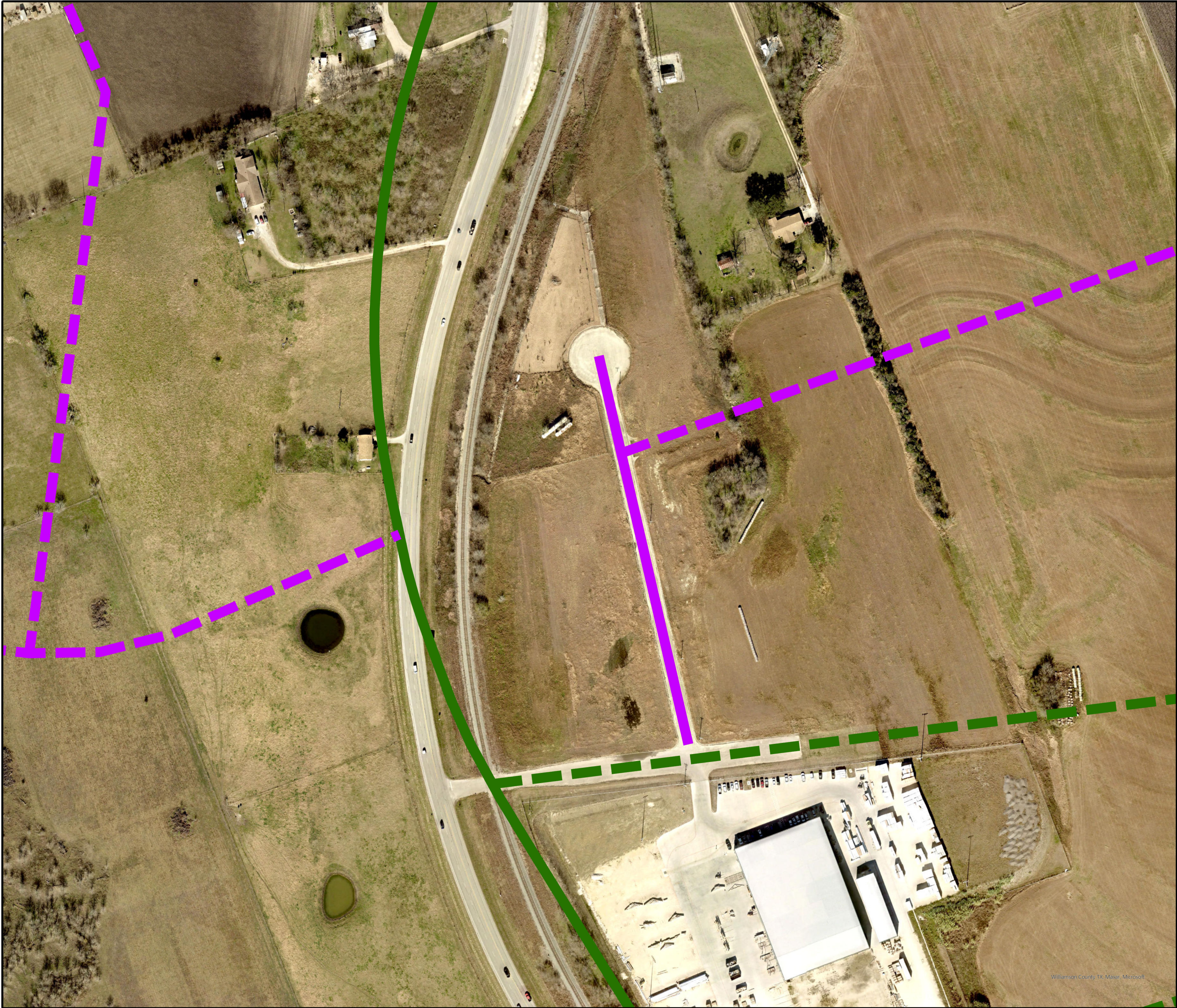
Legend

2022 Transportation Plan

Thoroughfare Classifications

- Community Boulevard Existing
- Community Boulevard Proposed
- Neighborhood Avenue Proposed





PZ-2022-1579

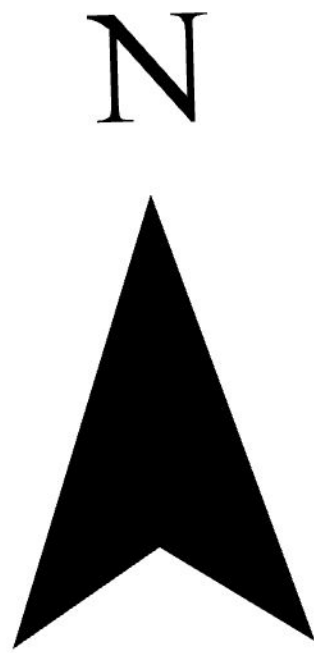
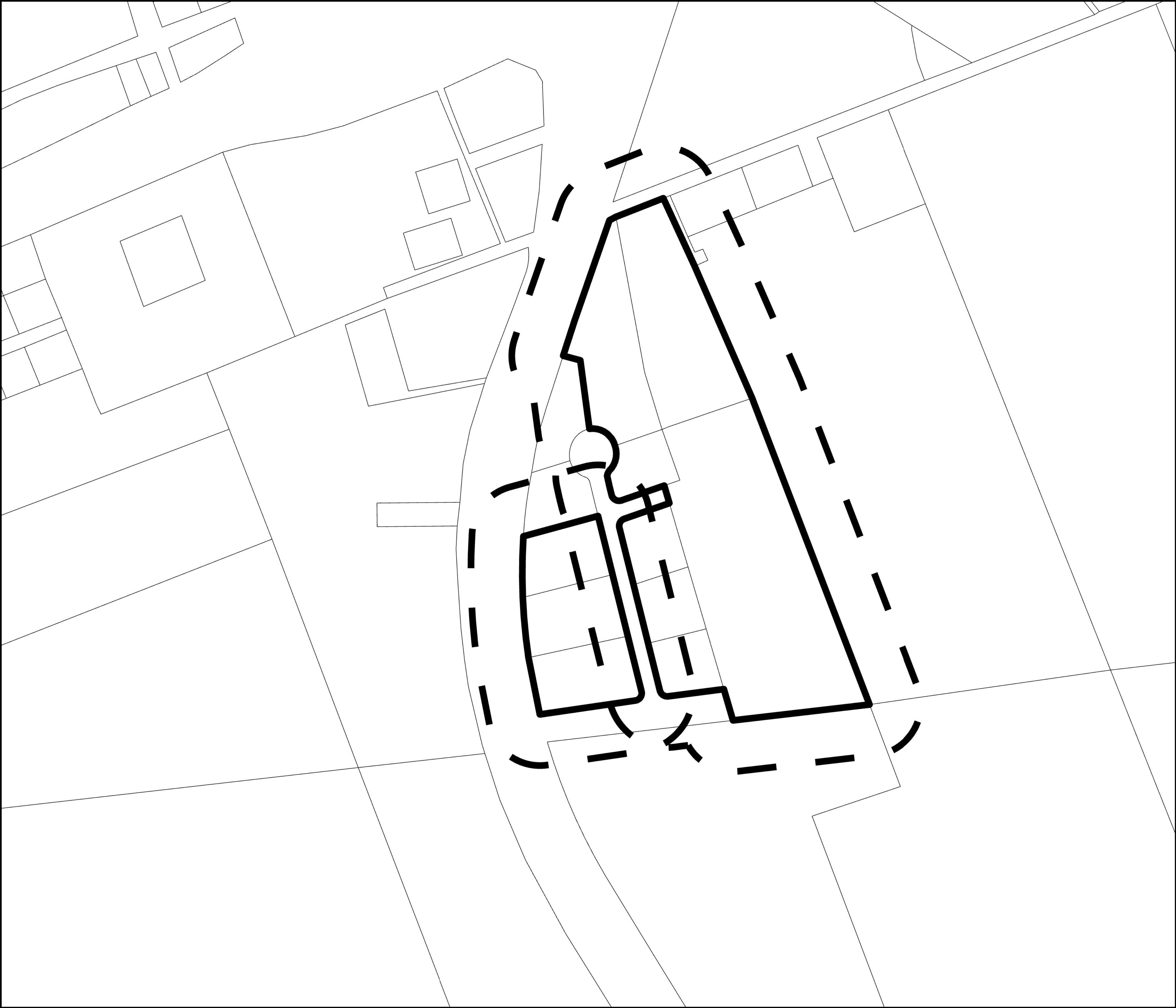
Taylor Industrial Park
Comprehensive Plan Amendment
Proposed Thoroughfare Classifications

Legend

Thoroughfare Classifications

- Community Boulevard Existing
- Community Boulevard Proposed
- Neighborhood Avenue Existing
- Neighborhood Avenue Proposed





PZ-2022-1579

**Taylor Industrial Park
Comprehensive Plan Amendment
Notice Area Map**

Legend

- Parcels
- Subject Property
- 200 ft. Buffer



ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS, AMENDING THE COMPREHENSIVE PLAN TO AMEND THE TRANSPORTATION MASTER PLAN THOROUGHFARE CLASSIFICATION TO DESIGNATE SOUTHPARK BOULEVARD AS A COMMUNITY BOULEVARD, INDUSTRIAL DRIVE AS A NEIGHBORHOOD AVENUE, AND REMOVE A SECTION DESIGNATED AS NEIGHBORHOOD AVENUE ALONG DOGWOOD CIRCLE WEST OF THE INTERSECTION OF DOGWOOD CIRCLE AND INDUSTRIAL DRIVE, GENERALLY LOCATED AT 1903 INDUSTRIAL DRIVE, CONSISTING OF EXISTING AND PROPOSED ROADWAYS IN AND ADJACENT OT TAYLOR SOUTHPARK SUBDIVISION ONE, TAYLOR, WILLIAMSON COUNTY, TEXAS, PROVIDING FOR THE AMENDMENT OF THE PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING A SAVINGS CLAUSE;

WHEREAS, it is necessary and reasonable for the public health, safety, morals, and welfare of the City of Taylor, Texas, a Texas home rule municipality (herein the “City”), to provide for and maintain a comprehensive plan for the City in accordance with Chapters 211, 212 and 213 of the Texas Local Government Code; and

WHEREAS, the City Council finds that the amendment of the Comprehensive Plan herein promotes the public health, safety, morals, and welfare and provides for the orderly development of the City; and

WHEREAS, the Planning and Zoning Commission held a public hearing on November 8, 2022, reviewed the amendments, and recommended that the City Council adopt the amendments to the Comprehensive Plan; and

WHEREAS, the City Council held a public hearing on December 8, 2022, at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, after review, inquiry, and the opportunity for citizen participation at one or more public hearings and review and recommendation by the Planning and Zoning Commission, the City Council approves the amendment to the Comprehensive Plan hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Property. The property, depicted in **Exhibit “A”** attached hereto and incorporated by reference herein for all purposes (“Property”), that is the subject of the

Transportation Master Plan redesignation is generally located at 1903 Industrial Drive, consisting of existing and proposed roadways in and adjacent to Taylor Southpark Subdivision Section One, Taylor, Williamson County, Texas.

Section 3. Transportation Master Plan. The property's transportation master plan designations shall be changed to Community Boulevard along Southpark Boulevard, Neighborhood Avenue along Industrial Drive, and removing a section designated as Neighborhood Avenue along Dogwood Circle west of the intersection of Dogwood Circle and Industrial Drive. The changes are reflected in **Exhibit "B"** Proposed Transportation Master Plan attached hereto and incorporated by reference herein for all purposes.

Section 4. Savings Clause. All rights and remedies of the City of Taylor are expressly saved as to any and all violations of the provisions of any ordinances affecting zoning, platting, or the comprehensive plan within the City's jurisdiction which have accrued at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

Section 5. Severability Clause. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

Section 6. Effective Date. This Ordinance shall be in force and effect from and after its passage on the date shown below.

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex.Gov't. Code.*

PASSED, APPROVED, AND ADOPTED on the ____ day of _____, 2023.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-02, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2023.

Dianna McLean
City Clerk

EXHIBIT A

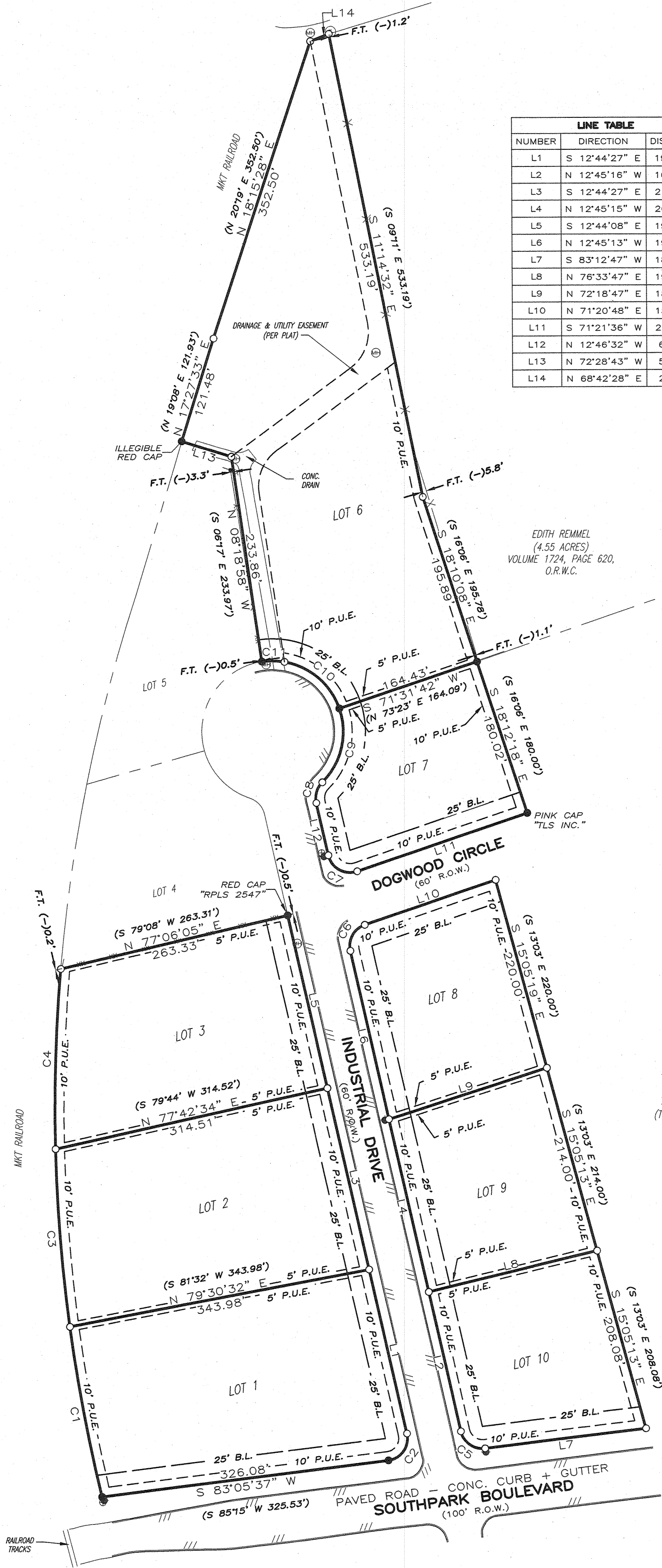
RESTRICTIVE COVENANTS:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN TITLE COMMITMENT OF NO. 1748802-RRK, EFFECTIVE DATE OF APRIL 3, 2018 AND RE-LISTED BELOW WERE CONSIDERED FOR THIS SURVEY:
1.) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD: - CABINET G, SLIDE 168 (SUBJECT TO)
10A) BUILDING SETBACK LINES - CABINET G, SLIDE 168 (SUBJECT TO)
10B) 10 FEET IN WIDTH PUBLIC UTILITY EASEMENT ALONG ALL FRONT AND EXTERIOR LOT LINES - CABINET G, SLIDE 168 (SUBJECT TO)
10C) 5 FEET IN WIDTH PUBLIC UTILITY EASEMENT ALONG ALL INTERIOR LOT LINES - CABINET G, SLIDE 168 (SUBJECT TO)
10D) ANY AND ALL EASEMENTS, BUILDING LINES AND CONDITIONS, COVENANTS AND RESTRICTIONS - CABINET G, SLIDE 168 (SUBJECT TO)
10E) ELECTRIC/TELEPHONE EASEMENT TO TEXAS POWER & LIGHT COMPANY - VOLUME 393, PAGE 249 (BLANKET TYPE)
10F) ELECTRIC/TELEPHONE EASEMENT TO TEXAS POWER & LIGHT COMPANY - VOLUME 393, PAGE 250 (BLANKET TYPE)

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	6°01'29"	1859.89'	195.57'	195.48'	N 10°26'50" W
C2	95°03'59"	25.00'	41.48'	36.88'	S 34°39'09" W
C3	6°12'00"	1859.89'	201.26'	201.16'	N 04°23'27" W
C4	6°16'00"	1859.89'	203.42'	203.32'	N 01°50'33" E
C5	84°00'39"	25.00'	36.66'	33.46'	N 54°46'13" W
C6	84°06'12"	25.00'	36.70'	33.49'	N 29°17'47" E
C7	95°54'24"	25.00'	41.85'	37.13'	N 60°43'32" W
C8	58°23'32"	25.00'	25.48'	24.39'	N 16°25'28" E
C9	64°31'14"	80.00'	90.09'	85.40'	N 13°07'56" E
C10	60°59'27"	80.00'	85.16'	81.20'	N 49°23'31" W
C11	18°17'33"	80.00'	25.54'	25.43'	N 89°02'10" W

RECORD CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	6°00'00"	1859.89'	194.77'	194.68'	N 08°28'00" W
C2	95°58'00"	25.00'	41.87'	37.15'	S 37°16'00" W
C3	6°12'00"	1859.89'	201.26'	201.16'	N 02°22'00" W
C4	6°16'00"	1859.89'	203.42'	203.32'	N 03°52'00" E
C5	84°02'00"	25.00'	36.67'	33.46'	N 52°44'00" W
C6	84°06'00"	25.00'	36.70'	33.49'	N 31°20'00" E
C7	95°54'00"	25.00'	41.84'	37.13'	N 58°40'00" W
C8	58°24'00"	25.00'	25.48'	24.39'	N 18°29'00" E
C9	64°19'00"	80.00'	89.80'	85.16'	N 15°32'30" E
C10	61°28'00"	80.00'	85.82'	81.77'	N 47°21'00" W
C11	18°12'00"	80.00'	25.41'	25.31'	N 87°11'00" W

LINE TABLE			RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 12°44'27" E	190.00'	L1	S 10°43'00" E	190.00'
L2	N 12°45'16" W	161.71'	L2	N 10°43'00" W	161.70'
L3	S 12°44'27" E	210.06'	L3	S 10°43'00" E	210.06'
L4	N 12°45'15" W	200.01'	L4	N 10°43'00" W	200.01'
L5	S 12°44'08" E	199.97'	L5	S 10°43'00" E	199.93'
L6	N 12°45'13" W	195.01'	L6	N 10°43'00" W	195.01'
L7	S 83°12'47" W	182.81'	L7	S 85°15'00" W	182.81'
L8	N 76°33'47" E	195.76'	L8	N 78°36'00" E	195.76'
L9	N 72°18'47" E	187.73'	L9	N 74°21'00" E	187.73'
L10	N 71°20'48" E	156.47'	L10	N 73°23'00" E	156.47'
L11	S 71°21'36" W	203.36'	L11	S 73°23'00" W	203.18'
L12	N 12°46'32" W	60.69'	L12	N 10°43'00" W	60.69'
L13	N 72°28'43" W	58.76'	L13	S 70°52'00" E	57.94'
L14	N 68°42'28" E	22.51'	L14	N 70°46'00" E	22.51'



9.46 ACRES
TAYLOR SOUTHPARK
(TRACT 1 53.53 ACRES)
V.1565/P.944
O.R.W.C.

Scale: 1" = 100'

BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983/93, TEXAS CENTRAL ZONE.

LEGEND	
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON ROD SET W/PLASTIC CAP STAMPED "T.L.S. INC."
///	PAVEMENT
—●—	FENCE POST
—X—	WIRE FENCE
—XX—	CHAIN LINK FENCE
●	FIRE HYDRANT
●	WATER VALVE
⊙	MANHOLE
⊙	TELEPHONE
()	RECORD INFORMATION
()	RIGHT-OF-WAY
()	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS

CERTIFY TO: INDEPENDENCE TITLE / RSFC PARTNERSHIP / GF NO. 1748802-RRK

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS

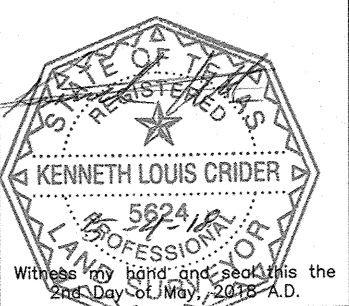
COUNTY OF WILLIAMSON §
THAT SURVEYOR FOR TEXAS LAND SURVEYING, INC., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

Texas Land Surveying, Inc.

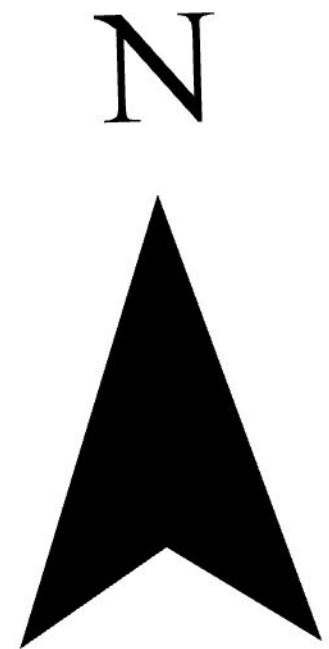
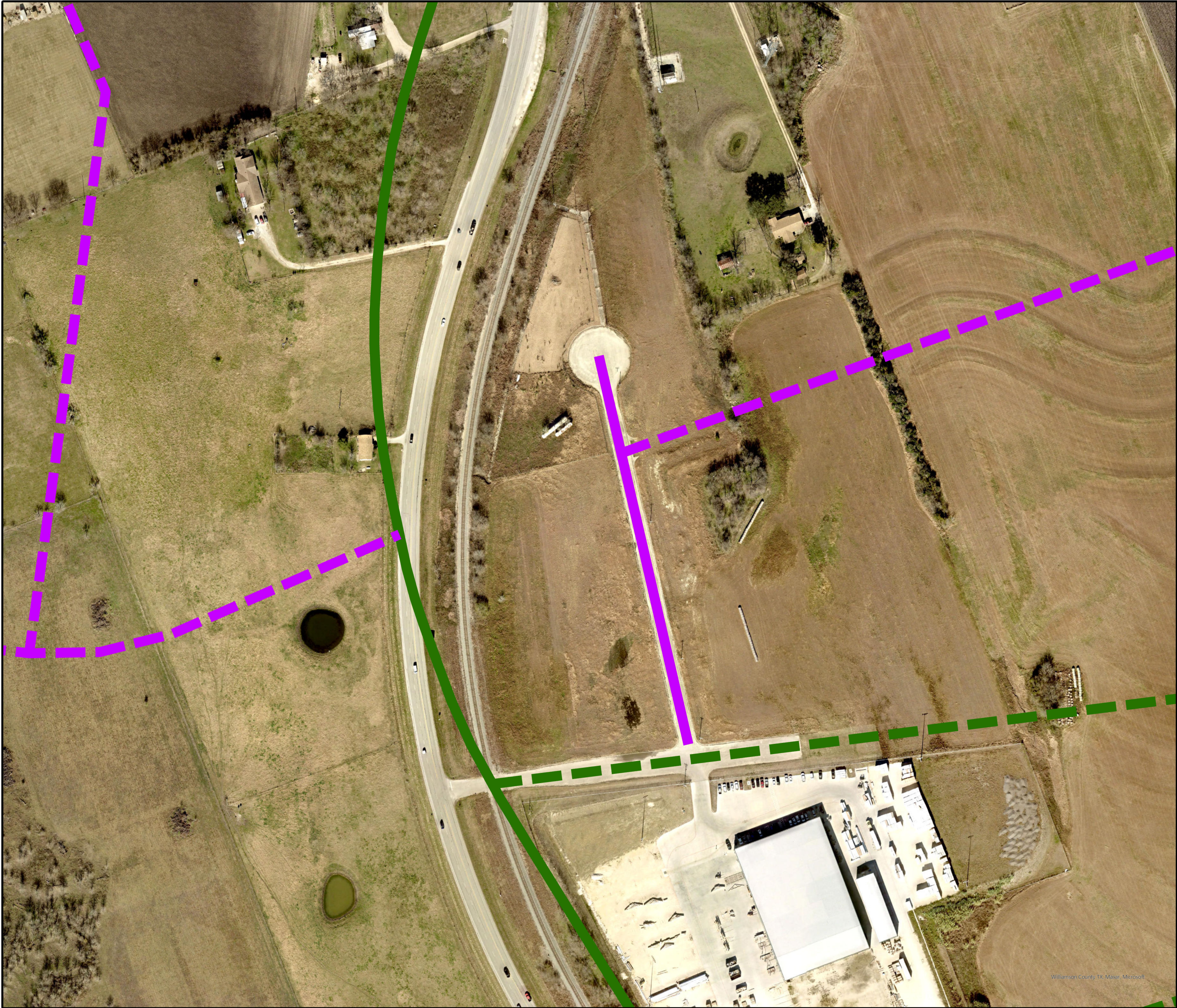
—A Land Surveying and Geoscience Firm—
3613 Williams Drive, Suite 903 — Georgetown, Texas 78628
(512) 930-1600/(512) 930-9389 fax www.texas-ls.com
TBPLS FIRM NO.10056200 GEOSCENCE FIRM NO.50538

IF THIS DOCUMENT DOES NOT CONTAIN THE RED STAMPED SEAL OF THE UNDERSIGNED SURVEYOR, IT IS AN UNAUTHORIZED/ILLEGAL COPY. TEXAS LAND SURVEYING, INC. ASSUMES NO LIABILITY FROM THE USE OF ANY UNAUTHORIZED/ILLEGAL DOCUMENT.

THIS AREA DOES NOT APPEAR TO BE IN SPECIAL FLOOD HAZARD AREAS PER FEMA'S FLOOD INSURANCE RATE MAP #48491C0545E, DATED SEPT. 26, 2008. THIS STATEMENT IS NOT MADE IN LIEU OF AN ELEVATION CERTIFICATE.



Witness my hand and seal this the 2nd Day of May, 2018 A.D.



PZ-2022-1579

Taylor Industrial Park
Comprehensive Plan Amendment
Proposed Thoroughfare Classifications

Legend

Thoroughfare Classifications

- Community Boulevard Existing
- Community Boulevard Proposed
- Neighborhood Avenue Existing
- Neighborhood Avenue Proposed

