

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

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

July 14, 2020, 6:00 P.M.

In order to assist in maintaining the health of Planning and Zoning Commissioners, staff and the public, this meeting will be conducted via *video conference*.

You may view this meeting live through the City's web site at:

<http://www.taylortx.gov/660/Taylor-Videos>

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, July 14, 2020 in order to receive video conferencing instructions.

The agenda packet is available on the City's web site at:

<http://www.taylortx.gov/18/Agendas-and-Minutes>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on June 9, 2020.

REGULAR AGENDA

PLATS

2. **PZ-2019-1181** – Consider disapproving Taylor Meadows Preliminary Plat, consisting of 13 lots and 2 blocks and being 36.99 acres, generally located at the northeast corner of FM 619 and CR 412, out of a 54.04 acre tract conveyed by warranty deed to SJPW Ranch Investments, LLC by Paula Safarik in document number 2019009600, being part of and out of Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.
3. **PZ-2020-1235** – Consider disapproving The Grove at Bull Creek Phase I Final Plat, a subdivision of 221 Lots, 7 Blocks, parkland and drainage, along with right-of-way dedication; part of and out of W. J. Baker Survey, Abstract No. 65, consisting of 56.03 acres, including all of the land described in document number 2019004253 and portions of land described in documents numbered 2019005182 and 2009013705 and O.P.R.W.C.TX., Taylor, Williamson County, Texas.

4. **PZ-2020-1234** – Consider disapproving The Grove at Bull Creek Phase II Final Plat a subdivision of 150 Lots, 5 Blocks, parkland and drainage, along with right-of-way dedication; part of and out of W. J. Baker Survey, Abstract No. 65, consisting of 36.78 acres, including a portion the of land described in document number 2019005182 O.P.R.W.C.TX, Taylor, Williamson County, Texas.

SUBDIVISION IMPROVEMENT PLANS

5. **PZ-2020-1215** Consider disapproving Castlewood Subdivision Improvement Plans, consisting of approximately 58.30 acres, located across from Taylor High School and addressed as 530 FM 973; part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

DISCUSSIONS ITEMS

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

ADJOURN

Next Meeting Date: August 11, 2020

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 14, 2020**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: _____

Carrie Orts, Administrative Assistant

Date: 7.9.2020

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
June 9, 2020, 6:00 p.m.
Video Streamed Online and Via Zoom**

PRESENT

Don McAlister
Michael Aplin
Kellie Billings-Ray
Donna Frazier
Annette Maruska
Faith Gardner

ABSENT

Leland Stevens
Mike Eaton
Rick Selin

OTHERS PRESENT

Tom Yantis, Director, Development Services
Carrie Orts, Admin. Assistant, Development Services
Shelly Shelton, Senior Planner, Development Services

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:02 p.m.

CITIZEN COMMUNICATION

None

CONSENT AGENDA

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

Review and approve minutes from the meeting on April 14, 2020.

Motion made by Mrs. Maruska to approve minutes from April 14, 2020 as presented. Second by Mrs. Frazier. All voted Aye.

PZ-2019-1181 – Consider disapproving Taylor Meadows Preliminary Plat, consisting of 13 lots and 2 blocks and being 36.99 acres out of a 54.04 acres conveyed by warranty deed to SJPW Ranch Investments, LLC by Paula Safarik in document number 2019009600, being part of and out of Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval of the preliminary plat as the minimum requirements of the subdivision ordinance have not been met. Mr. Spiller was present to answer questions. Mrs. Maruska made motion to disapprove Taylor Meadows Preliminary Plat. Second by Mrs. Billings-Ray. All voted aye.

PZ-2020-1215 Consider disapproving Castlewood Subdivision Improvement Plans, consisting of approximately 58.30 acres, located across from Taylor High School and addressed as 530 FM 973; part of and out of the George M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including recommendation for disapproval of the preliminary plat as the minimum requirements of the subdivision ordinance have not been met. Mrs. Frazier made motion to disapprove Castlewood Subdivision Improvement Plans. Second by Mrs. Maruska. All voted aye.

Update regarding Council actions related to Planning and Zoning items.

Mr. Yantis stated that during the Council meeting on May 14, 2020 the Zoning Ordinance Amendment related to Home Occupations, as recommended by the Commission, was introduced and during the May 28, 2020 Council Meeting the Zoning Ordinance Amendment was approved.

Adjourn

The meeting was adjourned at 6:33 p.m.

Carrie Orts
Administrative Assistant, Development Services

Don McAlister
Planning & Zoning Commission Chairman

City of Taylor
Taylor Meadows Preliminary Plat
PZ-2019-1181
Staff Report

Requested Action: Disapproval of Taylor Meadows Preliminary Plat

Applicant: Russell Spillers/SJPW Ranch Investments

Subject Property: Being 36.99 acres out of a 54.04 acres conveyed by warranty deed to SJPW Ranch Investments, LLC by Paula Safarik in document number 2019009600, being part of and out of Francis Bradley Survey, Abstract No. 74, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: R-1

Current Use: Vacant

Purpose:

The purpose of the plat is to create single-family lots and the future construction of infrastructure.

Staff Recommendation:

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

Attachments:

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



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

Date: Monday, July 6, 2020

Russell Spillers
SJPW Ranch Investments LLC
8500 Adirondack Cv
Austin TX 78759
russellspillers@gmail.com

Permit Number PZ-2019-1181
Job Address: 619 & 412, Taylor

Dear Russell Spillers,

Staff has completed its review of plans for the Taylor Meadows that is to be located at 619 & 412, Taylor. Comments from this review follow. Comments that have not been stricken still apply to the most current revision (Staff will recommend the Planning and Zoning Commission disapprove plat as submitted).

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.

- i. ~~Verify: Review locations shown on review drawing (in plan review files) for additional drainage easements to account for adjacent drainage. (Reference: City of Taylor Subdivision Ordinance, 3.3.2 Requirements for Easements)~~
- ii. ~~Easement for drainage adjacent to lots, tracts, or reserves shall be noted: "This easement shall be kept clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility." (Reference: City of Taylor Subdivision Ordinance, 2.10 Drainage, 3.3.2 Requirements for Easements)~~

If the City requires that the Developer (or landowner, PID, HOA, or other entity or person specifically approved by the City) shall be responsible for the maintenance of the Drainage Facilities, a Maintenance Agreement, as both are hereinafter defined, will be written and approved by the City that shall include terms and provisions deemed necessary by the City to provide maintenance of the Drainage Facilities. (Reference: City of Taylor Subdivision Ordinance, 2.10.2 Maintenance Agreement Required for Easements) **SEE UPDATED COMMENTS**

Unaddressed Comment below:

- iii. ~~Format notes as shown in the City of Taylor Subdivision packet. Additional notes can be provided separately (Reference: City of Taylor Subdivision Packet)~~
- i. ~~Ensure Drainage Easement on Lot 13 encompasses City of Taylor floodplain. The City of Taylor floodplain likely extends further upstream than FEMA. (Taylor Engineering Manual 8.1.8.f)~~
- ii. ~~Provide Maintenance Plan Requirements (See Taylor Engineering Manual 8.15.4.b)~~ **SEE UPDATED COMMENTS**
- iii. ~~Correct the drainage easements on Lot 1, to be configured appropriately with the property lines and other easements shown. The proposed detention pond shall be within the designated drainage easement and outside the 10-ft PUE. An access easement shall also be reviewed and provided on the plat for accessing the detention pond for maintenance.~~

For the Detention Pond Maintenance Plan provided: SEE UPDATED COMMENTS Unaddressed Comment

below:

Prior to the filing of the final plat for record, the following requirements must be met:

Easement for drainage adjacent to lots, tracts, or reserves shall be noted: "This easement shall be kept clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility."

Unaddressed Comment:

For the Plat in reference of the Detention Pond Maintenance Plan provided:

The provided maintenance plan has been reviewed and appears in accordance with the City's criteria. Note 15 on the preliminary plat shall include language to reference the drainage easements and facilities in reference the City of Taylor approved Taylor Meadows BMP maintenance plan to read similarly to the following:

"The drainage easements and facilities shall be kept clear of fences, buildings, planting and other obstructions to allow for the operations and maintenance of the drainage easements and facilities. Maintenance of drainage easements and facilities shall be per the City of Taylor approved Taylor Meadows BMP Maintenance Plan and shall be the responsibility of the property owners and or Property Owner's Association (POA)."

Fire Department Review

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.

Informational Note

Fire hydrant placement will be reviewed upon construction plans being submitted.

Planning Department Comments

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

07.06.2020

THIS IS STILL CURRENT AS THERE ARE TWO BLOCKS THAT REQUIRE DELINEATION. AS NOTED PREVIOUSLY, THE BLOCKS ARE TO BE BOUNDED (ALL FOUR SIDES OF EACH BLOCK) BY streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, airport boundaries, or corporate boundary lines (THE CITY LIMITS).

Subdivision Ordinance

2.7 - Blocks

Maximum block length for residential: One thousand two hundred (1,200) feet and the minimum block length for residential is three hundred (300) feet, except upon approval by the City Planning and Zoning Commission.

Maximum block length along an arterial street: One thousand six hundred (1,600) feet and the minimum block length along an arterial street is four hundred (400) feet, except upon approval by the Planning and Zoning Commission.

See below for help understanding requirement:

Subdivision Ordinance Definitions

Block - A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad

rights-of-way, airport boundaries, or corporate boundary lines.

07.06.2020, Unaddressed Comment

All the corrections were not made on the plat with regard to the comment below:

Make sure the new FEMA panel numbers used throughout the plat (certificate, ~~Note 10~~ and on the face of the plat).

INFORMATIONAL NOTE:

During the subdivision improvement plan submission and review process, the Property Owners' Association will have to be established and the documents will have to be reviewed by the City Attorney and approved by the City. The Property Owners' Association will be responsible for the maintenance of all parkland and drainage facilities to include swales, easements, etc.

The Final Plat will not be approved or recorded without this plat note rather than the current note about the FFE:

Subdivision Ordinance

3.3 Final Plats10. Drainage and Floodplains:

b. The final plat shall establish specific minimum floor slab elevations for construction of any structures on a lot within the one hundred (100) year floodplain to be a minimum of two (2) feet above the one hundred (100) year floodplain.

A certificate for the County Flood Plain Manager will be necessary.

Please revise the project plans to address the comments noted above. Following revision, please submit drawings in PDF format.

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

Thank you,



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



TAYLOR MEADOWS

VICINITY MAP

FM 619

CR 412



PZ-2019-1181

**TAYLOR
MEADOWS
SUBDIVISION**

FM 619 & CR 412

**APPROXIMATELY
36.99 ACRES**

Legend

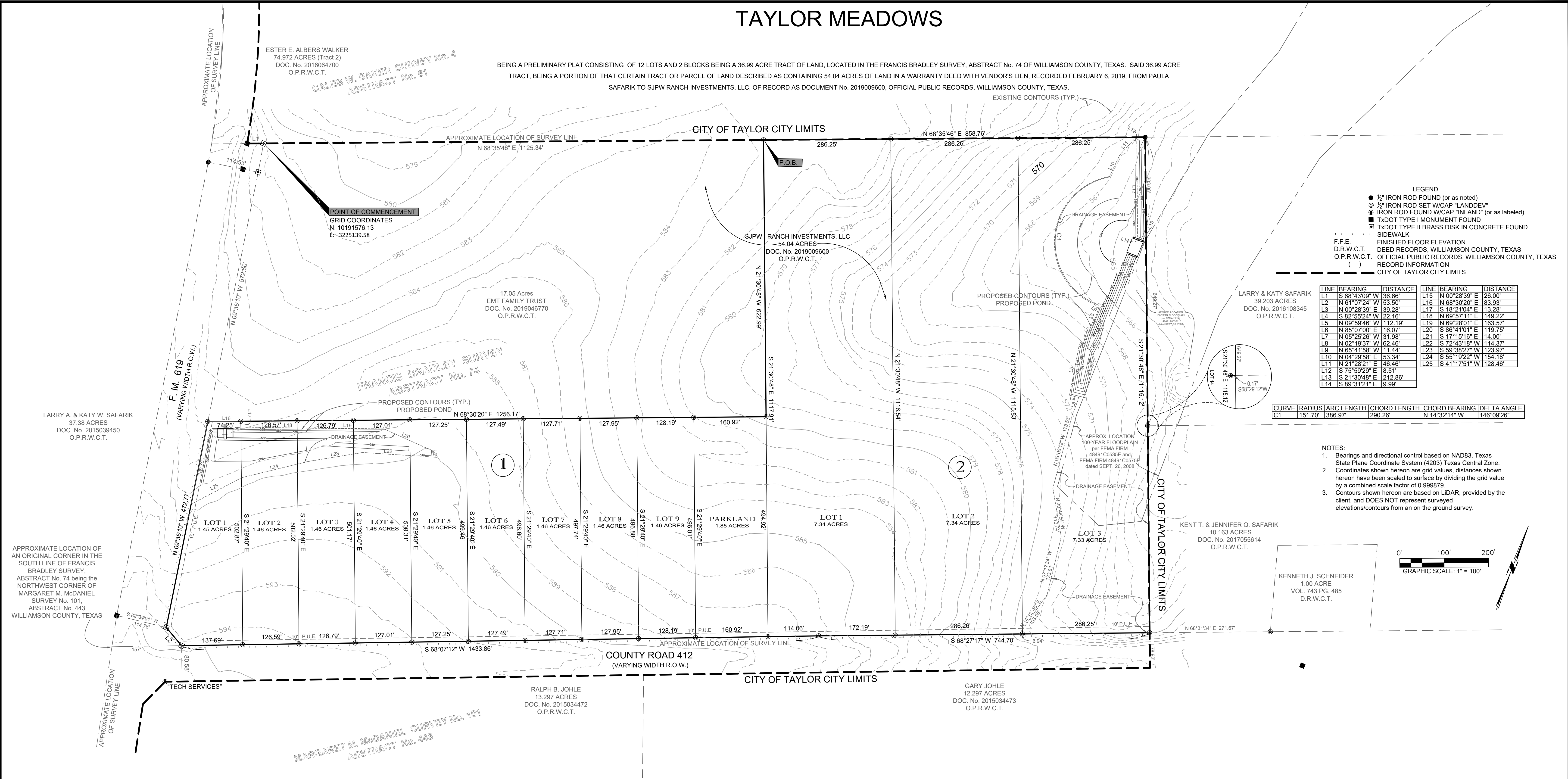
- Streets
-  Taylor Meadows
-  City of Taylor
-  ETJ Boundary 1 Mile

0 1.25 2.5
Miles

DRAWN BY: MH

CHECKED BY: SS

TAYLOR MEADOWS



OWNERS: SJPW RANCH INVESTMENTS, LLC
P. O. BOX 1249
SAN MARCOS, TEXAS 78667
TYLER WILLIAMS
(512) 738-6882
tylerwgl@gmail.com
36.99

ACREAGE: 2
NUMBER OF BLOCKS: 2
LINEAR FEET OF NEW STREET: 0'
NUMBER OF LOTS: 12
PATENT SURVEY: FRANCIS BRADLEY SURVEY, ABSTRACT No. 74

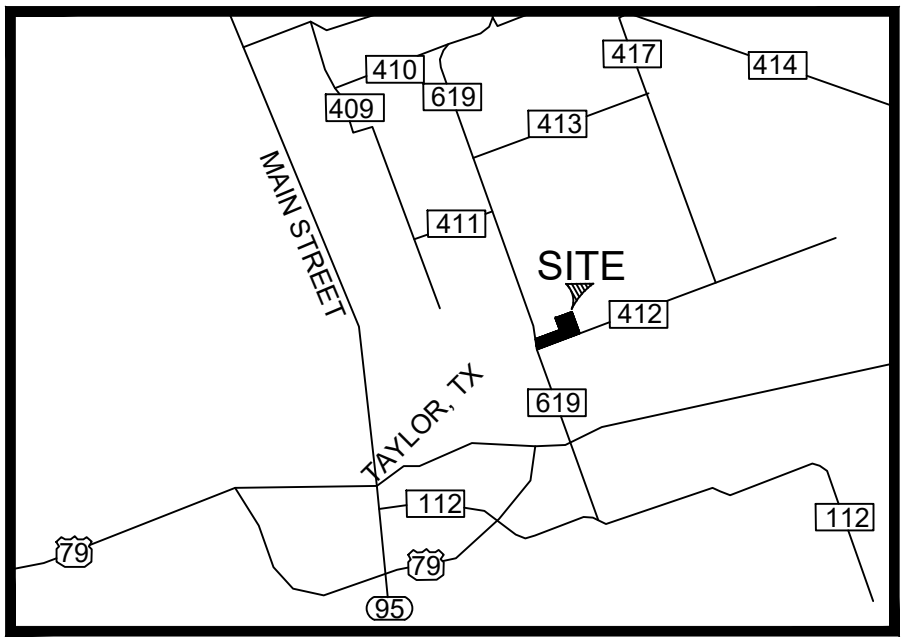
SURVEYOR: JEFFREY J. CURCI, R.P.L.S. #5516
LANDDEV CONSULTING
5508 HWY 290 WEST, #150
AUSTIN, TEXAS 78735
(512) 872-6696
TBPLS FIRM REGISTRATION No. 10194101
jeff.curci@landdevconsulting.com

ENGINEER: BANKS & ASSOCIATES
820 CURRIE RANCH ROAD
WIMBERLEY, TX 78676
ERIN K. BANKS
TEXAS REGISTRATION No. 84248
(512) 801-9049
erin.banks@vownet.net
FIRM F-2002

LOT / BLOCK	ACREAGE	SQ. FT.	MINIMUM FLOOR SLAB ELEVATIONS
1 / A	1.45 Acres	63,225	592'
2 / A	1.46 Acres	63,605	592'
3 / A	1.46 Acres	63,597	592'
4 / A	1.46 Acres	63,599	592'
5 / A	1.46 Acres	63,610	592'
6 / A	1.46 Acres	63,771	
7 / A	1.46 Acres	63,621	
8 / A	1.46 Acres	63,630	
9 / A	1.46 Acres	63,639	
PARKLAND	1.85 Acres	80,623	
1 / B	7.34 Acres	319,747	577'
2 / B	7.34 Acres	319,513	
3 / B	7.33 Acres	319,304	576'

Length of Block "A" frontage along County Road 412 is approximately 1,157 feet
Length of Block "B" frontage along County Road 412 is approximately 859 feet

Revision Date:	8/22/2019 - Revised per City Comments
	12/12/2019 - Revised per City Comments
	01/07/2020 - Revised per Engineer Drainage Study
	03/16/2020 - Revised to add proposed ponds & DE
	03/19/2020 - Revised Lots 11-14 to 11-13
	05/11/2020 - Added Parkland, Revised Lots 1 - 9 & D.E.



TAYLOR MEADOWS

THE STATE OF TEXAS }
THE COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS:

That SJPW Ranch Investments, LLC, owner of this 36.99 acre tract of land, located in the Francis Bradley Survey, Abstract No. 74 of Williamson County, Texas. Said 36.99 acre tract, being a portion of that certain tract or parcel of land described as containing 54.04 acres of land in a Warranty Deed with Vendor's Lien, recorded February 6, 2019, from Paula Safarik to SJPW Ranch Investments, LLC, of record as Document No. 2019009600, Official Public Records, Williamson County, Texas., acting through its member Tyler Williams, 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 Taylor Meadows.

TAYLOR MEADOWS

TO CERTIFY WHICH, WITNESS BY MY HAND this the ____ day of _____, 20 ____ A.D.

Tyler Williams
SJPW Ranch Investments, LLC
P. O. Box 1249
San Marcos, Texas 78667

THE STATE OF TEXAS }
THE COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Tyler Williams, known to me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL of office this the ____ day of _____, 20 ____ A.D.

Notary Public in and for the State of Texas

Printed Name

Commission Expires on

THE STATE OF TEXAS }
THE COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS:

We, Crockett National Bank, Lien Holder of the certain 54.04 acre tract of land described in a deed recorded as Document No. 2019009600 of the Official Records of Williamson County, Texas, do hereby consent to the subdivision of 36.99 acre 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 TAYLOR MEADOWS.

Lara Cooper, Sr. Mortgage Loan Officer
Crockett National Bank
502 South Koenigheim, Ste. 1D
San Angelo, Texas 76903

THE STATE OF TEXAS }
THE COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS:

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Laura Cooper, known to me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL of office this the ____ day of _____, 20 ____ A.D.

Notary Public in and for the State of Texas

Printed Name

Commission Expires on

THE STATE OF TEXAS }
THE COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS:

I, Jeffrey J. Curci, 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 this the ____ day of _____, 20 ____ A.D.

"PRELIMINARY" NOT TO BE RECORDED FOR ANY PURPOSE

Jeffrey J. Curci
Registered Professional Land Surveyor
No. 5516 - State of Texas
(512) 872-6696

THE STATE OF TEXAS }
THE COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS:

I, Erin K. Banks, Registered Professional Engineer in the State of Texas, do hereby certify that a portion of this subdivision is encroached by Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel No. 48491C0535E and 48491C0575E, effective date September 26, 2008, and that each lot conforms to the City of Taylor regulations. The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and /or public rights of way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal this the ____ day of _____, 20 ____ A.D.

"PRELIMINARY" NOT TO BE RECORDED FOR ANY PURPOSE

Erin K. Banks, P.E.
Texas Registration No. 84248
Banks & Associates,
820 Currie Ranch Road
Wimberley, TX 78676
(512) 801-9049
FIRM F-2002

BEING A PRELIMINARY PLAT CONSISTING OF 12 LOTS AND 2 BLOCKS BEING A 36.99 ACRE TRACT OF LAND, LOCATED IN THE FRANCIS BRADLEY SURVEY, ABSTRACT No. 74 OF WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 54.04 ACRES OF LAND IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED FEBRUARY 6, 2019, FROM PAULA SAFARIK TO SJPW RANCH INVESTMENTS, LLC, OF RECORD AS DOCUMENT No. 2019009600, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

PERIMETER METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF A 36.99 ACRE TRACT OF LAND, LOCATED IN THE FRANCIS BRADLEY SURVEY, ABSTRACT No. 74 OF WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED AS CONTAINING 54.04 ACRES OF LAND IN A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED FEBRUARY 6, 2019, FROM PAULA SAFARIK TO SJPW RANCH INVESTMENTS, LLC, OF RECORD AS DOCUMENT No. 2019009600, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 36.99 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SURVEY PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a TxDOT Type II brass disk in concrete (Grid Coordinates: N 10,191,576.13, E 3,225,139.58) found monumenting the northwest corner of said 54.04 acre tract, the northwest corner of that certain tract or parcel of land described as containing 17.05 acres of land in a Correction Warranty Deed, recorded May 30, 2019, from SJPW Ranch Investments, LLC to EMT Family Trust, of record as Document No. 2019046770, Official Public Records, Williamson County, Texas, the northeast corner of that certain tract or parcel of land described as containing 0.919 acre of land in a Deed, recorded February 1, 2019, from Paula Safarik to the State of Texas, of record as Document No. 2019008266, Official Public Records, Williamson County, Texas, being the east right of way of F. M. 619, a varying width public right of way, and the south line of that certain tract or parcel of land described as containing 74.972 acres of land (Tract 2) in a Warranty Deed Reserving Life Estate with Power of Sale, recorded July 19, 2016, from Ester E. Albers Walker to David P. Walker, Sherri L. Walker and Janet Walker Cook, of record as Document No. 2016064700, Official Public Records, Williamson County, Texas, from which the base of a broken TxDOT Type I concrete Monument found, bears, S 68° 43' 09" W, a distance of 36.66 feet;

THENCE, N 68° 35' 46" E, departing said east right of way of said F. M. 619, with the north line of said 54.04 acre tract, the north line of said 17.05 acre tract, and the south line of said 74.972 acre tract, a distance of 1125.34 feet to a ½ inch iron rod with cap stamped "LANDDEV" set to monument the northeast corner of said 17.05 acre tract and the POINT OF BEGINNING of the herein described 36.99 acre tract of land;

THENCE, N 68° 35' 46" E, continuing with the north line of said 54.04 acre tract, and the south line of said 74.972 acre tract, a distance of 858.76 feet to a ½ inch iron rod found monumenting the northeast corner of said 54.04 acre tract, said south line of said 74.972 acre tract, and the northwest corner of the remainder of that certain tract or parcel of land described as containing 39.203 acres of land in a General Warranty Deed, recorded November 17, 2016, from Mark M. Stoll to Larry Safarik, and Katy Safarik, of record as Document No. 2016108345, Official Public Records, Williamson County, Texas;

THENCE, S 21° 30' 48" E, with the east line of said 54.04 acre tract, and the west line of said 39.203 acre tract, passing at a distance of 649.27 feet, 0.17 feet right of line, an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of said 39.203 acre tract and the northwest corner of that certain tract or parcel of land described as containing 10.163 acres of land in a Gift Deed, recorded June 19, 2017, from Larry A. Safarik, and Katy W. Safarik to Kent T. Safarik, and Jennifer Q. Safarik, of record as Document No. 2017055614, Official Public Records, Williamson County, Texas, in all a total distance of 1115.12 feet to an iron rod with cap stamped "INLAND" found monumenting the southeast corner of said 54.04 acre tract, the southwest corner of said 10.163 acre tract, the northeast corner of that certain tract or parcel of land described as containing 0.652 acre of land in a Warranty Deed, recorded April 15, 2002, from Arnie P. Safarik, Paula Safarik, Larry Safarik, and Katy Safarik to Williamson County, Texas, of record as Document No. 2002028523, Official Public Records, Williamson County, Texas, and being the north right of way of County Road 412, a varying width public right of way, from which an iron rod with cap stamped "INLAND" found monumenting the southwest corner of the remainder of that certain tract or parcel of land described as containing 1.00 acre of land in a General Warranty Deed, recorded January 11, 1979, from Edmond Menk, and Lydia Menk to Kenneth J. Schneider, and Patricia A. Schneider, of record in Volume 743, Page 485, Deed Records, Williamson County, Texas, bears, N 68° 31' 34" E, a distance of 271.67 feet;

THENCE, with said north line of said 0.652 acre tract, also being said north right of way of said County Road 412, and the south line of said 54.04 acre tract, the following two (2) courses:
1. S 68° 27' 17" W, a distance of 744.70 feet to a ½ inch iron rod with cap stamped "LandDev" set, and
2. S 68° 07' 12" W, a distance of 1433.86 feet to a TxDOT Type II brass disk in concrete found monumenting the southwest corner of said 54.04 acre tract and the southeast corner of said 0.919 acre of land;

THENCE, departing the north right of way of said County Road 412, with the west line of said 54.04 acre tract, and said east right of way of said F. M. 619, the following two (2) courses:
1. N 61° 07' 24" W, a distance of 53.50 feet to a TxDOT Type II brass disk in concrete found, and
2. N 09° 35' 10" W, a distance of 472.77 feet to a ½ inch iron rod with cap stamped "LandDev" set to monument the southwest corner of said 17.05 acre tract, from which a TxDOT Type II brass disk in concrete found monumenting said east right of way of said F. M. 619 and said west line of said 54.04 acre tract and said 17.05 acre tract, bears, N 09° 35' 10" W, a distance of 572.60 feet;

THENCE, departing said east right of way of said F. M. 619, over and across said 54.04 acre tract, with the south and east lines of said 17.05 acre tract, the following two (2) courses:
1. N 68° 30' 20" E, a distance of 1256.17 feet to a ½ inch iron rod with cap stamped "LANDDEV" set, and
2. N 21° 30' 48" W, a distance of 622.99 feet to the POINT OF BEGINNING of the herein described tract and containing 36.99 acres of land, more or less.

NOTES:

- Total Acreage = 36.99 Acres
- Total Number of Lots = 12
- Total Number of Blocks = 2
- Proposed Use = Single Family Residential
- All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
- No development shall begin prior to the issuance of a Floodplain Development Permit for each of the following lots: Lot 3, Block 2.
- Parkland Dedication requirements are met by: the dedication of 1.85 acres of Parkland;
- Minimum Fire Flow of 500 gallons per minutes for not less than two (2) hours shall be provided.
- In order to promote drainage away from the structure, the slab elevation should be built at least one foot above the surrounding ground and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of 10 feet.
- There are areas within the boundaries of this subdivision in the 100-year floodplain as defined by Federal Emergency Management Agency FIRM Panel's 48491C0534F, 48491C0575F, and 48491C0532F, all three dated December 20, 2019.
- This subdivision has no new roadways proposed.
- This Tract is not located within the Edwards Aquifer Recharge Zone.
- Utility Providers - Water: City of Taylor; Wastewater/Septic: On-Site Sewage Facilities; Electric: ONCOR Electric Delivery
- No structure or land on this Plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application form to the Williamson County Floodplain Administrator.
- All structures and/or obstructions are prohibited in drainage easements. Maintenance of drainage easements shall be the responsibility of the property owners or property owners association.
- All sidewalks are to be constructed by the home builder and to be maintained by each of the adjacent property owners.
- Rural mailboxes shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within county arterial right of way shall meet the current TxDOT standards. Any mailbox that does not meet this requirement may be removed by the City of Taylor.
- Right of way easements for widening roadways or improving drainage shall be maintained by the landowner until a road or drainage improvements are actually constructed on the property. The City has the right at any time to take possession of any road widening easements for the construction, improvement or maintenance of the adjacent road. The landowner assumes all risks associated with improvements located in the right of way or road widening easements. By placing anything in the right of way or road widening easements, the landowner indemnifies and holds the City, its officers and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the City and the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
- A 10 foot Public Utility Easement (P.U.E.) shall be dedicated along all street frontages. The City and public utility companies shall never be liable in damages for going over and upon such portion of said lots for the purpose of installing, maintaining and repairing such utilities.
- For fire fighting capabilities it is recommended that each lot have a 20-foot wide, all weather fire apparatus access road constructed to support the weight of a fire apparatus. Lots 1, 2, and 3, Block 2, should construct buildings no further than 600 feet from a fire hydrant.

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 survey 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.

J. Terron Evertson, PE, DR, CFM
County Engineer
Date

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

Chairman
Date

Secretary
Date

THE STATE OF TEXAS }
THE COUNTY OF WILLIAMSON } KNOW ALL MEN BY THESE PRESENTS:

I, Nancy E. Rister, Clerk of County Court, with and for the 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 ____ day of _____, 20 ____ A.D., at ____ o'clock, ____ M., in the Official Public Records of said County as

Document No. _____

To certify which, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

By: Nancy E. Rister
Clerk, County Court of
Williamson County, Texas
Deputy

SUBMITTED: April 26, 2019

City of Taylor
Castlewood Subdivision Improvement Plans
PZ-2020-1215
Staff Report

Requested Action: Disapproval of Castlewood Subdivision Improvement Plans

Applicant: Will Buzzelli/Kimley-Horn

Subject Property: Being approximately 58.30 acres, located across from Taylor High School and addressed as 530 FM 973; part of and out of the George M Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Parcel Information

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

Current Use: Agricultural

Purpose:

The purpose of the subdivision improvement plans application is for future development of commercial and single-family residential development.

Staff Recommendation:

Staff comments are attached for your review. As the plans do not meet the local ordinances, staff recommends disapproval of the proposed subdivision improvement plans.

Attachments:

1. Staff Comments
2. Vicinity Map



City of Taylor

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

Date: Friday, July 3, 2020

Aaron Levy
Townbridge Homes
5511 Reynolds Road
Austin TX 78749

Permit Number PZ-2020-1215
Job Address: 530 FM 973, Taylor 76574

Dear Aaron Levy,

Staff has completed its review of plans for the Castlewood Subdivision that is to be located at 530 FM 973, Taylor 76574. Javier Vasquez would like to schedule a meeting with Will Buzzelli for next week to discuss the comments. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Shelly Shelton. Should you have any questions or require additional information regarding any of these comments, please contact Shelly Shelton at (512) 365-9285 or by email at shelly.shelton@taylortx.gov.

SOME OF THE SHEETS HAVE BEEN UPDATED BUT I NOTICED SOME OF THE SHEETS ARE STILL NOT UPDATED:

BLOCKS ARE NUMBERS NOT LETTERS, THE NAME ARCHER WAS CHANGED PER THE COUNTY BUT IS STILL ON SOME SHEETS. DO A GOOD ONCE-OVER AND UPDATE THE SHEETS.

~~THE WRONG LOT NUMBERS ARE STILL ON SHEETS IN THE CIVIL PLANS...EXAMPLES ARE: SHEETS 8, 9 AND 10. THOSE ARE JUST THE FIRST FEW SHEETS AND THE OLD LOT NUMBERS MAY BE ON MANY OR ALL OF THE SHEETS SO IT NEEDS TO BE CORRECTED.~~

The approved preliminary plat was not used during the design for the infrastructure construction. Some of the labeling is incorrect e.g., the number 17 is floating in Block 9, Lot 1 and the detention pond is not labeled.

~~The County has requested that Asher be renamed and that Castlebridge Way be retained for the extension of Wesley Lane Road as the County cannot address it as Wesley Miller Lane.~~

INFORMATIONAL

The signs are not being reviewed as part of the Site Development Plan as they are submitted separately to obtain a Building Permit.

Separate Sign Permit is required.

Show the setback for the signs on all plans so compliance with the Sight Triangle Distance requirements can be confirmed. See below:

Sight Distance Triangle - The triangular area formed by a diagonal line connecting two (2) points located on intersecting street right-of-way lines (or a right-of-way line and the curb or edge of a driveway). A sight triangle minimum of fifteen (15) feet by forty-five (45) feet is required with the longer dimension parallel to the street with greater traffic or speed limit. Measurements for Sight Triangle Distance is an area as defined herein and includes a horizontal visibility area starting at thirty-six (36) inches or three (3) feet above the curb or pavement

of the roadway, alley or sidewalk, and extending up to eighty-four (84) inches or seven (7) feet above the curb or pavement of the road, alley or sidewalk.

UPDATE THE SIDEWALK BETWEEN THE CENTRAL PARK AND THE PROPOSED HOMES IS SUPPOSED TO BE SIX FEET NOT FOUR FEET.

STILL CURRENT: THE STANDARD DETAIL IN THE CIVIL SET (SHEET N94) IS FOR A 4-FOOT SIDEWALK. PROVIDE AN UP-TO-DATE DETAIL FOR THE SIDEWALKS THAT ARE TO BE FIVE AND SIX FEET.

On LH1.01 and .02, there are notes about the sidewalks that refer to civils. Please provide the civil sheet numbers. The sidewalk details need to be provided to ensure compliance with the Planned Development, which requires six (6) feet of concrete for the sidewalks around the park that is 1.6 acres. PV.006 in the civil sheets (72 OF 81) is applicable to the park that is 1.18 acres only. LH2.0 does not have sidewalks details. PV.006 is the construction drawings.

~~THE COMMENT BELOW IS STILL CURRENT AS THE PLANNED DEVELOPMENT HAS THE REQUIREMENTS FOR THE LANDSCAPING, SIDEWALKS, TRAILS AND IN SOME CASES THE TYPES OF TREES TO BE USED IN IT. THE PROVIDED PLANS DO NOT MEET THE REQUIREMENTS OF THE PLANNED DEVELOPMENT; IT'S NOT APPARENT THAT THE PLANNED DEVELOPMENT WAS USED AS THE ORDINANCE FOR THE DESIGN. THE REQUIREMENTS OF THE PLANNED DEVELOPMENT MUST BE MET.~~

~~No table was included with the Landscape Plan. The requirements for the number of trees are in the Planned Development. Use the requirements in the table on page 10 and the exhibits in the Planned Development to create a table stating how many trees are required and how many are being provided so compliance with the Planned Development can be verified.~~

~~I have uploaded the PD in Associated Files for you to review. Additionally, the rezoning case is linked to this application in MPN. The Landscape Ordinance is Chapter 28 in the City of Taylor Ordinances if you need to review it.~~

~~Per Larry Foos the Parkland Dedication requirement has been met.~~

I DON'T HAVE A SIGNED COPY OF THE INSTRUMENT.

BOTH MR. AND MRS. TRUONG NEED TO SIGN THE EASEMENT.

Sheet 91

~~1. Does not show a sidewalk next to the centrally located park on all sides.~~

2. Does not show a sidewalk along the right-of-way of 973. SEE UPDATED/ADDITIONAL NOTES BELOW.

~~3. the sidewalk shown bounding the linear park is shown as six feet but it is four feet in the PD so it does not have to be six feet.~~

4. The sidewalks are shown as five feet throughout the subdivision; however, there is not standard detail for sidewalks other than a detail for four-foot sidewalks on Sheet 94.

UPDATE 07.02.2020

SHEET 91 OF 106 THE LEGEND SHOWS FOUR-FOOT SIDEWALKS. THE SIDEWALKS ON THE PLAN ARE DIFFERENT SIZES SO YOU SHOULD UPDATE THE LEGEND. SHOW THE SIDEWALKS IN THE LEGEND AS THEY

ARE ON THE PLAN.

THIS SHEET DOES NOT SHOW THE CONNECTION OF THE TRAIL TO A SIDEWALK IN THE ROW OF 973. ADDITIONALLY, THERE IS NO SIDEWALK SHOWN IN FRONT OF THE LOTS ZONED B-1 ON 973. THE SIDEWALKS HAVE TO BE SHOWN ON THE PLANS AND CONSTRUCTED.

SHEET 94 OF 106 THERE IS A SIDEWALK DETAIL THAT IS FOR FOUR-FOOT WIDE SIDEWALKS BUT I CANNOT FIND DETAILS FOR FIVE AND SIX-FOOT SIDEWALKS. THE DRIVEWAY DETAIL DOES SHOW FIVE-FOOT SIDEWALKS BUT IT IS NOT CLEAR THAT THE FIVE-FOOT FROM THE BACK OF CURB FOR THE PLANTING STRIP.

THE DETAIL PROVIDED BY THE CITY SHOWS A FOUR-FOOT SIDEWALK SO YOU MAY WANT TO EDIT IT.

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.

Overall Comments/ Cover Sheet

- i. Provide mailbox plan. *To be provided at a later date per comment response letter*

Grading Plan (5 of 78)

- i. Proposed lot grading shall meet the requirements of the City Engineering Manual (Ordinance 2019-32) part 8.19 for lot to lot grading. *To be provided at a later date per comment response letter*

Drainage Report and Drainage Plans – Incomplete

There is not enough information to review the report and plans at this point, please review the latest City of Taylor Drainage Code drainage requirements as it details what must be provided for the plan submittal. Below are some major comments that shall be addressed in the re-submittal.

- i. Please provide back-up information (maps and calculations) for C-values and CN values - Land use, soils, impervious, etc.
- ii. For time of concentration, please provide a map showing the individual segments and their corresponding lengths for existing and proposed.
- iii. Atlas 14 rainfall depths need to be used for this study.
- iv. Please provide the models and output for evaluating the detention pond, detention pond outfall and all storm drains.
- v. Please provide detention pond outfall details.
- vi. The detention pond needs to be shown to provide adequate freeboard.
- vii. Please provide roadway capacity calculations.
- viii. Please provide storm drain inlet calculations for each inlet.
- ix. Please provide a downstream impact analysis with the report.
- x. How are the off-site flows from the most US basin handled at the property line?
- xi. What are the velocities at each of the storm drain outfalls and the pond outfall?
- xii. Is the pond peak storage elevation used as the downstream boundary condition for the storm drains?
- xiii. Several of the storm drains show surcharging, are these flows contained in the road?
- xiv. A detention maintenance plan/narrative will be required.

Public Works has a concern with the deflection of the water line along Castlebridge Way and Streamwood Tr. We recommend Eleven and a half degree fittings to reduce the deflection on the water line.

*****See associated files in the permit page for comments provided on the submitted construction plan permit review set.**

Proposed Overall Drainage Map (Sheet 22 of 89)

- i. Verify the SCS Curve Number calculated in the drainage summary.

Proposed Drainage Area Map (Sheet 23 of 89)

- i. For the location shown on the review drawings, are these proposed flow paths? If not please remove. If yes, then they need to be adjusted for proposed flow patterns.

Proposed Drainage Calcs (Sheet 24 of 89)

- i. For the Drainage Summary shown, verify Intensity calculations per section 8.5.4.b.
- ii. For the 100yr. roadway capacity calculation shown, do all the roads have the same typical section? Provide additional sections for different sections.
- iii. For the 100yr. roadway capacity calculation shown, provide the minimum slope information.
- iv. For the channel tables provided (25 yr. & 100 yr.), per section 8.13.4 & 5 - The min velocity for a grass lined channel is 2 fps for the 2 years storm and the max velocity for a grass lined channel is 6 fps.
- v. For the channel table provided (25 yr.), verify the channel freeboard provided and confirm that it meets the drainage requirements. Per section 8.10.2.b the minimum velocities in storm drains is 2.5 ft/s for the 25 year storm.
- vi. For the conduit table provided, how do these correspond to the pipe sections on page 25 overall storm plan? How are minor losses at bends, junctions, and outlets defined? The pipe lengths shown do not match the P&P sheets. Define where each of the flows are from/how they were calculated.

Offsite Drainage Channel A – Sheet 2 of 3 (Sheet 45 of 89)

- i. Verify drainage ditch shown on private property and if drainage easement will be provided.

Offsite Drainage Channel A – Sheet 3 of 3 (Sheet 46 of 89)

- i. Verify drainage ditch shown on private property and if drainage easement will be provided.

Offsite Drainage Channel B – Sheet 1 of 5 (Sheet 47 of 89)

- i. Will the proposed channel maintain the same footprint of the existing roadside ditch? Has the improvements been coordinated with the owner?

Offsite Drainage Channel B – Sheet 2 of 5 (Sheet 48 of 89)

- i. Will the proposed channel maintain the same footprint of the existing roadside ditch? Has the improvements been coordinated with the owner?

Offsite Drainage Channel B – Sheet 3 of 5 (Sheet 49 of 89)

- i. Verify drainage ditch shown on private property and if drainage easement will be provided.

Offsite Drainage Channel B – Sheet 4 of 5 (Sheet 50 of 89)

- i. Verify drainage ditch shown on private property and if drainage easement will be provided.

Offsite Drainage Channel B – Sheet 5 of 5 (Sheet 51 of 89)

- i. Verify drainage ditch shown on private property and if drainage easement will be provided.

Wastewater P&P Line A 1 of 6 (Sheet 59 of 89)

- i. Verify and show existing utility/sanitary easements.

Wastewater P&P Line A 2 of 6 (Sheet 60 of 89)

- i. Verify and show existing utility/sanitary easements.

Wastewater P&P Line A 3 of 6 (Sheet 61 of 89)

Wastewater P&P Line A 4 of 6 (Sheet 62 of 89)

- i. Show the design baseline on the plan sheet.
- ii. Show proposed water line crossings and minimum separation per TCEQ in the profile.
- iii. Show the storm water utility crossings in the plan view.

Detention Pond Plan (Sheet 76 of 89)

- i. Update sheet references noted on the review drawings.
- ii. Move callout on plan where noted.
- iii. For the location shown on the review drawings, are these lots draining to the street or pond? If there is sheetflow to the pond provide erosion protection or put in a swale.
- iv. Please provide a detention pond maintenance access into and around the pond as per section 8.15.4 of the engineering manual. Perimeter strips should be between 7 and 15' around the pond.
- v. For the location shown on the review drawings, are the existing flow patterns maintained in the proposed conditions or are the flows more concentrated.
- vi. Provide flows and velocities at the outfall.
- vii. Verify construction limits of the drainage outside the property lines.
- viii. Please provide pond routing calculations. As noted in Section 8.15.2.a.4 of the City of Taylor Engineering Manual, the preferred method for detention analysis is HEC-HMS.
- ix. Add compaction notes as seen in section 8.15.3.a.2 of the engineering manual.
- x. Pond appears to be greater than 6' please provide analysis as outlined in section 8.16 of engineering manual.

Signage Details (Sheet 78 of 89)

- i. Include barricade detail, TxDOT or similar standards will be acceptable.

Detention Pond Plan (Sheet 86 of 89)

- i. What equations were used to calculate the flows out of the pond? This is not a weir, it is simply a channel constriction and therefore this should be modeled as such.

Drainage Study

- i. The drainage study is incomplete, please provide all information required and an updated drainage report that provides everything required as outlined in Section 8.21 of the City of Taylor Engineering Manual. Several of these things are missing, most notably the calculations and the downstream impact analysis.
- ii. Please provide more narrative on the approach and methodologies used in this analysis.

- iii. Please provide all hydrology and hydraulic models used in developing these calculations.
- iv. Per section 8.21.2.m.1 – A floodplain must be delineated for contributing drainage areas greater than 64 acres. Please determine if any of the open channels meet this criteria.

Drainage Plans

- i. What software was used in calculating the existing conditions flows using the SCS methodology?
- ii. How was velocity calculated for Unpaved and Paved sections of Tc calculations?
- iii. See redline comments in plans.

Geotech Report

See geotech report document "Castlewood Subdivision Taylor—PSI Geo Report 03031101—Final (Pavement).pdf" in Associated Documents for comments regarding the geotech report in relation to the proposed paving. **SEE UPDATED FILE FOR REVIEW COMMENTS (ENGINEERING REVIEW 02)**

*****See associated files in the permit page for comments provided on the submitted construction plan permit review set.**

*** Drainage modeling files/information is to be submitted to verify drainage review items.**

General Items

- i. ~~For street plan and profiles, update the street section detail to include geotechnical requirements for curb and include all information shown for the proposed HMAC paving.~~**SEE UPDATED FILE FOR REVIEW COMMENTS**
- ii. ~~For street plan and profiles, update the coloring of the junction boxes shown. The color shall be grayscale/black and white.~~**SEE UPDATED FILE FOR REVIEW COMMENTS**
- iii. ~~For offsite drainage channels, provide information on plan for affected property owners where ditch is outside proposed property lines.~~**SEE UPDATED FILE FOR REVIEW COMMENTS**
- iv. ~~For applicable wastewater plan & profile sheets, provide the proposed linework in bold in the profile.~~**SEE UPDATED FILE FOR REVIEW COMMENTS**
- v. ~~For applicable wastewater plan & profile sheets, turn off the coloring of the storm junction boxes and make grayscale/black and white.~~**SEE UPDATED FILE FOR REVIEW COMMENTS**

Grading Plan (Sheets 9-13)

- i. The elevations table shown do not match what is shown on the plan. Is this to be submitted separately to view colors indicated on the table?
- ii. Verify swales are in a drainage easement along the backlots for lots 1-3 shown on Streamwood Trail (Sheet 5 of 5).

Storm P&Ps Profile Line H (Sheet 55)

- i. Verify how proposed 18-inch pipe be tied-in to the 42-inch pipe? Provide a junction box or manhole.
- ii. Move overlapping callout.

Offsite Drainage Channel B (2 of 5) (Sheet 60)

- i. Will the proposed channel maintain the same footprint of the existing roadside ditch? Has this been coordinated with the Owner?

Paving Details (1 of 2) (Sheet 94)

- i. Complete the information in the street section detail to include geotechnical requirements for curb and include all information shown for the proposed HMAC paving.

Developer Agreement (Wastewater Facilities Improvements)

- i. See attached file in Associated Documents Tab for comment consideration locations noted in the document.

Bid Tab for Wastewater Facilities Improvements Agreement

- i. See attached file Associated Documents Tab for comment locations noted in the document.
 - a. Number all bid items.
 - b. Clearly indicate bid item(s) considered for the over-sizing cost listed on the table.
 - c. For wastewater improvements, provide PVC pipe information (i.e. SDR/PS and ASTM designation)
 - d. Verify total for bore and casing shown. This shall meet TxDOT requirements (i.e. limits of casing)
 - e. Provide pricing of 8-inch pipe with casing to determine applicable over-sizing cost
- f. For notes shown at end of bid tab, verify note for casing size of the 18-inch pipe. This shall match the applicable bid item shown.

Geotech Report (Second Submittal)

See geotech report document "PZ-2020-1215-(Pavement) Castlewood Subdivision Taylor - PSI Geo Report 03031101-Revision 2 _Engineering Review 02.pdf" in Associated Documents for comments regarding the geotech report in relation to the proposed paving.

Traffic Impact Analysis

No objections taken for report dated 6-18-2020.

*****See associated files in the permit page for comments provided on the submitted construction plan permit review set.**

General

- i. Verify storm tie-in locations shown for all laterals at junction boxes are shown properly and can be constructed as proposed.
- ii. For applicable wastewater plan & profile sheets, turn off the coloring of the storm junction boxes and make grayscale/black and white.

Sheet 13 of 106

- i. Provide drainage easement.

Sheet 41 of 106

- i. Provide manhole at bends.

Sheet 44 of 106

- i. Provide manhole at bends.

Sheet 46 of 106

- i. Provide manhole at bends.

Sheet 48 of 106

- i. Verify proposed tie-in configuration can be constructed. Provide additional junction box or manhole.
- ii. Align plan and profile.

Sheet 49 of 106

- i. Provide manhole at bends.

Sheet 51 of 106

- i. Verify proposed tie-in configuration can be constructed. Provide additional junction box or manhole.

Sheet 52 of 106

- i. Provide manhole at bends.

Sheet 53 of 106

- i. Verify proposed tie-in configuration can be constructed. Provide additional junction box or manhole.

Sheet 55 of 106

- i. Sheet is missing.

Sheet 57 of 106

- i. Show easement once executed documents have been provided.

Sheet 58 of 106

- i. Show easement once executed documents have been provided.

Sheet 59 of 106

- i. Provide profile information for proposed piping.
- ii. Provide missing information indicated on plan

Sheet 60 of 106

- i. Provide manhole at bends.

Sheet 61 of 106

- i. Show easement once executed documents have been provided.

Sheet 62 of 106

- i. Show easement once executed documents have been provided.

Sheet 63 of 106

- i. Show easement once executed documents have been provided.

Sheet 68 of 106

- i. Verify TxDOT casing requirement limits. Show proposed casing as provided in profile.

Sheet 70 of 106

- i. Sanitary sewer crossing not shown in profile. Show minimum separation distance per TCEQ.

Sheet 74 of 106

- i. Show proposed line in profile in bold in profile.
- ii. Verify and show utility/sanitary easements.

Sheet 75 of 106

- i. Verify and show / label utility/sanitary easements.
- ii. Correct sheet numbering.

Sheet 76-81 of 106

- i. Show proposed line in profile in bold in profile.

Sheet 83 of 106

- i. Provide additional depth in this line to allow for potential future extension.
- ii. Revise grade shown at stubout.

Sheet 86 of 106

- i. Verify street name shown.

Sheet 88 of 106

- i. Verify street name shown.

Sheet 89 of 106

- i. Revise grade shown at stubout.

Sheet 92 of 106

- i. Correct sheet numbering.

Sheet 94 of 106

- i. Update details to match geotech report for the curb shown (Sect. 4.1 in PSI Report)

Drainage Plans

- i. Many of the sheets are referencing the incorrect proposed channel line work and making things confusing. EX – Grading Plan (5 of 5); Proposed drainage area layout, detention pond.
- ii. Sheet 13 – Please provide Lot Types for lots west of Streamwood Trail.
- iii. Sheet 33 – On sheet 34 basins G-1, G2, G3, G4, H1, H2 Drain to the by-pass channel, however on the proposed drainage sheet these ponds are part of D1 and are routed to the pond. DA1 needs to be corrected to reflect this. If this is just an interim condition, it needs to be evaluated until the future lots are built out.
- iv. Sheet 33 - Are the commercial lots (G1, G4, H1, H2) going to eventually drain to the bypass or the pond? Are the developments going to be required to detain on site? If so this needs to be conveyed on

the plans. If not the by-pass channel or pond needs to consider the change in impervious cover.

- v. Sheet 35 - Please provide the rational method calculations that include values for C, I and A used in each basin and at each calculation point.
- vi. Sheet 35 - Please correlate drainage basin and flows to the pipe segment calculations.
- vii. Sheet 35 - Why do some pipes have negative slopes?
- viii. Sheet 35 - Please correlate channel Labels to the actual channel stations?
- ix. Sheet 35 - What n-values were used for the channel calculations?
- x. Sheet 35 - Conduit table needs to show HGL elevations at the start end of each pipe.
- xi. Sheet 36 - Please add proposed channel grading with names of channel segments to this sheet for reference.
- xii. Sheet 36 - Per the Engineering Manual culverts must be evaluated in accordance with the TXDOT HDM. Culverts need to be evaluated using HY-8 or HEC-RAS.
- xiii. Sheet 59 - What do the pipes tie to at Match line 10? Are the pipes still in the overall drainage plan?
- xiv. Sheet 59 - Where are the P&P sheets for the pipes shown on this sheet?
- xv. Sheet 59- What is happening between the two sets of pipes?

HMS Model:

- i. Basin names do not match the Drainage Maps provided, please change for consistency.
- i. For the meteorological model the use of Frequency Storms should be used as described in 8.6.4 of the engineering manual and not a SCS Type 3.
- ii. OS-C1 - CN is set to 80 in the proposed condition and in the calculations provide 84 is used. 84 is also used in the existing condition.
- iii. Outlet - since this outfall is a constricted opening outlet please provide a comparison between using the orifice and culvert equations and use the most conservative.
- iv. Are there any openings in the level spreader? How does flow leave the pond between elevation 599.25 and 600.25? How is this accounted for in the outlet structure?
- v. Spillway - width in HMS is 24, in the plan set is shows a length of 19'
 - a. The sidewalk piers need to remove length from the overall spillway length as well.
- vi. Tc calculations - incorrect values are provided in the plans and drainage report for OS-B1 and OS-C1. Correct values are used in the HMS model.
- vii. Please be consistent on significant digits displayed in the calculations between existing and proposed and make sure the lag times reflect the same change.
- viii. Pond elevation storage values in HMS do not match what is in the plans on the detention sheet.
- ix. The flowline of the pond is 599.25 so at that elevation the storage area should be 0.

HEC-RAS

- i. What is the purpose of the RAS model? Flows are reduced and the development is not proposing any downstream channel improvements.
- ii. None of the cross section in the model contain the flow so model the model is incomplete and results are not valid.

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@taylorltx.gov.

What is the access road sequence for the different phases? Phase 1 and 2 show to only have one access road.

Please revise the project plans to address the comments noted above. Following revision, please submit drawings in PDF format.

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

Thank you,



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



PZ-2019-1215

**CASTLEWOOD
SUBDIVISION**

530 FM 973

**APPROXIMATELY
58.30 ACRES**

Legend

- Streets
- - - Castlewood
- City of Taylor
- ETJ Boundary 1 Mile

0 250 500
US Feet

DRAWN BY: MH

CHECKED BY: SS

City of Taylor
The Grove at Bull Creek Phase I Final Plat
PZ-2020-1235
Staff Report

Requested Action: Disapproval of The Grove at Bull Creek Phase I Final Plat

Applicant: Scott Brooks/Yalgo, LLC

Subject Property: Being a subdivision of 221 Lots, 7 Blocks, parkland and drainage, along with right-of-way dedication; part of and out of W. J. Baker Survey, Abstract No. 65, consisting of 56.03 acres, including all of the land described in document number 2019004253 and portions of land described in documents numbered 2019005182 and 2009013705 and O.P.R.W.C.TX, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose: The purpose of the plat is the future development of single-family residential development.

Staff Recommendation:

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

Date: Tuesday, June 30, 2020

Bruce Whitis
WBW Development Group LLC - Series 040
3000 Illinois Ave
Killeen TX 76543
Scott@yalgoengineering.com

Permit Number PZ-2020-1235
Job Address: 611 Carlos G Parker Blvd NW, Taylor 76574

Dear Bruce Whitis,

Staff has completed its review of plans for the The Grove Phase I Final Plat that is to be located at 611 Carlos G Parker Blvd NW, Taylor 76574. Comments from this review follow.

Planning Department Comments

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

Documents that are needed now to move forward with recording The Grove at Bull creek Final Plat are as follows:

1. Engineer's Letter of Concurrence (seal the list of complete and incomplete items on the Cost to Complete document provided 06/05/2020),
2. Bond in the amount of the estimated cost of construction prior to recordation. Additionally, the cost of completion submitted does not appear to include the improvements for the Parkland. The cost of the completion of the trail may be included but it's not possible to discern if the trail estimate is included.
3. Review 2.10.2 and 2.10.3 b/c the request for the HOA maintain the drainage areas. The request must be approved during the platting process. The plat cannot be approved without this action being taken.

The Performance Bond may be submitted one week or seven days prior to the scheduled Planning and Zoning.

Be on Notice, these additional items will be needed to accept the subdivision improvements:

1. Maintenance Bond,
2. Updated Letter of Concurrence, and
3. As-builts

Plat Review Comments

1. To the north, notation "Remainder of Weinritter Realty LP, etc." is incorrect as the land belongs to WBW.
2. The land across Carlos G. Parker with notation "Alan, Beza, etc." is incorrect as there is a new owner so the note needs to be corrected.

1. To the north, notation "Remainder of Weinritter Realty LP, etc." is incorrect as the land belongs to WBW.
2. The land across Carlos G. Parker with notation "Alan, Beza, etc." is incorrect as there is a new owner so the note needs to be corrected.

Correct the FIRM Panel #s , the #s in the Engineer's Certificate and Note 10 must end in F rather than E. On the plat face (Sheet 3 of 4 the FIRM Panel # is incorrect), the FIRM Panel number needs corrected.

Consider making the Blocks numbers rather than letters.

Consider making the drainage and park lots reserves.

Include the right-of-way width of North Drive.

The new application number is PZ-2020-1235 (replace the old application number)

Note 4 is concerning as it reads as though no fences or any other structures shall be constructed that will interfere with the flow of water. In addition to placing the arrow on the plat, the note should include the Lot and Block numbers where there are drainage arrows. This should be noted on all of the plot plans for each lot with drainage arrows. In the future it is imperative that nothing interferes with water flow or diverts water to adjacent properties where water was not intended to flow.

8. Required Notes (as applicable):

a. Utility Providers – Water: ____ ; Wastewater/septic: ____ ; Electricity: ____.

The Title and description of the plat should be:

The Grove at Bull Creek Phase I Final Plat

Being a subdivision of 221 Lots, 7 Blocks, 6 reserves for parkland and drainage, along with right-of-way dedication; part of and out of W. J. Baker Survey, Abstract No. 65, consisting of 56.03 acres, including all of the land described in document number 2019004253 and portions of land described in documents numbered 2019005182 and 2009013705 and O.P.R.W.C.TX, Taylor, Williamson County, Texas.

Provide the easements that have been recorded by separate instrument for verification that they have been established.

Though the plat states that the drainage areas and parkland are granted to the HOA upon execution of this plat the deeds must be submitted to the City of Taylor for verification. I find the note transferring ownership of the areas confusing as to who is maintaining the areas now. The infrastructure is not built yet. The maintenance agreement is not in place. Is the maintenance agreement going to be between the City, the developer and the HOA?

Review 2.10.2 and 2.10.3 b/c the request for the HOA maintain the drainage areas. The request must be approved during the platting process. The plat cannot be approved without this action being taken.

At the top of Sheet 2 of 4, there is a date January 14, 2019 that is cut in half and the remainder of the note that denotes the recorded instrument for a drainage easement is missing. Relocate the note so it is legible.

Fill in the instrument numbers for the deeds in the Owner's Certificate.

Change the Owner's Certificate so that it is clear that no drainage easements are being dedicated to the City of Taylor. Easements could be listed last (in the list of items being dedicated to the City) and state "and easements excluding all drainage easements.

Provide information from the Secretary of State for WBW Development Group LLC - Series 40 as a group is not typically a sole owner. It should be noted if Mr. Whitis is the manager of the group rather than a sole owner. Also, if this development is Series 40 you need to provide documentation.

Additionally, one deed has WBW Investments LP as the owner so there is inconsistency in the ownership. If WBW Investments LP is managed by WBW Development Group LLC then provide that information from the Certificates of Formation or other appropriate documents.

The other deed states the property was sold to WBW Single Land Investment - Series 106 was granted the land. There's an inconsistency here as well so you need to provide information to resolve the inconsistency and document Series 106 ownership and management.

It's not 100% clear if the parkland development is going to be done by the developer or the home builders. In the notes it would be beneficial if there is a note that states the developer is building the amenities in the Parkland areas.

Include dimensions on the easements in Inset B (2003104323 appears to be 35 x 150 the easement recorded in Vol. 1213, Book 851 is 10 feet).

Label each easement "Hereby dedicated".

Engineering Department Review

The following comments have been provided by Anthony Paddock. Should you have any questions or require additional information regarding any of these comments, please contact Anthony Paddock at (512) 779-5412 or by email at anthony.paddock@taylor.tx.gov.

Phase 1 has passed sewer testing and manhole testing. Phase 1 water has not been tested yet. Phase two water and sewer are on place but not tested.

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.

No comments for the final plat.

Please revise the project plans to address the comments noted above. Following revision, please submit drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 365-9285, or by e-mail at shelly.shelton@taylor.tx.gov.

Thank you,



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

Attachment



0 240 480
US Feet

PZ-2020-1235

**THE GROVE
AT BULL
CREEK
PHASE I**

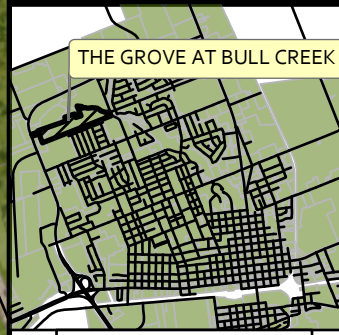
**APPROXIMATELY
56.03 ACRES**

Legend

- The Grove Phase I
- The Grove Phase II
- City of Taylor
- Streets

DRAWN BY: MH

CHECKED BY: SS



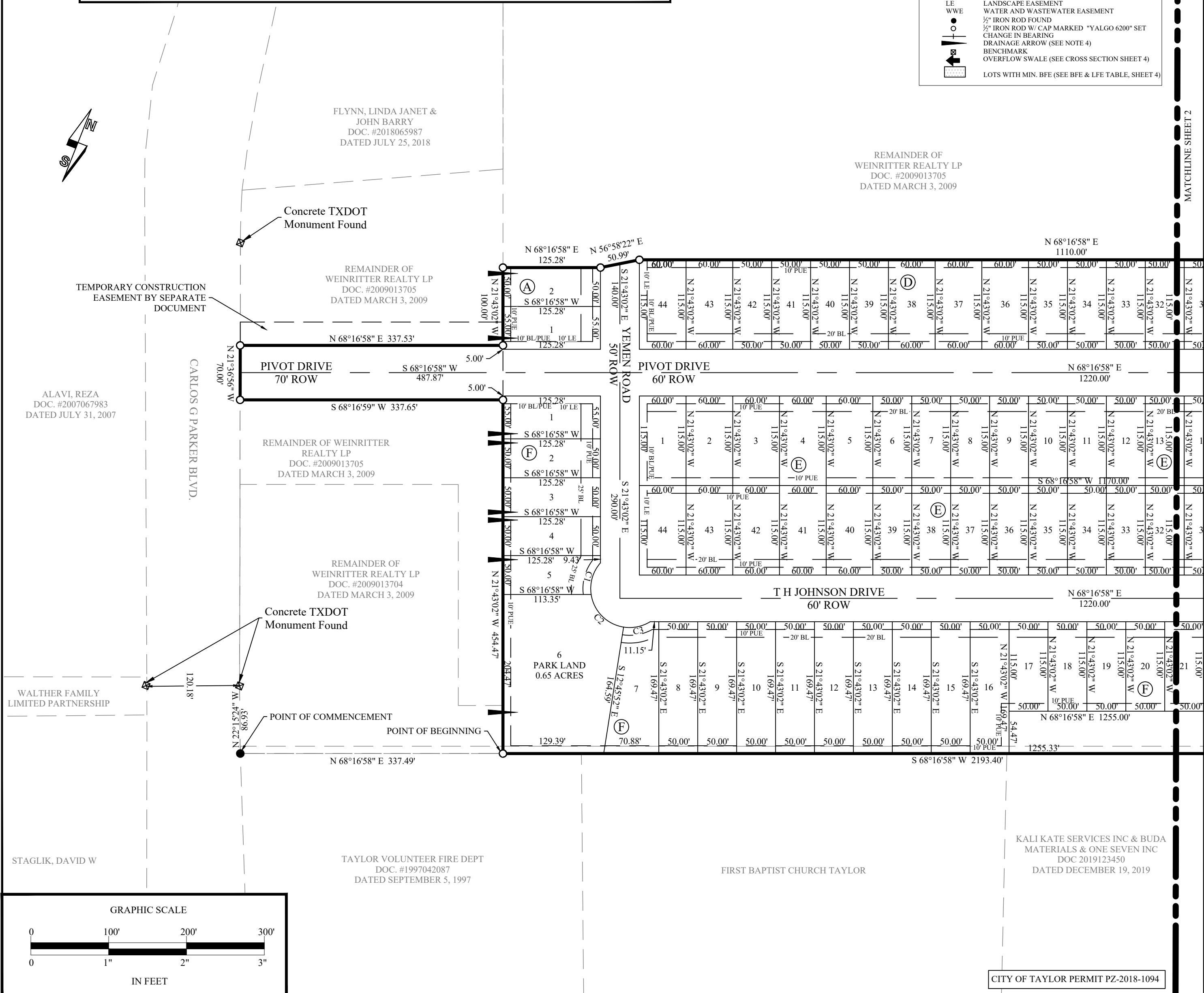
VICINITY MAP

LOT SIZE TABLE

BLOCK #	LOT #	SQ FT
A	1	6890
A	2	6264
C	22	6784
D	22	6900
D	23	6900
D	24	6900
D	25	5750
D	26	5750
D	27	5750
D	28	5750
D	29	5750
D	30	5750
D	31	5750
D	32	5750
D	33	5750
D	34	5750
D	35	5750
D	36	6900
D	37	6900
D	38	6900
D	39	5750
D	40	5750
D	41	5750
D	42	5750
D	43	6900
D	44	6900
E	1	6900
E	2	6900
E	3	6900
E	4	6900
E	5	6900
E	6	5750
E	7	5750
E	8	5750
E	9	5750
E	10	5750
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E	17	5750
E	18	5750
E	19	5750
E	20	5750
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E	25	5750
E	26	5750
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E	30	5750
E	31	5750
E	32	5750
E	33	5750
E	34	5750
E	35	5750
E	36	5750
E	37	5750
E	38	5750
E	39	5750
E	40	6900
E	41	6900
E	42	6900
E	43	6900
E	44	6900
F	1	6890
F	2	6264
F	3	6264
F	4	6264
F	5	5888
F	6	28350
F	7	9563
F	8	8473
F	9	8473
F	10	8473
F	11	8473
F	12	8473
F	13	8473
F	14	8473
F	15	8473
F	16	8473
F	17	5750
F	18	5750
F	19	5750
F	20	5750
F	21	5750
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F	23	5750
F	24	5750
F	25	5750
F	26	5750
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F	29	5750
F	30	5750
F	31	5750
F	32	5750
F	33	5750
F	34	5750
F	35	5750
F	36	5750
F	37	5750
F	38	5750
F	39	5750
F	40	5750
F	41	6325
F	42	68361
G	16	6697
G	17	6000
G	18	6000
G	19	6000
G	20	6000

BLOCK #	LOT #	SQ FT
G	21	6000
G	22	6000
G	23	6195
G	24	7239
G	25	7818
G	26	8270
G	27	12456
G	28	7075
G	29	5704
G	30	6000
G	31	6000
G	32	6000
G	33	6000
G	34	6000
G	35	6000
G	36	6600
G	37	6600
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G	42	6000
G	43	6000
G	44	6000
G	45	6000
G	46	6600
G	47	6072
G	48	7142
G	49	12429
G	50	9034
G	51	10840
G	52	5997
G	53	5699
G	54	6000
G	55	6000
G	56	6000
G	57	6000
G	58	6000
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G	60	6000
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G	79	8589
G	80	7200
G	81	6000
G	82	7040
G	83	10352
G	84	8709
G	85	10679
G	86	9029
G	87	10347
G	88	4881
G	89	6446
G	90	6558
G	91	6558
G	92	6558
G	93	8429
G	94	9292
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G	96	6000
G	97	6000
G	98	6000
G	99	6000
G	100	6000
G	101	6000
G	102	6000
G	103	8242
G	104	25953
G	106	365689
H	1	6288
H	2	5716
H	3	5778
H	4	7094
H	5	6204
H	6	6008
H	7	6000
H	8	6000
H	9	6000
H	10	6000
H	11	6000
H	12	6000
H	13	6000
H	14	6000
H	15	6000
H	16	6000
H	17	6000
H	18	6000
H	19	6000
H	20	6000
H	21	6000
H	22	6437
H	23	8399
H	24	19422
H	25	45881

FINAL PLAT OF THE GROVE AT BULL CREEK PHASE I TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS BEING 56.03 ACRES OUT OF THE W. J. BAKER SURVEY, ABSTRACT A-65 PORTION OF TRACT DESCRIBED IN DOC. #2019005182 & ALL OF TRACT DESCRIBED IN DOC. #2019004253, O.P.R.W.C.TX.



LEGEND

- AE ACCESS EASEMENT
- BM BENCHMARK
- BFE BASE FLOOD ELEVATION
- DA DRAINAGE AREA
- DE DRAINAGE EASEMENT
- ELEV ELEVATION
- LFE LOWEST FLOOR ELEVATION
- NTS NOT TO SCALE
- NO NUMBER
- RE REFERENCE
- REV REVISION
- TBM TEMPORARY BENCH MARK
- TYP TYPICAL
- OHE OVERHEAD OR UNDERGROUND EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- LE LANDSCAPE EASEMENT
- WWE WATER AND WASTEWATER EASEMENT
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD W/ CAP MARKED "YALGO 6200" SET
- CHANGE IN BEARING
- DRAINAGE ARROW (SEE NOTE 4)
- BENCHMARK
- OVERFLOW SWALE (SEE CROSS SECTION SHEET 4)
- LOTS WITH MIN. BFE (SEE BFE & LFE TABLE, SHEET 4)

REV.	DESCRIPTION	DATE	BY
4	CHANGED SHEET SIZE TO 18X24	12/18/2018	TJJ
3	ADDED EAST PROPERTY	10/05/2018	TJJ
2	ADDED OVERFLOW SWALE DETAIL	7/17/2018	TJJ
1	ORIGINAL RELEASE	6/15/2018	BTW
PROJECT NUMBER: TG01		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 040	
APPROVED BY: TWF		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

PROJECT INFORMATION	BENCHMARK
TOTAL SIZE: 56.03 ACRES	CONCRETE TXDOT MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD 397 -
TOTAL BLOCKS: 7	
TOTAL RESIDENTIAL LOTS: 221	
TOTAL NON-RESIDENTIAL LOTS: 6	TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203
	N: 10189201.49
	E: 3206068.93
	Z: 625.10' (NAVD88-Geoid12A)

FINAL PLAT OF

THE GROVE AT BULL CREEK PHASE I

CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

Yalgo, LLC

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

Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095

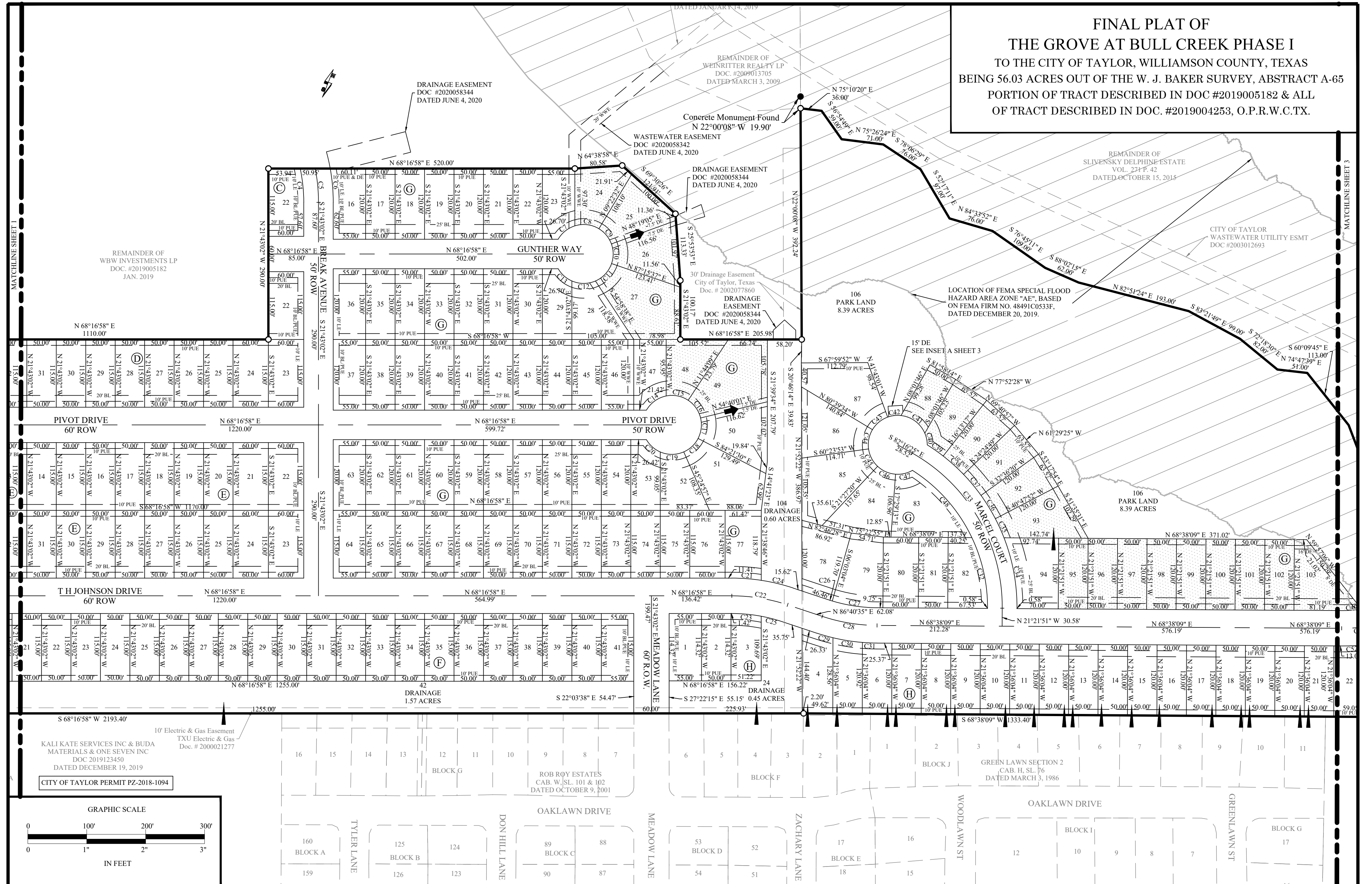
SHEET

1

OF

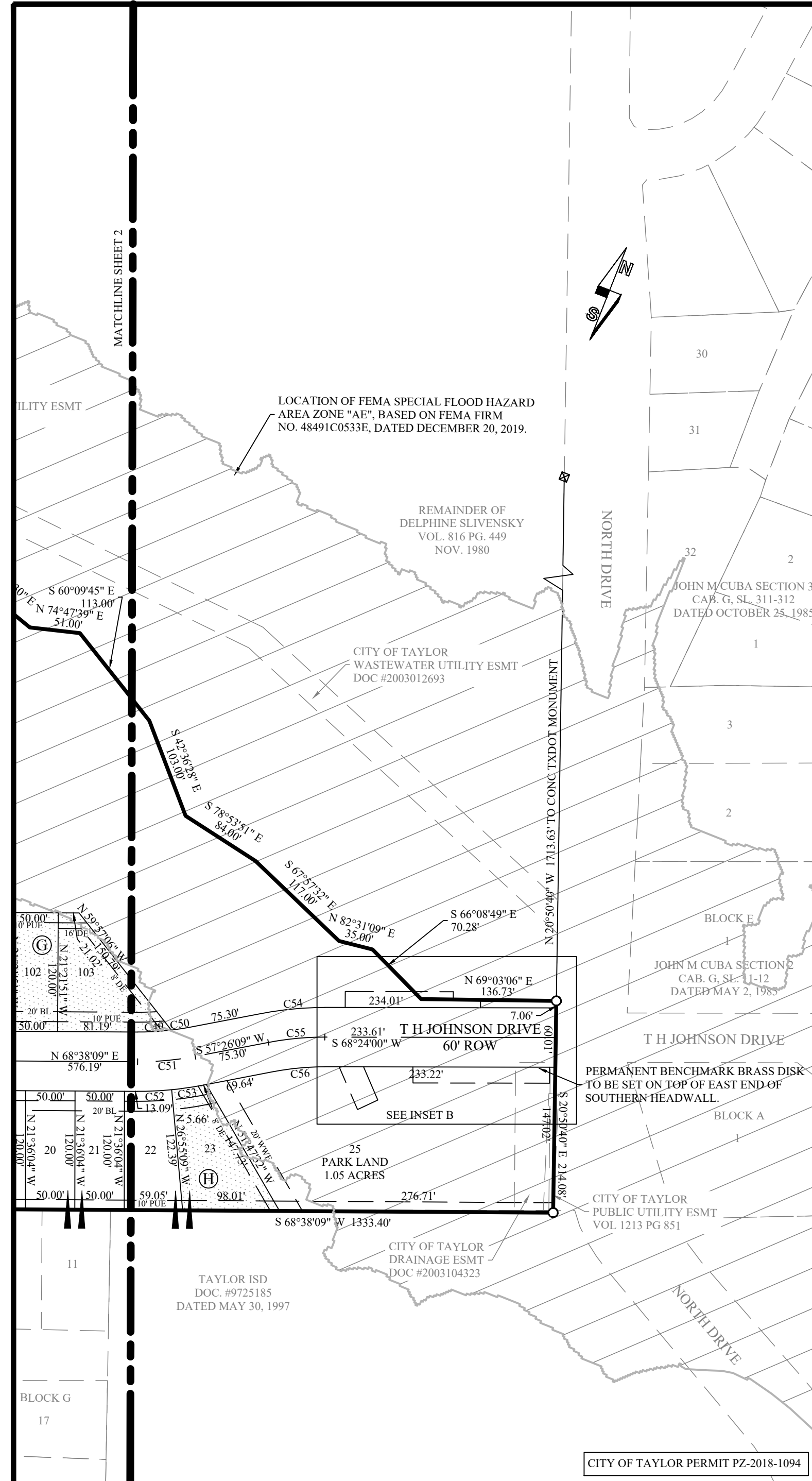
4

FINAL PLAT OF
THE GROVE AT BULL CREEK PHASE I
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
BEING 56.03 ACRES OUT OF THE W. J. BAKER SURVEY, ABSTRACT A-65
PORTION OF TRACT DESCRIBED IN DOC #2019005182 & ALL
OF TRACT DESCRIBED IN DOC. #2019004253, O.P.R.W.C.TX.



PRINTED ON June 3, 2020

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
4	CHANGED SHEET SIZE TO 18X24	12/18/2018	TJJ	TOTAL SIZE: 56.03 ACRES TOTAL BLOCKS: 7 TOTAL RESIDENTIAL LOTS: 221 TOTAL NON-RESIDENTIAL LOTS: 6	CONCRETE TXDOT MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD 397 - TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203 N: 10189201.49 E: 3206068.93 Z: 625.10' (NAVD88-Geoid12A)
3	ADDED EAST PROPERTY	10/05/2018	TJJ		
2	ADDED OVERFLOW SWALE DETAIL	7/17/2018	TJJ		
1	ORIGINAL RELEASE	6/15/2018	BTW		
PROJECT NUMBER: TG01		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 040			
		CLIENT LOCATION: KILLEEN, TX			
APPROVED BY: TWF				FINAL PLAT OF THE GROVE AT BULL CREEK PHASE I CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS	
AUTHORIZED BY: WBW					
				Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	
				SHEET 2 OF 4	



FINAL PLAT OF
THE GROVE AT BULL CREEK PHASE I
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
BEING 56.03 ACRES OUT OF THE W. J. BAKER SURVEY, ABSTRACT A-65
PORTION OF TRACT DESCRIBED IN DOC #2019005182 & ALL
OF TRACT DESCRIBED IN DOC. #2019004253, O.P.R.W.C.TX.

FIELD NOTES

BEING a tract of land situated in the W.J. BAKER SURVEY, Abstract No. 65, Williamson County, Texas, and being a portion of a called 73.22 acre tract of land as described by a deed to BWB LAND INVESTMENTS, LP, recorded in Document No. 2019005182, Official Public Records of Williamson County, Texas, and being all of a called 19.04 acre tract of land as described by a deed to BWB SINGLE LAND INVESTMENT, LLC - SERIES 106, recorded in Document No. 2019004253, of said Public Records, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron rod found for the southwest corner of the remainder of a called 88.167 acre tract of land as described by a deed to WEINRITTER REALTY, LP, recorded in Document No. 2009013705, of said Public Records, and the northwest corner of a called 4.00 acre tract described in a deed to the TAYLOR VOLUNTEER FIRE DEPARTMENT, recorded in Document No. 1997042087, of said Public Records, also being in the east right-of-way line of F.M. Road 397, from which a concrete TXDOT monument found bears N 22°15'24" W, 86.93 feet;

THENCE N 68°16'58" E, 337.49 feet, with the south line of said 88.167 acre tract and the north line of said 4.00 acre tract, to an iron rod with cap found for the southwest corner of said 73.22 acre tract and the **POINT OF BEGINNING**, for the southwest corner of the herein described tract;

THENCE N 21°43'02" W, 454.47 feet, with the west line of said 73.22 acre tract and the east line of the remainder of said 88.167 acre tract, to an iron rod with cap set;

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

THENCE N 21°36'56" W (*Rec. N 21°43'42" W, 2009013705*), 70.00 feet, with the west line of the remainder of said 88.167 acre tract and the east right-of-way line of said F.M. Road 397, to an iron rod with cap set;

THENCE N 68°16'58" E, 337.73 feet, across and upon the remainder of said 88.167 acre tract, to an iron rod with cap set in the east line of the remainder of said 88.167 acre tract and in the west line of said 73.22 acre tract;

THENCE N 21°43'02" W, 100.00 feet, with the west line of said 73.22 acre tract and the east line of the remainder of said 88.167 acre tract, to an iron rod with cap set;

THENCE across and upon said 73.22 acre tract, for the following courses:

- N 68°16'58" E, 125.28 feet, to an iron rod with cap set;
- N 56°58'22" E, 50.99 feet, to an iron rod with cap set;
- N 68°16'58" E, 1110.00 feet, to an iron rod with cap set;
- N 21°43'02" W, 290.00 feet, to an iron rod with cap set;
- N 68°16'58" E, 520.00 feet, to an iron rod with cap set;
- N 64°38'58" E, 80.58 feet, to an iron rod with cap set;
- S 69°30'26" E, 121.91 feet, to an iron rod with cap set;
- S 25°53'53" E, 113.33 feet, to an iron rod with cap set;
- S 21°43'02" E, 100.17 feet, to an iron rod with cap set;
- N 68°16'58" E, 205.98 feet, to an iron rod with cap set in the east line of said 73.22 acre tract and the west line of said 19.04 acre tract, for an interior corner of the herein described tract;

THENCE N 22°00'08" W, 392.24 feet, with the east line of said 73.22 acre tract and the west line of said 19.04 acre tract, to an iron rod with

cap found in the approximate centerline of a creek for the northwest corner of said 19.04 acre tract and the southwest corner of the remainder of a called 104 acre tract of land as described by a deed to DELPHINE SLIVENSKY, recorded in Volume 816, Page 449, Deed Records of Williamson County, Texas, from which a concrete monument found bears N 22°00'08" W, 19.90 feet;

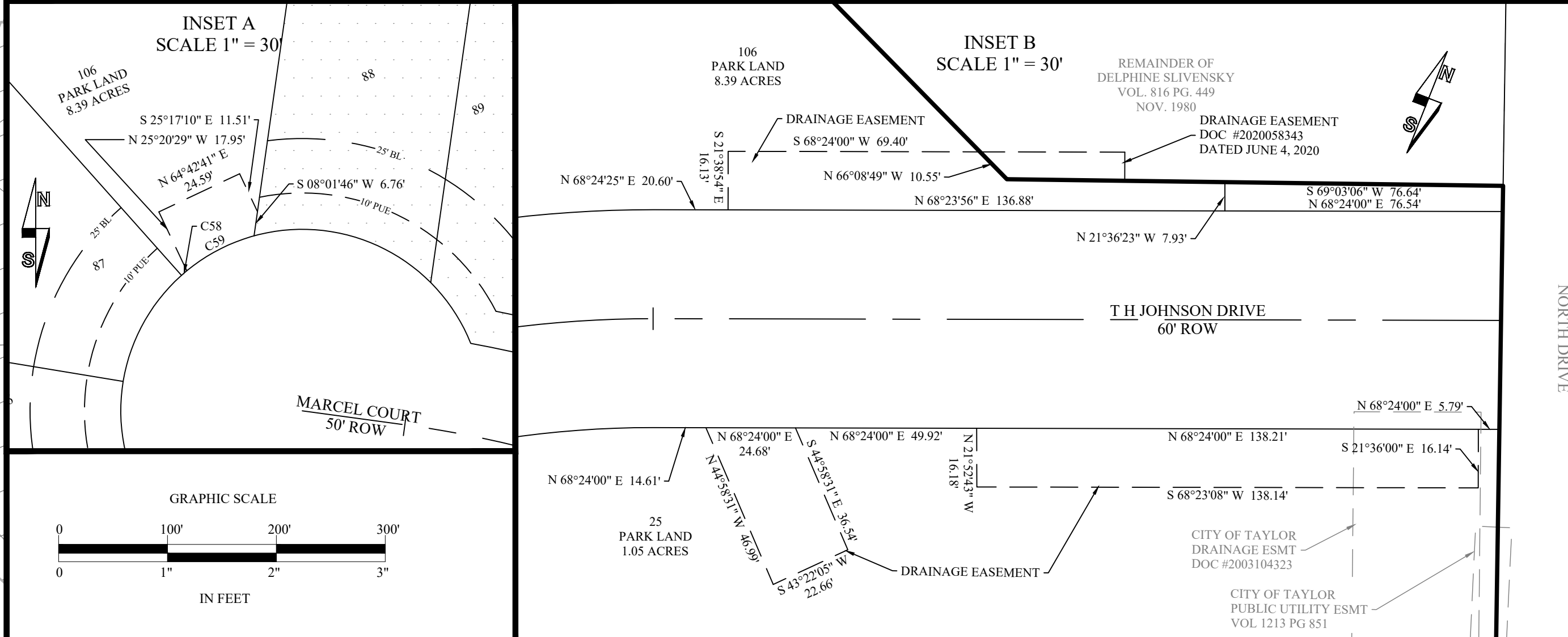
THENCE with the common line of said 19.04 acre tract and the remainder of said 104 acre tract, following the approximate centerline of said creek, for the following courses:

- N 75°10'20" E, 36.00 feet, to a point;
- S 56°54'49" E, 59.00 feet, to a point;
- N 75°26'24" E, 71.00 feet, to a point;
- S 78°06'29" E, 76.00 feet, to a point;
- S 52°17'11" E, 97.00 feet, to a point;
- N 84°33'52" E, 76.00 feet, to a point;
- S 76°45'11" E, 109.00 feet, to a point;
- S 88°02'15" E, 62.00 feet, to a point;
- N 82°51'24" E, 193.00 feet, to a point;
- S 83°21'49" E, 99.00 feet, to a point;
- S 72°18'30" E, 82.00 feet, to a point;
- N 74°47'39" E, 51.00 feet, to a point;
- S 60°09'45" E, 113.00 feet, to a point;
- S 42°36'28" E, 103.00 feet, to a point;
- S 78°53'51" E, 84.00 feet, to a point;
- S 67°57'32" E, 117.00 feet, to a point;
- N 82°31'09" E, 35.00 feet, to a point;
- S 66°08'49" E, 70.28 feet, to a point;
- N 69°03'06" E, 136.73 feet, to an iron rod with cap found for the northeast corner of said 19.04 acre tract and for the southeast corner of the remainder of said 104 acre tract and in the west right-of-way line of North Drive, from which a found concrete TXDOT monument bears N 20°50'40" W (*Rec. N 19°00'00" W, 816/449*), 1713.63 feet;

THENCE S 20°50'40" E, 214.08 feet, with the common line of said 19.04 acre tract and said North Drive, to a 3/8 inch iron rod found for the southeast corner of said 19.04 acre tract and at the north corner of a called 18.56 acre tract of land as described by a deed to the TAYLOR INDEPENDENT SCHOOL DISTRICT, recorded in Document No. 199725185, Official Records of Williamson County, Texas;

THENCE S 68°38'09" W, with the south line of said 19.04 acre tract and the north line of said 18.56 acre tract, at 458.88 feet passing a 1/2 inch iron rod found at the northwest corner of said 18.56 acre tract and at the northeast corner of GREENLAWN SECTION TWO SUBDIVISION, an addition to the City of Taylor, according to the plat of record in Cabinet H, Slide 76, Official Plat Records of Williamson County, Texas, continuing the same course, part of the way along the north line of said GREENLAWN SECTION TWO and part of the way along the north line of ROB ROY ESTATES, an addition to the City of Taylor, according to plat of record in Cabinet W, Slides 101-102, of said Plat Records, for a total distance of 1333.40 feet, to an iron rod with cap found for the southwest corner of said 19.04 acre tract and for the southeast corner of said 73.22 acre tract;

THENCE S 68°16'58" W, along the south line of said 73.22 acre tract, at 1558.05 feet passing a 3/8 inch iron rod found at the northwest corner of a called 19.603 acre tract of land as described by a deed to TODD S. ROUTH, recorded in Document No. 2002053531, of said Deed Records, and at the northeast corner of a called 15.718 acre tract of land as described by a deed to FIRST BAPTIST CHURCH OF TAYLOR, recorded in Document No. 2017006232, of said Public Records, continuing the same course for a total distance of 2193.40 feet, to the **POINT OF BEGINNING** and containing **56.03 acres of land**, more or less.



PRINTED ON June 5, 2020

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	FINAL PLAT OF THE GROVE AT BULL CREEK PHASE I CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS	Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095
4	CHANGED SHEET SIZE TO 18X24	12/18/2018	TJJ	TOTAL SIZE: 56.03 ACRES	CONCRETE TXDOT MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD 397 -		
3	ADDED EAST PROPERTY	10/05/2018	TJJ	TOTAL BLOCKS: 7			
2	ADDED OVERFLOW SWALE DETAIL	7/17/2018	TJJ	TOTAL RESIDENTIAL LOTS: 221	TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203		
1	ORIGINAL RELEASE	6/15/2018	BTW	TOTAL NON-RESIDENTIAL LOTS: 6	N: 10189201.49 E: 3206068.93 Z: 625.10' (NAVD88-Geoid12A)		
PROJECT NUMBER: TG01		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 040					
		CLIENT LOCATION: KILLEEN, TX					
APPROVED BY: TWF							
AUTHORIZED BY: WBW							

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BELL {
I, WBW DEVELOPMENT GROUP, LLC - SERIES 040 , sole owner of the certain 55.49 acre tract of land shown hereon and described in a deed recorded in Document # _____, _/ _/ _____ of the Official Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide, said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as THE GROVE AT BULL CREEK PHASE I.

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

WBW DEVELOPMENT GROUP, LLC - SERIES 040,

By: _____
Bruce Whitis, President

STATE OF TEXAS
COUNTY OF BELL
This instrument was acknowledged before me on _____, by Weldon Bruce Whitis, in his capacity as President of WBW Development Group, LLC-Series 040, a separate series of WBW Development Group, LLC, a Texas series limited liability company, on behalf of said series.

Notary Public, State of Texas

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {
I, Weinritter Realty LP., sole owner of the certain 0.54 acre tract of land shown hereon and described in a deed recorded in Document #2009013705, 03/03/2009 of the Official Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide, said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as THE GROVE AT BULL CREEK PHASE I.

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

WEINRITTER REALTY LP,
a Texas limited partnership
By: Weinritter Investments, inc.,
A texas corporation, its general partner

By: Tibor Ritter, its President

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {
Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Tibor Ritter, known to me to be the person whose name is subscribed to the foregoing instrument.
GIVEN UNDER MY HAND AND SEAL of office this day of _____, 20____.

Notary Public, State of Texas

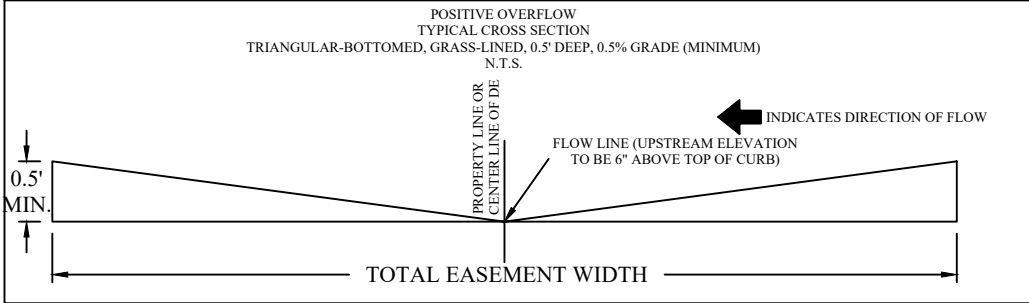
STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BELL {
I, Luther E. Frobish, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there 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 Killeen, Bell County, Texas, this _____ day of 20____.

LUTHER E. FROBISH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6200

FINAL PLAT OF
THE GROVE AT BULL CREEK PHASE I
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
BEING 56.03 ACRES OUT OF THE W. J. BAKER SURVEY, ABSTRACT A-65
PORTION OF TRACT DESCRIBED IN DOC #2019005182 & ALL
OF TRACT DESCRIBED IN DOC. #2019004253, O.P.R.W.C.TX.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	43.67'	42.29'	N 05°19'33" W
C2	50.00'	63.20'	59.07'	S 66°33'15" E
C3	50.00'	35.55'	34.81'	N 56°51'54" E
C4	275.00'	57.83'	57.72'	N 27°44'29" W
C5	300.00'	57.76'	57.67'	N 27°13'58" W
C6	325.00'	57.71'	57.63'	N 26°48'14" W
C7	50.00'	37.13'	36.28'	N 29°33'15" E
C8	50.00'	42.37'	41.11'	N 75°06'01" E
C9	50.00'	33.98'	33.33'	N 61°09'12" W
C10	50.00'	33.98'	33.33'	N 22°12'39" W
C11	50.00'	41.44'	40.27'	N 21°00'18" E
C12	300.00'	41.11'	39.96'	S 68°18'19" W
C13	50.00'	31.78'	31.25'	S 69°55'41" E
C14	50.00'	42.58'	41.30'	N 32°40'42" E
C15	50.00'	38.97'	38.00'	N 79°24'18" E
C16	50.00'	37.46'	36.59'	N 56°47'55" W
C17	50.00'	35.76'	35.00'	S 14°50'45" E
C18	50.00'	33.98'	33.33'	N 25°06'46" E
C19	50.00'	40.95'	39.82'	N 68°02'50" E
C20	50.00'	32.09'	31.54'	N 70°06'12" W
C21	330.00'	50.06'	50.01'	S 72°37'43" W
C22	300.00'	96.51'	92.89'	S 77°28'46" W
C23	270.00'	50.08'	50.01'	N 73°35'48" E
C24	330.00'	55.88'	55.81'	S 81°49'31" W
C25	270.00'	36.59'	36.57'	N 82°47'37" E
C26	270.00'	7.78'	7.78'	S 85°51'03" W
C27	270.00'	77.24'	76.97'	S 76°49'50" W
C28	300.00'	94.46'	94.07'	S 77°39'22" W
C29	330.00'	28.59'	28.58'	N 84°11'40" E
C30	330.00'	50.66'	50.61'	S 77°18'52" W
C31	330.00'	24.65'	24.65'	S 70°46'34" W
C32	275.00'	123.53'	122.50'	S 34°14'00" E
C33	300.00'	318.92'	304.11'	S 51°49'08" E
C34	325.00'	122.99'	121.57'	N 32°08'36" W
C35	325.34'	35.62'	35.60'	N 46°03'34" W
C36	325.59'	46.47'	46.43'	N 53°17'54" W
C37	325.45'	46.47'	46.43'	N 61°29'25" W
C38	325.45'	46.47'	46.43'	N 69°40'57" W
C39	325.53'	33.20'	33.19'	N 76°42'20" W
C40	50.00'	20.19'	20.05'	N 33°22'59" W
C41	50.00'	52.77'	50.35'	S 75°10'57" E
C42	50.00'	22.95'	22.75'	N 61°26'00" E
C43	50.00'	33.98'	33.33'	N 28°48'42" E
C44	50.00'	33.98'	33.33'	S 10°07'51" E
C45	50.00'	33.98'	33.33'	N 49°04'23" W
C46	50.00'	33.98'	33.33'	S 88°00'56" E
C47	50.00'	29.91'	29.47'	N 55°22'32" E
C48	275.00'	154.24'	152.23'	N 63°10'13" W
C49	270.00'	33.97'	33.95'	S 65°01'52" W
C50	270.00'	18.80'	18.80'	N 59°25'52" E
C51	300.00'	58.64'	58.55'	N 63°02'09" E
C52	330.00'	34.67'	34.66'	N 65°37'32" E
C53	330.00'	29.83'	29.82'	N 60°01'33" E
C54	330.00'	63.15'	63.05'	S 62°55'05" W
C55	300.00'	57.41'	57.32'	S 62°55'05" W
C56	270.00'	51.67'	51.59'	N 62°55'05" E
C57	325.00'	8.35'	8.35'	N 31°09'17" W
C58	50.00'	1.92'	1.92'	S 49°22'49" W
C59	50.00'	21.03'	20.87'	N 62°32'12" E



I, Scott A. Brooks, Registered Professional Engineer in the State of Texas, to the best of my knowledge and abilities, do hereby certify that no buildable portion of a residential lot that is part of this THE GROVE AT BULL CREEK PHASE I plat is encroached by a Zone A or Zone AE Special Flood Hazard Area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Insurance Rate Maps numbered 48491C0530E and 48491C0533E, effective date December 20, 2019, and that each lot conforms to the City of Taylor Regulations. Outside of the indicated Zone A and AE Special Flood Hazard Areas, the fully developed, concentrated stormwater runoff resulting from the one hundred 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 Killeen, Bell County, Texas, this _____ day of _____, 20____.

SCOTT A. BROOKS
REGISTERED PROFESSIONAL
ENGINEER NO. 99801

BFE & LFE TABLE			
BLOCK	LOT #	BFE (ft)	LFE (ft)
G	24	590.43	592.43
G	25	590.14	592.14
G	26	590.02	592.02
G	27	589.92	591.92
G	48	589.36	591.36
G	49	589.05	591.05
G	88	587.49	589.49
G	89	587.28	589.28
G	90	587.13	589.13
G	91	586.97	588.97
G	92	586.84	588.84
G	93	586.73	588.73
G	95	586.50	588.50
G	96	586.42	588.42
G	97	586.34	588.34
G	98	586.27	588.27
G	99	586.22	588.22
G	100	586.18	588.18
G	101	586.13	588.13
G	102	586.07	588.07
G	103	586.02	588.02
H	23	585.96	587.96

A FINAL PLAT for a subdivision to be known as THE GROVE AT BULL CREEK PHASE I has been approved according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the _____ day of _____, 20____, A.D.

_____, Chairman

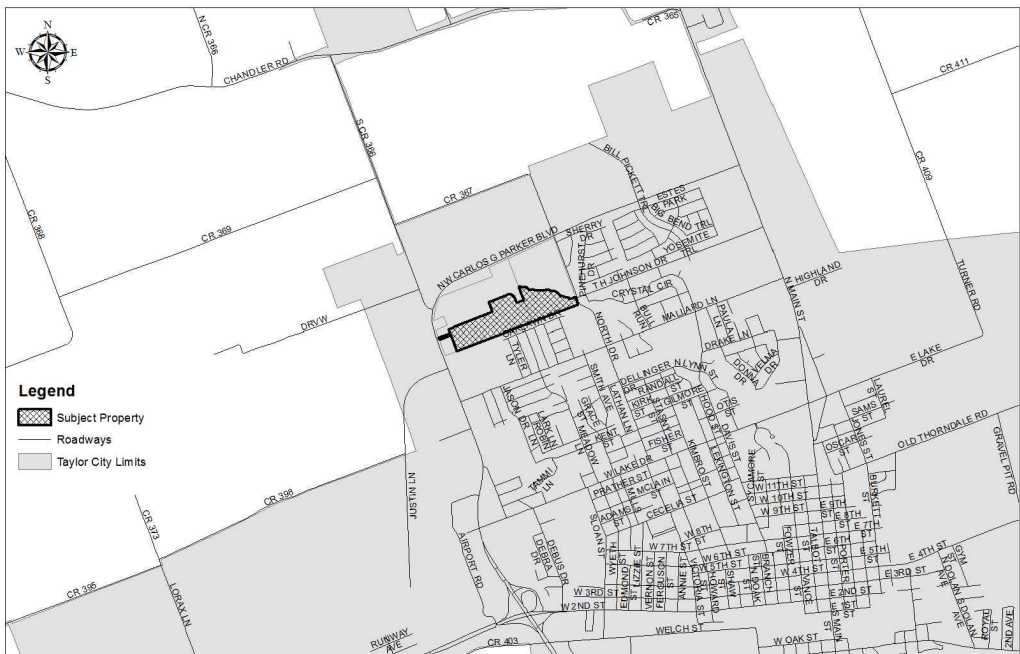
_____, Secretary

_____, Chairman

_____, Secretary

_____, Secretary

_____, Secretary



VICINITY MAP
NOT TO SCALE

- Notes:
- The bearings recited hereon are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.9998821. Grid distance = Ground Distance x CCF. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein. All coordinates can be referenced to a benchmark described as a found concrete TXDOT monument that bears N 22°15'24" W, 86.93 feet from the Point of Commencement.
 - All permanent corners set are 1/2" iron rods with cap marked "YALGO 6200" unless otherwise noted hereon. Iron rods set in areas where there is an expectation of movement will not be considered permanent and not marked accordingly.
 - 7.80 Acres (Lot 6 Block F, Lot 106 Block G, and Lot 25 Block H) reserved for parkland, 2.61 Acres (Lot 42 Block F, Lot 104 Block G, and Lot 24 Block H) reserved for drainage, 10.54 Acres reserved for rights-of-way, and 32.46 Acres reserved for residential lots.
 - Arrow () indicates that the storm water runoff must flow directly from all adjacent upstream lots to the downstream lot, without impediment or diversion to other lots. Drainage plans presented by the homebuilder for each individual lot must allow storm water to pass from upstream lots to the downstream lots without impediment.
 - A 10-ft Public Utility Easement (PUE) shall be dedicated along all street frontage.
 - A 4' sidewalk shall be constructed by the home builder at the time of house construction adjacent to all residential lots. The developer shall construct a 4' sidewalk at time of subdivision improvements adjacent to all non-residential lots.
 - Grantor does hereby give, grant, convey and transfer to the HOA, in fee simple, the drainage areas shown as Lot 42 Block F, Lot 104 Block G, and Lot 24 Block H on the plat, to also be maintained by the HOA.
 - This subdivision is subject to Ordinance 2018-10, a Residential Planned Development (R-PD) District. The minimum side and rear building setback lines on Lot 103 Block G and Lot 23 Block H shall be increased to include the additional drainage easements thereon.
 - The Carlos G Parker/Pivot, Oaklawn/Meadow, and T H Johnson/North connections are to all be made with Phase 1 of the development.
 - Portions of this plat are within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Williamson County, Texas Dated December 20, 2019, panel numbers 48491C0530E and 48491C0533E. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant, or imply, that structures placed within the Special Flood Hazard Areas shown hereon, or any of the platted areas, will be free from flooding or flood damage.
 - Grantor does hereby give, grant, convey and transfer to the HOA, in fee simple, the Park Land shown as Lot 6 Block F, Lot 106 Block G, and Lot 25 Block H on the plat, to also be maintained by the HOA.
 - A public access easement across Lot 25 Block H and Lot 106 Block G is granted to the City of Taylor for the purpose of allowing pedestrian ingress and egress to access the walking trails constructed therein.
 - BFEs were determined using flood profiles from the Williamson County, Texas, FEMA Flood Insurance Study, FIS Number 48491CV001B, or from The Grove at Bull Creek Floodplain Analysis of Bull Branch Creek (Third Revision), dated November 1, 2019 by Yalgo, LLC, F-10264, whichever is greater.

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON
I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the _____ day of _____, 20____, A.D., at _____ o'clock, __.M., and duly recorded this the _____ day of _____, 20____, A.D., at _____ o'clock, __.M., in the Official Public Records of said County in Document No. _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy E. Rister, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

FINAL PLAT OF
THE GROVE AT BULL CREEK PHASE I
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

CITY OF TAYLOR PERMIT PZ-2018-1094

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

Texas Registered
Engineering Firm F-10264

Texas Registered
Surveying Firm 10194095

SHEET
4
OF
4

City of Taylor
The Grove at Bull Creek Phase II Final Plat
PZ-2020-1234
Staff Report

Requested Action: Disapproval of The Grove at Bull Creek Phase II Final Plat

Applicant: Scott Brooks/Yalgo, LLC

Subject Property: Being a Final Plat of 150 Lots, 5 Blocks, parkland and drainage, along with right-of-way dedication; part of and out of W. J. Baker Survey, Abstract No. 65, consisting of 36.78 acres, including a portion the of land described in document number 2019005182 O.P.R.W.C.TX, Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose: The purpose of the plat is the future development of single-family residential development.

Staff Recommendation:

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

Date: Thursday, July 2, 2020

Bruce Whitis
WBW Development Group LLC Series 040
3000 Illinois Ave
Killeen TX 76543
Scott@yalgoengineering.com

Permit Number PZ-2020-1234
Job Address: 611 Carlos G Parker Blvd NW, Taylor 76574

Dear Bruce Whitis,

Staff has completed its review of plans for the The Grove Phase II Final Plat that is to be located at 611 Carlos G Parker Blvd NW, Taylor 76574. Comments from this review follow.

Planning Department Comments

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

Documents that are needed now to move forward with recording The Grove at Bull creek Final Plat are as follows:

1. Engineer's Letter of Concurrence (seal the list of complete and incomplete items on the Cost to Complete document provided 06/05/2020),
2. Prepare some type of Maintenance Agreement or Plan for the Detention Facility (swales), and
3. Waiver of Liens.

The Performance Bond may be submitted one week or seven days prior to the scheduled Planning and Zoning.

Be on Notice, these additional items will be needed to accept the subdivision improvements:

1. Maintenance Bond,
2. Parkland MOA, if applicable
3. Updated Letter of Concurrence, and
4. As-builts

A. Use Weldon Bruce Whitis for the owner's name under the signature line as that's how it is on the Certificate of Formation for WBW Development Group and in the Notary's Certificate. Include the instrument number and date in the Owner's Certificate.

B. The owner information on Sheet 1 has Weinritter listed but I don't think any of Phase II is still owned by Weinritter.

C. As in Phase I, the FIRM Panel #s need to be corrected.

D. Scott's Certificate says Phase I instead of Phase II.

Excerpt from application

8. Required Notes (as applicable):

a. Utility Providers – Water: ____ ; Wastewater/septic: ____ ; Electricity: ____.

E. Change the Owner's Certificate so that it is clear that no drainage easements are being dedicated to the City of Taylor. Easements could be listed last (in the list of items being dedicated to the City) and state "and easements excluding all drainage easements.

F. Additional Drainage Easement comments:

G. Subdivision Ordinance

2.10.1 Design

Design of all drainage facilities, including but not limited to streets, inlets, storm sewers, outfalls, culverts, ditches and channels shall conform to normally accepted engineering standards as determined by the City Engineer. Under no circumstances will drainage be allowed to result in a negative effect upstream or downstream.

2.10.2. Maintenance agreement required for drainage facilities

If the City requires that the Developer (or landowner, PID, HOA, or other entity or person specifically approved by the City) shall be responsible for the maintenance of the Drainage Facilities, a Maintenance Agreement, as both are hereinafter defined, will be written and approved by the City that shall include terms and provisions deemed necessary by the City to provide maintenance of the Drainage Facilities.

2.10.3. Maintenance agreement noted on final plat

If a Developer requests, and the City approves, that a Public Improvement District (PID), Home Owners Association (HOA), or other entity be responsible for the maintenance of the Drainage Facilities, the Maintenance Agreement shall be included as part of the platting process and must be approved by the City prior to final plat approval. The plat shall include the information that a Maintenance Agreement is required for the Drainage Facility in the development and any term and provisions of the Maintenance Agreement the City deems necessary shall be noted on the final plat, which may include all terms of the Maintenance Agreement.

2.10.6. Role of the homeowners' association/public improvement district

Ongoing role of the HOA/PID: The City Planner shall be the City liaison to a HOA and/or PID maintaining Drainage Facilities. Requirements concerning the HOA or PID operation to assure continued operation of Drainage Facilities shall be required by the City, including without limitation, financial reports filed with the City at least annually, a limitation against dissolution without City consent, and an assessment deemed adequate by the City to operate the Maintenance Facilities, allowing the City to collect dues directly and to assess liens against the subdivision for maintenance of the Drainage Facilities.

H. Provide the easements that have been recorded by separate instrument for verification that they have been established. Additionally, the dimensions of the easements should be on the plat.

I. Provide information from the Secretary of State for WBW Development Group LLC - Series 40 as a group is not typically a sole owner. It should be noted if Mr. Whitis is the manager of the group rather than a sole owner. Also, if this development is Series 40 you need to provide documentation.

Additionally, one deed has WBW Investments LP as the owner so there is inconsistency in the ownership. If WBW Investments LP is managed by WBW Development Group LLC then provide that information from the the

Certificates of Formation or other appropriate documents.

The other deed states the property was sold to WBW Single Land Investment - Series 106 was granted the land. There's an inconsistency here as well so you need to provide information to resolve the inconsistency and document Series 106 ownership and management.

Fill in the instrument numbers for the deeds in the Owner's Certificate.

J. Label the FIRM Panel within the platted area, not outside the plat.

K. The notation for Lannen Land is out in the right-of-way of Carlos G. Parker and the Lannen's don't own that land. It's owned by Mr. Neans.

L. On the north side of Carlos G. Parker the land is not owned by the Lannens anymore so correct the notation.

M. The Title and description should be more descriptive:

The Grove at Bull Creek Phase II

Being a Final Plat of 150 Lots, 5 Blocks, 2 reserves for parkland and drainage, along with right-of-way dedication; part of and out of W. J. Baker Survey, Abstract No. 65, consisting of 36.78 acres, including a portion the of land described in document number 2019005182 O.P.R.W.C.TX, Taylor, Williamson County, Texas.

N. If there are going to be deed restrictions regarding general note 4 then the following regulation from the Subdivision Ordinance applies:

2.10.7. City council approval of land restrictions

All deed restrictions, covenants running with the land, and easements needed to operate the Drainage Facility must be approved by the City, filed of record, and contain provisions necessary to operate the Drainage Facilities and preventing amendment or dissolution without prior written consent from the City in the books and records of the entity.

O. Lots 20 through 30, Block A are all 7,237.5 but, in the Table, the square footage is not consistent. Lot A, Block A is 7,238 square feet so the Table needs to be corrected. Lot 26, Block B is incorrect in the Table (Lots 26, 27, 28 are all 6,900 square feet): correct the Table.

Check the sizes of the lots and be sure that they are consistent in the Table as in doing a spot check I found errors.

Fire Department Review

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.

No comments pertaining to the final plat.

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.

- i. See Associated Files section of the permit page for review comments placed on the plat review document.
- ii. Per Subdivision Ordinance, Sec. 2.10.2, a Maintenance Agreement will be required for the drainage

- facilities.
- iii. Per Subdivision Ordinance 3.3.2 Requirements for Easements, provide listed information prior to filing of final plat.
- The subdivider shall furnish the Planning and Zoning Commission with a letter from the holder of the private easements or fee strips in question stating that arrangements in pipelines, electric transmission lines, or other similar facilities have been made to the satisfaction of the holder of the easement.
 - The developer shall provide the Planning and Zoning Commission with a letter from the City Manager stating that arrangements for all matters pertaining to any necessary adjustments have been made to the satisfaction the City.
 - Easement for drainage adjacent to lots, tracts, or reserves shall be noted: "This easement shall be kept clear of fences, buildings, planting, and other obstructions to the operations and maintenance of the drainage facility.
- iv. 3.4 Performance Bond - Prior to approval of the final plat, the subdivider shall file with the City Manager a performance bond executed by a corporate surety licensed to do business in the State of Texas, in an amount equal to the cost of the uncompleted and unaccepted improvements required by this Ordinance, as approved by the City Engineer, conditioned that the subdivider will complete such improvements within two (2) years from the date of final plat approval. Such bond shall conform to forms approved by the City.
- v. 3.5 Improvement Plans - The engineer representing the subdivider must present to the City Manager, reproducible complete "record drawings" for all paving, drainage structures, water lines, and sewer lines prior to final acceptance of public improvements.

Please revise the project plans to address the comments noted above. Following revision, please submit drawings in PDF format.

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

Thank you,



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



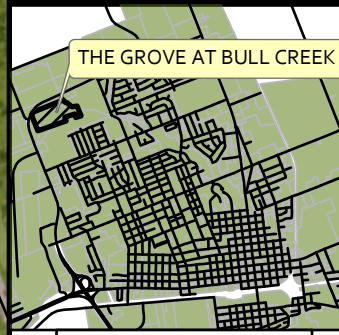
0 240 480
US Feet

PZ-2020-1234

**THE GROVE
AT BULL
CREEK
PHASE II**
**APPROXIMATELY
36.78 ACRES**

- Legend**
- The Grove Phase I
 - The Grove Phase II
 - City of Taylor
 - Streets

DRAWN BY: MH
CHECKED BY: SS



VICINITY MAP

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	0.24'	0.24'	N 59°35'45" W	0°16'10"
C2	50.00'	57.93'	54.74'	N 26°16'18" W	66°22'43"
C3	50.00'	57.71'	54.56'	N 39°59'04" E	66°08'01"
C4	50.00'	29.01'	28.61'	N 89°40'25" E	33°14'42"
C5	50.00'	26.09'	25.80'	N 45°13'10" E	29°53'59"
C6	50.00'	36.35'	35.56'	N 80°59'52" E	41°39'25"
C7	50.00'	33.98'	33.33'	S 58°42'09" E	38°56'33"
C8	50.00'	48.46'	46.58'	S 11°28'03" E	55°31'39"
C9	275.00'	82.74'	82.43'	S 30°20'10" E	17°14'17"
C10	275.00'	7.57'	7.57'	N 39°44'38" W	1°34'37"
C11	325.00'	0.11'	0.11'	S 40°31'56" E	0°01'07"
C12	325.00'	48.91'	48.87'	S 36°12'07" E	8°37'23"
C13	275.00'	32.48'	32.46'	N 37°08'56" W	6°45'59"
C14	325.00'	45.20'	45.17'	N 36°32'51" W	7°58'09"
C15	330.00'	31.96'	31.95'	S 65°30'29" W	5°32'58"
C16	270.00'	26.15'	26.14'	N 65°30'29" E	5°32'58"
C17	325.00'	1.44'	1.44'	S 21°50'37" E	0°15'11"
C18	300.00'	29.06'	29.05'	S 24°29'31" E	5°32'58"
C19	300.00'	69.46'	69.30'	S 33°53'58" E	13°15'56"
C20	300.00'	40.76'	40.72'	S 36°38'25" E	7°47'02"
C21	300.00'	29.06'	29.05'	S 65°30'29" W	5°32'58"
C22	1085.92'	151.82'	151.70'	N 28°42'23" E	8°00'38"

LANNEN LAND INC
DOC. #2006050184
DATED MAY 25, 2006

Concrete TXDOT
Monument Found

CARLOS G PARKER BLVD.

Concrete TXDOT
Monument Found

D&L LAND DEVELOPMENT LLC
DOC. #2019009739
DATED FEBRUARY 6, 2019

FINAL PLAT OF
THE GROVE AT BULL CREEK PHASE II
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
BEING 36.78 ACRES OUT OF THE W. J. BAKER SURVEY, ABSTRACT A-65
PORTION OF TRACT DESCRIBED IN DOC #2019005182, O.P.R.W.C.TX.

LOCATION OF FEMA SPECIAL FLOOD HAZARD
AREA ZONE "AE", BASED ON FEMA FIRM
NO. 48491C0530F, DATED DECEMBER 20, 2019.

LEGEND

AE	ACCESS EASEMENT
BM	BENCHMARK
BFE	BASE FLOOD ELEVATION
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
ELEV	ELEVATION
LFE	LOWEST FLOOR ELEVATION
NTS	NOT TO SCALE
NO	NUMBER
RE	REFERENCE
REV	REVISION
TBM	TEMPORARY BENCH MARK
TYP	TYPICAL
OHE	OVERHEAD OR UNDERGROUND EASEMENT
PUE	PUBLIC UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
WWE	WATER AND WASTEWATER EASEMENT
1/2" IRON ROD FOUND	
1/2" IRON ROD W/ CAP MARKED "VALGO 6200" SET	
CHANGE IN BEARING	
DRAINAGE ARROW (SEE NOTE 4 SHEET 2)	
BENCHMARK	
OVERFLOW SWALE (SEE CROSS SECTION DETAIL SHEET 2)	
LOTS WITH MIN. BFE (SEE BFE & LFE TABLE, SHEET 2)	

REMAINDER OF
WEINRITTER REALTY LP
DOC. #2009013705
DATED MARCH 3, 2009

25' Sanitary Sewer Easement
City of Taylor, Texas
Doc. # 2006039643

15' WASTEWATER EASEMENT
DOC # 2019005186
DATED JANUARY 14, 2019

SEWER-EASEMENT
DOC #2020058342
DATED JUNE 4, 2020

DRAINAGE
EASEMENT
DOC #2020058344
DATED JUNE 4, 2020

DRAINAGE
EASEMENT
DOC #2020058344
DATED JUNE 4, 2020

30' Drainage Easement
City of Taylor, Texas
Doc. # 2002077860

DRAINAGE
EASEMENT
DOC #2020058344
DATED JUNE 4, 2020

CITY OF TAYLOR PERMIT PZ-2018-1095

LANNEN LAND INC
Doc. #2006050184
DATED MAY 25, 2006

REMAINDER OF
WEINRITTER REALTY LP
DOC. #2009013705
DATED MARCH 3, 2009

FLYNN, LINDA JANET &
JOHN BARRY
DOC. #20180605987
DATED JULY 1, 2018

REMAINDER OF
WEINRITTER REALTY LP
DOC. #2009013705
DATED MARCH 3, 2009

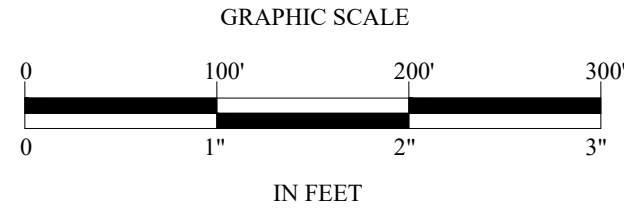
PIVOT DRIVE
70' R.O.W.

PIVOT DRIVE
60' ROW

PIVOT DRIVE
60' ROW

VICINITY MAP
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
4	CHANGED SHEET SIZE TO 18X24	12/18/2018	TJJ	TOTAL SIZE: 36.78 ACRES TOTAL BLOCKS: 5 TOTAL RESIDENTIAL LOTS: 150 TOTAL NON-RESIDENTIAL LOTS: 2
3	ADDED LOT 18 BLOCK A PARKLAND, ADDED HECKLES RD	10/05/2018	TJJ	
2	REMOVED DRAINAGE EASEMENT BETWEEN LOTS 48 AND 49, BLOCK A	7/17/2018	TJJ	
1	ORIGINAL RELEASE	6/15/2018	BTW	
PROJECT NUMBER: TG01		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 040		
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX		
AUTHORIZED BY: WBW				



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

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

ENGINEER INFORMATION
TYLER W. FREESE, P.E.
VALGO ENGINEERING
3000 ILLINOIS AVE.
KILLEEN TX, 76543

SURVEYOR INFORMATION
LUTHER E. FROBISH, RPLS
VALGO ENGINEERING
3000 ILLINOIS AVE
KILLEEN TX, 76543

FINAL PLAT OF
THE GROVE AT BULL CREEK PHASE II
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

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

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BELL {
I, WBW DEVELOPMENT GROUP, LLC - SERIES 040 , sole owner of the certain 36.78 acre tract of land shown hereon and described in a deed recorded in Document # _____, / / of the Official Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide, said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as THE GROVE AT BULL CREEK PHASE II.

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

WBW DEVELOPMENT GROUP, LLC - SERIES 040,

By: _____
Bruce Whitis, President

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on _____, by Weldon Bruce Whitis, in his capacity as President of WBW Development Group, LLC--Series 040, a separate series of WBW Development Group, LLC, a Texas series limited liability company, on behalf of said series.

Notary Public, State of Texas

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

I, Luther E. Frobish, 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 Killeen, Bell County, Texas, this ____ day of 20__.

LUTHER E. FROBISH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6200

I, Scott A. Brooks, Registered Professional Engineer in the State of Texas, to the best of my knowledge and abilities, do hereby certify that no buildable portion of a residential lot that is part of this THE GROVE AT BULL CREEK PHASE I plat is encroached by a Zone A or Zone AE Special Flood Hazard Area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Insurance Rate Maps numbered 48491C0530E and 48491C0533E, effective date December 20, 2019, and that each lot conforms to the City of Taylor Regulations. Outside of the indicated Zone A and AE Special Flood Hazard Areas, the fully developed, concentrated stormwater runoff resulting from the one hundred 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 Killeen, Bell County, Texas, this ____ day of _____, 20__.

SCOTT A. BROOKS
REGISTERED PROFESSIONAL
ENGINEER NO. 99801

A FINAL PLAT for a subdivision to be known as THE GROVE AT BULL CREEK PHASE II has been approved according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the ____ day of _____, 20__, A.D.

_____, Chairman Date

_____, Secretary Date

FINAL PLAT OF
THE GROVE AT BULL CREEK PHASE II
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
BEING 36.78 ACRES OUT OF THE W. J. BAKER SURVEY, ABSTRACT A-65
PORTION OF TRACT DESCRIBED IN DOC #2019005182, O.P.R.W.C.TX.

LOT SIZE TABLE		
BLOCK #	LOT #	SQ FT
A	3	6264
	4	6264
	5	6264
	6	6264
	7	6264
	8	6264
	9	6264
	10	6264
	11	6264
	12	6264
	13	6264
	14	6264
	15	6264
	16	6264
	17	7955
	18	19192
	19	8506
	20	7238
	21	7238
	22	7238
	23	7237
	24	7237
	25	7237
	26	7237
	27	7237
	28	7236
	29	7236
B	30	7236
	31	7236
	32	7236
	33	8685
	1	7200
	2	7200
	3	6000
	4	6000
	5	6000
	6	6000
	7	6000
	8	6000
	9	6000
	10	6000
	11	6000
	12	6000
	13	6000
	14	6000
	15	7200
	16	7200
	17	7200
	18	6000
	19	6000
	20	7200
	21	7200
	22	6870
	23	6900
C	24	5750
	25	5750
	26	6000
	27	6900
	28	6900
	29	5750
	30	5750
	31	5750
	32	5750
	33	5750
	34	5750
	35	5750
	36	5750
	37	5750
	38	5750
	39	5750
	40	5750
	41	6900
	42	6900
	1	7200
	2	7200
	3	6000

BLOCK #	LOT #	SQ FT
C	4	6000
	5	6000
	6	6000
	7	6000
	8	6000
	9	6000
	10	6000
	11	7200
	12	7200
	13	7200
	14	6000
	15	6000
	16	6000
	17	6000
	18	6000
	21	10642
	23	5750
	24	7200
	25	6000
	26	6000
	27	6000
	28	6000
	29	6000
	30	6000
	31	7200
	32	7200
	33	7200
	34	6000
D	35	6000
	36	6000
	37	6000
	38	6000
	39	6000
	40	6000
	41	6000
	42	7200
	43	7200
	1	6900
	2	6900
	3	5750
	4	5750
	5	5750
	6	5750
	7	6900
	8	6900
	9	6900
	10	5750
	11	5750
	12	5750
	13	5750
	14	5750
	15	5750
	16	5750
	17	5750
	18	5750
	19	5750
	20	5750
G	21	6900
	1	8685
	2	7238
	3	7238
	4	7238
	5	7238
	6	7089
	7	9176
	8	8929
	9	7997
	10	6000
	11	6000
	12	6000
	13	6000
	14	8259
	15	7401
	105	342766

BFE & LFE TABLE			
BLOCK #	Lot #	BFE (ft)	LFE (ft)
G	7	593.50	594.50
	8	591.98	593.98
	9	591.72	593.72
	10	591.59	593.59
	11	591.46	593.46
	12	591.32	593.32
	13	591.22	593.22
	14	591.15	593.15
	15	590.00	593.00

FIELD NOTES
BEING a tract of land situated in, and being out of, the W.J. BAKER SURVEY, Abstract No. 65, Williamson County, Texas, and being the remainder of a called 73.22 acre tract of land as described by a deed to WBW LAND INVESTMENTS, LP, recorded in Document No. 2019005182, Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at an iron rod with cap found in the southeast right-of-way line of F.M. Road 397, for a northwesterly corner of said remaining 73.22 acre tract and at a southerly corner of a called 50.29 acre tract of land as described by a deed to D&L LAND DEVELOPMENT, LLC, recorded in Document No. 2019009739, of said Public Records, for a northwest corner of the herein described tract, from which a concrete TXDOT monument found bears N 48°45'53" E, 598.60 feet;
THENCE with the common line of said remaining 73.22 acre tract and said 50.29 acre tract, for the following courses:
1. N 68°16'57" E, 1504.73 feet, to an iron rod with cap found at the southeast corner of said 50.29 acre tract;
2. N 21°55'03" W, 100.00 feet, to a point in the approximate centerline of a creek for a common corner of said remaining 73.22 acre tract and of the remainder of a called 88.167 acre tract of land as described by a deed to WEINRITTER REALTY, LP, recorded in Document No. 2009013705, of said Public Records, from which an iron rod with cap found in the south right-of-way line of said F.M. Road 397 and for a corner of said remaining 88.167 acre tract bears N 21°55'03" W, 158.83 feet;
THENCE with the common line of said remaining 73.22 acre tract and said remaining 88.167 acre tract, following the approximate centerline of said creek with the following courses:
1. S 48°31'29" E, 275.00 feet, to a point;
2. S 76°48'09" E, 75.00 feet, to a point;
3. S 54°48'42" E, 117.00 feet, to a point;
4. S 45°25'26" E, 152.00 feet, to a point;
5. S 67°17'53" E, 47.00 feet, to a point;
6. S 88°45'25" E, 151.00 feet, to a point;
7. N 64°58'43" E, 84.00 feet, to an iron rod with cap found for a common corner of said remaining 73.22 acre tract and said remaining 88.167 acre tract and the northwest corner of a called 19.04 acre tract of land as described by a deed to WBW SINGLE LAND INVESTMENT, LLC - SERIES 106, recorded in Document No. 2019004253, of said Public Records, and for the southwest corner of the remainder of a called 104 acre tract of land as described by a deed to DELPHINE SLIVENSKY, recorded in Volume 816, Page 449, of Deed Records of Williamson County, Texas, from which a concrete monument found bears N 22°00'08" W, 19.90 feet;
THENCE S 22°00'08" E, 392.24 feet, with the east line of said remaining 73.22 acre tract and the west line of said 19.04 acre tract, to an iron rod with cap found for an interior corner of The Grove at Bull Creek Phase I Subdivision (not recorded at this time), for the southeast corner of the herein described tract;
THENCE with the common line of said remaining 73.22 acre tract and said Phase 1, for the following courses:
1. S 68°16'58" W, 205.98 feet, to an iron rod with cap found;
2. N 21°43'02" W, 100.17 feet, to an iron rod with cap found;
3. N 25°53'53" W, 113.33 feet, to an iron rod with cap found;
4. N 69°30'26" W, 121.91 feet, to an iron rod with cap found;
5. S 64°38'58" W, 80.58 feet, to an iron rod with cap found;
6. S 68°16'58" W, 520.00 feet, to an iron rod with cap found;
7. S 21°43'02" E, 290.00 feet, to an iron rod with cap found;
8. S 68°16'58" W, 1110.00 feet, to an iron rod with cap found;
9. S 56°58'22" W, 50.99 feet, to an iron rod with cap found;
10. S 68°16'58" W, 125.28 feet, to an iron rod with cap found in a east line of said remaining 88.167 acre tract and a common corner of said remaining 73.22 acre tract and said Phase 1, for the southwest corner of the herein described tract;
THENCE N 21°43'02" W, 126.59 feet, with the common line of said remaining 73.22 acre tract and said remaining 88.167 acre tract, to a 1 inch iron pipe found at the southeast corner of a called 1.88 acre tract of land as described by a deed to LINDA JANET FLYNN & JOHN BARRY FLYNN, recorded in Document No. 2018065987, of said Public Records;
THENCE N 21°43'00" W, 257.67 feet, with the common line of said remaining 73.22 acre tract and said 1.88 acre tract, to a 1 inch iron pipe found at the northeast corner of said 1.88 acre tract and at a southeast corner of said remaining 88.167 acre tract;
THENCE N 21°43'02" W, 433.84 feet, with the common line of said remaining 73.22 acre tract and said remaining 88.167 acre tract, to an iron rod with cap found in the southeast right-of-way line of said F.M. Road 397 and for a common corner of said remaining tracts;
THENCE along a non-tangent curve to the right and common line of said remaining 73.22 acre tract and said F.M. Road 397, having a radius of 1085.92 feet, an arc length of 151.82 feet, and a long chord bearing of N 28°42'23" E, 151.70 feet, to the **POINT OF BEGINNING** and containing **36.78** acres of land, more or less.

- Notes:
- The bearings recited hereon are grid bearings derived from GPS observations based on the Texas State Plane Coordinate System, NAD1983 (2011) datum, Texas Central Zone No. 4203. All distances are horizontal ground distances. The average Combined Correction Factor (CCF) is 0.9998821. Grid distance = Ground Distance x CCF. Permanent iron rods set for corner are 1/2 inch iron rods with cap marked "YALGO 6200", unless otherwise noted herein. All coordinates can be referenced to a benchmark described as a found concrete TXDOT monument that bears N 22°15'24" W, 86.93 feet from the Point of Commencement.
 - All permanent corners set are 1/2" iron rods with cap marked "YALGO 6200" unless otherwise noted hereon. Iron rods set in areas where there is an expectation of movement will not be considered permanent and not marked accordingly.
 - 8.31 Acres (Lot 18 Block A and Lot 105 Block G) reserved for parkland, 5.99 Acres reserved for rights-of-way, and 22.46 Acres reserved for residential lots.
 - Arrow (—————) indicates that the storm water runoff must flow directly from all adjacent upstream lots to the downstream lot, without impediment or diversion to other lots. Drainage plans presented by the homebuilder for each individual lot must allow storm water to pass from upstream lots to the downstream lots without impediment.
 - No driveway access to Northwest Carlos G Parker Boulevard is permitted for Lot 18 Block A.
 - A 10-ft Public Utility Easement (PUE) shall be dedicated along all street frontage.
 - A 4' sidewalk shall be constructed by the home builder at the time of house construction adjacent to all residential lots. The developer shall construct a 4' sidewalk at time of subdivision improvements adjacent to all non-residential lots.
 - This subdivision is subject to Ordinance 2018-10, a Residential Planned Development (R-PD) District. The minimum rear building setback line on Lot 8 Block G shall be increased to include the additional drainage easements thereon.
 - Portions of this plat are within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Williamson County, Texas Dated December 20, 2019, panel numbers 48491C0530E and 48491C0533E. The Surveyor does not certify as to the accuracy or inaccuracy of said information and does not warrant, or imply, that structures placed within the Special Flood Hazard Areas shown hereon, or any of the platted areas, will be free from flooding or flood damage.
 - Grantor does hereby give, grant, convey and transfer to the HOA, in fee simple, the Park Land shown as Lot 18 Block A and Lot 105 Block G on the plat, to also be maintained by the HOA.
 - A public access easement across Lot 105 Block G is granted to the City of Taylor for the purpose of allowing pedestrian ingress and egress to access the walking trails constructed therein.
 - BFEs were determined using flood profiles from the Williamson County, Texas, FEMA Flood Insurance Study, FIS Number 48491CV001B, or from The Grove at Bull Creek Floodplain Analysis of Bull Branch Creek (Third Revision), dated November 1, 2019 by Yalgo, LLC, F-10264, whichever is greater.

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON
I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the ____ day of _____, 20__, A.D., at ____ o'clock, __.M., and duly recorded this the ____ day of _____, 20__, A.D., at ____ o'clock, __.M., in the Official Public Records of said County in Document No. _____.
TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.
Nancy E. Rister, Clerk County Court
of Williamson County, Texas
By: _____, Deputy

CITY OF TAYLOR PERMIT PZ-2018-1094

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK
4	CHANGED SHEET SIZE TO 18X24	12/18/2018	TJJ	TOTAL SIZE: 36.78 ACRES TOTAL BLOCKS: 5 TOTAL RESIDENTIAL LOTS: 150 TOTAL NON-RESIDENTIAL LOTS: 2	CONCRETE TXDOT MONUMENT FOUND IN THE EAST RIGHT-OF-WAY LINE OF F.M. ROAD 397 - TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203 N: 10189201.49 E: 3206068.93 Z: 625.10' (NAVD88-Geoid12A)
3	ADDED EAST PROPERTY	10/05/2018	TJJ		
2	ADDED OVERFLOW SWALE DETAIL	7/17/2018	TJJ		
1	ORIGINAL RELEASE	6/15/2018	BTW		
PROJECT NUMBER: TG01		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC - SERIES 040			
		CLIENT LOCATION: KILLEEN, TX			
APPROVED BY: TWF					
AUTHORIZED BY: WBW					

FINAL PLAT OF THE GROVE AT BULL CREEK PHASE II CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS		Yalgo, LLC 3000 Illinois Ave., Suite 100 Killeen, TX 76543 PH (254) 953-5353 FX (254) 953-5057 Texas Registered Engineering Firm F-10264 Texas Registered Surveying Firm 10194095	SHEET 2 OF 2
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