

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

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

April 11, 2017 6:00 P.M.

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 March 14, 2017.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. **PZ-20171038 – Conduct Public Hearing** on a request to rezone Lot 15, Block 53, Doak Addition from the Local Business District (B-1) to the General Business District (B-2), located at 1100 West 2nd Street. (Ordinance 2017-11)
2. **PZ-20171038 – Make recommendation** on a request to rezone Lot 15, Block 53, Doak Addition from the Local Business District (B-1) to the General Business District (B-2), located at 1100 West 2nd Street. (Ordinance 2017-11)
3. **PZ-20171032 – Consider Approval** on a Preliminary Plat on 67.71 acres in the M. Dentler Survey, Abstract No. 211 and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754), otherwise known as Avery Glen, generally located on the east side of FM 973 south of Taylor High School.
4. **PZ-20171040 – Consider Approval** on a Final Plat on 40.59 acres in the M. Dentler Survey, Abstract No. 211 and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754), otherwise known as Avery Glen Phase I, generally located on the east side of FM 973 south of Taylor High School.
5. **PZ-20171042 – Consider Approval** on a Final Plat on 27.12 acres in the M. Dentler Survey, Abstract No. 211 and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754), otherwise known as Avery Glen Phase II, generally located on the east side of FM 973 south of Taylor High School.
6. Consider an update regarding Council actions related to Planning and Zoning items.

ADJOURN

Next Meeting Date: May 9, 2017

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 meeting was posted in the Taylor City Hall Lobby before 6:00 pm on April 7, 2017 and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts
Carrie Orts Administrative Assistant to Development Services

Date: 4.7.17

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
March 14, 2017 6:00 p.m.
City Council Chamber**

PRESENT

Mike Aplin
Annette Maruska
Mike Eaton
Dwayne Ariola
Leland Stevens

ABSENT

Don McAlister
Rick Selin
Faith Gardner
Donna Frazier

OTHERS PRESENT

Ashley Lumpkin, Director Development Services
Carrie Orts, Admin to Development Services
Michael Elabarger, Senior Planner
Shae Lazenby, Permit Tech

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 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 individually as part of the Regular agenda.)

Review and approve minutes from the February 28, 2017.

Motion made by Mrs. Maruska to approve minutes as written from the February 28, 2017 meeting.
Second by Mr. Eaton. All voted Aye. Motion passed.

PZ-20171029 - Conduct Public Hearing on a request for a Specific Use Permit for an Accessory Dwelling Unit at 725 West 8th Street. (Ordinance 2017-09)

Hearing opened. Mr. Elabarger made presentation on the request, including the recommendation of approval, subject to proposed conditions. Mr. Reid, the owner was present to answer questions. Several residence spoke out against the request. There was discussion between Staff, Board members and the Applicant. Hearing closed.

PZ-20171029 – Make recommendation on a request for a Specific Use Permit for an Accessory Dwelling Unit at 725 West 8th Street. (Ordinance 2017-09)

Mrs. Marsuka made motion to recommend denial of this permit. Second by Mr. Eaton. All voted aye. 5-0.

PZ-20171034 – Conduct Public Hearing on a request to rezone 67.71 acres in the M. Dentler Survey, Abstract No. 211 and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754), from the R/A District and ETJ to the R-1 (Single-family Residential/Residential - PD District. (Ordinance 2017-08)

Hearing opened. Mrs. Lumpkin made presentation on the request, including the recommendation of approval. Mr. Dan Broulliette, the applicant, was present to answer questions. One resident spoke in regards to regional road connections. There were a few other residents with general questions. There was discussion between Staff, Board members and the applicant. Hearing closed.

PZ-20171034 – Make recommendation on a request to rezone 67.71 acres in the M. Dentler Survey, Abstract No. 211 and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754), from the R/A District and ETJ to the R-1 (Single-family Residential/Residential - PD District. (Ordinance 2017-08)

Mr. Eaton made motion to recommend approval of the request. Second by Mr. Ariola. All voted aye. 5-0.

Consider an update regarding Council actions related to Planning and Zoning items. Mrs. Lumpkin gave update regarding Council actions related to Planning and Zoning.

Adjourn

The meeting was adjourned at 7:17 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

PZ-20171038

1100 West 2nd Street

Rezoning from B-1 to B-2



Applicant Information:

Applicant: Corey Dennen/Spectrum Motors (Tenant) and Larry Melde (Owner).

Applicant Request: Rezone the property from the B-1 District to the B-2 District

Subject Property:

Location: 1100 West 2nd Street (corner of Victoria Street)

Legal Description: Doak Addition, Block 53, Lot 15

Existing Zoning: B-1 – Local Business District

Utilities: Service area of City Water and Wastewater; ONCOR Electric

Existing Use of Property: Developed with a non-residential building and parking lot.

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	B-1 – Local Commercial District	Single-family detached
South	M-1 – Light Industrial District (across 2 nd St.)	(across 2 nd St.) Industrial
East	B-1 – Local Commercial District (across Victoria St.)	(across Victoria St.) Commercial
West	B-1 – Local Commercial District	Single-family detached

Application Summary

The proposal is to rezone a platted lot from the B-1 Local Commercial District to the B-2, General Business District. The B-2 District permits all the uses permitted within the B-1 (*typical types of commercial, office, service, and civic uses, as well as multifamily development*), plus uses that are either more intense or inclusive of aspects such as outdoor activities.

Below are tables of Specific Uses that detail the expanded list of uses that would be permitted in the B-2 District as opposed to the B-1 District, either “by-right” or with a City Council approved Specific Use Permit (SUP). An asterisk (*) indicates a use that, in B-1, would require an approved Specific Use Permit.

Permitted By-right		
Agricultural materials sales	Retail - Discount/Department	Liquor Store *
Greenhouse * / Plant Nursery	Food/Beverage Stales w/o Fuel Sales (Conv. Store) *	Institution (Alcohol, Narcotic, Psychiatric)
Caretaker/Guard Residence	Retail - Greenhouse/Plant Nursery w/ Outside Display *	Household Appliance Service or Repair *
Animal Pound *	Mini-warehouse	Stadiums
Pawn Shop *	Bookbinding	Cabinet Shop
Flea Market (Indoor)	Drapery/Furniture Shop	Feed/Grain Store
Retail Building Materials, Hardware, Home Improvements (outdoor)	Incidental / Accessory retail or service use *	Veterinarian Hospital w Outside Animal Pens
Bakery, Wholesale/Commercial	HVAC sales *	Office Warehouse
Newspaper Printing	Kennel (Outdoor Pens)	Bottling Works
Clothing, similar Light Manuf.	Paint Shop	Plumbing Shop
Equipment Sale (new/used)	Palm/Card Reader	Printing Company
Open Storage, Display, work areas for Merchandise or Machinery	Landscaping Services/Construction	Auto Accessory Installation, Minor
Auto Glass, Seat Cover/Upholstery and Muffler Shop	Auto Painting or Body Rebuilding Shop	Auto Rental
Auto Repair, Major *	Boat Sales	Motorcycle Sales / Repair
New / Used Auto Sales	RV / Camper Sales	Tire Dealership
Window Tinting, Auto	Aviation Related	Bus Station/Terminal *

Permitted with Specific Use Permit		
Utility Shop, Storage, Buildings	Portable Building Space (Outdoor Display)	Zoo (private or public)
Detention Centers	Jails	Tractor Sales
Distribution Center	Rodeo Grounds	

Development standards for the B-1 and B-2 Districts, for non-residential uses, compare as:

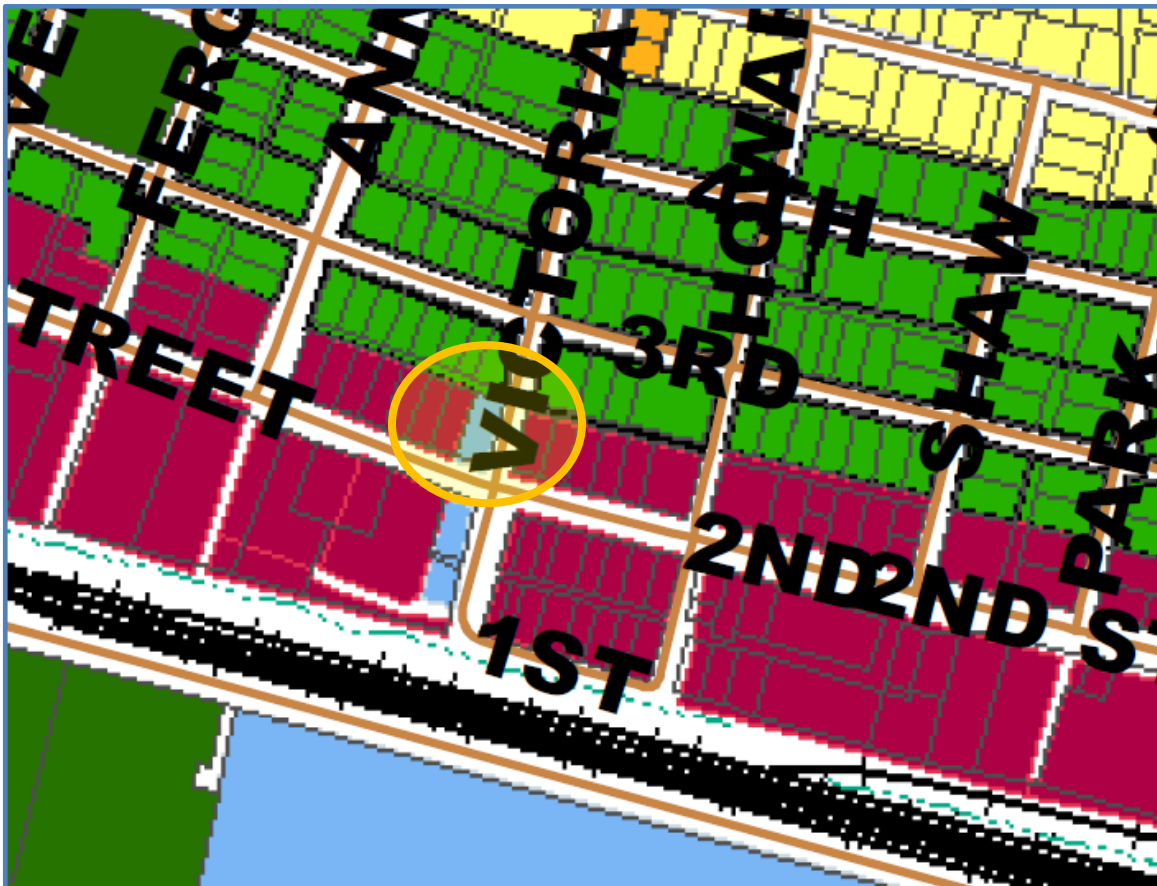
	B-1	B-2
Front Setback	10'	0'
Side Setback (interior)	0'	0'
Side Setback (street side)	10'	0'
Rear Setback	0'	0'
Minimal Lot Area	None	None
Building Height (* up to 80', see Sec. 2.12 and 2.13)	45' *	45' *

The B-2 District is described in the Zoning Ordinance as ‘provid(ing) for adequate high-density commercial development within the City, while maintaining consistency and continuity within the community.’ This description is identical to that provided for the B-1 District.

The City’s Future Land Use map, part of the Comprehensive Plan, recognizes this property as being appropriate for “Semi-Public/Institutional”. All other properties along the north and south sides of 2nd Street are planned for ‘Commercial’ uses. At this time, an exact reasoning for the very specific identification of this property and the one directly across the street for a category other than “Commercial” is unknown. Regardless, the entire corridor is appropriate for non-residential and commercial oriented uses and development. The scope, scale, and intensity of that development is governed by the zoning districts and their provisions. Uses constituting ‘semi-public’ and ‘institutional’ development can be a component of a ‘commercial’ corridor where appropriate, on a case by case consideration. See the clip on the next page from the Future Land Use map, which

clearly shows the expected trend of general uses (red is Commercial, green is Downtown Neighborhood).

Comprehensive Plan – Future Land Use Map



Analysis

The property is currently developed with a 1,920 square foot non-residential building that has hosted various commercial businesses. It is relatively small (approximately 0.22 acre, 75 feet of frontage, 140 foot deep) and already developed with a building and parking lot. It is limited in the size and capacity of any particular use that should be performed on the property, but is ideally suited for retail or service uses, as it has been used in the recent past.



The B-2 District permits a higher intensity of commercial and retail uses than the B-1 District, both those that are not permitted at all in B-1, and those that require approval of a Specific Use Permit (SUP) to be permitted in B-1. The principal category of uses in Chapter 3 of the Zoning Ordinance that differentiates these two Districts are those in Table 3.10, Automobile and Related Uses. In this

subcategory of uses, which details 22 separate, specific uses, B-1 permits 5 as “Permitted” uses, and 1 as a “SUP Permitted use”. The B-2 District allows 17 of the 22 uses as “Permitted”, with none noted as “SUP Permitted uses”.

The West 2nd Street corridor is the principal gateway into the City for the majority of trips, and especially of those of people who are new to or visiting Taylor. The roadway, which also acts as Business Highway 79 and underwent a significant reconstruction approximately five years ago, is owned and under maintenance control of the City. A large number of nonconforming uses, buildings, and site improvements exists on both the north and south sides of the roadway. Many of the properties are very old, in poor condition, and suffer from the original lot layout that occurred in the Doak Addition (circa 1891), which created small, residential-scale (at the time) lots. Most have transitioned to non-residential uses, which is appropriate when fronting a four-to-five lane roadway, but do not lend themselves well to harmonious non-residential development per modern development standards.

The appearance and functionality of this street, despite the inherent and built limitations just noted, continues to improve. To date, the City’s means of regulating land use, and to that end, the appearance of development, has been fairly limited. While there are examples of good renovation and new-build development along the corridor, which have brought positive economic growth, there continue to be blighted and underutilized properties that hamper the overall trend of improvement.

The current zoning designation of the north side of West 2nd Street, which extends north to 3rd Street, and from Talbot Street to the interchange with the Highway 79 by-pass, is the B-1 Local Commercial District. Only three (3) properties have achieved different, and higher, zoning to the B-2 District:

1. **1108 West 2nd Street, approved July 13, 2006 – Ordinance 2006-14.** Approved 3-1, with a concern from one Council person of whether or not the action would result in ‘spot-zoning’, which is generally described as being a parcel-specific change of zoning from that of the greater surrounding area.
2. **500 West 2nd Street, approved January 26, 2010 – Ordinance 2010-1.** There are no mention or indication of spot-zoning concern is reflected in the minutes.
3. **1504 West 2nd Street, approved July 14, 2011 – Ordinance 2011-19.** There are no mention or indication of spot-zoning concern is reflected in the minutes.

Staff Recommendation

Staff recommends denial of the rezoning request, based on the following findings:

1. The property, being relatively small for non-residential uses, and already developed, has limited potential, but has successfully hosted small-scale retail and services uses in the past. It can be fully utilized under the allowed uses of the current B-1 District.
2. The B-2 District would only increase the number of permitted uses, primarily a wide range of Auto-related uses as “by-right” permitted uses, without any distinct development limitations or the opportunity for conditions of operation. Development would follow the established criteria established in the Zoning Ordinance, which are minimal when it comes to minimizing or mitigating visual and noise impacts as a function of land use regulation. If no physical changes to the property are proposed, the next steps of development for this property would be a Certificate of Occupancy.
3. All surrounding zoning is B-1, which would make a parcel-specific application of B-2 an apparent case of spot-zoning, though the Comprehensive Plan Future Land Use plan is not

clearly in opposition to the breadth and intensity of uses and development achievable under B-2 zoning.

4. The Comprehensive Plan Future Land Use map, despite the parcel-specific designation of 'Semi-public/Institutional', establishes the northern side of West 2nd Street as being appropriate for "Commercial" uses. This category is a wide-ranging distinction, and does not provide adequate guidance as to whether B-1 or B-2 zoning is appropriate for any single property.

Attachments:

1. Proposed Ordinance 2017-11
2. Ordinance Exhibit A – Legal Description (Survey)
3. Aerial Photo (Williamson County 2016 data)

ORDINANCE NO. 2017-11

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS DOAK'S ADDITION, BLOCK 53, LOT 15, LOCATED AT 1100 WEST SECOND STREET IN TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM LOCAL BUSINESS DISTRICT B-1 TO GENERAL BUSINESS DISTRICT B-2; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on April 27, 2017, to consider the request made by Corey Dennen and Larry Melde, as Applicant and Owner of the property, respectively, which property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to change the zoning for the Property from Local Business B-1 to General Business B-2; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 11, 2017, to consider the zoning request, and recommended the zoning change to the City Council; and

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

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

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

SECTION 2. The Property is changed from Local Business (B-1) to General Business (B-2).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Local Business (B-1) to General Business (B-2).

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2017-11 was introduced before the Taylor City Council on the 27th day of April, 2017.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2017.

Jesse Ancira, Jr,
Mayor

ATTEST:

Susan Brock, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Susan Brock, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2017-11, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2017, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2017.

Susan Brock
City Clerk

EXHIBIT A

[Legal Description – Survey/Field Notes]

DRAFT

SURVEY PERFORMED FOR LARRY MELDE

IMPROVEMENT SURVEY OF LOT 15, BLOCK 53 OF DQAK'S ADDITION TO THE
CITY OF TAYLOR

RECORD IN VOLUME 56, PAGE 483 OF THE DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS.

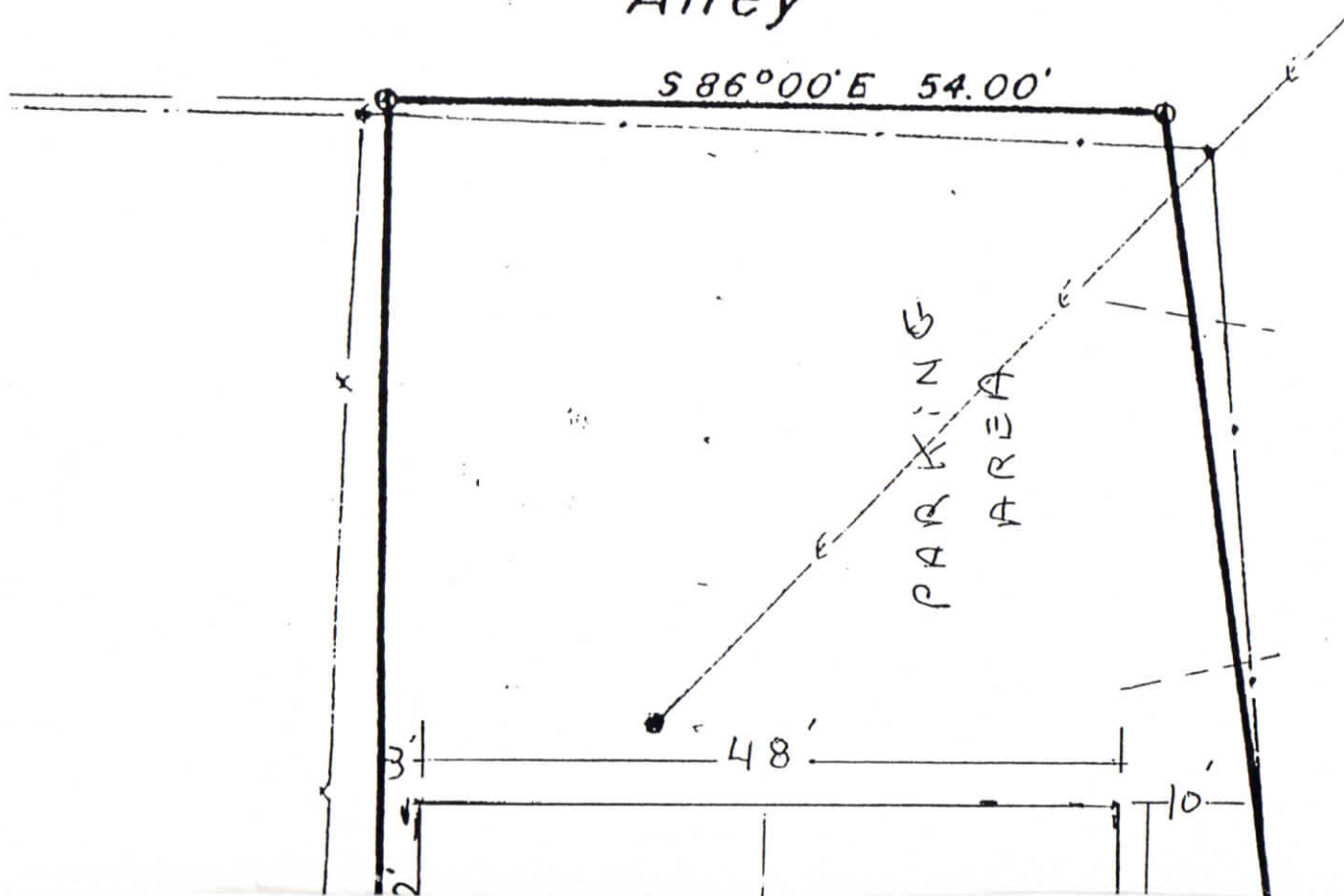
METER DESCRIPTION: ATTACHED
 X NOT REQUIRED

SCALE: 1" = 20'

LEGEND: IRON PIN FOUND — ●
IRON PIN SET — ○

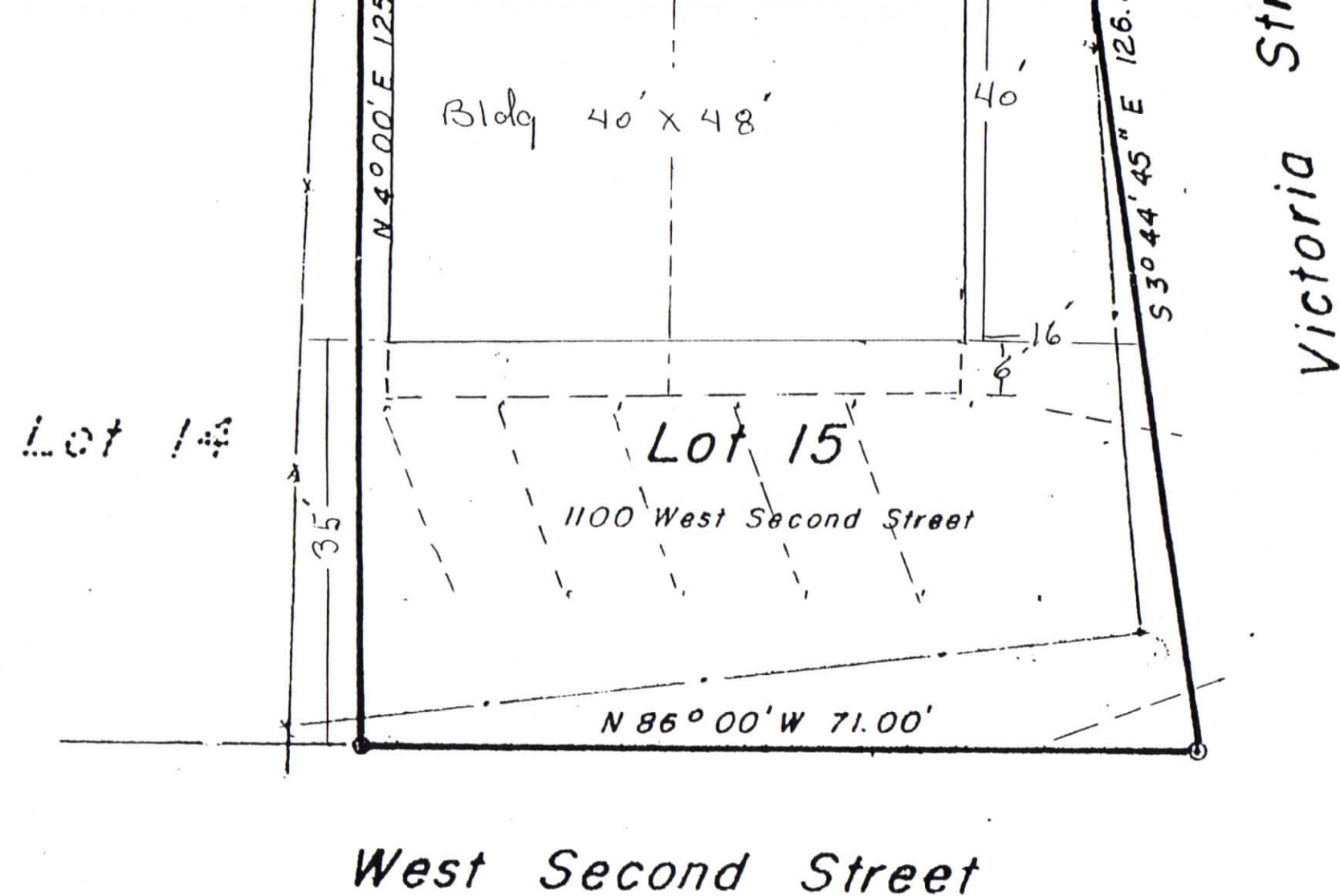
Alley

S 86°00'E 54.00'



North

et



R. T. MAGNESS, JR., REGISTERED
 PROFESSIONAL LAND SURVEYOR, DO HEREBY
 CERTIFY THAT THE ABOVE PLAT CORRECTLY
 REPRESENTS THE PROPERTY AS DETERMINED BY
 AN ON-THE-GROUND SURVEY PERFORMED UNDER
 MY SUPERVISION AND DIRECTION ON THE 6th
 DAY OF JUNE, 19 95; THE

FLOOD STATEMENT: I HAVE EXAMINED THE FEDERAL INSURANCE
 ADMINISTRATION'S FLOOD HAZARD MAP FOR WILLIAMSON
 COUNTY, TEXAS, COMMUNITY NO. 48491 C EFFECTIVE DATE
 OF SEPT. 27, 1991 AND THAT MAP INDICATES THAT THE
 PROPERTY IS NOT WITHIN ZONE A (SPECIAL FLOOD HAZARD
 AREA) AS SHOWN ON PANEL 0266 C OF SAID MAP.
 WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL

ATTACHMENT 3 – AERIAL PHOTOGRAPH (WILLIAMSON COUNTY 2016 DATA)



PZ-20171032

Avery Glen Preliminary Plat



Applicant Information:

Applicant: Josh Welch, W&B Development (applicant) on behalf of Hafernik Farm Group (owner)

Applicant Request: Request approval of a Preliminary Plat

Subject Property:

Location: South of the southeast corner of Carlos G. Parker Blvd and FM 973

Legal Description: 67.71 acres in the M. Dentler Survey, Abstract No. 211 and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754)

Existing Zoning: RPD – Residential Planned Development

Utilities: Developer will extend City Utilities

Existing Use of Property: Undeveloped

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	I – Institutional District	Taylor High School
South	Unzoned - ETJ	Vacant/undeveloped/farm land
East	Unzoned - ETJ	Vacant/undeveloped/farm land
West	FM 973 right-of-way and Unzoned - ETJ	Vacant/undeveloped/farm land

Case Summary

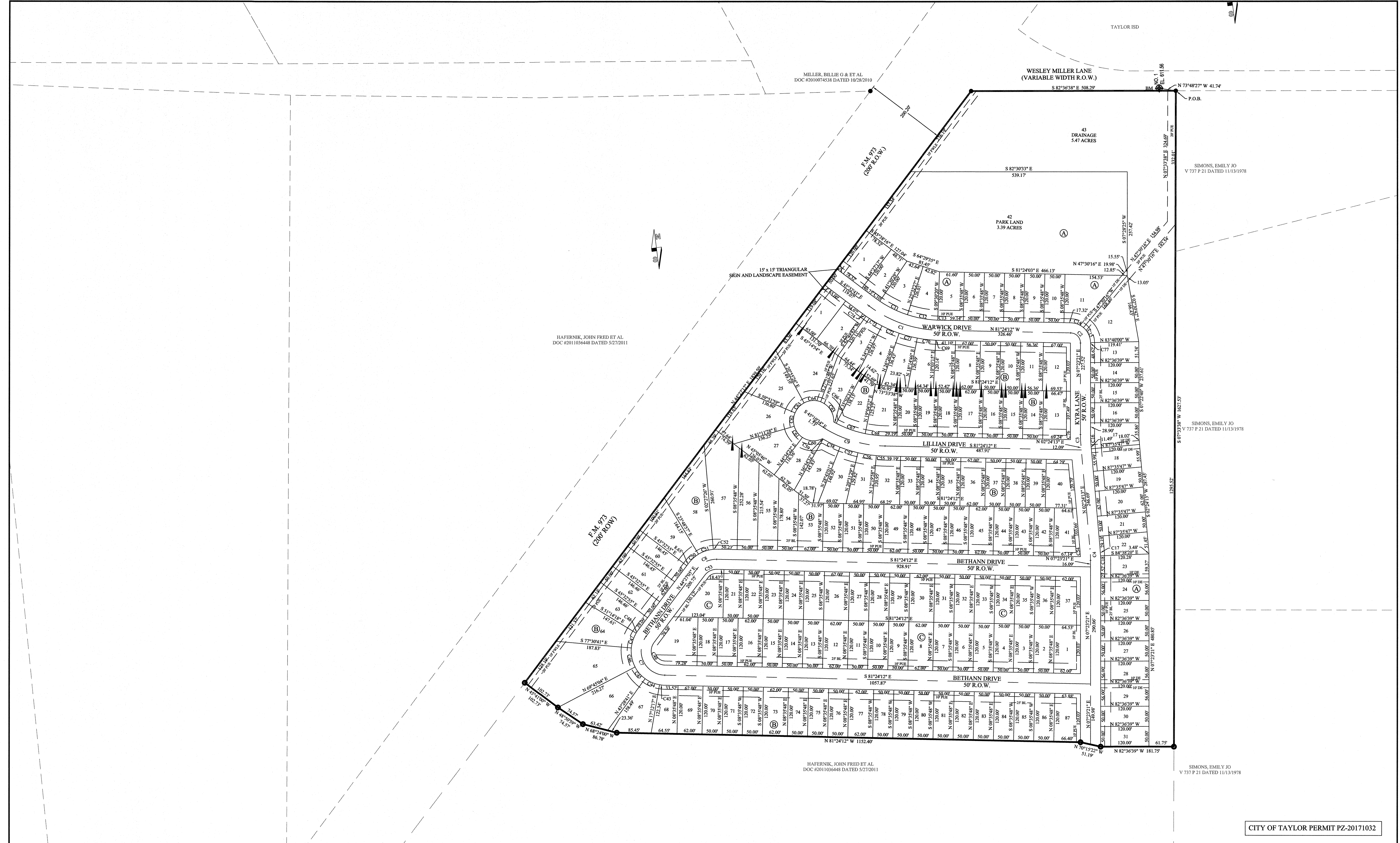
The subject tract is located south of the southeast corner of Carlos G. Parker & FM 973. The applicant is proposing a Preliminary Plat of an approximate 67.71 acre tract, comprised of 279 residential lots with a minimum size of 6,000 square feet, a parkland lot that will be owned and maintained by the Home Owners Association, and a drainage lot that will be owned and maintained by the Home Owners Association. The proposed plat and existing RPD – Residential Planned Development zoning district comply with the residential designation in the Comprehensive Plan.

Staff Recommendation

Staff recommends approval of the Preliminary Plat with the following condition:

1. The Preliminary Plat exhibit will be updated to reflect the limits of the entire subdivision within one document.

Attachments: Aerial
Preliminary Plat



REV.		DESCRIPTION		DATE	BY	PROJECT INFORMATION		BENCHMARK		OWNER INFORMATION		ENGINEER INFORMATION		SURVEYOR INFORMATION		PRELIMINARY PLAT OF AVERY GLEN 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 2 OF 2	
						TOTAL SIZE: 40.59 ACRES TOTAL BLOCKS: 3 TOTAL RESIDENTIAL LOTS: 155 TOTAL NON-RESIDENTIAL: 2		"X" SCRATCHED IN TOP OF CONCRETE STORM STRUCTURE ON SOUTH SIDE OF MILLER LANE.		HAFERNIK FARM GROUP 390 GLASS LN, BASTROP TX, 78602		SCOTT A. BROOKS YALGO ENGINEERING 3000 ILLINOIS AVE. KILLEEN TX, 76543		LUTHER E. FROBISH YALGO ENGINEERING 3000 ILLINOIS AVE KILLEEN TX, 76543							
2		CHANGES PER CITY COMMENTS		3/31/2017	BTW			TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203 N: 10174591.11 E: 3209651.53 Z: 611.56' (NAVD88-Geoid12A)													
1		ORIGINAL RELEASE		3/21/2017	BTW																
PROJECT NUMBER: HA01				CLIENT NAME: WBW DEVELOPMENT GROUP, LLC—SERIES 033																	
				CLIENT LOCATION: KILLEEN, TX																	
APPROVED BY: SAB																					
AUTHORIZED BY: WBW																					

PRINTED ON: April 5, 2017

GRAPHIC SCALE

0

100'

200'

300'

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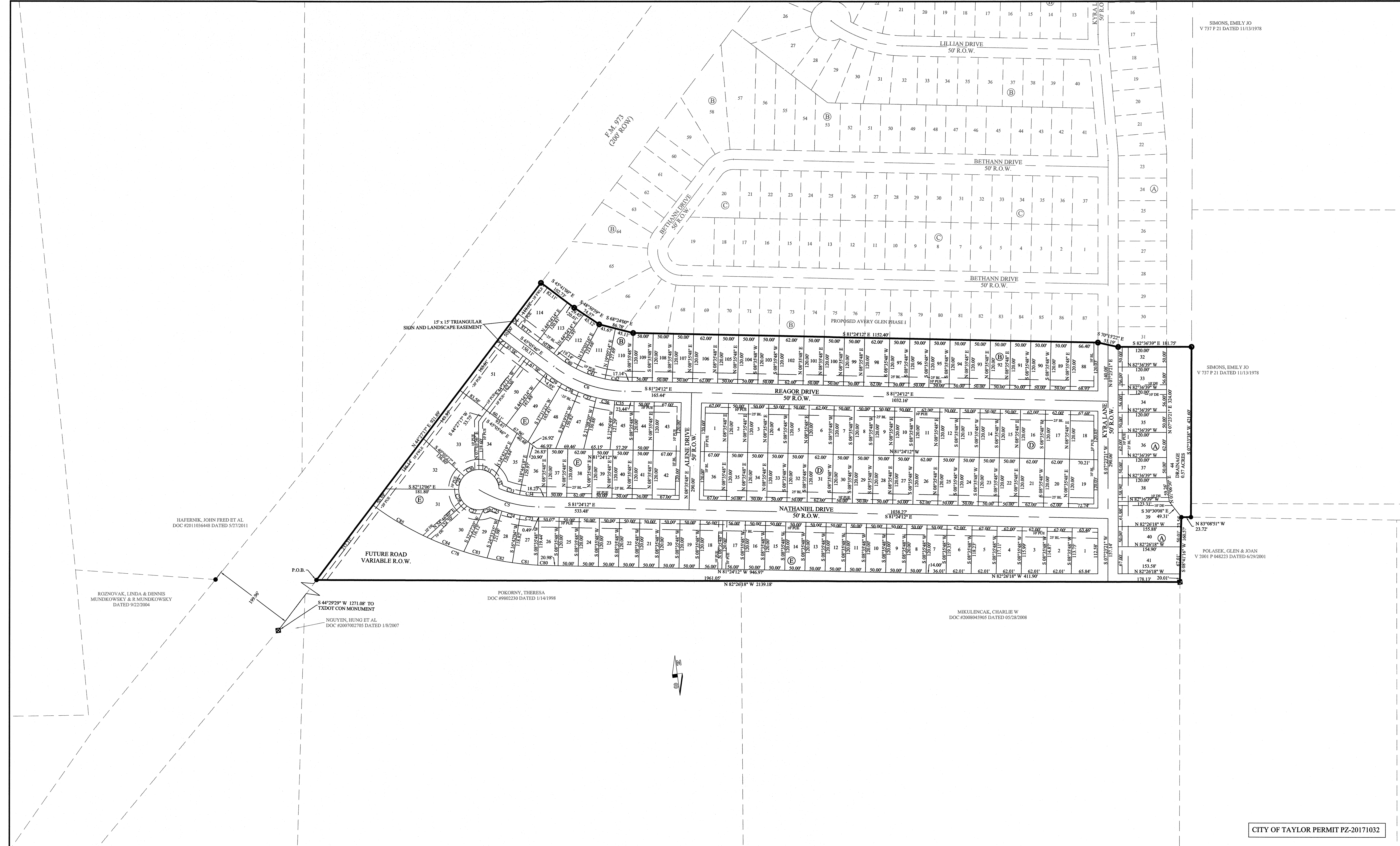
1"

2"

3"

IN FEET

PRINTED ON April 5, 2017



REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	PRELIMINARY PLAT OF AVERY GLEN 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
1	ORIGINAL RELEASE	3/21/2017	BTW	TOTAL SIZE: 27.12 ACRES TOTAL BLOCKS: 4 TOTAL RESIDENTIAL LOTS: 124 TOTAL NON-RESIDENTIAL: 1	"X" SCRATCHED IN TOP OF CONCRETE STORM STRUCTURE ON SOUTH SIDE OF MILLER LANE. TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203 N: 10174591.11 E: 3209651.53 Z: 611.56 (NAVD83-Geoid12A)	HAFFERNIK FARM GROUP 390 GLASS LN, BASTROP TX, 78602	SCOTT A. BROOKS YALGO ENGINEERING 3000 ILLINOIS AVE. KILLEEN TX, 76543	LUTHER E. FROBISH YALGO ENGINEERING 3000 ILLINOIS AVE KILLEEN TX, 76543					
2	CHANGES PER CITY COMMENTS	3/31/2017	BTW	CLIENT NAME: WBW DEVELOPMENT GROUP, LLC—SERIES 033 CLIENT LOCATION: KILLEEN, TX									
3	APPROVED BY: SAB												
4	AUTHORIZED BY: WBW												

PZ-20171040

Avery Glen Phase I Final Plat



Applicant Information:

Applicant: Josh Welch, W&B Development (applicant) on behalf of Hafernik Farm Group (owner)

Applicant Request: Request approval of a Final Plat

Subject Property:

Location: South of the southeast corner of Carlos G. Parker Blvd and FM 973

Legal Description: 40.59 acres in the M. Dentler Survey, Abstract No. 211 and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754)

Existing Zoning: RPD – Residential Planned Development

Utilities: Developer will extend City Utilities

Existing Use of Property: Undeveloped

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	I – Institutional District	Taylor High School
South	RPD	Future Avery Glen Phase II
East	Unzoned - ETJ	Vacant/undeveloped/farm land
West	FM 973 right-of-way and Unzoned - ETJ	Vacant/undeveloped/farm land

Case Summary

The subject tract is located south of the southeast corner of Carlos G. Parker & FM 973. The applicant is proposing a Final Plat of an approximate 40.59 acre tract, comprised of 155 residential lots with a minimum size of 6,000 square feet, a 3.39 acre parkland lot that will be owned and maintained by the Home Owners Association (HOA), and a 5.47 acre drainage lot that will be owned and maintained by the HOA.

The proposed plat and existing RPD – Residential Planned Development zoning district comply with the residential designation in the Comprehensive Plan. While the minimum lot size is 6,000 square feet, the range proposed is 6,000 square feet up to over twice that size on some of the cul-de-sac lots. The average lot width is 50 feet, as approved with the Planned Development.

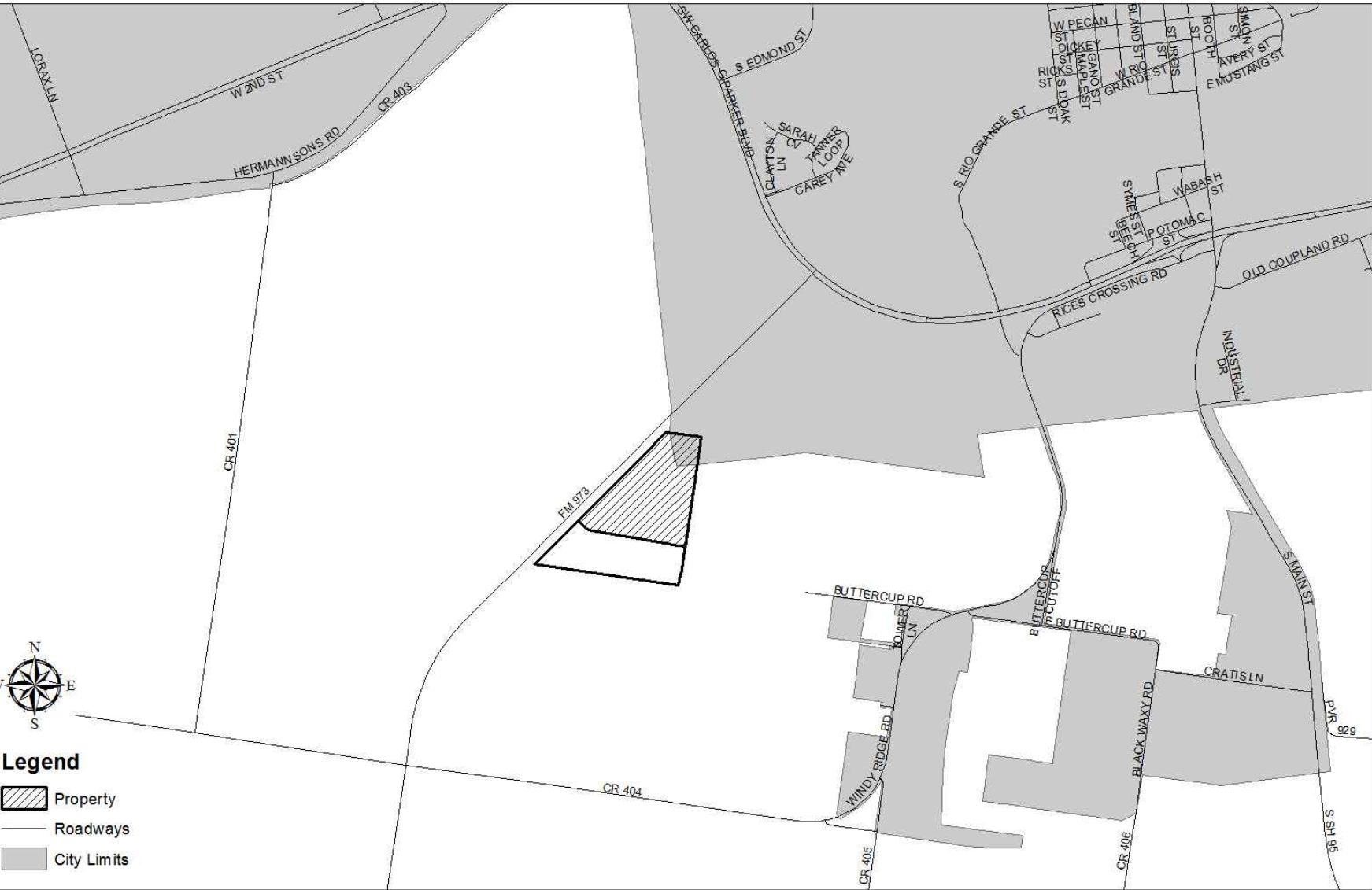
Staff Recommendation

Staff recommends approval of the Final Plat with the following conditions:

1. The Preliminary Plat shall be approved.
2. A secondary emergency access shall be provided until Phase II is accessible.

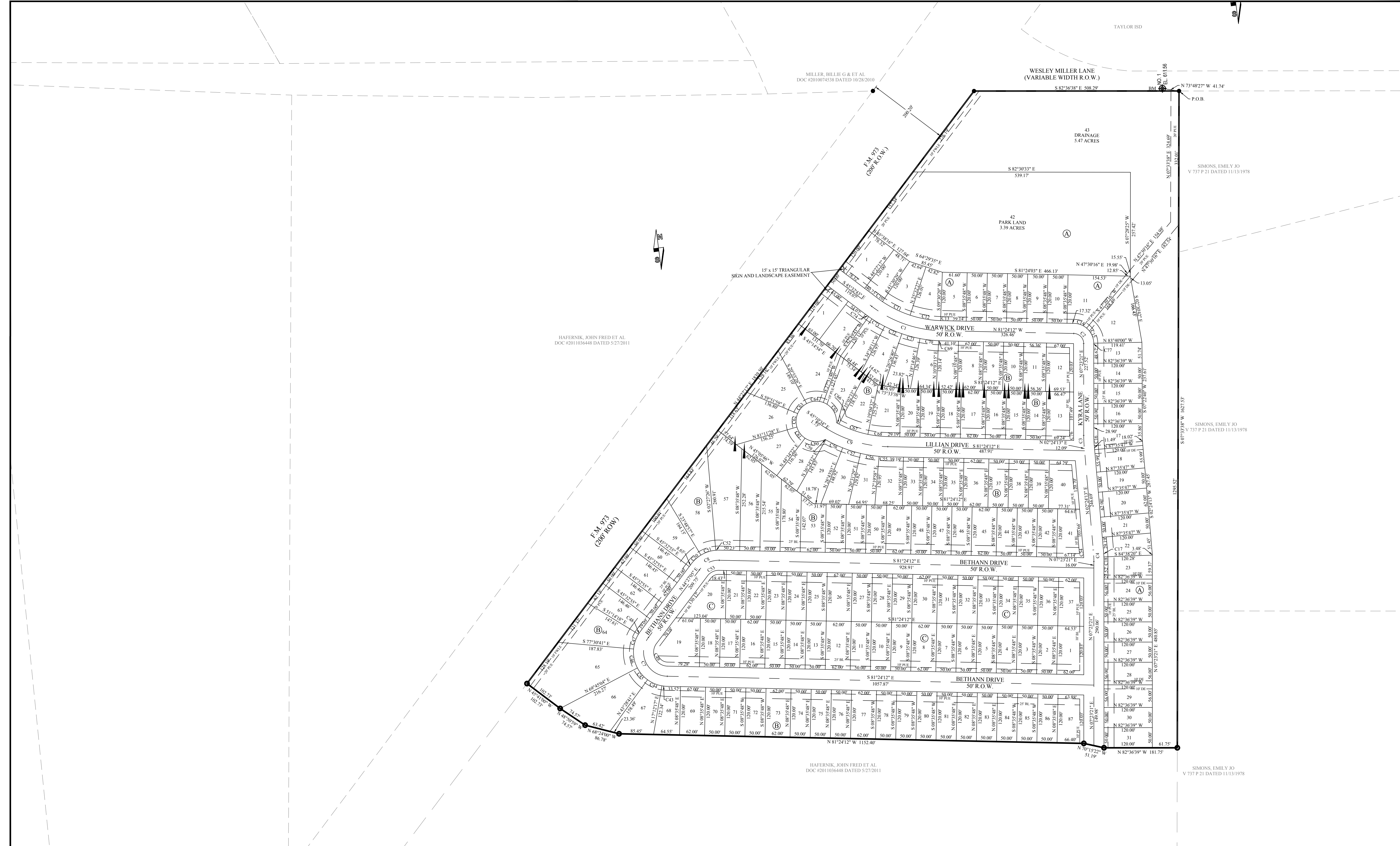
Attachments: Aerial
Preliminary Plat

PRINTED ON: April 15, 2017



VICINITY MAP
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	FINAL PLAT OF AVERY GLEN 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 2
				TOTAL SIZE: 40.59 ACRES TOTAL BLOCKS: 3 TOTAL RESIDENTIAL LOTS: 155 TOTAL NON-RESIDENTIAL: 2	"X" SCRATCHED IN TOP OF CONCRETE STORM STRUCTURE ON SOUTH SIDE OF MILLER LANE.	HAFERNIK FARM GROUP 390 GLASS LN, BASTROP TX, 78602	SCOTT A. BROOKS YALGO ENGINEERING 3000 ILLINOIS AVE. KILLEEN TX, 76543	LUTHER E. FROBISH YALGO ENGINEERING 3000 ILLINOIS AVE KILLEEN TX, 76543			
2	CHANGES PER CITY COMMENTS	3/31/2017	BTW								
1	ORIGINAL RELEASE	3/21/2017	BTW								
PROJECT NUMBER: HA01		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC—SERIES 033									
		CLIENT LOCATION: KILLEEN, TX									
APPROVED BY: SAB											
AUTHORIZED BY: WBW											



PRINTED ON: April 5, 2017

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION
				TOTAL SIZE: 40.59 ACRES TOTAL BLOCKS: 3 TOTAL RESIDENTIAL LOTS: 155 TOTAL NON-RESIDENTIAL: 2
2	CHANGES PER CITY COMMENTS	3/31/2017	BTW	
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PROJECT NUMBER: HA01		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC—SERIES 033		
		CLIENT LOCATION: KILLEEN, TX		
APPROVED BY: SAB				
AUTHORIZED BY: WBW				

GRAPHIC SCALE

0

100'

200'

300'

0

1"

2"

3"

IN FEET

"X" SCRATCHED IN TOP OF CONCRETE
STORM STRUCTURE ON SOUTH SIDE
OF MILLER LANE.

TEXAS STATE PLANE COORDINATE
SYSTEM, NAD1983 (2011) DATUM,
TEXAS CENTRAL ZONE NO. 4203
N: 10174591.11
E: 3209651.53
Z: 611.56' (NAVD88-Geoid12A)

BENCHMARK

HAFERNIK FARM GROUP
390 GLASS LN.
BASTROP TX, 78602

OWNER INFORMATION

SCOTT A. BROOKS
YALGO ENGINEERING
3000 ILLINOIS AVE.
KILLEEN TX, 76543

ENGINEER INFORMATION

LUTHER E. FROBISH
YALGO ENGINEERING
3000 ILLINOIS AVE
KILLEEN TX, 76543

SURVEYOR INFORMATION

FINAL PLAT OF
AVERY GLEN 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

2

OF

2

PRINTED ON: April 5, 2017

PZ-20171042

Avery Glen Phase II Final Plat



Applicant Information:

Applicant: Josh Welch, W&B Development (applicant) on behalf of
Hafermik Farm Group (owner)

Applicant Request: Request approval of a Final Plat

Subject Property:

Location: South of the southeast corner of Carlos G. Parker Blvd and FM 973

Legal Description: 27.12 acres in the M. Dentler Survey, Abstract No. 211 and the W.G. Robinson Survey (T.T. Williamson Survey, Abstract No. 754)

Existing Zoning: RPD – Residential Planned Development

Utilities: Developer will extend City Utilities

Existing Use of Property: Undeveloped

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	I – Institutional District	Taylor High School
South	Unzoned - ETJ	Vacant/undeveloped/farm land
East	Unzoned - ETJ	Vacant/undeveloped/farm land
West	FM 973 right-of-way and Unzoned - ETJ	Vacant/undeveloped/farm land

Case Summary

The subject tract is located south of the southeast corner of Carlos G. Parker & FM 973. The applicant is proposing a Final Plat of an approximate 27.12 acre tract, comprised of 124 residential lots with a minimum size of 6,000 square feet and a 0.57 acre drainage lot that will be owned and maintained by the HOA.

The proposed plat and existing RPD – Residential Planned Development zoning district comply with the residential designation in the Comprehensive Plan. While the minimum lot size is 6,000 square feet, the range proposed is 6,000 square feet up to over twice that size on some of the cul-de-sac lots. The average lot width is 50 feet, as approved with the Planned Development. This phase also shows the proposed future extension of a collector street to the south of the proposed subdivision.

Staff Recommendation

Staff recommends approval of the Final Plat with the following conditions:

1. The Preliminary Plat shall be approved.

Attachments: Aerial
Preliminary Plat

PRINTED ON: April 5, 2017



VICINITY MAP
NOT TO SCALE

REV.	DESCRIPTION	DATE	BY	PROJECT INFORMATION	BENCHMARK	OWNER INFORMATION	ENGINEER INFORMATION	SURVEYOR INFORMATION	FINAL PLAT OF AVERY GLEN 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 1 OF 2		
				TOTAL SIZE: 27.12 ACRES TOTAL BLOCKS: 4 - TOTAL RESIDENTIAL LOTS: 124 TOTAL NON-RESIDENTIAL: 1	"X" SCRATCHED IN TOP OF CONCRETE STORM STRUCTURE ON SOUTH SIDE OF MILLER LANE.	HAFERNIK FARM GROUP 390 GLASS LN, BASTROP TX, 78602	SCOTT A. BROOKS YALGO ENGINEERING 3000 ILLINOIS AVE KILLEEN TX, 76543	LUTHER E. FROBISH YALGO ENGINEERING 3000 ILLINOIS AVE KILLEEN TX, 76543					
2	CHANGES PER CITY COMMENTS	3/31/2017	BTW										
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PROJECT NUMBER: HA01		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC—SERIES 033											
		CLIENT LOCATION: KILLEEN, TX											
APPROVED BY: SAB													
AUTHORIZED BY: WBW													

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	300.00	156.48	154.71	N 66°27'37" W	29°53'09"
C6	300.00	190.10	186.94	S 63°14'59" E	36°18'26"
C23	325.00	45.97	45.93	N 77°21'04" W	8°06'16"
C24	325.00	46.47	46.43	N 69°12'11" W	8°11'32"
C25	325.00	31.98	31.96	N 62°17'17" W	9°38'15"
C28	50.00	16.58	16.49	S 73°55'00" W	18°58'46"
C27	50.00	53.56	51.03	N 65°54'28" W	61°22'17"
C28	50.00	37.54	36.67	N 13°42'43" W	43°01'13"
C29	50.00	36.75	35.93	N 28°51'13" E	42°06'39"
C30	50.00	41.15	40.00	N 73°29'14" E	47°09'23"
C31	50.00	44.44	42.99	S 57°28'25" E	50°55'19"
C32	50.00	31.65	31.12	S 13°52'46" E	36°15'59"
C33	275.00	53.27	53.19	S 65°42'45" E	11°05'54"
C34	275.00	48.68	48.61	S 76°19'57" E	10°08'29"
C35	325.00	24.68	24.67	N 79°13'42" W	4°21'01"
C36	325.00	46.47	46.43	N 72°57'25" W	8°11'32"
C37	325.00	46.47	46.43	N 64°45'54" W	8°11'32"
C38	325.00	46.47	46.43	N 56°34'22" W	8°11'32"
C39	325.00	41.87	41.84	N 48°47'11" W	7°22'51"
C40	275.00	47.27	47.22	S 50°01'15" E	9°50'58"
C41	275.00	76.64	76.39	S 62°55'45" E	19°58'02"
C42	275.00	50.35	50.28	S 76°09'29" E	10°29'26"
C78	760.00	469.84	462.39	N 63°41'35" W	35°25'14"
C80	760.00	29.10	29.10	N 80°18'23" W	2°11'37"
C81	760.00	63.28	63.26	N 78°49'27" W	4°46'15"
C82	760.00	63.73	63.71	N 72°02'12" W	4°49'15"
C83	760.00	59.72	59.70	N 67°23'01" W	4°30'08"
C84	760.00	98.15	98.08	S 61°25'58" E	7°23'57"
C85	760.00	155.86	155.58	S 51°51'29" E	11°45'02"

LOT SIZE TABLE		
BLOCK #	LOT #	SQ FT
A	32	7226
A	33	7295
A	34	7365
A	35	7428
A	36	6000
A	37	6000
A	38	6000
A	39	9147
A	40	7770
A	41	10334
A	44	24746
B	88	8120
B	89	6000
B	90	6000
B	91	6000
B	92	6000
B	93	6000
B	94	6000
B	95	6000
B	96	6000
B	97	6000
B	98	7440
B	99	6000
B	100	6000
B	101	6000
B	102	7440
B	103	6000
B	104	6000
B	105	6000
B	106	7440
B	107	6000
B	108	6000
B	109	6000
B	110	6988
B	111	7472
B	112	6914
B	113	6077
B	114	9829
D	1	8040
D	2	6000
D	3	6000
D	4	6000
D	5	6000
D	6	7440
D	7	6000
D	8	6000
D	9	6000
D	10	6000
D	11	7404
D	12	6000
D	13	6000
D	14	6000
D	15	6000
D	16	7440
D	17	7440
D	18	8274
D	19	8577
D	20	7440
D	21	7440
D	22	6000
D	23	6000
D	24	6000
D	25	6000

LOT SIZE TABLE		
BLOCK #	LOT #	SQ FT
D	26	7440
D	27	6000
D	28	6000
D	29	6000
D	30	6000
D	31	7440
D	32	6000
D	33	6000
D	34	6000
D	35	6000
D	36	8040
E	1	7316
E	2	7078
E	3	7157
E	4	7226
E	5	7296
E	6	7365
E	7	5988
E	8	6000
E	9	6000
E	10	6000
E	11	6000
E	12	6000
E	13	6000
E	14	6000
E	15	6000
E	16	6000
E	17	6720
E	18	6720
E	19	6000
E	20	6000
E	21	6000
E	22	6000
E	23	6000
E	24	6000
E	25	6000
E	26	6003
E	27	6519
E	28	6611
E	29	6312
E	30	8280
E	31	17202
E	32	13599
E	33	18194
E	34	9661
E	35	7586
E	36	6848
E	37	6000
E	38	7440
E	39	6000
E	40	6000
E	41	6000
E	42	8040
E	43	8040
E	44	6000
E	45	6335
E	46	6944
E	47	7903
E	48	9444
E	49	9334
E	50	9848
E	51	13597

STATE OF TEXAS }
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON }
I, HAFERNIK FARM GROUP, sole owner of the certain 67.71 ACRES tract of land shown hereon and described in a deed recorded in Document # 2011036448, 06/06/2011 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 Avery Glen Phase II.

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

Rose Marie Hafernik Apel
Hafernik Farm Group
390 GLASS LN
BASTROP, TX 78602

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 Rose Marie Hafernik Apel, 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 }
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON }
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

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.

I, Scott A. Brooks, Registered Professional Engineer in the State of Texas, do hereby certify that, to the best of my knowledge, this Avery Glen Phase I is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Numbers 48491C0540E and 48491C0545E, effective date September 26, 2008, and that each lot conforms to the City of Taylor Regulations. The construction plans will be drafted such that 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

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF REVIEW UNDER THE
AUTHORITY OF Scott A. Brooks, P.E. 99801
ON 4/5/2017. IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

I, Ashley Lumpkin, Development Services Director for the City of Taylor, Texas, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Ashley Lumpkin, Director

The subdivision to be known as Avery Glen Phase I has been accepted and approved for filing of record with the County Clerk of Williamson County, Texas, according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the ____ day of _____, 20 ____, A.D.

_____, Chairman

Date

_____, Secretary

Date

FINAL PLAT OF AVERY GLEN PHASE II TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS BEING PART OF THE M. Dentler Survey, Abstract No. 211 and the T.T. Williamson Survey, Abstract No. 754 WILLIAMSON COUNTY, TEXAS

No portion of this tract is within a Special Flood Hazard Area per FEMA's Flood Insurance Rate Map (FIRM) Panel for Williamson County, Texas Dated September 26, 2008, panel numbers 48491C0540E and 48491C0545E. 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.

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

- 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 0.999887929. 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 an "X" scratched on top of a concrete storm structure that bears N 73°48'27" W, 41.74 feet from the Point of Beginning. Observed GPS coordinates for said "X" in concrete benchmark are N=10174591.11, E=3209651.53, Z=611.56 (NAVD88-Geoid12A).
 - 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.
 - 0.57 Acres (Lot 44 Block A) reserved for drainage, 6.619 Acres reserved for rights-of-way, and 19,931 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 F.M. 973 is permitted for Lot 114 Block B and Lots 31-33 and 51 Block E.
 - Lots 1-31 Block E shall have driveway access only to Nathaniel Drive.
 - 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 on both sides of all streets.
 - Grantor does hereby give, grant, convey and transfer to the City of Taylor, Texas, in fee simple, the drainage area shown as Lot 44 Block A on the plat.

STREET LENGTH TABLE

STREET NAME	LINEAR FEET
KIRK LN	587
REAGOR DR	1538
ALENE DR	290
NATHANIEL DR	1476

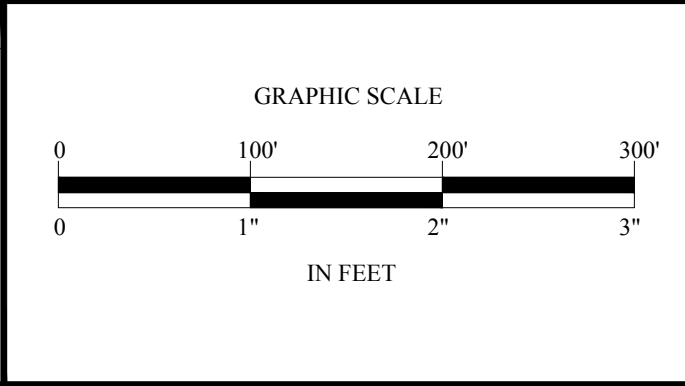
LEGEND

AE	ACCESS EASEMENT
BM	BENCHMARK
DA	DRAINAGE AREA
DE	DRAINAGE EASEMENT
ELEV	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
FWLE	FENCE WALL AND LANDSCAPE EASEMENT
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD W/ CAP MARKED "YALGO 6200" SET
+	CHANGE IN BEARING
➡	DRAINAGE ARROW (SEE NOTE 6)
⊕ NO. # EL. ###	BENCHMARK

PRINTED ON: April 5, 2017

REV.	DESCRIPTION	DATE	BY
2	CHANGES PER CITY COMMENTS	3/31/2017	BTW
1	ORIGINAL RELEASE	3/21/2017	BTW
PROJECT NUMBER: HA01		CLIENT NAME: WBW DEVELOPMENT GROUP, LLC—SERIES 033	
APPROVED BY: SAB		CLIENT LOCATION: KILLEEN, TX	
AUTHORIZED BY: WBW			

PROJECT INFORMATION
TOTAL SIZE: 27.12 ACRES
TOTAL BLOCKS: 4
TOTAL RESIDENTIAL LOTS: 124
TOTAL NON-RESIDENTIAL: 1



BENCHMARK
"X" SCRATCHED IN TOP OF CONCRETE STORM STRUCTURE ON SOUTH SIDE OF MILLER LANE.
TEXAS STATE PLANE COORDINATE SYSTEM, NAD1983 (2011) DATUM, TEXAS CENTRAL ZONE NO. 4203 N: 10174591.11 E: 3209651.53 Z: 611.56 (NAVD88-Geoid12A)

OWNER INFORMATION
HAFFERNIK FARM GROUP 390 GLASS LN. BASTROP TX, 78602

ENGINEER INFORMATION
SCOTT A. BROOKS YALGO ENGINEERING 3000 ILLINOIS AVE. KILLEEN TX, 76543

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

FINAL PLAT OF
AVERY GLEN 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 E-10264 Texas Registered Surveying Firm 10194095	SHEET 2 OF 2
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