

AGENDA

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING

August 8, 2023, 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, August 8, 2023.

The agenda packet is on the website at:

<https://www.ci.taylor.tx.us/Calendar.aspx?EID=4545&month=8&year=2023&day=8&calType=0>

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZENS COMMUNICATION

(The Planning and Zoning Commission welcomes public comments on items not listed on the Agenda. However, the Commission cannot respond until an item is posted on a future meeting agenda. Registration forms are available at the sign in table.)

III. 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 to discuss and act upon it individually as part of the Regular Agenda.)

1. Review and approve minutes from the meeting held on July 11, 2023.
2. **PZ-2023-1633** – Consider Disapproval of 3811 N. Main St. Subdivision Improvement Plans, 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, Taylor, Williamson County, Texas.
3. **PZ-2023-1686** Consider Disapproval of Castlewood Subdivision Phase 1 Replat, Block 17, Lots 1-16, Block 18, Lots 1-16, consisting of approximately 2.20 acres of land generally located near the intersection of Gatehouse Way and Streamwood Trail, more particularly described by the Williamson Central Appraisal District Parcels R618618, R618619, R618620, R618621, R618622, R618623, R618624, R618625, R618626, R618627, R618628, R618629, R618630, R618631, R618632, R618633, R618634, R618635, R618636, R618637, R618638, R618639, R618640, R618641, R618642, R618643, R618644, R618645, R618646, R618647, R618648, R618649, part of the Castlewood Subdivision Phase 1 Final Plat, Taylor, Williamson County, Texas.
4. **PZ-2023-1687** Consider Disapproval of Castlewood Subdivision Phases 2 & 3 Replat, Block 1, Lot 1, Block 11, Lots 1-16, and Block 12, Lots 1-16, consisting of approximately 6.70 acres of land generally located near the intersection of Gatehouse Way and Backwood Pass and 109 Wesley Miller Lane, more particularly described

by the Williamson Central Appraisal District Parcels R630380, R630381, R630382, R630383, R630384, R630385, R630386, R630387, R630388, R630389, R630390, R630391, R630392, R630393, R630394, R630395, R630396, R630397, R630398, R630399, R630400, R630401, R630402, R630403, R630404, R630405, R630406, R630408, R630409, R630410, R630411, part of the Castlewood Subdivision Phases 2 & 3 Final Plat, Taylor, Williamson County, Texas.

5. **PZ-2023-1794** Consider Disapproval of RCR-Taylor Logistics Park Final Plat, Phase Two, Blocks 3, 4, 5, and 6, consisting of approximately 477.030 acres of land generally located at 201 FM 3349, more particularly described by the Williamson Central Appraisal District Parcels R019450, R435559, R435560, R605702, R605658, R631981, part of and out of the Watkins Nobles Survey, Abstract No. 484, and the James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.
6. **PZ-2023-1795** Consider Disapproval of RCR-Taylor Logistics Park Phase One, Amending Plat 3, consisting of approximately 112.47 acres of land generally located at 201 FM 3349, more particularly described by the Williamson Central Appraisal District Parcel R631981, part of the RCR-Taylor Logistics Park Phase 1, Lot 1AA Amending Plat, Taylor, Williamson County, Texas.
7. **PZ-2023-1796** Consider Disapproval of Norman Johnson Subdivision Minor Plat consisting of approximately 4.620 acres of land generally located at 3609 E. 4th Street, more particularly described by the Williamson Central Appraisal District Parcel R372792, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor, Williamson County, Texas.

IV. REGULAR AGENDA

REZONING

8. **PZ-2023-1799** – Hold a public hearing regarding a request to change the zoning of approximately 30.02 acres of land, generally located at 1203 Old Thorndale Road, consisting of approximately 7.87 acres from Single Family Residential (R-1) to General Business District (B-2) and approximately 22.15 acres of land from Single Family Residential (R-1) to Multi-Family Residential (MF-2) zoning district, more particularly described by the Williamson Central Appraisal District Parcel R018852, R584587, R599863, R633727, R634102, part of and out of the Frances Bradley Survey, Abstract No. 72, City of Taylor, Williamson County, Texas.
9. **PZ-2023-1799** – Consider making recommendation regarding a request to change the zoning of approximately 30.02 acres of land, generally located at 1203 Old Thorndale Road, consisting of approximately 7.87 acres from Single Family Residential (R-1) to General Business District (B-2) and approximately 22.15 acres of land from Single Family Residential (R-1) to Multi-Family Residential (MF-2) zoning district, more particularly described by the Williamson Central Appraisal District Parcel R018852, R584587, R599863, R633727, R634102, part of and out of the Frances Bradley Survey, Abstract No. 72, City of Taylor, Williamson County, Texas.

V. DISCUSSION ITEMS

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

VI. ADJOURN

Next Meeting Date: August 8, 2023

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 July 11, 2023. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 8.3.2023
Carrie Orts, Administrative Assistant

MINUTES

**CITY OF TAYLOR, TEXAS
400 Porter Street
Taylor, Texas 76574**

PLANNING AND ZONING COMMISSION MEETING

July 11, 2023, 6:00 P.M.

PRESENT

Nora Roy
Steve Darden
Annette Maruska
Jim Newman
Alex Allrich
Kellie Billings-Ray
Donna Frazier

ABSENT

Amy Everhart
Mike Eaton

STAFF PRESENT

Courtney Peres, Planning Manager
Brenda Joyas, Senior Planner
Carrie Orts, Admin. Assistant
Tom Yantis, Assistant City Manager
Erik Holden, Planning Tech

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 P.M.

CITIZENS COMMUNICATION

N/A

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 held on June 13, 2023.
2. **PZ-2022-1573** – Consider Conditional Approval of RCR Taylor Logistics Rail Park Subdivision Improvement Plans, consisting of approximately 756.00 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R631981, R634263, R637411, R637527, and R637774, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.
3. **PZ-2023-1644** – Consider Conditional Approval of Aaron Barta Subdivision Minor Plat, consisting of approximately 0.997 acres of land generally located at 1303 Old Thorndale Road, more particularly described by the Williamson Central Appraisal District Parcel R019891, part of and out of the Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.
4. **PZ-2023-1686** Consider Disapproval of Castlewood Subdivision Phase 1 Replat, Block 17, Lots 1-16, Block 18, Lots 1-16, consisting of approximately 2.06 acres of land generally located near the intersection of Gatehouse Way and Streamwood Trail, more particularly described by the Williamson Central Appraisal District Parcels R618618, R618619, R618620, R618621, R618622, R618623, R618624, R618625, R618626, R618627,

R618628, R618629, R618630, R618631, R618632, R618633, R618634, R618635, R618636, R618637, R618638, R618639, R618640, R618641, R618642, R618643, R618644, R618645, R618646, R618647, R618648, R618649, part of the Castlewood Subdivision Phase 1 Final Plat, Taylor, Williamson County, Texas.

5. **PZ-2023-1687** Consider Disapproval of Castlewood Subdivision Phases 2 & 3 Replat, Block 1, Lot 1, Block 11, Lots 1-16, and Block 12, Lots 1-16, consisting of approximately 6.70 acres of land generally located at near the intersection of Gatehouse Way and Backwood Pass and 109 Wesley Miller Lane, more particularly described by the Williamson Central Appraisal District Parcels R630380, R630381, R630382, R630383, R630384, R630385, R630386, R630387, R630388, R630389, R630390, R630391, R630392, R630393, R630394, R630395, R630396, R630397, R630398, R630399, R630400, R630401, R630402, R630403, R630404, R630405, R630406, R630408, R630409, R630410, R630411, part of the Castlewood Subdivision Phases 2 & 3 Final Plat, Taylor, Williamson County, Texas.

Action: Mr. Newman made a motion to approve the consent agenda as written. The vote was seconded by Mr. Darden. All present voted in favor (6-0). Motion carried.

COMPREHENSIVE PLAN AMENDMENT

6. **PZ-2023-1677** – Hold a public hearing regarding a request to amend the Comprehensive Plan Growth Sector and Future Land Use designations on approximately 70.2 acres of land generally located near the intersection of Old Thorndale Road and Gravel Pit Road, more particularly described by Williamson Central Appraisal District Parcel R018924, part of and out of the P. Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

Ms. Roy opened the Public Hearing at 6:02 P.M.

Mrs. Joyas made a presentation including staff recommendation for approval of the proposed Comprehensive Plan Amendment to the Growth Sectors designations from Future Growth Sector G-I and to Controlled Growth Sector Tier II, and an Amendment to the Future Land Use designations from Area of Minimal Change to Neighborhood Greenfield.

Audience Speakers:

- *Mr. Gaston Gonzales, located at 2000 Old Thorndale Rd., is concerned about the existing infrastructure being enough for any expansions. He was also concerned about speeding down the road.*
- *Mr. Herbert Brinkmeyer Jr., located at 705 Gravel Pit Road, is concerned about the packet not containing any information on the scope of work for the project and flooding on properties.*
- *Ms. Grace McClellan, located at 2803 Crestview, is concerned about infrastructure, drainage, water pressure, and easement for the development versus the property that's already there.*
- *Mr. Larry Pelchat, located at 608 Gravel Pit Road, is concerned about the flooding on the properties.*

Discussion between Commission and Staff.

The public hearing was closed at 6:17 P.M.

7. **PZ-2023-1677** – Consider making a recommendation regarding a request to amend the Comprehensive Plan Growth Sector and Future Land Use designations on approximately 70.2 acres of land generally located near the intersection of Old Thorndale Road and Gravel

Pit Road, more particularly described by Williamson Central Appraisal District Parcel R018924, part of and out of the P. Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.

Discussion amongst Commission and Staff.

Action: Mrs. Maruska made a motion to make a recommendation for Denial of the request to amend the Comprehensive Plan Growth Sector and Future Land Use designations on approximately 70.2 acres of land generally located near the intersection of Old Thorndale Road and Gravel Pit Road. The justification for the request was based on the absence of the applicant at the meeting.

Second by Mrs. Frazier.

All present voted in favor of denial (7-0). Motion carried.

REZONING

- 8. PZ-2022-1466** – Hold a public hearing regarding a request to amend the zoning of approximately 37.32 acres of land, addressed as 505 S.W. Carlos G. Parker Boulevard, from the existing zoning of R/A (Rural/Agricultural) and R-1 (Single Family Residential) to Planned Development (PD) zoning with residential and commercial base zoning districts, more particularly described by Williamson Central Appraisal District Parcel R019657, R020063, and R331030, part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Ms. Roy opened the Public Hearing at 6:29 P.M.

Ms. Peres made a presentation including staff recommendation for approval of the proposed Zoning Map Amendment as it meets the intent of the Comprehensive Plan.

Mr. Verdicchio, Applicant with SEC Planning, LLC, was present to answer questions.

The public hearing was closed at 6:40 P.M.

- 9. PZ-2022-1466** – Consider making a recommendation regarding a request to amend the zoning of approximately 37.32 acres of land, addressed as 505 S.W. Carlos G. Parker Boulevard, from the existing zoning of R/A (Rural/Agricultural) and R-1 (Single Family Residential) to Planned Development (PD) zoning with residential and commercial base zoning districts, more particularly described by Williamson Central Appraisal District Parcel R019657, R020063, and R331030, part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Action: Mrs. Frazier made a motion to make a recommendation for Approval of PZ-2022-1466 of the request to amend the zoning from the existing zoning of R/A (Rural/Agricultural) and R-1 (Single Family Residential) to Planned Development (PD) zoning with residential and commercial base zoning districts. Second by Mrs. Maruska.

All present voted in favor (7-0). Motion carried.

- 10. PZ-2022-1520** – Hold a public hearing regarding a request to amend the zoning of approximately 15.05 acres of land generally located at 851 Sloan Street and 904 Debus Drive from the existing zoning of R-1 (Single Family Residential) to a Multi-Family Residential

Zoning District with a Residential Planned Development Overlay (MF-1/RPD), more particularly described by Williamson Central Appraisal District Parcel R018081, R019761, R019758, and R019770, part of and out of the W.R. Williams Survey, Abstract No. 665, and the Sunset Addition, Block Two (2), Lot Five (5), Taylor, Williamson County, Texas.

Ms. Roy opened the Public Hearing at 6:42 P.M.

Ms. Peres made a presentation including staff recommendation for the Zoning Map Amendment as it meets the intent of the Comprehensive Plan.

Ms. Findeisen, Applicant and Civil Engineer and Property Owner, Mr. Bandi, was present to answer questions. There was a discussion amongst the board and staff.

Audience Speakers:

- *Kate Walker, of 1301 Sloan Street, expressed excitement about the development and stated that it does a great job of connecting our town together. Would like to encourage the board to vote for it.*
- *Mr. Cantwell, located at 707 Sloan, expressed concern about the infrastructure, water pressure, and traffic control.*
- *Ms. Vanek, located at 903 Sloan Street, had a question about what type of multi-family dwellings would be there and is concerned about flood control and the traffic down Sloan and Debus, she was also curious if she would have another access point off Cecelia.*
- *Ms. Cox, located at 2300 West Street, questioned whether Cecelia Street would come through Debus regardless of the zoning. Her concerns are the road conditions on Debus, traffic, and street parking clogging the street and making it hard to drive on.*
- *Mr. Rodriguez, located at 902 Debus, was concerned about how the rezoning would affect him coming in and out of his street and traffic.*

Follow-up questions were presented by the commission to staff.

- 11. PZ-2022-1520** – Consider making a recommendation regarding a request to amend the zoning of approximately 15.05 acres of land generally located at 851 Sloan Street and 904 Debus Drive from the existing zoning of R-1 (Single Family Residential) to a Multi-Family Residential Zoning District with a Residential Planned Development Overlay (MF-1/RPD), more particularly described by Williamson Central Appraisal District Parcel R018081, R019761, R019758, and R019770, part of and out of the W.R. Williams Survey, Abstract No. 665, and the Sunset Addition, Block Two (2), Lot Five (5), Taylor, Williamson County, Texas.

Action: *Mr. Allrich made a motion to make a recommendation for Approval regarding a request to amend the zoning of approximately 15.05 acres of land generally located at 851 Sloan Street and 904 Debus Drive. Second by Mr. Darden.*

All present voted in favor (7-0). Motion carried.

DISCUSSION ITEMS

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

Ms. Peres stated that on June 22, 2023, Council held a public hearing for the following:

- **PZ-2023-1639** – Comprehensive Plan Amendment - from Infill Neighborhood Sector and Future Growth Sector to Controlled Growth Sector Tier II, and to amend the Future Land Use Map designation from Neighborhood Infill and Area of Minimal Change to Neighborhood Greenfield.
- **PZ-2023-1663** – Rezoning - from the existing Local Business District (B-1) zoning to the desired Manufactured Housing (M-H).
- **PZ-2023-1675** – Specific Use Permit - Local Business District (B-1) zoning to install a package liquor store.

At the July 13th City Council meeting the items listed will be voted on.

ADJOURN – Meeting adjourned 7:12 P.M.

Carrie Orts
Administrative Assistant II, Development Services

Nora Roy
Planning & Zoning Vice Chair

**City of Taylor
PZ-2023-1633
3811 N. Main St.
Subdivision Improvement Plans
Staff Report**

Item Details

Agenda No.:	2
Requested Action:	Consider Disapproval of 3811 N. Main St. Subdivision Improvement Plans
Address/Location:	3811 North Main Street
Legal Description:	Approximately 21.78 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	B-2/CPD
Current Use:	Agricultural
Applicant:	Michael Lee, P.E./Kimley-Horn
Case History:	This is the first submission of the plans.
Staff Recommendation:	The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. Therefore, staff recommends disapproval of the proposed subdivision improvement plans.

Attachments

1. Staff Comments
2. Location Map



City of Taylor

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

Michael Lee
Kimley-Horn
5301 Southwest Pkwy Bldg 2 Suite 100
Austin TX 78735
michael.lee@kimley-horn.com

Date: Thursday, August 3, 2023

Address: 3811 N. Main St., Taylor 76574

Permit Number PZ-2023-1633

Dear Michael Lee,

Staff has completed its review of plans for the 3811 N. Main St. Subdivision Improvement Plan that is to be located at 3811 N. Main St., Taylor, TX 76574. At this time the plan set has been Denied based on staff comments below. Please coordinate with Shai Roos to set up a Comment Resolution Meeting. Please be aware that the next resubmission date will be on August 18th.

Planning Department Comments

The following comments have been provided by Shai Roos. Should you have any questions or require additional information regarding any of these comments, please contact Shai Roos at (972) 960-4077 or by email at shai.roos@hdrinc.com.

1. Resolution of Engineering Comments. (S. Roos)
1. Outstanding Planning Comments made on 6/8/23 have been adequately addressed and approved by City Staff based on the response provided on 7/14/23. (C. Peres)

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 Files Section of the permitting page to download a copy of the PDF planset containing the following engineering comments.**

Subdivision Improvement Plans

1. Sheet - [10] 10 EROSION CONTROL PLAN - The stubout was replaced with a curved roadway since last submittal. Was this approved by the City? With concrete pavement it will be hard to extend to adjoining property in the future.
2. Sheet - [11] 11 PERIMETER ST PLAN AND PROFILE - Extend full width pav't to property line
3. Sheet - [11] 11 PERIMETER ST PLAN AND PROFILE - Extend full-width pav't to property line
4. Sheet - [11] 11 PERIMETER ST PLAN AND PROFILE - The pavement header detail referred to is for HMAC pav't not concrete
5. Sheet - [12] 12 FOUNTAIN ST PLAN AND PROFILE (SHEET 1 OF 2) - Remove bulbout
6. Sheet - [12] 12 FOUNTAIN ST PLAN AND PROFILE (SHEET 1 OF 2) - extend sleeve outside pav't
7. Sheet - [13] 13 FOUNTAIN ST PLAN AND PROFILE (SHEET 2 OF 2) - Remove bulbouts
8. Sheet - [15] 15 WILSON ST PLAN AND PROFILE - Text is clipped
9. Sheet - [16] 16 WATER ST PLAN AND PROFILE - Extend pavement to property line
10. Sheet - [17] 17 EXISTING DRAINAGE AREA MAP - Please call out where the POA A is located in plan view
11. Sheet - [24] 24 STRM A P&P (SHEET 2 OF 4) - Minimum velocity 2.5fps EM8.10.2.b (STM A-1A)
12. Sheet - [24] 24 STRM A P&P (SHEET 2 OF 4) - Minimum velocity 2.5fps EM8.10.2.b (STM A-1A)
13. Sheet - [24] 24 STRM A P&P (SHEET 2 OF 4) - Minimum velocity 2.5fps EM8.10.2.b (STM A-3)
14. Sheet - [24] 24 STRM A P&P (SHEET 2 OF 4) - Minimum velocity 2.5fps EM8.10.2.b (STM A-4)
15. Sheet - [24] 24 STRM A P&P (SHEET 2 OF 4) - Minimum velocity 2.5fps EM8.10.2.b (STM A-5A)
16. Sheet - [24] 24 STRM A P&P (SHEET 2 OF 4) - Minimum velocity 2.5fps EM8.10.2.b (STM A-5B)
17. Sheet - [24] 24 STRM A P&P (SHEET 2 OF 4) - Minimum velocity 2.5fps EM8.10.2.b (STM A-6)

18. Sheet - [24] 24 STRM A P&P (SHEET 2 OF 4) - Minimum velocity 2.5fps EM8.10.2.b (STM A-7)
19. Sheet - [25] 25 STRM A P&P (SHEET 3 OF 4) - STM A-12 - Missing Info - Revise for clarity
20. Sheet - [27] 27 STRM B P&P (SHEET 1 OF 3) - Sta. 6+00 utility crossing - Revise for clarity
21. Sheet - [27] 27 STRM B P&P (SHEET 1 OF 3) - Sta. 9+50 utility crossing -Revise for clarity
22. Sheet - [27] 27 STRM B P&P (SHEET 1 OF 3) - Sta. 12+25 utility crossing -Revise for clarity
23. Sheet - [29] 29 STRM B P&P (SHEET 3 OF 3) - Minimum velocity 2.5fps EM8.10.2.b
24. Sheet - [29] 29 STRM B P&P (SHEET 3 OF 3) - Minimum velocity 2.5fps EM8.10.2.b
25. Sheet - [29] 29 STRM B P&P (SHEET 3 OF 3) - STM B-8 - Profile text - Revise for clarity
26. Sheet - [48] 48 PAVING DETAILS (SHEET 2 OF 3) - Update dimension text
27. Sheet - [48] 48 PAVING DETAILS (SHEET 2 OF 3) - Suggest adding notes on this page regarding maximum spacing of control joints is 15 feet and control joints should be saw cut within 4 hours of concrete placement per the geotechnical report, since these requirements are different from PV 010.
28. Sheet - [49] 49 PAVING DETAILS (SHEET 3 OF 3) - Suggest adding notes on this page regarding maximum spacing of control joints is 15 feet and control joints should be saw cut within 4 hours of concrete placement per the geotechnical report, since these requirements are different from PV 010.
29. Sheet - [54] 54 STRIPING AND SIGN PLAN - Yield triangles in wrong location
30. Sheet - [54] 54 STRIPING AND SIGN PLAN - For the leasing center if you're providing 1 to 25 parking spaces, 1 accessible space req'd but it must be for a Van. Curb Ramp not called out-should be built when the street curbing is built. Curb Ramp as shown doesn't provide 5'x5' turning space at the top- I think it will be built as part of the site development? Add accessible parking signage.
31. Sheet - [54] 54 STRIPING AND SIGN PLAN - Having a car parked here could cause sight distance issue for SB pedestrians crossing, especially since there is not a stop sign for WB traffic
32. Sheet - [54] 54 STRIPING AND SIGN PLAN - Block off full-width of adjacent parking stall or block out entire parking space adjacent to roundabout
33. Sheet - [54] 54 STRIPING AND SIGN PLAN - Missing curb ramps for this crossing-should be built when street curbing is built
34. Sheet - [54] 54 STRIPING AND SIGN PLAN - sidewalk should be connected (no gap along street)
35. Sheet - [54] 54 STRIPING AND SIGN PLAN - Place No Parking Sign at each end of no parking zone
36. Sheet - [54] 54 STRIPING AND SIGN PLAN - No Parking Signs not needed here- or strip off parking spot
37. Sheet - [54] 54 STRIPING AND SIGN PLAN - Having a car parked here could cause sight distance issue for SB pedestrians crossing, especially since there is not a stop sign for WB traffic
38. Sheet - [55] 55 SIDEWALK PLAN - Build this ramp now with street curbing
39. Sheet - [55] 55 SIDEWALK PLAN - Curb ramps are missing

*See Associated Files Section of the permitting page to download a copy of the PDF report containing the following engineering comments.

Geotechnical Report (61 page report). Report was a secure PDF; therefore the comments provided below are responses to the Comment Response Letter entries with two new comments noted.

1. Previous comment: Page 5 of 60 - For public streets include lab testing required by the CoT EM, bulk sample(s) strength testing, i.e. Texas Triaxial Test, CBR, etc. HDR Response: Response provided does not address CoT requirements per their Engineering Manual. How were the subgrade elastic modulus and modulus of subgrade reaction determined for the pavement analyses?
2. Previous Comment: Page 14 of 60 - Are these flexible or rigid 18-kip ESAL?. HDR Response: Flexible and rigid pavements have different axle load equivalency factors per AASHTO, therefore flexible and rigid pavement ESALs are different.
3. Previous Comment: Page 15 of 60 - Include pH lime series per Cot EM. HDR Response: Several samples tested for pH at 4% lime, this is not a pH lime series.
4. Previous Comment: Page 33 of 60 - Also need pH lime series to determine dosage to get a pH of 12.4. HDR Response: Several samples tested for pH at 4% lime, this is not a pH lime series.
5. Previous Comment: Page 59 of 60 - Where did 12,000 come from? HDR Response: How was the subgrade elastic modulus used in the analyses determined?
6. Previous Comment: Page 60 of 60 - Mechanistic and Triaxial checks need to be included in the analyses. HDR Response: What additional information is required for the Mechanistic Check and Triaxial Check?
7. New Comment: Due to Local Street being added in the report, Page 14 of 61 is the design 18-kip ESAL provided for Local or Collector Streets?
8. New Comment: Pages 14 and 15 of 61 two rigid and two flexible pavement sections are provided, but only one set of analyses provided. Analyses need to be performed for both Local or Collector Streets with their respective design 18-kip ESAL?

*See Associated Files Section of the permitting page to download a copy of the PDF report containing the following engineering comments.

Floodplain Report

Sheet 16 of 44 -

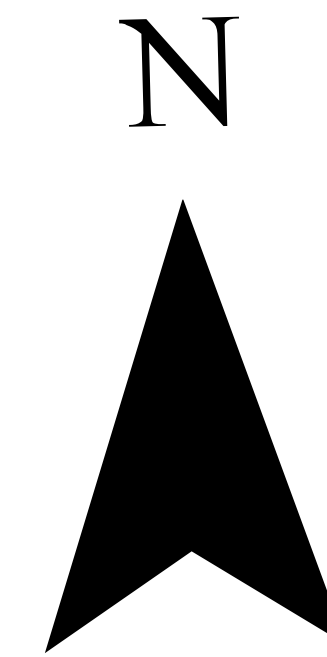
1. EM8.21.2.b - depict flow paths with overland, sheet flow, and channel flow paths identified.
2. EM8.21.2.m Show floodplain.

Please revise the plans to address the comments noted above. Following revision, submit the plans 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.

Thank you,



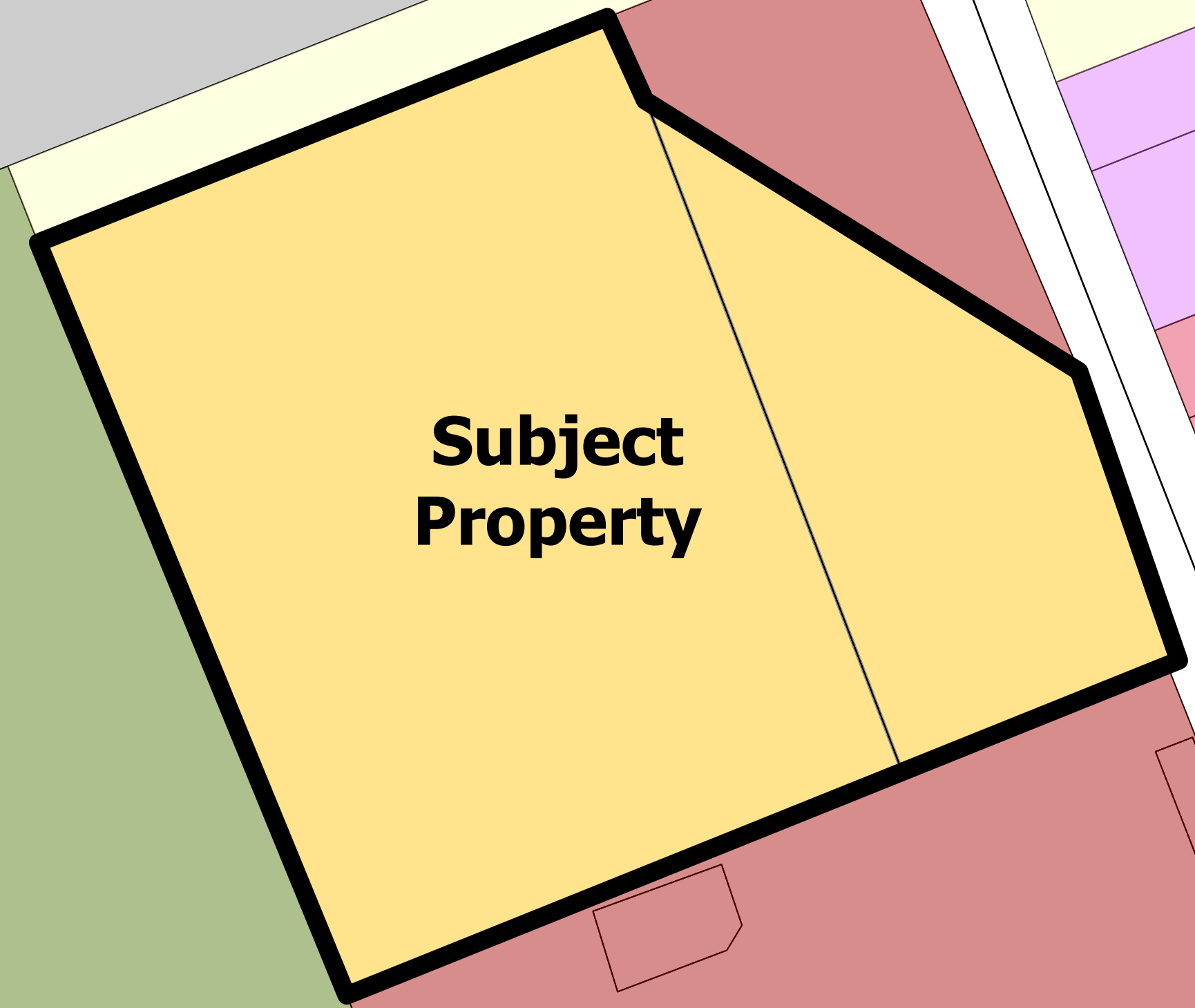
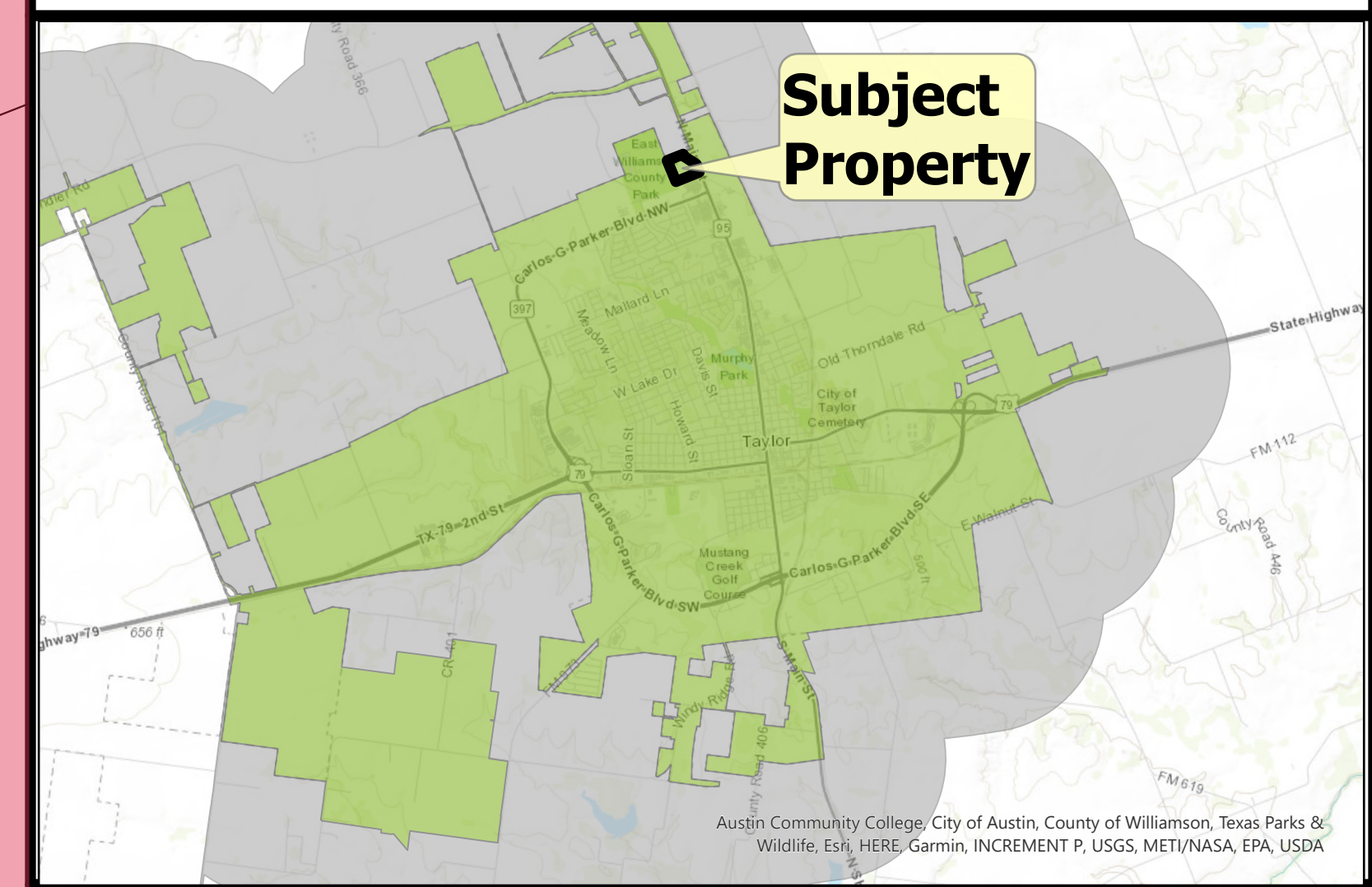
Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2023-1633

3811 N. Main St.
Subdivision Improvement Plans
Location Map
Approximately 21.78 Acres

- Legend**
- ETJ
 - Subject Property
 - 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
 - MF-2/RPD: Multi-Family 2 - Residential Planned Development



NW CARLOS G PARKER BLVD

ESTES PARK

BIG SUR
TRL

N MAIN ST

City of Taylor
PZ-2023-1686
Castlewood Subdivision Phase 1 Replat
Staff Report

Item Details

Agenda No.:	3
Requested Action:	Consider Disapproval of Castlewood Subdivision Phase 1 Replat
Address/Location:	Generally located near the intersection of Gatehouse Way and Streamwood Trail
Legal Description:	Approximately 2.20 acres of land generally located near the intersection of Gatehouse Way and Streamwood Trail, more particularly described by the Williamson Central Appraisal District Parcels R618618, R618619, R618620, R618621, R618622, R618623, R618624, R618625, R618626, R618627, R618628, R618629, R618630, R618631, R618632, R618633, R618634, R618635, R618636, R618637, R618638, R618639, R618640, R618641, R618642, R618643, R618644, R618645, R618646, R618647, R618647, R618648, R618649, part of the Castlewood Subdivision Phase 1 Final Plat
Current Zoning:	R-1/RPD
Current Use:	Vacant
Applicant:	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 Replat.

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

Date: Wednesday, August 2, 2023

Kimley-Horn
5301 Southwest Pkwy, Bldg 2, Ste. 100
Austin TX 78735

Address: 106 W Wesley Miller Lane, Taylor 76574

Permit Number PZ-2023-1686

Dear Will Buzzelli,

Staff has completed its review of plans for the Castlewood Re-Plat Phase 1 that is to be located at 106 W Wesley Miller Lane, Taylor 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@taylor.tx.gov.

1. Revise the title and statement (legal description) beneath the title. Should reflect block and lots being replatted (Block 17, Lots 1 – 16, Block 18, Lots 1 – 16).
 - i. This replat is shown to be titled Castlewood Subdivision Phase 1 Replat. Any replats after this will likely require a more specific title. It is not uncommon to have the title of the replat specify which block/lot is being replatted (i.e. Castlewood Subdivision Phase One Replat, Block 17, Lots 1-6, Block 18, Lots 1-16).
2. Plat Notes 6 and 7 make statement to the "Property/Homeowner's Association":
 - i. Ensure that the language for each is consistent with how the document establishing the POA/HOA was written.
 - ii. For each instance provide reference to the POA/HOA document number (filed with Williamson County).
3. Plat Note 9 – provide the document and/or recorded instrument number that this note is referring to.
4. Move the Purpose Statement and make it Plat Note #1.
5. Page 2 – Revise all instances of "Castlewood Subdivision Phase 1" within signature Blocks to "Castlewood Subdivision Phase 1 Replat". See comment #1 if you opt to elaborate on the title of the subdivision further to encompass the specific Lot and Block for replatting within Phase One.
6. Confirm Owner and Lien Holder(s) are accurate.

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 Files portion of the permit page to download a copy of the PDF containing comments.**

The proposed re-plat has been reviewed with the following comments:

1. Lot 1 inset - Remove "Public ROW" from text.
2. Label "Rear" on both insets. Provide separation from heading text.
3. Lot 16 inset - Remove "Alley" from text.

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,

A handwritten signature in black ink, appearing to read "C Peres".

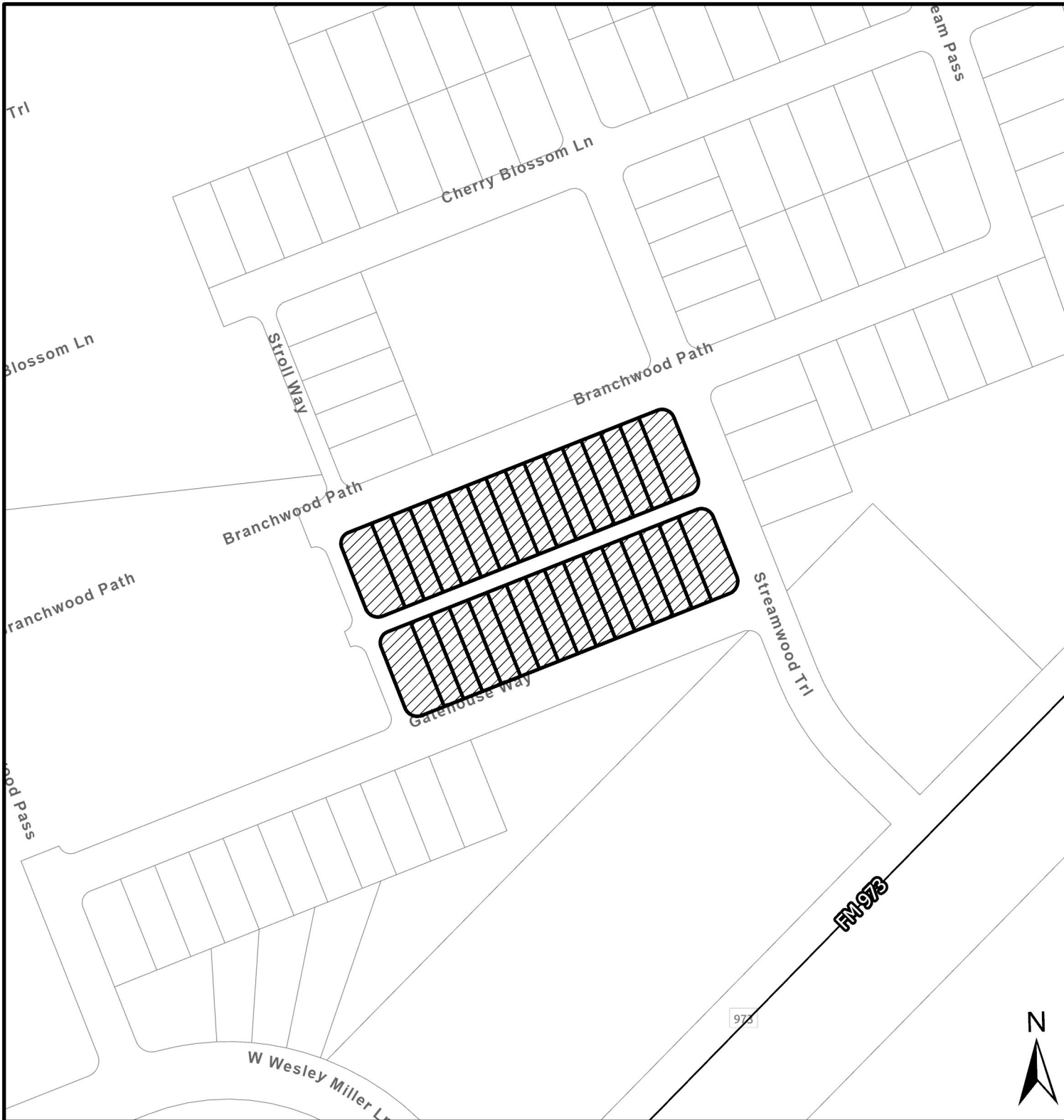
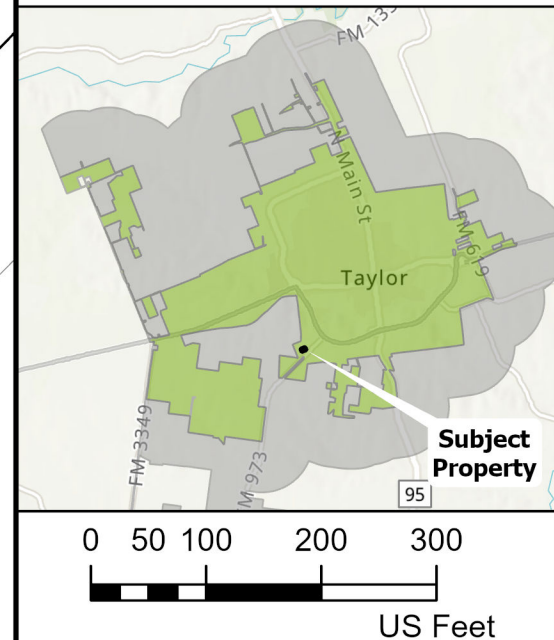
Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2023-1686

Replat
Castlewood Subdivision Phase 1
Location Map

-  Subject Properties
-  Parcels
-  Streets

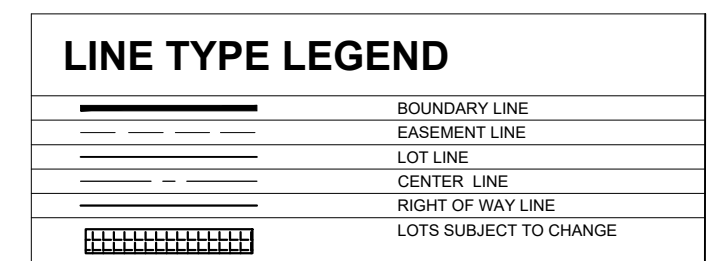
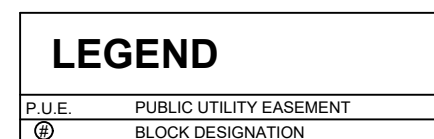
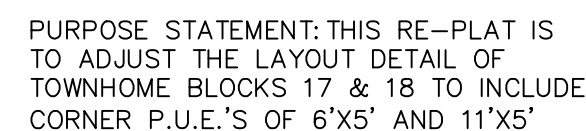


1. UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0545E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2019-27.
5. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
6. ALL RESERVE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
7. TOWNHOME ALLEYS ARE PRIVATE AND MAINTAINED BY THE TOWNHOME PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
8. THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2019-27 PARKLAND DEDICATION REQUIREMENTS AND MAXIMUM IMPERVIOUS COVER REQUIREMENTS ARE MET BY THIS ORDINANCE.
9. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITY IN THE DEVELOPMENT. THIS AGREEMENT IS GOING TO BE DONE AS A SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.
10. SIDEWALKS (4-FT IN WIDTH) SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL PUBLIC STREETS, WHICH SHALL BE INSTALLED ON A LOT-BY-LOT BASIS BY THE HOMEBUILDERS, EXCEPT ADJACENT TO PUBLIC AREA, WHICH WILL BE PART OF THE PUBLIC IMPROVEMENTS.
11. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF CASTLEWOOD SUBDIVISION PHASE 1, RECORDED AS DOCUMENT #2021152781 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

BEING A RE-PLAT TO MODIFY 32 LOTS AND 2 BLOCKS, OUT OF THE
CASTLEWOOD SUBDIVISION PHASE 1 FINAL PLAT IN THE
G.M. REESE SURVEY, ABSTRACT NO.533



BLOCK "17"		BLOCK "18"	
ACRES	1.10	ACRES	1.10
LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)
1	4853	1	4853
2	2750	2	2750
3	2750	3	2750
4	2750	4	2750
5	2750	5	2750
6	2750	6	2750
7	2750	7	2750
8	2750	8	2750
9	2750	9	2750
10	2750	10	2750
11	2750	11	2750
12	2750	12	2750
13	2750	13	2750
14	2750	14	2750
15	2750	15	2750
16	4303	16	4303
TOTAL	47656	TOTAL	47656
BLOCK LENGTH			
BLOCK "17"		435.00	
BLOCK "18"		435.00	



2.20 ACRES

BLOCK 17, LOTS 1-16; BLOCK 18, LOTS 1-16

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

PZ-2023-1686

Kimley»»Horn					
400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009			Tel. No. (469) 501-2200 FIRM # 10194503		
<u>Scale</u> 1" = 40'	<u>Drawn by</u> SPA	<u>Checked by</u> KHA	<u>Date</u> 07/11/2023	<u>Project No.</u> 063226900	<u>Sheet No.</u> 1 OF 2
<u>OWNER/DEVELOPER:</u> Castlewood Townhomes, LLC 5511 Reynolds Road Austin, Texas 78749 Contact : Aaron Levy <u>APPLICANT:</u> Kimley-Horn and Associates, Inc. 5301 Southwest Pkwy, Terrace 2 Suite 100 Austin, Texas 78735 Phone: 737-241-9084 Contact : Ben Williams, P.E. <u>SURVEYOR:</u> Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr, Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Daniel Arthur, R.P.L.S.					

LIEN HOLDER

STATE OF _____ §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS

I, BEN JACOBSON, TREASURER AND SECRETARY OF FC CASTLEWOOD LLC, LIENHOLDER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR 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 "CASTLEWOOD SUBDIVISION PHASE 1".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2023.

(LIEN HOLDER SIGNATURE)
FC CASTLEWOOD LLC, A DELAWARE LIMITED LIABILITY COMPANY
1501 CORPORATE DRIVE, SUITE 240
BOYNTON BEACH, FL 33426

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

SURVEYORS CERTIFICATION:

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, DANIEL ARTHUR, 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 _____, 2023.

Daniel Arthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn and Associates, Inc.
Firm License # 10194503
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Ph. 469-501-2200
daniel.arthur@kimley-horn.com



PLANNING & ZONING COMMISSION

THIS SUBDIVISION TO BE KNOW AS "CASTLEWOOD SUBDIVISION PHASE 1" HAS BEEN ACCEPTED AN APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION OF THE _____ DAY OF _____, 202__.

_____, CHAIRMAN
_____, SECRETARY

DATE

DATE

CASTLEWOOD SUBDIVISION PHASE 1
RE-PLAT

BEING A RE-PLAT TO MODIFY 32 LOTS AND 2 BLOCKS, OUT OF THE
CASTLEWOOD SUBDIVISION PHASE 1 FINAL PLAT IN THE
G.M. REESE SURVEY, ABSTRACT NO.533

DEVELOPMENT SERVICES DIRECTOR

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

_____, DIRECTOR DATE

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

That AARON LEVY, PRESIDENT OF CASTLEWOOD TOWNHOMES, LLC SOLE OWNER OF THAT CERTAIN 2.20 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2019071348 AND DOCUMENT NO. 2019071361, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SUBDIVISION PHASE 1".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 2023.

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

STATE OF TEXAS §
COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

ENGINEERS CERTIFICATION:

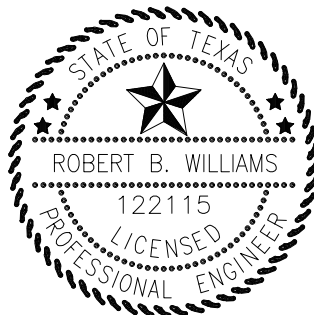
STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, BEN WILLIAMS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0541F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____
COUNTY, TEXAS, THIS _____ DAY OF _____, 2023.

BEN WILLIAMS
Registered Professional Engineer
No. 122115 State of Texas
Kimley-Horn and Associates, Inc.
2600 Via Fortuna Terrace
Austin, Texas 78746
Ph. 737-241-9084
Texas Registered Engineering Firm F-928



WILLIAMSON COUNTY CLERK

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023 A.D., AT _____ O'CLOCK _____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 2023 A.D., AT _____ O'CLOCK _____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

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

BY: _____, DEPUTY

PURPOSE STATEMENT: THIS RE-PLAT IS
TO ADJUST THE LAYOUT DETAIL OF
TOWNHOME BLOCKS 11 & 12 TO INCLUDE
CORNER P.U.E.'S OF 6'x5' AND 11'x5'

RE-PLAT
CASTLEWOOD SUBDIVISION PHASE 1

2.20 ACRES

BLOCK 17, LOTS 1-16; BLOCK 18, LOTS 1-16

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

PZ-2023-1686

Kimley»Horn 400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009 Tel. No. (469) 501-2200 FIRM # 10194503					
Scale N/A	Drawn by SPA	Checked by KHA	Date 07/11/2023	Project No. 063226900	Sheet No. 2 OF 2
OWNER/DEVELOPER: Castlewood Townhomes, LLC 5511 Reynolds Road Austin, Texas 78749 Contact : Aaron Levy APPLICANT: Kimley-Horn and Associates, Inc. 5301 Southwest Pkwy, Terrace 2 Suite 100 Austin, Texas 78735 Phone: 737-241-9084 Contact : Ben Williams, P.E. SURVEYOR: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr, Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Daniel Arhtur, R.P.L.S.					

City of Taylor
PZ-2023-1687
Castlewood Subdivision Phases 2 & 3 Replat
Staff Report

Item Details

Agenda No.:	4
Requested Action:	Consider Disapproval of Castlewood Subdivision Phases 2 & 3 Replat
Address/Location:	Generally located at near the intersection of Gatehouse Way and Backwood Pass and 109 Wesley Miller Lane
Legal Description:	Approximately 6.70 acres of land generally located at near the intersection of Gatehouse Way and Backwood Pass and 109 Wesley Miller Lane, more particularly described by the Williamson Central Appraisal District Parcels R630380, R630381, R630382, R630383, R630384, R630385, R630386, R630387, R630388, R630389, R630390, R630391, R630392, R630393, R630394, R630395, R630396, R630397, R630398, R630399, R630400, R630401, R630402, R630403, R630404, R630405, R630406, R630408, R630409, R630410, R630411, part of the Castlewood Subdivision Phases 2 & 3 Final Plat
Current Zoning:	R-1/RPD
Current Use:	Vacant
Applicant:	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 Replat.

Attachments

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



City of Taylor

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

Will Buzzelli
Kimley-Horn
5301 Southwest Parkway, Bldg. 2, Ste. 100
Austin TX 78735
william.buzzelli@kimley-horn.com

Date: Thursday, August 3, 2023

Address: 106 W Wesley Miller Lane, Taylor 76574

Permit Number PZ-2023-1687

Dear Will Buzzelli,

Staff has completed its review of plans for the Castlewood Replat Phase 2 & 3 that is to be generally located at 106 W Wesley Miller Lane, 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@taylor.tx.gov.

1. Did we lose Block 1, Lot 1 intentionally on this 2nd submission?
2. Revise the title and statement (legal description) beneath the title. Should reflect block and lots being replatted (Block X, Lots 1 – 16, Block X, Lots 1 – 16 etc.).
 - i. This replat is shown to be titled Castlewood Subdivision Phase 2&3 Replat. Any replats after this will likely require a more specific title. It is not uncommon to have the title of the replat specify which block/lot is being replatted (i.e. Castlewood Subdivision Phase 2 & 3 Replat, Block X, Lots 1-6, Block X, Lots 1-16).
3. Plat Notes 6 and 7 make statement to the "Property/Homeowner's Association":
 - i. Ensure that the language for each is consistent with how the document establishing the POA/HOA was written.
 - ii. For each instance provide reference to the POA/HOA document number (filed with Williamson County).
4. Plat Note 9 – provide the document and/or recorded instrument number that this note is referring to.
5. Move the Purpose Statement and make it Plat Note #1.
6. Page 2 – Revise all instances of "Castlewood Subdivision Phase 2 & 3 Final Plat" within signature Blocks to "Castlewood Subdivision Phases 2 & 3 Replat". See comment #1 if you opt to elaborate on the title of the subdivision further to encompass the specific Lot and Block for replatting within Phase 2&3.
7. Confirm Owner and Lien Holder(s) are accurate.

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 Files portion of the permit page to download a copy of the PDF containing comments.**

The proposed re-plat has been reviewed with the following comments:

1. Lot 1 inset - Remove "Alley" from text.
2. Label "Rear" on both insets. Provide separation from heading text.
3. Lot 16 inset - Remove "Public ROW" from text.

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@taylor.tx.gov.

Thank you,

A handwritten signature in black ink, appearing to read 'C Peres'.

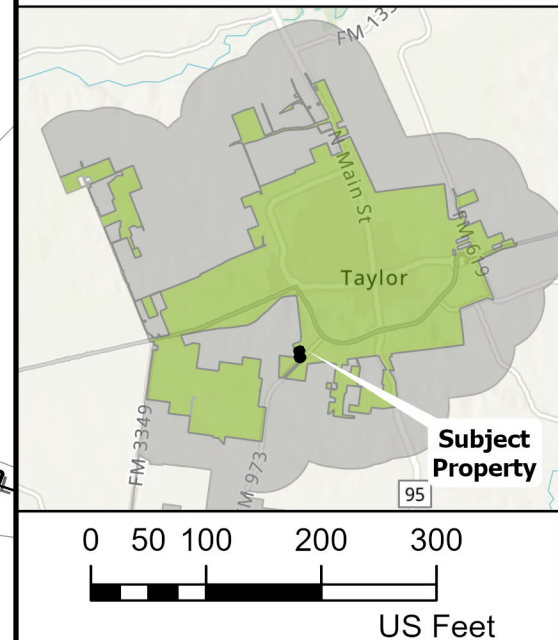
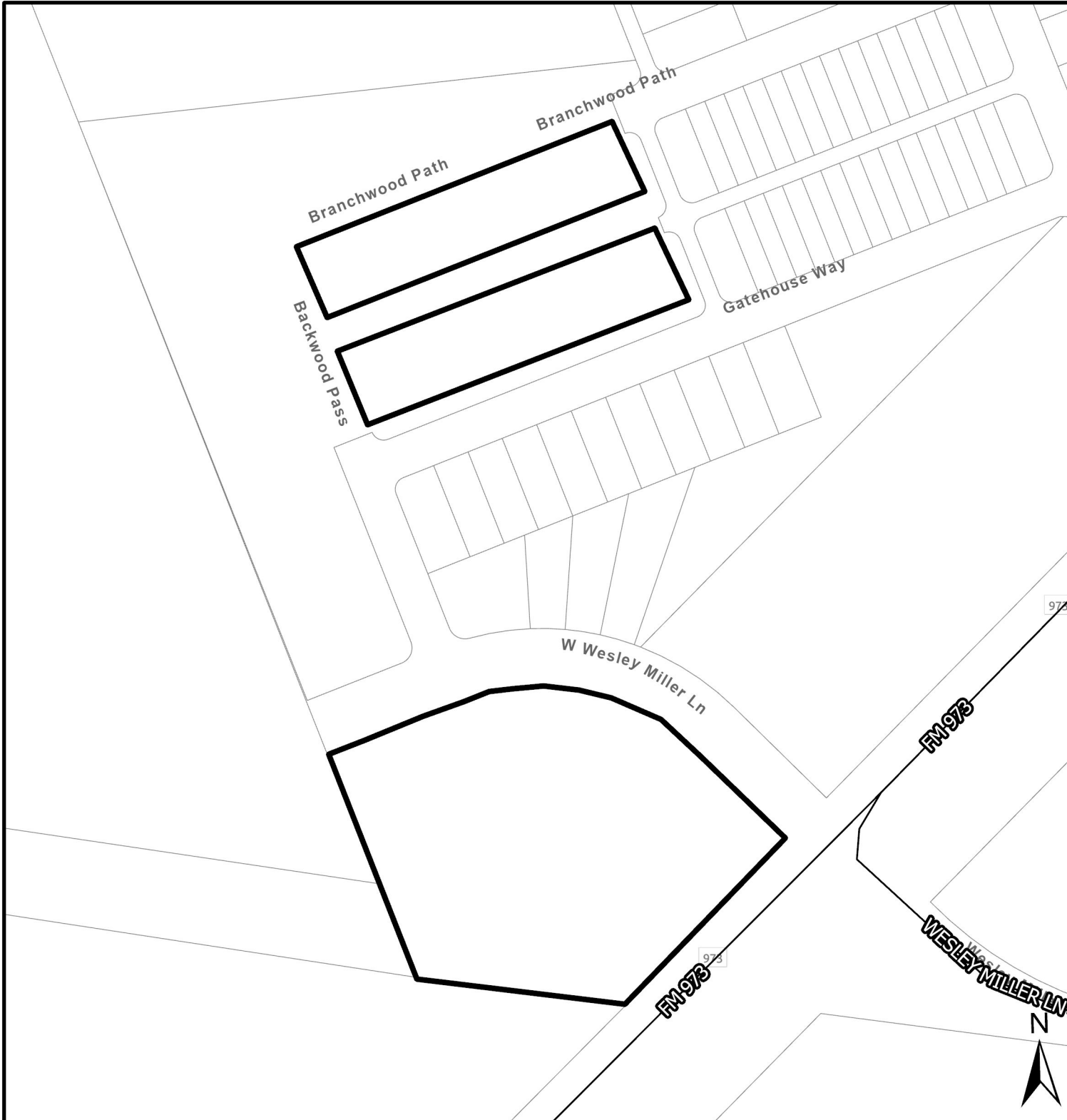
Courtney Peres, CNU-A
Planning Manager
City of Taylor



PZ-2023-1687

Replat
Castlewood Subdivision Phases 2 & 3
Location Map

- Parcels
- Streets



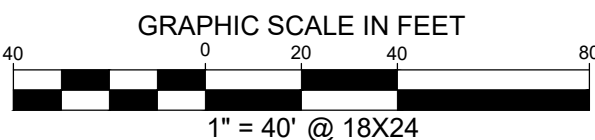
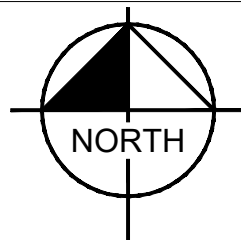
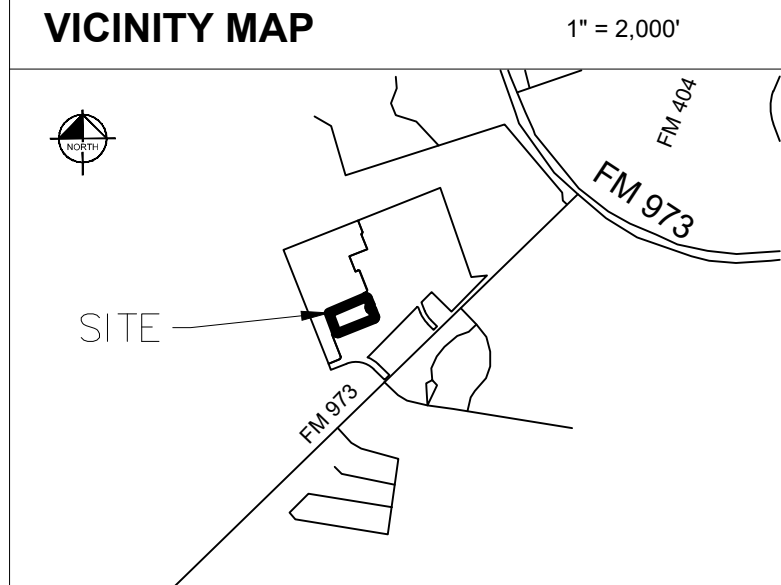
NOTES:

- UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
- ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0545E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2019-27.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
- ALL RESERVE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
- TOWNHOME ALLEYS ARE PRIVATE AND MAINTAINED BY THE TOWNHOME PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
- THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2019-27 PARKLAND DEDICATION REQUIREMENTS AND MAXIMUM IMPERVIOUS COVER REQUIREMENTS ARE MET BY THIS ORDINANCE.
- A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITY IN THE DEVELOPMENT. THIS AGREEMENT IS GOING TO BE DONE AS A SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.
- SIDEWALKS (4-FT IN WIDTH) SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL PUBLIC STREETS, WHICH SHALL BE INSTALLED ON A LOT-BY-LOT BASIS BY THE HOMEBUILDERS, EXCEPT ADJACENT TO PUBLIC AREA, WHICH WILL BE PART OF THE PUBLIC IMPROVEMENTS.
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF CASTLEWOOD SUBDIVISION PHASE 2&3, RECORDED AS DOCUMENT #2022074792 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

CASTLEWOOD SUBDIVISION PHASES 2 & 3 RE-PLAT

BEING A RE-PLAT TO MODIFY 32 LOTS AND 2 BLOCKS,
OUT OF THE CASTLEWOOD SUBDIVISION PHASE 2&3 FINAL PLAT IN THE
G.M. REESE SURVEY, ABSTRACT NO.533

VICINITY MAP



LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ALIGNMENT LINE
	LOTS SUBJECT TO CHANGE

LEGEND

P.U.E.	PUBLIC UTILITY EASEMENT
VAE	VISIBILITY ACCESS EASEMENT
@	BLOCK DESIGNATION

RE-PLAT
CASTLEWOOD PHASES 2 & 3

2.20 ACRES

BLOCK 11, LOTS 1-16;
BLOCK 12, LOTS 1-16;

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

PZ-2023-1687

Kimley»Horn

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SPA	DRA	07/11/2023	063226900	1 OF 2

OWNER/DEVELOPER:

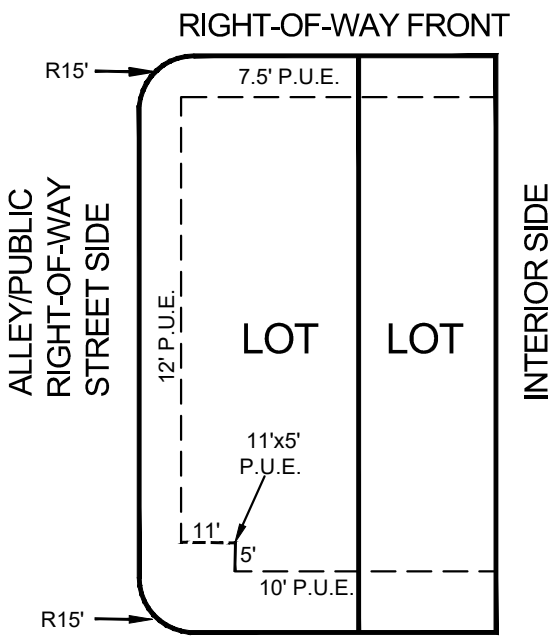
Castlewood Townhomes, LLC
5511 Reynolds Road
Austin, Texas 78749
Contact : Aaron Levy

APPLICANT:

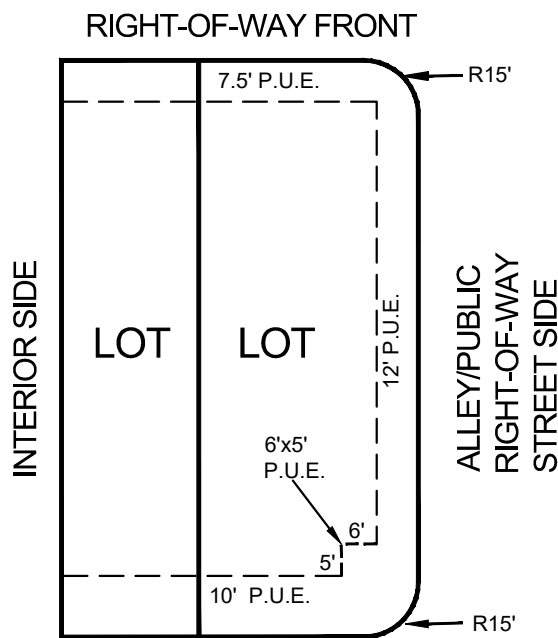
Kimley-Horn and Associates, Inc.
5301 Southwest Pkwy Terrace 2,
Suite 100
Austin, Texas 78735
Phone: 737-241-9084
Contact : Ben Williams, P.E.

SURVEYOR:

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

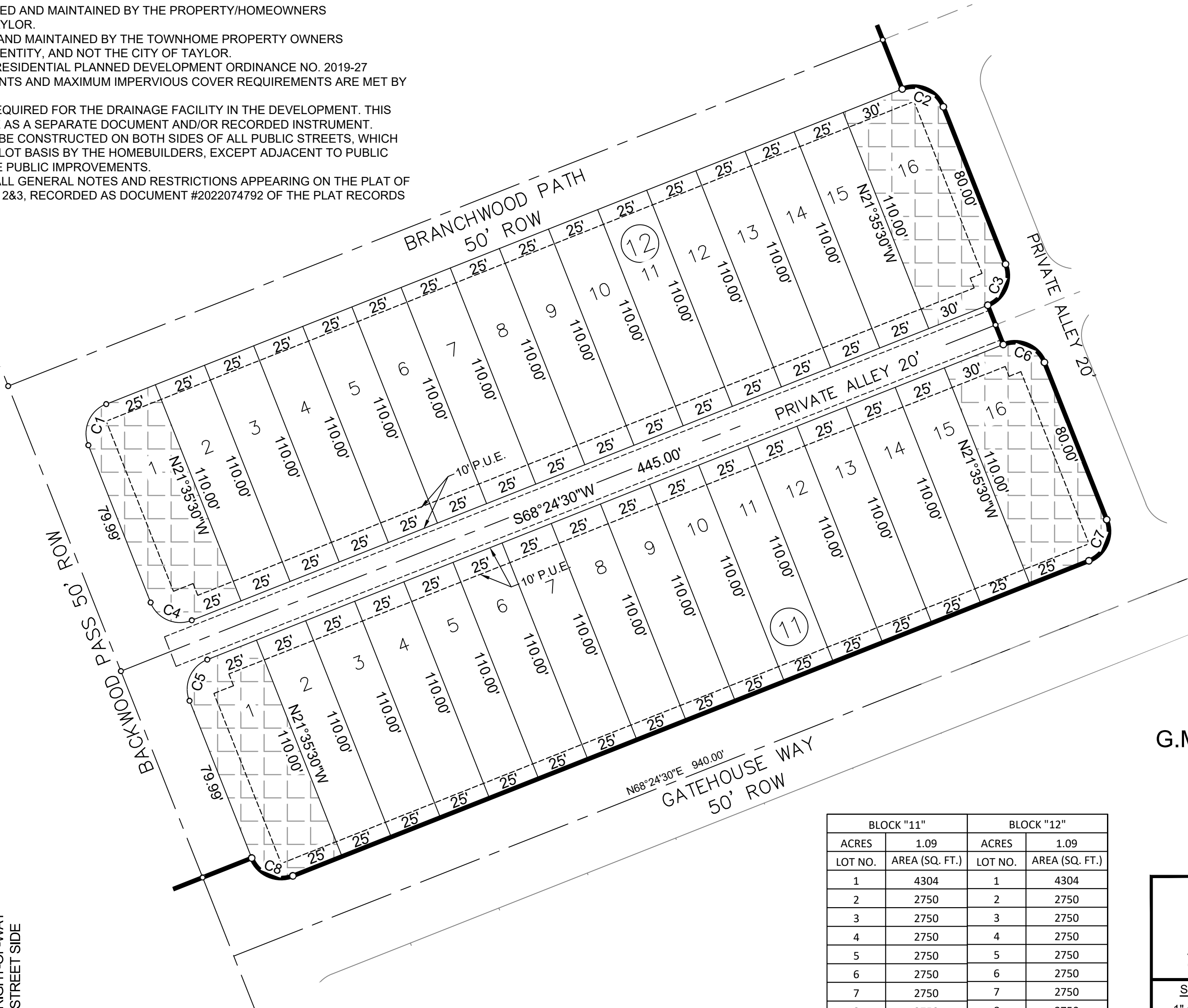


TOWNHOME PUBLIC UTILITY
EASEMENTS (P.U.E.)
-TOWNHOME BLOCKS 11 & 12
LOT 1



REAR
TOWNHOME PUBLIC UTILITY
EASEMENTS (P.U.E.)
-TOWNHOME BLOCKS 11 & 12
LOT 16

PURPOSE STATEMENT: THIS RE-PLAT IS
TO ADJUST THE LAYOUT DETAIL OF
TOWNHOME BLOCKS 11 & 12 TO INCLUDE
CORNER P.U.E.'S OF 6'X5' AND 11'X5'



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C2	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C3	89°58'53"	15.00'	23.56'	N23°25'10"E	21.21'
C4	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C5	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C6	89°43'23"	15.04'	23.55'	N66°35'28"W	21.22'
C7	90°00'00"	15.00'	23.56'	N23°24'30"E	21.21'
C8	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'

BLOCK "11"		BLOCK "12"	
ACRES	1.09	ACRES	1.09
LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)
1	4304	1	4304
2	2750	2	2750
3	2750	3	2750
4	2750	4	2750
5	2750	5	2750
6	2750	6	2750
7	2750	7	2750
8	2750	8	2750
9	2750	9	2750
10	2750	10	2750
11	2750	11	2750
12	2750	12	2750
13	2750	13	2750
14	2750	14	2750
15	2750	15	2750
16	4853	16	4853
TOTAL	47657	TOTAL	47657

BLOCK LENGTH	
BLOCK "11"	405.00
BLOCK "12"	405.00

CASTLEWOOD SUBDIVISION PHASES 2 & 3
RE-PLAT

BEING A RE-PLAT TO MODIFY 32 LOTS AND 2 BLOCKS,
OUT OF THE CASTLEWOOD SUBDIVISION PHASE 2&3 FINAL PLAT IN THE
G.M. REESE SURVEY, ABSTRACT NO.533

SURVEYORS CERTIFICATION:

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

I, DANIEL ARTHUR, 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 CELINA, COLLIN COUNTY, TEXAS, THIS ____ DAY OF FEBRUARY, 2023.

Daniel arthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn and Associates, Inc.
Firm License # 10194503
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Ph. 469-501-2200
daniel.arthur@kimley-horn.com



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

That AARON LEVY, PRESIDENT OF CASTLEWOOD TOWNHOMES, LLC SOLE OWNER OF THAT CERTAIN 2.20 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2019071348 AND DOCUMENT NO. 2019071361, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SUBDIVISION PHASES 2 & 3 FINAL PLAT".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ day of ____, 2023.

AARON LEVY, PRESIDENT
CASTLEWOOD TOWNHOMES, LLC
5511 REYNOLDS RD.
AUSTIN, TEXAS 78749

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ day of ____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: ____

PLANNING & ZONING COMMISSION

THIS SUBDIVISION TO BE KNOW AS "CASTLEWOOD SUBDIVISION PHASE 2 & 3 FINAL PLAT" HAS BEEN ACCEPTED AN APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION OF THE ____ DAY OF ____, 202__

_____, CHAIRMAN

DATE

_____, SECRETARY

DATE

DEVELOPMENT SERVICES DIRECTOR

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

_____, DIRECTOR DATE

LIEN HOLDER

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

I, BEN JACOBSON, TREASURER AND SECRETARY OF FC CASTLEWOOD LLC, LIENHOLDER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR 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 "CASTLEWOOD SUBDIVISION PHASE 1".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ day of ____, 2023.

(LIEN HOLDER SIGNATURE)
FC CASTLEWOOD LLC, A DELAWARE LIMITED LIABILITY COMPANY
1501 CORPORATE DRIVE, SUITE 240
BOYNTON BEACH, FL 33426

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, 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 ____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: ____

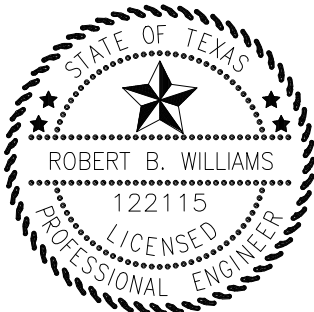
ENGINEERS CERTIFICATION:

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

I, BEN WILLIAMS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN. AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0541F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, COUNTY, TEXAS, THIS ____ DAY OF ____, 2023.

BEN WILLIAMS
Registered Professional Engineer
No. 122115 State of Texas
Kimley-Horn and Associates, Inc.
2600 Via Fortuna Terrace
Austin, Texas 78746
Ph. 737-241-9084
Texas Registered Engineering Firm F-928



WILLIAMSON COUNTY CLERK

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____, 202__ A.D., AT ____ O'CLOCK ____ M., AND DULY RECORDED THIS THE ____ DAY OF ____, 202__ A.D., AT ____ O'CLOCK ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

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

BY: _____, DEPUTY

PURPOSE STATEMENT: THIS RE-PLAT IS TO ADJUST THE LAYOUT DETAIL OF TOWNHOME BLOCKS 11 & 12 TO INCLUDE CORNER P.U.E.'S OF 6'X5' AND 11'X5'

RE-PLAT
CASTLEWOOD PHASES 2 & 3

2.20 ACRES

BLOCK 11, LOTS 1-16;
BLOCK 12, LOTS 1-16;

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

PZ-2023-1687

Kimley»Horn 400 N. Oklahoma Drive, Suite 105 Celina, Texas 75009 Tel. No. (469) 501-2200 FIRM # 10194503					
Scale N/A	Drawn by SPA	Checked by DRA	Date 07/11/2023	Project No. 063226900	Sheet No. 2 OF 2
OWNER/DEVELOPER: Castlewood Townhomes, LLC 5511 Reynolds Road Austin, Texas 78749 Contact : Aaron Levy					
APPLICANT: Kimley-Horn and Associates, Inc. 5301 Southwest Pkwy Terrace 2, Suite 100 Austin, Texas 78735 Phone: 737-241-9084 Contact : Ben Williams, P.E.					
SURVEYOR: Kimley-Horn and Associates, Inc. 400 N. Oklahoma Dr, Suite 105 Celina, Texas 75009 Phone: 469-501-2200 Contact : Daniel Arthur, R.P.L.S.					

City of Taylor
PZ-2023-1794
RCR-Taylor Logistics Park Final Plat
Staff Report

Item Details

Agenda No.:	5
Requested Action:	Consider Disapproval of the RCR-Taylor Logistics Park Final Plat.
Address/Location:	Generally located at 201 FM 3349.
Legal Description:	Approximately 477.30 acres of land part of and out of the Watkins Nobles Survey, Abstract No. 484, and the James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas
Current Zoning:	B-2/CPD
Current Use:	Industrial Rail Park
Applicant:	Richard Heiges, RITD
Case History:	This is the first 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 Final 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

Richard Heiges
RITD
35505 Cooper Rd.
Brookshire TX 77423
rheiges@ritd-llc.com

Date: Tuesday, July 25, 2023

Address: 201 FM 3349, TAYLOR 76574

Permit Number PZ-2023-1794

Dear Richard Heiges,

Staff has completed its review of plans for the RCR-Taylor Logistics Final Plat that is to be located at 201 FM 3349, TAYLOR 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 Shai Roos. Should you have any questions or require additional information regarding any of these comments, please contact Shai Roos at (972) 960-4077 or by email at shai.roos@hdrinc.com.

Generally, for all Sheets.

1. On all sheets the Title of the Plat both at the top and in the company title block should read:
RCR-TAYLOR LOGISTICS PARK
FINAL PLAT, PHASE 2, BLOCKS 3, 4, 5, and 6
City of Taylor, Williamson County, Texas
2. Add case number PZ-2023-1794 in the bottom company title block of the plat (all pages).
3. Show a thick black line around what is being platted. As shown, it is difficult to see what is being included and what is not in this request.
4. Show the survey and abstract delineation lines clearly in the background so it's more apparent where those lines fall, and which part of the plat is which as there is a mention of two surveys and abstracts for Blocks 3 to 6 of Phase 2 per the Title.
5. Add the respective block numbers with the respective lot numbers for each parcel being platted example:
Lot 1, Block 3
42.430 Acres

Sheet 1.

1. Ensure that vicinity map is at 1:1,000 or 1:2,000 scale
2. Ensure that the overall plat scale is 1:100
3. In Detail A what does the line to the west of 10' utility easement line denote?

Sheet 2.

1. For Detail B - Is this area a part of this final plat request? if not remove this detail.
2. Move matchline - Sheet 3 up so that Lot 1 and Lot 2 of Block 5 can be completely on the next sheet.
3. At first glance Lot 11 Block 4 does not look like it could be a viable building site - what is the proposed use for this lot?

Sheet 3.

1. Move Lot 1 and Lot 2 of Block 5 completely on this sheet.

Sheet 4.

1. Provide a signature block for the Planning Director on sheet 4.
2. For Note 13. Make it consistent with Detail A and B. Detail B shows a 25 ft abandoned easement, and both details show a 10 ft. public utility easement and a 15 ft Sanitary sewer easement. There is no drainage easement shown on the plat as mentioned in this note and the PUE should be 20' according to this note.
3. For Note 14. Are there any sidewalks that need to be depicted on this plat? if yes please show and if not please remove this note.

Engineering Department Review

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

*See Associated Files section of the permit page to download a PDF of the plat containing the following comments:

1. Sheet 1 of 4 - Provide a table showing linear feet of new streets, including type of street (e.g. thoroughfare type)
2. Sheet 1 of 4 - Provide a table showing lot and block details, broken out by phase.
3. Sheet 1 of 4 - Verify if private water line easement is needed for Lot 1 Blk 3
4. Sheet 1 of 4 - Show location of all existing railroads within the plat per Subdivision Ordinance Sec. 3.3 (Typical).
5. Sheet 1 of 4 - Update text shown under Logistics Loop callout
6. Sheet 1 of 4 - Please verify all applicable easements are shown along the adjacent Samsung subdivision including force main easement.
7. Sheet 1 of 4 - Verify note, no contours shown.
8. Sheet 2 of 4 - Update text shown under Logistics Loop callout
9. Sheet 2 of 4 - Update text shown under RCR Parkway callout
10. Sheet 2 of 4 - Provide callout/inset for proposed lift station easement
11. Sheet 2 of 4 - Verify what area this is and provide a dimension for this sheet
12. Sheet 2 of 4 - Verify continuity of easement and reserve 2a for outfall pipe
13. Sheet 3 of 4 - Verify what area this is along CR 404
14. Sheet 4 of 4 - Verify use of the OSSF signature. With the subdivision improvements, this section should have sewer service
15. Sheet 4 of 4 - Plat title to match certificates
16. Sheet 4 of 4 - Provide the minimum finished floor elevation on affected lots
17. General - Verify proposed 60-ft access easement for Naivar property is final or requires relocation based on roadway layout of RCR Parkway.

Fire Department Comments (PZ)

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

Reviewed the plat with no comments.

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (972) 960-4077, or by e-mail at shai.roos@hdrinc.com.

Thank you,

Shailaja Roos

Shai Roos

Attachment

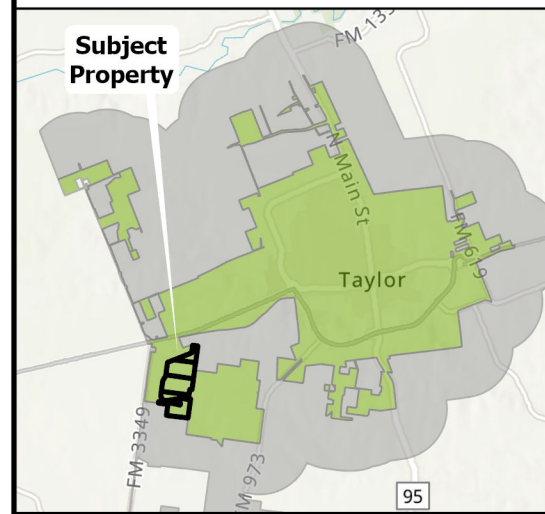
Engineering and Planning Comments on submitted Final Plat



PZ-2023-1794

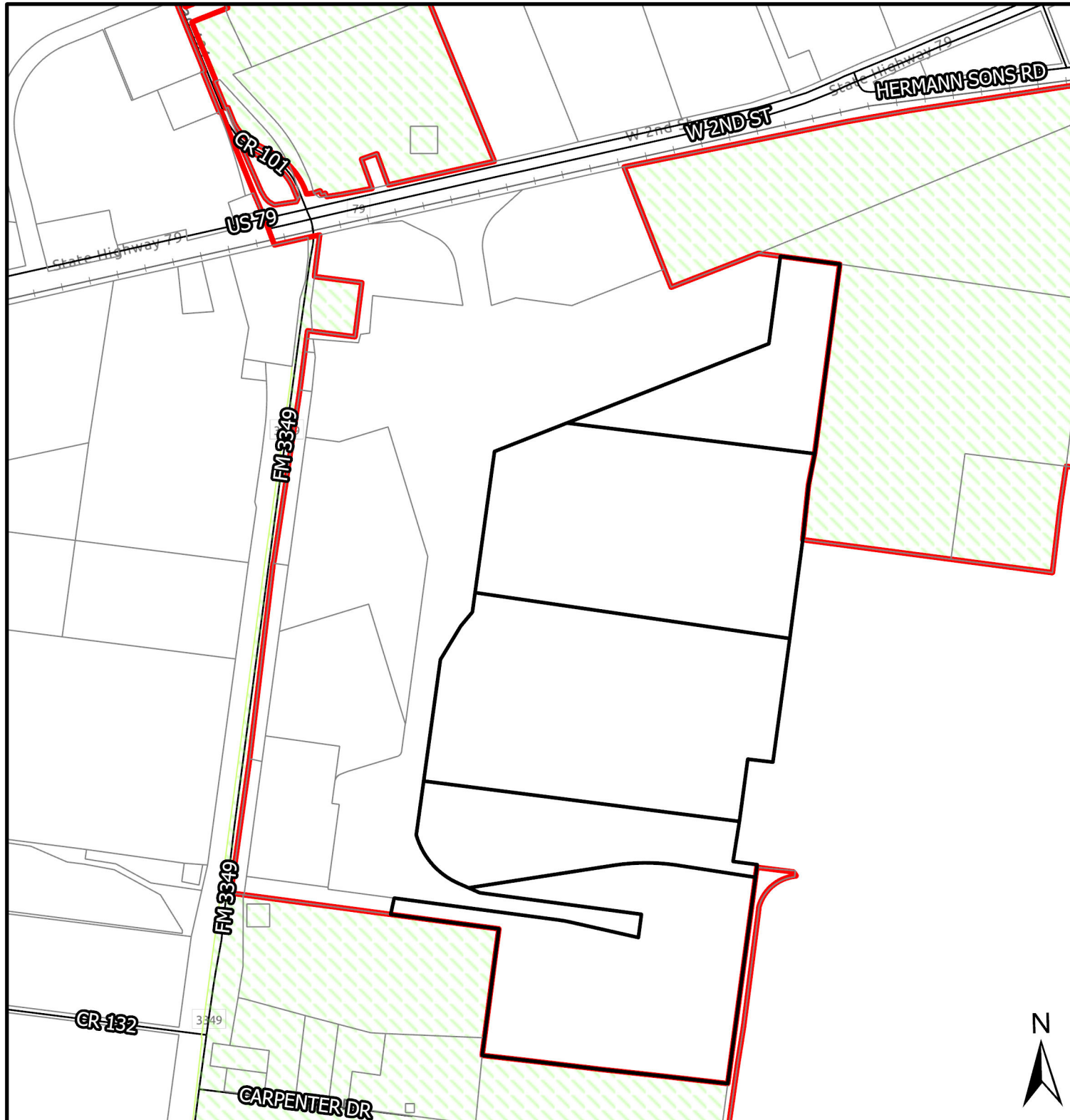
Final Plat
RCR-Taylor Logistics Park Final Plat
*approximate boundaries

- Subject Property*
- Parcels
- City Limits
- ETJ Boundary
- Streets
- Railroads

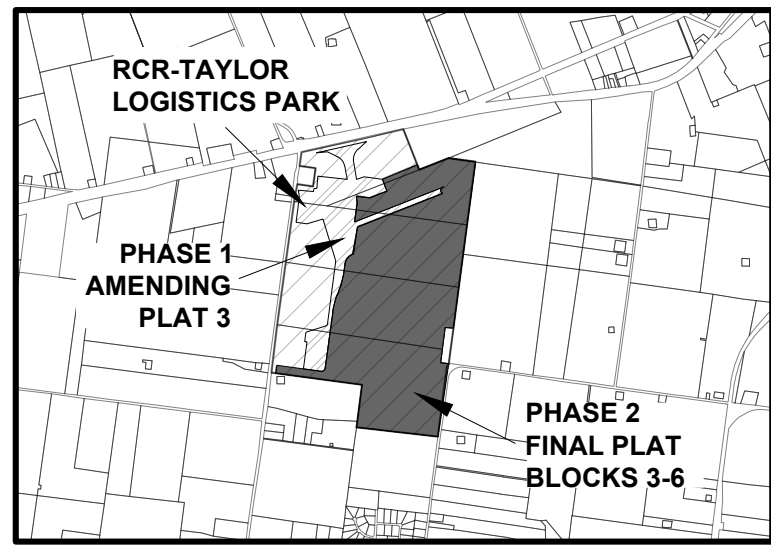


0 500 1,000 2,000 3,000

US Feet



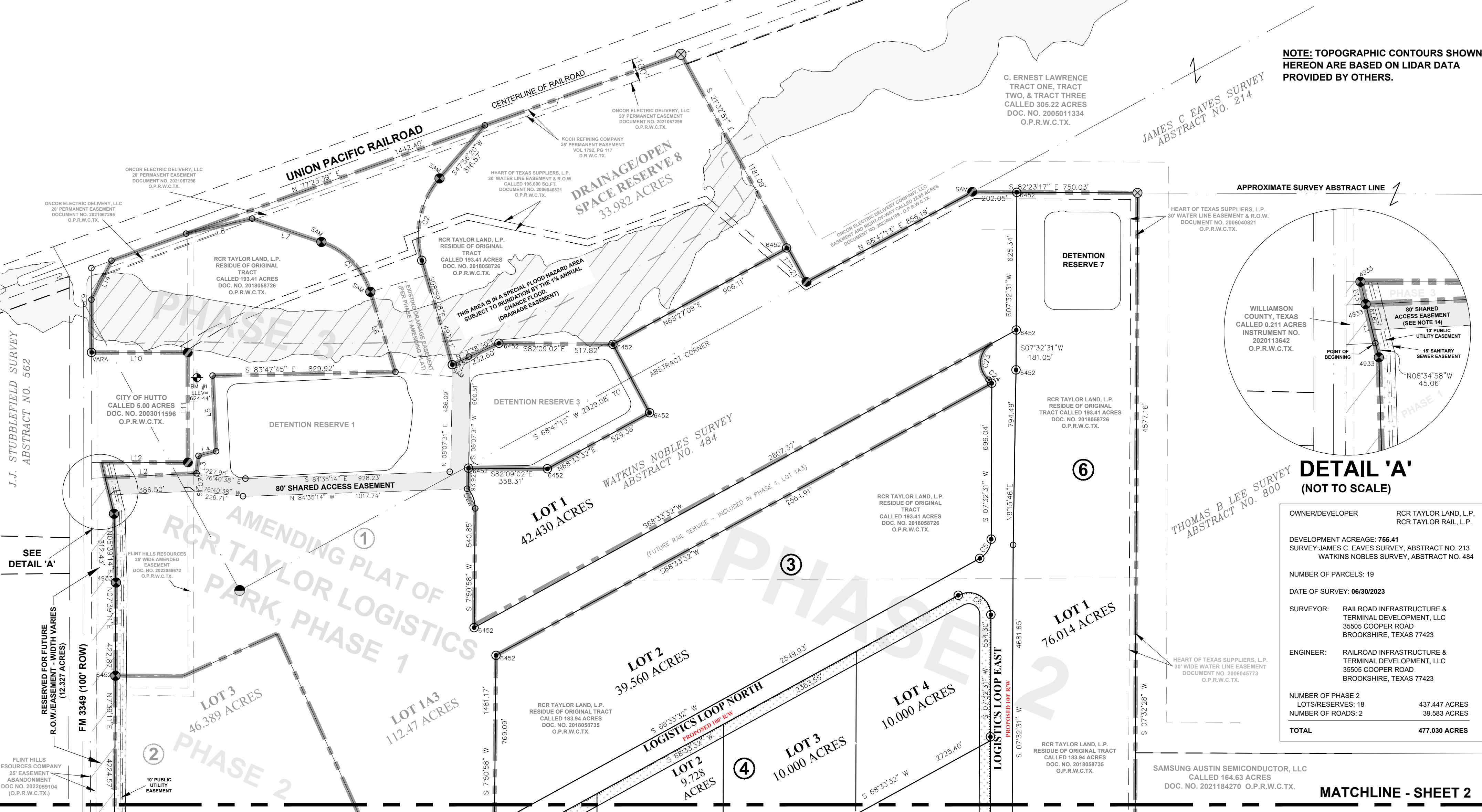
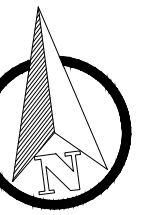
C:\Users\rheiges\DC\ACCDocs\RTD\474 RCR Taylor\Project Files\13-Public Roadways\C-Survey\3-Plat\Final\Plat\RCR-Taylor_PRELIM_PLAT.dwg * 6/30/2023 11:42 PM * Plotted by Richard Heiges



VICINITY MAP
SCALE: 1" = 5000'

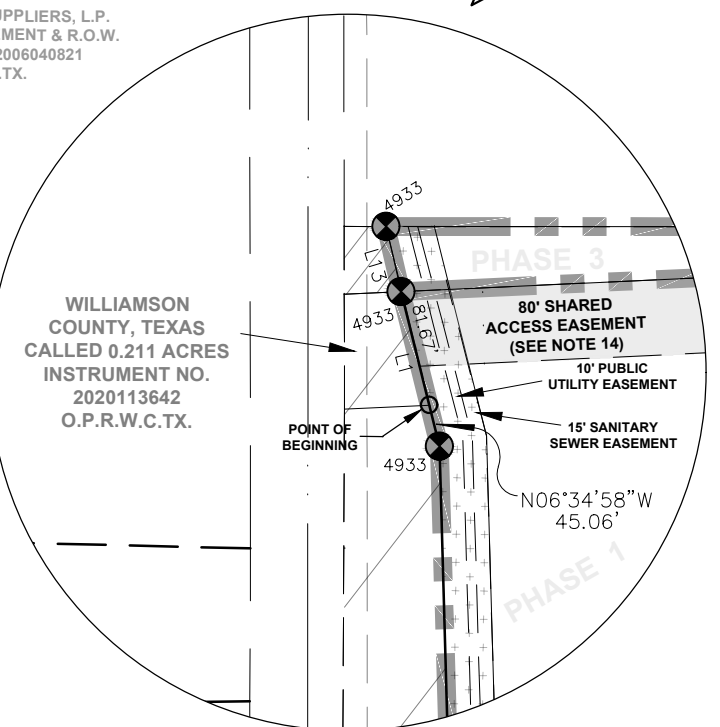
RCR-TAYLOR LOGISTICS PARK FINAL PLAT, PHASE 2, BLOCKS 3-6

ALL THAT CERTAIN TRACT OR PARCEL OF 477.030 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.



NOTE: TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON LIDAR DATA PROVIDED BY OTHERS.

APPROXIMATE SURVEY ABSTRACT LINE



DETAIL 'A'
(NOT TO SCALE)

OWNER/DEVELOPER	RCR TAYLOR LAND, L.P. RCR TAYLOR RAIL, L.P.
DEVELOPMENT ACREAGE: 755.41	
SURVEY: JAMES C. EAVES SURVEY, ABSTRACT NO. 213 WATKINS NOBLES SURVEY, ABSTRACT NO. 484	
NUMBER OF PARCELS: 19	
DATE OF SURVEY: 06/30/2023	
SURVEYOR: RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 35505 COOPER ROAD BROOKSHIRE, TEXAS 77423	
ENGINEER: RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 35505 COOPER ROAD BROOKSHIRE, TEXAS 77423	
NUMBER OF PHASE 2 LOTS/RESERVES: 18	437.447 ACRES
NUMBER OF ROADS: 2	39.583 ACRES
TOTAL	477.030 ACRES

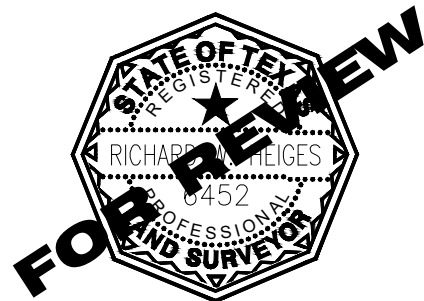
SAMSUNG AUSTIN SEMICONDUCTOR, LLC
CALLED 164.63 ACRES
DOC. NO. 2021184270 O.P.R.W.C.TX.

MATCHLINE - SHEET 2



35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550



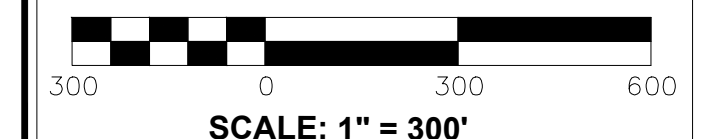
DATE 06/30/2023
CHECK RH

RH
RH

RCR - TAYLOR LOGISTICS PARK
RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

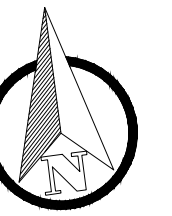
FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6

REV	DATE	DESCRIPTION	BY

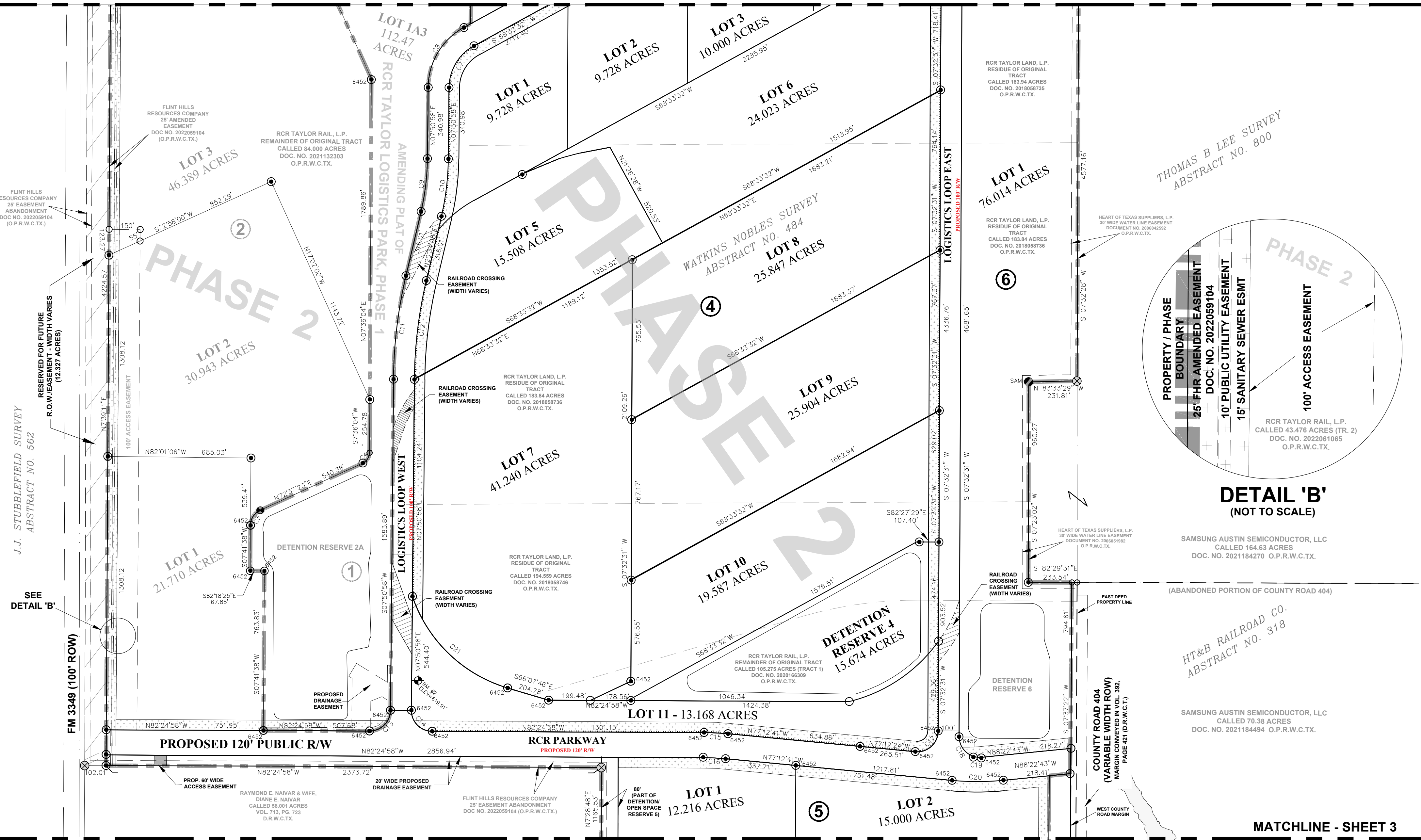


SHEET NO.
1 OF 4

ALL THAT CERTAIN TRACT OR PARCEL OF 477.030 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.



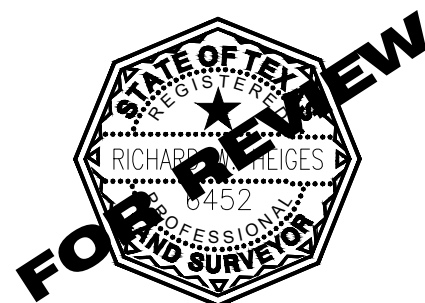
MATCHLINE - SHEET 2



MATCHLINE - SHEET 3



35505 COOPER ROAD - P.O. BOX 1087 308 WEST 10TH STREET
BROOKSHIRE, TEXAS 77423 LAMPASAS, TEXAS 76550
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

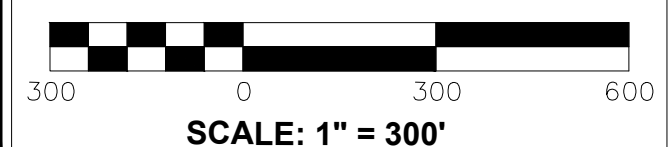


DATE 06/30/2023
CHECK RH

RCR - TAYLOR LOGISTICS PARK
RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6

REV	DATE	DESCRIPTION	BY



SHEET NO.

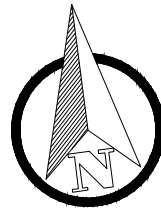
2 OF 4

C:\Users\rheiges\Documents\ACCDocs\RITD\474_RCR_Taylor\Project_Files\13-Public_Roadways\C-Survey\3-Plat\Final_Plat\RCR_TAYLOR_PRELIM_PLAT.dwg * 6/30/2023 11:49 PM * Plotted by Richard Heiges

RCR-TAYLOR LOGISTICS PARK FINAL PLAT, PHASE 2, BLOCKS 3-6

ALL THAT CERTAIN TRACT OR PARCEL OF 477.030 ACRES OUT OF THE ORIGINAL 755.41 ACRES, PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.

NOTE: TOPOGRAPHIC CONTOURS SHOWN
HEREON ARE BASED ON LIDAR DATA
PROVIDED BY OTHERS.



MATCHLINE - SHEET 2

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	53°50'59"	350.00'	328.95'	N37°09'02"W	317.01'
C2	56°55'28"	400.00'	397.41'	S19°28'36"W	381.31'
C3	105°12'28"	80.00'	146.90'	N20°01'09"E	127.13'
C4	65°01'19"	55.00'	62.42'	N40°06'44"E	59.13'
C5	61°01'01"	100.00'	106.49'	N38°03'01"E	101.53'
C6	118°58'59"	100.00'	207.66'	N51°56'59"W	172.31'
C7	60°42'33"	230.00'	243.70'	S38°12'15"W	232.46'
C8	60°42'33"	330.00'	349.66'	S38°12'15"W	333.53'
C9	12°43'10"	1150.00'	255.30'	N14°12'33"E	254.77'
C10	12°43'10"	1250.00'	277.50'	N14°12'33"E	276.93'
C11	12°43'10"	2250.00'	499.49'	S14°12'33"W	498.47'
C12	12°43'10"	2150.00'	477.29'	S14°12'33"W	476.31'
C13	89°44'04"	100.00'	156.62'	N52°43'00"E	141.09'
C14	90°15'56"	100.00'	157.54'	S37°17'00"E	141.75'
C15	5°12'16"	1260.00'	114.45'	N79°47'54"W	114.41'
C16	5°12'17"	1140.00'	103.56'	N79°48'49"W	103.52'
C17	95°14'55"	100.00'	166.24'	N55°09'57"E	147.75'
C18	84°45'07"	100.00'	147.92'	S34°50'02"E	134.80'
C19	5°10'02"	2340.28'	211.06'	S79°47'42"E	210.99'
C20	5°10'02"	2460.30'	221.88'	S79°47'42"E	221.81'
C21	54°40'53"	688.24'	656.83'	S38°47'19"E	632.19'
C22	40°17'32"	137.65'	96.80'	N12°17'47"W	94.82'
C23	112°07'31"	100.00'	195.70'	S12°29'46"W	165.93'
C24	41°36'49"	40.00'	29.05'	N22°45'35"W	28.42'

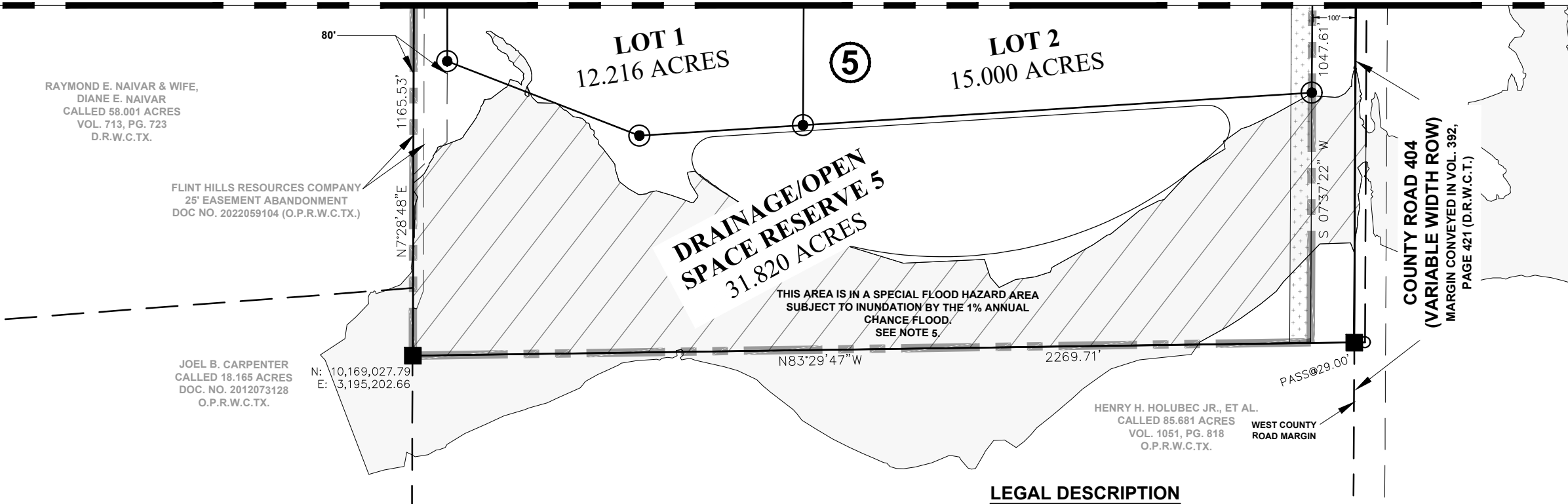
LINE TABLE				
NUMBER	DIRECTION	LENGTH	NUMBER	DIRECTION
L1	N06°37'40"W	124.23'	L8	S84°27'28"W
L2	S85°20'29"E	415.86'	L9	N07°13'58"E
L3	N13°53'41"E	79.86'	L10	N82°38'41"W
L4	N82°43'52"E	82.80'	L11	N07°13'58"E
L5	N04°39'31"E	343.85'	L12	S82°38'41"E
L6	N10°03'05"W	381.71'	L13	N06°37'40"W
L7	N64°04'32"W	331.79'	L14	N34°52'29"W

LEGEND

	POINT FOR CORNER		APPROX. CITY OF TAYLOR PROPOSED TRAIL
	SET 5/8" IRON ROD (WITH CAP RPLS 6452)		PHASE LINE
	FOUND 5/8" IRON ROD		ADJACENT PROPERTY LINE
	FOUND 1/2" IRON ROD		LOT BOUNDARY
	FOUND CONCRETE MONUMENT		APPROX. ABSTRACT LINE
	FENCE POST FOR CORNER		PROPOSED LANDSCAPE BUFFER (SEE NOTE 20)
	SITE BENCHMARK (3" DISK IN CONCRETE)		D.R.W.C.TX. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
	ORIGINAL ABSTRACT CORNER		O.P.R.W.C.TX. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
	PROPOSED SIDEWALK		P/O = PART OF
	DRAINAGE EASEMENT AND FLOODPLAIN (SEE NOTE 5, SHT. 4)		RES. = RESIDUE
			BM=BENCHMARK

4933 = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "ROW 4933"
SAM = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "SAM"
6452 = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "RPLS 6452"
VARA = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "VARA"

PUE = PUBLIC UTILITY EASEMENT
FHR = FLINT HILLS RESOURCES
POB = POINT OF BEGINNING



LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF 755.93 ACRES, LYING AND BEING SITUATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS PART OF THE WATKINS NOBLES SURVEY, A-484, AND THE JAMES C. EAVES SURVEY, A-213, BEING ALL OF THE SAME LAND DESCRIBED AS 105.275 ACRES (TRACT 1) AND 15.285 ACRES (TRACT 2) IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., AS RECORDED IN INSTRUMENT NO. 2020186309, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE RESIDUE OF THE SAME LAND DESCRIBED AS 67.16 ACRES IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., DATED SEPTEMBER 18, 2019, AS RECORDED IN INSTRUMENT NO. 2019088597, IN SAID OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID RESIDUE BEING PART OF RCR TAYLOR LOGISTICS PARK, PHASE 1, A MAP OR PLAT OF SAID SUBDIVISION BEING OF RECORD IN INSTRUMENT NO. 2020121869, IN SAID OFFICIAL PUBLIC RECORDS, BEING ALL OF THE SAME LAND DESCRIBED AS 84.00 ACRES IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., AS RECORDED IN INSTRUMENT NO. 2021132303, IN SAID OFFICIAL PUBLIC RECORDS, BEING THE SAME LAND CALLED 52.463 ACRES (TRACT 1) 3.703 ACRES (TRACT 3), AND 5.048 ACRES (TRACT 4) IN THE DEED FROM RCR TAYLOR LAND, L.P. TO RCR TAYLOR RAIL, L.P., DATED MAY 16, 2022, AS RECORDED IN DOCUMENT NO. 2022061065, IN SAID OFFICIAL PUBLIC RECORDS, BEING PART OF THE SAME LAND DESCRIBED AS 193.41 ACRES IN THE DEED FROM STEVEN SLAUGHTER TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2018058726, IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PART OF THE SAME LAND DESCRIBED AS 183.94 ACRES IN THE DEED FROM JEFFREY B. BENTLEY AND JAMES V. BENTLEY TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2018058735, IN SAID OFFICIAL PUBLIC RECORDS, PART OF THE SAME LAND DESCRIBED AS 183.84 ACRES IN THE DEED FROM CONSTANCE SLOOMB, TRUSTEE OF THE JOHN GUY SLOOMB FAMILY TRUST AND LUCILE SLOOMB THOMPSON TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2018058736, IN SAID OFFICIAL PUBLIC RECORDS, AND PART OF THE SAME LAND DESCRIBED AS 194.559 ACRES IN THE DEED FROM DAVID C. BLANKENSHIP, ET AL TO RCR TAYLOR LAND, L.P., AS RECORDED IN INSTRUMENT NO. 2018058746, IN SAID OFFICIAL PUBLIC RECORDS, SAID 194.559 ACRE TRACT INCLUDING 1.34 ACRES SITUATED WITHIN THE ROAD MARGINS OF WILLIAMSON COUNTY ROAD 404, , SAID 755.41 BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) BEING ON THE EAST RIGHT OF WAY LINE OF F.M. 3349 FOR AN ANGLE POINT HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TYPE 1 CONCRETE MONUMENT FOUND ON THE WEST RIGHT OF WAY LINE OF SAID F.M. 3349 BEARS N 82°24'18" W 100.00 FEET;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 FOR A WEST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, N 07°13'58" E, AT 148.06 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHWEST CORNER OF THE WILLIAMSON COUNTY, TEXAS TRACT CALLED 0.211 ACRES AS RECORDED IN INSTRUMENT NO. 2020113642 IN SAID OFFICIAL PUBLIC RECORDS, AT 270.06 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID WILLIAMSON COUNTY, TEXAS TRACT CALLED 0.211 ACRES, AND AT A TOTAL DISTANCE OF 342.08 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR A NORTHWEST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES, COMMON WITH A SOUTHWEST CORNER OF THE CITY OF HUTTO TRACT CALLED 5.00 ACRES, AS RECORDED IN INSTRUMENT NO. 2003011596, IN SAID OFFICIAL PUBLIC RECORDS;

THENCE COMMON WITH THE SOUTH, EAST, AND NORTH LINES OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, S 82°38'41" E 436.92 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHEAST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH AN INTERIOR CORNER HEREOF, N 07°13'58" E 498.81 FEET TO 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH AN INTERIOR CORNER HEREOF, AND N 82°38'41" W 436.93 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (VARA SURVEYING) ON THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 FOR THE NORTHWEST CORNER OF SAID CITY OF HUTTO TRACT CALLED 5.00 ACRES, COMMON WITH A SOUTHWEST CORNER HEREOF AND OF SAID ORIGINAL TRACT;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349, COMMON WITH THE WEST LINE OF SAID ORIGINAL 193.41 ACRES TRACT, FOR A WEST LINE HEREOF, N 07°13'58" E 383.12 FEET TO A POINT FOR CORNER FOR THE NORTHWEST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID FM 3349 AT ITS INTERSECTION WITH THE OCCUPIED SOUTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE ALONG THE OCCUPIED SOUTH LINE OF SAID UNION PACIFIC RAILROAD, COMMON WITH THE NORTH LINE HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, N 77°23'39"E, AT 446.66 FEET PASS THE NORTHWEST CORNER OF RCR TAYLOR LOGISTICS PARK, PHASE 1 LOT 1 (CALLED 67.16 ACRES), AS RECORDED IN INSTRUMENT NO. 2020121869, IN SAID OFFICIAL PUBLIC RECORDS, AT 1888.89 FEET PASS THE NORTHEAST CORNER OF SAID RCR TAYLOR, LOT 1 (CALLED 67.16 ACRES), AND CONTINUING FOR A TOTAL DISTANCE OF 2,846.85 FEET TO A 2-INCH CEDAR POST FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT AND SAID 5.048 ACRES TRACT, BEING ALONG A WEST LINE OF THE C. ERNEST LAWRENCE TRACT CALLED 305.22 ACRES AS RECORDED IN DOCUMENT NO. 2005011334, OF SAID OFFICIAL PUBLIC RECORDS, S 21°32'51" E 1,181.09 FEET TO A FOUND 1/2" IRON ROD FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, COMMON WITH A SOUTHWEST CORNER OF SAID LAWRENCE TRACT CALLED 305.22 ACRES, ALSO BEING ON OR NEAR THE DIVISION LINE BETWEEN SAID ORIGINAL EAVES AND NOBLES SURVEYS;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID 5.048 ACRES TRACT, COMMON WITH A SOUTH LINE OF SAID 305.22 ACRES TRACT, BEING ALONG OR NEAR THE DIVISION LINE OF SAID SURVEYS, N 68°47'13" E 856.09 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOUND FOR AN EXTERIOR ANGLE POINT HEREOF AND OF SAID ORIGINAL TRACT, COMMON WITH AN INTERIOR ANGLE POINT OF SAID 305.22 ACRES TRACT, ALSO BEING AN EXTERIOR CORNER OF THE JAMES C. EAVES SURVEY, A-214;

THENCE ALONG THE NORTH LINE OF SAID 5.048 ACRES AND A PORTION OF A NORTH LINE OF SAID 193.41 ACRES TRACT FOR THE NORTH LINE HEREOF, COMMON WITH A SOUTH LINE OF SAID 305.22 ACRES TRACT, BEING ALONG OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND SAID EAVES SURVEY, A-214, S 82°23'17" E 750.03 FEET TO A 3-INCH METAL POST FOUND FOR THE NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL 193.41 ACRES TRACT, COMMON WITH AN INTERIOR CORNER OF SAID 305.22 ACRES TRACT, BEING ON OR NEAR THE NORTHEAST CORNER OF SAID NOBLES SURVEY, A-484, COMMON WITH THE NORTHWEST CORNER OF THE THOMAS B. LEE SURVEY, A-800, AND THE SOUTH LINE OF SAID EAVES SURVEY, A-214;

THENCE ALONG AN EAST LINE HEREOF, BEING ALONG THE EAST LINE OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, THE EAST LINE OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, THE EAST LINE OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH THE WEST LINE OF SAID 305.22 ACRES TRACT, AND THE WEST LINE OF THE EUGENE R. KANAK & JUDY A. KANAK, EACH AS TRUSTEE OF THE EUGENE R. & JUDY A. KANAK LIVING TRUST DATED OCTOBER 14, 1997 TRACT CALLED 164.685 ACRES, AS RECORDED IN INSTRUMENT NO. 2012107105, IN SAID OFFICIAL PUBLIC RECORDS, ALSO BEING ALONG OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND SAID LEE SURVEY, A-800, S 07°32'28" W, AT 1747.60 FEET PASS A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, AT 3437.28 FEET PASS A BENT 3/4-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, AND AT A TOTAL DISTANCE OF 4,577.16 FEET TO A FENCE CORNER POST FOUND FOR A SOUTHEAST CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH AN INTERIOR CORNER OF SAID KANAK TRACT CALLED 164.685 ACRES;

THENCE ALONG A SOUTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTH LINE OF SAID 164.685 ACRES, N 83°33'29" W 231.81 FEET TO A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTHWEST CORNER OF SAID 164.685 ACRES;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A WEST LINE OF SAID 164.685 ACRES, S 07°23'02" W, AT 574.06 FEET PASS A 1/2 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR A SOUTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH A NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND AT A TOTAL DISTANCE OF 960.27 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (BRYAN TECH SERVICES) FOR AN INTERIOR CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A SOUTHWEST CORNER OF SAID 164.685 ACRES;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A PORTION OF A SOUTH LINE OF SAID 164.685 ACRES TRACT, S 82°29'31" E 233.54 FEET TO A NORTHEAST CORNER HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, BEING ON THE SOUTH LINE OF SAID 164.685 ACRES, BEING ON OR NEAR THE DIVISION LINE BETWEEN SAID NOBLES SURVEY, A-484 AND THE H.T. & B. RAILROAD CO. SURVEY, A-318, SAID CORNER BEING WITHIN THE MARGINS OF SAID WILLIAMSON COUNTY ROAD 404;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, BEING WITHIN THE MARGINS OF SAID WILLIAMSON COUNTY ROAD 404, S 07°37'22" 2017.60 FEET TO THE SOUTHEAST CORNER OF THE SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND THE SOUTHEAST CORNER HEREOF;

THENCE ALONG A SOUTH LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, A PORTION OF WHICH BEING ALONG THE NORTH LINE OF THE HENRY H. HOLUBEC JR., ET AL., TRACT CALLED 85.881 ACRES, AS RECORDED IN VOLUME 1051, PAGE 818, OF SAID OFFICIAL PUBLIC RECORDS, N 83°29'47" W, AT 28.00 FEET PASS A CONCRETE MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID HOLUBEC TRACT, AND AT A TOTAL DISTANCE OF 2269.71 FEET TO A BROKEN-OFF CONCRETE MONUMENT FOUND FOR THE NORTHWEST CORNER OF SAID HOLUBEC TRACT, COMMON WITH A SOUTHWEST CORNER HEREOF, AND OF SAID ORIGINAL TRACT, BEING ON EAST LINE OF THE JOEL B. CARPENTER TRACT CALLED 18.165 ACRES, AS RECORDED IN INSTRUMENT NO. 2012073128 OF SAID OFFICIAL PUBLIC RECORDS;

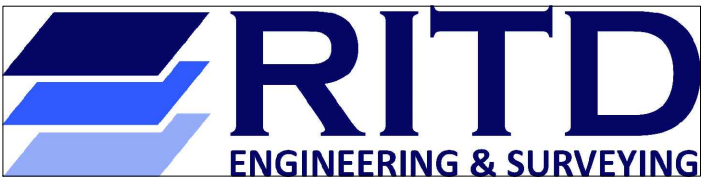
THENCE ALONG A WEST LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, ALONG A PORTION OF SAID EAST LINE OF SAID CARPENTER TRACT, AND ALONG THE EAST LINE OF SAID NAIVAR TRACT, N 07°28'48" E 1165.53 FEET TO A FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF SAID NAIVAR TRACT, COMMON WITH AN INTERIOR CORNER HEREOF, AND OF SAID ORIGINAL 194.559 ACRES;

THENCE ALONG A SOUTH LINE HEREOF, AND A PORTION OF A SOUTH LINE OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH A PORTION OF THE NORTH LINE OF SAID NAIVAR TRACT, N 82°24'58" W, AT 1009.97 FEET PASS A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) SET FOR A REFERENCE POINT ON THE SOUTH LINE HEREOF, AND AT A TOTAL DISTANCE OF 2471.67 FEET TO CORNER IN A FOUND FENCE CORNER POST FOR THE NORTHWEST CORNER OF SAID NAIVAR TRACT, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, AND THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE WEST LINE HEREOF, AND THE WEST LINE OF THE SAID ORIGINAL TRACT CALLED 194.56 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°30'27" W 1241.34 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 194.559 ACRES, COMMON WITH THE SOUTHWEST CORNER HEREOF AND OF THE SAID ORIGINAL TRACT CALLED 183.84 ACRES;

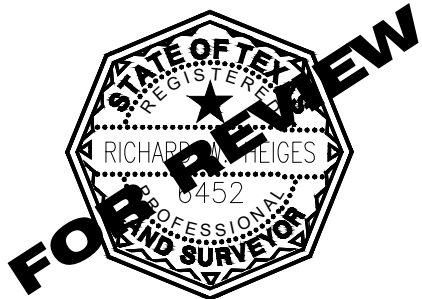
THENCE ALONG THE WEST LINE HEREOF, AND THE WEST LINE OF THE SAID ORIGINAL TRACT CALLED 183.84 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°31'56" E 1716.26 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.84 ACRES, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES;

THENCE ALONG THE WEST LINE HEREOF, AND OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, COMMON WITH THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 3349, N 07°35'42" W, AT 1689.67 FEET PASS A 5/8 INCH IRON ROD FOUND WITH ID. CAP (SAM) FOR THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 183.94 ACRES, THE SOUTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 193.41 ACRES, AND A SOUTHWEST CORNER HEREOF, FOR A PLACE OF BEGINNING CONTAINING 755.93 ACRES OF LAND.



35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

308 WEST 10TH STREET
LAMPASAS, TEXAS 76650
FIRM NO. 10194405



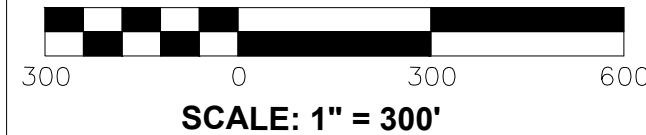
DATE 06/30/2023
CHECK RH

RH
RH

RCR - TAYLOR LOGISTICS PARK
RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6

REV	DATE	DESCRIPTION	BY



SHEET NO.

3 OF 4

C:\Users\rheiges\Documents\ACCDocs\RTD\474 RCR Taylor\Project Files\13--Public Roadways\C--Survey\3--Plat\Final Plat\RCR_TAYLOR_PRELIM_PLAT.dwg * 6/30/2023 11:54 PM * Plotted by Richard Heiges

RCR-TAYLOR LOGISTICS PARK FINAL PLAT, PHASE 2, BLOCKS 3-6

ALL THAT CERTAIN TRACT OR PARCEL OF 477.030 ACRES OUT OF THE ORIGINAL
755.41 ACRES, PART OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE
JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.

NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.9998800. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
- A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER/SEPTIC: WILLIAMSON COUNTY, TEXAS; ELECTRICITY: ONCOR ELECTRIC.
- PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48491C0540F EFFECTIVE DATE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS, AND IS SHOWN HEREON AS APPROXIMATE FLOOD HAZARD BOUNDARY. THERE IS HEREBY DEDICATED A DRAINAGE EASEMENT TO COVER ONE HUNDRED (100) YEAR FLOODPLAIN AREAS, DRAINAGE CHANNELS, PIPE SYSTEMS AND ANY OTHER RELATED DRAINAGE FACILITIES SITUATED HEREON.
- NO STRUCTURES AND/OR OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE COMMERCIAL PLANNED DEVELOPMENT FOR RCR-TAYLOR LOGISTICS PARK ORDINANCE NUMBER 2022-25.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR LOTS SITUATED IN THE 100-YEAR FLOOD PLAIN. STRUCTURES AND BUILDINGS CONSTRUCTED NEXT TO THE FLOODPLAIN MUST BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE).
- A PRIVATE TEMPORARY BLANKET DRAINAGE EASEMENT SHALL BE INCLUDED OVER AND ACROSS ALL PORTIONS OF PHASE 2, BLOCK 4 THAT DRAIN INTO DETENTION RESERVE 4 UNTIL A PERMANENT DRAINAGE EASEMENT IS ESTABLISHED AS DEFINED BY SEPARATE EASEMENT OR AMENDING PLAT FOLLOWING CITY OF TAYLOR REVIEW AND APPROVAL OF SITE DEVELOPMENT PLANS FOR THE RESPECTIVE LOTS.
- TYPICAL FIRE SUPPRESSION SYSTEMS THAT MEET CHAPTER 9 FIRE SUPPRESSIONS SYSTEM OF THE INTERNATIONAL FIRE CODE AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13 REQUIREMENTS, OR THE MOST RECENT VERSION THEREOF, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS WILL BE DESIGNED ACCORDINGLY IN ALL PHASES THAT INCLUDE PLANNED BUILDING CONSTRUCTION.
- THIS SUBDIVISION IS SUBJECT TO CITY OF TAYLOR, TEXAS ORDINANCE 2022-25 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT) AND CORRESPONDING SITE DEVELOPMENT PERMITS.
- ALL DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN ARE PRIVATE FACILITIES. THE LAND OWNER AND/OR DEVELOPER SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED IN THE OPERATIONS & MAINTENANCE PLAN FOR DETENTION FACILITIES FILED UNDER CITY OF TAYLOR PERMITS PZ-2019-1182 AND PZ-2022-1573. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN.
- A 16-FOOT DRAINAGE EASEMENT AND 20-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ADJACENT TO ALL APPLICABLE PUBLIC RIGHTS OF WAY SHOWN HEREON.
- THE SUBDIVIDER OR LOT OWNER AT TIME OF DEVELOPMENT IS RESPONSIBLE TO NOTE THE LOCATION OF SIDEWALKS ON THE PLAT. SIDEWALKS SHALL BE CONSTRUCTED AND EXTENDED ACROSS THEIR PROPERTY ALONG THE PERIMETER OF ALL PROPERTY BOUNDARIES ADJACENT TO PUBLIC RIGHT-OF-WAYS AS INDICATED IN THE EFFECTIVE COMMERCIAL PLANNED DEVELOPMENT CODES. SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH AND BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). ALL SIDEWALKS MUST BE IN COMPLIANCE WITH SPECIFICATIONS PROVIDED BY THE CITY ENGINEER.
- PUBLIC RIGHT-OF-WAY ACCESS FOR PHASE 3, LOT 1 AND RESERVE 8 WILL BE PROVIDED BY THE 80' SHARED ACCESS EASEMENT SHOWN HEREON. SAID EASEMENT MAY BE USED BY PHASE 3, LOT 1, DRAINAGE/OPEN SPACE RESERVE 4, AND PHASE 1, LOT 1A3.
- MINIMUM FIRE FLOW OF 750 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED, THE PLATTED PROPERTY HAS ADJACENT ACCESS TO THE CITY OF TAYLOR WATER SYSTEM. TYPICAL FIRE SUPPRESSION SYSTEMS AND FIRE PROTECTION WATER SUPPLY WILL COMPLY WITH CITY OF TAYLOR, TEXAS CODE REQUIREMENTS AND WILL BE DESIGNED ACCORDINGLY.
- AN INDIVIDUAL SEWER TAP AND WATER TAP SHALL BE INSTALLED FOR EACH LOT.
- WASTEWATER SERVICES FOR RCR-TAYLOR LOGISTICS PARK WILL BE PROVIDED BY ON-SITE SEPTIC FACILITIES UNTIL THE PERMANENT SERVICE IS ACCEPTED BY THE CITY OF TAYLOR, TEXAS.
- ON-SITE SEWAGE FACILITIES (OSSF), PERMITTED THROUGH WILLIAMSON COUNTY, MAY BE TEMPORARILY UTILIZED FOR WASTEWATER SERVICE AND TREATMENT FOR DEVELOPMENT WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT UNTIL PERMANENT WASTEWATER SERVICES FROM THE CITY OF TAYLOR'S SANITARY SEWER SYSTEM OR OTHER ENTITY ARE AVAILABLE TO THE PROPERTY, AT WHICH TIME ALL LOTS AND DEVELOPMENT WITHIN THE BOUNDARY OF THIS FINAL PLAT SHALL BE CONNECTED TO THE CITY OF TAYLOR'S SANITARY SEWER SYSTEM OR COORDINATED WITH THE CITY OF TAYLOR. FOLLOWING SERVICE AVAILABILITY, DEVELOPER AND CITY AGREE TO NEGOTIATE A MUTUALLY AGREED UPON FINANCIAL STRUCTURE FOR THE CONSTRUCTION OF PERMANENT SANITARY SEWER SERVICE TO THE PROPERTY.
- THE PROPOSED LANDSCAPE BUFFER SHOWN HEREON IS 50 FEET WIDE AND ADJACENT TO EXISTING AND PROPOSED RIGHTS-OF-WAY AS SHOWN HEREON. THE LANDSCAPING PLAN AND BUFFER LOCATION SHALL MEET THE REQUIREMENTS STATED IN THE RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT CODES THAT ARE IN EFFECT FOR ANY DEVELOPMENT OF THE PLATTED AREA SHOWN HEREON. THE PORTION OF THE LANDSCAPE BUFFER WITHIN PHASE 2, BLOCK 2 AND ADJACENT TO FM 3349 SHALL ALSO BE UTILIZED AS A TEMPORARY ACCESS EASEMENT DURING THE CONSTRUCTION PHASE OF THE RESPECTIVE LOTS.
- NO STRUCTURES SHALL BE ADDED TO THE AREA SHOWN HEREON AS 'DRAINAGE/OPEN SPACE RESERVE 4' WITHOUT PRIOR APPROVAL AND PERMITTING FROM THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.

WILLIAMSON COUNTY - ON-SITE SEWAGE FACILITIES

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS SURVEY AND THE DOCUMENTS ASSOCIATED WITH IT.

ADAM D. BOATRIGHT, PE
WILLIAMSON COUNTY ENGINEER

DATE

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, _____, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED 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 _____, 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR

NO. _____, STATE OF TEXAS

ENGINEER'S CERTIFICATION

I, _____, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS RCR TAYLOR LOGISTICS PARK PHASE 2 FINAL PLAT IS 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 48491C0540F, 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 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 _____, 2023.

REGISTERED PROFESSIONAL ENGINEER

NO. _____, STATE OF TEXAS

PLANNING AND ZONING COMMISSION

THIS SUBDIVISION TO BE KNOWN AS RCR TAYLOR LOGISTICS PARK, PHASE 2 BLOCKS 3-6, HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 2023, A.D.

CHAIRMAN SIGNATURE DATE

SECRETARY SIGNATURE DATE

FLOODPLAIN ADMINISTRATOR'S CERTIFICATION

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OF SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE CITY OF TAYLOR FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REGULATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. CITY OF TAYLOR DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR DATE

COUNTY CLERK'S CERTIFICATION

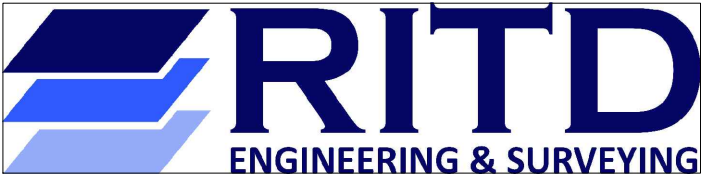
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

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

BY: _____, DEPUTY



35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550



DATE 06/30/2023 DRAWN RH
CHECK RH APPROVED RH

RCR - TAYLOR LOGISTICS PARK
RCR TAYLOR RAIL, L.P.
RCR TAYLOR LAND, L.P.

FINAL PLAT
PHASE 2, BLOCKS 3, 4, 5, AND 6

REV	DATE	DESCRIPTION	BY

SHEET NO.

4 OF 4

City of Taylor
PZ-2023-1795
RCR-Taylor Logistics Park Phase One Amending Plat 3
Staff Report

Item Details

Agenda No.:	6
Requested Action:	Consider Disapproval of the RCR-Taylor Logistics Park Phase One Amending Plat 3.
Address/Location:	Generally located at 201 FM 3349.
Legal Description:	Approximately 112.47 acres of the RCR-Taylor Logistics Park Phase 1, Lot 1AA Amending Plat, Taylor, Williamson County, Texas.
Current Zoning:	B-2/CPD
Current Use:	Industrial Rail Park
Applicant:	Richard Heiges, RITD
Case History:	This is the first 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 Amending 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

Richard Heiges
RITD
35505 Cooper Rd.
Brookshire TX 77423
rheiges@ritd-llc.com

Date: Thursday, August 3, 2023

Address: 201 FM 3349, Taylor 76574

Permit Number PZ-2023-1795

Dear Richard Heiges,

Staff has completed its review of plans for the RCR-Taylor Logistics Park Ph. 1 Amending Plat 3 that is to be located at 201 FM 3349, 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@taylor.tx.gov.

1. All Pages – Please provide the case number in the bottom right-hand corner. PZ-2023-1795
2. All Pages – Provide the Block and Lot within the parcel.
3. All Pages – the title at the top of the page and the title in the title bar in the bottom do not match. Please ensure that the name/title of the plat is consistent throughout. Is the title, RCR-Taylor Logistics Park Phase 1 Amending Plat 3 OR Amending Plat 3, Phase 1, Lot 1A3. I would imagine it is a combination of both – please revise.
4. All Pages – Boundaries of Reserves can be removed as they do not identify dimensions and do not need to be captured within the plat. Commonly they can be their own lot and then they would have specified boundaries with dimensions tied to them.
5. Page 1 – Add total number of blocks and lots within the plat (add to table under Detail A)
6. Page 1 – Provide ownership information within the subject parcel receiving the amendment.
7. Page 2 – Ensure the subdivision of adjacent property to the west is shown with the most recent division of land and proper ownership (no longer owned by RCR-Taylor Logistics Park).
8. Page 2 – Proposed Drainage Easement – identify general width/dimensions and square footage.
9. Page 4 – Owner signature block states “113.10” acres of land but metes and bounds states “112.47”. Revise.
10. Page 4 – Plat note #11 states “minimum fire flow of 750 gallons” – the minimum is technically 500 but 750 would obviously be greater and acceptable - per Fire Marshal's no-object to the proposed plat and note.
11. Page 4 – Plat note #13 – Identify where this 10' PUE is in reference to on the plat.
12. Page 4 – Unclear on what is being achieved on Plat note #16. Confirm intent and/or revise.

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 Files section of the permit page to download a PDF of the plat containing the following comments:**

1. Sheet 1 of 4 - Show location of all existing railroads within the plat per Subdivision Ordinance Sec. 3.3 (Typical).
2. Sheet 1 of 4 - Verify if private water line easement is needed for Lot 1 Blk 3.
3. Sheet 1 of 4 - Verify hatching shown on either side of the drainage easement from Phase 1. Is this area included in the drainage easement?
4. Sheet 2 of 4 - Verify and show location of sidewalk on plat.
5. Sheet 2 of 4 - Show reference of Access Easement on Naivar tract.
6. Sheet 2 of 4 - Verify continuity of easement and reserve 2a for outfall pipe.

7. Sheet 3 of 4 - Verify if this area is to be included in this plat. The limits of proposed replat area of Phase 1 are shown on sheets 1-2. If required, provide a north arrow for this sheet.
8. Sheet 3 of 4 - Missing description of Curve C3.
9. Sheet 3 of 4 - Description does not match drawing and following course and Curves C4, C5 is missing description.
10. Sheet 3 of 4 - Verify and revise descriptions shown. The descriptions provided are missing courses and does not match the plat drawing.
11. Sheet 3 of 4 - Verify and update bearings and distances marked below in paragraphs 3,5,8,9 and 13.
12. Sheet 4 of 4 - Note 16 - Verify if Lot1, Blk 3 of Phase 2 will also be provided access and if a private water line easement is to be included for this same lot.

Fire Department Comments (PZ)

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

1. Reviewed replat with no comments.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



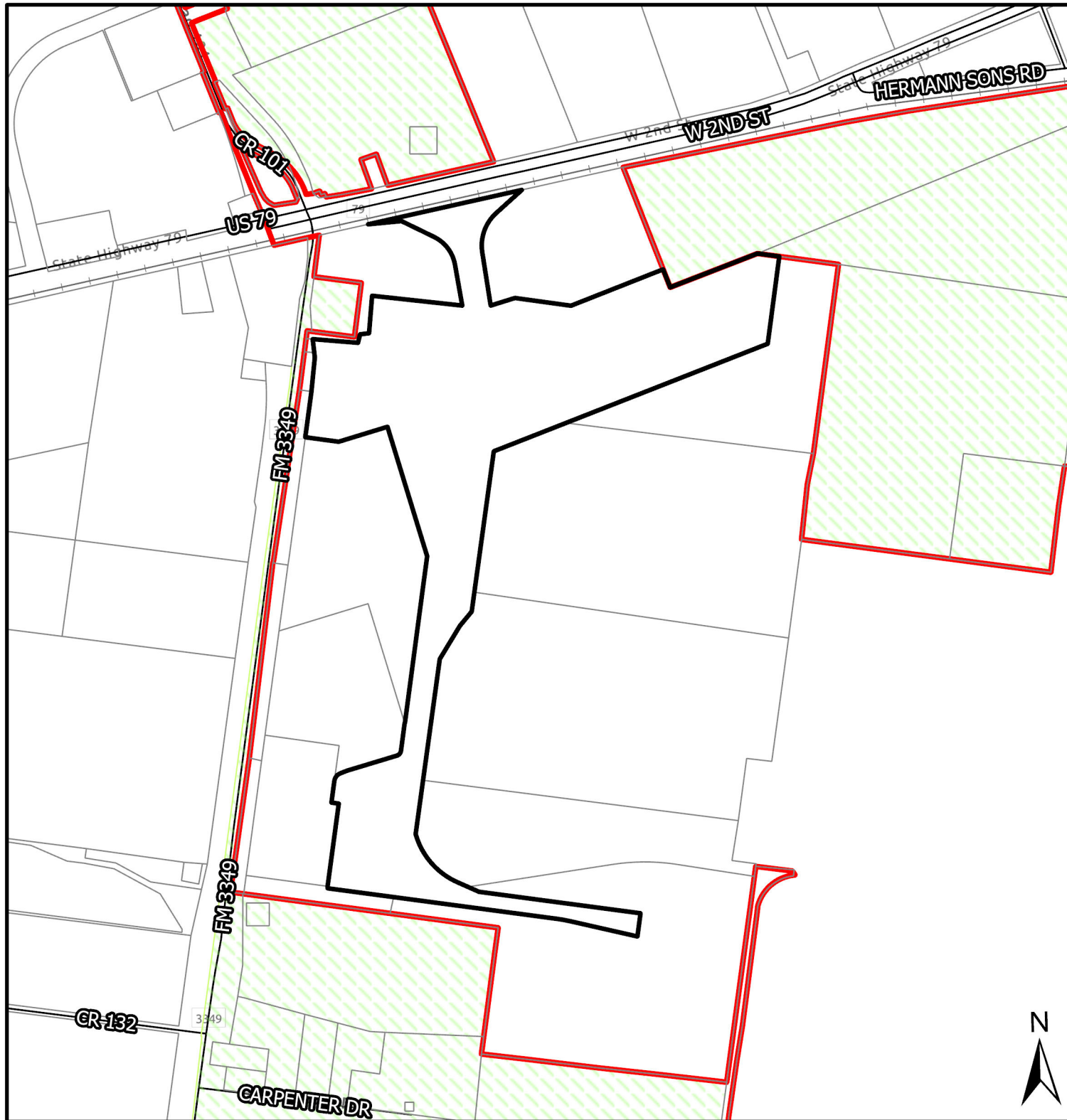
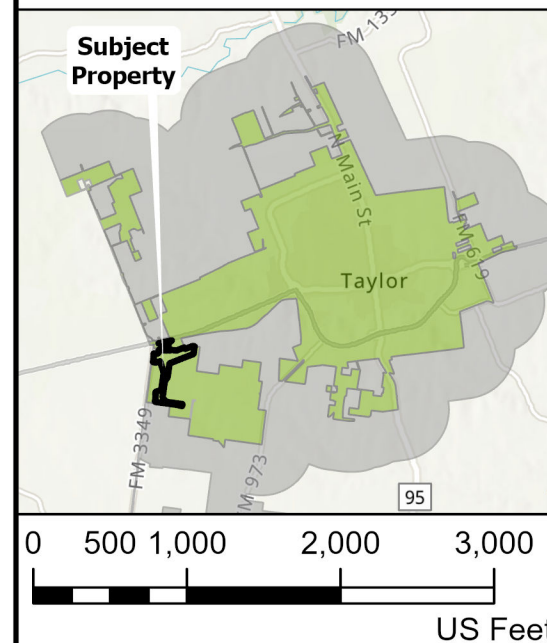
Courtney Peres, CNU-A
Planning Manager
City of Taylor



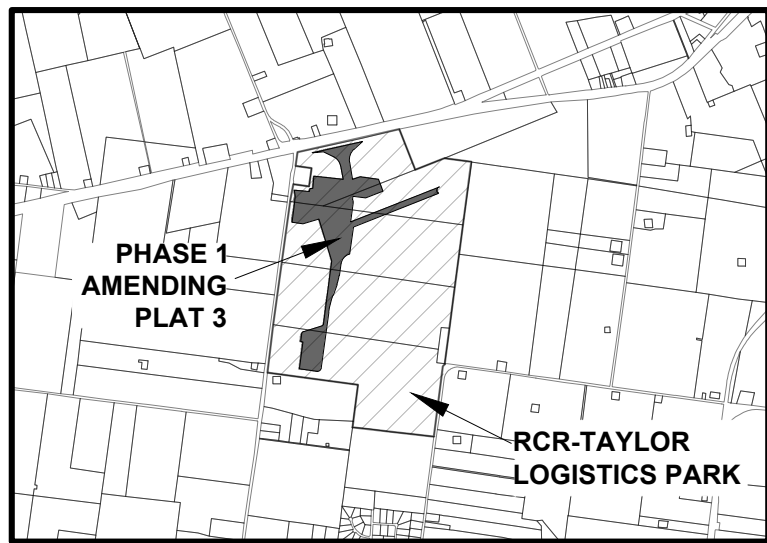
PZ-2023-1795

Amending Plat
RCR-Taylor Logistics Park Amending
Plat 3
Location Map
*approximate boundaries

- Subject Property*
- Parcels
- City Limits
- ETJ Boundary
- Streets
- Railroads



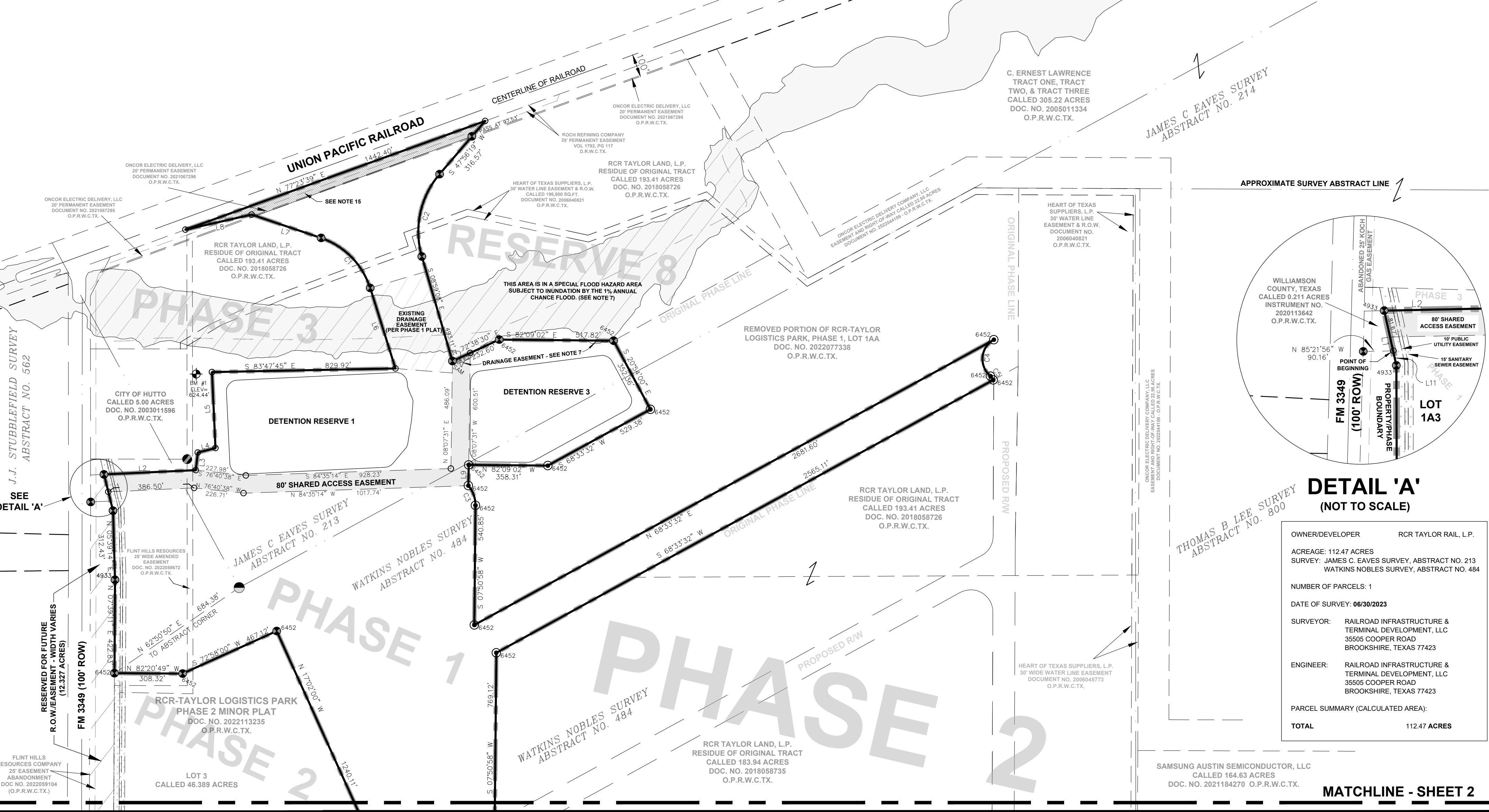
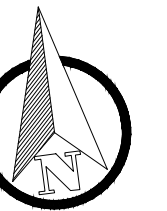
C:\Users\rheiges\DC\ACCDocs\RITD\474 RCR Taylor\Project Files\13-Public Roadways\C-Survey\3-Plat\Amending Plat\RCR_Taylor_AMENDING_PLAT.dwg * 6/30/2023 6:12 PM * Plotted by Richard Heiges



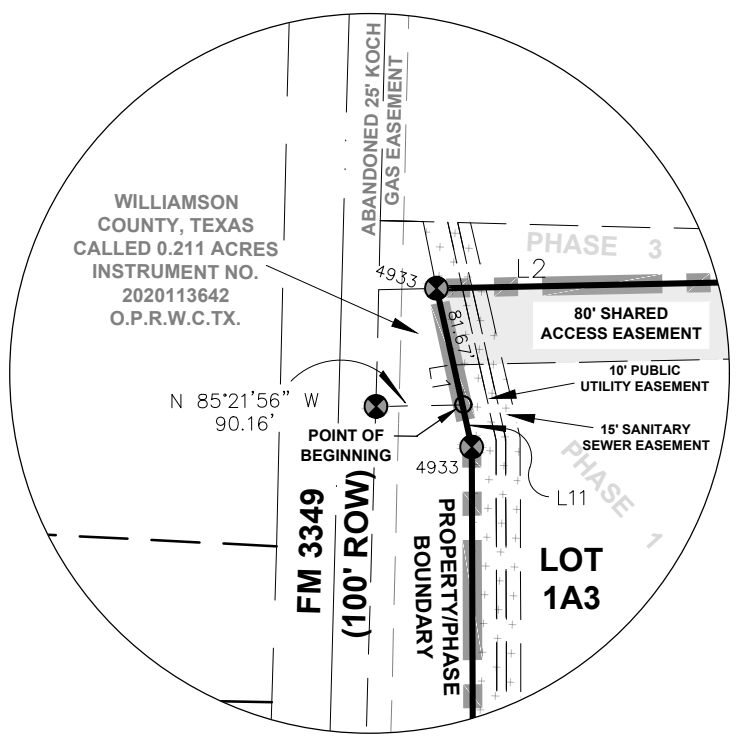
VICINITY MAP
SCALE: 1" = 5000'

RCR-TAYLOR LOGISTICS PARK PHASE 1 AMENDING PLAT 3

BEING AN AMENDING PLAT OF RCR TAYLOR LOGISTICS PARK PHASE 1 AMENDING PLAT 2, CONSISTING OF APPROXIMATELY 112.47 ACRES, BEING PART OF THE CALLED 175.61 ACRES OF THE RCR-TAYLOR LOGISTICS PARK PHASE 1, LOT 1AA AMENDING PLAT, PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.



APPROXIMATE SURVEY ABSTRACT LINE



DETAIL 'A'
(NOT TO SCALE)

OWNER/DEVELOPER	RCR TAYLOR RAIL, L.P.
ACREAGE:	112.47 ACRES
SURVEY:	JAMES C. EAVES SURVEY, ABSTRACT NO. 213 WATKINS NOBLES SURVEY, ABSTRACT NO. 484
NUMBER OF PARCELS:	1
DATE OF SURVEY:	06/30/2023
SURVEYOR:	RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 35505 COOPER ROAD BROOKSHIRE, TEXAS 77423
ENGINEER:	RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC 35505 COOPER ROAD BROOKSHIRE, TEXAS 77423
PARCEL SUMMARY (CALCULATED AREA):	
TOTAL	112.47 ACRES

SAMSUNG AUSTIN SEMICONDUCTOR, LLC
CALLED 164.63 ACRES
DOC. NO. 2021184270 O.P.R.W.C.TX.

MATCHLINE - SHEET 2



35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550
FIRM NO. 10194405

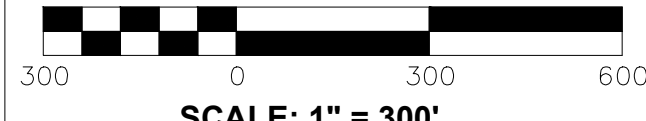


DATE 06/30/2023 DRAWN RH
CHECK RH APPR'VD RH

RCR - TAYLOR LOGISTICS PARK
RCR TAYLOR RAIL, L.P.

AMENDING PLAT 3
PHASE 1, LOT 1A3

REV	DATE	DESCRIPTION	BY

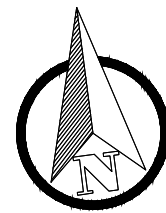


SHEET NO.
1 OF 4

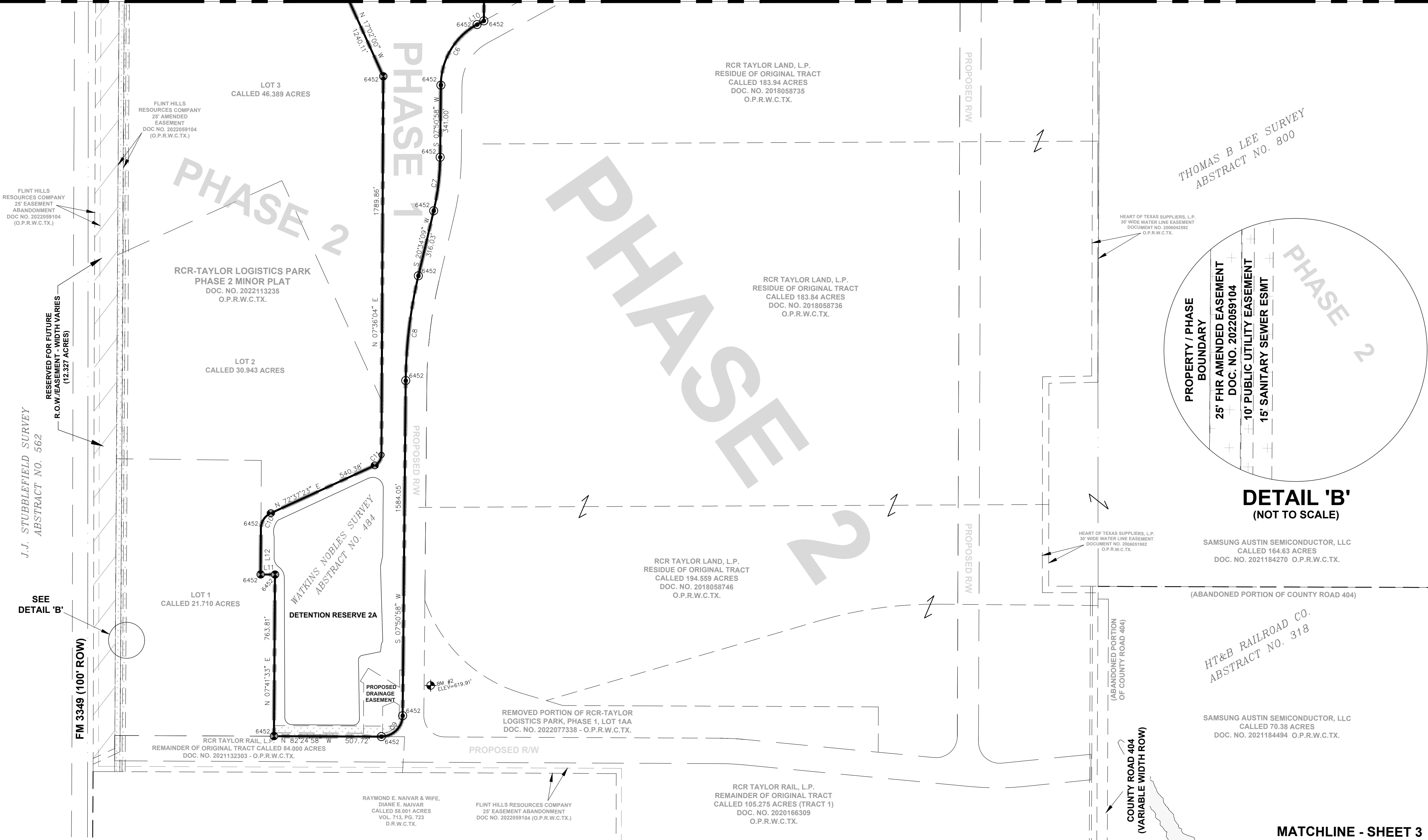
C:\Users\rheiges\Documents\RITD\474 RCR Taylor\Project Files\13-Public Roadways\C-Survey\3-Plat\Amending Plat\RCR-Taylor_Amending_Plat.dwg * 6/30/2023 6:14 PM * Plotted by Richard Heiges

RCR-TAYLOR LOGISTICS PARK
PHASE 1 AMENDING PLAT 3

BEING AN AMENDING PLAT OF RCR TAYLOR LOGISTICS PARK PHASE 1 AMENDING PLAT 2, CONSISTING OF APPROXIMATELY 112.47 ACRES, BEING PART OF THE CALLED 175.61 ACRES OF THE RCR-TAYLOR LOGISTICS PARK PHASE 1, LOT 1AA AMENDING PLAT, PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.



MATCHLINE - SHEET 1



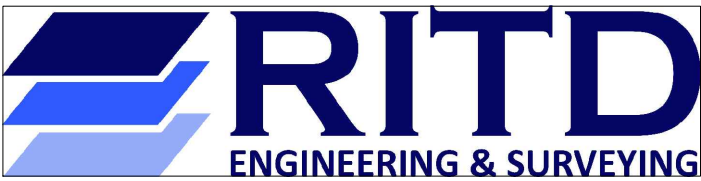
DETAIL 'B'
(NOT TO SCALE)

SAMSUNG AUSTIN SEMICONDUCTOR, LLC
CALLED 164.63 ACRES
DOC. NO. 2021184270 O.P.R.W.C.TX.

HT&B RAILROAD CO.
ABSTRACT NO. 318

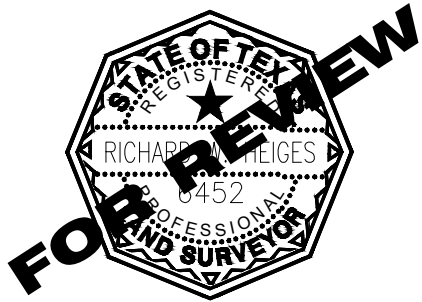
SAMSUNG AUSTIN SEMICONDUCTOR, LLC
CALLED 70.38 ACRES
DOC. NO. 2021184494 O.P.R.W.C.TX.

MATCHLINE - SHEET 3



35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

308 WEST 10TH STREET
LAMPASAS, TEXAS 76550

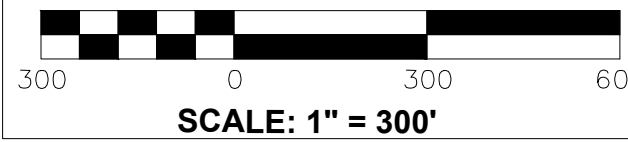


DATE 06/30/2023 DRAWN RH
CHECK RH APPRVD RH

RCR - TAYLOR LOGISTICS PARK
RCR TAYLOR RAIL, L.P.

AMENDING PLAT 3
PHASE 1, LOT 1A3

REV	DATE	DESCRIPTION	BY



SHEET NO.
2 OF 4

BEING AN AMENDING PLAT OF RCR TAYLOR LOGISTICS PARK PHASE 1 AMENDING PLAT 2, CONSISTING OF APPROXIMATELY 112.47 ACRES, BEING PART OF THE CALLED 175.61 ACRES OF THE RCR-TAYLOR LOGISTICS PARK PHASE 1, LOT 1AA AMENDING PLAT, PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.

HT&B RAILROAD CO.
ABSTRACT NO. 318

	POINT FOR CORNER	D.R.W.C.T. = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
	SET 5/8" IRON ROD W/CAP "6452"	
	FOUND 5/8" IRON ROD	O.P.R.W.C.T = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
	FOUND 1/2" IRON ROD	4933 = CORNER MONUMENT AS SHOWN
	FOUND CONCRETE MONUMENT	ALSO HAS A CAP MARKED "ROW 4933"
	ORIGINAL ABSTRACT CORNER	SAM = CORNER MONUMENT AS SHOWN
	PHASE LINE	ALSO HAS A CAP MARKED "SAM"
	LOT BOUNDARY	6452 = CORNER MONUMENT AS SHOWN
	ADJACENT PROPERTY LINE	ALSO HAS A CAP MARKED "RPLS 6452"
	APPROX. ABSTRACT LINE	P/O = PART OF PUE = PUBLIC UTILITY EASEMENT
	APPROX. CITY OF TAYLOR PROPOSED TRAIL	RES. = RESIDUE FHR = FLINT HILLS RESOURCES
	PROPOSED LANDSCAPE BUFFER (SEE NOTE 17, SHT. 4)	POB = POINT OF BEGINNING

LINE TABLE					
NUMBER	DIRECTION	LENGTH	NUMBER	DIRECTION	LENGTH
L1	N06°37'40"W	124.23'	L7	N64°04'32"W	331.79'
L2	S85°20'29"E	415.86'	L8	S84°27'28"W	307.11'
L3	N13°53'41"E	79.86'	L9	S08°07'31"W	93.92'
L4	N82°43'52"E	82.80'	L10	S68°33'32"W	36.64'
L5	N04°39'31"E	343.85'	L11	N82°18'25"W	67.85'
L6	N10°03'05"W	381.71'	L12	N07°41'38"E	217.31'

CURVE TABLE					
NUMBER	DELTA	ARC	RADIUS	CHORD BEARING	CHORD LENGTH
C1	53°51'24"	328.99'	350.00'	N 37°09'02" W	317.01'
C2	56°55'28"	397.46'	400.00'	S 19°28'36" W	381.31'
C3	40°17'33"	96.80'	137.65'	N 12°17'41" W	94.82'
C4	112°07'31"	195.70'	100.00'	S 12°29'46" W	165.93'
C5	30°13'43"	21.10'	40.00'	N 28°27'08" W	20.86'
C6	60°42'33"	349.66'	330.00'	S 38°12'15" W	333.53'
C7	12°43'10"	255.30'	1150.00'	N 14°12'33" E	254.77'
C8	12°43'10"	499.49'	2250.00'	S 14°12'33" W	498.47'
C9	89°44'03"	156.62'	100.00'	N 52°43'00" E	141.09'
C10	64°55'46"	90.67'	80.00'	S 40°09'30" W	85.90'
C11	65°01'19"	62.42'	55.00'	N 40°06'44" E	59.13'

THIS AREA IS IN A SPECIAL FLOOD HAZARD AREA
SUBJECT TO INUNDATION BY THE 1% ANNUAL
CHANCE FLOOD.
SEE NOTE 7.

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF 112.47 ACRES, LYING AND BEING SITUATED IN THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, PART OF THE WATKINS NOBLES SURVEY, A-484, AND THE JAMES C. EAVES SURVEY, A-213, BEING PART OF RCR TAYLOR LOGISTICS PARK SUBDIVISION, PHASE I, LOT 1AA (CALLED 175.61 ACRES), A MAP OR PLAN OF SAID SUBDIVISION BEING OF RECORD IN DOCUMENT NO. 2022077338, THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A CALCULATED POINT FOR CORNER ON THE EASTER RIGHT OF WAY LINE OF FM 3349, COMMON WITH A WEST LINE OF SAID PHASE 1, LOT 1AA, BEING THE SOUTHEAST CORNER OF THE WILLIAMSON COUNTY, TEXAS TRACT CALLED 0.211 ACRES, AS RECORDED IN INSTRUMENT NO. 2020113642, IN SAID OFFICIAL PUBLIC RECORDS, BEING 25°26' W. 90.16 FEET; THENCE S 89°00' E 1/4 SECTION 34, T21N, R12E, S4E, A 5/8 INCH IRON FOUND IN THE FORMER EASTER RIGHT OF WAY LINE OF FM 3349, COMMON WITH A WEST LINE OF RCR TAYLOR LAND, L.P. TRACT CALLED 193.41 ACRES AS RECORDED IN DOCUMENT NO. 2018058726, IN SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTHWEST CORNER OF SAID 0.211 ACRES BEARS N 25°26' W. 90.16 FEET;

THENCE ALONG THE EAST LINE OF SAID WILLIAMSON COUNTY TRACT CALLED 0.211 ACRES, COMMON WITH THE WEST LINE HEREOF AND OF SAID LOT 1AA, N 06°37'40" E 124.23 FEET, TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (ROW 4933) FOR A NORTHWEST CORNER HEREOF AND OF SAID LOT 1AA, COMMON WITH THE NORTHEAST CORNER OF SAID TRACT CALLED 0.211 ACRES;

TANGENCE ALONG NORTH AND WEST LINES HEREOF AND OF SAID PHASE 1 LOT 1AA, COMMON WITH SOUTH AND EAST LINES OF SAID RESIDUE OF SAID 193.41 ACRES TRACT, THE FOLLOWING CALLS: S 85°20'29" E 415.86 FEET TO A CALCULATED POINT FOR AN INTERIOR CORNER HEREOF, N 13°34"1" E 79.86 FEET TO A CALCULATED POINT FOR AN INTERIOR CORNER HEREOF, N 04°39'31" E 343.85 FEET TO A CALCULATED POINT FOR CORNER, S 83°47'45" E 829.92 FEET TO A CALCULATED POINT FOR AN INTERIOR CORNER HEREOF, AND N 10°03'50" W 361.71 FEET TO A 5/8 INCH IRON ROD FOUND FOR TANGENT POINT HEREOF AT THE BEGINNING OF A CURVE TO THE LEFT.

THENCE ALONG A SOUTHWEST LINE HEREOF AND OF SAID PHASE 1, LOT 1AA, BEING ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 53°50'59", HAVING A RADIUS OF 350.00 FEET, A CHORD OF N 37°09'02" W 317.01 FEET, FOR AN ARC DISTANCE OF 328.95 FEET TO A 5/8 INCH IRON ROD FOUND AT THE END OF SAID CURVE TO THE LEFT FOR A TANGENT POINT HEREOF AND OF SAID PHASE 1, LOT 1AA;

THENCE ALONG SOUTHWEST LINES HEREOF AND OF SAID PHASE 1, LOT 1AA, N 64°04'32" W 331.79 FEET TO A POINT FOR CORNER, AND S 84°27'28" W 307.11 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID 193.41 ACRES TRACT FOR A NORTHWEST CORNER HEREOF, BEING 50.0 FEET SOUTH OF AND AT RIGHT ANGLES TO THE CENTERLINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY;

THENCE ALONG A PORTION OF THE NORTH LINE OF SAID 193.41 ACRES TRACT FOR A NORTH LINE HEREOF AND OF SAID PHASE 1, LOT 1AA, BEING 50.0 FEET SOUTH OF AND AT RIGHT ANGLES TO SAID RAILROAD RIGHT OF WAY, N 77°23'39" E 1442.40 FEET TO A POINT FOR CORNER ON THE NORTH LINE OF SAID 193.41 ACRES TRACT FOR A NORTHEAST CORNER HEREOF, BEING 50.0 FEET SOUTH OF AND AT RIGHT ANGLES TO SAID CENTERLINE OF SAID RAILROAD RIGHT OF WAY;

THENCE ALONG A SOUTHEAST LINE HEREOF AND OF SAID PHASE 1, LOT 1AA, S 47°56'20" W, AT 97.53 FEET PASS A 5/8 INCH IRON ROD FOUND, AND AT A TOTAL DISTANCE OF 316.57 FEET TO A 5/8 INCH IRON ROD FOUND FOR A TANGENT POINT HEREOF AT THE BEGINNING OF A CURVE TO THE LEFT;

LEFT FOR A TANGENT POINT HEREOF AND OF SAID PHASE 1, LOT 1AA;

THENCE ALONG A NORTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 15.285 ACRES, N 72°38'30" E 232.60 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR A NORTHEAST CORNER HEREOF AND OF SAID PHASE 1, LOT 1AA, BEING THE NORTHEAST CORNER OF SAID ORIGINAL TRACT CALLED 15.285 ACRES, COMMON WITH THE NORTHWEST CORNER OF SAID ORIGINAL TRACT CALLED 52.463 ACRES (TRACT 1);

THENCE ALONG NORTH LINES HEREOF AND OF SAID PHASE 1, LOT 1AA, S 82°09'02" E 517.82 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) FOR A NORTHEAST CORNER HEREOF, BEING AN ANGLE POINT OF SAID PHASE 1, LOT 1AA;

THENCE SEVERING SAID PHASE 1, LOT 1A WITH EAST, SOUTHEAST, AND SOUTHLINES HEREOF, THE FOLLOWING CALLS: S 20°54'00" E 352.36 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RTD, LLC - RPLS 6452) FOR A SOUTHEAST CORNER HEREOF, S 68°33'32" E 529.38 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RTD, LLC - RPLS 6452) FOR AN INTERIOR CORNER HEREOF, AND S 08°07'31" W 93.92 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RTD, LLC - RPLS 6452) FOR AN INTERIOR CORNER HEREOF, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG THE EAST AND SOUTHEAST LINES HEREOF AND OF SAID ORIGINAL TRACTS CALLED 5.048 ACRES AND 52.463 ACRES, S 07°32'31" W 806.323 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) FOR AN EAST OR SOUTHEAST CORNER HEREOF, AND S 68°33'32" W 2565.11 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RPLS 6452) ON THE EAST LINE OF SAID PHASE 1, LOT 1AA;

THENCE ALONG A PORTION OF AN EAST LINE OF SAID PHASE 1, LOT 1AA, BEING ALONG A PORTION OF THE EAST LINE OF SAID ORIGINAL TRACT CALLED 15.285 ACRES FOR AN EAST LINE HEREOF, S 07°05'58" W 769.12 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN ANGLE POINT HEREOF AND OF SAID ORIGINAL TRACT CALLED 15.285 ACRES AND SAID LOT 1A;

THE LINE ALONG THE SOUTH AND EAST LINES HEREOF, SEVERING SAID ORIGINAL TRACT CALLED 84.000 ACRES, THE FOLLOWING CALLS: N 82°24'58" W 507.72 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RPLS 6452) FOR THE MOST SOUTHWEST CORNER HEREOF, BEING THE SOUTHEAST CORNER OF RCR-TAYLOR LOGISTICS PARK PHASE 2, N 0°41'38" E 763.83 FEET TO A 5/8" IRON ROD FOUND WITH ID. CAP (RPLS 6452) FOR AN INTERIOR CORNER HEREOF, COMMON WITH A NORTHEAST CORNER OF SAID PHASE 2, N 82°18'22" W 67.85 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RPLS 6452) FOR A SOUTHWEST CORNER HEREOF, COMMON WITH AN INTERIOR CORNER OF SAID PHASE 2, AND N 0°41'38" E 217.31 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RPLS 6452) ON A WEST LINE OF SAID PHASE 1, LOT 1AA, IN A CURVE OF SAME, FOR A TANGENT POINT HEREOF.

THENCE ALONG A PORTION OF A WEST LINE OF SAID PHASE 1, LOT 1AA, COMMON WITH A PORTION OF AN EAST LINE OF SAID PHASE 2 FOR A NORTHWEST LINE HEREOF, BEING ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 64°55'46", HAVING A RADIUS OF 80.00 FEET, A CHORD OF N 40°09'30" E 85.90 FEET, FOR AN ARCDISTANCE OF 90.67 FEET TO A 5/8 INCH IRON ROD FOUND AT THE END OF SAID CURVE TO THE RIGHT FOR AN ANGLE POINT HEREOF AND OF SAID PHASE 1, LOT 1AA;

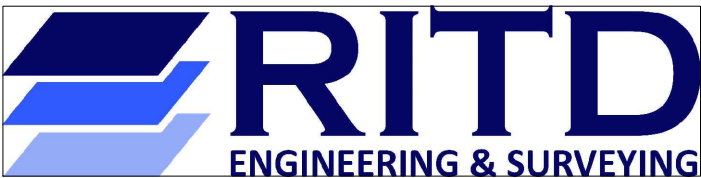
THENCE ALONG A NORTH LINE HEREOF AND OF SAID PHASE 1, LOT 1A, COMMON WITH A SOUTH LINE OF SAID PHASE 2, N 72°37'23" E 540.38 FEET TO A 5/8 INCH IRON ROD FOR AN ANGLE POINT HEREOF AND OF SAID PHASE 1, LOT 1AA, COMMON WITH AN ANGLE POINT OF SAID PHASE 2, AT THE BEGINNING OF A CURVE TO THE LEFT;

THE END OF A WEST LINE HEREOF AND OF SAID PHASE 1, LOT 1AA, COMMON WITH AN EAST LINE OF SAID PHASE 2, BEING ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 65°01'19", HAVING A RADIUS OF 55.00 FEET, A CHORD OF N 40°06'44" E 9.13 FEET, FOR AN ARC DISTANCE OF 62.42 FEET TO A 5/8 INCH IRON ROD FOUND AT THE END OF SAID CURVE TO THE LEFT FOR AN ANGLE POINT HEREOF AND OF SAID PHASE 1, LOT 1A, COMMON WITH AN ANGLE POINT OF SAID 84.000 ACRES TRACT;

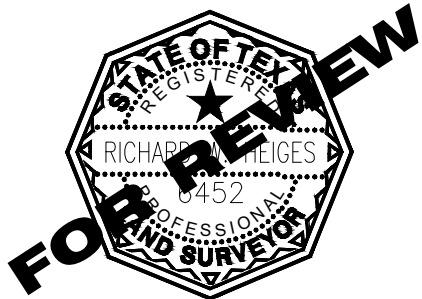
THENCE ALONG A WEST LINE HEREOF AND OF SAID PHASE 1, LOT 1AA, N 07°36'04" E 1789.86 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RTTD, LLC - RPLS 6452) ON AN EAST LINE OF SAID 84.000 ACRES FOR AN ANGLE POINT HEREOF;

THENCE ALONG EAST AND NORTH LINES OF SAID PHASE 2 FOR WEST AND SOUTH LINES HEREOF AND OF SAID PHASE 1, LOT 1AA, THE FOLLOWING CALLS: N 17°02'00" E 1240.11 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RTTD, LLC - RPLS 6452) FOR AN INTERIOR CORNER HEREOF, S 72°58'00" W 467.12 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RTTD, LLC - RPLS 6452) FOR AN ANGLE POINT HEREOF, AND N 82°20'49" W 308.32 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RTTD, LLC - RPLS 6452) FOR A SOUTHWEST CORNER HEREOF AND OF SAID 84.000 ACRES;

THENCE ALONG WEST LINES HEREOF AND OF SAID PHASE 1, LOT 1AA, THE FOLLOWING C.G.L.S.: N 07°39'11" E 422.87 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (ROW 4933) FOR AN ANGLE POINT HEREOF, AND OF PHASE 2, N 05°39'14" E 312.43 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (ROW 4933) FOR AN ANGLE POINT HEREOF, AND N 06°34'58" E 45.06 FEET TO THE PLACE OF BEGINNING CONTAINING 112.47 ACRES OF LAND.



35505 COOPER ROAD - P.O. BOX 1087 **308 WEST 10TH STREET**
BROOKSHIRE, TEXAS 77423 **LAMPASAS, TEXAS 76550**
(281) 392-4850 **WWW.RITD-LLC.COM** **FIRM NO. 10194405**

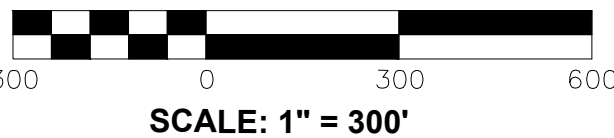


DATE 06/30/2023 DRAWN RH
CHECK RH APPRV'D RH

RCR - TAYLOR LOGISTICS PARK
RCR TAYLOR RAIL, L.P.

**AMENDING PLAT 3
PHASE 1, LOT 1A3**

REV	DATE	DESCRIPTION



SHEET NO.

3 OF 4

C:\Users\rheiges\Documents\RITD\474 RCR Taylor\Project Files\13-Public Roadways\C-Survey\3-Plat\Amending Plat\RCR-TAYLOR-AMENDING_PLAT.dwg * 6/30/2023 6:15 PM * Plotted by Richard Heiges

RCR-TAYLOR LOGISTICS PARK PHASE 1 AMENDING PLAT 3

BEING AN AMENDING PLAT OF RCR TAYLOR LOGISTICS PARK PHASE 1 AMENDING PLAT 2, CONSISTING OF APPROXIMATELY 112.47 ACRES, BEING PART OF THE CALLED 175.61 ACRES OF THE RCR-TAYLOR LOGISTICS PARK PHASE 1, LOT 1AA AMENDING PLAT, PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.9998800. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
2. SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
3. A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
4. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF RCR TAYLOR LOGISTICS PARK MINOR PLAT, PHASE 1, RECORDED AS DOCUMENT #2020121869 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, RCR-TAYLOR LOGISTICS PARK PHASE 1 AMENDING PLAT, RECORDED AS DOCUMENT #2021166315 OF SAID PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND RCR-TAYLOR LOGISTICS PARK PHASE 1 AMENDING PLAT 2, RECORDED AS DOCUMENT #2022077338 OF SAID PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
5. A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES, UNLESS OTHERWISE NOTED HEREON.
6. UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER/SEPTIC: WILLIAMSON COUNTY, TEXAS; ELECTRICITY: ONCOR ELECTRIC.
7. PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48491C0540F EFFECTIVE DATE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS, AND IS SHOWN HEREON AS APPROXIMATE FLOOD HAZARD BOUNDARY.
8. NO STRUCTURES AND/OR OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
9. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE COMMERCIAL PLANNED DEVELOPMENT FOR RCR-TAYLOR LOGISTICS PARK, ORDINANCE NO. 2022-25.
10. NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR LOTS SITUATED IN THE 100-YEAR FLOOD PLAIN. STRUCTURES AND BUILDINGS CONSTRUCTED NEXT TO THE FLOODPLAIN MUST BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE).
11. MINIMUM FIRE FLOW OF 750 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED. THE PLATTED PROPERTY HAS ADJACENT ACCESS TO THE CITY OF TAYLOR WATER SYSTEM; HOWEVER, PER CITY OF TAYLOR ORDINANCE NO. 2022-25 (RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT), NO PERMANENTLY OCCUPIED BUILDINGS ARE PERMITTED WITHIN LOT OF THIS SUBDIVISION PLAT. TYPICAL FIRE SUPPRESSION SYSTEMS AND FIRE PROTECTION WATER SUPPLY WILL COMPLY WITH CITY OF TAYLOR, TEXAS CODE REQUIREMENTS AND WILL BE DESIGNED ACCORDINGLY.
12. THIS SUBDIVISION IS SUBJECT TO CITY OF TAYLOR, TEXAS ORDINANCE 2022-25 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT) AND THE CITY OF TAYLOR SITE DEVELOPMENT PERMIT NOS. PZ-2019-1182, PZ-2021-1288, AND PZ-2022-1461.
13. THE 10' P.U.E. SHOWN HEREIN MAY UTILIZE THE AREA OVER AND ACROSS THE 15' WIDE SANITARY SEWER EASEMENT ALSO SHOWN HEREIN AS A MEANS OF ACCESS FOR INSTALLATION AND MAINTENANCE PURPOSES.
14. ALL DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN ARE PRIVATE FACILITIES. THE LAND OWNER.DEVELOPER SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED IN THE OPERATIONS & MAINTENANCE PLAN FOR DETENTION FACILITIES FILED UNDER CITY OF TAYLOR PERMIT PZ-2019-1182. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN.
15. CROSS-HATCHED AREA SHOWN HEREON DESIGNATES THE AREA BETWEEN THE NORTH DEED LINE OF THE 193.41 ACRES ORIGINAL TRACT AND THE SOUTH RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AS SHOWN ON RIGHT OF WAY MAPS PROVIDED TO THE SURVEYOR. BASED ON THE SCHEDULE OF PROPERTY SHOWN ON SAID RIGHT OF WAY MAPS, NO DEED WAS RECORDED WHICH CONVEYED LAND TO THE UNION PACIFIC RAILROAD AT THE TIME OF RIGHT OF WAY ACQUISITIONS.
16. PUBLIC RIGHT OF WAY ACCESS FOR THE PROPOSED PHASE 3, LOT 1 AND RESERVE 4 WILL BE PROVIDED BY THE 80' SHARED ACCESS EASEMENT SHOWN HEREON. SAID EASEMENT MAY BE USED BY THE PROPOSED PHASE 3, LOT 1, PROPOSED RESERVE 4, AND PHASE 1, LOT 1A3.
17. THE PROPOSED LANDSCAPE BUFFER FOR THIS AMENDING PLAT OF PHASE 1, LOT 1AA IS 50 FEET WIDE AND ADJACENT TO EXISTING AND PROPOSED RIGHTS-OF-WAY. THE LANDSCAPING PLAN AND BUFFER LOCATION SHALL MEET THE REQUIREMENTS STATED IN THE RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT CODES THAT ARE IN EFFECT FOR ANY DEVELOPMENT OF THE PLATTED AREA SHOWN HEREON.
18. ON-SITE SEWAGE FACILITIES (OSSF), PERMITTED THROUGH WILLIAMSON COUNTY, MAY BE TEMPORARILY UTILIZED FOR WASTEWATER SERVICE AND TREATMENT FOR DEVELOPMENT WITHIN THE BOUNDARY OF THIS AMENDING PLAT UNTIL PERMANENT WASTEWATER SERVICES THROUGH THE CITY OF TAYLOR'S SANITARY SEWER SYSTEM OR OTHER ENTITY ARE AVAILABLE TO THE PROPERTY, AT WHICH TIME ALL LOTS AND DEVELOPMENT WITHIN THE BOUNDARY OF THIS AMENDING PLAT SHALL BE COORDINATED WITH THE CITY OF TAYLOR'S SANITARY SEWER SYSTEM.

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, _____, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED 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 _____, 2023.

REGISTERED PROFESSIONAL LAND SURVEYOR

NO. _____, STATE OF TEXAS

ENGINEER'S CERTIFICATION

I, _____, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS RCR TAYLOR LOGISTICS PARK PHASE 1, AMENDING PLAT 3 IS 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 48491C0540F, 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 EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, COUNTY,

TEXAS, THIS _____ DAY OF _____, 2023.

REGISTERED PROFESSIONAL ENGINEER

NO. _____, STATE OF TEXAS

OWNER'S CERTIFICATION

STATE OF TEXAS

COUNTY OF _____

I, RCR TAYLOR RAIL, L.P., SOLE OWNER OF THE CERTAIN 113.10 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN THE DEED RECORDED IN DOCUMENT NUMBER 2022077338 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS THE AMENDING PLAT OF RCR-TAYLOR LOGISTICS PARK PHASE 1, AMENDING PLAT 3.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2023.

HYDIE McALISTER, MANAGER/OWNER, RCR TAYLOR RAIL, L.P.

NOTARY'S CERTIFICATION

STATE OF TEXAS

COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

DEVELOPMENT SERVICES DIRECTOR'S CERTIFICATION

DEVELOPMENT SERVICES DIRECTOR

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

COLIN HARRISON, DIRECTOR

DATE

FLOODPLAIN ADMINISTRATOR'S CERTIFICATION

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OF SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE CITY OF TAYLOR FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REGULATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF TAYLOR DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR
BRYAN S. MARTIN

DATE

WILLIAMSON COUNTY - ON-SITE SEWAGE FACILITIES

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS BLUE LINE (SURVEY) AND THE DOCUMENTS ASSOCIATED WITH IT.

ADAM D. BOATRIGHT, PE
WILLIAMSON COUNTY ENGINEER

DATE

COUNTY CLERK'S CERTIFICATION

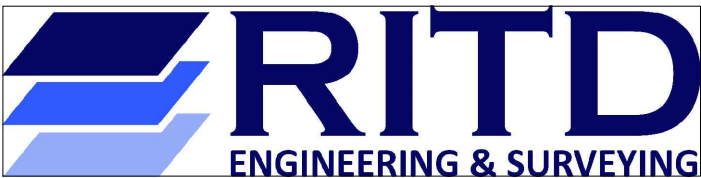
COUNTY OF WILLIAMSON

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 20____, A.D., AT _____ O'CLOCK, ____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

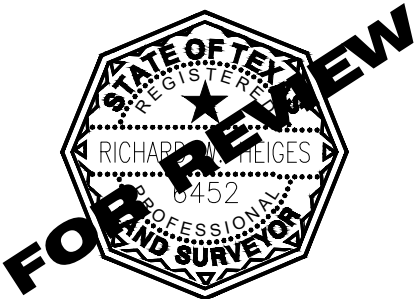
NANCY E RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____,DEPUTY



35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM NO. 10194405

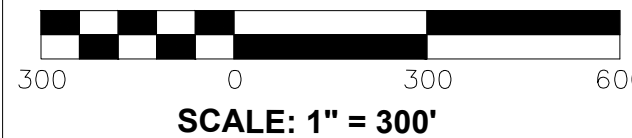
308 WEST 10TH STREET
LAMPASAS, TEXAS 76550



DATE 06/30/2023 DRAWN RH
CHECK RH APPRV'D RH

RCR - TAYLOR LOGISTICS PARK
RCR TAYLOR RAIL, L.P.

AMENDING PLAT 3
PHASE 1, LOT 1A3



SHEET NO.

4 OF 4

City of Taylor
PZ-2023-1796
Norman Johnson Subdivision Minor Plat
Staff Report

Item Details

Agenda No.	7
Requested Action:	Consider Disapproval of the Norman Johnson Subdivision Minor Plat.
Address/Location:	Generally located at 3609 E. 4 th Street
Legal Description:	Approximately 4.620 acres of land part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor, Williamson County, Texas.
Current Zoning:	B-2 General Business
Current Use:	Commercial/Retail Services
Applicant:	Bruce Bryan/Bryan Technical Services
Case History:	This is the first 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 Minor 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

NORMAN JOHNSON
4700 CR 424
TAYLOR TX 76574

Date: Friday, July 21, 2023

Address: 3609 E. 4TH STREET, TAYLOR 76574

Permit Number PZ-2023-1796

Dear NORMAN JOHNSON,

Staff has completed its review of plans for the Minor plat that is to be located at 3609 E. 4TH STREET, TAYLOR 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 Shai Roos. Should you have any questions or require additional information regarding any of these comments, please contact Shai Roos at (972) 415-0914 or by email at shai.roos@hdrinc.com.

See associated PDF copy of attached plat for further clarification of the comments below if needed:

1. Please add case number PZ-2023-1796 nearest the bottom right-hand corner of the plat (all pages).
2. Please remove Mr. Johnson's phone number from the Ownership Information (side bar).
3. Legal description in the side bar should also state "Taylor, Texas".
4. P.O.C. doesn't appear to point to any specific symbology. Hovering text above presumed to be associated. Please identify the POC with a marker and identify some sort of lat/long.
5. Ensure Vicinity Map is at 1:1,000 or 1:2,000 and that overall plat is at 1:100.
6. Show US 79/E 4th full ROW (southern boundary cut off).
7. Remove all references to Building Lines. Plat Note 7 covers building setbacks.
8. Show a pedestrian easement similar in size and location to match the easement on adjacent property.
9. Note 2 mentions a drainage easement - is there a drainage easement? if so please show on the lots.
10. Show utility easement per note 4 on the lots.
 - Easement document No. 2008011504 alludes to an easement that exists on the property – confirm (Noack WSC à Manville WSC).
11. Note 5 needs to be clear 500 gallons of.....?
12. As far as possible all labels in the plat drawing should be consistently in one direction, preferably horizontal.

13. Title on all sheets should read:
Minor Plat
Norman Johnson Subdivision City of Taylor,
Williamson County, Texas
14. Show Blocks on both lots.
15. Show survey abstract line clearly.
16. Move the Shared access easement table above the Lot and Block Table.
17. Move the north arrow and scale to the side.
18. Move labels for surrounding properties outside the two lots.
19. Repeat the company title block on sheet 2.
20. See these comments on attached plat for clarification.
21. Remove contours. Not required for Minor Plats.
22. Provide a signature block for Williamson County OSSF designee.
23. Remove Submittal Date information (side bar).

Engineering Department Review

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

*See Associated Documents section of the permit page to download a PDF copy of the plat containing the following engineering comments:

Sheet 1 of 2

1. Move line table outside of plat drawing
2. Verify and update shared access easement to be parallel to common property line.
3. Include information for point of commencement on the plat (TxDOT reference note in metes and bounds).
4. Revise plat heading to read "City of Taylor"
5. Verify requirement for ROW dedication for TxDOT.
6. Include plat note: All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
7. Include plat note: This subdivision is subject to all general notes and restrictions appearing on the plat of _____, recorded as Document # _____ of the Plat Records of Williamson County, Texas. (for Amending or Replats)
8. Show existing 8-inch water line running along the frontage of US 79.

Sheet 2 of 2

1. Verify and complete section for lien holders in Owner's Signature block. Per surveyor, there are no lien holders; therefore provide the standard certificate language to denote this information.
2. Revise Surveyor's Certificate to include "State of Texas" in heading.
3. Update Engineer's signature block to show "Licensed" and remove "Registered".
4. Update Engineer's signature block to include "Licensed Professional Engineer in the State of Texas"

after name.

5. County Clerk's Certificate - Provide space to enumerate the day.
6. Include OSSF certificate for Williamson County.
7. Verify distance shown. 415.44 feet calculated from distances shown on plat drawing.
8. Verify bearing shown: S 76° 02'27" or 76° 07'27" per drawing.

Fire Department Comments (PZ)

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

Reviewed plat with no comments pertaining to the plat. Access and development requirements will be applied during development phases.

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 (972) 960-4077, or by e-mail at shai.roos@hdrinc.com.

Thank you,

Shailaja Roos

Shai Roos, AICP

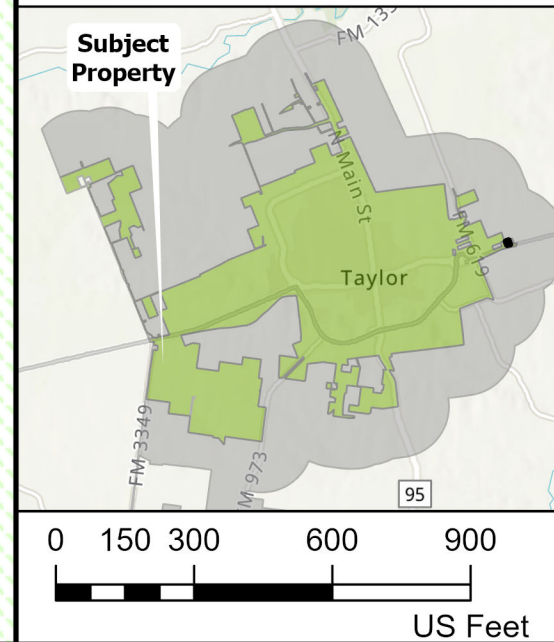
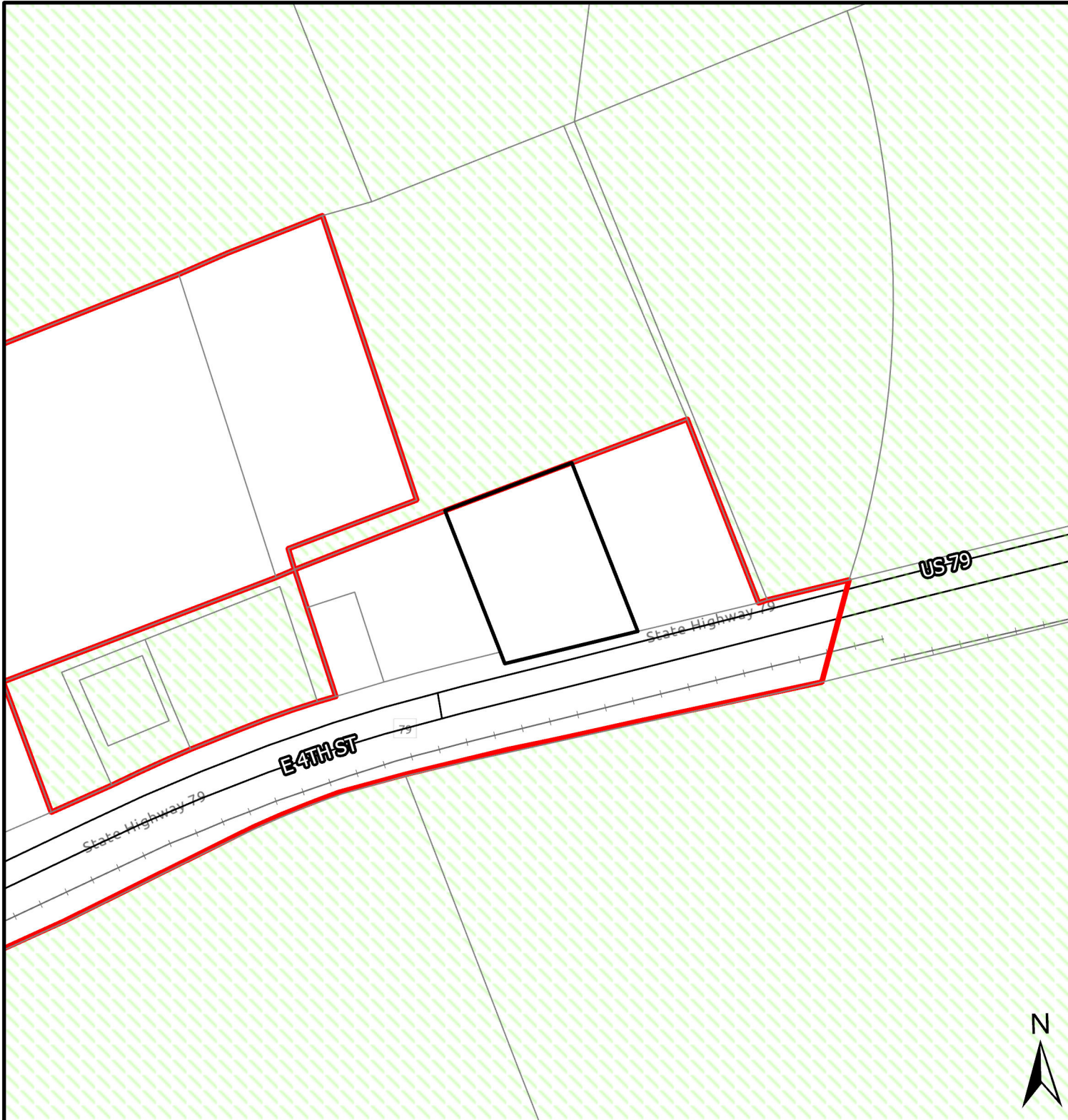
Attachment

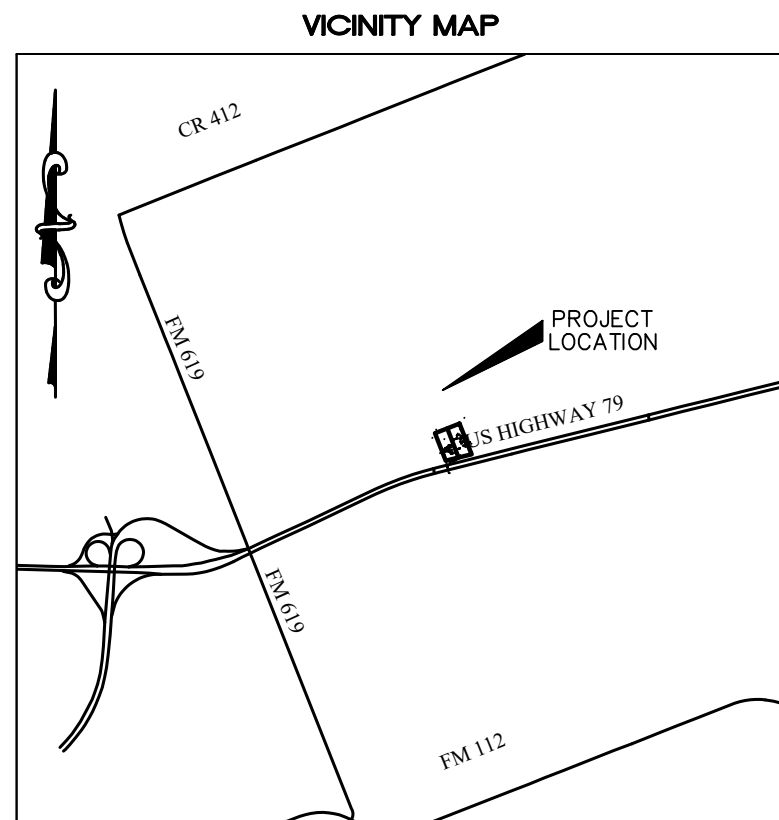


PZ-2023-1795

Minor Plat
Norman Johnson Subdivision
Location Map

- Subject Property
- Parcels
- City Limits
- ETJ Boundary
- Streets
- Railroads





SCALE: 1" = 3000'

LEGEND:

- 1/2" IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND
- x "X" CHISELED IN CONCRETE
- △ "MAG" NAIL SET WITH WASHER "BTS"

PLAT NOTES:

- UTILITY PROVIDERS -WATER: CITY OF THRALL; WASTEWATER: OSSF SYSTEM; ELECTRICITY: ONCOR
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0575F, EFFECTIVE DATE OF 12/20/2019
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- MINIMUM OF 500 GALLONS PER MINUTE FOR NOT LESS THAN 2 HOURS SHALL BE PROVIDED.
- MAXIMUM DENSITY IS ONE DWELLING UNIT PER 1,000 SQUARE FEET.
- SETBACKS AND STRUCTURES WILL CONFORM TO CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED, GUIDELINES FOR B-2.

LOT AND BLOCK TABLE				
PARCEL #	AREA	ACRES	TYPE B2	
LOT 1	97495	2.238	GENERAL BUSINESS	
LOT 2	103767	2.382	GENERAL BUSINESS	
TOTAL	201263	4.620	GENERAL BUSINESS	

ABBREVIATIONS

FND. - FOUND
I.R. - IRON ROD
I.P. - IRON PIPE
P.O.B. - POINT OF BEGINNING
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
WD - WARRANTY DEED
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
W/VL - DEED WITH VENDOR'S LIEN
TXDOT - TEXAS DEPARTMENT OF TRANSPORTATION

MINOR PLAT
NORMAN JOHNSON SUBDIVISION
TAYLOR TEXAS
WILLIAMSON COUNTY, TEXAS

"29.12 ACRES" (RESIDUE)
WD W/VL- LENZ ACRE PARTNERSHIP
TO
JOHN EWALD 4-13-2016 2016030805 OPRWC

(TOTAL CALL=412.00')

N68°35'32"E 206.00'

N68°35'32"E 206.00'

HARDY PACE SURVEY
ABSTRACT NO. 493

LOT 1

LOT 2

BLOCK A

2.238 ACRES
(97,495 SQ. FT.)

2.382 ACRES
(103,767 SQ. FT.)

SHARED ACCESS EASEMENT		
LINE	LENGTH	BEARING
L1	30.00	N76°07'27"E
L2	30.00	S13°52'33"E
L3	30.00	S76°07'27"W
L4	30.00	N13°52'33"W

TEMPORARY BENCH MARK
TYPE II TXDOT MONUMENT
IRON ROD WITH ALUMINUM CAP STA. 1108+87.35
N=10186530.860
E=3230371.392
ELEV.=593.14'

25' BL (PER CITY)

(TOTAL CALL=415.66')

191.35'

S76°07'27"W 206.35'

194.09'

S76°07'27"W 209.09'

FOUND TYPE II TXDOT
R.O.W. MARKER WITH
ALUMINUM CAP

P.O.C.

N=10186630.49
E=3230774.70

P.O.B.

US HIGHWAY 79
"2.998 ACRES"
448/184 DRWC

"0.347 ACRES"
JUDGEMENT-
WILLIAMSON COUNTY V. LENZ ACRES
PARTNERSHIP
6-11-2009 2009042800 OPRWC

OWNER:
NORMAN JOHNSON
4700 C.R. 424, TAYLOR, TEXAS
TAYLOR TEXAS 76574
512-461-6934

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

ENGINEER:
HAGOOD ENGINEERING ASSOCIATES, INC.
900 EAST MAIN STREET
ROUND ROCK TEXAS 78664
512-244-1546
TBPE FIRM NO. F-12709

LEGAL DESCRIPTION:
4.618 ACRE TRACT OF LAND OUT OF THE
HARDY PACE SURVEY, ABSTRACT NO. 493, IN
WILLIAMSON COUNTY

PATENT SURVEY:
HARDY PACE SURVEY
ABSTRACT NO. 493

TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 2

LINEAR FEET OF NEW STREETS: NONE
TOTAL ACREAGE: 4.620 ACRES

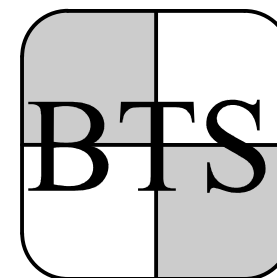
SUBMITTAL DATE: 06-30-23

BENCHMARK DESCRIPTION:
TEMPORARY BENCH MARK
TYPE II TXDOT MONUMENT
IRON ROD WITH ALUMINUM CAP STA. 1108+87.35
N=10186530.860
E=3230371.392
ELEV.=593.14'
FEET (NAVD 88, GEOID MODEL 2012B)

CONTOURS ARE BASED ON WILLIAMSON COUNTY
LIDAR DATA

NORMAN JOHNSON
SUBDIVISION
TAYLOR TEXAS
WILLIAMSON COUNTY, TEXAS

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: JC	CHECKED BY: BLB
SCALE: 1" = 50'	APPROVED BY: BLB
PROJECT NO. 23-194	DATE: June 30, 2023

MINOR PLAT
NORMAN JOHNSON SUBDIVISION
TAYLOR TEXAS
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, **NORMAN JOHNSON**, SOLE OWNER OF THE CERTAIN 4.620 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2004020659 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 NORMAN JOHNSON SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE ____ DAY OF _____, 2023.

NORMAN JOHNSON
OWNER
4700 C.R. 424
TAYLOR TEXAS 76574

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 **NORMAN JOHNSON**, 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 _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

LEGAL DESCRIPTION

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND, SITUATED IN THE HARDY PACE SURVEY, ABSTRACT NO. 493, WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A CALLED "5.00 ACRES"(RESIDUE) CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM RAYMOND LENZ AND SUZANNE LENZ TO NORMAN JOHNSON, DATED 3-18-2004 AND RECORDED IN DOCUMENT NO. 2004020659 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC); BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF APRIL, 2023, SUBJECT TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2"IRON ROD FOUND WITH AN TXDOT ALUMINUM CAP (STA: 1116+80.92) IN THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY 79, BEING THE SOUTHEAST CORNER OF A CALLED "4.653 ACRES" CONVEYED IN A GENERAL WARRANTY DEED FROM JOHN EWALD TO MOUNT VERNON, LLC, DATED 6-18-2021 AND RECORDED IN DOCUMENT NO. 2021090740 (OPRWC) AND THE NORTHEAST CORNER OF A CALLED "0.347 ACRES" AS DESCRIBED IN A JUDGEMENT DATED 06-11-2009 AND RECORDED IN DOCUMENT NO. 2009042800, OPRWC; THENCE SOUTH 76° 02' 27" WEST WITH THE COMMON LINE OF U.S. HIGHWAY 79, "0.347 ACRE" AND SAID "4.653 ACRES", A DISTANCE OF 377.70 FEET TO A 1/2" IRON ROD SET (CAPPED BTS) BEING THE SOUTHEAST CORNER OF SAID "5.00 ACRES"(RESIDUE), THE NORTHWEST CORNER OF SAID "0.347 ACRE" AND BEING THE NORTHEAST CORNER OF A CALLED "0.382 ACRE" TRACT AS CONVEYED IN A SPECIAL WARRANTY DEED FROM NORMAN JOHNSON TO WILLIAMSON COUNTY AND TEXAS DEPARTMENT OF TRANSPORTATION DATED 06-18-2021 AS RECORDED IN DOCUMENT NO. 2011058726, OPRWC AND THE PLACE OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTH 76° 07' 27" WEST WITH THE NORTH LINE OF U.S. HIGHWAY 79 SAME BEING THE NORTH LINE OF SAID "0.382 ACRE", A DISTANCE OF 415.43 FEET TO A 1/2" IRON ROD FOUND WITH AN TXDOT ALUMINUM CAP (STA: 1108+87.35) BEING THE NORTHWEST CORNER OF SAID "0.382 ACRE" AND BEING THE NORTHEAST CORNER OF A CALLED "0.447 ACRE" TRACT AS CONVEYED IN A SPECIAL WARRANTY DEED FROM STEVEN J. GANGL TO WILLIAMSON COUNTY AND TEXAS DEPARTMENT OF TRANSPORTATION DATED 09-04-2008 AS RECORDED IN DOCUMENT NO. 2008069493, OPRWC IN THE EAST LINE OF "LOT 1, GANGL'S SERVICE CENTER SUBDIVISION (2011010040)" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM HEATH R. TAYLOR AND JOEL J. GAMEZ TO CRABOLL II, LLC, DATED 10-11-2019 AND RECORDED IN DOCUMENT NO. 2019097255 (OPRWC);

THENCE NORTH 21° 24' 13" WEST WITH THE EAST LINE OF SAID "LOT 1, GANGL'S SERVICE CENTER SUBDIVISION" AND THE WEST LINE OF SAID "5.00 ACRES"(RESIDUE), A DISTANCE OF 461.36 FEET TO A 1/2"IRON ROD FOUND, FALLING IN A SOUTHERN LINE OF A CALLED "29.12 ACRES"(RESIDUE) CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM LENZ ACRE PARTNERSHIP TO JOHN EWALD, DATED 4-13-2016 AND RECORDED IN DOCUMENT NO. 2016030805 (ORPWC) AND BEING AN EXTERIOR CORNER OF SAME, ALSO BEING THE NORTHWEST CORNER OF SAID "5.00 ACRES"(RESIDUE) AND BEING THE NORTHEAST CORNER OF SAID "LOT 1, GANGL'S SERVICE CENTER SUBDIVISION";

THENCE NORTH 68° 35' 32" EAST WITH SAID SOUTHERN LINE OF SAID "29.12 ACRES"(RESIDUE) AND THE NORTH LINE OF SAID "5.00 ACRES"(RESIDUE), A DISTANCE OF 412.00 FEET TO A PK NAIL SET (WITH BTS WASHER) BEING THE NORTHEAST CORNER OF SAID "5.00 ACRES"(RESIDUE) AND BEING THE NORTHWEST CORNER OF SAID "4.653 ACRES";

THENCE SOUTH 21° 34' 14" EAST ALONG THE COMMON LINE OF SAID "5.00 ACRES"(RESIDUE) AND SAID "4.653 ACRES", DISTANCE OF 515.81 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED AN AREA OF 4.620 ACRES.

SURVEYOR'S NOTE: BEARINGS AND COORDINATES SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83 DATUM.

COUNTY OF WILLIAMSON {

COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

I, BRUCE LANE BRYAN, 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 _____, 2023.

REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

I, **TERRY HAGOOD**, 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 **48491C0575F**, 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 _____, 2023.

TERRY R. HAGOOD
REGISTERED PROFESSIONAL ENGINEER
NO. **52960** STATE OF TEXAS

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, 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 _____, 2023 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

City of Taylor
PZ-2023-1799
Zoning Variance
Staff Report

Item Details

Subject Property:	1203 Old Thorndale Road.
Total Acreage:	Approximately 30.02 acres
Legal Description:	Approximately 30.02 acres being part of and out of the Frances Bradley Survey, A-72, Taylor, Williamson County, Texas
Applicant:	Tom Groll
Property Owner(s):	MN C-Square Investments, LLC & Silicon Hills Holdings, LLC
Request:	A request to rezone 5.37 acres on Lake Dr. and 2.5 acres on Old Thorndale Road from Single Family (R-1) to General Business District (B-2) and 22.15 acres interior to the site from Single Family (R-1) to Multi-Family (MF-2).
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant has requested to rezone the north and south sections of the property that border Old Thorndale Road and East Lake Drive from Single Family (R-1) to General Business District (B-2) and the internal property from Single Family (R-1) to Multi-Family (MF-2).

Location:

The subject property is located at 1203 Old Thorndale Rd. and extends north to East Lake Drive between the Union Pacific (UP) Railroad and County Road 409.

Physical and Natural Features:

The subject property consists of 30.02 acres of land that is relatively flat and without heavy vegetation (trees and shrubs). Developments (UP Railroad and light industrial businesses) exist on the north side of the property to the west along E. Lake Dr, and the UP Railroad and St. Mary's Cemetery on the southside to the west along Old Thorndale Rd.

Growth Sector Designations:

The current Growth Sector is Intended Growth Sector which consists of areas with access to existing or planned transportation/-infrastructure and are on the periphery of existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Neighborhood Greenfield. This designation consists of new communities that contain a wide mix of residential uses and neighborhood services. Greenfield development should be developed as an extension of the existing urban fabric throughout Taylor.

The subject property is currently single Family Residential (R-1). This district typically provides adequate areas of town for moderate density single family detached developments.

The applicant would like to rezone 5.37 acres on Lake Dr. and 2.5 acres on Old Thorndale Road from Single Family (R-1) to General Business District (B-2) and 22.15 acres interior to the site from Single Family (R-1) to Multi-Family (MF-2).

General Business District (B-2) provides for adequate high-density commercial development.

Multi-Family (MF-2) provides high density development consistent with a minimum lot area of 6,000 square feet and a maximum density of one dwelling units per 1,500 square feet of lot.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	R/A (Rural Agricultural)	Future Growth Sector (G-1)	Area of Minimal Change	Vacant Agricultural Land
South	R-1 (Single Family)	Intended Growth Sector (G-3)	Neighborhood Greenfield	Vacant Agricultural Land & Large Residential Lots
East	R-1 (Single Family)	Intended Growth Sector (G-3)	Neighborhood Greenfield	Vacant Agricultural Land & Large Residential Lots
West	M-1 (Light Industrial)	Intended Growth Sector (G-3)	Employment Neighborhood	Vacant Agricultural Land & Large Residential Lots

Transportation

The subject property gains access off East Lake Drive to the north and Old Thorndale Road to the south.

East Lake Drive and Old Thorndale Dr. are both identified as Community Boulevards according to the Transportation Master Plan. Community Boulevards are the primary routes connecting major areas of the city. Boulevards are moderate-speed, high-volume streets that may be constructed in two-, four-, or six-lane sections depending on the location. (Envision Taylor Comprehensive Plan Page 111).

Utilities

The subject property is located within the City of Taylor water CCN. There is an existing 6-inch water line that is located along Old Thorndale Rd. There is also a 6-inch wastewater line that is located along Old Thorndale Rd.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Nineteen (19) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, July 23, 2023.

Staff Analysis

The request to re-zone to B-2 and MF-2, would create two separate and distinct zoning districts. This approach does not comply with the big ideas, the priorities and policies of the Comprehensive Plan. The Comprehensive Plan seeks to create integrated, mixed use walkable communities. The future land use designation of Neighborhood Greenfield requires a wide mix of residential uses and neighborhood services. For these reasons, the proposed re-zoning fails to address the requirements of the Comprehensive Plan. The following Comprehensive Plan Policies should be considered:

- **LU1** – New Development should resemble the form and scale of traditional development patterns.
 - The proposed zoning districts do not aim to maximize the traditional form and scale of Taylor’s historical development patterns by requiring 6,000 square foot lot sizes and a maximum of one dwelling unit per 1,500 square feet of lot. Staff desires to allow greater densities and this cannot be accomplished within existing zoning districts B-2 and MF-2 as proposed by the applicant.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
 - Due to the strict regulations of the existing zoning code and their respective densities (listed above) it is highly unlikely 22 acres of proposed multi-family will meet the intent of an “increase in population density and revenue per acre” as desired in the Comprehensive Plan. This policy stems from the Plans “Big Ideas” around fiscal sustainability and infrastructure to guide the city to make smart investments that maximize use of existing infrastructure and provide sufficient resources for long term maintenance, repairs, and replacement. The type and location of development has a large impact on the cost of providing and maintaining high quality public services and infrastructure. The proposed is an insufficient development pattern that City Staff discourages and desires alternative approach via a Planned Development to capture all elements of the Comprehensive Plan that the existing zoning districts fail to address.

Staff advise the applicant to submit a planned development in compliance with the Comprehensive Plan and Subdivision Ordinance.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends denial of the requested rezoning.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for re-zonings and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members shall consider the following factors:

Is the rezoning consistent with the Comprehensive Plan?

- The rezoning request is not consistent with the Comprehensive Plan.

Is the rezoning compatible with the surrounding area?

- The surrounding area consists of single-family large lot homes and large agricultural fields.

Does the rezoning promote the public health, safety, or general welfare?

- Without knowing what type of detailed development will be placed on the property, it is uncertain to know whether the public health, safety, or general welfare of the area will be disrupted in a negative manner.

Is adequate infrastructure available or planned to meet the needs of the proposed land use?

- Public utilities are minimal in the immediate area. The developer of the subject property will likely need to extend and upgrade utilities to accommodate development.

Do current conditions indicate that a rezoning is necessary?

- Conditions do not indicate that a rezoning is necessary. The request from the applicant as described in their Letter of Intent is “to allow development consistent with the Comprehensive Plan” which can only be achieved with a planned development, not the rezoning being requested.

Attachments:

- a. Letter of Intent from the Applicant
- b. Zoning Distribution Layout by the Applicant
- c. Location Map
- d. Existing Zoning Map
- e. Growth Sectors Map
- f. Future Land Use Map
- g. Notification Map
- h. Draft Ordinance
 - a. Exhibit A – Survey



Tom Groll Engineering, PC

July 6, 2023

Ms. Brenda Joyas
Development Services
City of Taylor, Texas

Re: Letter of Intent for Zoning change request.

Dear Ms. Joyas,

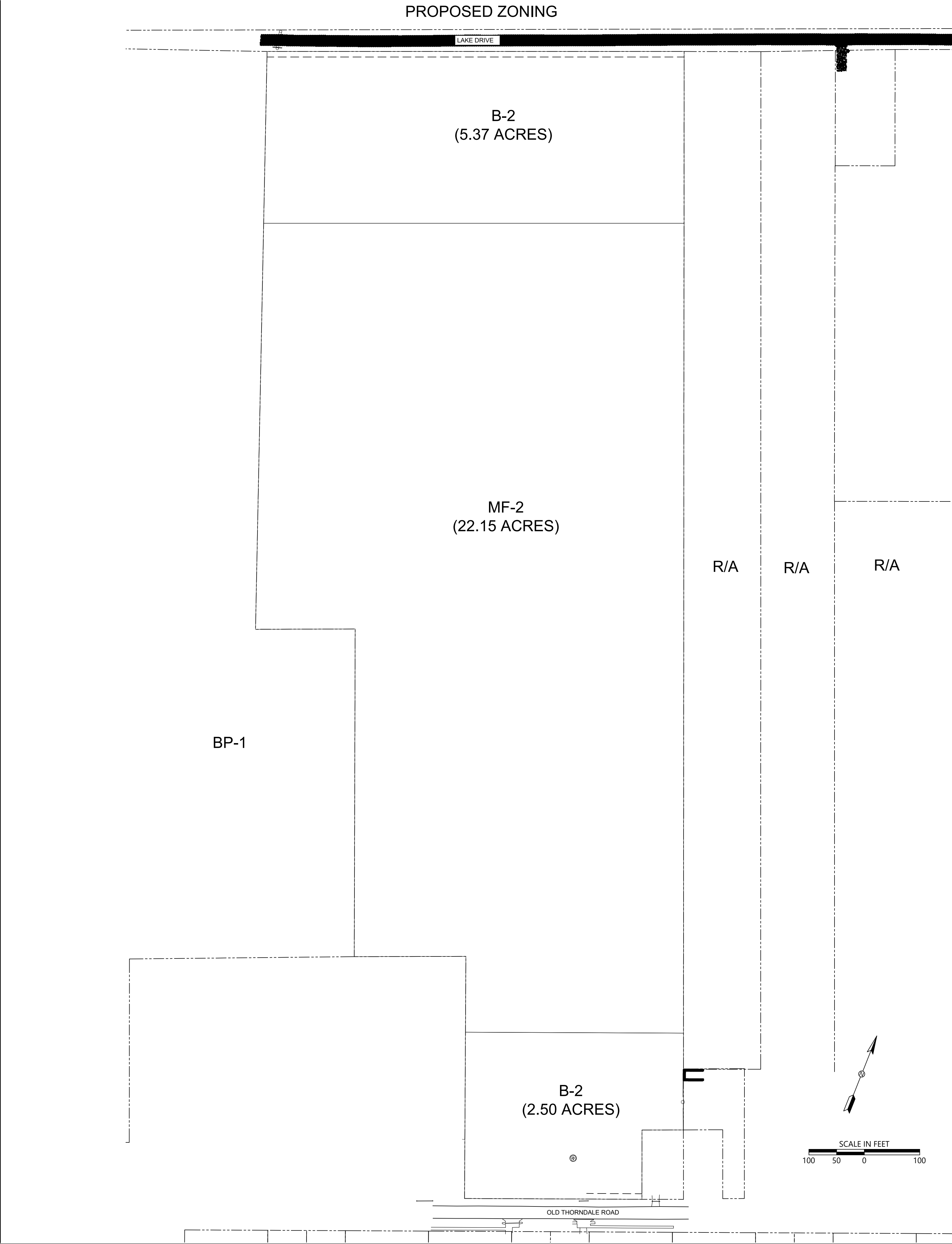
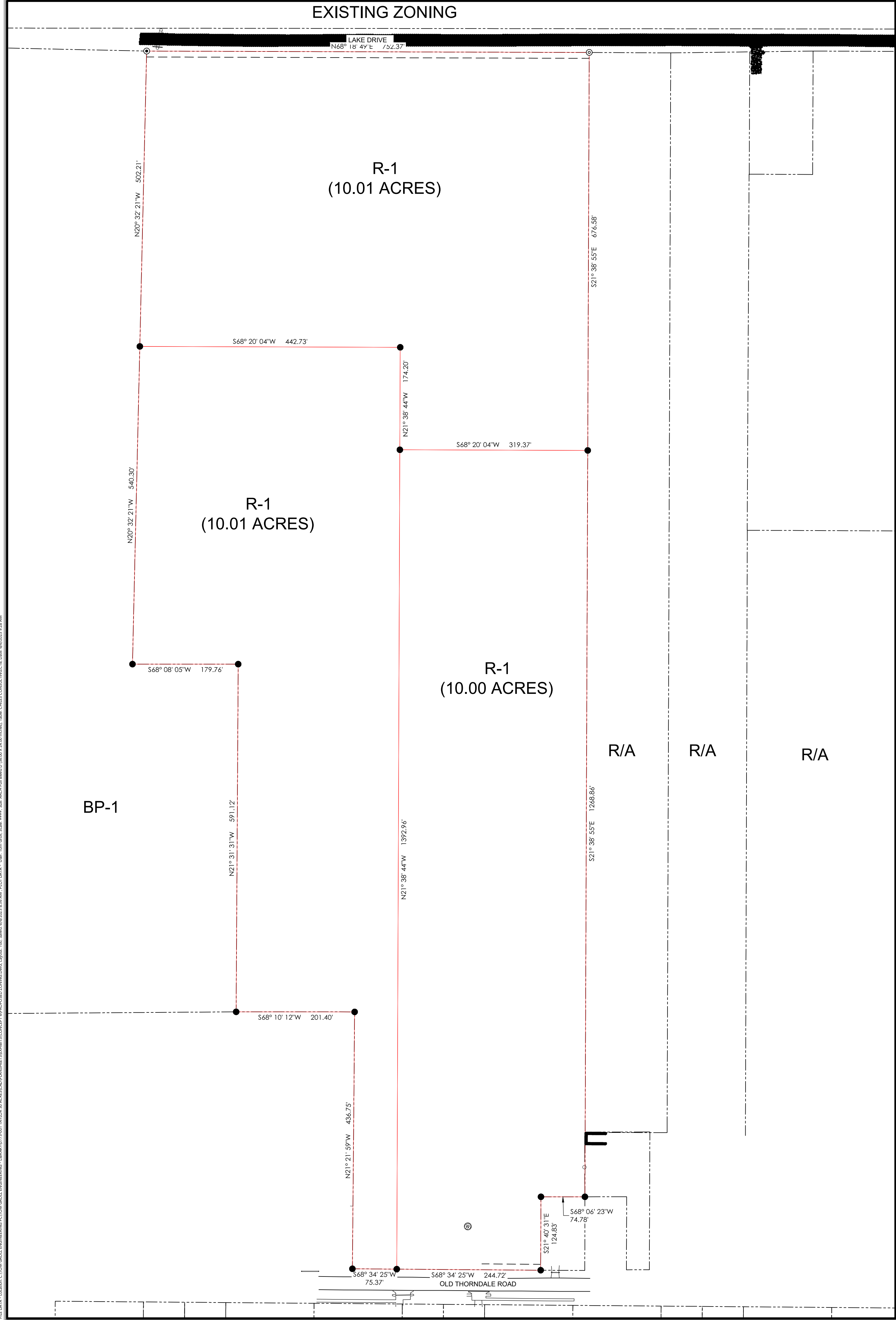
This letter is provided in support of our request to initiate a Zoning Change on the property located at 1203 Old Thorndale Road in Taylor.

The 30-acre tract is identified as being in the “Greenfield Neighborhood” area according to the Comprehensive Plan. A Greenfield Neighborhood should contain a wide mix of residential uses and neighborhood services. The current zoning is R-1 (Single Family) which does not accommodate the uses and development patterns proposed by the Comprehensive Plan. It is the owner’s intent to re-zone the property from R-1 to B-2 (5.37 acres at the northern end and 2.5 acres at the southern end) and MF-2 (22.15 acres interior to the site) to allow development consistent with the Comprehensive Plan and beneficial to the local community.

We hereby request that the requirement to provide a Traffic Impact Analysis with this Zoning Change request be waived until we have determined if the zoning change will be successful, and therefore, are able to prepare a land plan suitable to the new zoning.

Thank you,

Thomas J. Groll, P.E.
Tom Groll Engineering, PC



TOM GROLL ENGINEERING
3301 PLOVER RAIN WAY
PFLUGERVILLE, TX 78660
WWW.TGS-ENG.COM

TAYLOR 30 ACRE TRACT
PROPOSED ZONING

DOCUMENT IS FOR
INTERIM REVIEW AND
NOT INTENDED FOR
CONSTRUCTION BIDDING
OR PERMIT PURPOSES

NO.	DATE	DESCRIPTION
1	6/6/2023	PREPARED FOR
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

Sheet Index:

Date: 6/6/2023

Scale: 1" = 100'

Check by: TJG

Drawn By: tjg

Sheet No. 1 of 1

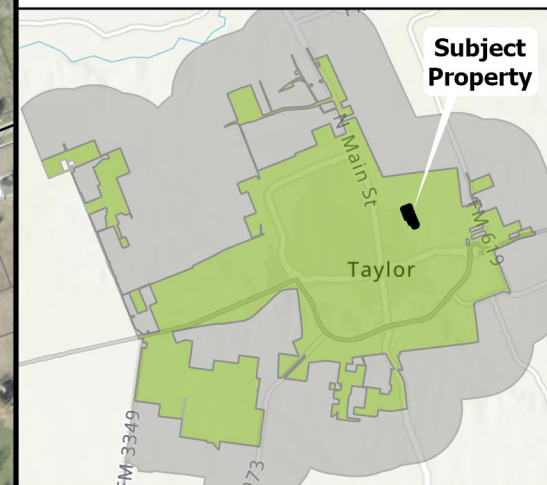
Project No. 0773-001



PZ-2023-1799

Generally located at 1203 Old
Thorndale Road
Approximately 30.02 acres
Rezoning
Location Map

- Subject Property
- Parcels
- Streets
- Railroads



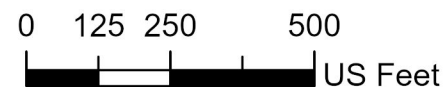
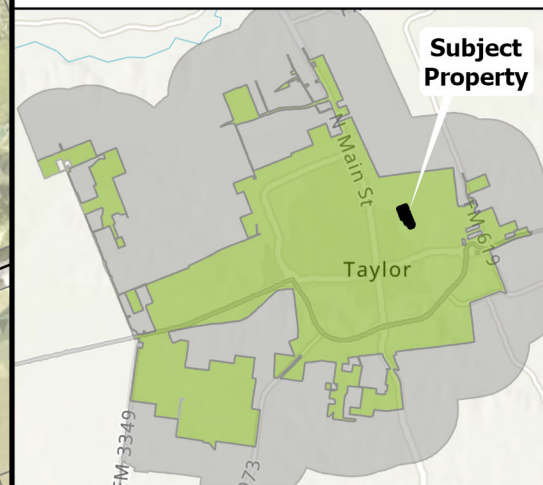
0 125 250 500 750
US Feet



PZ-2023-1799

Generally located at 1203 Old
Thorndale Road
Approximately 30.02 acres
Rezoning
Zoning Map

- Subject Property
- Parcels
- Streets
- Railroads
- M-1 Light Industrial
- R-1 Single Family
- R/A Rural Agriculture

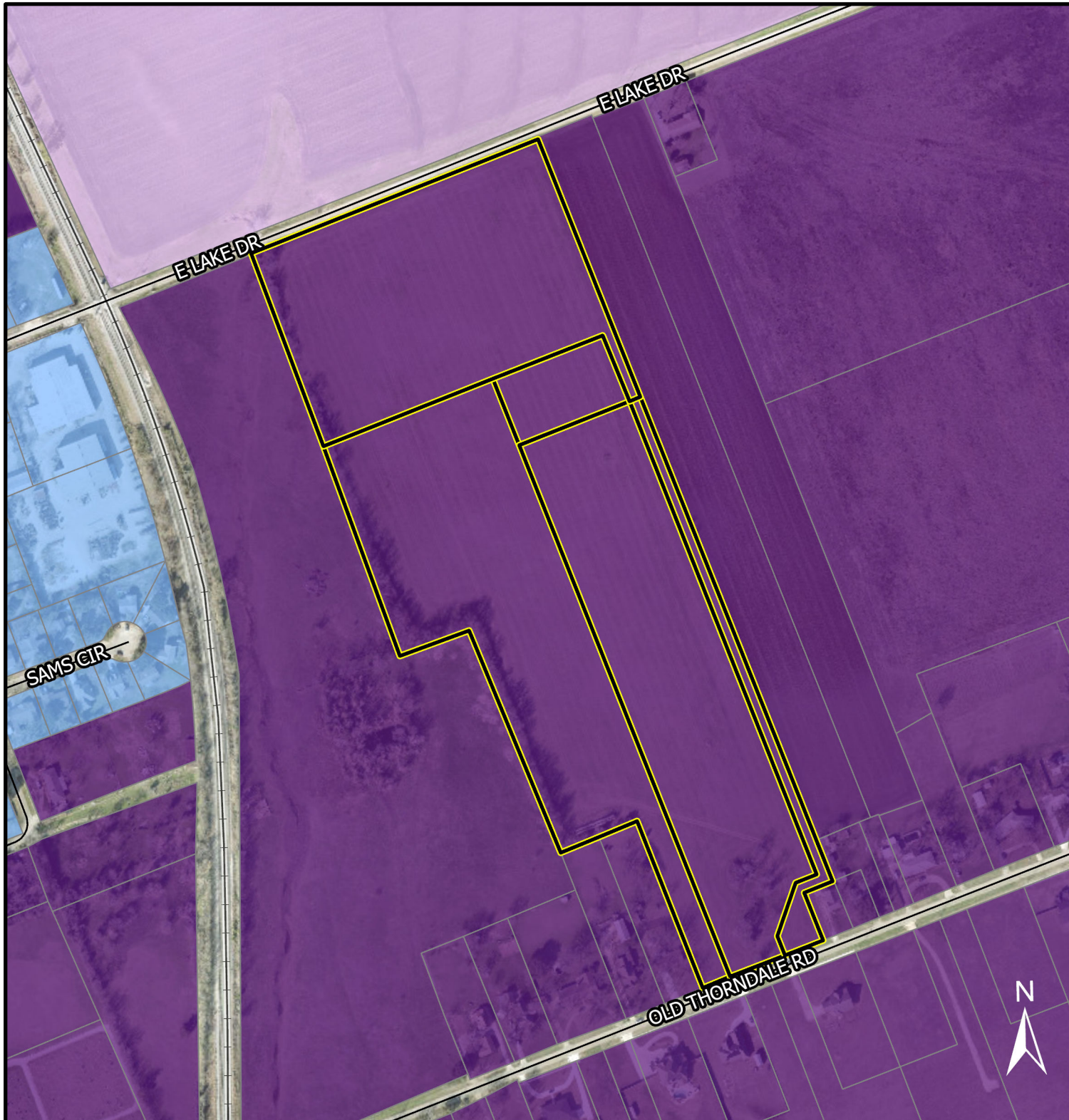
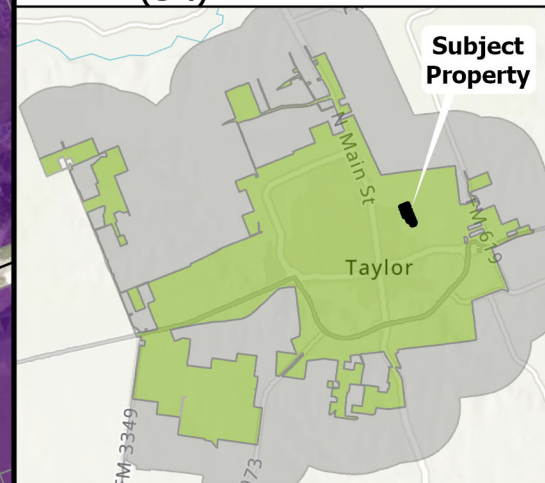




PZ-2023-1799

Generally located at 1203 Old
Thorndale Road
Approximately 30.02 acres
Rezoning
Growth Sector Map

- Subject Property
- Parcels
- Streets
- Railroads
- Future Growth Sector (G-1)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)

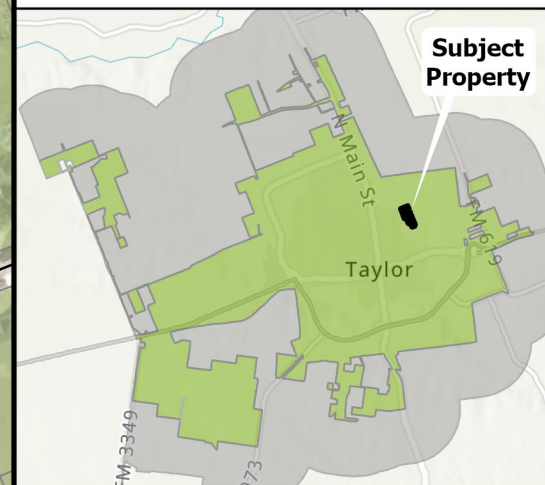




PZ-2023-1799

Generally located at 1203 Old
Thorndale Road
Approximately 30.02 acres
Rezoning
Future Land Use Map

- Subject Property
- Parcels
- Streets
- Railroads
- Area of Minimal Change
- Neighborhood Greenfield
- Neighborhood Infill
- Employment: Neighborhood



0 125 250 500
US Feet

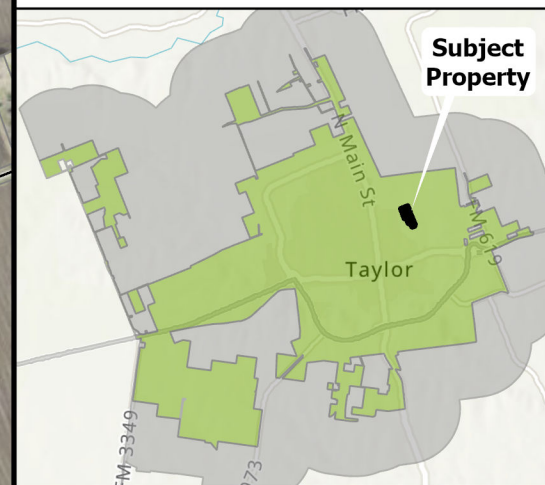




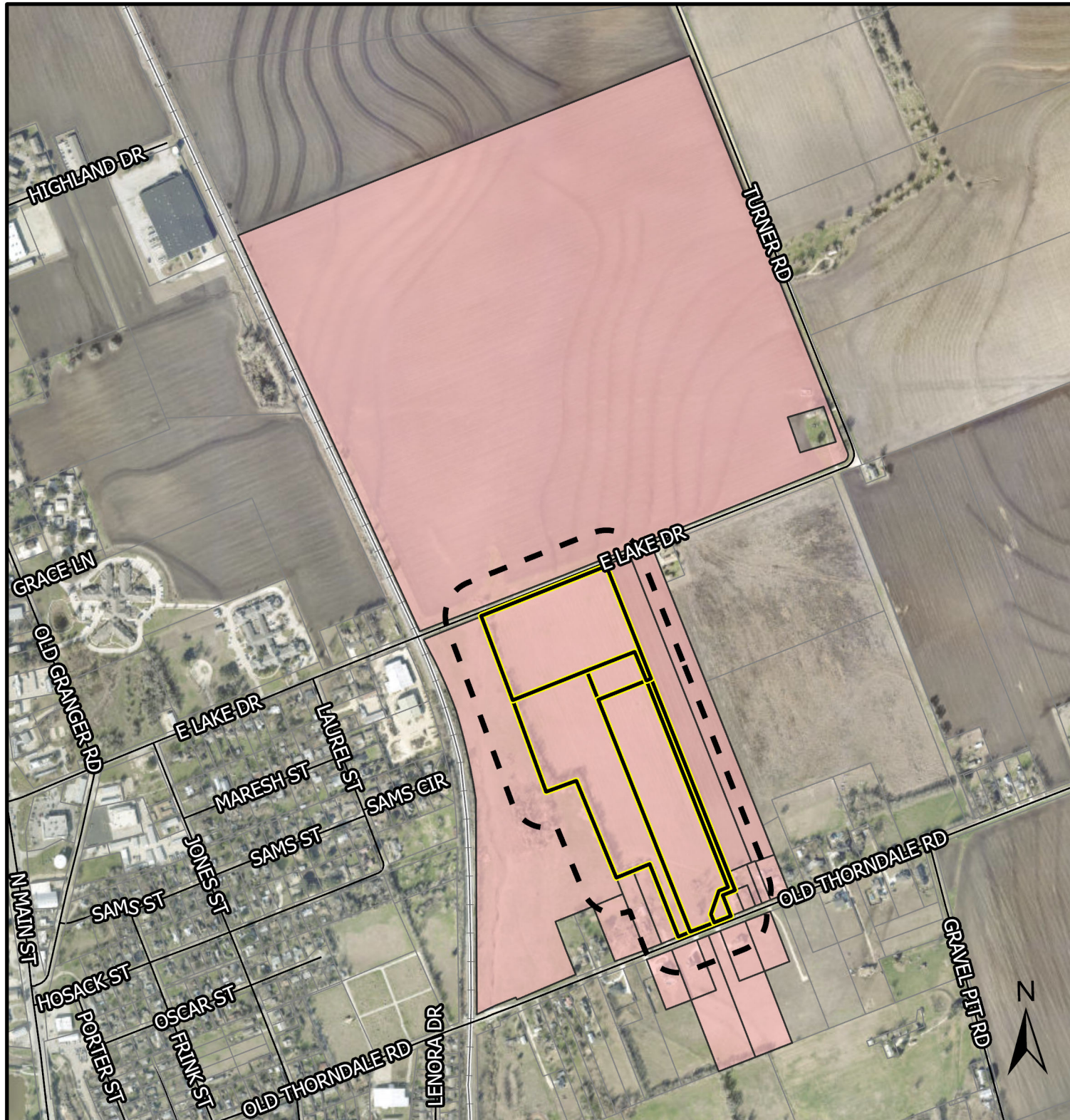
PZ-2023-1799

Generally located at 1203 Old
Thorndale Road
Approximately 30.02 acres
Rezoning
Notification Map

- Subject Property
- 200' Buffer
- Notified Properties
- Parcels
- Streets
- Railroads



0 200 400 800
US Feet



ORDINANCE NO. 2023-XX

AN ORDINANCE CHANGING THE ZONING OF APPROXIMATELY 7.87 ACRES OF LAND FROM SINGLE FAMILY R-1 TO GENERAL BUSINESS DISTRICT (B-2) ALONG WITH 22.15 ACRES OF LAND FROM SINGLE FAMILY (R-1) TO MULTI-FAMILY (MF-2) PROPERTY DESCRIBED AS APPROXIMATELY 30.02 ACRES OF LAND, GENERALLY LOCATED AT 1203 OLD THORNDALE RD, MORE PARTICULARLY DESCRIBED BY WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R584587, R633727, R018852, R599863, R634102, BEING THE FRANCES BRADLEY SURVEY, A-72, 30.02, CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on **September 14, 2023**, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning of approximately 7.87 acres from Single Family Residential (R-1) to General Business District (B-2) along with 22.15 acres of land Single Family Residential (R-1) to Multi-Family (MF-2) zoning district; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 8, 2023, to consider the zoning request, and recommended approval of the zoning change to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property zoning change.

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

SECTION 1. The facts and recitations contained in the preamble of this Ordinance are hereby declared to be true and correct and are incorporated by reference herein and made a part hereof, as if copied verbatim.

SECTION 2. The zoning district of the Property is changed for the 7.87 acres (5.37 acres on Lake Dr and 2.5 acres on Old Thorndale Dr) from Single Family (R-1) to General Business Zoning District (B-2) along with 22.15 acres (interior of site between Lake Dr and Old Thorndale Rd.) of land Single Family Residential (R-1) to Multi-Family (MF-2) zoning district.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed for the 7.87 acres (5.37 acres on Lake Dr and 2.5 acres on Old Thorndale Dr) from Single Family (R-1) to General Business Zoning District (B-2) along with 22.15 acres (interior of site between Lake Dr and Old Thorndale Rd.) of land Single Family Residential (R-1) to Multi-Family (MF-2) zoning district as shown in Exhibit “B” attached hereto for all purposes.

SECTION 4. All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

SECTION 5. 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. In accordance with Article VIII of the City Charter, Ordinance 2023-XX was introduced before the Taylor City Council on the 14th day of September 2023.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2023.

Brandt Rydell, Mayor

ATTEST:

Dianna McLean, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

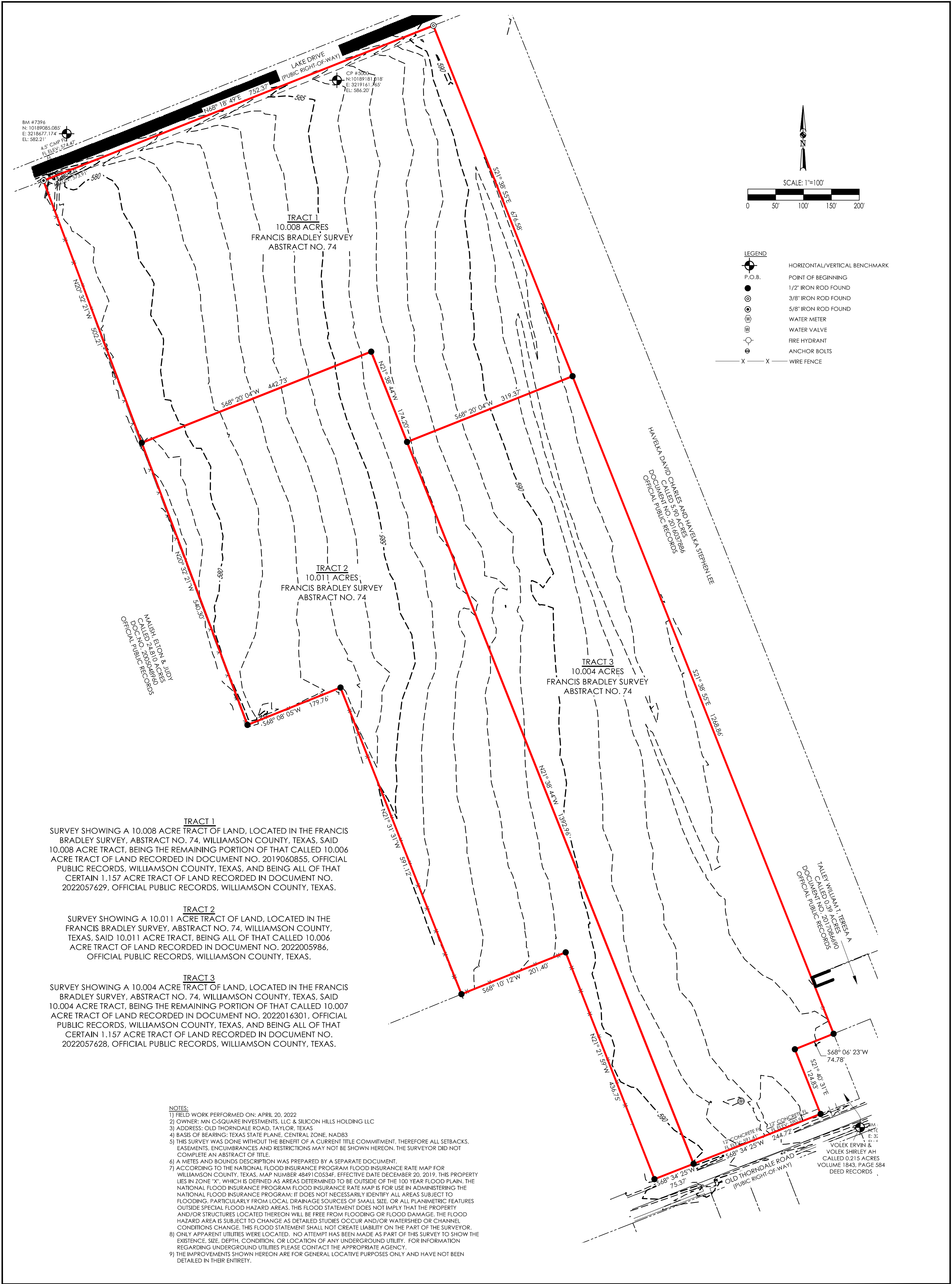
I, Dianna McLean, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2023-XX, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2023, and such Ordinance was duly introduced, 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
(Legal Description/Survey)

DRAFT



⁹ NATEF# 14005-19-02954
GENERAL WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: June ^{28th}, 2019

GRANTOR: Aggieland Homes, LLC, being the same entity who took title incorrectly as Aggie Land Homes, LLC

GRANTOR'S MAILING ADDRESS: 301 Cecilia Loop College Station, TX 77845

GRANTEE: Silicon Hills Holding LLC, a Texas limited liability company, and MN C-Square Investments LLC, a Texas limited liability company

GRANTEE'S MAILING ADDRESS: 612 Spanish Mustang Dr Cedar Park TX 78613

CONSIDERATION:

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of \$165,000.00, and is executed by Grantee, payable to the order of First Texas Bank, Georgetown, Texas. The note is secured by a vendor's lien retained in favor of First Texas Bank, Georgetown, Texas in this deed and by a deed of trust of even date from Grantee to Van P. Swift, Trustee.

PROPERTY (including any improvements):

See Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2019 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

First Texas Bank, Georgetown, Texas, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of First Texas Bank, Georgetown, Texas and are transferred to that party.

GRANTEE ACKNOWLEDGES AND AGREES THAT, OTHER THAN AS MAY BE SPECIFICALLY SET FORTH HEREIN AND IN THE CLOSING DOCUMENTS AS TO TITLE, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (C) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING, WITHOUT LIMITATION, THE AMERICANS WITH DISABILITIES ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, AND THE TEXAS ARCHITECTURAL BARRIERS ACT AND ANY

RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND APPLICABLE STATE LAWS, AND REGULATIONS PROMULGATED THEREUNDER. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS, WHERE IS" CONDITION AND BASIS "WITH ALL FAULTS." GRANTEE ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE OF THE PROPERTY.

Aggieland Homes, LLC

By: [Signature]

Name: Betty G Kurtz

Title: Manager

AGREED TO AND ACCEPTED BY GRANTEE:

Silicon Hills Holding LLC, a Texas limited liability company

By: _____

Name: _____

Title: _____

RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND APPLICABLE STATE LAWS, AND REGULATIONS PROMULGATED THEREUNDER. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS, WHERE IS" CONDITION AND BASIS "WITH ALL FAULTS." GRANTEE ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE OF THE PROPERTY.

Aggicland Homes, LLC

By: _____

Name: _____

Title: _____

AGREED TO AND ACCEPTED BY GRANTEE:

Silicon Hills Holding LLC, a Texas limited liability company

By: [Signature]

Name: Matt Kharijuna R. Avula

Title: Manager

MN C-Square Investments LLC, a Texas limited liability company

By: _____

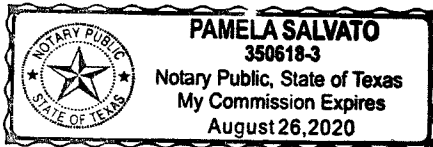
Name: _____

Title: _____

Acknowledgement

STATE OF Texas
COUNTY OF Brazos

This instrument was acknowledged before me on the 28 day of June, 2019, by JEFFREY G. KUEZ, Manager of Aggeland Homes, LLC, a _____ limited liability company, on behalf of said company.



Pamela Salvato
Notary Public, State of Texas

Acknowledgement

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019, by _____, _____ of Silicon Hills Holding LLC, a Texas limited liability company, on behalf of said company.

Notary Public, State of _____

MN C-Square Investments LLC, a Texas limited liability company

By: Chandana Nagisetty
 Name: Chandana Nagisetty
 Title: Manager

Acknowledgement

STATE OF _____
 COUNTY OF _____

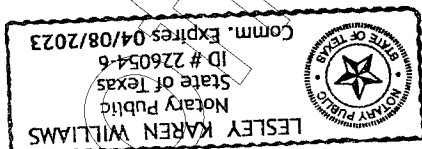
This instrument was acknowledged before me on the _____ day of _____, 2019, by _____, _____ of Aggieland Homes, LLC, a _____ limited liability company, on behalf of said company.

 Notary Public, State of _____

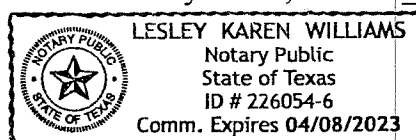
Acknowledgement

STATE OF TEXAS
 COUNTY OF Williamson

This instrument was acknowledged before me on the 28 day of June, 2019, by Mallikharjuna R. Avula, Manager of Silicon Hills Holding LLC, a Texas limited liability company, on behalf of said company.



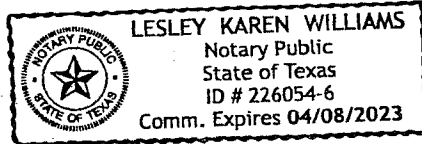
Lesley Karen Williams
 Notary Public, State of TEXAS



Acknowledgement

STATE OF Texas
COUNTY OF Williamson

This instrument was acknowledged before me on the 28 day of June,
2019, by Chandana Nagisetty,
of MN C-Square Investments LLC, a Texas limited liability company, on behalf of said company.



Lesley Karen Williams
Notary Public, State of Texas

Prepared by:
Hancock McGill & Bleau, LLLP
Attorneys at Law
File No. 14665-19-02956

After Recording Return To:

North American Title
Chisholm Trail, Suite 3100
Round Rock, TX 78681
512-255-6550

Dj2956-fw

EXHIBIT A LEGAL DESCRIPTION

These notes describe that certain tract located in the FRANCES BRADLEY SURVEY, A-74 situated in Williamson County, Texas; subject tract being a part of and out of a called "30.02 Acres" conveyed in a Warranty Deed from Thomas and Grace Maxwell Family Partnership, LP; and Grace G. Maxwell to Aggie Land Homes, LLC dated 9-27-2018 and recorded in Document No.2018089331, of the Official Public Records of Williamson County (OPRWC), and being more fully described as follows:

BEGINNING at an Iron pipe found by a fence corner post, being the Northeast corner of a called "24.818 Acres" conveyed in a Warranty Deed with Vendors Lien from Alvin Klima to Elton Malish, et al dated 06-24-2005 as recorded in Document No.2005048960 (OPRWC), (North=10,189,001.107 feet, East=3,218,635.512 feet), being the Northwest corner of said "30.02 Acres", same being the Approx. location of Survey line of John Pharrass Survey and Frances Bradley Survey, A-74, in the South Right-of-Way of East Lake Drive, and being the Northwest corner of herein described tract;

THENCE North 68° 18' 51" East, with the South Right-of-Way of East Lake Drive and North line of said "30.02 Acres", same being the Approx. location of Survey line of Frances Bradley Survey, A-74 and John Pharrass Survey, a distance of 752.30 feet to a 1/2" Iron rod found, being the Northwest corner of a called "5.90 Acres" conveyed in a Distribution Deed from Daniel Joe Havelka to Rosalie Havelka dated 4-27-2016 as recorded in Document No.2016037885 OPRWC, also being the Northeast corner of herein described tract;

THENCE South 21° 38' 51" East with the common line of said "30.02 Acres" and said "5.90 Acres", passing an Iron rod found at the Southwest corner of said "5.90 Acres" same being the Northwest corner of a called "0.39 Acres" conveyed in a Warranty Deed with Vendors Lien from The Curtis Leschber and Oma Lee Leschber Revocable Living Trust to William Tommy Talley and Teresa A. Talley dated 9-19-2017 as recorded in Document No.2017086690 OPRWC, at 1836.1 feet continuing along the West line of said "0.39 Acres", a total distance of 1945.42 feet to a 1/2" Iron rod found, being Northeast corner of a called "0.20 Acres" to Teresa A. Talley (R464125), also being the Northeast corner of a called "0.215 Acres" conveyed in a Warranty Deed with Vendors Lien from Emma S. Heselmeyer Wright to Shirley Ann Heselmeyer Volek, et vir dated 11-28-1989 as recorded in Volume 1843, Page 584 of the Deed Records of Williamson County (DRWC), same being the upper Southeast corner of said "30.02 Acres", and also being the upper Southeast corner of herein described tract;

THENCE South 68° 06' 13" West with the North line of said "0.215 Acres", a distance of 74.69 feet to a 1/2" Iron rod found, being the Northwest corner of said "0.215 Acres", same being an interior corner of said "30.02 Acres", and being an interior corner of herein described tract;

THENCE South 21° 42' 26" East with the common line of said "30.02 Acres" and said "0.215 Acres", a distance of 124.85 feet to a 1/2" Iron rod found, being in the North line of Old Thorndale Road, being the Southwest corner of said "0.215 Acres", same being the lower Southeast corner of said "30.02 Acres", and being the lower Southeast corner of herein described tract;

THENCE South 68° 33' 29" West along the North line of Old Thorndale Road, and the South line of said "30.02 Acres" a distance of 100.00 feet to a set 1/2" Iron rod (capped BRYAN TECHNICAL SERVICES), being the Southwest corner of herein described tract, from which a 1/2" Iron rod found at the Southwest corner of said "30.02 Acres" bears South 68° 33' 29" West a distance of 220.23 feet;

THENCE North 21° 38' 52" West over and across said "30.02 Acres" a distance of 50.40 feet to a set 1/2" Iron rod (capped BRYAN TECHNICAL SERVICES), being an exterior corner of herein described tract;

THENCE North 18° 57' 32" East over and across said "30.02 Acres" a distance of 137.42 feet to a set 1/2" Iron rod (capped BRYAN TECHNICAL SERVICES), being an exterior corner of herein described tract;

THENCE North 68° 23' 42" East over and across said "30.02 Acres" a distance of 55.04 feet to a set 1/2" Iron rod (capped BRYAN TECHNICAL SERVICES), being an interior corner of herein described tract;

THENCE North 21° 38' 51" West over and across said "30.02 Acres" a distance of 1413.00 feet to a set 1/2" Iron

rod (capped BRYAN TECHNICAL SERVICES), being an interior corner of herein described tract;

THENCE South $68^{\circ} 21' 02''$ West over and across said "30.02 Acres" a distance of 731.98 feet to a set $1/2$ " Iron rod (capped BRYAN TECHNICAL SERVICES), being in the East line of said "24.818 Acres", also being in the West line of said "30.02 Acres", being an exterior corner of herein described tract, from which a $1/2$ " Iron pipe found being an interior corner of said "24.818 Acres" and an exterior corner of said "30.02 Acres" bears South $20^{\circ} 32' 02''$ East a distance of 540.14 feet;

THENCE North $20^{\circ} 32' 09''$ West with the common line of said "30.02 Acres" and said "24.818 Acres", a distance of 502.16 feet to the PLACE OF BEGINNING, containing according to the dimensions herein stated, an area of 10.006 Acres, more or less.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2019060855

Pages: 10 Fee: \$53.00
07/05/2019 04:03 PM



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document