

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

June 8, 2021, 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, June 8, 2021, 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 May 11, 2021.

REGULAR AGENDA

PLATS

2. **PZ-2021-1274** - Consider approving Taylor 70 Final Plat, Block 1, Lot 3, consisting of 4.0 acres including right-of-way dedication, to create one lot, located at the northwest corner of North Drive and Carlos G. Parker, part of and out of William J. Baker Survey, Abstract No. 65, Volume 816, Page 449 D.R.W.C.T., Taylor, Williamson County, Texas.
3. **PZ-2021-1321** – Consider approving Taylor 70 Final Plat, Block 2, Lot 58, consisting of 2.75 acres, to create one lot, located approximately 950 feet west of the intersection of North Drive and Carlos G. Parker Boulevard, part of and out of William J. Baker Survey, Abstract No. 65, Volume 816, Page 449 D.R.W.C.T Taylor, Williamson County, Texas.
4. **PZ-2019-1129** – Consider approving Taylor Estates Preliminary Plat, consisting of 52.13 acres including right-of-way dedication, to create 40 lots, located approximately 1.83 miles east of FM 619 and US 79, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

5. **PZ-2021-1322** – Consider disapproving Castlewood (North) Final Plat, Phase I, consisting of approximately 41.37 acres including right-of-way dedication, to create 131 residential lots and 6 reserves, 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.

DISCUSSION ITEMS

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

ADJOURN

Next Meeting Date: July 13, 2021

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before **June 8, 2021**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: _____

Carrie Orts
Carrie Orts, Administrative Assistant

Date: _____

6-4-2021

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
May 11, 2021, 6:00 p.m.
Video Streamed Online and Via Zoom**

PRESENT

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

ABSENT

Rick Selin

OTHERS PRESENT

Tom Yantis, Director, Development Services
Carrie Orts, Admin. Assistant, Development Services
Shelly Shelton, Senior Planner, Development Services
McKenzi Hicks, Planning Tech, Development Services
Tyler Bybee, Director, Parks and Recreation

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:03 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 13, 2021.

Mrs. Maruska made motion to approve minutes from April 13, 2021, with the addition of Amy Everhart to attendees present. Second by Mrs. Billings-Ray. All voted aye. Motion carries.

REGULAR AGENDA

PZ-2021-1274 - Consider disapproving Taylor 70 Minor Plat, consisting of 4.0 acres including right-of-way dedication, to create one lot; located at the northwest corner of North Drive and Carlos G. Parker; part of and out of William J. Baker Survey, Abstract No. 65, Volume 816, Page 449 D.R.W.C.T., Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance.

Mrs. Maruska made motion to disapprove. Second by Mr. Stevens. All voted aye. Motion carries.

PZ-2021-1282 – Consider disapproving Duffy Addition Replat, being a replat of Lots 2, 3 and part of 1, Block 1, Duffy Addition to the City of Taylor, consisting of approximately 2.61 acres, to create Lots 1A and 2A, currently addressed as 205 Gym Street; recorded in Cabinet "A", Slide "79" O.P.R.W.C.T., Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance.

Mr. Eaton made motion to disapprove. Second by Mr. Stevens. All voted aye. Motion carries.

PZ-2019-1129 – Consider disapproving Taylor Estates Preliminary Plat, consisting 52.13 acres, located approximately 1.83 miles east of FM 619 and US 79, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the minimum requirements of the Subdivision Ordinance. Mr. Hyde and Mr. Elizondo were present to answer questions. Discussion between Commission, Staff and Applicant.

Mrs. Everhart made motion to permit the developer to create a one-acre park and pay \$22,000 in lieu of the remaining acreage for parkland requirement. Second by Mrs. Billings-Ray. In Favor: 7 Against: 1 (Faith Gardner). Motion carries.

Mrs. Maruska made motion to disapprove preliminary plat. Second by Mr. Stevens. All voted aye. Motion carries.

PZ-2021-1290 - Consider disapproving Gola Kid Acres Minor Plat, being a minor plat consisting of 5.507 acres, to create two lots and one block, currently addressed as 1403 Od Thorndale Road; part of and out of the Francis Bradley Survey, Abstract No. 74, conveyed by Brenda Kay Gola in instrument number 2000014976 of the O.P.R.W.C.T., Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance. Ms. Gola was present to answer questions. Discussion between Commission, Staff and Applicant.

Mr. Eaton made motion to disapprove. Second by Mr. Stevens. All voted aye. Motion carries.

PZ-2021-1296 – Consider disapproving Taylor Sportsplex Preliminary Plat, being approximately 29.37 acres, to create 3 lots, part of and out of John Thomas Survey Abstract No. 610, located at the southwest corner of CR 101 and Chandler Road; conveyed to Jason Seaton in Special Warranty Deed 2021035103 O.P.R.W.C.T., Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance. Discussion between Commission and Staff.

Mrs. Maruska made motion to disapprove. Second by Mr. Stevens. All voted aye. Motion carries.

PZ-2021-1304 – Consider disapproving Castlewood South Preliminary Plat, consisting of approximately 69.99 acres, including 14.86 acres of right-of-way dedication, to create approximately 316 residential lots, along with reserves for parks, a trail and detention, Located on FM 973 south of its intersection with Wesley Miller Drive and across from the Avery Glen subdivision: part of and out of M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance. Discussion between Commission and Staff.

Mrs. Maruska made motion to disapprove. Second by Mrs. Gardner. All voted aye. Motion carries.

PZ-2020-1255 - Consider disapproving Taylor Corner Preliminary Plat, consisting of approximately 6.50 acres to create one lot, at the location of Taylor Meat Market and currently addressed as 2211 W. 2nd Street: part of and out of William R. Williams Survey, Abstract No. 665, Taylor, Williamson County, Texas.

Ms. Shelton made presentation including staff recommendation for disapproval of the proposed plat as it does not meet the requirements of the Subdivision Ordinance. Discussion between Board and Staff. Mrs. Maruska made motion to disapprove. Second by Mrs. Billings-Ray. All voted aye. Motion carries.

PZ-2021-1303 – Hold a Public Hearing regarding a request to change 2.941 acres of land, designated for Single-Family uses on the Future Land Use Plan Map to the Multi-Family designation, located about 1,400 feet north of the intersection of Debus Drive and West 2nd Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780; part of and out of the William R. Williams Survey, Abstract No. 655, Taylor, Williamson County, Texas.

Public hearing opened. Ms. Hicks made presentation including staff recommendation for conditional approval of the proposed amendment to the City of Taylor Comprehensive Plan, Future Land Use Plan Map (FLUP) for approximately 2.941 from Single-Family to Multi-Family. Mr. Andrulis and Mr. Houston were present to answer questions. Mr. and Mrs. Castleberry were present to voice concerns about sewage, privacy, trespassing and fencing if change is granted. Discussion between Commission, Applicants, and Staff. Hearing closed.

PZ-2021-1303 - Consider making a recommendation regarding a request to change 2.941 acres of land, designated for Single-Family uses on the Future Land Use Plan Map to the Multi-Family designation, located about 1,400 feet north of the intersection of Debus Drive and West 2nd Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780; part of and out of the William R. Williams Survey, Abstract No. 655, Taylor, Williamson County, Texas.

Mrs. Gardner made motion to approve the change of land use designation from Single-Family Residential to Multi-Family. Second by Mr. Stevens. All voted aye. Motion carries.

PZ-2021-1299 – Hold a Public Hearing regarding a request to change the zoning on 2.941 acres of land currently zoned Single-Family Residential Zoning District (R-1) to the Multi-Family Zoning District with a Residential Planned Development Overlay (MF-1/RPD), located about 1,400 feet north of the intersection of Debus Drive and West 2nd Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780; part of and out of the William R. Williams Survey, Abstract No. 655, Taylor, Williamson County, Texas.

Public hearing opened. Ms. Hicks made presentation including staff recommendation for approval of the requested re-zoning contingent upon: approval of the Future Land Use Plan Amendment request associated with this re-zoning request; and revisions to the Planned Development to address compatibility with the adjacent single-family homes by reducing the height of the proposed apartment buildings; and revising the architecture of the buildings by reducing the prominence of garage doors on the front facades of the buildings to meet the goal of the Comprehensive Plan of creating “human scale” development.

Mr. Andrulis and Mr. Houston were present to answer questions. Discussion between Commission, Staff and Applicant. Hearing closed.

PZ-2021-1299 - Consider making a recommendation regarding a request to change the zoning on 2.941 acres of land currently zoned Single-Family Residential Zoning District (R-1) to the Multi-Family Zoning District with a Residential Planned Development Overlay (MF-1/RPD), located about 1,400 feet north of the intersection of Debus Drive and West 2nd Street and north of the end of the Cecilia Street right-of-way, more particularly described by Williamson Central Appraisal District Parcel R019780; part of and out of the William R. Williams Survey, Abstract No. 655, Taylor, Williamson County, Texas.

Mrs. Billings-Ray made motion to conditionally approve the change of zoning from Single-Family Residential to Multi-Family. Second by Mr. Stevens. All voted aye. Motion carries.

Update regarding Council actions

Mr. Yantis stated that the rezoning for the property on N. Main Street went to the City Council for Public hearing and introduction of the ordinance at the last meeting. The Public hearing was held, and the ordinance was introduced. Final approval is scheduled for the upcoming City Council meeting to be held on May 13, 2021.

Adjourn

Meeting adjourned at 7:43 p.m.

Carrie Orts
Administrative Assistant, Development Services

Donna Frazier
Planning & Zoning Commission Chair

**City of Taylor
Taylor 70 Final Plat I
Block 1, Lot 3
PZ-2021-1274
Staff Report**

Requested Action:

Consider approving Taylor 70 Final Plat I.

Applicant:

Brett Corwin/Intermandeco G.P., Inc.

Subject Property:

Being approximately 4.0 acres including right-of-way dedication, to create one lot, located at the northwest corner of North Drive and Carlos G. Parker, part of and out of William J. Baker Survey, Abstract No. 65, Volume 816, Page 449 D.R.W.C.T., Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: B-1

Current Use: Vacant

Purpose:

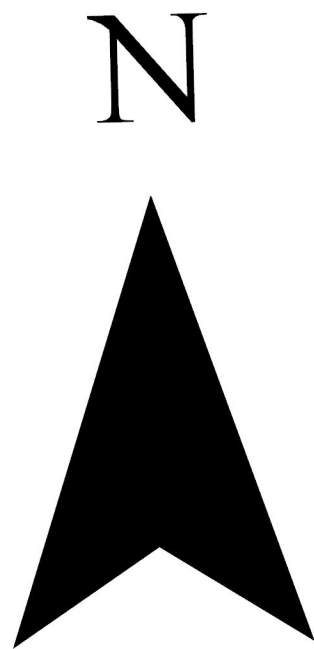
The purpose of the plat is to create one lot for future commercial development.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat has met the minimum requirements of the Subdivision Ordinance so Staff recommends approval of the proposed plat.

Attachments:

1. Location Map
2. Proposed Plat

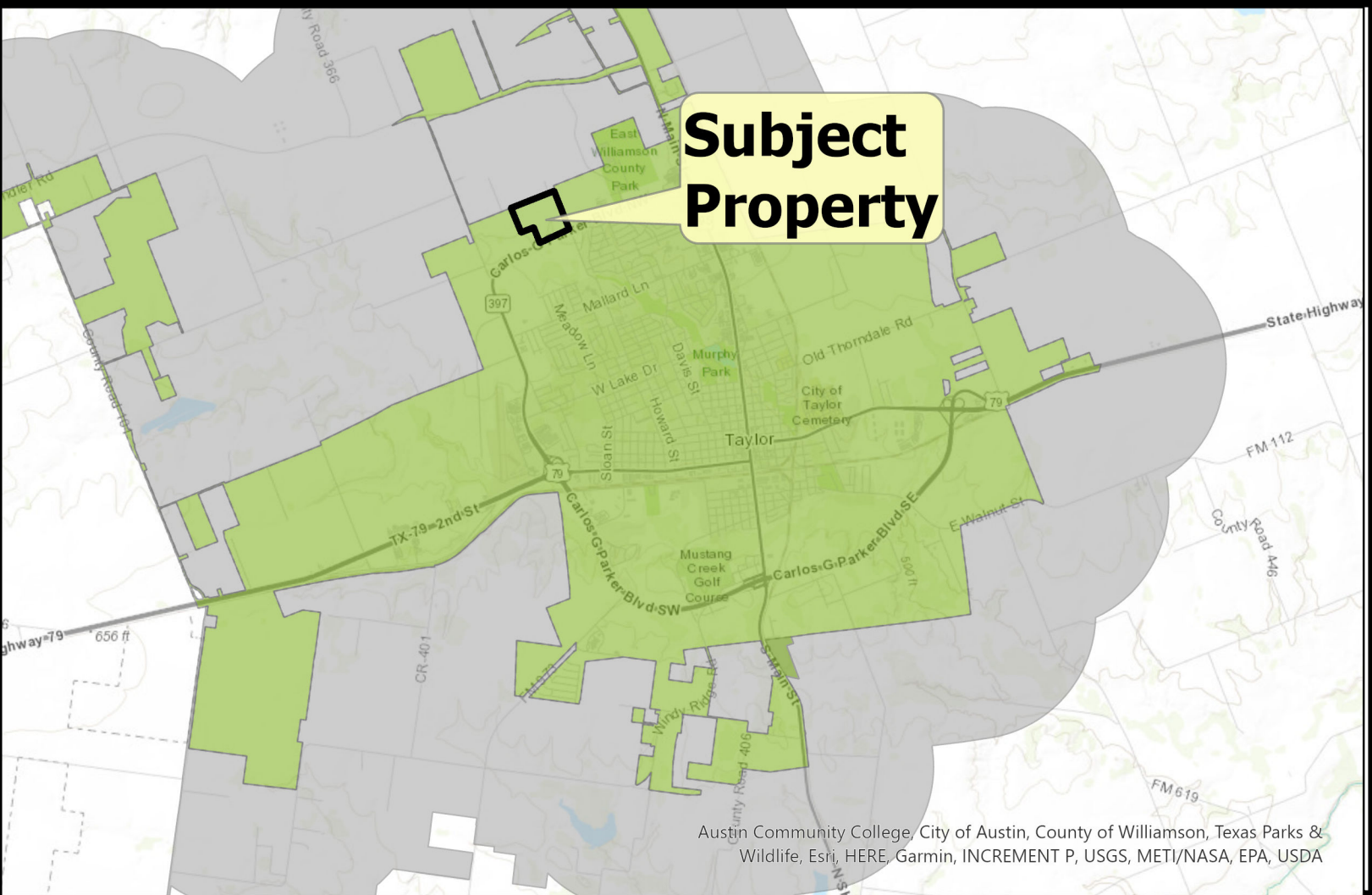


PZ-2021-1274

Taylor 70 Final Plat
Block 1, Lot 3
Location Map
Approximately 4 Acres

Legend

- Streets
- ▭ Subject Property
- ▭ Taylor 70 Boundary



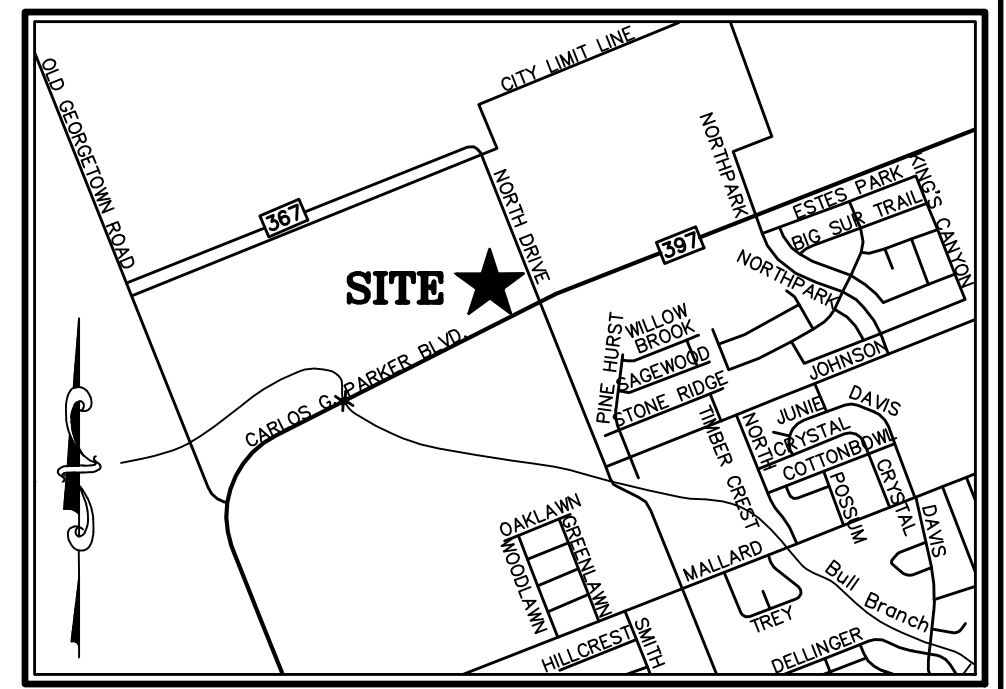
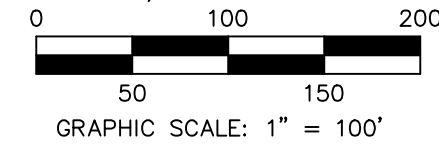
TAYLOR 70 FINAL PLAT, BLOCK 1, LOT 3

CONSISTING OF 4.0800 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; VOLUME 816, PAGE 449 D.R.W.C.T. PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65 CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

CALLLED 43 ACRES
(SECOND TRACT)
PATRICIA A. GREINERT
VOL. 816 PG. 443, D.R.W.C.T.

CALLLED 7 ACRES
(SECOND TRACT)
DELPHINE SLIVENSKY
VOL. 429 PG. 108
D.R.W.C.T.

CALLLED 1.163 ACRES
PEACO REAL ESTATE
HOLDINGS LLC
DOC. NO. 2017020661
O.P.R.W.C.T.



VICINITY MAP

SCALE: 1" = 2000'

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0000122491552.

SURVEY CONTROL:

CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4 WARD STATIC DATA COLLECTED FEB 26, 2020.

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 4.0800 ACRES (177,724 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 4.0800 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF FM 397 - CARLOS G PARKER BOULEVARD (120' RIGHT-OF-WAY), AND THE SOUTHWEST RIGHT-OF-WAY LINE OF NORTH DRIVE (APPARENT 40' RIGHT-OF-WAY), BEING IN THE NORTHEAST LINE OF SAID SLIVENSKY REMAINDER TRACT, AND BEING THE EAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, LEAVING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID NORTH DRIVE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FM 397 - CARLOS G PARKER BOULEVARD, S64°42'18"W, A DISTANCE OF 670.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE SOUTH CORNER HEREOF, FROM WHICH A 1/2-INCH IRON ROD FOUND BEING IN THE SOUTHWEST LINE OF SAID SLIVENSKY REMAINDER TRACT, AND BEING THE EAST CORNER OF LOT ONE, BLOCK ONE, FIRST ASSEMBLY OF GOD, A SUBDIVISION RECORDED IN DOCUMENT NO. 2011001491 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) BEARS, S64°42'18"W, A DISTANCE OF 704.97 FEET;

THENCE, LEAVING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID FM 397 - CARLOS G PARKER BOULEVARD, OVER AND ACROSS SAID SLIVENSKY REMAINDER TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N21°41'15"W, A DISTANCE OF 265.79 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE WEST CORNER HEREOF;
- 2) N64°42'18"E, A DISTANCE OF 670.00 FEET TO A 1/2-INCH IRON ROD WITH "4WARD-BOUNDARY" CAP SET FOR THE NORTH CORNER HEREOF, BEING IN THE NORTHEAST LINE OF SAID SLIVENSKY TRACT, AND BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID NORTH DRIVE;

THENCE, WITH THE NORTHEAST LINE OF SAID SLIVENSKY TRACT, BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID NORTH DRIVE, S21°41'15"E, A DISTANCE OF 265.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.0800 ACRES (177,724 SQUARE FEET) OF LAND, MORE OR LESS.

STATE OF TEXAS { COUNTY OF WILLIAMSON {

I, _____, CLERK OF THE COUNTY COURT OF WILLIAMSON 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 WILLIAMSON COUNTY IN DOC. NO. _____

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

____ CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY _____ DATE _____

LEGEND

—	PROPERTY LINE
—	EXISTING PROPERTY LINES
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
◐	IRON ROD WITH "DIAMOND" CAP FOUND (UNLESS NOTED)
■	TXDOT TYPE I CONCRETE MONUMENT FOUND
△	CALCULATED POINT
⊙	SURVEY CONTROL POINT
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
{.....}	RECORD INFORMATION PER DEED VOL. 814 PG. 903

SUBMITTAL DATE: DEC. 31, 2020

LOT SUMMARY:	
TOTAL NUMBER OF LOTS :	1
TOTAL NUMBER OF BLOCKS :	1
R.O.W. DEDICATION	0.0915 ACRES (3,987 SQ. FT.)
LOT 3 (COMMERCIAL)	3.9885 ACRES (173,737 SQ. FT.)
TOTAL	4.0800 ACRES (177,724 SQ. FT.)

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	5/25/2021
Project:	00975
Scale:	1" = 100'
Reviewer:	PRB
Tech:	TE
Field Crew:	NH/JO/FH
Survey Date:	FEB. 2020
Sheet:	1 OF 1

**WILLIAM J. BAKER
SURVEY NO. 2
ABSTRACT NO. 65**

17.65 ACRES
REMAINDER TRACT OF A
CALLED 83.47 ACRES
(CALLED FIRST TRACT)
DELPHINE SLIVENSKY
VOL. 816, PG. 449
D.R.W.C.T.

**NORTH DRIVE
(APPARENT 40' R.O.W.)**

CALLLED 40.164 ACRES
E.V.K. HOMES, LLC
DOC. NO. 2020108549
O.P.R.W.C.T.

CALLLED 0.924 ACRE
RCT HOLDINGS,
LLC,
DOC. NO. 2016044780
O.P.R.W.C.T.
(DEED MISSING
CALL,
FORCED CLOSURE)

P.O.B.
GRID N: 10192456.02
GRID E: 3208964.53

N65°01'11"E 55.81'

LOT ONE,
BLOCK ONE
FIRST ASSEMBLY
OF GOD
DOC. NO. 2011001491
P.R.W.C.T.

CARLOS G PARKER BLVD (FARM TO MARKET ROAD 397) (120' R.O.W.)
(CALLED 3.786 ACRES STATE OF TEXAS VOL. 814, PG. 903 D.R.W.C.T.)

CALLLED 83.47 ACRES
CREEK BEND LAND HOLDINGS, LLC
DOC. NO. 2020148577
O.P.R.W.C.T.

PLAT NOTES:

1. UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
2. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP 48491C0531F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER, 20 2019.
3. A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
5. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
6. NO BUILDING PERMIT WILL BE ISSUED FOR THIS LOT UNTIL UTILITIES ARE EXTENDED TO IT.
7. 0.0915 ACRES HEREBY DEDICATED AS RIGHT-OF-WAY.
8. 5' SIDEWALK TO BE BUILT TO CITY OF TAYLOR SPECIFICATIONS ALONG ALL PUBLIC STREET RIGHT-OF-WAY.

PLANNING AND ZONING COMMISSION-FINAL PLATS

THIS SUBDIVISION TO BE KNOWN AS TAYLOR 71 MINOR PLAT, BLOCK 1, LOT 3 HAS BEE ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF ___, 20____, A.D.

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

SURVEYOR'S CERTIFICATION:

I, JASON WARD, 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.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.**

JASON WARD, R.P.L.S. _____ DATE _____
TEXAS REGISTRATION NO. 5811
2201 WOODWARD ST.
AUSTIN TEXAS 78744

STATE OF TEXAS { COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

I, JOHN SLIVENSKY, ON BEHALF OF THE ESTATE OF DELPHINE SLIVENSKY, OWNER OF 4.0800 ACRES (177,724 SQ. FT.) TRACT OF LAND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES AS DESCRIBED IN VOL. 816, PG. 449 OF THE DEED RECORDS WILLIAMSON, COUNTY, [AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND DO HEREBY PLAT 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 70 FINAL PLAT, BLOCK 1, LOT 3

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

JOHN SLIVENSKY, ON BEHALF OF DELPHINE SLIVENSKY ESTATE
2108 KENT STREET
TAYLOR, TX 76574

STATE OF TEXAS { COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

City of Taylor
Taylor 70 Final Plat II
Block 2, Lot 58
PZ-2021-1321
Staff Report

Requested Action:

Consider approving Taylor 70 Final Plat II, Block 2, Lot 58.

Applicant:

Brett Corwin/Intermandeco G.P., Inc.

Subject Property:

Being approximately 2.75 acres, to create one lot, located approximately 950 feet west of the intersection of North Drive and Carolos G. Parker Boulevard, part of and out of William J. Baker Survey, Abstract No. 65, Volume 816, Page 449 D.R.W.C.T Taylor, Williamson County, Texas.

Parcel Information

Current Zoning: B-1

Current Use: Vacant

Purpose:

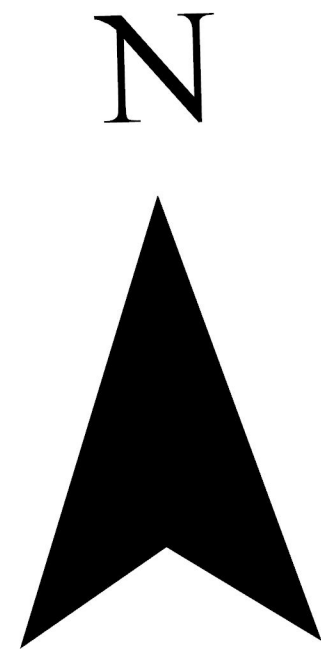
The purpose of the plat is to create one lot for future commercial development.

Staff Recommendation:

Staff comments are attached for your review. The submitted plat has met the minimum requirements of the Subdivision Ordinance so staff recommends approval of the proposed plat.

Attachments:

1. Location Map
2. Proposed Plat

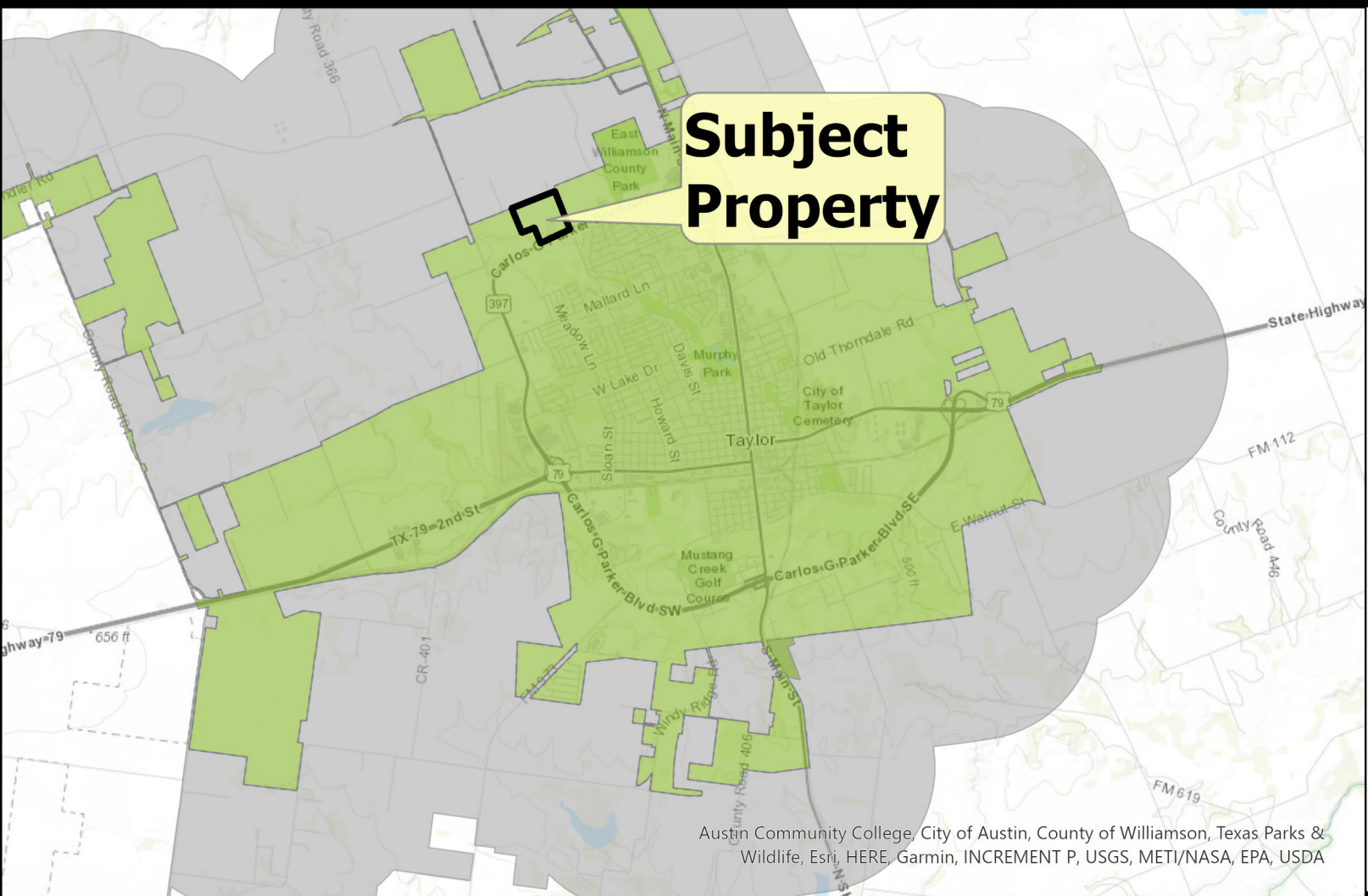


PZ-2021-1321

**Taylor 70 Final Plat
Block 2, Lot 58
Location Map
Approximately 2.75 Acres**

Legend

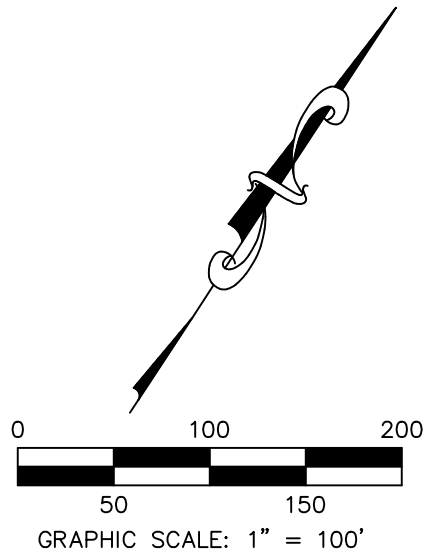
- Streets
- ▣ Taylor 70 Boundary
- ▣ Subject Property



0 220 440 880 US Feet

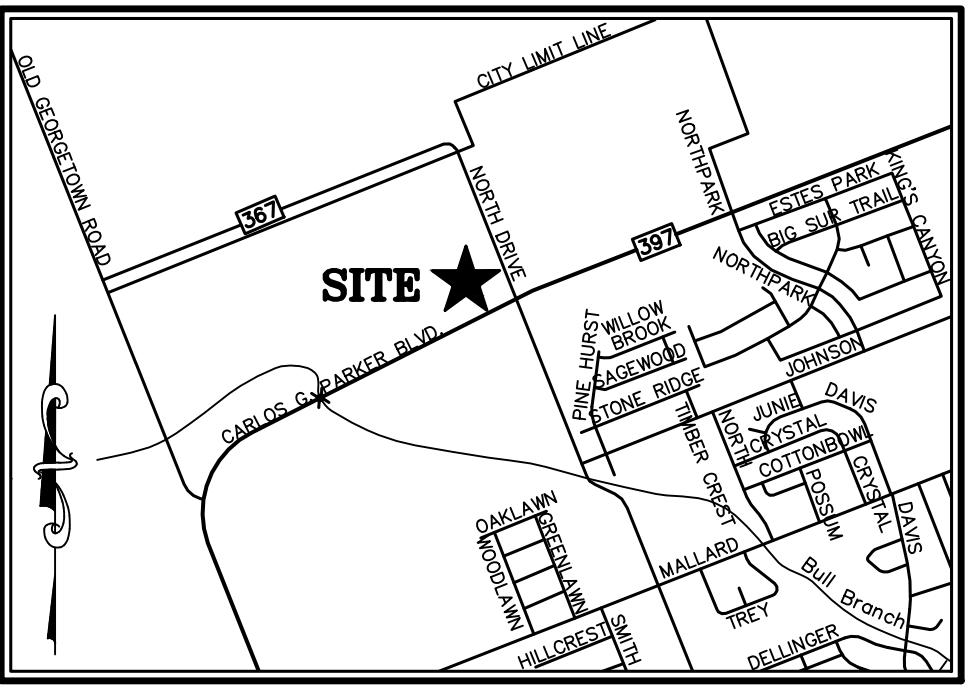
TAYLOR 70 FINAL PLAT, BLOCK 2, LOT 58

CONSISTING OF 2.7477 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; VOLUME 816, PAGE 449
D.R.W.C.T. PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65 CITY OF TAYLOR,
WILLAMSON COUNTY, TEXAS



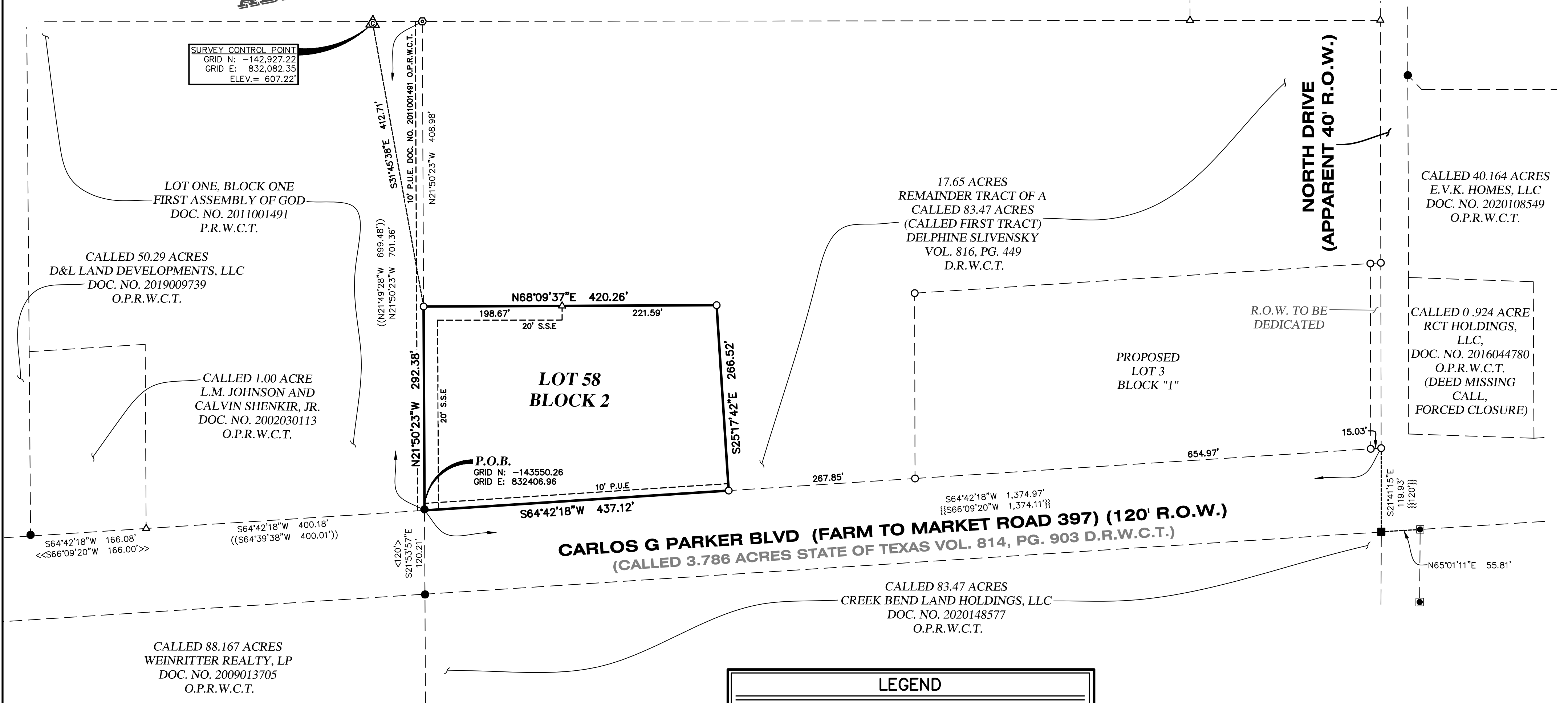
WILLIAM J. BAKER
SURVEY NO. 2
ABSTRACT NO. 65

CALLED 43 ACRES
(SECOND TRACT)
PATRICIA A. GREINERT
VOL. 816 PG. 443, D.R.W.C.T.



VICINITY MAP

SCALE: 1" = 2000'



BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0000122491552.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4 WARD STATIC DATA COLLECTED FEB 26, 2020.

LOT SUMMARY:	
TOTAL NUMBER OF LOTS :	1
TOTAL NUMBER OF BLOCK :	1
LOT 58	2.7477 ACRES (119,691 SQ. FT.)
TOTAL	2.7477 ACRES (119,691 SQ. FT.)

LEGEND

—	PROPERTY LINE	S.S.E.	SANITARY SEWER EASEMENT
○	EXISTING PROPERTY LINES	P.U.E.	PUBLIC UTILITY EASEMENT
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
●	1/2" IRON ROD FOUND (UNLESS NOTED)	O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
■	IRON ROD WITH "DIAMOND" CAP FOUND (UNLESS NOTED)	D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
■	TXDOT TYPE I CONCRETE MONUMENT FOUND	{{.....}}	RECORD INFORMATION PER DEED VOL. 814 PG. 903
⊙	BOLT FOUND	((.....))	RECORD INFORMATION PER PLAT DOC. NO. 2011001491
△	CALCULATED POINT	<.....>	RECORD INFORMATION PER TXDOT RIGHT-OF-WAY MAPS
△	SURVEY CONTROL POINT	<<.....>>	RECORD INFORMATION PER DEED DOC. NO. 2002030113
DOC. NO.	DOCUMENT NUMBER		
VOL./PG.	VOLUME, PAGE		
R.O.W.	RIGHT-OF-WAY		

OWNER:
ESTATE OF DELPHINE SLIVENSKY

SURVEYOR:
4WARD LAND SURVEYING, LLC

SUBMITTAL DATE: _____

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	6/3/2021
Project:	00975
Scale:	1" = 100'
Reviewer:	PRB
Tech:	TE
Field Crew:	NH/JO/FH
Survey Date:	FEB. 2020
Sheet:	1 OF 2

TAYLOR 70 FINAL PLAT, BLOCK 2, LOT 58

CONSISTING OF 2.7477 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; VOLUME 816, PAGE 449
D.R.W.C.T. PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65 CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

I, JOHN SLIVENSKY, ON BEHALF OF THE ESTATE OF DELPHINE SLIVENSKY, OWNER OF 2.7477 ACRES (119,691 SQ. FT.) TRACT OF LAND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES AS DESCRIBED IN VOL. 816, PG. 449 OF THE DEED RECORDS WILLIAMSON, COUNTY, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY PLAT 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 70 FINAL PLAT, BLOCK 2, LOT 58
TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF _____, 20____

JOHN SLIVENSKY, ON BEHALF OF DELPHINE SLIVENSKY ESTATE
2108 KENT STREET
TAYLOR, TX 76574

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

KNOW ALL MEN BY THESE PRESENTS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20____

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

PLAT NOTES:

1. UTILITY PROVIDERS – WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
2. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100–YEAR FLOODPLAIN AS DEFINED BY FIRM MAP 48491C0531F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED DECEMBER, 20 2019.
3. A 10–FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
5. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
6. NO BUILDING PERMIT WILL BE ISSUED FOR THIS LOT UNTIL UTILITIES ARE EXTENDED TO IT.
7. 5’ SIDEWALK TO BE BUILT TO CITY OF TAYLOR SPECIFICATIONS ALONG ALL PUBLIC STREET RIGHT–OF–WAY.

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

SURVEYOR’S CERTIFICATION:

I, JASON WARD, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

JASON WARD, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5811
2201 WOODWARD ST,
AUSTIN TEXAS 78744

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.7477 ACRES (119,691 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 2.7477 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2–INCH IRON ROD FOUND IN THE NORTHWEST RIGHT–OF–WAY LINE OF FM 397 – CARLOS G PARKER BOULEVARD (120’ RIGHT–OF–WAY), BEING THE SOUTH CORNER OF SAID SLIVENSKY REMAINDER TRACT, AND BEING THE EAST CORNER OF LOT ONE, BLOCK ONE, FIRST ASSEMBLY OF GOD CHURCH SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NO. 2011001491 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING THE SOUTH CORNER AND POINT OF BEGINNING HEREOF, FROM WHICH A 1/2–INCH IRON ROD FOUND IN THE NORTHWEST RIGHT–OF–WAY LINE OF SAID FM 397 – CARLOS G PARKER BOULEVARD, BEING THE COMMON EAST CORNER OF A CALLED 50.29 ACRES TRACT CONVEYED TO D&L LAND DEVELOPMENTS LLC IN DOCUMENT NO. 2019009739 (O.P.R.W.C.T.) AND A CALLED 1.00 ACRE TRACT CONVEYED TO L. M. JOHNSON AND CALVIN SHENKER, JR. IN DOCUMENT NO. 2002030113 (O.P.R.W.C.T.) BEARS, S64°42’18” W, A DISTANCE OF 566.26 FEET;

THENCE, WITH THE SOUTHWEST LINE OF SAID SLIVENSKY REMAINDER TRACT AND THE NORTHEAST LINE OF SAID LOT ONE, N21°50’23” W, A DISTANCE OF 292.38 FEET TO A 1/2–INCH IRON ROD WITH ‘4WARD–BOPUNDARY’ CAP SET FOR THE WEST CORNER HEREOF, FROM WHICH A BOLT FOUND FOR THE WEST CORNER OF SAID SLIVENSKY REMAINDER TRACT, AND BEING THE NORTH CORNER OF SAID LOT ONE, AND BEING IN THE SOUTHEAST LINE OF A CALLED 43 ACRES TRACT (CALLED SECOND TRACT) CONVEYED TO PATRICIA A. GRIENERT, IN DOCUMENT NO. 2014029950 (O.P.R.W.C.T.) DESCRIBED BY METES AND BOUNDS IN VOLUME 816, PAGE 443 (D.R.W.C.T.) BEARS, N21°50’23” W, A DISTANCE OF 408.98 FEET;

THENCE, LEAVING THE NORTHEAST LINE OF SAID LOT ONE, OVER AND ACROSS SAID SLIVENSKY REMAINDER TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N68°09’37” E, A DISTANCE OF 420.26 FEET TO A 1/2–INCH IRON ROD WITH ‘4WARD–BOPUNDARY’ CAP SET FOR THE NORTH CORNER HEREOF;
- 2) S25°17’42” E, A DISTANCE OF 266.52 FEET TO A 1/2–INCH IRON ROD WITH ‘4WARD–BOPUNDARY’ CAP SET FOR THE EAST CORNER HEREOF, BEING IN THE NORTHWEST RIGHT–OF–WAY LINE OF SAID FM 397 – CARLOS G PARKER BOULEVARD;

THENCE, WITH THE NORTHWEST RIGHT–OF–WAY LINE OF SAID FM 397 – CARLOS G PARKER BOULEVARD AND THE SOUTHEAST LINE OF SAID SLIVNESKY REMAINDER TRACT, S64°42’18” W, A DISTANCE OF 437.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.7477 ACRES (119,691 SQUARE FEET) OF LAND, MORE OR LESS.

PLANNING AND ZONING COMMISSION–FINAL PLATS

THIS SUBDIVISION TO BE KNOWN AS TAYLOR 71 MINOR PLAT, BLOCK 1, LOT 3 HAS BEE ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF ____, 20____, A.D.

CHAIRMAN DATE

SECRETARY DATE

STATE OF TEXAS {
COUNTY OF WILLIAMSON {

I, _____, CLERK OF THE COUNTY COURT OF WILLIAMSON 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 WILLIAMSON COUNTY IN DOC. NO. _____

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

____ CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY DATE

SUBMITTAL DATE: _____

 A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	6/3/2021
	Project:	00975
	Scale:	1" = 100'
	Reviewer:	PRB
	Tech:	TE
	Field Crew:	NH/JO/FH
	Survey Date:	FEB. 2020
	Sheet:	2 OF 2

City of Taylor
Taylor Estates Preliminary Plat
PZ-2019-1129
Staff Report

Requested Action:

Consider approving Taylor Estates Preliminary Plat.

Applicant:

Chris Elizondo, EIT, SIT/Cuatro Consultants

Subject Property:

Being approximately 52.13 acres including right-of-way dedication, to create 37 residential lots along with lots for parkland, detention, open space and water infrastructure, located approximately 1.83 miles east of FM 619 and US 79, part of and out of the Hardy Pace Survey, Abstract No. 493, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.

Parcel Information

Current Zoning: Not zoned – outside the city limits (ETJ)

Current Use: Undeveloped

Purpose:

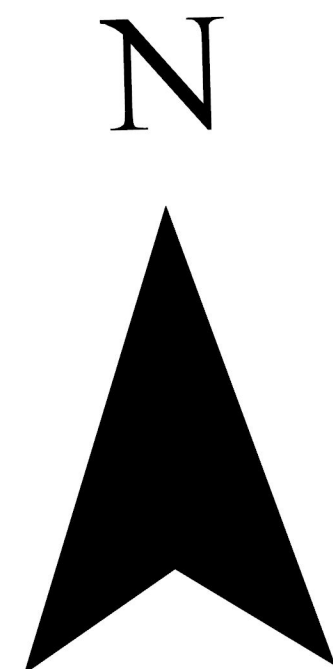
The purpose of the plat is to create 37 residential lots along with lots for parkland, detention, open space and water infrastructure.

Staff Recommendation:

Staff recommends approval of the proposed preliminary plat as it meets the minimum requirements of the Subdivision Ordinance.

Attachments:

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

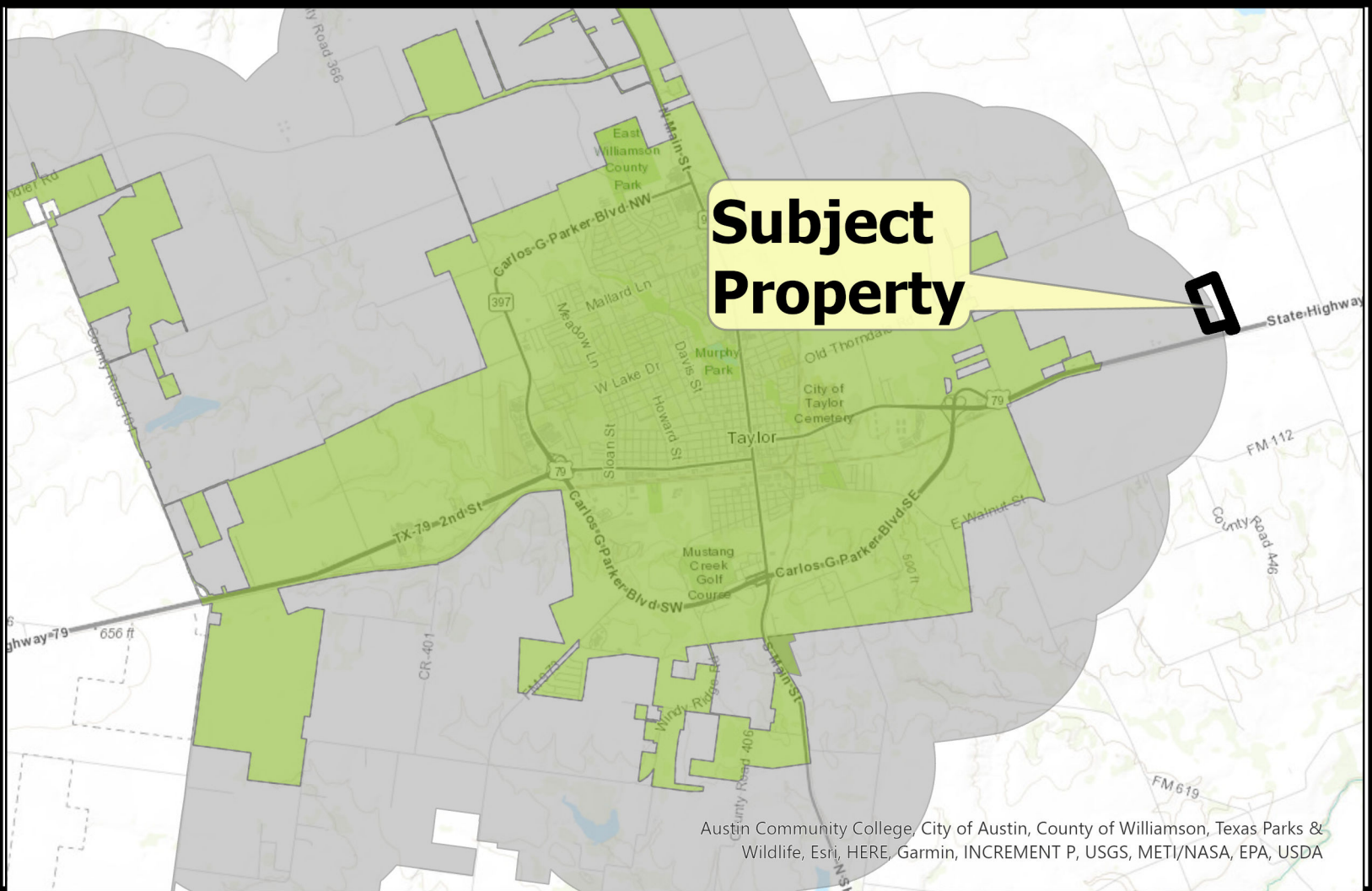


PZ-2019-1129

**Taylor Estates
Location Map
Approximately 52.13 acres**

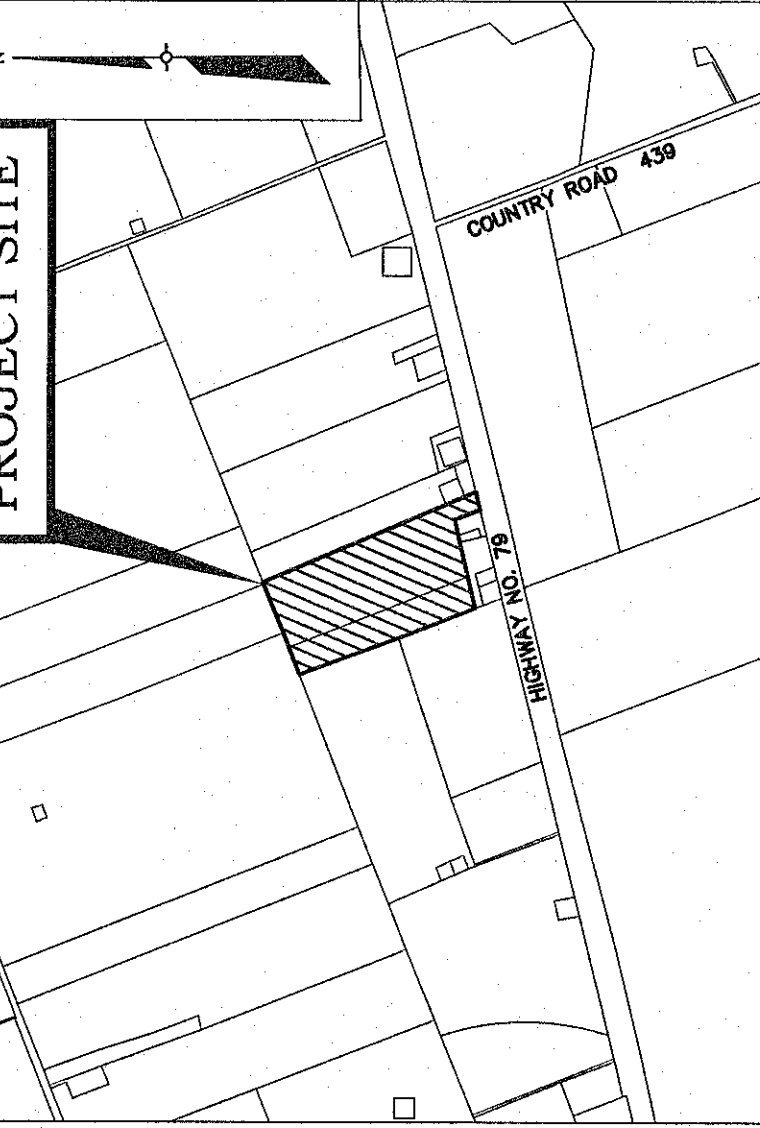
Legend

- Streets
- ▭ Subject Property
- ETJ
- City Limits



0 2 4 8 Miles

PROJECT SITE



PRELIMINARY PLAT OF TAYLOR ESTATES SUBDIVISION 52.13 ACRES OUT OF THE HARDY PACE SURVEY, ABSTRACT NO. 493 WILLIAMSON COUNTY, TEXAS

LOCATION MAP
1"=2,000'

CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	25.00'	39.32'	S66°56'58"E	35.39'	25.05'	090°09'44"
C2	25.00'	39.22'	S23°03'02"W	35.32'	24.66'	089°53'16"
C3	25.00'	38.93'	N23°23'08"E	35.11'	24.66'	090°02'58"
C4	25.00'	39.32'	S66°56'54"E	35.39'	25.05'	089°02'58"
C5	25.00'	39.22'	S23°03'02"W	35.32'	24.66'	089°53'16"
C6	25.00'	39.32'	N66°36'54"W	35.60'	25.34'	090°46'51"
C7	25.00'	38.93'	N23°23'08"E	35.11'	24.66'	089°02'58"
C8	25.00'	39.32'	S66°56'58"E	35.39'	25.05'	090°02'58"
C9	25.00'	39.22'	S23°03'02"W	35.32'	24.65'	089°53'16"
C10	25.00'	39.61'	N66°36'54"W	35.60'	25.34'	090°46'51"

LINE # LENGTH BEARING

L1 21.07' N66°36'54"W

L2 21.07' N23°23'08"E

L3 21.23' S66°56'58"E

L4 5.05' S76°45'51"W

L5 84.54' N68°18'25"E

L6 61.34' N21°57'19"W

L7 54.47' S88°05'24"W

L8 61.13' S21°53'36"E

L9 41.39' S21°53'36"E

OWNER/DEVELOPER:

STEVEN HYDE

22201 HWY 79 LLC

2207 WEST PARKER LANE

AUSTIN, TX 78727

ENGINEER:

CUATRO CONSULTANTS, LTD. FIRM NO. F-3524

3601 KYLE CROSSING, SUITE A

KYLE, TX 78840

PH: (512) 312-5040

CONTACT: HUGO ELIZONDO, JR., P.E.

SURVEYOR:

CELCO SURVEYING FIRM NO. 10163975

2206 STONECREST PATH

NEW BRAUNFELS, TX 78130

PH: (512) 635-4857

NAME	CLASS	STREET	LENGTH
MINHAS BOULEVARD	RESIDENTIAL COLLECTION	660'	1,650'
MINHAS BOULEVARD	LOCAL RESIDENTIAL	1,650'	1,650'
REFRESH LANE	LOCAL RESIDENTIAL	1,043'	1,043'
RETRO LANE	LOCAL RESIDENTIAL	1,038'	1,038'
REDUX LANE	LOCAL RESIDENTIAL	1,038'	1,038'
REDUX LANE	LOCAL RESIDENTIAL	1,650'	1,650'

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: 6/23/21

MATCHLINE SEE SHEET 2

SHEET 1 OF 3

PRELIMINARY PLAT OF TAYLOR ESTATES SUBDIVISION 52.13 ACRES OUT OF THE HARDY PACE SURVEY, ABSTRACT NO. 493 WILLIAMSON COUNTY, TEXAS

CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C1	25.00'	39.32'	S66°56'58"E	35.39'	25.05'	090°09'44"
C2	25.00'	39.22'	S23°03'02"W	35.32'	24.65'	089°53'16"
C3	25.00'	38.93'	N23°23'08"E	35.11'	24.66'	090°02'58"
C4	25.00'	39.32'	S66°56'54"E	35.39'	25.05'	089°02'58"
C5	25.00'	39.22'	S23°03'02"W	35.32'	24.65'	089°53'16"
C6	25.00'	39.61'	N66°36'54"W	35.60'	25.34'	090°46'51"
C7	25.00'	38.93'	N23°23'08"E	35.11'	24.66'	089°02'58"
C8	25.00'	39.32'	S66°56'58"E	35.39'	25.05'	090°02'58"
C9	25.00'	39.22'	S23°03'02"W	35.32'	24.65'	089°53'16"
C10	25.00'	39.61'	N66°36'54"W	35.60'	25.34'	090°46'51"

LINE #	LENGTH	BEARING
L1	21.07'	N66°36'54"W
L2	21.07'	N23°23'08"E
L3	21.23'	S66°56'58"E
L4	5.05'	S76°45'51"W
L5	84.54'	N68°18'25"E
L6	61.34'	N21°57'19"W
L7	54.47'	S88°05'24"W
L8	61.13'	S21°53'36"E
L9	41.39'	S21°53'36"E

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: 6/23/21

MATCHLINE SEE SHEET 1



HIGHWAY NO. 79
(R.O.W. VARIES)

POINT OF BEGINNING

SHEET 2 OF 3

PRELIMINARY PLAT OF
TAYLOR ESTATES SUBDIVISION
52.13 ACRES
OUT OF THE HARDY PACE SURVEY, ABSTRACT NO. 493
WILLIAMSON COUNTY, TEXAS

FIELD NOTES:

BEGINNING AT A 1/2 INCH IRON ROD FOUND LYING IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, A PUBLIC ROAD, MARKING THE SOUTHEAST CORNER OF A 1.638 ACRE TRACT OF LAND CONVERTED BY FORECLOSURE SALE DEED TO TOMECEK ELECTRIC MOTOR REPAIR, INC., RECORDED IN DOCUMENT NO. 2010028735 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTH CORNER OF THIS TRACT;

THENCE NORTH 12°51'32" WEST, A DISTANCE OF 256.43 FEET ALONG THE SOUTHWEST LINE OF THIS TRACT, COMMON WITH NORTHEAST LINE OF THAT CERTAIN 1.638 ACRE TRACT, TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 1.638 ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 78°07'10" WEST, ALONG THE NORTH LINE OF THAT CERTAIN 1.638 ACRE TRACT, COMMON WITH A SOUTH LINE OF THIS TRACT, A DISTANCE OF 188.19 FEET, TO A 1/2 INCH IRON ROD FOUND LYING IN THE NORTH LINE OF SAID 1.638 ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 72°09'28" WEST, A DISTANCE OF 412.03 FEET, ALONG THE NORTH LINE OF THAT CERTAIN 1.638 ACRE TRACT, COMMON WITH A SOUTH LINE OF THIS TRACT, TO JUAN AND ZEEQUEL ARCE AS RECORDED IN DOCUMENT NO. 2018012786 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, TO AN IRON ROD FOUND, LYING IN THE NORTH LINE OF SAID 2.58 ACRE TRACT FOR AN ANGLE CORNER OF THIS TRACT;

THENCE NORTH 78°45'51" WEST, ALONG THE NORTH LINE OF THAT CERTAIN 2.58 ACRE TRACT, COMMON WITH A SOUTH LINE OF THIS TRACT, A DISTANCE OF 45.10 FEET, TO A 1/2 INCH IRON ROD FOUND LYING IN THE NORTH LINE OF SAID 2.58 ACRE TRACT, FOR AN ANGLE CORNER OF THIS TRACT;

THENCE SOUTH 75°47'44" WEST, ALONG THE NORTH LINE OF THAT CERTAIN 2.58 ACRE TRACT, COMMON WITH A SOUTH LINE OF THIS TRACT, A DISTANCE OF 308.36 FEET, TO A 1/2 INCH IRON ROD FOUND LYING IN THE EAST LINE OF SAID 40.86 ACRE TRACT CONVERTED BY SPECIAL WARRANTY DEED WITH VENDOR'S EXEMPTION TO LEND HOLDING COMPANY, 22201 HWY 79, LLC, AS RECORDED IN DOCUMENT NO. 2018035312 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE NORTH 21°13'28" WEST, ALONG THE NORTHEAST LINE OF SAID 40.86 ACRE TRACT AND A 1/2 INCH IRON ROD FOUND, TO THE SOUTHWEST CORNER OF SAID 40.86 ACRE TRACT, COMMON WITH A SOUTH LINE OF THIS TRACT, TO JAMES W FORD, LP, AS RECORDED IN DOCUMENT NO. 2018085589 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, COMMON WITH THE SOUTHWEST LINE OF THIS TRACT, A DISTANCE OF 1,862.28 FEET TO A 1/2 INCH IRON ROD FOUND, LYING IN THE SOUTHEAST LINE OF A 195-416 ACRE TRACT, COMMON WITH THE SOUTHWEST LINE OF THIS TRACT, TO THE SOUTHWEST CORNER OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE NORTH 67°50'41" EAST, A DISTANCE OF 1,080.03 FEET, ALONG THE SOUTHEAST LINE OF SAID 195-416 ACRE TRACT AND A 47-61 ACRE TRACT CONVERTED BY WARRANTY DEED TO KENNETH RAY HESELMAYER AS RECORDED IN VOLUME 1416, PAGE 42, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, COMMON WITH THE NORTHWEST LINE OF THIS TRACT, TO A 3/4 INCH IRON ROD FOUND, LYING IN THE NORTHWEST LINE OF THIS TRACT, TO THE SOUTHWEST CORNER OF EXCUDOR'S DEED TO DAVID SCOTT HESELMAYER AS RECORDED IN DOCUMENT NO. 2010076121 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MARKING THE NORTHWEST CORNER OF A 19-03 ACRE TRACT CONVERTED BY DEED OF GIFT TO KATHERINE STOLLE AS RECORDED IN VOLUME 1416, PAGE 42, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, COMMON WITH THE NORTHWEST LINE OF THIS TRACT, TWO 1.00 ACRE TRACTS, AND THE REMAINING 0.315 ACRE PORTION WAS DEDICATED AS 70-00 RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 21°53'36" EAST, A DISTANCE OF 2,377.39 FEET, ALONG THE WEST LINE OF SAID 19-03 ACRE TRACT, COMMON WITH THE EAST LINE OF THIS TRACT, TO A 1/2 INCH IRON ROD FOUND, LYING IN THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, MARKING THE SOUTHWEST CORNER OF SAID 19-03 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 76°05'53" WEST, A DISTANCE OF 190.66, ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 79, COMMON WITH THE SOUTH LINE OF THIS TRACT, TO THE POINT OF BEGINNING, CONTAINING 52.13 ACRES.

PLAT NOTES:

- UTILITY PROVIDERS:
WATER - CITY OF THRALL
SEWER - CITY OF THRALL
ELECTRICITY - ONCOR ELECTRIC DELIVERY
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS OR ELECTRIC BUILDING BUFFERS.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0874E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- A 15-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG THE STREET FRONTSAGES OF ALL LOTS.
- ALL MINIMUM YARD (BUILDING) FRONT SETBACKS SHALL BE 20'.
- MINIMUM FIRE FLOW OF 1,000 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- ALL PARKLAND, DRAINAGE, OPEN SPACE AND DETENTIONS ARE PRIVATELY OWNED AND WILL NOT BE MAINTAINED BY THE CITY OF TAYLOR. THE CITY OF THRALL WATER SYSTEM LOT AND ALL WATER IMPROVEMENTS SHALL BE DEDICATED TO THE CITY OF THRALL.
- ALL DWELLING UNITS WILL BE EQUIPPED WITH AN APPROVED AUTOMATIC FIRE SUPPRESSION SYSTEM. ALL FIRE SUPPRESSION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE WILLIAMSON COUNTY TEXAS FIRE MARSHAL'S OFFICE FOR REVIEW.
- SEWERALKS SHALL BE INSTALLED AS DELINEATED ON THIS PRELIMINARY PLAT.
- SEWERALKS SHALL BE CONSTRUCTED BY THE BUILDER AT THE SAME TIME AS THE HOUSE IS CONSTRUCTED. ALL SIDEWALKS ALONG LOTS 5-8, BLOCK 4 SHALL BE CONSTRUCTED AT TIME OF SUBDIVISION IMPROVEMENTS.
- A ONE-FOOT RESERVE SHALL BE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS AND THE SUBDIVISION PLAT WHERE SUCH STREETS ABUT THE PUBLIC RIGHT-OF-WAY. THE ONE-FOOT RESERVE SHALL BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES.
- PRIVATE ELECTRIC FACILITIES WILL BE COVERED BY EASEMENT AS RECORDED IN A SEPARATE DOCUMENT.
- ALL APPLICABLE DRAINAGE EASEMENTS ARE SHOWN.
- THE LOCATION OF PUBLIC ACCESS EASEMENTS, FOR SIDEWALKS WILL BE DETERMINED DURING CONSTRUCTION DRAWING PHASE IF REQUIRED BY DESIGN.
- DRAINAGE EASEMENTS ADJACENT TO ROADWAYS SHALL NOT BE FENCED AND MUST BE LEFT SO THAT ACCESS CAN BE OBTAINED FOR MAINTENANCE PURPOSES.

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS, 22201 HWY 79, LLC, ACTING THROUGH STEVEN HYDE, BEING A 52.13 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018035312 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, COMMON WITH THE NORTHWEST LINE OF THIS TRACT, TO A 3/4 INCH IRON ROD FOUND, LYING IN THE NORTHWEST LINE OF THIS TRACT, TO THE SOUTHWEST CORNER OF EXCUDOR'S DEED TO DAVID SCOTT HESELMAYER AS RECORDED IN DOCUMENT NO. 2010076121 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MARKING THE NORTHWEST CORNER OF A 19-03 ACRE TRACT CONVERTED BY DEED OF GIFT TO KATHERINE STOLLE AS RECORDED IN VOLUME 1416, PAGE 42, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, COMMON WITH THE NORTHWEST LINE OF THIS TRACT, TWO 1.00 ACRE TRACTS, AND THE REMAINING 0.315 ACRE PORTION WAS DEDICATED AS 70-00 RIGHT-OF-WAY, FOR THE NORTHEAST CORNER OF THIS TRACT;

STEVEN HYDE, MANAGER
22201 HWY 79, LLC
2207 WEST PARKER LANE
AUSTIN, TEXAS 78727

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF _____, 20____, I HAVE PERSONALLY KNOWN STEVEN HYDE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT,
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY OF _____, 20____, I HAVE PERSONALLY KNOWN GEORGE E. LUCAS, 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____.

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

GEORGE E. LUCAS,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4180
STATE OF TEXAS
2205 STONECREST PATH
AUSTIN, TEXAS 78730
OFFICE: (512) 635-4857

I, HUGO ELIZONDO, JR., P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS TAYLOR ESTATES SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 48491C0874E, 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 YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND FOR EACH ROAD RIGHT-OF-WAY DEDICATED BY THIS PLAT.

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

HUGO ELIZONDO, JR., REGISTERED PROFESSIONAL ENGINEER NO. 69781
CUATRO CONSULTANTS, LTD. FIRM REGISTRATION NO. F-3524
SUITE A
KYLE, TEXAS 78840
OFFICE: (512) 312-5040

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS TAYLOR ESTATES SUBDIVISION 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 _____

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

DATE: 09/23/21

City of Taylor
Castlewood Subdivision Final Plat
Phase I
PZ-2021-1322
Staff Report

Requested Action:

Disapproval of the Castlewood (North) Final Plat, Phase I.

Applicant:

Will Buzzelli, P.E./Kimley-Horn

Subject Property:

Being approximately 41.37 acres including right-of-way dedication, to create 131 residential lots and 6 reserves, 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: R-1/RPD

Current Use: Vacant

Purpose:

The purpose of the plat is to create 131 lots for future residential development and 6 reserves.

Staff Recommendation:

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

Attachments:

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



City of Taylor

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

Aaron Levy
Townbridge Homes
5511 Reynolds Road
Austin TX 78749
aaron@townbridgecapital.com

Date: Wednesday, June 2, 2021

Address: 530 FM 973, Taylor 76574

Permit Number PZ-2021-1322

Dear Aaron Levy,

Staff has completed its review of plans for the Castlewood (North) Subdivision Phase I Final Plat, total of 137 lots that is to be located at 530 FM 973, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by 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.

1. The plat name and description is incorrect, If the proposed Final Plat of Phase 1 then the description must describe only Phase 1. The name should be Castlewood Subdivision Phase 1. Place it in the middle at the top of each sheet with the description under it.
2. The acreage is around 18.00 acres not including ROW; correct.
3. The number of residential lots is incorrect: may be 59; correct.
4. Include the number and acreage of the reserves.
5. Include the acreage of ROW dedication.
6. There are Tables that are for Blocks and Lots that are not being final platted. Remove any Tables, Lots and Line info that are not included in this Final Plat.
7. The Blocks and Lots listed on the bottom right hand corner of each Sheet are incorrect.
8. Labels are missing on Reserves to be final platted. Additionally, Reserve 2 in Block 7 is mislabeled and the acreage is not the acreage of the detention reserve. The Table has Reserve 2 Block 7 as Reserve 14. Make corrections. Correct all the labels on the Reserves.
9. The boundary of the proposed plat is not consistent the the phasing of the preliminary plat.
10. All the Certificates and metes and bounds will need to be corrected to reflect what is being plated.
11. The North arrow is incorrectly oriented; correct 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.

*See Associated Documents of the permit page for the engineering comments provided on the plat pdf.

General

- Phasing for plat shall reflect Phase 1 only.

Sheet 1

- Provide reference to an original corner of the original survey of which said land is a part, Taylor Subdivision Ord. 3.3 Final Plat, 2.
- Show Wesley Miller Lane as an existing road on the plat drawing, Taylor Subdivision Ord. 3.3 Final Plat, 5.
- Verify duplicate bearing and distance along FM 973 and as noted on the plat review drawing.

- Verify sanitary sewer easement (20-ft) provided along FM 973 per subdivision construction drawings.
- Verify area noted on the plat review drawing where detention/drainage reserves are to be provided for the drainage features along these areas as noted on the subdivision construction drawings.
- Label all reserves on the plat drawing.
- Notate right-of-way width for all streets shown, Taylor Subdivision Ord. 3.3 Final Plat, 5.
- Notate alleys on the plat drawing, Taylor Subdivision Ord. 3.3 Final Plat, 5.
- Include legal description of the land being subdivided in the plat subdivision heading.
- Notate lot bearings for block 15, Taylor Subdivision Ord. 3.3 Final Plat, 5.
- For "drainage areas" shown on the plat, properly designate them as easements or reserves, Taylor Subdivision Ord. 3.3 Final Plat, 7.
- 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." (TYP), Taylor Subdivision Ord. 3.3.2 Requirements for Easements, 4.
- Notate offsite WW easement and filing information or provide in plat notes, Taylor Subdivision Ord. 3.3.2 Requirements for Easements
- Show complete filing information for FM 973, Taylor Subdivision Ord. 3.3 Final Plat, 5.
- Include a legend for symbols used on the plat drawing

Sheet 2

- Taylor Subdivision Ord. 2.14 Sidewalks - The subdivider is responsible to note the location of sidewalks on the plat
- Notate the statement required on the plat found under Taylor Subdivision Ord. 3.3 Final Plat, 10.
- 10. Drainage and Floodplains:

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

- Notate maintenance agreement on final plat for applicable drainage and detention easements/reserves.
- 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.

- For the Surveyor certification block, include all language shown taken from the City Plat Application Packet. Include firm registration/license number with TBPE&LS.
- For the Lien Holder certification block, update the Subdivision Name to match the phase of Castlewood being platted. Use the lien holder's name in the attest portion.
- For the Owners certification block, update the Subdivision Name to match the phase of Castlewood being platted.
- Provide the block length for each block shown on the block table.
- Include table of streets including length and classification.
- For the Engineers certification block update the statement with the latest FIRM information, revise text for the County of Round Rock, and Include firm registration/license number with TBPE&LS.
- For the Planning and Zoning certification block, use the final plat block and update the Subdivision Name to match the phase of Castlewood being platted.

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

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

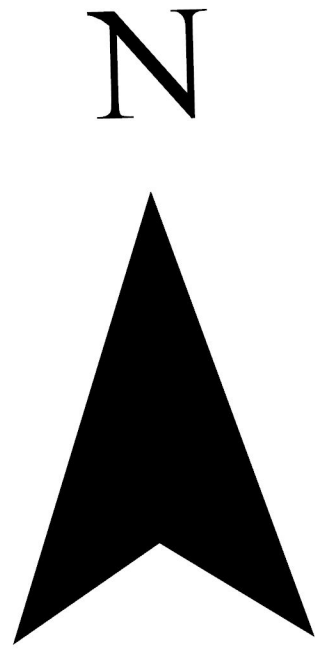
Thank you,



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



Subject Property

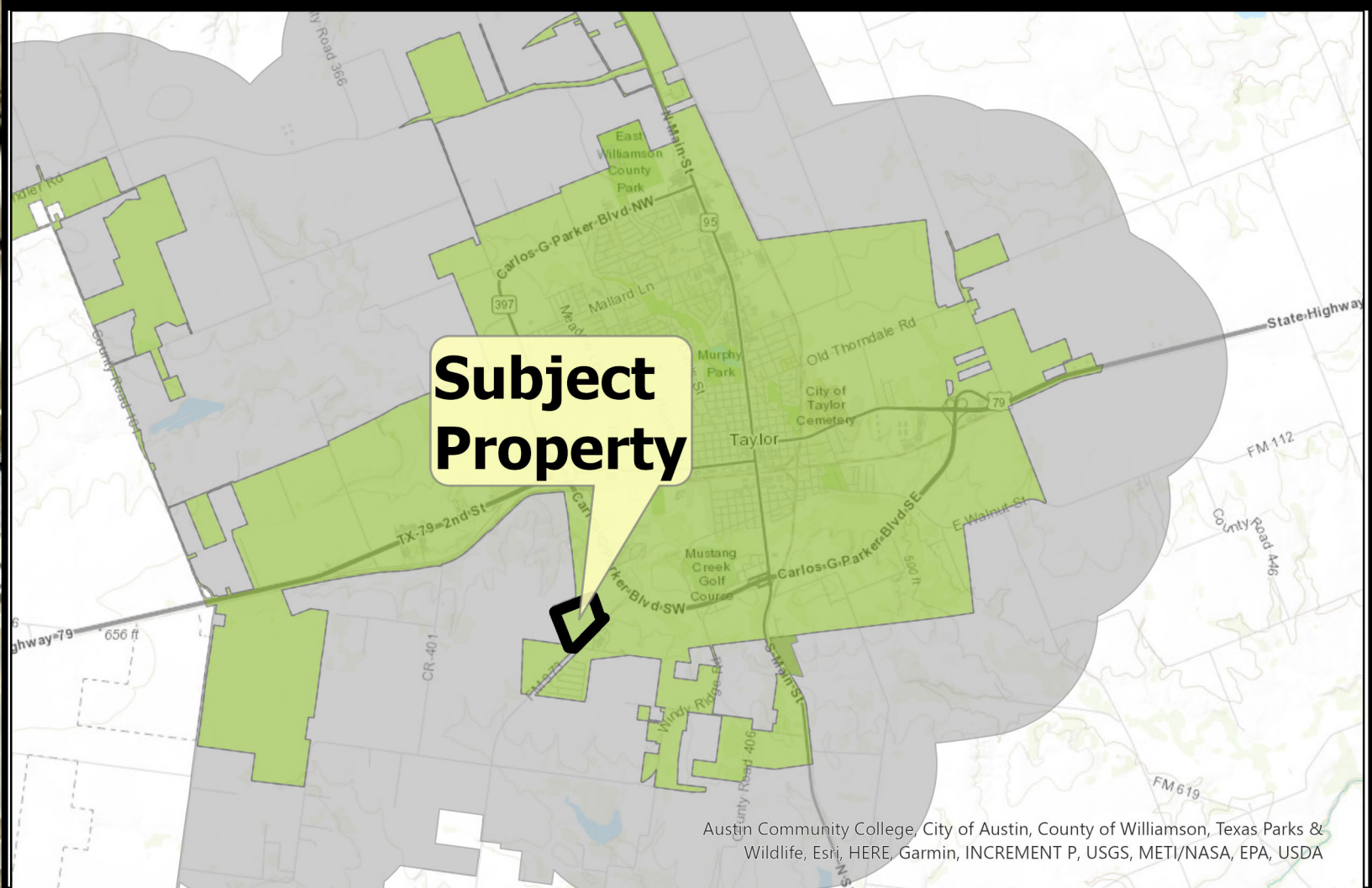


PZ-2021-1322

**Castlewood (North) Final Plat
Phase I
Location Map
Approximately 41.37 Acres**

Legend

- Streets
- ▭ Subject Property



CASTLEWOOD PHASE 1
SUBDIVISION FINAL PLAT
BEING A FINAL PLAT TO CREATE 131 LOTS, 6 RESERVES AND 13 BLOCKS,
CONSISTING OF 41.3651 ACRES

GROBA DAVIS FARMS LLC.
INST. NO. 2019117942
D.R.W.C.T.

CASTLEWOODS
DEVELOPERS LLC.
INST. NO. 2019003683
D.R.W.C.T.

GROBA DAVIS FARMS LLC.
INST. NO. 2019117942
D.R.W.C.T.

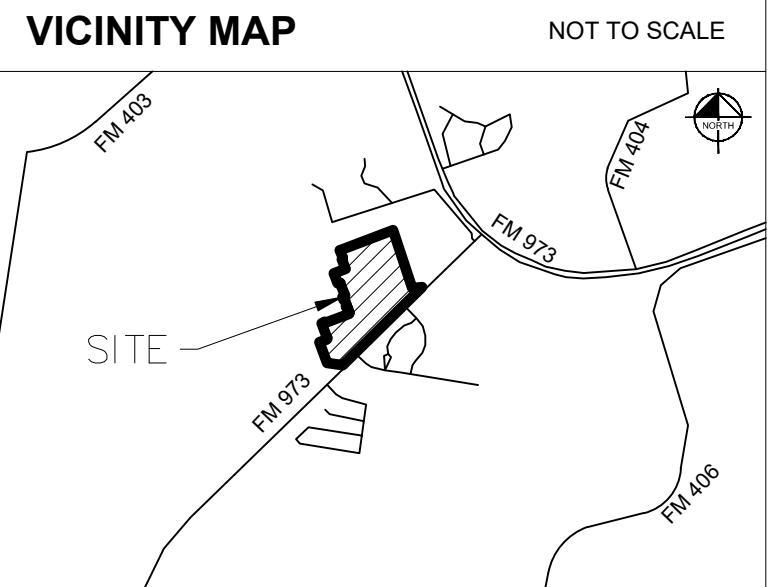
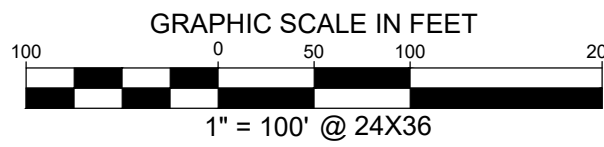
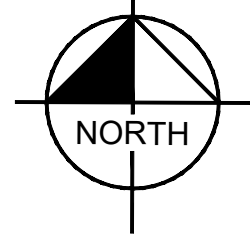
RONALD T. RANDIG
TRACT TWO
CALLED 69.993
ACRES
DOC.# 2018028037
D.R.W.C.

G. M. REESE SURVEY, ABSTRACT 533
H.T. & B. RR CO., ABSTRACT 211

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All rights reserved

CALLED 38.979 ACRES
PROSPERITY LAND
DEVELOPMENT, LLC
DOC# 2017032750
O.P.R.W.C

41.3651 ACRES
1,801,863 SQ. FT.



LINE TYPE LEGEND

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

LEGEND

IRFC	IRON ROD WITH CAP FOUND
IRF	IRON ROD FOUND
MNF	MONUMENT FOUND
P.O.B.	POINT OF BEGINNING
VOL	VOLUME
PG.	PAGE
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
S.S.B.	SIDE SET BACK LINE
F.S.B.	FRONT SET BACK LINE
A.G.T.C.W.L.E.	ATMOSPHERIC GAS, TRICOUNTY ELECTRIC, WATERLINE EASEMENT
E.E.	ELECTRIC EASEMENT
D.B.E.	DUCT BANK EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.C.E.	TRICOUNTY ELECTRIC EASEMENT
W.E.	WATER EASEMENT

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C2	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C3	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C4	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C5	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C6	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C7	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C8	66°02'29"	300.00'	345.79'	S78°34'15"E	326.97'
C9	23°57'31"	300.00'	125.45'	S33°34'15"E	124.53'
C10	87°34'43"	35.00'	53.50'	N24°37'09"E	48.44'
C11	83°34'35"	20.00'	29.18'	S63°22'47"E	26.66'
C12	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C13	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C14	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C15	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C16	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C17	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C18	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C19	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C20	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C21	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C22	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C23	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C24	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C25	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C26	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C27	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C28	87°34'43"	15.00'	22.93'	N24°37'09"E	20.76'
C29	92°25'17"	15.00'	24.20'	N65°22'51"W	21.66'
C30	87°34'43"	15.00'	22.93'	S24°37'09"W	20.76'
C31	90°00'00"	15.00'	23.57'	N23°24'30"E	21.22'
C32	90°00'00"	15.00'	23.57'	N66°35'30"W	21.22'
C33	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C34	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C35	87°34'43"	15.00'	22.93'	N24°37'09"E	20.76'
C36	92°25'17"	15.00'	24.20'	N65°22'51"W	21.66'
C37	92°25'17"	15.00'	24.20'	S65°22'51"E	21.66'
C38	87°34'43"	15.00'	22.93'	N24°37'09"E	20.76'
C39	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C40	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'

FINAL PLAT
CASTLEWOOD PHASE 1
41.3651 ACRES

BLOCK 1, LOT1; BLOCK 5, LOTS 1-12;
BLOCK 6, LOTS 1-8; BLOCK 7, LOTS 1-14;
BLOCK 8, LOT 1; BLOCK 9, LOT 1; BLOCK 10,
LOTS 1-16; BLOCK 14, LOTS 13-26; BLOCK
15, LOTS 1-14; BLOCK 17, LOTS 1-16;
BLOCK 18, LOTS 1-16; BLOCK 19, LOTS 1-6

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

Kimley»Horn

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

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	MAY 2021	063226900	1 OF 2

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