

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

January 11, 2022, 6:00 P.M.

City Hall Council Chambers

400 Porter St., Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, January 11, 2022.

The agenda packet is on the website at:

<https://www.ci.taylor.tx.us/Calendar.aspx?EID=4526&month=1&year=2022&day=5&calType=0>

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on December 14, 2021.
2. **PZ-2021-1345** – Consider approving Prospect Farms Final Plat, consisting of approximately 29.37 acres including right-of-way dedication to create two lots, located southwest of the intersection of Chandler Road and CR 101, more particularly described by Williamson Central Appraisal District Parcel R020981, part of and out of the John Thomas Survey, Abstract No. 610, Taylor, Williamson County, Texas.
3. **PZ-2021-1352** – Consider disapproving Castlewood Phases 2 & 3 Final Plat, consisting of approximately 26.18 acres including right-of-way dedication, located across from Taylor High School, addressed as 530 FM 973, part of and out of the G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.
4. **PZ-2021-1353** – Consider disapproving Castlewood South Subdivision Improvement Plans, consisting of approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.
5. **PZ-2021-1359** – Consider disapproving Mule Loop Townhomes, Lot 1, Block 1, Preliminary Plat, consisting of approximately 2.94 acres to create one lot and one block, 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. 665, Taylor, Williamson County, Texas.

6. **PZ-2021-1360** – Consider disapproving Taylor Plaza Replat No. 2, consisting of approximately 0.85 acres, being a replat of Taylor Plaza, addressed as 3100 North Main Street, Taylor, Williamson County, Texas.
7. **PZ-2021-1363** – Consider disapproving RCR-Taylor Logistics Park Phase 2 Minor Plat, consisting of approximately 99.04 acres, addressed as 201 FM 3349 and located south of the intersection of US 79 and FM 3349, part of and out of the Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

REGULAR AGENDA

SUBDIVISION VARIANCE

8. **PZ-2021-1391** – Hold a public hearing regarding a request for a subdivision variance at 215 Commercial Drive, approximately 4.68 acres, out of Lake Aire, Lot 1, Block 1, Taylor, Williamson County, Texas.
9. **PZ-2021-1391** – Consider approving/disapproving a request for a subdivision variance at 215 Commercial Drive, approximately 4.68 acres, out of Lake Aire, Lot 1, Block 1, Taylor, Williamson County, Texas.

ZONING

10. **PZ-2021-1381** – Hold a public hearing regarding a request to change the zoning of approximately 1,269.08 acres of land from, the zoning upon annexation of Single-Family Residential Zoning District (R-1) to Heavy Industrial Zoning District with a Commercial Planned Development Overlay (M-2/CPD), generally located at the former intersection of County Roads 401 and 404, more particularly described in the Official Public Records of Williamson County, Texas; 2021084492, 2021184511, 2021184854, 2021184843, 2021183753, 2021184494, 2021184917, 2021184513, 2021184841, 2021184270, 2021183993, 2021084038, 2021183313, 2021184492, 2021184507, 2021181069, 2021184013, 2021184352, 2021183985, 2021184141, 2021185096, 2021184038, 2021187920, 2021189911, 2021184919 and 2021184505, part of and out of the B. J. Tyler Survey, Abstract No. 631, the G.W. Tyler Survey, Abstract No. 636, the G. N. Tyler Survey, Abstract No. 634, the H.T. & B.R.R. Company Survey, Abstract Nos. 315, 318, and 381, the J. Ebberly Survey, Abstract No. 923, the L. A. Tyler Survey, Abstract No. 632, the T. B. Lee Survey, Abstract No. 800, and the W. Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.
11. **PZ-2021-1381** – Consider making a recommendation regarding a request to change the zoning of approximately 1,269.08 acres of land from, the zoning upon annexation of Single-Family Residential Zoning District (R-1) to Heavy Industrial Zoning District with a Commercial Planned Development Overlay (M-2/CPD), generally located at the former intersection of County Roads 401 and 404, more particularly described in the Official Public Records of Williamson County, Texas; 2021084492, 2021184511, 2021184854, 2021184843, 2021183753, 2021184494, 2021184917, 2021184513, 2021184841, 2021184270, 2021183993, 2021084038, 2021183313, 2021184492, 2021184507, 2021181069, 2021184013, 2021184352, 2021183985, 2021184141, 2021185096, 2021184038, 2021187920, 2021189911, 2021184919 and 2021184505, part of and out of the B. J. Tyler Survey, Abstract No. 631, the G.W. Tyler Survey, Abstract No. 636, the G.

N. Tyler Survey, Abstract No. 634, the H.T. & B.R.R. Company Survey, Abstract Nos. 315, 318, and 381, the J. Ebberly Survey, Abstract No. 923, the L. A. Tyler Survey, Abstract No. 632, the T. B. Lee Survey, Abstract No. 800, and the W. Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

DISCUSSION ITEMS

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

ADJOURN

Next Meeting Date: February 8, 2022

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before **January 11, 2022**. 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: January 5, 2022

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
December 14, 2021, 6:00 p.m.**

PRESENT

Donna Frazier
Nora Roy
Mike Eaton
Kellie Billings-Ray
Annette Maruska

ABSENT

Amy Everhart
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

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 as part of the Regular agenda.)

Review and approve minutes from the meeting on November 9, 2021.

PZ-2021-1345 – Consider disapproving Prospect Farms Final Plat, consisting of approximately 29.37 acres including right-of-way dedication to create two lots, located at the intersection of Chandler Road and CR 101, more particularly described by Williamson Central Appraisal District Parcel R020981, part of and out of the John Thomas Survey, Abstract No. 610, Taylor, Williamson County, Texas.

PZ-2021-1359 – Consider disapproving Mule Loop Townhomes, Lot 1, Block 1, Preliminary Plat, consisting of approximately 2.94 acres to create one lot and one block, 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. 665, Taylor, Williamson County, Texas.

PZ-2021-1360 – Consider disapproving Taylor Plaza Subdivision Replat No. 2, consisting of approximately 0.85 acres, being a replat of Taylor Plaza Subdivision, addressed as 3100 North Main Street, Taylor, Williamson County, Texas.

PZ-2021-1363 – Consider disapproving RCR-Taylor Logistics Park Phase 2 Minor Plat, consisting of approximately 51.46 acres to create two lots, addressed as 201 FM 3349 and located about 3,200 feet south of the intersection of US 79 and FM 3349, part of and out of the Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

PZ-2021-1362 – Consider disapproving RCR-Taylor Logistics Park Subdivision Improvement Plans, north-south water line extension, 201 FM 3349 and located at the southeast corner of the intersection of US 79 and FM 3349, part of and out of the James C. Eaves Survey, Abstract No. 213 and Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

PZ-2021-1361 – Consider disapproving North Drive Subdivision Improvement Plans, North Drive right-of-way improvements, north of N.W. Carlos G. Parker Boulevard, Taylor, Williamson County, Texas.

PZ-2021-1364 – Consider disapproving Spring Creek Phase 1 (formerly Taylor 70), Subdivision Improvement Plans, consisting of approximately 27.93 acres, located at the northwest corner of North Drive and N.W. Carlos G. Parker Boulevard, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

Mrs. Maruska made motion to disapprove the seven items on the consent agenda and to approve the minutes as written. Second by Mr. Eaton. All voted aye. Motion carries.

DISCUSSION ITEMS

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

Mr. Yantis stated that there had been no new City Council actions since the last meeting. He also updated the Commission on the news that Samsung chose Taylor to build their new facility.

Adjourn

Meeting adjourned at 6:09 p.m.

Carrie Orts
Administrative Assistant, Development Services

Donna Frazier
Planning & Zoning Commission Chair

City of Taylor
Prospect Farms Final Plat
PZ-2021-1345
Staff Report

Requested Action:

Consider approving Prospect Farms Final Plat.

Applicant:

Eduardo Seda/Texas Sports and Civil Engineering

Subject Property:

Approximately 29.37 acres including right-of-way dedication to create two lots, located southwest of the intersection of Chandler Road and CR 101, more particularly described by Williamson Central Appraisal District Parcel R020981, part of and out of the John Thomas Survey, Abstract No. 610, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-2

Current Use: Vacant

Purpose:

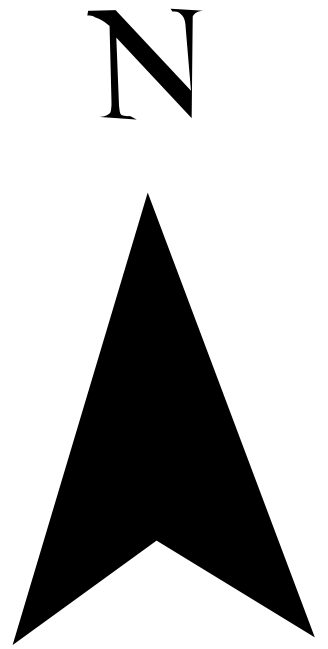
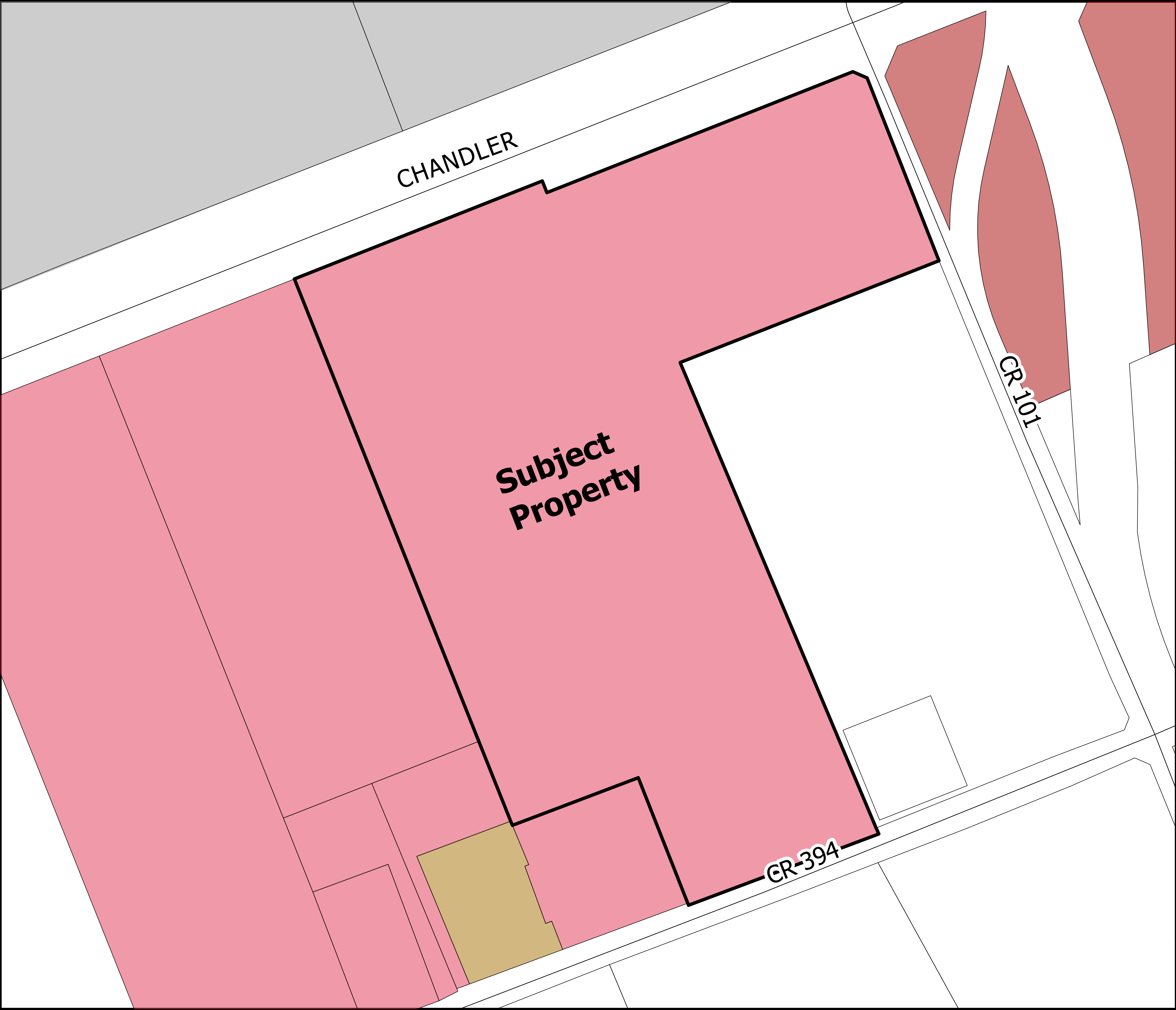
The purpose of the plat is to create two lots for future commercial development.

Staff Recommendation:

The submitted plat meets the minimum requirements of the Subdivision Ordinance so staff recommends approval of the proposed plat.

Attachments:

1. Location Map
2. Proposed Plat

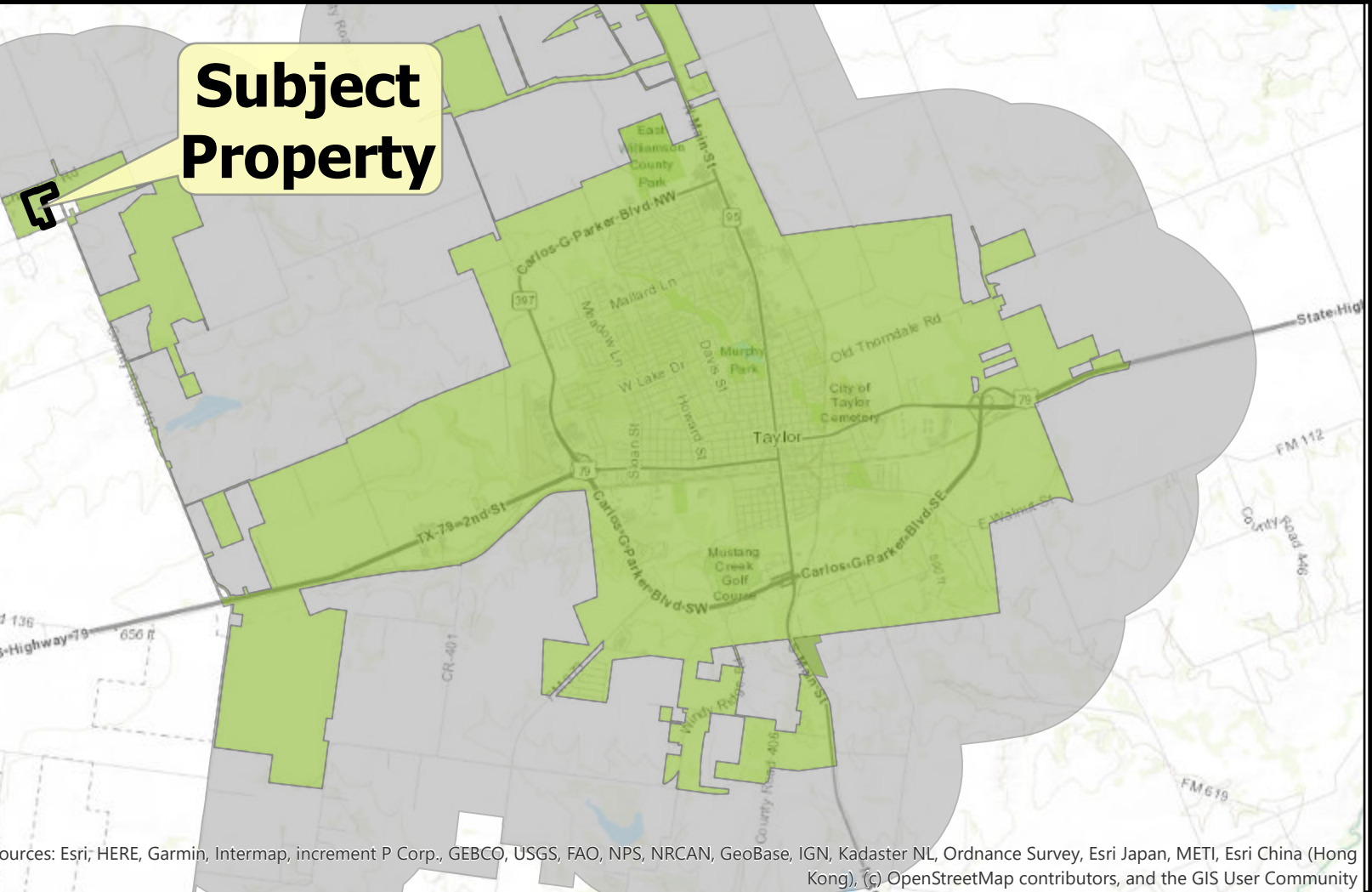


PZ-2021-1345

**Prospect Farms Final Plat
10093 Chandler Rd.
Approximately 29.37 Acres**

Legend

- | | |
|------------------|-------------------|
| ETJ | ZONING |
| Subject Property | B-1 |
| Parcels | B-2 |
| Streets | I Institutional |
| | R-3 Single Family |



PROSPECT FARMS FINAL PLAT

BEING 29.368 ACRES, PART OF AND OUT OF THE JOHN THOMAS SURVEY,
ABSTRACT NO. 610, TO CREATE 2 LOT(S) AND CONVEYED TO JASON SEATON IN
SPECIAL WARRANTY DEED, RECORDED IN 2021175867 O.P.R.W.C.T., TAYLOR,
WILLIAMSON COUNTY, TEXAS.

OWNER: JASON SEATON
3201 BAY HILL LN,
ROUND ROCK, TX 78664

SURVEYOR: SHANE SHAFER R.P.L.S.
DIAMOND SURVEYING, INC.
T.B.P.E.L.S. #10006900
116 SKYLINE ROAD
GEORGETOWN, TX 78628
(512) 931-3100
shane@DiamondSurveying.com

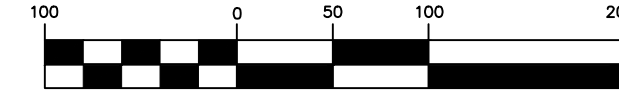
ENGINEER: KENNETH I JURADO, P.E.
TEXAS SPORTS AND CIVIL ENGINEERING
TEXAS PROFESSIONAL ENGINEERING FIRM F-19645
3100 RICHMOND AVE, SUITE 309
HOUSTON, TX 77098
(832) 367-5021
k.jurado@texsce.com

NUMBER OF LOTS: 2
NUMBER OF BLOCKS: 1
TOTAL LINEAR FEET OF NEW STREETS: NONE
TOTAL STREET R.O.W. AREA TO BE DEDICATED: 1.090 ACRES
TOTAL ACREAGE: 29.368 ACRES

DATE SUBMITTED: SEPTEMBER 03, 2021
1ST REVISION DATE: SEPTEMBER 29, 2021
2ND REVISION DATE: NOVEMBER 18, 2021
3RD REVISION DATE: DECEMBER 2, 2021

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°28'09"E	27.07'
L2	S67°07'02"E	33.54'
L3	N19°39'44"W	9.08'
L4	N22°35'48"W	179.87'
L5	N21°15'40"W	12.71'
L6	N20°25'20"W	10.82'
L7	N67°14'31"E	40.42'
L8	N67°20'18"E	12.67'
L9	S84°33'06"W	85.89'
L10	S68°18'13"W	35.02'
L11	S21°13'51"E	47.90'
L12	S23°43'52"E	45.18'
L13	S66°39'52"E	35.76'
L14	N22°45'29"W	50.85'
L15	N22°50'31"E	69.78'
L16	N67°38'08"E	39.21'
L17	S21°13'51"E	45.16'

GRAPHIC SCALE



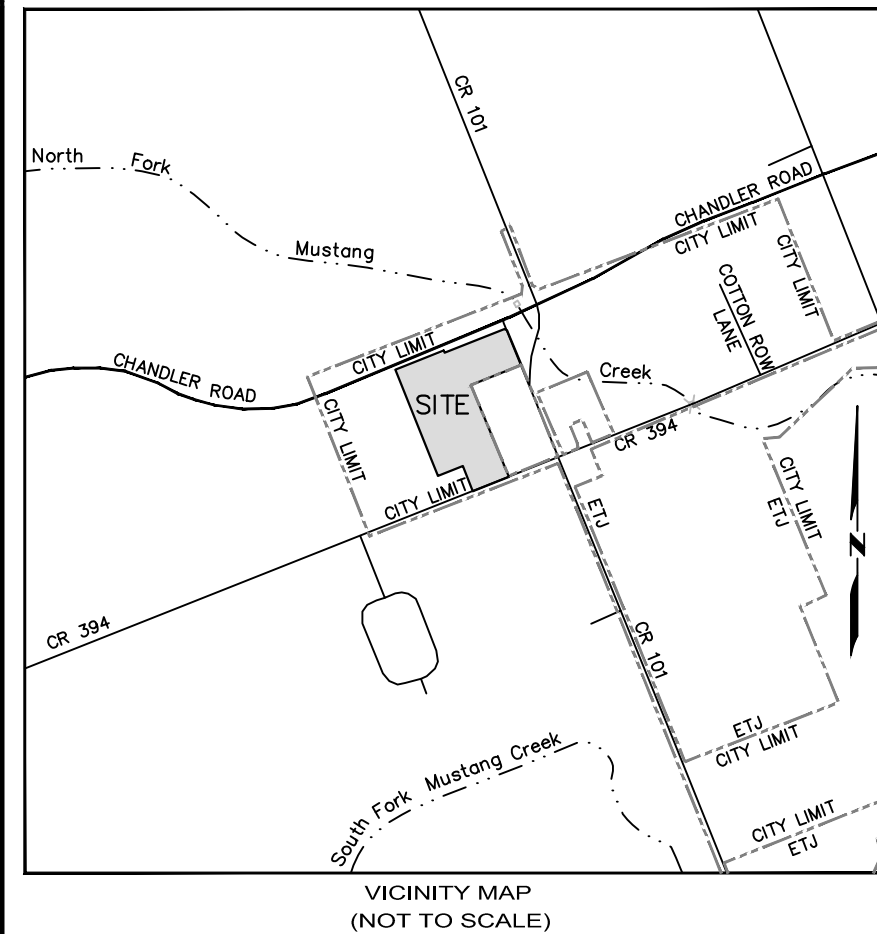
(IN FEET)
1 inch = 100 ft.

BEARING BASIS: NAD-83, TEXAS CENTRAL ZONE (4203),
STATE PLANE SYSTEM. COORDINATES AND DISTANCES
SHOWN HEREON ARE SURFACE BASED ON A COMBINED
SURFACE ADJUSTMENT FACTOR OF 1.00012.

BENCHMARK NOTE: PK NAIL SET IN EAST SIDE OF
CONCRETE DRIVEWAY ON SOUTH SIDE OF CHANDLER ROAD.
VERTICAL DATUM: NAVD-88 (GEOID 2012A)
SURFACE COORDINATES:
N: 10195171.0
E: 3185805.1
ELEVATION = 648.72'

LEGEND

- IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- ⊙ IRON ROD FOUND WITH CAP
- ⊙ AXLE FOUND
- IRON ROD SET WITH CAP
MARKED "DIAMOND SURVEYING"
- ▽ CALCULATED POINT
- ⊙ BENCHMARK
- ⊙ PP POWER POLE
- DOWN GUY
- RIGHT-OF-WAY DEED LINE
- FEMA LINE
- APPROXIMATE SURVEY LINE
- MINIMUM 5' REQUIRED SIDEWALK
- 10' PUBLIC UTILITY LINE
- OU --- OVERHEAD UTILITIES LINE
- APPROX. CENTER OF NORTH FORK MUSTANG CREEK
- ▨ RIGHT-OF-WAY HEREBY DEDICATED
- ▨ FLOODPLAIN AND DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- P.O.B. POINT OF BEGINNING
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS



JERRY WAYNE ROZNOVAK AND WIFE,
LINDA ROZNOVAK
CALLED 124.28 AC.
DOC. NO. 2020105809
O.P.R.W.C.T.

SILAS PALMER SURVEY
ABSTRACT NO. 499

FRANK PULKRABEK
12' STRIP OF LAND
CALLED 26/100 AC.
VOL. 197, PG. 579 D.R.W.C.T.
12' STRIP OF LAND BEING
CLAIMED BY
JERRY ROZNOVAK

JERRY W. ROZNOVAK
CALLED 90.68 AC.
VOL. 1599, PG. 750
O.R.W.C.T.

APPROXIMATE NORTHEAST
CORNER OF THE JOHN THOMAS
SURVEY, ABSTRACT NO. 610

WILLIAMSON COUNTY, TEXAS
DRAINAGE EASEMENT
CHANDLER ROAD PROJECT
DOC. NO. 2011073860
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
CHANDLER ROAD (PHASE IIIA)
RIGHT-OF-WAY
PARCEL 11A
CALLED 0.087 AC.
DOC. NO. 2011075347
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
CHANDLER ROAD (PHASE IIIA)
RIGHT-OF-WAY
PARCEL 11B
CALLED 1.246 AC.
DOC. NO. 2011075347
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
CHANDLER ROAD (PHASE IIIA)
RIGHT-OF-WAY
PARCEL 11C
CALLED 1.158 AC.
DOC. NO. 2017063984
O.P.R.W.C.T.

WILLIAMSON COUNTY, TEXAS
CHANDLER ROAD (PHASE IIIA)
RIGHT-OF-WAY
PARCEL 11D
CALLED 1.158 AC.
DOC. NO. 2017063984
O.P.R.W.C.T.

JAMES C. EAVES SURVEY
ABSTRACT NO. 213

WILLIAMSON COUNTY, TEXAS
CALLED 2.048 AC.
DOC. NO. 2017063984
O.P.R.W.C.T.

GARY G. BERAN AND WIFE,
BERTHA M. BERAN
CALLED 15.00 ACRES
VOL. 1685, PG. 579
O.R.W.C.T.

MATCHLINE SHEET 2

SHEET 1 OF 3

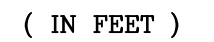


TEXAS SPORTS & CIVIL
ENGINEERING
3100 RICHMOND AVE, SUITE 309
HOUSTON, TEXAS 77098
PHONE NO. 346.204.4854
FIRM NO. 19645 WWW.TEXSCE.COM
Copyright ©2021 by Texas Sports & Civil Engineering

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

BEING 29.368 ACRES, PART OF AND OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, TO CREATE 2 LOT(S) AND CONVEYED TO JASON SEATON IN SPECIAL WARRANTY DEED, RECORDED IN 2021175867 O.P.R.W.C.T., TAYLOR, WILLIAMSON COUNTY, TEXAS.

GRAPHIC SCALE



1 inch = 100 ft.

JOHN THOMAS SURVEY
ABSTRACT NO. 610

GARY G. BERAN AND WIFE,
BERTHA M. BERAN
CALLED 15.00 ACRES
VOL. 1685, PG. 579
O.R.W.C.T.

LOT 1

LOT 3

20' TEXAS POWER & LIGHT
CENTERLINE OF 20' WIDE
VOL. 1500' PG.
O.R.W.C.T.

10' P.U.E.
HEREBY
DEDICATED

MINIMUM 5'
REQUIRED
SIDEWALK

W/CAP
— (DIAMOND SURVEYING)
SURFACE COORDINATES:
N: 10193769.35
E: 3186485.47

N69°02'30"E 579.65'

W/CAP
(WILLIAMSON COUNTY)-

WILLIAMSON COUNTY, TEXAS
CHANDLER ROAD 101
RIGHT-OF-WAY
PARCEL 45
CALLED 0.005 AC.
DOC. NO. 2017026329
O.P.R.W.C.T.

W/CAP
(WILLIAMSON COUNTY).

W/CAP

— WILLIAMSON COUNTY, TEXAS
CHANDLER ROAD 101
RIGHT-OF-WAY
PARCEL 42
CALLED 0.007 AC.
DOC. NO. 2017003386
O.P.R.W.C.T.

JANIE R. BARRON
TRACT 1 - CALLED 5.711 AC.
DOC. NO. 2000030575
O.P.R.W.C.T.

RONALD E. MORRISON
CALLED 5.7106 AC.
DOC. NO. 2014038317
O.P.R.W.C.T.

DESCRIBED IN
DOC. NO. 199941574

BOBBY RUE BARRON
CALLED 5.711 AC.
VOL. 889, PG. 48
D.R.W.C.T.

MUSTANG CREEK NORTH
SECTION 1
CAB. P, SLDS. 293-294
P.R.W.C.T.

MUSTANG CREEK
(60' R.O.W. WIDTH)

LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
-------	-------	-------	-------	--------

SHEET 2 OF 3



PROSPECT FARMS FINAL PLAT

METES AND BOUNDS DESCRIPTION

FOR A 29.368 ACRE TRACT OF LAND BEING SITUATED IN THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE 29.368 ACRE TRACT OF LAND CONVEYED TO JASON SEATON, RECORDED IN DOCUMENT NO. 2021175867 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 29.368 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod found with cap marked "CS LTD"monumenting the northwest corner of said 29.368 acre Seaton tract and the northeast corner of a called 11.06 acre tract of land (Tract 2) conveyed to CTR Acquisition Sub, LLC, recorded in Document No. 2020035730 of the Official Public Records of Williamson County, Texas, same being on the south boundary line of a called 8.897 acre tract of land described in a Special Warranty Deed (Chandler Road Phase IIIA Right of Way) to Williamson County, Texas, recorded in Document No. 2011051301, Official Public Records of Williamson County, Texas, same being the south right-of-way line of Chandler Road, for the northwest corner and POINT OF BEGINNING hereof;

THENCE, with the north boundary line of said 29.368 acre Seaton tract, said south boundary line of the 8.897 acre Williamson County, Texas tract and said south right-of-way line of Chandler Road, the following four (4) courses and distances:

1. N 68°26'00"E for a distance of 572.58 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", for an angle point;
2. S 21°28'09"E for a distance of 27.07 feet to a 1/2" iron rod set with cap marked "Diamond Surveying", for an angle point
3. N 68°26'19"E for a distance of 706.21 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", for the most northerly northeast corner of said 29.368 acre Seaton tract tract and for the most northerly northeast corner hereof;
4. S 67°07'02"E for a distance of 33.54 feet to a 1/2" iron rod found (bent) on the west right-of-way line of County Road 101, for the most easterly northeast corner of said 29.368 acre Seaton tract and for the most easterly northeast corner hereof;

THENCE, S 22°35'22"E with the east boundary line of said 29.368 acre Seaton tract and said west right-of-way line of County Road 101 for a distance of 411.43 feet to a 3/4" iron pipe found monumenting the northeast corner of a called 15.00 acre tract of land described in a Warranty Deed to Gary G. Beran and wife, Bertha M. Beran, recorded in Volume 1685, Page 579 of the Official Records of Williamson County, Texas, and the most easterly southeast corner of said 29.368 acre Seaton tract;

THENCE, departing said west right-of-way line of County Road 101, S 68°18'13"W with the north boundary line of said 15.00 acre Beran tract common with said 29.368 acre Seaton tract for a distance of 599.70 feet to a 3/8"iron rod found monumenting the northwest corner of said 15.00 acre Beran tract and an interior ell corner of 29.368 acre Seaton tract;

THENCE, S 22°34'50"E with the west boundary line of said 15.00 acre Beran tract common with said 29.368 acre Seaton tract for a distance of 1092.24 feet to a 1/2" iron rod found with cap marked "Diamond Surveying", for the southwest corner of said 15.00 acre Beran tract and the most southerly southeast corner of said 29.368 acre Seaton tract, same being on the north right-of-way line of County Road 394, from which an iron rod found with cap marked "Williamson County" monumenting the southwest corner of the called 0.005 acre tract of land (Parcel 45) conveyed to Williamson County, Texas (Chandler Road 101 Right-of-way), bears N 69°02'50" E for a distance of 579.65 feet;

THENCE, S 68°24'15"W with the south boundary line of said 29.368 acre Seaton tract and said north right-of-way line of County Road 394 for a distance of 430.13 feet to a power pole on the most southerly southwest corner of said 29.368 acre Seaton tract and the southeast corner of Lot 3, Wheeler Subdivision, recorded in Cabinet EE, Slide 38 of the Plat Records of Williamson County, Texas, for the most southerly southwest corner hereof;

THENCE, departing said north right-of way line of County Road 394, N 21°10'34"W with the east boundary line of said Lot 3, Wheeler Subdivision common with said 29.368 acre Seaton tract for a distance of 295.04 feet to a 1/2" iron rod found (bent) monumenting the northeast corner of said Lot 3 and an interior ell corner of said 29.368 acre Seaton tract;

THENCE, S 68°55'15"W with the north boundary line of said Lot 3, Wheeler Subdivision common with said 29.368 acre Seaton tract for a distance of 295.34 feet to an iron rod found with cap marked "RPLS 5748"monumenting the northwest corner of said Lot 3, Wheeler Subdivision and the most westerly southwest corner of said 29.368 acre Seaton tract, same being on the east boundary line of Lot 2, Wheeler Subdivision, for the most westerly southwest corner hereof;

THENCE, N 19°39'44"W with the west boundary line of said 29.368 acre Seaton tract and said east boundary line of Lot 2, Wheeler Subdivision for a distance of 9.08 feet to an iron rod set with cap marked "Diamond Surveying"for the northeast corner of said Lot 2 and the southeast corner of Lot 1, Wheeler Subdivision;

THENCE, N 22°35'48"W with the west boundary line of said 29.368 acre Seaton tract and the east boundary line of said Lot 1, Wheeler Subdivision for a distance of 179.87 feet to an iron rod found with cap marked "CS LTD"monumenting the northeast corner of said Lot 1, Wheeler Subdivision and the southeast corner of said 11.06 acre CTR Acquisition Sub, LLC tract;

THENCE, N 21°44'33"W with the west boundary line of said 29.368 acre Seaton tract and the east boundary line of said 11.06 acre CTR Acquisition Sub, LLC tract for a distance of 1069.17 feet to the POINT OF BEGINNING hereof and containing 29.368 acres of land more or less.

Bearing Basis: NAD-83, Texas Central Zone (4203), State Plane System. Distances shown hereon are surface distances based on a combined surface adjustment factor of 1.00012.

BEING 29.368 ACRES, PART OF AND OUT OF THE JOHN THOMAS SURVEY, ABSTRACT NO. 610, TO CREATE 2 LOT(S) AND CONVEYED TO JASON SEATON IN SPECIAL WARRANTY DEED, RECORDED IN 2021175867 O.P.R.W.C.T., TAYLOR, WILLIAMSON COUNTY, TEXAS.

NOTES:

- A. UTILITY PROVIDERS:
WATER: JONAH SPECIAL UTILITY DISTRICT
WASTEWATER: SEPTIC WILLIAMSON COUNTY
ELECTRICITY: ONCOR ELECTRIC DELIVERY COMPANY LLC
- B. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- C. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0510F, EFFECTIVE DATE OF DECEMBER 20, 2019
- D. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- E. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- F. NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: 1 AND 2
- G. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- H. LOT AND BLOCK TABLE
- | | | |
|--------------------|---------|--------------|
| LOT 1 | BLOCK 1 | 25.286 ACRES |
| LOT 2 | BLOCK 1 | 2.992 ACRES |
| R.O.W. DEDICATION: | | 1.090 ACRES |
- TOTAL: 29.368 ACRES

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

I, JASON SEATON, SOLE OWNER OF THE CERTAIN 29.368 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021175867 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THAT CERTAIN 29.368 ACRE 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 PROSPECT FARMS FINAL PLAT.

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

JASON SEATON
3201 BAY HILL LN
ROUND ROCK, TX 78664

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

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

THIS SUBDIVISION TO BE KNOWN AS PROSPECT FARMS FINAL PLAT 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

_____, SECRETARY

_____, DEPUTY

I, SHANE SHAFER, 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 GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

SHANE SHAFER, RPLS
REGISTERED PROFESSIONAL
LICENSED SURVEYOR, NO. 5281
STATE OF TEXAS

I, KENNETH I. JURADO, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAY, COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE OF DECEMBER 20, 2019.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTED FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT HOUSTON, HARRIS COUNTY, TEXAS, THIS 17TH DAY OF DECEMBER, 2021.

KENNETH I. JURADO, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 119993
STATE OF TEXAS

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

J. TERRON EVERTSON, PE, DR. CFM
WILLIAMSON COUNTY ENGINEER

DATE

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

CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR

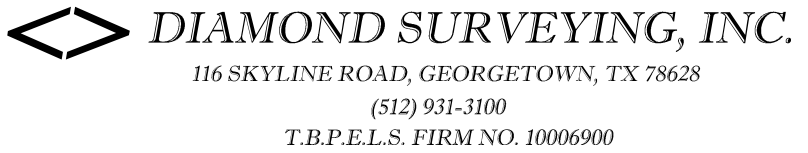
STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

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 INSTRUMENT NO. _____.

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

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

BY: _____, DEPUTY



**City of Taylor
Castlewood Subdivision
Phases 2 & 3 Final Plat
PZ-2021-1352
Staff Report**

Requested Action:

Consider disapproving Castlewood Subdivision Phases 2 & 3 Final Plat.

Applicant:

Will Buzzelli, P.E./Kimley-Horn

Subject Property:

Approximately 26.18 acres including right-of-way dedication, located across from Taylor High School, addressed as 530 FM 973, part of and out of the G.M. Reese Survey, Abstract No. 533, Taylor, Williamson County, Texas.

Parcel Information:

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

Current Use: Vacant

Purpose:

The purpose of the plat is to layout a residential subdivision with commercial lots along FM 973 for future development.

Staff Recommendation:

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

Attachments:

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



City of Taylor

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

Will Buzzelli
Kimley-Horn
5301 Southwest Parkway, Building 3, Ste. 100
Austin TX 78735
william.buzzelli@kimley-horn.com

Date: Tuesday, December 28,
2021

Address: 530 FM 973, Taylor 76574

Permit Number PZ-2021-1352

Dear Will Buzzelli,

Staff has completed its review of plans for the Castlewood Phases 2 & 3 Final Plat 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. Consequently, your plat application will be placed on the upcoming Planning and Zoning Commission Agenda, January 11, 2022. 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.

Comments updated.

Refer to the Planned Development Ordinance in the Plan Review Uploads, Development Standards so you can get the Twin Home Detail correct. Also, it's labeled Townhome in Detail "D" which is not correct. Remove 2.5' PUE. Refer to the Development Standards Table in the Planned Development Ordinance for the setbacks when the dwelling units are not attached.

There's no rear yard setback for the Townhomes so correct the detail ("B"). The street side setback is 10-feet. The setbacks can be updated but I wanted to make sure that you have changed them intentionally.

The easement and property line on the Final of Phase 1 are correct use it as a reference if you have trouble. The street side Building Line (at the end of each block of the townhomes) is 10-feet per the Planned Development Ordinance.

The interior setback is 0 if the dwelling unit shares a wall. It is 5-feet if the dwelling unit does not share a wall.

Use the Lot Line symbology in the Legend, which is a straight line_____

In the Line Type Legend remove the ROW line as the ROW line and the Property line are the same line and the property line is the correct line to use.

Note 3 has the wrong letter at the end of the FEMA Panel number.

Label the Reserves as they are on the approved Preliminary Plat and show in the Reserve table on Sheet 4.

Still current

Move the County Clerk's Certificate to the bottom of the right side as she prefers the certificate there.

Comments made by Engineering. See below:

General:

- Submit current deed, 2021003684

Sheet 1:

- Format – Show street name as part of the portion of Phase 1 area to be shown on the plat.

See Planning mark ups on all sheets in the review uploads

Note 3 has the wrong letter at the end of the FEMA Panel.

Label all the Reserves correctly. They are not consistent with the Preliminary Plat.

Engineering Department Review

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

***Please see the "Associated Files" section of the permit page to download a PDF copy of the engineering review comments provided on the plat document.

Sheet 1:

- Show total acreage after the Phase 2 & 3 totals and provided legal description of area being platted below heading text. Subdivision Ordinance below:

3.3 Final Plat

2. A title including name and subdivision, owner or owners, and registered professional land surveyor responsible for the plat and the scale and location of the subdivision with reference to an original corner of the original survey of which said land is a part, the date, north arrow, total acres and numbers of lots and blocks.
- Show information on the plat for Castlewood Phase 1. The information is to be shown as "existing" (i.e. lighter lineweight, dashed lineweight). This includes lots and streets. Subdivision Ordinance below:

3.3 Final Plat

5. An accurate on-the-ground boundary survey of the property with bearings and distances and showing the lines of all adjacent land, streets, easements, and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivision shall be shown dotted.) All necessary data to reproduce the plat on the ground must be shown on the plat.
- Notate the right of way for each of the streets (i.e. notate "60' ROW" as shown in Castlewood Phase 1.
- Provide center line information (distance, bearings) on the plat as provided in Castlewood Phase 1.

3.3 Final Plat

5. An accurate on-the-ground boundary survey of the property with bearings and distances and showing the lines of all adjacent land, streets, easements, and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivision shall be shown dotted.) All necessary data to reproduce the plat on the ground must be shown on the plat.
- For the Alley detail shown, update the blocks noted (15,16) with blocks shown on the plat (11,12).
- Items noted on the plat review drawing (engineering review) do not match metes and bounds. Verify and revise items, total of 3 items noted.
- Verify and provide abbreviation of "VAE" in the Legend.

Sheet 2:

- Show information on the plat for Castlewood Phase 1. The information is to be shown as "existing" (i.e. lighter lineweight, dashed lineweight). This includes lots and streets.

3.3 Final Plat

- Provide center line information (distance, bearings) on the plat as provided in Castlewood Phase 1.

3.3 Final Plat

- 5. An accurate on-the-ground boundary survey of the property with bearings and distances and showing the lines of all adjacent land, streets, easements, and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivision shall be shown dotted.) All necessary data to reproduce the plat on the ground must be shown on the plat.
- Landscape easements say "See Detail A/B/C"; however, none are shown. Update the plat to include or remove the information.
- For Landscape Easement shown near Commercial Lot 1, Blk 8, clearly show the applicable easements being dedicated with this plat.

3.3 Final Plat

- 8. Streets, alleys and easements to be dedicated will be shown with the following engineering data: complete curve data shown on each side of the street; length and bearings of all tangents; dimensions from all angle points of curve to an adjacent side lot line.
- Revise the area for the matchline Sheet 1 to show all text in grayscale. Portions of text and some linework are shown as bold.

Sheet 3:

- Show total acreage after the Phase 2 & 3 totals and provided legal description of area being platted below heading text. See Subdivision Ordinance below:

3.3 Final Plat

- 2. A title including name and subdivision, owner or owners, and registered professional land surveyor responsible for the plat and the scale and location of the subdivision with reference to an original corner of the original survey of which said land is a part, the date, north arrow, total acres and numbers of lots and blocks.
- Metes and bounds description Items noted on the plat review drawing (engineering review) do not match the plat drawing. Verify and revise items, total of 5 items noted.
- For the Phase 2 (17.0018 ac) description, verify the direction noted in paragraph 3, (northeast or northwest)
- For the Phase 3, Blk 1, Lot 1 description, verify and update the document # and reference provided in paragraphs 1 & 3.

Sheet 4:

- Show total acreage after the Phase 2 & 3 totals and provided legal description of area being platted below heading text. Ordinance excerpt above.
- Format – Plat heading to be in a consistent location on sheets. Match location on Sheets 1-2

Sheet 5:

- Show total acreage after the Phase 2 & 3 totals and provided legal description of area being platted below heading text. Ordinance excerpt above.
- Per Subdivision Ordinance 3.3. Final Plat, 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.

Fire Department Comments (PZ)

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

Reviewed plat with no comments.

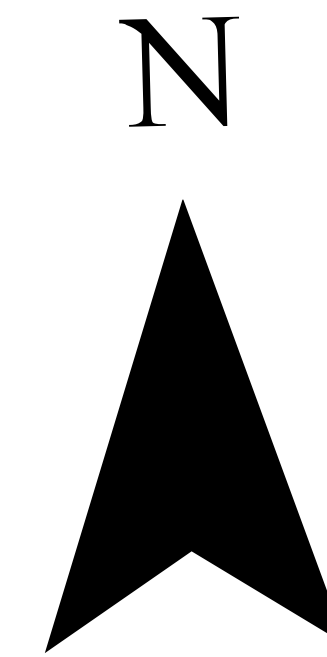
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

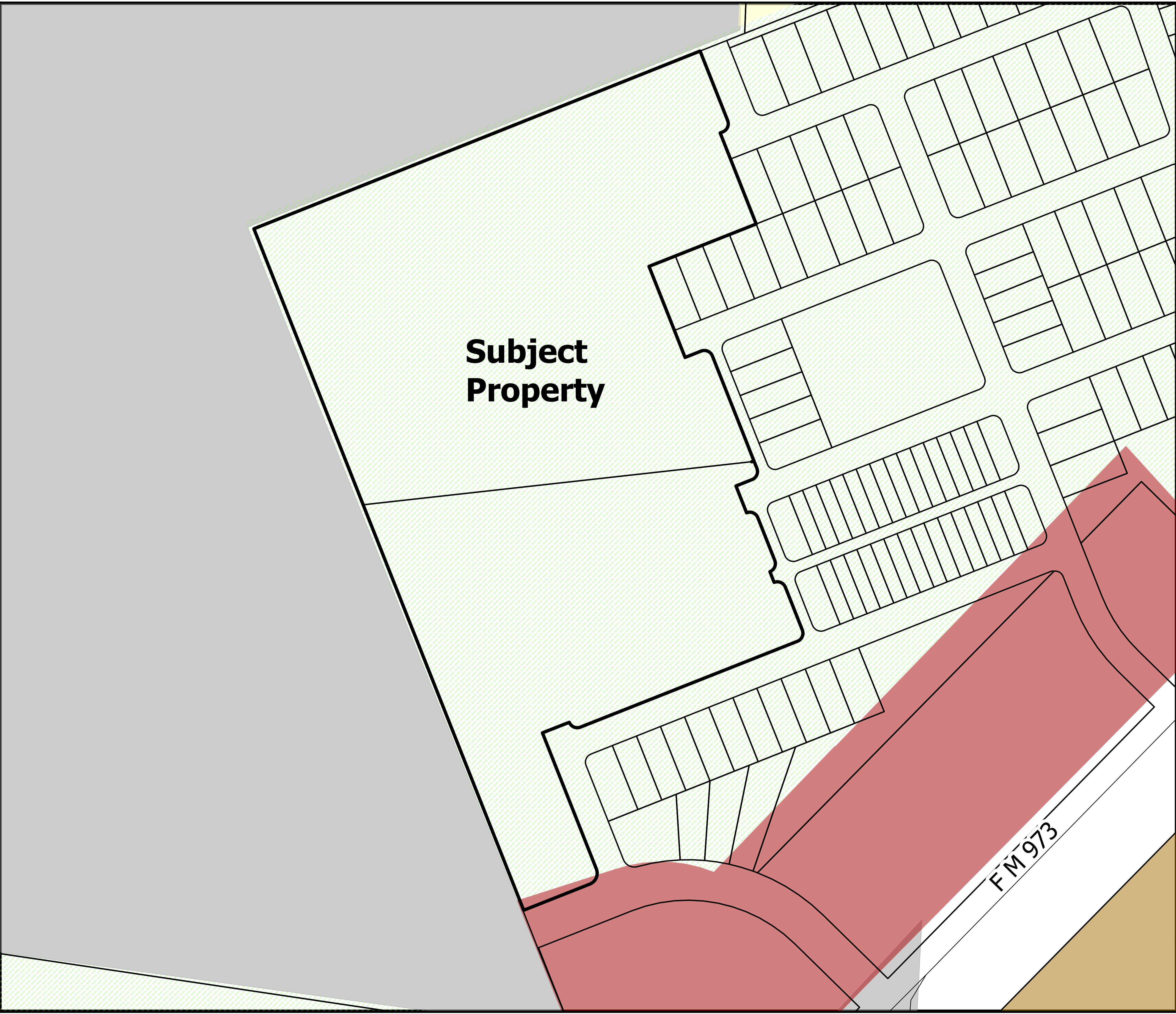
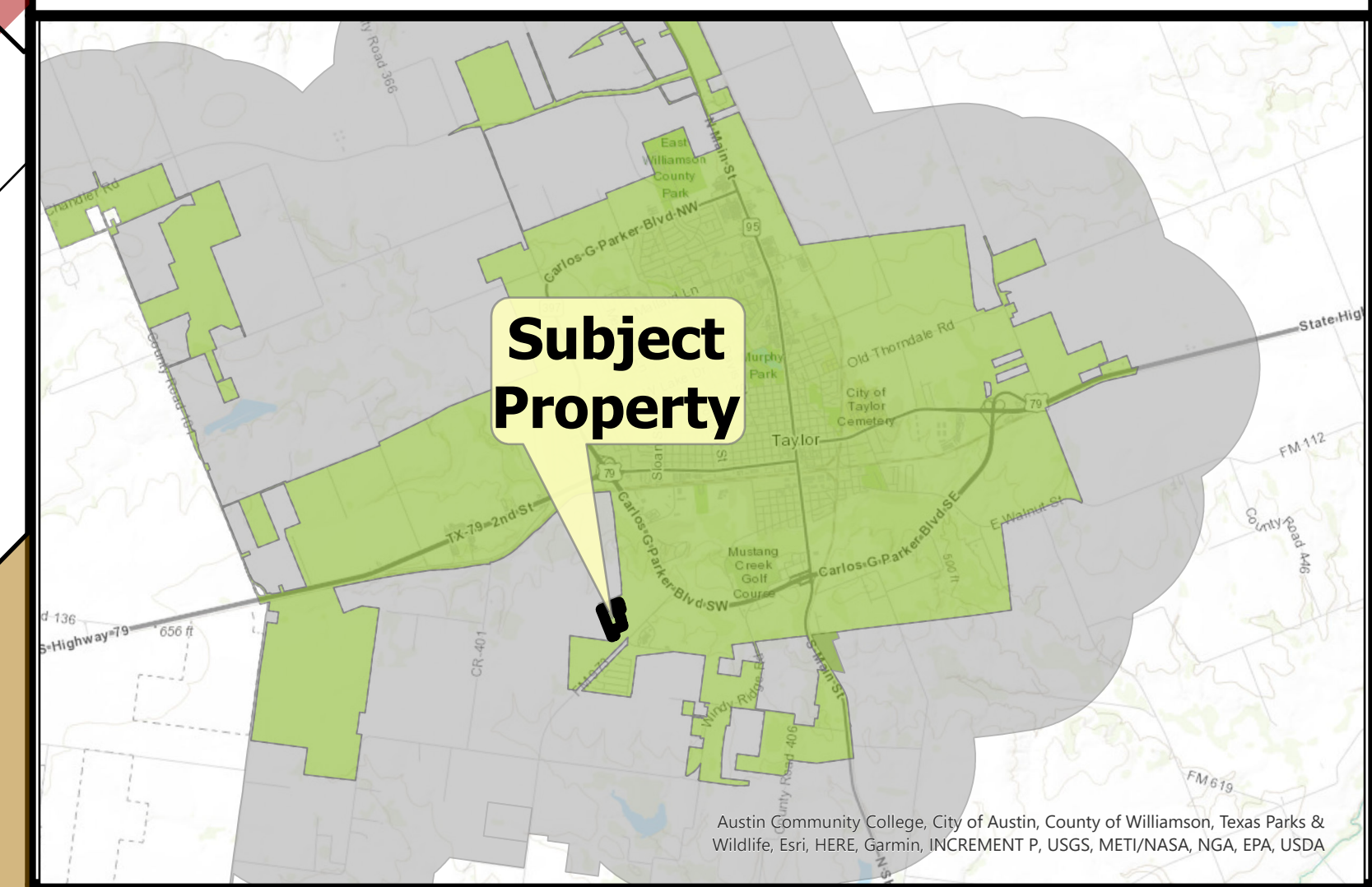


PZ-2021-1352

**Castlewood Subdivision
Phases 2 & 3 Final Plat
530 FM 973
Approximately 26.18 Acres**

Legend

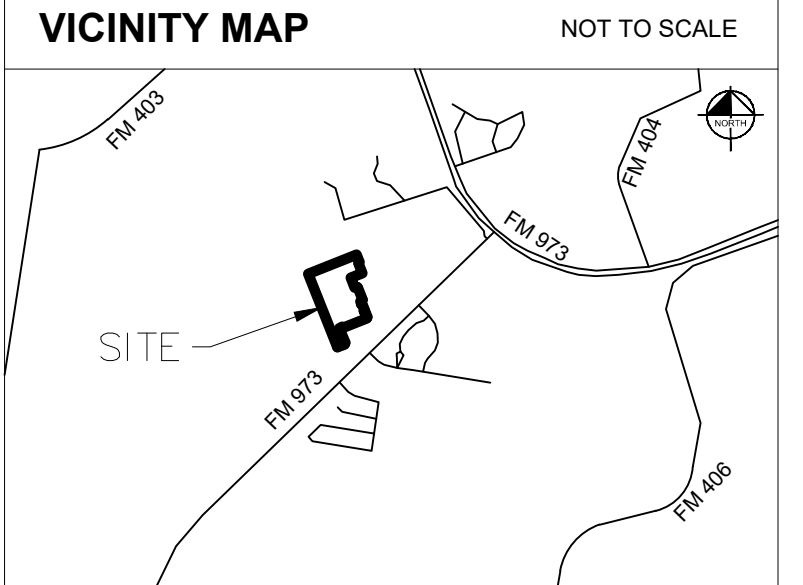
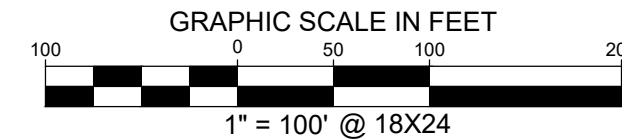
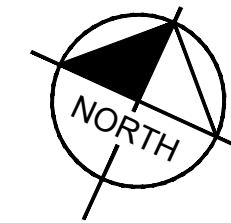
- ETJ
- Subject Property
- Parcels
- Streets
- ZONING**
- B-1
- I Institutional
- R-1 Single Family
- R-1/RPD: Residential Planned Development



CASTLEWOOD SUBDIVISION PHASES 2 & 3 FINAL PLAT

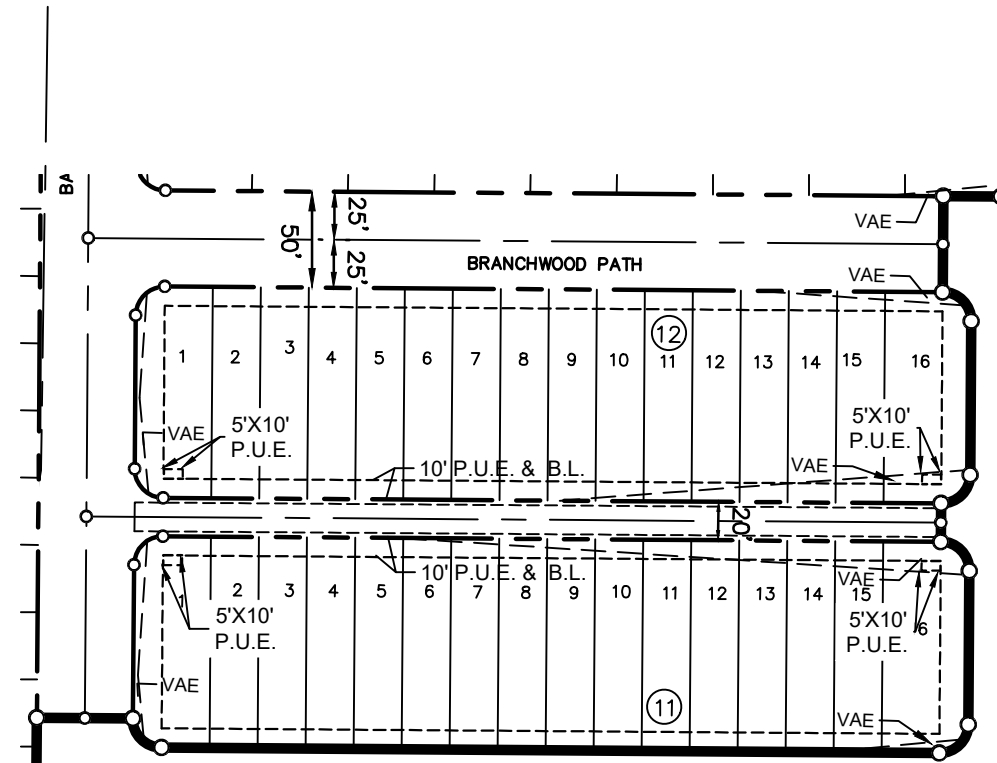
BEING A FINAL PLAT TO CREATE 114 LOTS, 3 RESERVES AND 10 BLOCKS,
CONSISTING OF 17.0018 ACRES IN PHASE 2 & 9.1767 ACRES IN PHASE 3

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



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ALIGNMENT 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
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
Ⓢ	BLOCK DESIGNATION



20' WIDE PRIVATE ALLEY & UTILITY EASEMENT DETAIL "A"
SCALE 1:100

FINAL PLAT CASTLEWOOD PHASES 2 & 3 26.1785 ACRES

BLOCK 1, LOT 1; BLOCK 2, LOTS 1A-9A, 1B-9B; BLOCK 3, LOTS 1-11; BLOCK 4, LOTS 1-12; BLOCK 8, LOT 1; BLOCK 9, LOT 1; BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16; BLOCK 13, LOTS 1-18; BLOCK 14, LOTS 1-12 AND 27-34,

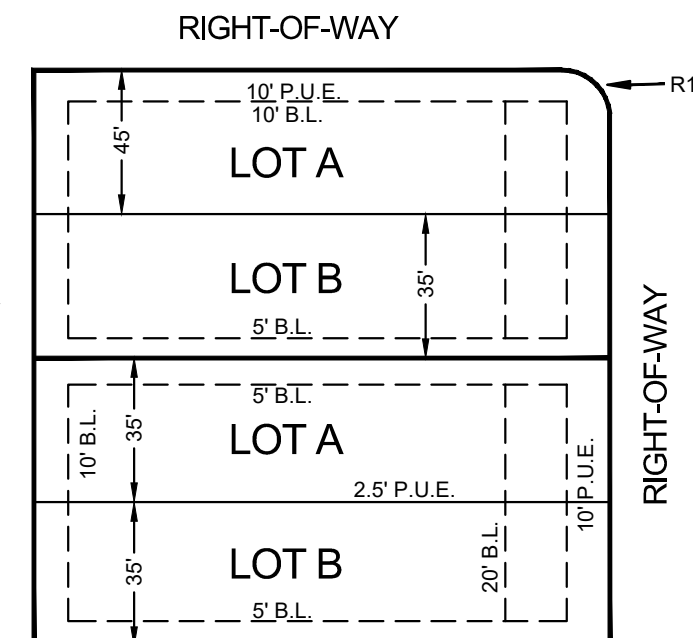
G.M. REESE SURVEY, ABSTRACT NO. 533
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

Kimley»Horn

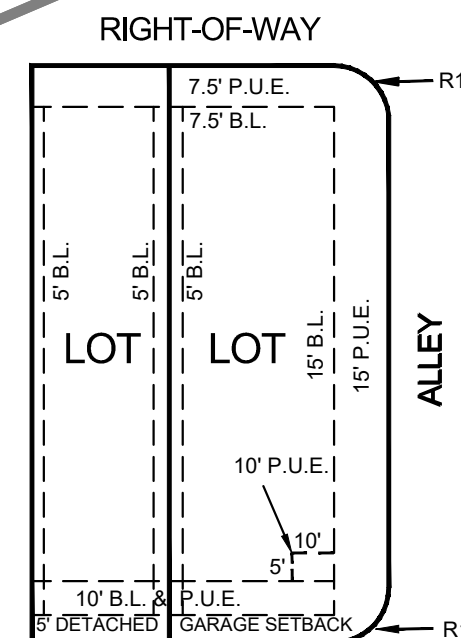
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

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

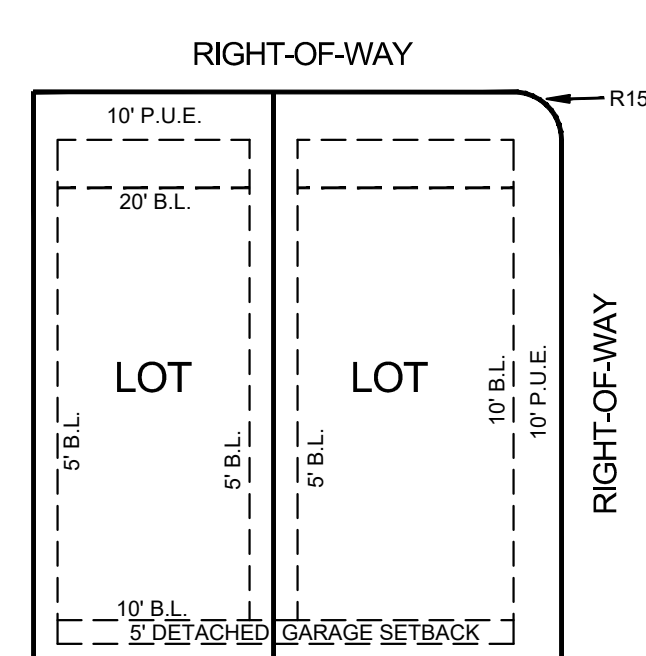
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	NOV 2021	063226900	1 OF 5
OWNER/DEVELOPER: Castlewood Developers, LLC 5511 Reynolds Road Austin, Texas 78749 Phone: 512-800-4534 Contact : Aaron Levy					
APPLICANT: Kimley-Horn and Associates, Inc. 2600 Via Fortuna Terrace, Suite 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.					



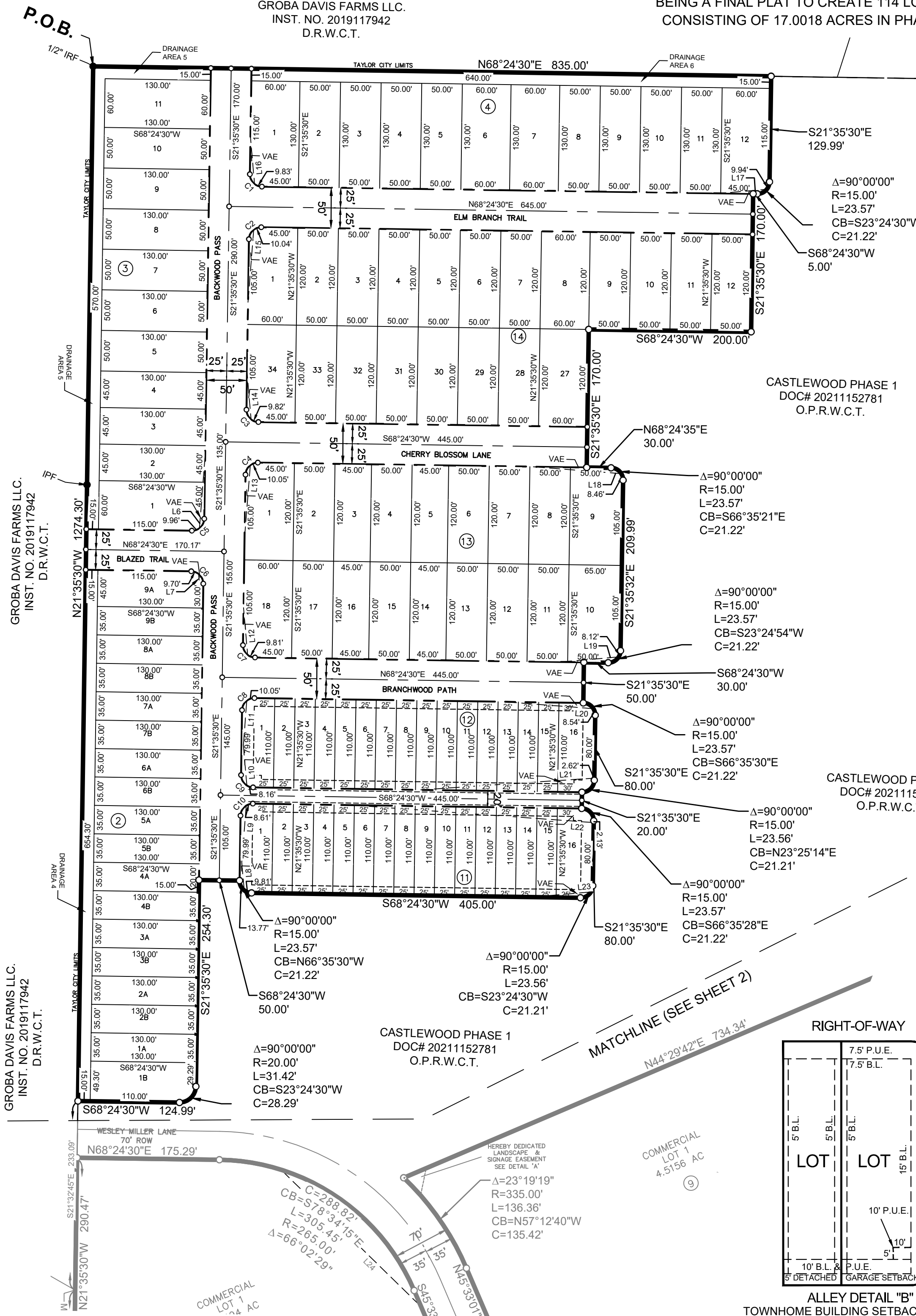
TOWN-HOME LOT BUILDING DETAIL "D"
SETBACKS (B.L.) & PUBLIC UTILITY EASEMENTS (P.U.E.)
-BLOCK 2-



ALLEY DETAIL "B"
TOWNHOME BUILDING SETBACKS (B.L.) & PUBLIC UTILITY EASEMENTS (P.U.E.)
-TOWNHOME BLOCKS 15 & 16



SINGLE-FAMILY LOT BUILDING DETAIL "C"
SETBACKS (B.L.) & PUBLIC UTILITY EASEMENTS (P.U.E.)

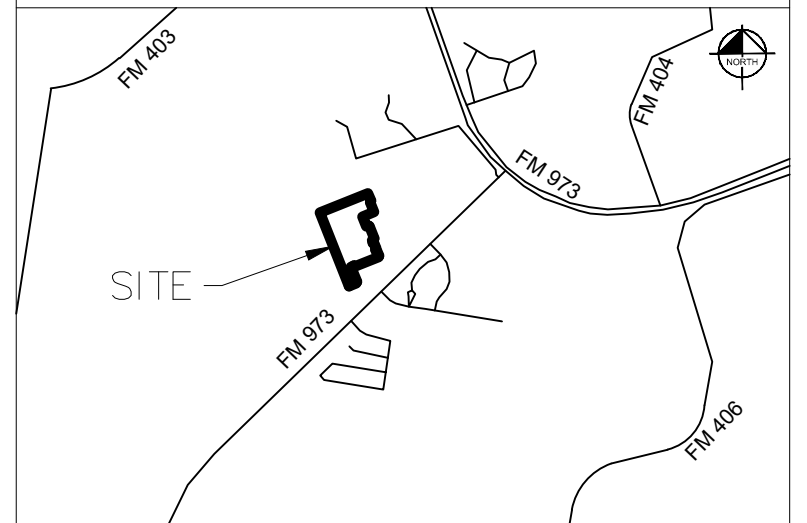


CASTLEWOOD SUBDIVISION PHASES 2 & 3 FINAL PLAT

BEING A FINAL PLAT TO CREATE 114 LOTS, 3 RESERVES AND 10 BLOCKS,
CONSISTING OF 17.0018 ACRES IN PHASE 2 & 9.1767 ACRES IN PHASE 3

VICINITY MAP

NOT TO SCALE



LINE TYPE LEGEND

---	BOUNDARY LINE
---	EASEMENT 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
P.G.	PAGE
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
Ⓢ	BLOCK DESIGNATION

FINAL PLAT CASTLEWOOD PHASES 2 & 3 26.1785 ACRES

BLOCK 1, LOT 1; BLOCK 2, LOTS 1A-9A,
1B-9B; BLOCK 3, LOTS 1-11; BLOCK 4, LOTS
1-12; BLOCK 8, LOT 1; BLOCK 9, LOT 1;
BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16;
BLOCK 13, LOTS 1-18; BLOCK 14, LOTS 1-12
AND 27-34,

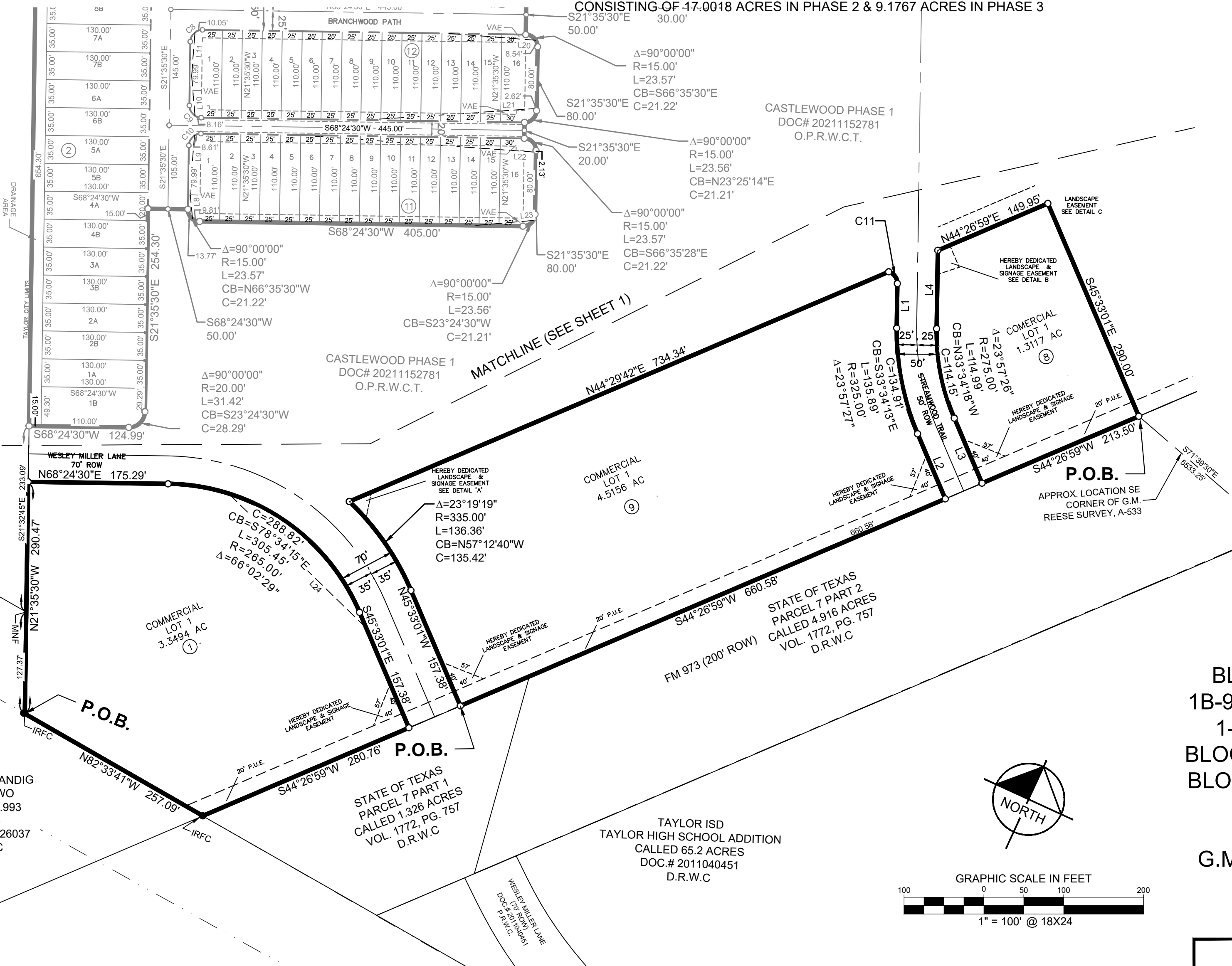
G.M. REESE SURVEY, ABSTRACT NO. 533
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

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	NOV 2021	063226900	2 OF 5
OWNER/DEVELOPER: Castlewood Developers, LLC 5511 Reynolds Road Austin, Texas 78749 Phone: 512-800-4534 Contact : Aaron Levy					
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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.					



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C2	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C3	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C4	90°00'00"	15.00'	23.57'	N23°24'30"E	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'	N66°35'30"W	21.22'
C8	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C9	90°00'00"	15.00'	23.57'	S66°35'30"E	21.22'
C10	90°00'00"	15.00'	23.57'	S23°24'30"W	21.22'
C11	75°04'50"	15.00'	19.66'	S59°07'55"E	18.28'

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S21°35'30"E	55.85'	L14	S27°22'23"E	58.27'
L2	S45°33'01"E	88.65'	L15	S17°56'38"E	89.51'
L3	N45°33'01"W	88.64'	L16	S27°22'23"E	58.20'
L4	N21°35'30"W	98.15'	L17	S62°37'39"W	58.86'
L6	S17°56'38"E	90.02'	L18	N72°03'22"E	108.62'
L7	S27°22'23"E	58.89'	L19	N62°37'37"E	72.44'
L8	S27°22'23"E	34.68'	L20	N72°03'22"E	108.57'
L9	S17°56'38"E	70.14'	L21	N63°41'32"E	214.24'
L10	N27°22'23"W	50.08'	L22	S71°41'57"W	298.41'
L11	S17°56'38"E	54.88'	L23	N62°37'37"E	72.48'
L12	N27°22'23"W	58.34'	L24	N68°06'14"W	241.05'
L13	S17°56'38"E	89.44'			

PHASE 2
LEGAL DESCRIPTION
17.0018 ACRES

BEING a tract of land situated in the G. M. Reese Survey, Abstract No.533, City of Taylor, Williamson County, Texas and being a portion of that tract of land conveyed to Castlewood Developers LLC., according to the document filed of record in Instrument No. 2021003684, Deed Records, Williamson County, Texas (D.R.W.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said Castlewood tract, same being common with an interior "ell" corner of that tract of land conveyed to Groba Davis Farms, LLC., according to the document filed of record in Instrument No. 2019117942 (D.R.W.C.T.), for the northwest corner of this tract;

THENCE North 68°24'30" East, with the north line of said Castlewood tract, same being common with a south line of said Groba tract, a distance of 835.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in said south line, for the northeast corner of said Castlewood tract, same being common with the northeast corner of Castlewood Phase 1, an addition to Williamson County, according to the document filed of record in Document No. 20211152781 Official Public Records, Williamson County, Texas and for corner of this tract;

THENCE leaving said common corner with the common line of said Castlewood tract and said Phase 1 the following twenty-five (25) courses and distances:

South 21°35'30" East, a distance of 129.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 23°24'30" West, 21.22 feet;

With said curve to the right, an arc distance of 23.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 68°24'30" West, a distance of 5.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'30" East, a distance of 170.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 68°24'30" West, a distance of 200.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'30" East, a distance of 170.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 68°24'35" East, a distance of 30.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 66°35'21" East, 21.22 feet;

With said curve to the right, an arc distance of 23.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'32" East, a distance of 209.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 23°24'54" West, 21.22 feet;

With said curve to the right, an arc distance of 23.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 68°24'30" West, a distance of 30.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'30" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 66°35'30" East, 21.22 feet;

With said curve to the right, an arc distance of 23.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 21°35'30" East, a distance of 80.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 23°25'14" West, 21.21 feet;

With said curve to the right, an arc distance of 23.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'22" East, a distance of 20.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 66°35'28" East, 21.22 feet;

With said curve to the right, an arc distance of 23.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'30" East, a distance of 80.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of South 23°24'30" West, 21.21 feet;

With said curve to the right, an arc distance of 23.56 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 68°24'30" West, a distance of 405.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 15.00 feet, a chord bearing and distance of North 66°35'30" West, 21.22 feet;

With said curve to the right, an arc distance of 23.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 68°24'30" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'30" East, a distance of 254.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of South 23°24'30" West, 28.29 feet;

With said curve to the right, an arc distance of 31.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 68°24'30" West, a distance of 124.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the west line of the above-mentioned Castlewood tract, same being common with the east line of the above-mentioned Groba tract, for the southwest corner of this tract;

THENCE North 21°35'30" West, with said common line, a distance of 1,274.30 feet to the **POINT OF BEGINNING** and containing 17.0018 acres or 740,597 square feet of land, more or less.

CASTLEWOOD SUBDIVISION PHASES 2 & 3 FINAL PLAT

BEING A FINAL PLAT TO CREATE 114 LOTS, 3 RESERVES AND 10 BLOCKS,
CONSISTING OF 17.0018 ACRES IN PHASE 2 & 9.1767 ACRES IN PHASE 3

PHASE 3, BLOCK 1, LOT 1

PROPERTY DESCRIPTION

3.3494 ACRES

BEING a tract of land situated in the G. M. Reese Survey, Abstract No.533, City of Taylor, Williamson County, Texas and being a portion of that tract of land conveyed to Castlewood Developers LLC., according to the document filed of record in Instrument No. 2021003684, Deed Records, Williamson County, Texas (D.R.W.C.T.), and being more particularly described as follows:

BEGINNING at an iron rod found in an interior "ell" corner of that tract of land conveyed to Ronald T. Randing, according to the document filed of record in Document No. 2018026037 Deed Records, Williamson County, Texas (D.R.W.C.T.), same being the southwest corner of the remainder of said Castlewood Developers tract;

THENCE North 21°35'30" West, with the west line of said Castlewood Developers tract, passing a southeast corner of that tract of land conveyed to Groba Davis Farms, LLC., according to the document filed of record in Instrument No. 2019117942 (D.R.W.C.T.), at a distance of 127.37 feet and continuing for a total distance of 290.47 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in said west line, for a northwest corner of said Castlewood Developers tract, same being common with a southwest corner of said Phase 1 for corner of this tract;

THENCE with a northerly line of said Castlewood tract, same being common with a southerly line of said Phase 1 the following three (3) courses and distances:

North 68°24'30" East, a distance of 175.29 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 265.00 feet, a central angle of 66°02'29", and a chord bearing and distance of South 78°34'15" East, 288.82 feet;

With said curve to the right, an arc distance of 305.45 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 45°33'01" East, a distance of 157.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the north line of FM 973 for corner of this tract;

THENCE South 44°26'59" West, with said north line, a distance of 280.76 feet to a 5/8-inch iron rod found in said north line, for the northeast corner of the above-mentioned Randing tract, for corner of this tract;

THENCE North 82°33'41" West, with the above-mentioned common line, a distance of 257.09 feet to the **POINT OF BEGINNING** and containing 145,898 square feet or 3.3494 acres of land, more or less.

PHASE 3, LOT 9, BLOCK 1

PROPERTY DESCRIPTION

4.5156 ACRES

BEING a tract of land situated in the G. M. Reese Survey, Abstract No.533, City of Taylor, Williamson County, Texas and being a portion of that tract of land conveyed to Castlewood Developers LLC., according to the document filed of record in Instrument No. 2021003684, Deed Records, Williamson County, Texas (D.R.W.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found in the northeast intersection of FM 973 and Wesley Miller Lane, for a southwest corner of said Castlewood Developers tract, same being common with an exterior "ell" corner of Castlewood Phase 1, an addition to Williamson County, according to the document filed of record in Document No. 20211152781 Official Public Records, Williamson County, Texas;

THENCE North 45°33'01" West, with the northern line of said Wesley Miller Road, same being common with the southwest line of said Castlewood Developers tract, a distance of 157.38 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract at the beginning of a tangent curve to the left with a radius of 335.00 feet, a central angle of 23°19'19", and a chord bearing and distance of North 57°12'40" West, 135.42 feet;

THENCE continuing with said common line and tangent curve to the left, an arc distance of 136.36 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for an exterior "ell" corner of said Castlewood Developers tract, same being common with an interior "ell" corner of the above-mentioned Castlewood Phase 1 and this tract;

THENCE North 44°29'42" East, with a northerly line of said Castlewood Developers tract, same being common with a southerly line of said Phase 1, a distance of 734.34 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found in the southwest line of Streamwood Trail, for a north corner of said Castlewood Developers Tract, same being common with an interior "ell" corner of said Phase 1 and corner of this tract at the beginning of a non-tangent curve to the right with a radius of 15.00 feet, a central angle of 75°04'50", and a chord bearing and distance of South 59°07'55" East, 18.28 feet of this tract;

THENCE With said southwest line of Streamwood Trail, same being common with the northeast line of said Castlewood Developers tract the following four courses and distances:

With said curve to the right, an arc distance of 19.66 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 21°35'30" East, a distance of 55.85 feet to a point for corner of this tract at the beginning of a tangent curve to the left with a radius of 325.00 feet, a central angle of 23°57'27", and a chord bearing and distance of South 33°34'13" East, 134.91 feet of this tract;

With said curve to the left, an arc distance of 135.89 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

South 45°33'01" East, a distance of 88.65 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest intersection of FM 973 and Streamwood Trail, for corner of this tract;

THENCE South 44°26'59" West, with the north line of FM 973, a distance of 660.58 feet to the **POINT OF BEGINNING** and containing 196,699 square feet or 4.516 acres of land, more or less.

PHASE 3, BLOCK 8, LOT 1

PROPERTY DESCRIPTION
1.3117 ACRES

BEING a tract of land situated in the G. M. Reese Survey, Abstract No.533, City of Taylor, Williamson County, Texas and being a portion of that tract of land conveyed to Castlewood Developers LLC., according to the document filed of record in Instrument No. 2021003684, Deed Records, Williamson County, Texas (D.R.W.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" found in the north line of FM 973, for a west corner of said Castlewood Developers tract, same being common with a south corner of Castlewood Phase 1, an addition to Williamson County, according to the document filed of record in Document No. 20211152781 Official Public Records, Williamson County, Texas;

THENCE South 44°26'59" West, with said north line, a distance of 213.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for a northwest intersection of said FM 973 and Streamwood Trail, for corner of this tract;

THENCE with the west line of said Castlewood Developers tract, same being the east line of Streamwood Trail the following three (3) courses and distances:

North 45°33'01" West, a distance of 88.64 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract at the beginning of a tangent curve to the right with a radius of 275.00 feet, a central angle of 23°57'26", and a chord bearing and distance of North 33°34'18" West, 114.15 feet;

With said curve to the right, an arc distance of 114.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 21°35'30" West, a distance of 98.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

THENCE North 44°26'59" East, with the northwest line of the above-mentioned Castlewood tract, same being common with a southeast line of the above-mentioned Phase 1, a distance of 149.95 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for an interior "ell" corner of said Phase 1, same being an exterior "ell" corner of said Castlewood Developers tract and corner of this tract;

THENCE South 45°33'01" East, with the east line of said Castlewood Developers tract, a distance of 290.00 feet to the **POINT OF BEGINNING** and containing 57,137.08 square feet or 1.312 acres of land, more or less.

FINAL PLAT
CASTLEWOOD PHASES 2 & 3
26.1785 ACRES

BLOCK 1, LOT 1; BLOCK 2, LOTS 1A-9A,
1B-9B; BLOCK 3, LOTS 1-11; BLOCK 4, LOTS
1-12; BLOCK 8, LOT 1; BLOCK 9, LOT 1;
BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16;
BLOCK 13, LOTS 1-18; BLOCK 14, LOTS 1-12
AND 27-34,

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					
<u>Scale</u> 1" = 100'	<u>Drawn by</u> SPA	<u>Checked by</u> KHA	<u>Date</u> NOV 2021	<u>Project No.</u> 063226900	<u>Sheet No.</u> 3 OF 5
OWNER/DEVELOPER: Castlewood Developers, 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.					

CASTLEWOOD SUBDIVISION PHASES 2 & 3 FINAL PLAT

BEING A FINAL PLAT TO CREATE 114 LOTS, 3 RESERVES AND 10 BLOCKS,
CONSISTING OF 17.0018 ACRES IN PHASE 2 & 9.1767 ACRES IN PHASE 3

ROADS TABLE			
ROAD	LENGTH	ROW WIDTH	CLASSIFICATION
BACKWOOD PASS	1000.00'	50'	LOCAL
BRANCHWOOD PATH	445.00'	50'	LOCAL
CHERRY BLOSSOM LANE	445.00'	50'	LOCAL
ELM BRANCH TRAIL	645.00'	50'	LOCAL
BLAZED TRAIL	170.00'	50'	LOCAL
ALLEY	445.00'	20'	LOCAL

FINAL PLAT
CASTLEWOOD PHASES 2 & 3
26.1785 ACRES

BLOCK 1, LOT 1; BLOCK 2, LOTS 1A-9A,
1B-9B; BLOCK 3, LOTS 1-11; BLOCK 4, LOTS
1-12; BLOCK 8, LOT 1; BLOCK 9, LOT 1;
BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16;
BLOCK 13, LOTS 1-18; BLOCK 14, LOTS 1-12
AND 27-34,

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		
<u>Scale</u> 1" = 100'	<u>Drawn by</u> SPA	<u>Checked by</u> KHA	<u>Date</u> NOV. 2021	<u>Project No.</u> 063226900	<u>Sheet No.</u> 4 OF 5
OWNER/DEVELOPER: Castlewood Developers, 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.					

BLOCK "2"		BLOCK "3"		BLOCK "4"		BLOCK "14"	
ACRES	1.93	ACRES	1.66	ACRES	1.91	ACRES	4.86
LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)
1A	4550	1	7752	1	7752	1	7152
2A	4550	2	5850	2	6500	2	6000
3A	4550	3	5850	3	6500	3	6000
4A	4550	4	5850	4	6500	4	6000
5A	4550	5	6500	5	6500	5	6000
6A	4550	6	6500	6	7800	6	6000
7A	4550	7	6500	7	7800	7	6000
8A	4550	8	6500	8	6500	8	7200
9A	5802	9	6500	9	6500	9	6000
1B	6323	10	6500	10	6500	10	6000
2B	4550	11	7800	11	6500	11	6000
3B	4550	BLOCK "12"		12	7752	12	6000
4B	4550	ACRES	1.09	BLOCK "13"		27	7200
5B	4550	LOT NO.	AREA (SQ. FT.)			28	6000
6B	4550	1	4304	ACRES	2.56	29	6000
7B	4550	2	2750	LOT NO.	AREA (SQ. FT.)	30	6000
8B	4550	3	2750	1	7152	31	6000
9B	4550	4	2750	2	6000	32	6000
BLOCK "11"		5	2750	3	5400	33	6000
		6	2750	4	6000	34	7152
ACRES	1.09	7	2750	5	5400		
LOT NO.	AREA (SQ. FT.)	8	2750	6	6000		
1	4304	9	2750	7	6000		
2	2750	10	2750	8	6000		
3	2750	11	2750	9	7752		
4	2750	12	2750	10	7752		
5	2750	13	2750	11	6000		
6	2750	14	2750	12	6000		
7	2750	15	2750	13	6000		
8	2750	16	4853	14	5400		
9	2750			15	6000		
10	2750			16	5400		
11	2750			17	6000		
12	2750			18	7152		
13	2750						
14	2750						
15	2750						
16	4853						

RESERVE DRAINAGE PARCELS	
RESERVE/BLOCK	AREA SQ. FT.)
4 / BLOCK 2	9813
5 / BLOCK 3	10499
6 / BLOCK 4	9599
BLOCK LENGTH	
BLOCK "2"	619.29
BLOCK "3"	555.00
BLOCK "4"	610.00
BLOCK "11"	405.00
BLOCK "12"	405.00
BLOCK "13"	435.00
BLOCK "14"	605.00
ROW DEDICATION	
3.3055 AC	143,986 SQ. FT.

NOTES:

1. UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR. WASTEWATER: THE CITY OF TAYLOR. ELECTRICITY: ONCOR.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS, INCLUDING FENCES, ARE PROHIBITED IN DRAINAGE AREAS/RESERVES.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0541E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE ACCORDANCE WITH THE APPROVED PLANNED DEVELOPMENT AGREEMENT WITH THE CITY OF TAYLOR, ORDINANCE NO. 2019-27.
5. PARKLAND DEDICATION REQUIREMENTS ARE MET BY CASTLEWOOD SUBDIVISION, PHASE 1, FINAL PLAT.
6. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE APPROVED.
7. ALL RESERVES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY/HOMEOWNERS ASSOCIATION, NOT THE CITY OF TAYLOR.
8. TOWNHOME ALLEYS ARE PRIVATE AND MAINTAINED BY THE TOWNHOME PROPERTY OWNERS ASSOCIATION, OR OTHER PRIVATE ENTITY, AND NOT THE CITY OF TAYLOR.
9. THIS SUBDIVISION IS SUBJECT TO RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE NO. 2019-27
10. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITY IN THE DEVELOPMENT. THIS AGREEMENT IS GOING TO BE DONE AS A SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.
11. SIDEWALKS (4-FT IN WIDTH) SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL PUBLIC STREETS, WHICH SHALL BE INSTALLED ON A LOT-BY-LOT BASIS BY THE HOMEBUILDERS, EXCEPT ADJACENT TO PUBLIC AREA, WHICH WILL BE PART OF THE PUBLIC IMPROVEMENTS.

CASTLEWOOD SUBDIVISION PHASES 2 & 3
FINAL PLAT

BEING A FINAL PLAT TO CREATE 114 LOTS, 3 RESERVES AND 10 BLOCKS,
CONSISTING OF 17.0018 ACRES IN PHASE 2 & 9.1767 ACRES IN PHASE 3

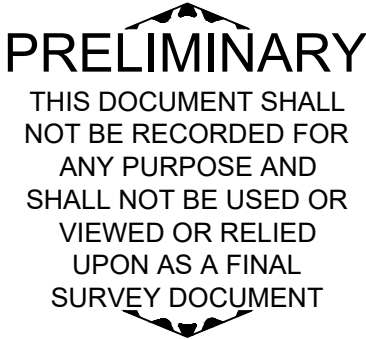
SURVEYORS CERTIFICATION:

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

I, SEAN PATTON, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

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

Sean Patton
Registered Professional Land Surveyor No. 5660
Kimley-Horn and Associates, Inc.
Firm License # 10194503
400 N. Oklahoma Dr. Suite 105
Celina, Texas 75009
Ph. 469-501-2200
sean.patton@kimley-horn.com



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

That AARON LEVY, PRESIDENT OF CASTLEWOOD DEVELOPERS, LLC SOLE OWNER OF THAT CERTAIN 58.29 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NO. 2019071348 AND DOCUMENT NO. 2019071361, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE LIEN HOLDERS ON THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SUBDIVISION PHASES 2 & 3 FINAL PLAT".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 20____.

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

STATE OF TEXAS §
COUNTY OF _____ § **KNOW ALL MEN BY THESE PRESENTS**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

PLANNING & ZONING COMMISSION

THIS SUBDIVISION TO BE KNOW AS "CASTLEWOOD SUBDIVISION PHASE 2 & 3 FINAL PLAT" HAS BEEN ACCEPTED AN APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION OF THE _____ DAY OF _____, 20____

_____, CHAIRMAN

DATE

_____, SECRETARY

DATE

LIEN HOLDER

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

I, _____ OF FROST BANK, LIENHOLDER OF THAT CERTAIN 41.3651 ACRES TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2019071349 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "CASTLEWOOD SUBDIVISION PHASE 2 & 3 FINAL PLAT".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ day of _____, 20____.

(LIEN HOLDER SIGNATURE)
FROST BANK
P.O. BOX 1600
SAN ANTONIO, TEXAS 78296

STATE OF TEXAS §
COUNTY OF _____ § **KNOW ALL MEN BY THESE PRESENTS**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

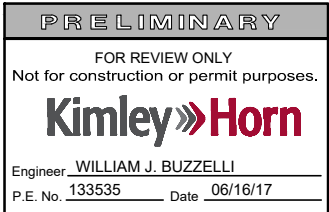
ENGINEERS CERTIFICATION:

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

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

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

WILLIAM BUZZELLI
Registered Professional Engineer
No. 133535 State of Texas
Kimley-Horn and Associates, Inc.
2600 Via Fortuna Terrace
Austin, Texas 78746
Ph. 737-241-8107
Texas Registered Engineering Firm F-928



WILLIAMSON COUNTY CLERK

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

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

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

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

BY: _____, DEPUTY

FINAL PLAT
CASTLEWOOD PHASES 2 & 3
26.1785 ACRES

BLOCK 1, LOT 1; BLOCK 2, LOTS 1A-9A,
1B-9B; BLOCK 3, LOTS 1-11; BLOCK 4, LOTS
1-12; BLOCK 8, LOT 1; BLOCK 9, LOT 1;
BLOCK 11, LOTS 1-16; BLOCK 12, LOTS 1-16;
BLOCK 13, LOTS 1-18; BLOCK 14, LOTS 1-12
AND 27-34,

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	NOV. 2021	063226900	5 OF 5

OWNER/DEVELOPER:
Castlewood Developers, 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.

**City of Taylor
Castlewood South
Subdivision Improvement Plans
PZ-2021-1353
Staff Report**

Requested Action:

Consider disapproving Castlewood South Subdivision Improvement Plans.

Applicant:

Will Buzzelli, P.E./Kimley-Horn

Subject Property:

Approximately 69.99 acres, located on FM 973 across from the Avery Glen Subdivision, part of and out of M. Dentler Survey, Abstract No. 211, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: R-1/RPD

Current Use: Vacant

Purpose:

The plans are the subdivision improvement plans for Castlewood South.

Staff Recommendation:

Staff comments are attached for your review. The submitted plans do not meet the minimum requirements of the Subdivision Ordinance so Staff recommends disapproval of the proposed subdivision improvement plans.

Attachments:

1. Staff Comments
2. Location Map



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

Will Buzzelli
Kimley-Horn
5301 Southwest Parkway, Building 3, Ste. 100
Austin TX 78735
william.buzzelli@kimley-horn.com

Date: Monday, January 3, 2022

Address: FM 973, Taylor 76574

Permit Number PZ-2021-1353

Dear Will Buzzelli,

Staff has completed its review of plans for the Castlewood South Subdivision Improvement Plans that is to be located at FM 973, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Consequently, your Subdivision Improvement Plans Application has been placed on the January 11, 2022, Planning and Zoning Commission meeting agenda with a recommendation of disapproval. Comments from this review follow.

Planning Department Comments

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

Updated 12.29.2022 This comment is still current; however, the Sheet is number 99 now.

The sidewalk symbology in the Legend is not shown on the plan sheet (SH 103). Refer to H.1 Sidewalk requirement Table in the Planned Development Ordinance. The sidewalks are different widths for different classifications of streets. The sidewalks for parks are different sizes (see L. Common Amenities Pedestrian Access and the Exhibits). Some of the Pedestrian Access will be submitted with the Site Development Plan (granite paths and trails).

Update 12.29.2022

Still current but the Sheets are 85 through 95 now rather than the Sheet numbers in the comment below.

Sheets 89 through 100, label the blocks.

The date of this revision and submission need to be entered in the table for submissions.

Fire Department Comments (PZ)

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 Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylortx.gov.

Reviewed plans with upload date of 12/17/2021 with no comments.

Engineering Department Comments (PZ)

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.

2021-12-28	PZ-2021-1353-castlewood south planset.pdf		
	Reviewer:		
Sheet#	Sheet Name	Comment	Reviewer response
16	Wesley Miller Lane (Sheet 1 of 2) Plan & Profile	Typical on all sheets: Clean up profile labels	
16	Wesley Miller Lane (Sheet 1 of 2) Plan & Profile	Min. roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
16	Wesley Miller Lane (Sheet 1 of 2) Plan & Profile	Proposed strip grades?	
16	Wesley Miller Lane (Sheet 1 of 3) Plan & Profile	Flowlines don't match	Engineering Manual SECTION 8 DRAINAGE DESIGN AND ANALYSIS CRITERIA 8.10 STORM DRAINS c. Layout 1) At changes in conduit size, the soffit (top inside surface), not the flow line, of the two conduits should be aligned, where practical.
17	Wesley Miller Lane (Sheet 2 of 2) Plan & Profile	Pipe missing	Engineering Manual Section 2. 6. <u>Plan and Profile Sheets</u> - For paving, wastewater, storm drains, culverts, flumes, water lines twelve (12") inches in diameter and larger, and drainage channels. Stationing shall be generally left to right and with stationing beginning at the downstream end for all sewers, storm drains, and channels. Stationing shall be included on the plan view as well as the profile for all roads, water, sewer, storm drain and channel sheets.
17	Wesley Miller Lane (Sheet 2 of 2) Plan & Profile	Min Roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
17	Wesley Miller Lane (Sheet 2 of 2) Plan & Profile	missing	6. <u>Plan and Profile Sheets</u> - For paving, wastewater, storm drains, culverts, flumes, water lines twelve (12") inches in diameter and larger, and drainage channels. Stationing shall be generally left to right and with stationing beginning at the downstream end for all sewers,

			storm drains, and channels. Stationing shall be included on the plan view as well as the profile for all roads, water, sewer, storm drain and channel sheets.
18	Rempe Ridge Plan & Profile	Is there any storm sewer on this street Water is being directed to the property line	8.9 INLETS 1. Inlet Placement. a. The storm drain system is to begin at the point where the storm water in the street reaches top of curb depth or the permissible spread of water as allowed for the type of street (ref Table 8-7). b. Inlets shall be placed upstream from an intersection whenever possible and is required when more than three (3) cfs for the 25-year frequency storm flows across the intersection.
18	Rempe Ridge Plan & Profile	Per prior comment and discussion, delete this vpi and leave the other two as is	
18	Rempe Ridge Plan & Profile	Slide this vpi back along revised grade (dotted line) s needed	
18	Rempe Ridge Plan & Profile	? (circle at line 610 and 613.59)	
18	Rempe Ridge Plan & Profile	Prior comment on grade brake not addressed. Use arch pipe to lower profile and grade break	Engineering Manual 1. <u>Drainage Profiles</u> - Show the following: a. Scales. Horizontal same as Plan. b. All stations and elevations at points of intersecting drainage lines, grade breaks
19	Blazimar Lane Plan & Profile	Prior comment on grade not addressed. Use arch pipe to lower profile and grade break	Engineering Manual 1. <u>Drainage Profiles</u> - Show the following: a. Scales. Horizontal same as Plan. b. All stations and elevations at points of intersecting drainage lines, grade breaks,
19	Blazimar Lane Plan & Profile	Reduce grade break to 4% max	Engineering Manual 1. <u>Drainage Profiles</u> - Show the following: a. Scales. Horizontal same as Plan. b. All stations and elevations at points of intersecting drainage lines, grade breaks,
19	Blazimar Lane Plan & Profile	Clean up storm sewer on all profiles	
19	Blazimar Lane Plan &	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and

	Profile		Maximum Grades = 0.5%
19	Blazimar Lane Plan & Profile	Revise linework and text to black and white	
20	Rodgers Road Plan & Profile	Stormdrain outside property line?	
20	Rodgers Road Plan & Profile	Prior comment on grade not addressed. Use arch pipe to lower profile and grade break	Engineering Manual 1. <u>Drainage Profiles</u> - Show the following: a. Scales. Horizontal same as Plan. b. All stations and elevations at points of intersecting drainage lines, grade breaks,
22	Wedemeyer Street (Sheet 2 of 2) Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
22	Wedemeyer Street (Sheet 2 of 2) Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
23	Rother Place Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
23	Rother Place Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
24	Elijah Street (Sheet 1 of 2) Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
25	Elijah Street (Sheet 2 of 2) Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
26	Wilson Springs Lane (Sheet 1 of 2) Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
26	Wilson Springs Lane (Sheet 1 of 2) Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
27	Wilson Springs Lane (Sheet 2 of 2) Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
27	Wilson Springs Lane (Sheet 2 of 2) Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
28	Sieders Street (Sheet 1 of 2) Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
29	Sieders Street (Sheet 2 of 2) Plan & Profile	Rest of plan	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
29	Sieders Street (Sheet 2 of 2) Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
29	Sieders Street (Sheet 2 of 2) Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
29	Sieders Street (Sheet 1 of 2) Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
30	McFadin Way (Sheet 1 of 2) Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%

30	McFadin Way (Sheet 1 of 2) Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
30	McFadin Way (Sheet 1 of 2) Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
32	Solomon Way & Mullen Trail Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
32	Solomon Way & Mullen Trail Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
33	Liam Road – Plan & Profile	Min roadway grade is 0.5%	Table 5.3.1: Design Speeds and Maximum Grades = 0.5%
34	Left Turn Lane	Unacceptable configuration in front of Rempe Road	
35	Left Turn Lane	This should be mirrored on other side of driveway, just with a short left turn lane instead of a striped median.	
37	Proposed Drainage Area Map	This sheet has not been updated to address prior comments. All prior comments still apply and noted on the sheet	
	Original Comments	Drainage area boundaries don't match up with proposed grading No point of analysis for this drainage area. Is there an impact? Drainage area doesn't agree with proposed contours/storm drain Missing grading to outfall? Does the drainage area for the TxDOT road split with some draining here? Do these culverts stay?	Section 6.1 Engineering Manual <u>3. Drainage Area Map</u> <u>6. Plan and Profile Sheets</u> - For paving, wastewater, storm drains, culverts 10. <u>Drainage Plan.</u> Channel and/or pipe outfall riprap and type of headwalls (show erosion control measures - dissipater blocks, rock riprap, etc.).
42	Storm Plan & Profile Line SD A (Sheet 1 of 3)	Missing information shown on prior version. QVD info, inlet, wwl crossing info, etc Previous comments have not been completed for drainage. Previous information has been removed from the plan and profiles	Section 6.1 Engineering Manual <u>6. Plan and Profile Sheets</u> - For paving, wastewater, storm drains, culverts
50	Storm Plan & Profile Line SD D	Stormdrain outside property line	
53	STORM PLAN & PROFILE LINE SD G&H&I	No bends allowed. Provide junction box for inlet connections.	Section 6.1 Engineering Manual 8.10 STORM DRAINS 4. Manholes and Junction Boxes a. Manholes or junction boxes are required
54	STORM PLAN & PROFILE LINE SD J&K	No bends allowed. Provide junction box for inlet connections.	Section 6.1 Engineering Manual 8.10 STORM DRAINS 4. Manholes and Junction Boxes a. Manholes or junction boxes are required
55	STORM PLAN & PROFILE LINE SD L&M	No bends allowed. Provide junction box for inlet connections.	Section 6.1 Engineering Manual 8.10 STORM DRAINS

			4. Manholes and Junction Boxes a. Manholes or junction boxes are required
57	STORM PLAN & PROFILE LINE LA A (SHEET 2 OF 3)	No bends allowed. Provide junction box for inlet connections.	Section 6.1 Engineering Manual 8.10 STORM DRAINS 4. Manholes and Junction Boxes a. Manholes or junction boxes are required
58	STORM PLAN & PROFILE LINE LA A (SHEET 3 OF 3)	No bends allowed. Provide junction box for inlet connections.	Section 6.1 Engineering Manual 8.10 STORM DRAINS 4. Manholes and Junction Boxes a. Manholes or junction boxes are required
59	STORM PLAN & PROFILE LINE LA B (SHEET 1 OF 3)	No bends allowed. Provide junction box for inlet connections.	Section 6.1 Engineering Manual 8.10 STORM DRAINS 4. Manholes and Junction Boxes a. Manholes or junction boxes are required
60	STORM PLAN & PROFILE LINE LA B (SHEET 2 OF 3)	No bends allowed. Provide junction box for inlet connections.	Section 6.1 Engineering Manual 8.10 STORM DRAINS 4. Manholes and Junction Boxes a. Manholes or junction boxes are required
61	STORM PLAN & PROFILE LINE LA B (SHEET 3 OF 3)	No bends allowed. Provide junction box for inlet connections.	Section 6.1 Engineering Manual 8.10 STORM DRAINS 4. Manholes and Junction Boxes a. Manholes or junction boxes are required
62	STORM PLAN & PROFILE LINE LA C (SHEET 1 OF 2)	No bends allowed. Provide junction box for inlet connections.	Section 6.1 Engineering Manual 8.10 STORM DRAINS 4. Manholes and Junction Boxes a. Manholes or junction boxes are required
63	STORM PLAN & PROFILE LINE LA C (SHEET 2 OF 2)	No bends allowed. Provide junction box for inlet connections.	Section 6.1 Engineering Manual 8.10 STORM DRAINS 4. Manholes and Junction Boxes a. Manholes or junction boxes are required
64	STORM PLAN & PROFILE LINE LA D & E (SHEET 1 OF 2)	No bends allowed. Provide junction box for inlet connections.	Section 6.1 Engineering Manual 8.10 STORM DRAINS 4. Manholes and Junction Boxes a. Manholes or junction boxes are required
65	STORM PLAN & PROFILE LINE LA E (SHEET 2 OF 2)	No bends allowed. Provide junction box for inlet connections.	Section 6.1 Engineering Manual 8.10 STORM DRAINS 4. Manholes and Junction Boxes a. Manholes or junction boxes are required
66	STORM PLAN & PROFILE LINE LA F	No bends allowed. Provide junction box for inlet connections.	Section 6.1 Engineering Manual 8.10 STORM DRAINS

			4. Manholes and Junction Boxes a. Manholes or junction boxes are required
67	STORM PLAN & PROFILE LINE LA G&I&J&K	No bends allowed. Provide junction box for inlet connections.	Section 6.1 Engineering Manual 8.10 STORM DRAINS 4. Manholes and Junction Boxes a. Manholes or junction boxes are required
68	TXDOT CULVERTS 1-3	Text overlapping. Update profile information.	
70	Storm Channel B Plan & Profile (Sheet 1 of 2)	Verify Grading outside property lines	
71	Storm Channel B Plan & Profile (Sheet 2 of 2)	Show pipe size (upper left)	Engineering Manual 3. <u>Drainage Area Map</u> c. Show existing and proposed storm sewers, and/or other drainage facilities.
71	Storm Channel B Plan & Profile (Sheet 2 of 2)	Show pipe size (upper right)	Engineering Manual 3. <u>Drainage Area Map</u> c. Show existing and proposed storm sewers, and/or other drainage facilities.
71	Storm Channel B Plan & Profile (Sheet 2 of 2)	Inlet elevations don't match ground	8.9 INLETS 1. Inlet Placement. a. The storm drain system is to begin at the point where the storm water in the street reaches top of curb depth or the permissible spread of water as allowed for the type of street (ref Table 8-7). b. Inlets shall be placed upstream from an intersection whenever possible and is required when more than three (3) cfs for the 25-year frequency storm flows across the intersection.
71	Storm Channel B Plan & Profile (Sheet 2 of 2)	Is this inlet under the road?	8.9 INLETS 1. Inlet Placement. a. The storm drain system is to begin at the point where the storm water in the street reaches top of curb depth or the permissible spread of water as allowed for the type of street (ref Table 8-7). b. Inlets shall be placed upstream from an intersection whenever possible and is required when more than three (3) cfs for the 25-year frequency storm flows across the intersection.

71	Storm Channel B Plan & Profile (Sheet 2 of 2)	A 5' deep rectangular channel is a hazard for small children. Need safety measures such as pedestrian fence, or alternate design	Engineering Manual SECTION 8 DRAINAGE DESIGN AND ANALYSIS CRITERIA 8.1 GENERAL 6. Safety. Where a portion of the stormwater facility in public right-of-way or easement has either an interior slope or wall steeper than three feet (3') horizontal to one foot (1') vertical with a height exceeding three feet (3') above adjacent ground, barrier-type fences at least six feet (6') high, and/or steel grating are required.
71	Storm Channel B Plan & Profile (Sheet 2 of 2)	Fix formatting on all	
71	Storm Channel B Plan & Profile (Sheet 2 of 2)	Is this inlet under the road?	8.9 INLETS 1. Inlet Placement. a. The storm drain system is to begin at the point where the storm water in the street reaches top of curb depth or the permissible spread of water as allowed for the type of street (ref Table 8-7). b. Inlets shall be placed upstream from an intersection whenever possible and is required when more than three (3) cfs for the 25-year frequency storm flows across the intersection.
72	OVERALL WATER PLAN	Verify water line is within easement	Engineering Manual SECTION 6 WATER SYSTEM DESIGN CRITERIA 6.2 LINE SIZES & LOCATIONS 5. Easements for water line construction shall meet the following requirements: a. The easement width shall be a minimum of 20 feet.
72	OVERALL WATER PLAN	Verify continuation of water line and size along FM 973. Required along TxDOT roadways per Engineering Manual Section 6.2	
72	OVERALL WATER PLAN	Turnoff Topography or grayscale to make plan legible	
73	PHASE 1 WATER PLAN	Provide a fire hydrant assembly at this intersection	Engineering Manual 6.5 FIRE HYDRANTS 1. Fire hydrants in a residential area shall be generally located on street intersections and not

			over five hundred (500') feet apart. City Fire Chief shall approve final fire hydrant locations.
73	PHASE 1 WATER PLAN	Turnoff Topography or grayscale to make plan legible	
74	PHASE 2 WATER PLAN	Turnoff Topography or grayscale to make plan legible	
75	WATER PLAN & PROFILE LINE WL-A (SHEET 1 OF 2)	Verify if dimension is needed where noted on the plan, remove if not	
75	WATER PLAN & PROFILE LINE WL-A (SHEET 1 OF 2)	Update profile (TYPICAL FOR ALL PROFILES)	
75	WATER PLAN & PROFILE LINE WL-A (SHEET 1 OF 2)	notate linetypes in profile or sheet legend (TYPICAL FOR ALL PROFILES)	
76	WATER PLAN & PROFILE LINE WL-A (SHEET 2 OF 2)	Show wastewater piping at crossings	Sec. 6.1 Engineering Manual SECTION 1 PURPOSE/INTRODUCTION 6. <u>Plan and Profile Sheets</u> - For paving, wastewater, water, etc.
77	WATER PLAN & PROFILE LINE WL-C (SHEET 1 OF 2)	Update profile text	
78	WATER PLAN & PROFILE LINE WL-C (SHEET 2 OF 2)	Show wastewater piping at crossings	Sec. 6.1 Engineering Manual SECTION 1 PURPOSE/INTRODUCTION 6. <u>Plan and Profile Sheets</u> - For paving, wastewater, water, etc.
79	PHASE 1 OVERALL WASTEWATER PLAN	Show manhole block/graphic in plan (TYPICAL)	7.5 MANHOLES 1. Manholes shall be located at all intersections of wastewater lines and at intermediate spacing along the line. Generally the maximum spacing should not exceed five hundred (500') feet. Manholes should be located at all changes in grade and at the ends of all wastewater lines that will be extended. 2. A manhole is required at the junction of wastewater lines with different inside pipe diameters. 3. A drop of at least one-tenth of a foot (0.1') is required through the manhole. 4. A drop manhole is required when the flow line in is two (2') feet or

			greater than the flow line out. 5. Minimum manhole inside diameter is four (4') feet. 6. Drop-connection manholes shall have a minimum inside diameter of four (4') feet, with an exterior drop. 7. Minimum pre-cast wall thickness is five (5") inches. 8. All manholes shall be concrete. 9. NOTE: If depth of cover is greater than 18 feet, manhole size is subject to city Engineer approval. a. Cast-in-place only when approved
80	PHASE 2 OVERALL WASTEWATER PLAN	Update plan note where noted (Null Structure shown)	
80	PHASE 2 OVERALL WASTEWATER PLAN	Turn off color pen table, provide black and white	
80	PHASE 2 OVERALL WASTEWATER PLAN	Show manhole block/graphic in plan (TYPICAL)	7.5 MANHOLES 1. Manholes shall be located at all intersections of wastewater lines and at intermediate spacing along the line. Generally the maximum spacing should not exceed five hundred (500') feet. Manholes should be located at all changes in grade and at the ends of all wastewater lines that will be extended. 2. A manhole is required at the junction of wastewater lines with different inside pipe diameters. 3. A drop of at least one-tenth of a foot (0.1') is required through the manhole. 4. A drop manhole is required when the flow line in is two (2') feet or greater than the flow line out. 5. Minimum manhole inside diameter is four (4') feet. 6. Drop-connection manholes shall have a minimum inside diameter of four (4') feet, with an exterior drop. 7. Minimum pre-cast wall thickness is five (5") inches. 8. All manholes shall be concrete.

			9. NOTE: If depth of cover is greater than 18 feet, manhole size is subject to city Engineer approval. a. Cast-in-place only when approved
81	OFFSITE WASTEWATER PLAN	Show manhole block/graphic in plan (TYPICAL)	7.5 MANHOLES 1. Manholes shall be located at all intersections of wastewater lines and at intermediate spacing along the line. Generally the maximum spacing should not exceed five hundred (500') feet. Manholes should be located at all changes in grade and at the ends of all wastewater lines that will be extended. 2. A manhole is required at the junction of wastewater lines with different inside pipe diameters. 3. A drop of at least one-tenth of a foot (0.1') is required through the manhole. 4. A drop manhole is required when the flow line in is two (2') feet or greater than the flow line out. 5. Minimum manhole inside diameter is four (4') feet. 6. Drop-connection manholes shall have a minimum inside diameter of four (4') feet, with an exterior drop. 7. Minimum pre-cast wall thickness is five (5") inches. 8. All manholes shall be concrete. 9. NOTE: If depth of cover is greater than 18 feet, manhole size is subject to city Engineer approval. a. Cast-in-place only when approved
81	OFFSITE WASTEWATER PLAN	Show recording information for easement	Engineering Manual—Version Dec. 2020. SECTION 2 PLAN REQUIREMENTS 10. <u>Drainage Plan.</u> Show the following: c. Drainage easements with recording information.
82	OFFSITE WASTEWATER PLAN AND PROFILE (SHEET 1	Verify direction of flow is correct for the Offsite line shown (TYPICAL)	

	of 3)		
82	OFFSITE WASTEWATER PLAN AND PROFILE (SHEET 1 of 3)	Show recording information for easement	Engineering Manual—Version Dec. 2020. SECTION 2 PLAN REQUIREMENTS 10. <u>Drainage Plan.</u> Show the following: c. Drainage easements with recording information.
82	OFFSITE WASTEWATER PLAN AND PROFILE (SHEET 1 of 3)	Wastewater line not within easement	Engineering Manual SECTION 6 WATER SYSTEM DESIGN CRITERIA 6.2 LINE SIZES & LOCATIONS 5.Easements for water line construction shall meet the following requirements: a. The easement width shall be a minimum of 20 feet.
83	OFFSITE WASTEWATER PLAN AND PROFILE (SHEET 2 of 3)	Show recording information for easement	Engineering Manual—Version Dec. 2020. SECTION 2 PLAN REQUIREMENTS 10. <u>Drainage Plan.</u> Show the following: c. Drainage easements with recording information.
83	OFFSITE WASTEWATER PLAN AND PROFILE (SHEET 2 of 3)	Wastewater line not within easement	Engineering Manual—Version Dec. 2020. SECTION 2 PLAN REQUIREMENTS 10. <u>Drainage Plan.</u> Show the following: c. Drainage easements with recording information.
84	OFFSITE WASTEWATER PLAN AND PROFILE (SHEET 3 of 3)	Show recording information for easement	Engineering Manual—Version Dec. 2020. SECTION 2 PLAN REQUIREMENTS 10. <u>Drainage Plan.</u> Show the following: c. Drainage easements with recording information.
85	WASTEWATER PLAN AND PROFILE LINE WW-B (SHEET 1 of 2)	Update wastewater profiles. Callouts and piping information not shown (TYPICAL)	Engineering Manual 7.7 WASTEWATER SERVICE 1. No wastewater service line (lateral) shall be less than six (6") inches in nominal diameter.
92	WASTEWATER PLAN	Verify no conflict with storm sewer pipe and	Engineering Manual 7.3.b. If the

	AND PROFILE LINE WW - F	backfill at STA. 6+54	wastewater line is less than twelve (12') feet deep, the outside diameter of the wastewater line shall be located a minimum distance of six (6') feet from the edge of the easement, and if other utilities are located in the same easement, the outside diameter of the wastewater line shall be located a minimum distance of three (3') feet from the outside diameter of the other utilities.
94	WASTEWATER PLAN AND PROFILE LINE WW - H	Notate minimum clearance on plan, per TCEQ requirements for water line crossing	Engineering Manual 7.3.b. If the wastewater line is less than twelve (12') feet deep, the outside diameter of the wastewater line shall be located a minimum distance of six (6') feet from the edge of the easement, and if other utilities are located in the same easement, the outside diameter of the wastewater line shall be located a minimum distance of three (3') feet from the outside diameter of the other utilities.
96	WASTEWATER PLAN AND PROFILE LINE WW - K+L	Missing Profile Information . Revise to include information for Line "L"	

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

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

Thank you,

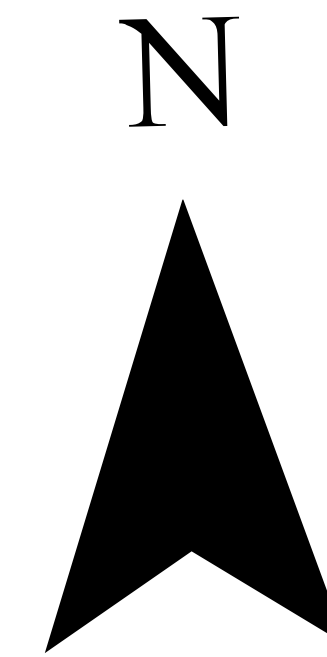


Shelly Shelton

Development Services

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

Attachment

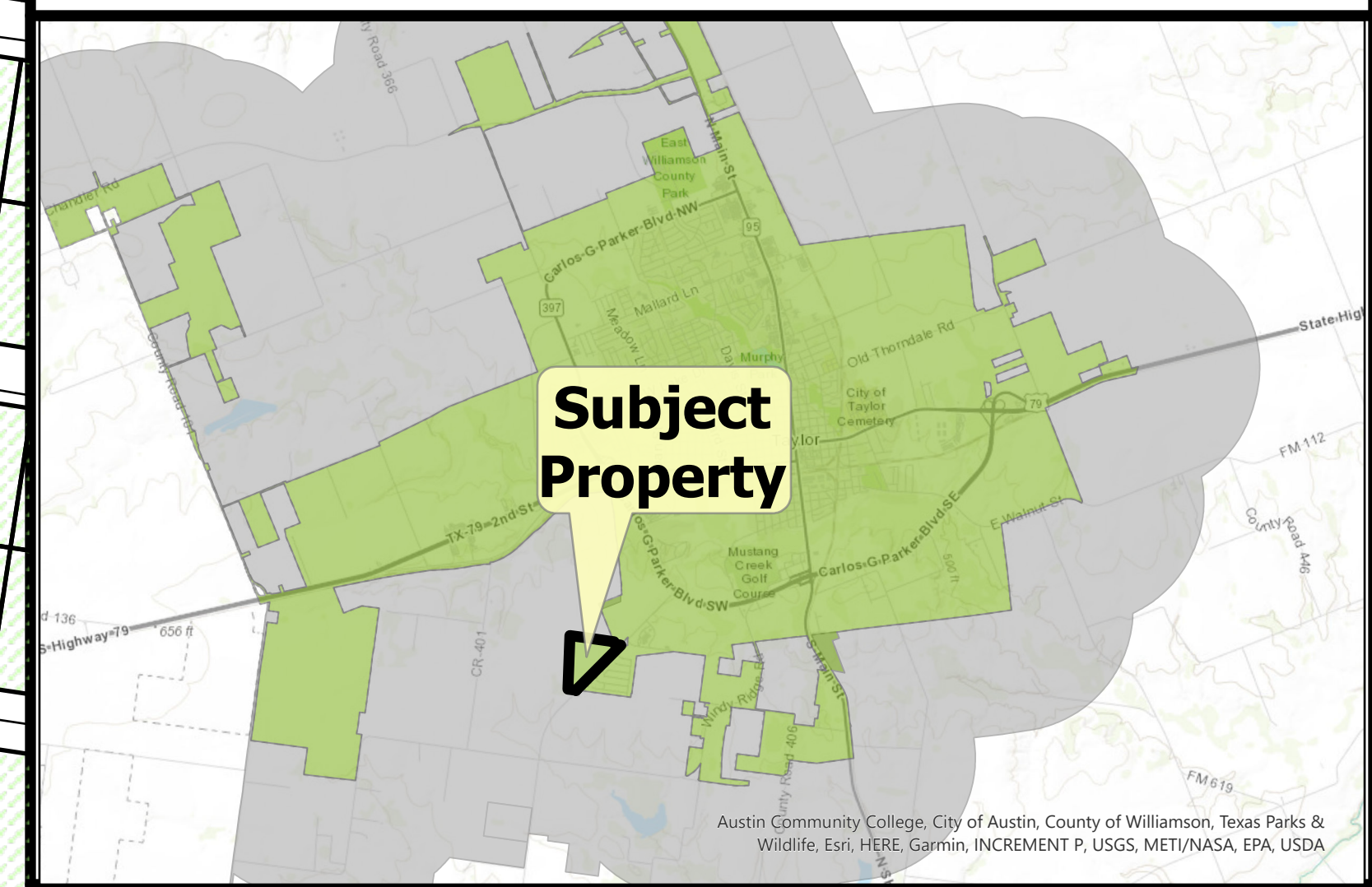


PZ-2021-1353

**Castlewood South Subdivision
Subdivision Improvement Plans
Across from Avery Glen Subdivision
Approximately 69.99 Acres**

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- ZONING**
- B-1
- R-1/RPD: Residential Planned Development



**Subject
Property**

F-M-973

City of Taylor
Mule Loop Preliminary Plat
PZ-2021-1359
Staff Report

Requested Action:

Consider disapproving Mule Loop Townhomes Lot 1 Block 1 Preliminary Plat.

Applicant:

Gregg Andrulis P.E./Civil Insite, LLC

Subject Property:

Approximately 2.94 acres to create one lot and one block, 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. 665, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: MF-1/RPD

Current Use: Vacant

Purpose:

The purpose of the plat is to create one lot for future multi-family development.

Staff Recommendation:

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

Attachments:

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

City of Taylor

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

Gregory Andrulis
Civil Insite, LLC
10200 W HWY 290
Austin TX 78736
gregg@civilinsite.com

Date: Thursday, December 30,
2021

Address: Cecilia St. & Debus Dr., Taylor 76574

Permit Number PZ-2021-1359

Dear Gregory Andrulis,

Staff has completed its review of Mule Loop Townhomes Preliminary Plat, north and east of the intersection Cecilia St. & Debus Drive. There are some corrections that need to be made prior to recordation of the plat. Consequently, your submission is being placed on the January 11, 2022, Planning and Zoning Commission meeting agenda with a recommendation of disapproval. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Mckenzi Hicks. Should you have any questions or require additional information regarding any of these comments, please contact Mckenzi Hicks at (512) 309-6173 or by email at mckenzi.hicks@taylor.tx.gov.

On behalf of City Engineer

The following drainage items noted shall be provided prior to the Final Plat and concurrent with the site plans:

- Pre- and post- summary tables should include impervious cover separately.
- Provide stage-storage-discharge information for detention facility
- State rainfall assumptions.
- Submit detention routing model for review. Preferably HEC-HMS

Please use the exact wording required by the Williamson County Clerk's office. See below:

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, _____, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the _____ day of _____, 20____, A.D., at _____ o'clock, __.M., and duly recorded this the _____ day of _____, 20____, A.D., at _____ o'clock, __.M., in the Official Public Records of said County in Document No. _____.

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

_____, Clerk County Court

of Williamson County, Texas

By: _____, Deputy

Label the pond as "Detention Reserve"

Provide the reasoning for extending the floodplain easement beyond the floodplain.

At the end of Cecilia Street, the parcels do not match up with the County's property lines. See the uploaded mark ups in the Review Files.

The Document No. referenced in the Plat Description is not correct. The last number is supposed to be "9" not "7".

The words "Preliminary Plat" should be at the end of the title. The name of the plat has to be the same throughout the plat e.g., the owner's certificate is different.

Provide the address for the owner.

CFM Certificate is missing.

You're missing the note that acknowledges the lot is in the floodplain (partially). See Application note below:

Combine Notes 3 and 6 in the General Notes since they are similar. The wording in Note 6 is not correct so when you combine the notes re-word the note. The note on the Subdivision Application may be helpful. See below:

1. Required Notes (as applicable):

- i. Utility Providers – Water: ____ ; Wastewater/septic: ____ ; Electricity: ____.
- ii. All structures and/or obstructions are prohibited in drainage easements.
- iii. There (are/are not) areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number _____, effective date of _____.
- iv. A 10-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontages.
- v. All minimum yard (building) setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
- vi. No development shall begin prior to the issuance of a Floodplain Development Permit for each of the following lots: _____.

Remove the words "-Final Plats" after the words "Planning and Zoning Commission" above the Planning and Zoning Commission Certificate. In the Certificate Use the name of the plat.

Engineering Department Review

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

***See Associated Files section of the permit page for Engineering plan review comments on the plat PDF document.**

Sheet 1

- *Verify if drainage easements will be required for areas noted on the review drawing, for adjacent off-site drainage.*
- *Notate limits of dedicated ROW from Boxwood. An example is shown on the plat review drawing.*
- *For the legal lot description noted (Block 2 Sunset Addition) verify and update the information to include all the Slides (SLD.) 262-265 per the legal description provided on the plat.*

Sheet 2

- *For the Plat General Notes, Provide plat note taken from Taylor Subdivision Plat Application Packet: "All structures and/or obstructions are prohibited in drainage easements."*
- *Complete the information shown for Note 8*

- *It is noted that the final plat shall establish specific minimum floor slab elevations for construction of any structures on a lot within the one hundred (100) year floodplain to be a minimum of two (2) feet above the one hundred (100) year floodplain. (per Subdivision Ord. 3.3 Final Plat).*
- *Provide the Plat Certificates taken from the Taylor Subdivision Plat Application Packet for the following:*
 - *Owner*
 - *Engineer*
 - *Surveyor*
 - *Floodplain Administrator (City of Taylor)*
 - *Planning & Zoning (Preliminary Plat)*
 - *County Clerk*

Fire Department Comments (PZ)

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

Reviewed plans with upload date of 12/17/2021 with no comments.

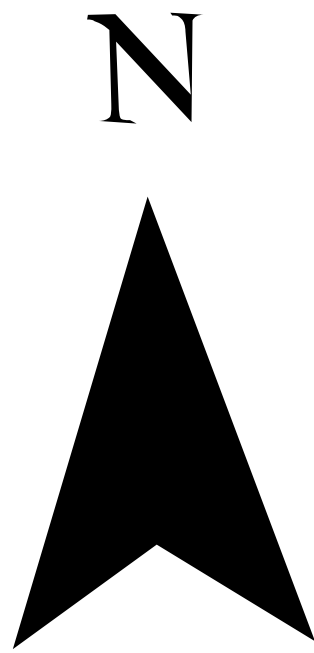
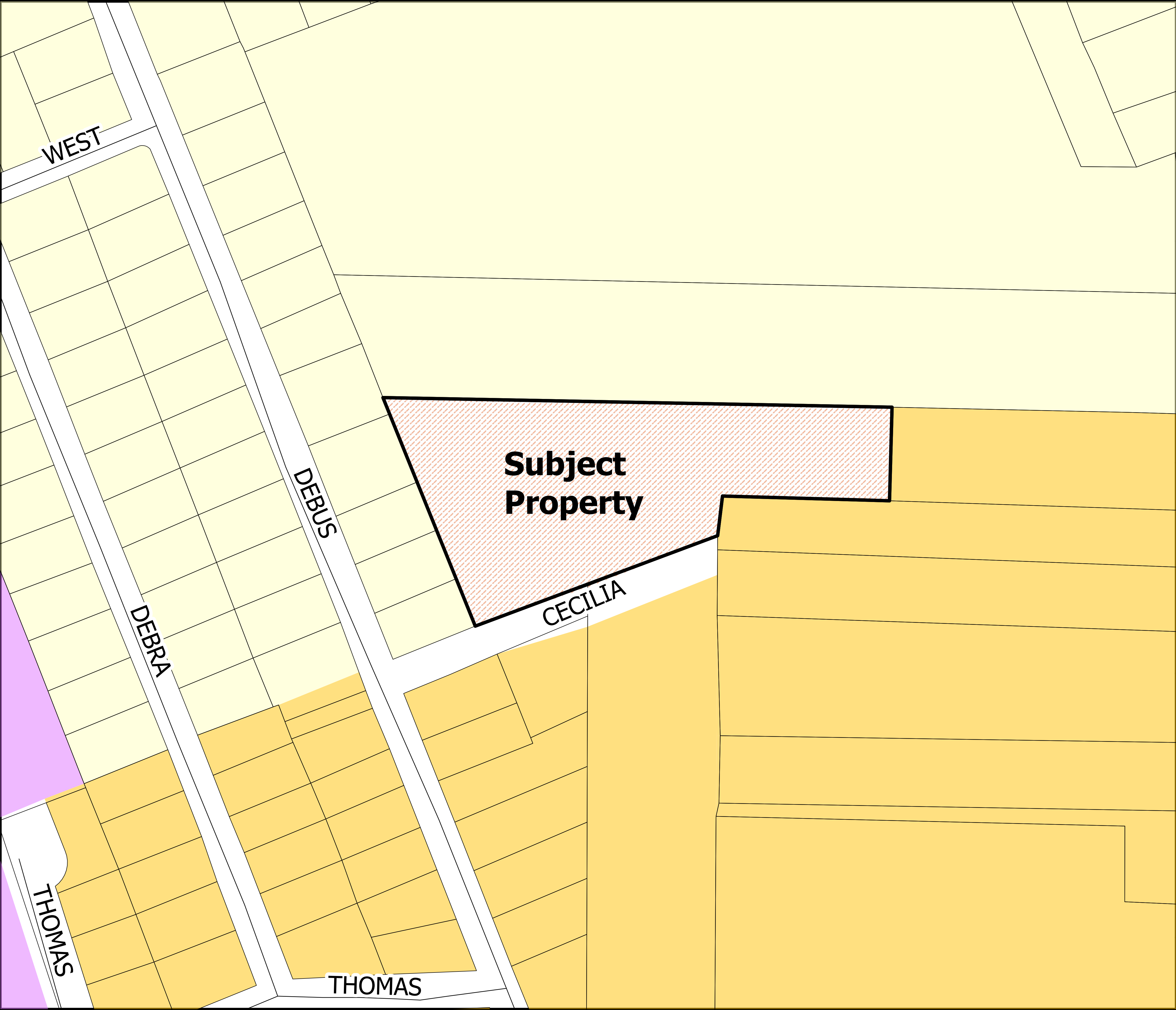
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

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

Thank you,



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

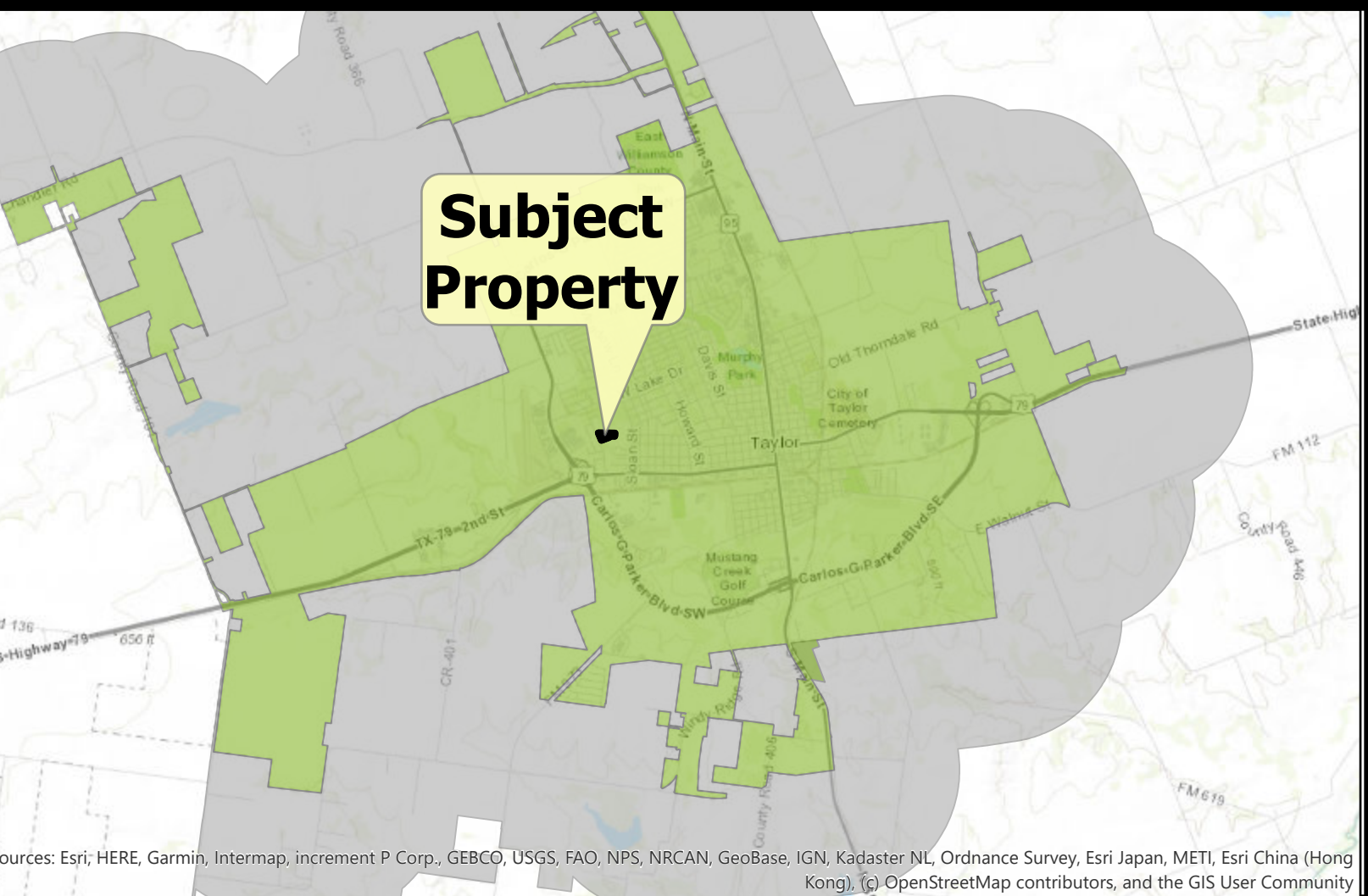


PZ-2021-1359

**Mule Loop Townhomes
Preliminary Plat
North of Cecilia St.
and East of Debus Dr.
Approximately 2.94 Acres**

Legend

- | | |
|------------------|----------------------|
| Subject Property | ZONING |
| Parcels | M-1 Light Industrial |
| Streets | MF-2 Multi-Family |
| | R-1 Single Family |
| | MF-1/RPD |



MULE LOOP TOWNHOMES PRELIMINARY PLAT, BLOCK 1, LOT 1

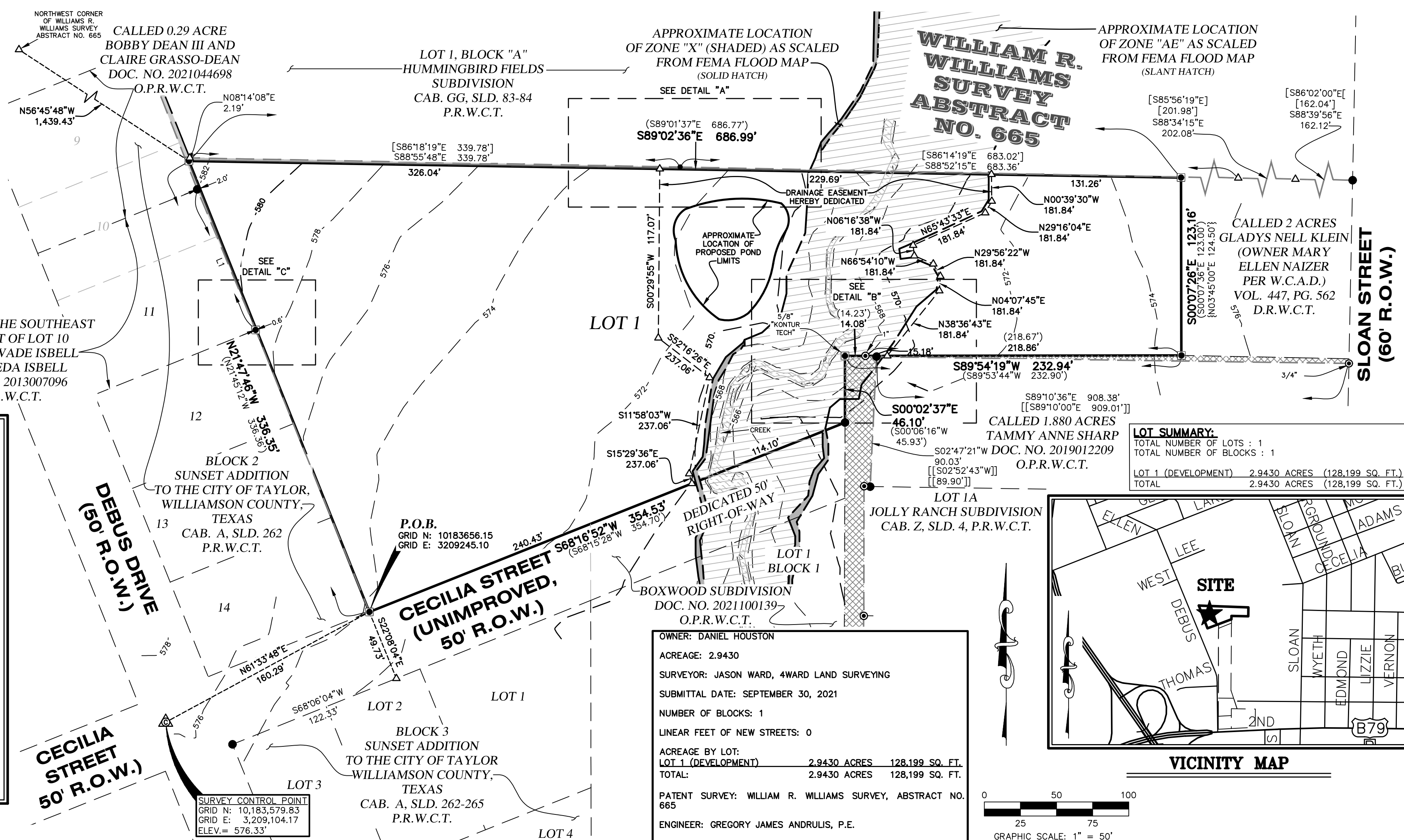
CONSISTING OF 2.9430 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; DOCUMENT NO. 2020167477,
O.P.R.W.C.T., PART OF AND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

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 1.000117908220.

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 4WARD STATIC DATA COLLECTED JULY 30, 2021.

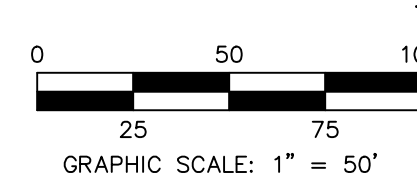
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N22°33'23"W	105.44'

LEGEND	
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - -	EXISTING EASEMENTS
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1/2" IRON PIPE FOUND (UNLESS NOTED)
△	CALCULATED POINT
■	IRON ROD WITH "TRIAD RPLS 5952" CAP FOUND (UNLESS NOTED)
⊙	SURVEY CONTROL POINT
VOL./PG.	VOLUME, PAGE
CAB./SLD.	CABINET, SLIDE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
W.C.A.D.	WILLIAMSON COUNTY APPRAISAL DISTRICT
P.R.W.C.T.	PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DOCUMENT NO. 2020167477
{.....}	RECORD INFORMATION PER DEED VOL. 447, PG. 562
[.....]	RECORD INFORMATION PER PLAT CAB. GG, SLDs. 83-84
[[.....]]	RECORD INFORMATION PER DOC. NO. 2019012209

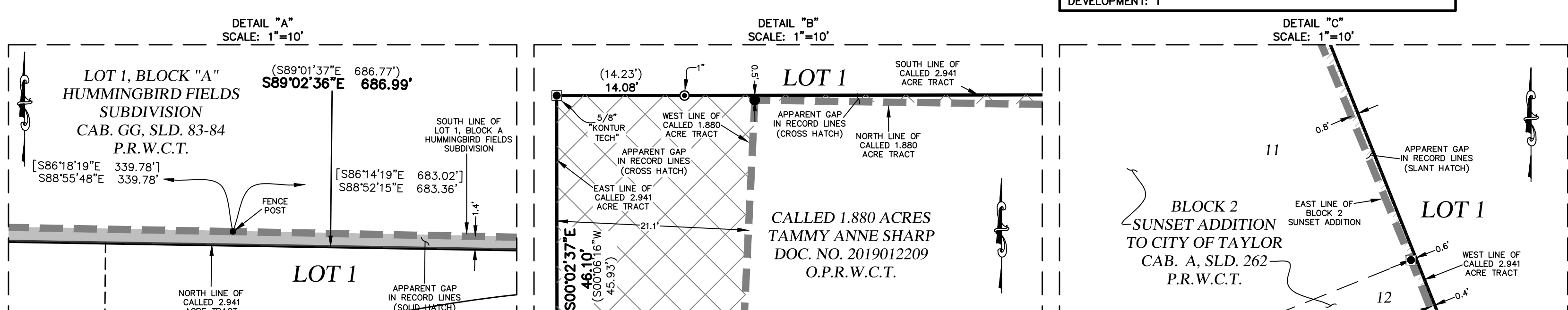


LOT SUMMARY:		
TOTAL NUMBER OF LOTS :	1	
TOTAL NUMBER OF BLOCKS :	1	
LOT 1 (DEVELOPMENT)	2.9430 ACRES	(128,199 SQ. FT.)
TOTAL	2.9430 ACRES	(128,199 SQ. FT.)

OWNER: DANIEL HOUSTON
ACREAGE: 2.9430
SURVEYOR: JASON WARD, 4WARD LAND SURVEYING
SUBMITTAL DATE: SEPTEMBER 30, 2021
NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0
ACREAGE BY LOT:
LOT 1 (DEVELOPMENT) 2.9430 ACRES 128,199 SQ. FT.
TOTAL: 2.9430 ACRES 128,199 SQ. FT.
PATENT SURVEY: WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665
ENGINEER: GREGORY JAMES ANDRULIS, P.E.
NUMBER OF LOTS BY TYPE:
DEVELOPMENT: 1



BENCHMARK NOTE:
TBM #1- COTTON GIN SPINDLE WITH 4WARD WASHER SET IN ASPHALT ON THE WEST MARGIN OF DEBUS DRIVE, ±154' SOUTHWEST OF A POWER POLE IN THE NORTH MARGIN OF CECILIA STREET, ± 25' NORTHEAST OF A FIRE HYDRANT IN THE WEST MARGIN OF DEBUS DRIVE. ELEVATION = 576.20'.
TBM #2- COTTON GIN SPINDLE SET IN ASPHALT WITH 4WARD WASHER IN THE WEST MARGIN OF DEBUS DRIVE, ± 60' SOUTHWEST FROM A FIRE HYDRANT AND ± 185' SOUTHWEST OF A POWER POLE IN THE NORTH MARGIN OF CECILIA STREET ELEVATION = 573.76'.



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

Date:	12/7/2021
Project:	01278
Scale:	1" = 50'
Reviewer:	DV
Tech:	DV
Field Crew:	NH/MM
Survey Date:	AUG. 2021
Sheet:	1 OF 2

MULE LOOP TOWNHOMES PRELIMINARY PLAT, BLOCK 1, LOT 1

CONSISTING OF 2.9430 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; DOCUMENT NO. 2020167477, O.P.R.W.C.T., PART OF AND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665 CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS § COUNTY OF WILLIAMSON §

THAT DANIEL HOUSTON, AS OWNER OF THAT CERTAIN 2.9430 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2020147477 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY STATE THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS:

MULE LOOP TOWNHOMES

BY: DANIEL HOUSTON, OWNER ADDRESS LINE 1 ADDRESS LINE 2 CITY, TX 787XX

STATE OF TEXAS § COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF 20, BY, DANIEL HOUSTON, OWNER.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

ENGINEER'S CERTIFICATION:

I, GREGORY ANDRULIS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

GREGORY ANDRULIS, P.E. DATE TEXAS REGISTRATION NO. 116390

SURVEYOR'S CERTIFICATION: STATE OF TEXAS § COUNTY OF WILLIAMSON §

THAT I, JASON WARD, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS DAY OF 20,

JASON WARD, R.P.L.S. DATE REGISTERED PROFESSIONAL SURVEYOR NO. 5811 STATE OF TEXAS

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 2.9430 ACRES (128,199 SQUARE FEET) OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT NO. 665 IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.941 ACRE TRACT CONVEYED TO DANIEL HOUSTON IN DOCUMENT NO. 2020147477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 2.9430 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD WITH 'TRIAD RPLS 5952' CAP FOUND IN THE NORTH RIGHT-OF-WAY LINE OF CECILIA STREET (UNIMPROVED 50' RIGHT-OF-WAY, THIS PORTION OF CECILIA STREET HAVING BEEN PLATTED IN CABINET A, SLIDES 262-265 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, P.R.W.C.T.), BEING THE SOUTHWEST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING THE SOUTHEAST CORNER OF LOT 14, BLOCK 2 OF SUNSET ADDITION TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, A SUBDIVISION RECORDED IN CABINET A, SLIDES 262-265 (P.R.W.C.T.), FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING HEREOF,

THENCE, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID CECILIA STREET, WITH THE WEST LINE OF SAID 2.941 ACRE TRACT, DIVERGING AWAY FROM THE EAST LINE OF SAID BLOCK 2, SUNSET ADDITION TO THE CITY OF TAYLOR, ALONG AN APPARENT GAP, N21°47'46"W, A DISTANCE OF 336.35 FEET TO A 1/2-INCH IRON ROD WITH 'TRIAD RPLS 5952' CAP FOUND FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING THE NORTHWEST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING IN THE SOUTH LINE OF AN APPARENT GAP BETWEEN THE NORTH LINE OF SAID 2.941 ACRE TRACT AND THE SOUTH LINE OF LOT 1, BLOCK A, HUMMINGBIRD FIELDS, A SUBDIVISION RECORDED IN CABINET GG, SLIDES 83-84 (P.R.W.C.T.) FROM WHICH A CALCULATED POINT FOR THE RECORD LOCATION OF THE SOUTHWEST CORNER OF SAID LOT 1, BEARS N08°14'08"E, A DISTANCE OF 2.19 FEET;

THENCE, WITH THE NORTH LINE OF SAID 2.941 ACRE TRACT, DIVERGING TOWARD THE SOUTH LINE OF SAID LOT 1, ALONG AN APPARENT GAP, S89°02'36"E, A DISTANCE OF 686.99 FEET TO A 1/2-INCH IRON ROD WITH 'TRIAD RPLS 5952' CAP FOUND FOR THE NORTHEAST CORNER HEREOF, SAID POINT BEING THE NORTHEAST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING IN THE WEST LINE OF A CALLED 2 ACRE TRACT CONVEYED TO GLADYS NELL KLEIN IN VOLUME 447, PAGE 562 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.);

THENCE, WITH THE EAST LINE OF SAID 2.941 ACRE TRACT AND THE WEST LINE OF SAID 2 ACRE TRACT, S00°07'26"E, A DISTANCE OF 123.16 FEET TO A 1/2-INCH IRON ROD WITH 'TRIAD RPLS 5952' CAP FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER HEREOF, SAID POINT BEING THE MOST EASTERLY SOUTHEAST CORNER OF SAID 2.941 ACRE TRACT, ALSO BEING THE SOUTHWEST CORNER OF SAID 2 ACRE TRACT, AND ALSO BEING IN THE NORTH LINE OF AN APPARENT GAP BETWEEN THE SOUTH LINE OF SAID 2.941 ACRE TRACT AND THE NORTH LINE OF A CALLED 1.880 ACRE TRACT CONVEYED TO TAMMY ANNE SHARP IN DOCUMENT NO. 2019012209 (O.P.R.W.C.T.);

THENCE, WITH THE SOUTH LINE OF SAID 2.941 ACRE TRACT, VEERING TOWARD THE NORTH LINE OF A SAID 1.880 ACRE TRACT, ALONG AN APPARENT GAP, S89°54'19"W, PASSING AT A DISTANCE OF 218.86 FEET A 1" IRON PIPE FOUND FOR A POINT ON LINE, AND CONTINUING FOR A TOTAL DISTANCE OF 232.94 FEET TO A 5/8-INCH IRON ROD WITH 'KONTUR TECH' CAP FOUND FOR AN INTERNAL ELL-CORNER HEREOF, SAID POINT BEING AN INTERNAL ELL-CORNER IN THE SOUTH LINE OF SAID 2.941 ACRE TRACT, AND BEING IN THE EAST LINE OF AN APPARENT GAP BETWEEN THE SOUTH LINE OF SAID 2.941 ACRE TRACT AND THE WEST LINE OF SAID 1.880 ACRE TRACT;

THENCE, WITH THE SOUTH LINE OF SAID 2.941 ACRE TRACT, DIVERGING TOWARD THE WEST LINE OF SAID 1.880 ACRE TRACT AND ALONG AN APPARENT GAP, S00°02'37"E, A DISTANCE OF 46.10 FEET TO A 1/2-INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF, SAID POINT BEING AND ANGLE POINT IN THE SOUTH LINE OF SAID 2.941 ACRE TRACT, AND BEING THE NORTHEAST CORNER OF A 50' RIGHT-OF-WAY DEDICATION AS DEDICATED BY BOXWOOD SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NO. 2021100139 (O.P.R.W.C.T.)

THENCE, WITH THE SOUTH LINE OF SAID 2.941 ACRE TRACT, IN PART WITH SAID 50' RIGHT-OF-WAY DEDICATION, AND IN PART WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CECILIA STREET, S68°16'52"W, A DISTANCE OF 354.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.9430 ACRES (128, 199 SQUARE FEET) MORE OR LESS.

GENERAL NOTES:

- UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR.
- A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE PLANNED DEVELOPMENT.
- NO BUILDING PERMIT WILL BE ISSUED FOR THIS LOT UNTIL UTILITIES ARE EXTENDED TO IT.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE INSURANCE OF A FLOODPLAIN DEVELOPMENT PERMITS FOR EACH OF THE FOLLOWING LOTS: LOT 1, BLOCK 1.
- THE DETENTION FACILITIES ARE PRIVATELY OWNED AND WILL NOT BY MAINTAINED BY THE CITY OF TAYLOR.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE #2021-12, WHICH CONTAINS THE FOLLOWING DEVELOPMENT REQUIREMENTS/RESTRICTIONS:
- STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.

PLANNING AND ZONING COMMISSION-FINAL PLATS

A PRELIMINARY PLAT FOR A SUBDIVISION TO BE KNOWN AS MULE LOOP TOWNHOMES HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE DAY OF 20, A.D.

CHAIRMAN DATE

SECRETARY DATE

STATE OF TEXAS § COUNTY OF WILLIAMSON §

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND 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 ON THE DAY OF

, 20 A.D., AT O'CLOCK M., IN THE SAID COUNTY

IN DOCUMENT NUMBER OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE DAY OF 20 A.D.

NANCY RISTER, CLERK OF WILLIAMSON COUNTY, TEXAS

BY: DEPUTY, COUNTY CLERK

 4WARD Land Surveying A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	12/7/2021
	Project:	01278
	Scale:	N/A
	Reviewer:	DV
	Tech:	DV
	Field Crew:	NH/MM
	Survey Date:	AUG. 2021
	Sheet:	2 OF 2

City of Taylor
Taylor Plaza Replat No. 2
PZ-2021-1360
Staff Report

Requested Action:

Consider disapproving Taylor Plaza Replat No. 2.

Applicant:

Bruce Bryan/Bryan Technical Services

Subject Property:

Approximately 0.85 acres, being a replat of Taylor Plaza, addressed as 3100 North Main Street, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-1

Current Use: Taylor Plaza Shopping Center parking

Purpose:

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

Staff Recommendation:

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

Attachments:

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



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

BRUCE BRYAN
BTS
911 N MAIN
TAYLOR TX 76574
bruce@bryantechnicalservices.com

Date: Wednesday, December 29,
2021

Address: 3100 N MAIN, TAYLOR 76574

Permit Number PZ-2021-1360

Dear BRUCE BRYAN,

Staff has completed its review of plat application for the Taylor Plaza Replat No. 2. There are some corrections that need to be made prior to recordation of the plat. Consequently, your resubmission will be placed on the January 11, 2022, Planning and Zoning Commission meeting agenda. 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.

Update Note D in the general notes, state there is cross access for all lots; however, there is no shared parking agreement. The 30-foot easement up front is a Shared Cost Easement and should be labeled as such.

The word "Texas" comes after the words "Williamson County" in the plat description. Make the correction on both sheets.

The plat description could be:

"Being a replat of Taylor Plaza Subdivision, Lot 2, consisting of 5.834 acres, as recorded in Cabinet N, Slide 336, ...

don't change anything else except "Texas" needs to be the last word as mentioned above.

Include a table for submission and resubmissions on the plat and fill in the dates.

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.

Please see the "Associated Documents" section of the permit page to review the uploaded PDF containing the following Engineering Review Comments:

Sheet 1

- Show/dimension easement width where noted (transition from 40' to 20')
- Verify if property line is to match with existing 10' gas easement and update accordingly.
- For the hatched area shown, show in Legend as Shared Cost Access Area per record document listed (Doc. No. 2007090959).
- Verify text shown (+338.58'). This is shown as a bearing distance in the metes and bounds notes (looks like an elevation point currently). Verify and update plat drawing to match metes and bounds.
- Show common water quality/detention facility as noted in the record document listed (Doc. No. 2007090959)
- Verify and correct textual errors noted in paragraph 7 of the metes and bounds description. Verify date of the deed shown for the 3.00acre property noted in the metes and bounds, paragraph 7.

Sheet 2

- For the Todd Routh Owner Certificate, update Subdivision name to match other certificates. Verify County where certification statement will be executed and update on the plat.

Fire Department Comments (PZ)

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

Reviewed plat with upload date of 12/17/2021 with no comments.

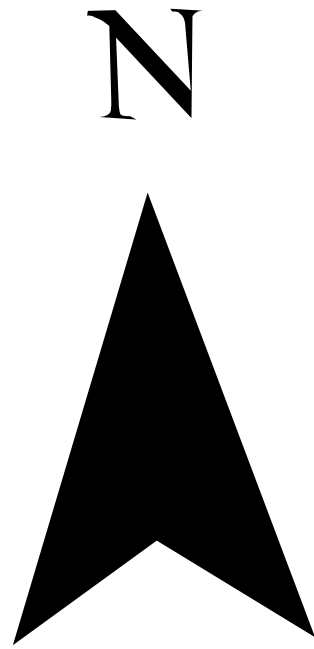
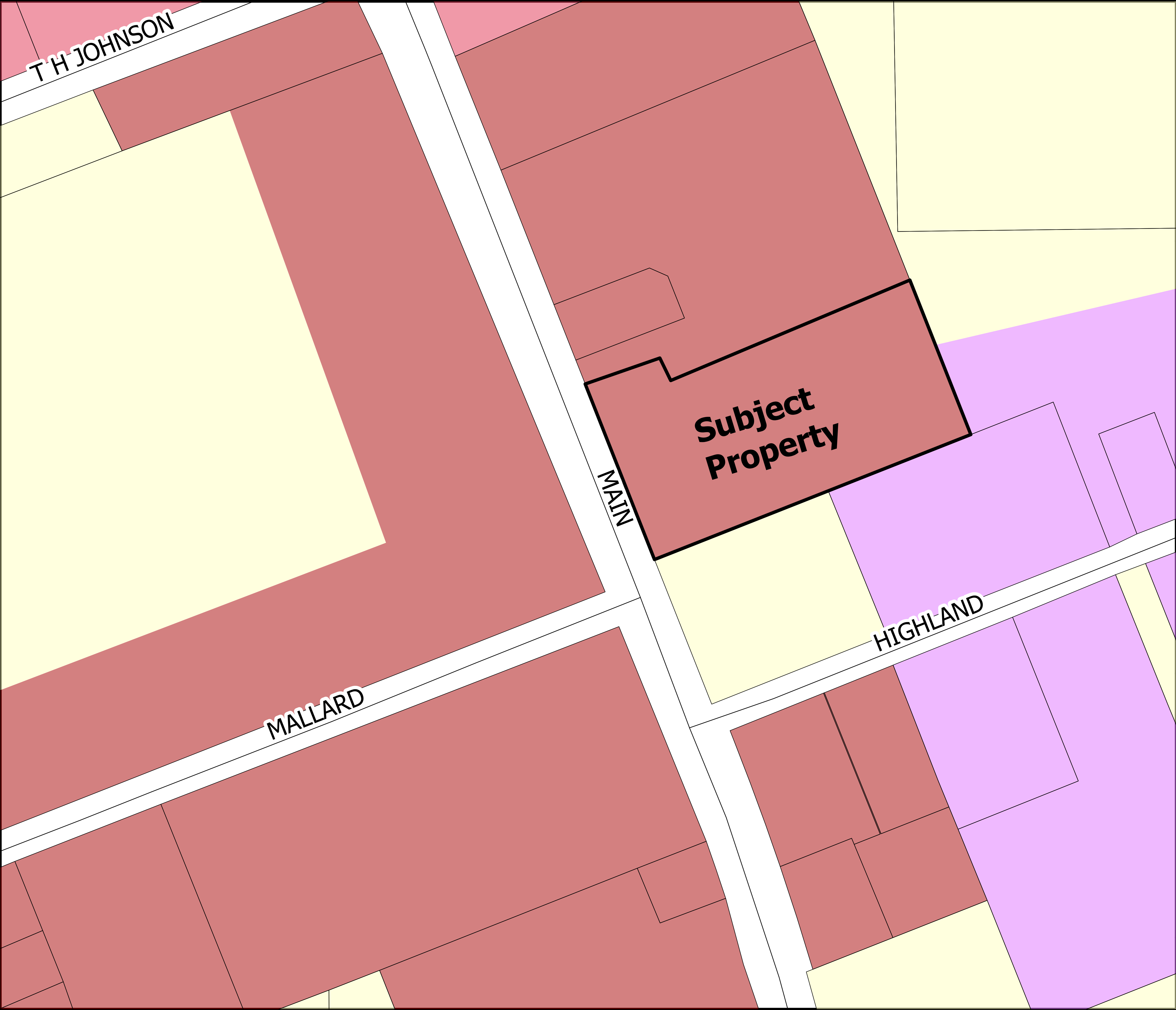
Please revise the plat to address the comments noted above. Following revision, submit the plat on a resubmission date in the future, electronically with a resolution letter in PDF format.

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@taylortx.gov.

Thank you,



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



PZ-2021-1360

Taylor Plaza Subdivision

Replat No. 2

3100 N. Main St.

Approximately 0.85 Acres

Legend

- ▬ Subject Property

▬ Parcels

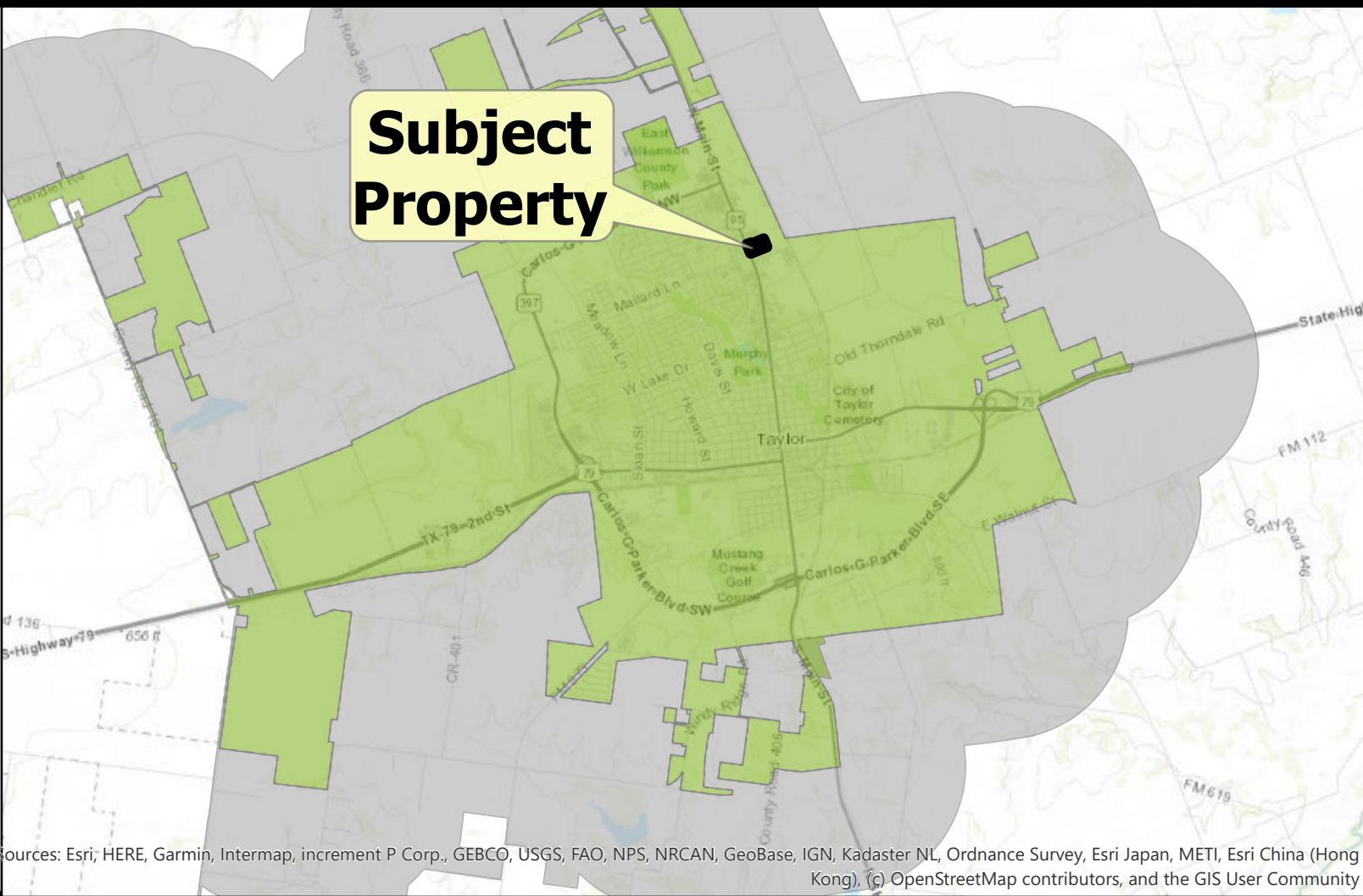
▬ Streets
- ZONING**

B-1

B-2

M-1 Light Industrial

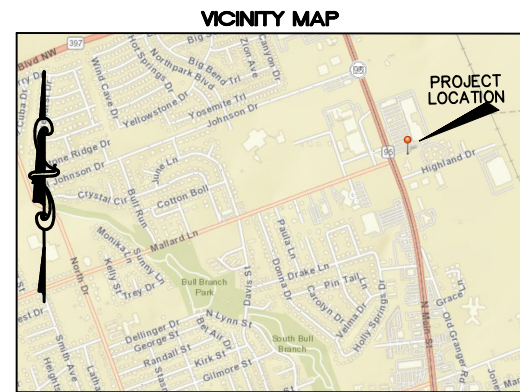
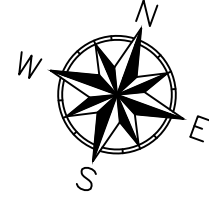
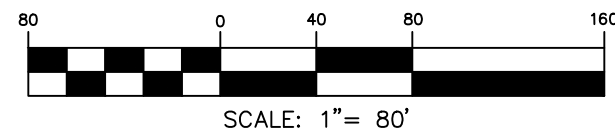
R-1 Single Family



TAYLOR PLAZA SUBDIVISION REPLAT NO. 2

BEING A REPLAT OF TAYLOR PLAZA SUBDIVISION CONSISTING OF 5.834 ACRES, BEING A REPLAT OF LOT 2, TAYLOR PLAZA SUBDIVISION, AS RECORDED IN CABINET N, SLIDE 336, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. PART OF AND OUT OF THE JOHN PHARRASS SURVEY, ABSTRACT NO. 495.

— CITY OF TAYLOR, TEXAS, WILLIAMSON COUNTY —



SCALE: 1"=500'

LEGEND:

- 1/2" IRON ROD SET (CAPPED "BRYAN TECHNICAL SERVICES")
- IRON ROD FOUND
- △ MAG NAIL SET
- ▲ MAG NAIL FOUND
- SURVEY REFERENCE TIE
- {c=XXX.XX} PLAT CALLED DISTANCE

ABBREVIATIONS

- FND. — FOUND
- I.R. — IRON ROD
- I.P. — IRON PIPE
- R.O.W. — RIGHT-OF-WAY
- DRWC — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- WD — WARRANTY DEED
- GWD — GENERAL WARRANTY DEED
- SWD — SPECIAL WARRANTY DEED
- W/VL — DEED WITH VENDOR'S LIEN
- WCR — WILLIAMSON COUNTY ROAD
- P.O.C. — PLACE OF COMMENCING
- P.O.B. — PLACE OF BEGINNING

BOUNDARY SURVEY NOTES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE JOHN PHARRASS SURVEY, ABSTRACT NO. 495, SITUATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A CALLED "LOT 2, TAYLOR PLAZA SUBDIVISION" AS RECORDED IN CABINET N SLIDE 336, PLAT RECORDS OF WILLIAMSON COUNTY (PRWC), BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF AUGUST, 2021 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD CAPPED "DOUCET" (NORTH = 10,191,831.77 FEET, EAST = 3,215,127.40 FEET) AT THE SOUTHWEST CORNER OF A CALLED "LOT 3, THE RESUBDIVISION OF LOT 1 OF TAYLOR PLAZA" AND 1/2" IRON ROD FOUND BEING IN THE WEST LINE OF THE TRACT OF LAND BEING NAMED "WALLACE SEGGERN" DATED 10/16/1970 AND RECORDED IN VOLUME 530, PAGE 746, PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (PRWC), SAME BEING THE SOUTHWEST CORNER OF A CALLED "LOT 1" — REPLAT OF LOT 1 OF TAYLOR PLAZA SUBDIVISION CABINET EE, SLIDE 11, PRWC, SAME BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, ALSO BEING THE PLACE OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 68° 21' 01" EAST WITH THE COMMON LINE OF AFORESAID "LOT 1" AND AFORESAID "LOT 2", A DISTANCE OF 159.77 FEET TO A "MAG NAIL" FOUND BEING AN INTERIOR CORNER OF SAID "LOT 1" ALSO BEING AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 21° 39' 25" EAST WITH THE AFORESAID COMMON LINE OF "LOT 1" AND "LOT 2" A DISTANCE OF 87.27 FEET TO A "MAG NAIL" FOUND BEING AN INTERIOR CORNER OF SAID "LOT 1" ALSO BEING AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 68° 23' 25" EAST WITH THE COMMON LINE OF AFORESAID "LOT 1" AND AFORESAID "LOT 2", A DISTANCE OF 569.84 FEET TO A 1/2" IRON ROD FOUND BEING IN THE WEST LINE OF THE TRACT OF LAND BEING NAMED "WALLACE SEGGERN" DATED 10/16/1970 AND RECORDED IN VOLUME 530, PAGE 746, PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (PRWC), ALSO BEING THE EAST LINE OF AFORESAID "LOT 2", SAME BEING THE NORTHEAST CORNER OF AFORESAID DESCRIBED TRACT;

THENCE SOUTH 21° 35' 20" EAST WITH THE WEST LINE OF A AFORESAID "WALLACE SEGGERN" SAME BEING THE EAST LINE OF AFORESAID "LOT 2", A DISTANCE OF 328.34 FEET TO A 1" IRON ROD FOUND (DISTURBED) BEING THE SOUTHWEST CORNER OF AFORESAID "WALLACE SEGGERN" SAME BEING THE SOUTHWEST CORNER OF AFORESAID "LOT 2" ALSO BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 68° 18' 22" WEST WITH THE COMMON LINE OF A CALLED "3.974 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, ARB PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP TO 201 HIGHLAND-TAYLOR, LLC, A TEXAS LIMITED LIABILITY COMPANY DATED 11-7-2006 AND RECORDED IN DOCUMENT NO. 2006098849, OPRWC AND AFORESAID "LOT 2" PASSING THE APPROXIMATE LOCATION OF THE NORTHWEST CORNER OF AFORESAID "3.974 ACRES" (NOT FOUND) AT A DISTANCE OF 338.58 FEET, CONTINUING FOR A TOTAL DISTANCE OF 730.69 FEET TO A 1" IRON ROD FOUND BEING THE NORTHWEST CORNER OF A CALLED "3.000 ACRES" CONVEYED IN A WARRANTY DEED DATED 01/06/1996 AND RECORDED IN VOLUME 491, PAGE 59, PRWC, BEING IN THE EAST RIGHT OF WAY OF NORTH MAIN STREET (STATE HIGHWAY NO. 95) ALSO BEING THE SOUTHWEST CORNER OF AFORESAID "LOT 2", SAME BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE NORTH 21° 27' 13" WEST WITH THE EAST RIGHT OF WAY OF NORTH MAIN STREET (STATE HIGHWAY NO. 95) BEING THE WEST LINE OF AFORESAID "LOT 2" A DISTANCE OF 416.58 FEET TO THE PLACE OF BEGINNING CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED AN AREA OF 5.834 ACRES (254,131 SQUARE FEET) OF LAND.

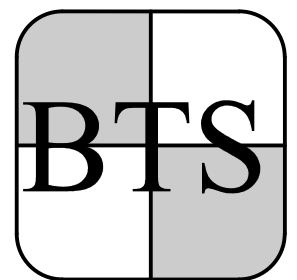
GENERAL NOTES:

- UTILITY PROVIDERS
WATER — CITY OF TAYLOR
WASTEWATER — CITY OF TAYLOR
ELECTRICITY — ONCOR
NATURAL GAS PROVIDER — ATMOS
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0533F, EFFECTIVE DATE OF 12/20/2019; LOCATED IN ZONE "X" (UNSHADED)
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE LOT 2, TAYLOR PLAZA SUBDIVISION, WILLIAMSON COUNTY, TEXAS, RECORDED IN CABINET N, SLIDE 336, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND IN DOCUMENT NO. 2007090959, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
- THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ALL SIDEWALKS INCLUDING ALL REQUIRED ADA RAMPS. SIDEWALKS SHALL BE INSTALLED ON AT LEAST ONE (1) SIDE OF THE STREET, BE A MINIMUM OF FOUR (4) FEET IN WIDTH AND BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). ALL SIDEWALKS MUST BE IN COMPLIANCE WITH SPECIFICATIONS PROVIDED BY THE CITY ENGINEER.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO. 2010-12, WHICH CONTAINS THE FOLLOWING DEVELOPMENT REQUIREMENTS/RESTRICTIONS: SECTION 3.0, SECTION 4.0

SHEET 1 OF 2

CITY OF TAYLOR PERMIT PZ-2021-1360

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76754

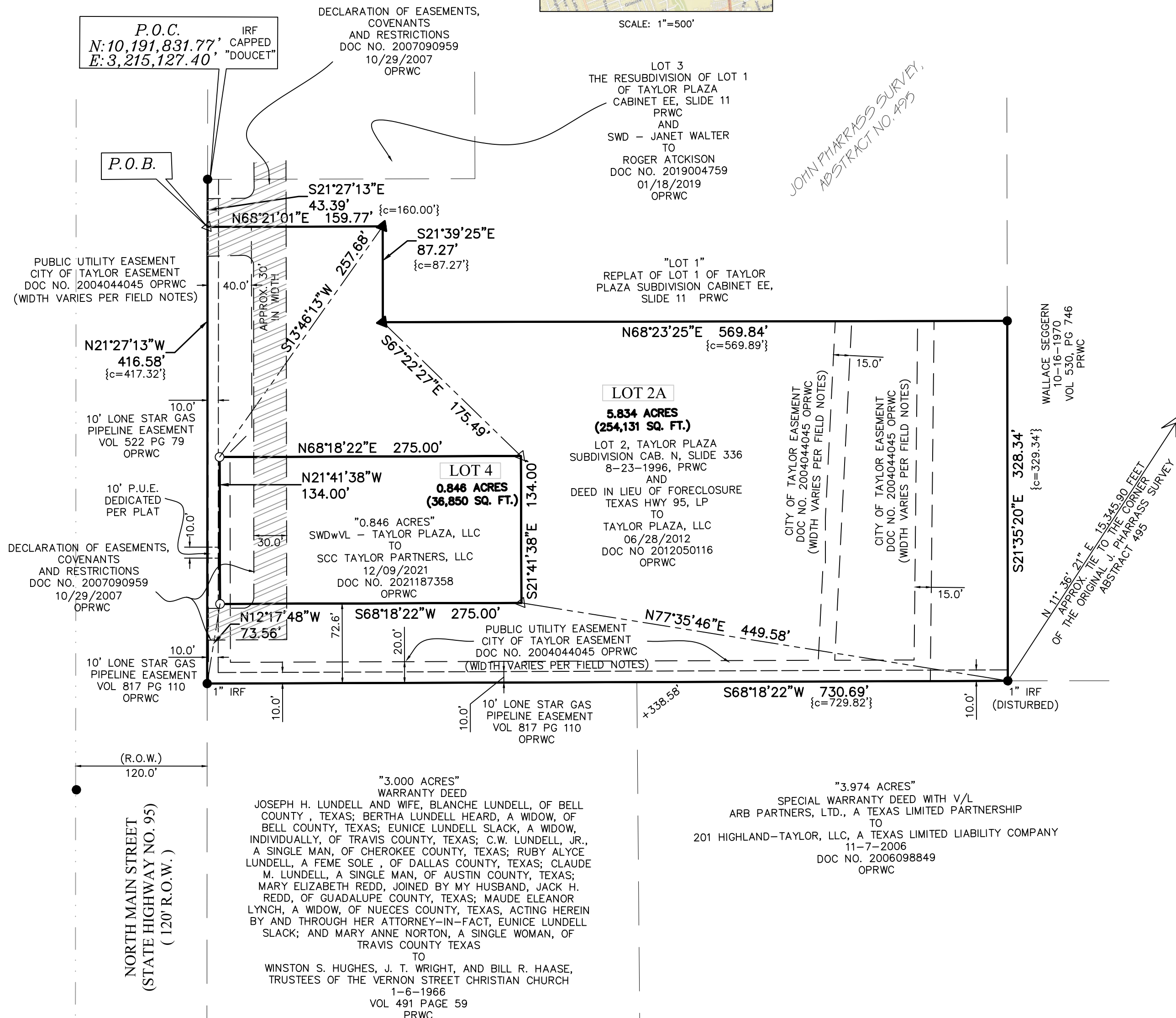
PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

DRAWN BY: TLR	CHECKED BY: BLB
SCALE: 1" = 80'	APPROVED BY: BLB
PROJECT NO. 21-643	DATE: DECEMBER 17, 2021

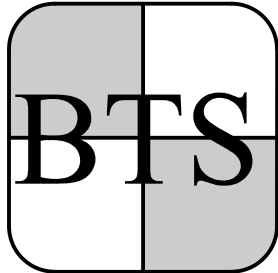
NOTE: BEARINGS SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83, 93 ADJUSTMENT.



TAYLOR PLAZA SUBDIVISION REPLAT NO. 2

BEING A REPLAT OF TAYLOR PLAZA SUBDIVISION CONSISTING OF 5.834 ACRES, BEING A REPLAT OF LOT 2, TAYLOR PLAZA SUBDIVISION, AS RECORDED IN CABINET N, SLIDE 336, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. PART OF AND OUT OF THE JOHN PHARRASS SURVEY, ABSTRACT NO. 495.
— CITY OF TAYLOR, TEXAS, WILLIAMSON COUNTY —

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500
www.bryantechnicalservices.com

SHEET 2 OF 2

CITY OF TAYLOR PERMIT PZ-2021-1360

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

I, SCOTT A. DESKINS OF SCC TAYLOR PARTNERS, LLC, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED AS LOT 4, RECORDED IN DOCUMENT NO. 2021187358, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC) AND DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE CITY OF TAYLOR, THE ROADS, ALLEYS, PARKS, PLAYGROUNDS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS TAYLOR PLAZA SUBDIVISION REPLAT NO. 2.

SCOTT A. DESKINS (SIGNATURE) SCOTT A. DESKINS (PRINT)
SCC TAYLOR PARTNERS, LLC
556 8TH AVENUE
FORT WORTH, TX 76104

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SCOTT A. DESKINS, 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, TODD ROUTH OF TAYLOR PLAZA, LLC, OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED AS LOT 2, RECORDED IN CABINET N SLIDE 336, PLAT RECORDS OF WILLIAMSON COUNTY (PRWC) AND DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE CITY OF TAYLOR, THE ROADS, ALLEYS, PARKS, PLAYGROUNDS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS STARBUCKS COFFEE.

THERE ARE NO LIEN HOLDERS THAT EXIST ON THIS PROPERTY

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

TODD ROUTH (SIGNATURE)
TAYLOR PLAZA, LLC
11701 BEE CAVES ROAD, SUITE 262
AUSTIN, TEXAS 78738

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TODD ROUTH, 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 POTTER §

I, FIRSTBANK SOUTHWEST, LIEN HOLDER OF THE CERTAIN 0.846 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021187358 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON AND DO FURTHER HEREBY JOIN, APPROVE, 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 PLAZA SUBDIVISION REPLAT NO. 2.

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

WILL C. MILLER (SIGNATURE) LIEN HOLDER (PRINT)
PRESIDENT & TRUSTEE
P.O.BOX 32552
AMARILLO, TEXAS 79120

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

BEFORE ME, THE UNDERSIGNED, A NOTARY IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WILL C. MILLER, 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____.

PRINTED NAME SIGNATURE

MY COMMISSION EXPIRES ON: _____

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

I, BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT 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 TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS ____ DAY OF _____, 2021

BRUCE LANE BRYAN
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4249 STATE OF TEXAS

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

I, NANCY RISTER, 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 _____, 2021. A.D.,

AT ____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE ____ DAY OF _____,

2021., A.D., AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

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

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

BY: _____ DEPUTY

City of Taylor
RCR-Taylor Logistics Park
Phase 2 Minor Plat
PZ-2021-1363
Staff Report

Requested Action:

Consider disapproving RCR-Taylor Logistics Park Phase 2 Minor Plat.

Applicant:

Richard Heiges/RITD

Subject Property:

Approximately 99.04 acres, addressed as 201 FM 3349 and located south of the intersection of US 79 and FM 3349, part of and out of the Watkins Nobles Survey, Abstract No. 484, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-2/CPD

Current Use: Vacant

Purpose:

The purpose of the subdivision is future commercial development.

Staff Recommendation:

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

Attachments:

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



City of Taylor

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

RICHARD HEIGES
R.I.T.D.
35505 COOPER ROAD
BROOKSHIRE TX 77423
RHEIGES@RITD-LLC.COM

Date: Wednesday, December 29,
2021

Address: 201 FM 3349, TAYLOR 76574

Permit Number PZ-2021-1363

Dear RICHARD HEIGES,

Staff has completed its review of plat application for the RCR-Taylor Logistics Park Phase 2 Minor Plat, located south of SH 79 and CR 3349. There are some corrections that need to be made prior to recordation of the plat. Consequently, your submission will be placed on the January 11, 2022, Planning and Zoning Commission meeting agenda with a recommendation of disapproval. Comments from this review follow.

Planning Department Comments

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

Updated: Copy and paste the wording from the comment letter because the same part is still missing.

Below is the exact wording the Clerk wants on the Plat:

County Clerk's Certification

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, _____, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the _____ day of _____, 20____, A.D., at _____ o'clock, __.M., and duly recorded this the _____ day of _____, 20____, A.D., at _____ o'clock, __.M., in the Official Public Records of said County in Document No. _____.

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

_____, Clerk County Court
of Williamson County, Texas

By: _____, Deputy

At this time, some of the property still belongs to RCR Taylor Land, LLC. The correct ownership needs to be used in the certificates. If there is one too many when it's time record the plat it can be removed. Provide deeds. Additionally, the name of the plat is not correct in the Owners' Certificates.

The description needs to be updated because the correct deed document numbers need to be included. At the end of the description you will need to add, "Taylor, Williamson County, Texas."

You either need two owner's certificates or one must have the names of the owners of the parcels on it. Also, you really need to change the owner certificate because the land is not "sole owned". It cannot be if it is a LP. You can state that RCR Taylor Rail, LLC and RCR Taylor Land, L.P. owners of the land are acting through Hydrie McAlister then it is ok for you to write Manager next to her name for the signature.

Show and label easements as they are on the preliminary plat. The access easement does not need red hatching or any hatching; however, the street dedication needs to be hatched as is the common symbology. See the uploaded mark ups. Do not draw the access easement beyond the proposed area of the plat. It should be within the plat only.

Provide current deeds so the correct names can be placed in the Owners' Certificates. Review the documents from SOS Direct uploaded in the jurisdictional uploads to help with the owner's certificate.

Show the Landscape Easement (50-feet) on the plat.

Since the plat is labeled "FOR REVIEW" it cannot be approved.

Include the revision dates.

A dark solid black line is sufficient for the boundary of Lots 1, 2, and 3, Block 2. See below:

Subdivision Ordinance

3.3 Final Plat

5. An accurate on-the-ground boundary survey of the property with bearings and distances and showing the lines of all adjacent land, streets, easements, and alleys with their names and width. (Streets, alleys and lot lines in adjacent subdivision shall be shown dotted.) All necessary data to reproduce the plat on the ground must be shown on the plat.

You have two different numbers for the acreage of Lot 2.

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.

No objection taken for the plat document uploaded on 12/17/2021 with the following exceptions noted:

- Provide resolution of comments made by other City Departments.

Fire Department Comments (PZ)

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

Reviewed minor plat with no comments.

Reviewed plat with upload date of 12/17/2021 with no comments.

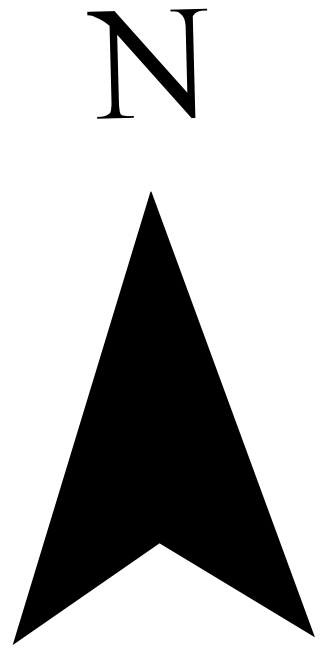
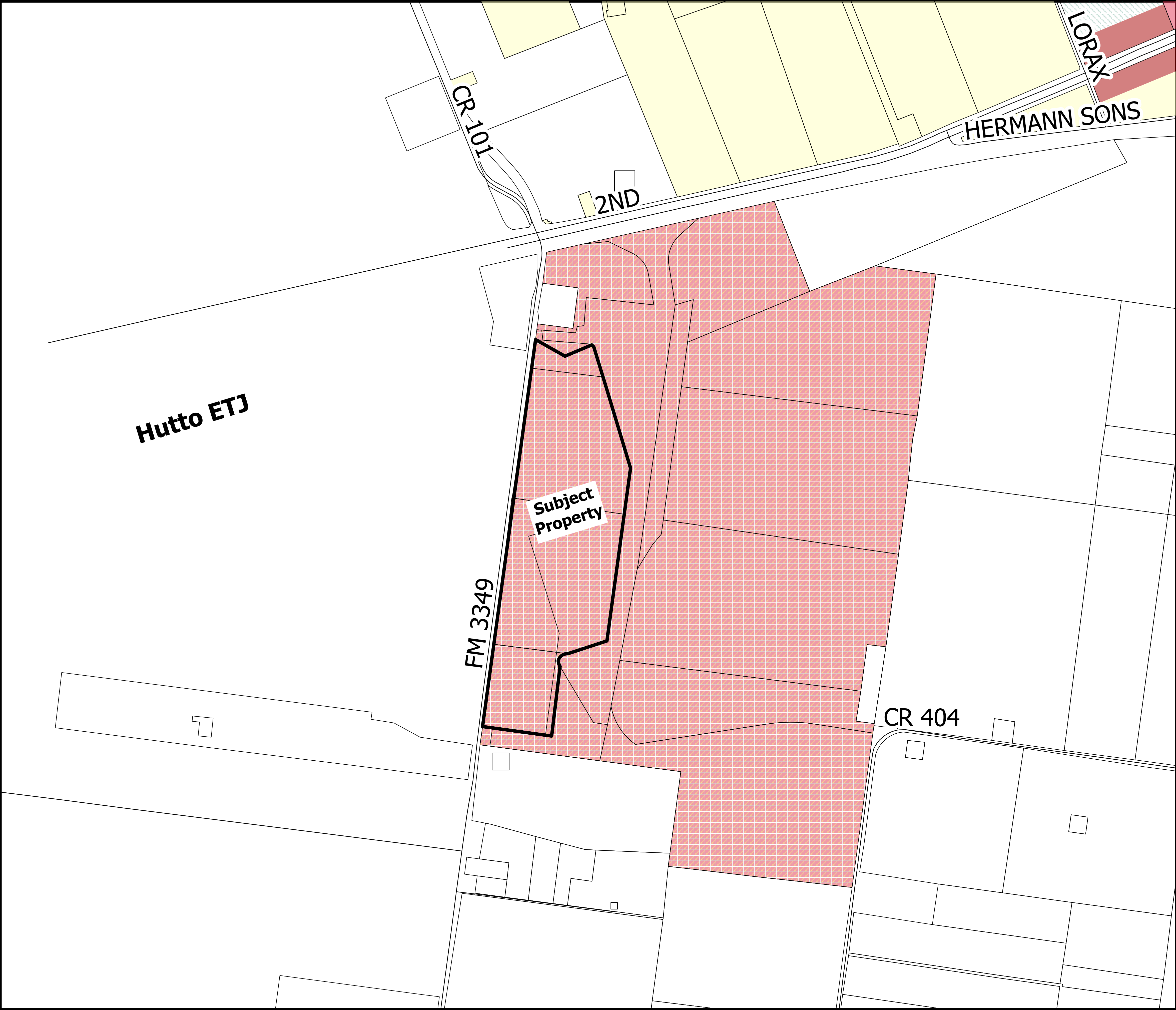
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format, on a future resubmission date.

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

Thank you,



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



PZ-2021-1363

**RCR-Taylor Logistics Park
Phase 2 Minor Plat
201 FM 3349
Approximately 99.04 Acres**

Legend

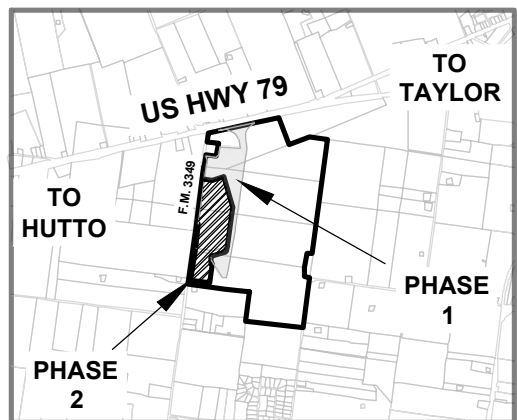
- | | |
|------------------|-----------------------|
| ETJ | B-2 |
| Subject Property | B-2/CPD |
| Parcels | R-1 Single Family |
| Streets | R/A Rural Agriculture |

ZONING

- B-1



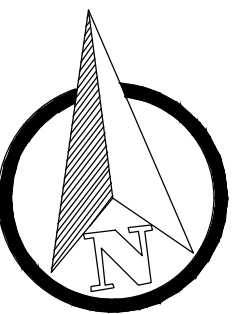
0 500 1,000 2,000 Feet



VICINITY MAP (NOT TO SCALE)

RCR-TAYLOR LOGISTICS PARK PHASE 2 MINOR PLAT

BEING A MINOR PLAT OF RCR-TAYLOR LOGISTICS PARK PHASE 2, CONSISTING OF APPROXIMATELY 99.041 ACRES, LYING IN PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, MADE UP OF PART OF THE ORIGINAL RCR TAYLOR RAIL, L.P., TRACT AS RECORDED IN INSTRUMENT NO. 2021132303 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PART OF THE RCR TAYLOR LAND, L.P., TRACT AS RECORDED IN INSTRUMENT NO. 2018058735 OF THE SAID OFFICIAL PUBLIC RECORDS, PART OF THE RCR TAYLOR LAND, L.P., TRACT AS RECORDED IN INSTRUMENT NO. 2018058736 OF THE SAID OFFICIAL PUBLIC RECORDS, AND PART OF THE RCR TAYLOR LAND, L.P., TRACT AS RECORDED IN INSTRUMENT NO. 2018058746 OF THE SAID OFFICIAL PUBLIC RECORDS.



POSSESSION AND USE AGREEMENT
BETWEEN RCR TAYLOR LAND, L.P. &
WILLIAMSON COUNTY, TEXAS
CALLED 12.282 ACRES
DOC. NO. 2021124409
O.P.R.W.C.TX.

KOCH REFINING COMPANY
25 PERMANENT EASEMENT
CALLED 9.871 ACRES
VOL. 1782, PG. 123
O.P.R.W.C.TX.

RCR TAYLOR LOGISTICS PARK
PHASE 1 LOT 1A
CALLED 97.914 ACRES
DOC. NO. 2021166315
O.P.R.W.C.TX.

PLACE OF BEGINNING
FOUND 5/8" IRON ROD WITH ID. CAP
(RITD, LLC - RPLS 6452)

F.M. 3349 (±100' R.O.W.)

SEE
DETAIL 'A'

AT 824.49' PASS A
FOUND 1/2" IRON ROD
(BENT)

"BENT"

N7°34'05"E

N7°39'11"E

L1
L2

RCR TAYLOR LAND, L.P.
PART OF ORIGINAL TRACT
CALLED 183.94 ACRES
DOC. NO. 2018058735
O.P.R.W.C.TX.

RCR TAYLOR LAND, L.P.
RESIDUE OF ORIGINAL TRACT
CALLED 183.84 ACRES
DOC. NO. 2018058736
O.P.R.W.C.TX.

LOT 3
46.389 ACRES
②

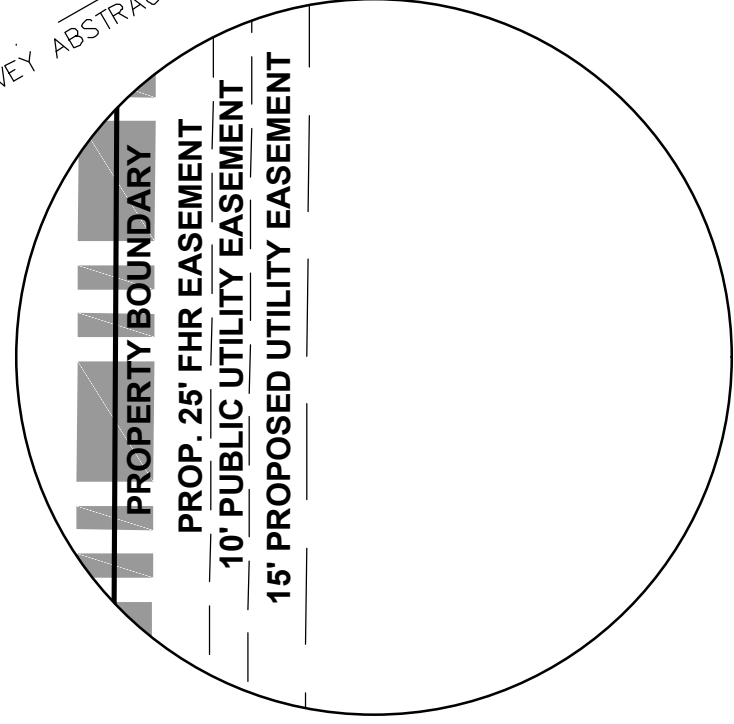
LOT 2
27.654 ACRES

WATKINS NOBLES SURVEY
ABSTRACT NO. 484

RCR TAYLOR RAIL, L.P.
PART OF ORIGINAL TRACT
CALLED 84.000 ACRES
DOC. NO. 2021132303
O.P.R.W.C.TX.

JAMES C EAVES SURVEY
ABSTRACT NO. 213

APPROXIMATE SURVEY ABSTRACT LINE



DETAIL 'A'
(NOT TO SCALE)

RCR TAYLOR LOGISTICS PARK
PHASE 1 LOT 1A
CALLED 97.914 ACRES
DOC. NO. 2021166315
O.P.R.W.C.TX.

MATCHLINE SHEET 2

DATE 12/17/2021 DRAWN MS
CHECK RH APPRV'D RH

SURVEYOR: R.I.T.D.

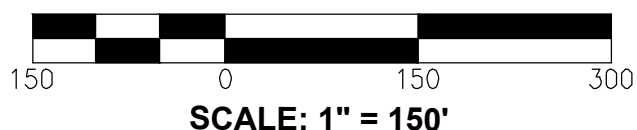
RCR RAIL COMPANY, L.P.
250 US-290 BUS, Hempstead, TX 77445

REV.	DATE	BY	DESCRIPTION

SHT 1
OF 3



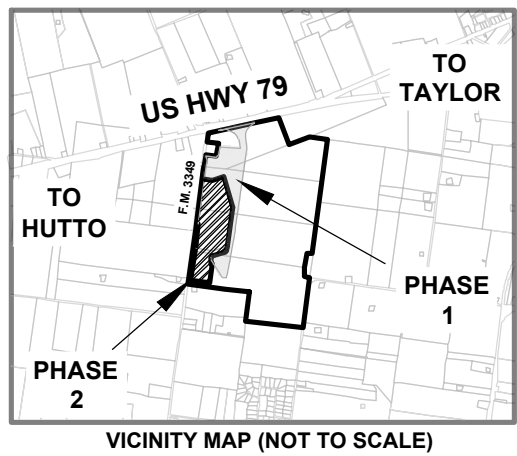
35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM 10194405



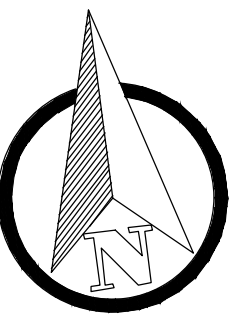
LOCATION AND DESCRIPTION:
RCR - TAYLOR LOGISTICS PARK
201 FM 3349, Taylor, TX 76574

FOR REVIEW

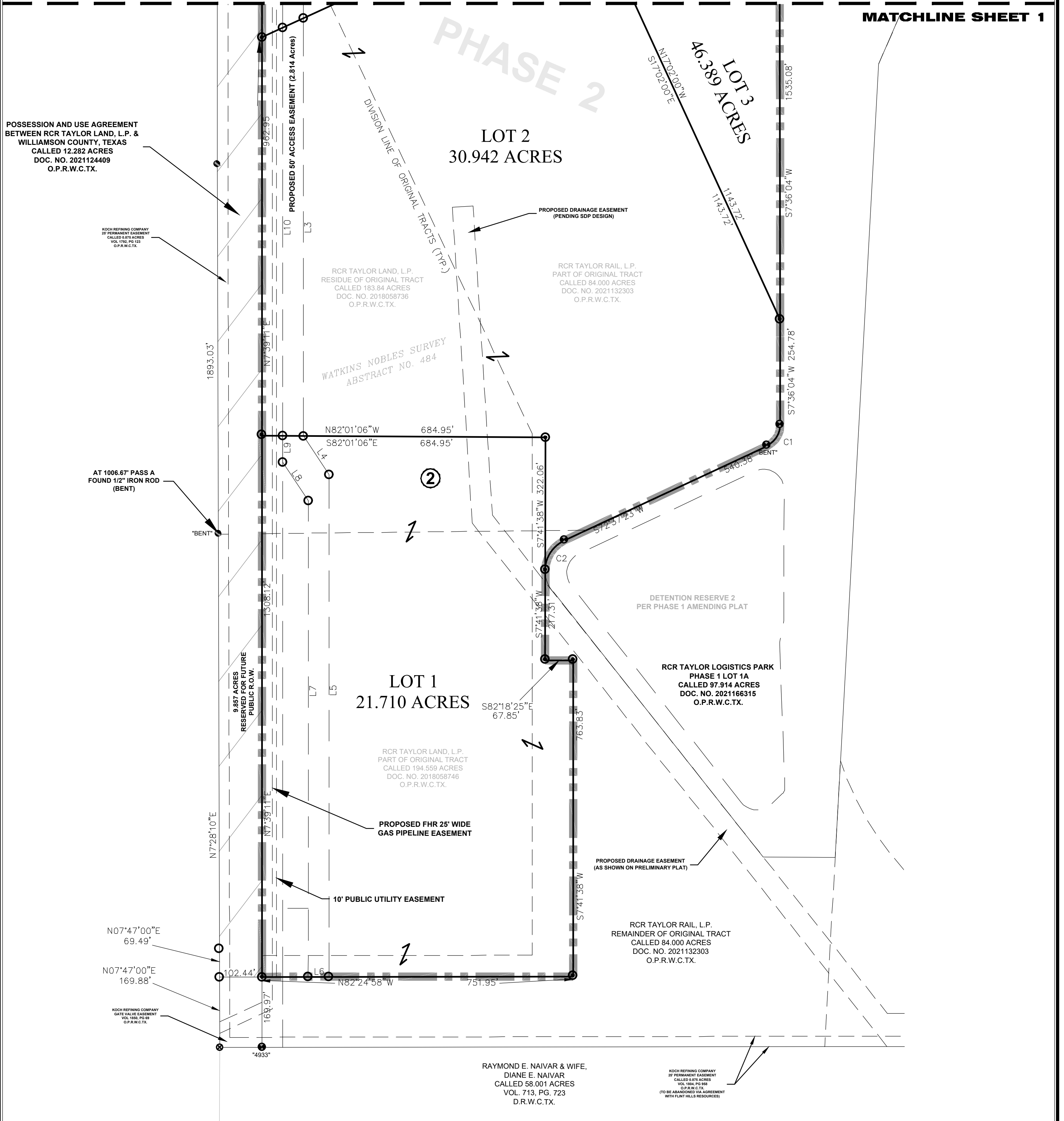
MINOR PLAT
PHASE 2, LOTS 1, 2, & 3
BLOCK 2



RCR-TAYLOR LOGISTICS PARK PHASE 2 MINOR PLAT



BEING A MINOR PLAT OF RCR-TAYLOR LOGISTICS PARK PHASE 2, CONSISTING OF APPROXIMATELY 99.041 ACRES, LYING IN PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, MADE UP OF PART OF THE ORIGINAL RCR TAYLOR RAIL, L.P., TRACT AS RECORDED IN INSTRUMENT NO. 2021132303 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PART OF THE RCR TAYLOR LAND, L.P., TRACT AS RECORDED IN INSTRUMENT NO. 2018058735 OF THE SAID OFFICIAL PUBLIC RECORDS, PART OF THE RCR TAYLOR LAND, L.P., TRACT AS RECORDED IN INSTRUMENT NO. 2018058736 OF THE SAID OFFICIAL PUBLIC RECORDS, AND PART OF THE RCR TAYLOR LAND, L.P., TRACT AS RECORDED IN INSTRUMENT NO. 2018058746 OF THE SAID OFFICIAL PUBLIC RECORDS.



DATE 12/17/2021 DRAWN MS
CHECK RH APPRV'D RH

SURVEYOR: R.I.T.D.

RCR RAIL COMPANY, L.P.
250 US-290 BUS, Hempstead, TX 77445

REV.	DATE	BY	DESCRIPTION

SHT 2
OF 3

RITD
RAILROAD INFRASTRUCTURE &
TERMINAL DEVELOPMENT, LLC

35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM 10194405

150 0 150 300
SCALE: 1" = 150'

LOCATION AND DESCRIPTION:

RCR - TAYLOR LOGISTICS PARK
201 FM 3349, Taylor, TX 76574

FOR REVIEW

MINOR PLAT
PHASE 2, LOTS 1, 2, & 3
BLOCK 2

PROJ #: 571-1

RCR-TAYLOR LOGISTICS PARK
PHASE 2 MINOR PLAT

BEING A MINOR PLAT OF RCR-TAYLOR LOGISTICS PARK PHASE 2, CONSISTING OF APPROXIMATELY 99.041 ACRES, LYING IN PART OF AND OUT OF THE WATKINS NOBLES SURVEY, ABSTRACT NO. 484, MADE UP OF PART OF THE ORIGINAL RCR TAYLOR RAIL, L.P., TRACT AS RECORDED IN INSTRUMENT NO. 2021132303 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PART OF THE RCR TAYLOR LAND, L.P., TRACT AS RECORDED IN INSTRUMENT NO. 2018058735 OF THE SAID OFFICIAL PUBLIC RECORDS, PART OF THE RCR TAYLOR LAND, L.P., TRACT AS RECORDED IN INSTRUMENT NO. 2018058736 OF THE SAID OFFICIAL PUBLIC RECORDS, AND PART OF THE RCR TAYLOR LAND, L.P., TRACT AS RECORDED IN INSTRUMENT NO. 2018058746 OF THE SAID OFFICIAL PUBLIC RECORDS.

OWNER'S CERTIFICATION

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

I, PDC DEVELOPMENT COMPANY, SOLE OWNER OF THE CERTAIN 52.652 ACRES TRACT OF LAND (LOTS 1 & 2) SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS (PENDING DEED TRANSFER) 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 MINOR PLAT OF RCR-TAYLOR LOGISTICS PARK, PHASE 2.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2021.

ANDREW PAPPAS, MANAGING DIRECTOR, PDC DEVELOPMENT COMPANY

NOTARY'S CERTIFICATION

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

OWNER'S CERTIFICATION

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

I, RCR TAYLOR RAIL, L.P., SOLE OWNER OF THE CERTAIN 46.389 ACRES TRACT OF LAND (TRACT 3) SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NUMBERS 2018058735, 2018058736, AND 2021132303 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS THE MINOR PLAT OF RCR-TAYLOR LOGISTICS PARK, PHASE 2.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2021.

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

NOTARY'S CERTIFICATION

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

DEVELOPMENT SERVICES DIRECTOR'S CERTIFICATION

DEVELOPMENT SERVICES DIRECTOR

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

TOM YANTIS, DIRECTOR _____ DATE _____

WILLIAMSON COUNTY - ON-SITE SEWAGE FACILITIES & FLOODPLAIN ADMINISTRATOR

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

J. TERROR EVERTSON, PE, DR, CFM _____ DATE _____
COUNTY ENGINEER

LEGAL DESCRIPTION

BEGINNING AT A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR THE SOUTHWEST CORNER OF THE AMENDING PLAT OF RCR TAYLOR LOGISTICS PARK PHASE 1, LOT 1A (CALLED 97.914 ACRES) AS RECORDED IN INSTRUMENT NO. 2021166315 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS FOR THE NORTHWEST CORNER HEREOF, BEING A SOUTHWEST CORNER OF THE RCR TAYLOR RAIL, L.P. TRACT CALLED 84.000 ACRES AS RECORDED IN INSTRUMENT NO. 2021132303 OF SAID OFFICIAL PUBLIC RECORDS, COMMON WITH THE NORTHWEST CORNER OF A RESIDUE OF THE RCR TAYLOR LAND, L.P. TRACT CALLED 183.94 ACRES AS RECORDED IN INSTRUMENT NO. 2018058735 OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING ON AN EAST LINE OF THE POSSESSION AND USE AGREEMENT BETWEEN RCR TAYLOR LAND, L.P. & WILLIAMSON COUNTY, TEXAS TRACT CALLED 12.282 ACRES AS RECORDED IN INSTRUMENT NO. 2021124409 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE ALONG SOUTH AND WEST LINES OF SAID PHASE 1, LOT 1A, FOR NORTH AND EAST LINES HEREOF, BEING ALONG THE NORTH LINE OF SAID RESIDUE OF 183.94 ACRES AND NORTH AND EAST LINES OF THE RESIDUE OF SAID 84.000 ACRES, THE FOLLOWING CALLS: S 82°20'49" E 308.32 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN AN ANGLE POINT HEREOF AND OF SAID PHASE 1 LOT 1A, N 72°58'00" E 467.12 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN INTERIOR CORNER OF SAID PHASE 1, LOT 1A COMMON WITH THE NORTHEAST CORNER HEREOF, S 17°02'00" E 1240.11 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN ANGLE POINT HEREOF AND OF SAID PHASE 1, LOT 1A, S 07°36'04" W 1789.86 FEET TO A 5/8 INCH IRON ROD FOUND WITH ID. CAP (RITD, LLC - RPLS 6452) FOR A TANGENT POINT HEREOF AND OF PHASE 1 LOT 1A, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 84.000 ACRES, COMMON WITH A PORTION OF A WEST LINE OF SAID PHASE1, LOT 1A, BEING ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 65°01'19", HAVING A RADIUS OF 80.00 FEET, A CHORD OF S 40°06'44" W 59.13 FEET, FOR AN ARC DISTANCE OF 62.42 FEET TO A 5/8 INCH IRON ROD FOUND FOR A TANGENT POINT HEREOF, OF SAID 84.000 ACRES, AND OF SAID PHASE 1 LOT 1A, AT THE END OF SAID CURVE TO THE RIGHT;

THENCE ALONG A SOUTH LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 84.000 ACRES, COMMON WITH A NORTH LINE OF SAID PHASE 1, LOT 1A, S 72°37'23" W 540.38 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR CORNER HEREOF AND OF SAID 84.000 ACRES, FOR AN ANGLE POINT OF SAID PHASE 1, LOT 1A, AT THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG AN EAST LINE HEREOF AND OF SAID ORIGINAL TRACT CALLED 84.000 ACRES, COMMON WITH A PORTION OF A WEST LINE OF SAID PHASE 1 LOT 1A, BEING ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64°55'46", HAVING A RADIUS OF 80.00 FEET, A CHORD OF S 40°09'30" W 85.90 FEET, FOR AN ARC DISTANCE OF 90.67 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) HEREOF, BEING ON AN EAST LINE OF SAID 84.000 ACRES, COMMON WITH A WEST LINE OF SAID PHASE 1, LOT1A, AND AT THE END OF SAID CURVE TO THE LEFT;

THENCE SEVERING SAID ORIGINAL 84.000 ACRES WITH EAST, NORTH, AND SOUTH LINES HEREOF, THE FOLLOWING CALLS: S 07°41'38" E 217.31 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) FOR AN INTERIOR CORNER HEREOF, S 82°18'25" E 67.85 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) FOR A NORTHEAST CORNER HEREOF, S 07°41'38" W 763.83 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) FOR THE SOUTHEAST CORNER HEREOF, AND N 82°24'58" W 751.95 FEET TO A 5/8 INCH IRON ROD SET WITH ID. CAP (RITD, LLC - RPLS 6452) ON A WEST LINE OF SAID 84.000 ACRES COMMON WITH AN EAST LINE OF SAID POSSESSION AND USE AGREEMENT TRACT CALLED 12.282 ACRES, FOR THE SOUTHWEST CORNER HEREOF;

THENCE ALONG THE WEST LINE HEREOF, BEING ALONG A PORTION OF AN EAST LINE OF SAID 12.282 ACRES POSSESSION AND USE AGREEMENT TRACT, BEING ALONG A PORTION OF A WEST LINE OF SAID 84.000 ACRES, IN PART, N 07°39'11" E 4054.38 FEET TO THE PLACE OF BEGINNING AND CONTAINING 99.041 ACRES OF LAND.

NOTES:

- THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE TEXAS STATE PLANE GRID SYSTEM, NAD-83 (2011), CENTRAL ZONE 4203, DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR IS 0.9998800. DISTANCES AND COORDINATES SHOWN HEREON ARE U.S. SURVEY FEET.
- SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS AS STATED OR SHOWN HEREON, AS REQUIRED BY THE CITY OF TAYLOR, TEXAS, AND ANY OF RECORD WHICH MAY BE APPLICABLE.
- A CURRENT TITLE COMMITMENT OR REPORT WAS NOT AVAILABLE OR PROVIDED TO THE UNDERSIGNED SURVEYOR AS OF THE DATE OF THIS SURVEY AND THE UNDERSIGNED SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- A 10-FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES, UNLESS OTHERWISE NOTED HEREOF.
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR, TEXAS; WASTEWATER/SEPTIC: WILLIAMSON COUNTY, TEXAS; ELECTRICITY: ONCOR ELECTRIC.
- NO PART OF THE SUBJECT PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) AS COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, MAP NUMBER 48491C0540F EFFECTIVE DATE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS.
- NO STRUCTURES AND/OR OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS WITHOUT PRIOR REVIEW AND APPROVAL BY THE CITY OF TAYLOR, TEXAS DEVELOPMENT SERVICES DEPARTMENT.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE COMMERCIAL PLANNED DEVELOPMENT FOR RCR-TAYLOR LOGISTICS PARK.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR LOTS SITUATED IN THE 100-YEAR FLOOD PLAIN.
- MINIMUM FIRE FLOW OF 750 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED. THE PLATTED PROPERTY HAS ADJACENT ACCESS TO THE CITY OF TAYLOR WATER SYSTEM; TYPICAL FIRE SUPPRESSION SYSTEMS AND FIRE PROTECTION WATER SUPPLY WILL COMPLY WITH CITY OF TAYLOR, TEXAS CODE REQUIREMENTS AND WILL BE DESIGNED ACCORDINGLY.
- THIS SUBDIVISION IS SUBJECT TO CITY OF TAYLOR, TEXAS ORDINANCE 2019-28 (COMMERCIAL PLANNED DEVELOPMENT DISTRICT).
- STRUCTURES AND BUILDINGS CONSTRUCTED NEXT TO THE FLOODPLAIN MUST BE A MINIMUM OF TWO (2) FEET ABOVE THE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION (BFE).
- ALL DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN ARE PRIVATE FACILITIES. THE LAND OWNER/DEVELOPER SHALL BE REQUIRED TO MEET THE STANDARDS SPECIFIED IN THE OPERATIONS & MAINTENANCE PLAN FOR DETENTION FACILITIES FILED UNDER CITY OF TAYLOR PERMIT PZ-2019-1182. THE CITY OF TAYLOR, TEXAS SHALL NOT BE RESPONSIBLE FOR MAINTENANCE ACTIVITIES FOR DRAINAGE AND DETENTION FACILITIES SHOWN HEREIN.
- THE SUBDIVIDER IS RESPONSIBLE TO NOTE THE LOCATION OF SIDEWALKS ON THE PLAT. SIDEWALKS SHALL BE CONSTRUCTED AND EXTENDED ACROSS THEIR PROPERTY ALONG THE PERIMETER OF ALL PROPERTY BOUNDARIES ADJACENT TO PUBLIC RIGHT-OF-WAYS. SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH AND BE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA). ALL SIDEWALKS MUST BE IN COMPLIANCE WITH SPECIFICATIONS PROVIDED BY THE CITY ENGINEER. SIDEWALK LOCATIONS ARE SUBJECT TO CHANGE DUE TO THE EXPANSION OF FM 3349 AND MUST COMPLY WITH STATE AND/OR LOCAL ORDINANCES. TIMING OF ACTUAL CONSTRUCTION OF REQUIRED SIDEWALKS TO BE DETERMINED.
- AN INDIVIDUAL SEWER TAP AND WATER TAP SHALL BE INSTALLED FOR EACH LOT.
- WASTEWATER SERVICES FOR RCR-TAYLOR LOGISTICS PARK WILL BE PROVIDED BY ON-SITE SEPTIC FACILITIES UNTIL THE PERMANENT SERVICE IS RESOLVED.
- ON-SITE SEWAGE FACILITIES (OSSF), PERMITTED THROUGH WILLIAMSON COUNTY, MAY BE TEMPORARILY UTILIZED FOR WASTEWATER SERVICE AND TREATMENT FOR DEVELOPMENT WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT UNTIL PERMANENT WASTEWATER SERVICES FROM THE CITY OF TAYLOR'S SANITARY SEWER SYSTEM ARE AVAILABLE TO THE PROPERTY, AT WHICH TIME ALL LOTS AND DEVELOPMENT WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT SHALL BE CONNECTED TO THE CITY OF TAYLOR'S SANITARY SEWER SYSTEM. WITHIN SIXTY DAYS OF APPROVAL OF THIS PRELIMINARY PLAT, DEVELOPER AND CITY AGREE TO NEGOTIATE A MUTUALLY AGREED UPON FINANCIAL STRUCTURE FOR THE CONSTRUCTION OF PERMANENT SANITARY SEWER SERVICE TO THE PROPERTY. A REFERENCE TO THE AGREEMENT AND THE DEADLINE FOR PERMANENT WASTEWATER SERVICE CONNECTION SHALL BE REQUIRED ON ALL FUTURE FINAL PLATS OR REPLATS WITHIN THE BOUNDARY OF THIS PRELIMINARY PLAT.
- THERE IS A PROPOSED LANDSCAPE BUFFER 50 FEET WIDE AND ADJACENT TO THE PROPOSED FM3349 RIGHT-OF-WAY LINE / FUTURE RIGHT-OF-WAY RESERVE. THE LANDSCAPING PLAN SHALL MEET THE REQUIREMENTS STATED IN THE RCR TAYLOR LOGISTICS PARK COMMERCIAL PLANNED DEVELOPMENT CODES.
- THE CITY OF TAYLOR PUBLIC WORKS SHALL BE ALLOWED TO ACCESS EASEMENTS ADJACENT TO THE 10-FT PUE SHOWN IN ORDER TO MAINTAIN PUBLIC UTILITIES.

ENGINEER'S CERTIFICATION

AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0540F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS: THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, BROOKSHIRE, WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 2021

RICHARD W. HEIGES, P.E.
REGISTERED PROFESSIONAL
ENGINEER NO. 123135

SURVEYOR'S CERTIFICATION

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, RICHARD W. HEIGES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6452 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.

DATED THIS THE _____ DAY OF _____, 2021, A.D.

RICHARD W. HEIGES
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 6452, STATE OF TEXAS

LEGEND

- POINT FOR CORNER
- SET 5/8" IRON ROD w/ CAP "RPLS 6452"
- FOUND 5/8" IRON ROD
- FOUND 1/2" IRON ROD
- FENCE POST FOR CORNER
- ORIGINAL ABSTRACT CORNER

===== PHASE LINE
----- APPROX. ABSTRACT LINE

4933 = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "ROW 4933"
BENT = CORNER MONUMENT AS SHOWN
ALSO IS BENT
6452 = CORNER MONUMENT AS SHOWN
ALSO HAS A CAP MARKED "RPLS 6452"

D.R.W.C.TX. = DEED RECORDS OF WILLIAMSON
COUNTY, TEXAS
O.P.R.W.C.TX. = OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
P/O = PART OF RES. = RESIDUE BM=BENCHMARK

ACCESS EASMENT LINE TABLE

NUM	BEARING	DISTANCE
L1	S82°21'11"E	50.00'
L2	S 7°39'11"W	55.04'
L3	S 7°39'11"W	1009.49'
L4	S26°14'21"E	112.44'
L5	S7°41'35"W	1203.08'
L6	N82°24'58"W	56.72'
L7	N7°41'35"E	1150.87'
L8	N26°14'21"W	112.36'
L9	N 7°39'11"E	63.54'
L10	N 7°39'11"E	986.10'
L11	N 7°39'11"E	78.01'

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	65°01'19"	62.42'	55.00'	S40°06'44"W	59.13'
C2	64°55'46"	90.67'	80.00'	S40°09'30"W	85.90'

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, _____, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D., AT ____O'CLOCK____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN

DOCUMENT NO. _____

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

_____, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____,DEPUTY

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RAILROAD INFRASTRUCTURE
& TERMINAL DEVELOPMENT, LLC
ALL RIGHTS RESERVED.

DATE 12/17/2021
CHECK _____ RH

DRAWN _____ MS
APPRV'D _____ RH

SURVEYOR: R.I.T.D.

RCR RAIL COMPANY, L.P.
250 US-290 BUS, Hempstead, TX 77445

REV. DATE BY DESCRIPTION

SHT 3
OF 3

PROJ #: 571-1



RAILROAD INFRASTRUCTURE & TERMINAL DEVELOPMENT, LLC

35505 COOPER ROAD - P.O. BOX 1087
BROOKSHIRE, TEXAS 77423
(281) 392-4850 WWW.RITD-LLC.COM FIRM 10194405

150 0 150 300
SCALE: 1" = 150'

LOCATION AND DESCRIPTION:
RCR - TAYLOR LOGISTICS PARK
201 FM 3349, Taylor, TX 76574

FOR REVIEW

MINOR PLAT
PHASE 2, LOTS 1, 2, & 3
BLOCK 2

City of Taylor
PZ-2021-1391
Lake Aire, Lot 1, Block 1,
Subdivision Variance
Staff Report

Requested Action:

The applicant is requesting a subdivision variance regarding the requirement to plat, as required in Sec. 2.3 of the City of Taylor Subdivision Ordinance.

Applicant:

Jennifer Paisley, P.E./Jumph Group, LLC

Subject Property:

Approximately 4.68 acres out of Lot 1, Block 1, Lake Aire, addressed as 215 Commercial Drive, Taylor, Williamson County, Texas.

Parcel Information:

Current Zoning: B-1

Current Use: Vacant

Adjacent Parcel Information:

Direction	Land Use	Zoning
North	Residential & Commercial Dr. ROW	R-1 & B-1
South	Residential	B-1
East	Commercial	B-1
West	Residential & Institutional	R-1 & B-1

Purpose:

The applicant is proposing a variance to the platting requirements in Appendix C – Subdivision Ordinance, Chapter 2. Subdivision Improvements, Article I: General, Section 2.3 - Authority of the Subdivision Ordinance. The requirement of the ordinance is as follows: to divide land, to develop land, to tie into the City of Taylor utilities, or obtain a Building Permit, a plat or replat is required. The current owner of the subject property recently acquired the land. It's almost 5.00 acres. The owner plans to develop the subject property with condos or duplexes, which is permitted by-right in the designated zoning district, B-1.

Previously, the subject property and the property to the south (in separate ownership) were part of one lot; Lake Aire, Lot 1, Block 1. Later, Lot 1 was divided but a replat was not prepared. The subject property was recently acquired and a replat is required. All owners of Lot 1 must be party to the replat; however, that has not worked out because the owner of the southern portion of the lot has not cooperated in a timely way. To move forward with the development of the subject property, the owner would need a variance to the requirement to replat.

Background:

In April of 2021, the applicant attended a Pre-Application meeting to discuss the subject property. The applicant explained that the property owner proposed residential development of the subject property, perhaps condos or duplexes. In the meeting, Staff advised the applicant to make an application for a replat first. At that time, the applicant started trying to contact the adjacent property owner so she could obtain agent authorization (permission to create the plat and make an application with the City). However, the owner of the south part of Lot 1 is not local, so negotiations have not been easy. Recently, the owner of the southern portion of the lot decided to sell the property. The proposed owners of the south part of Lot 1 do not want to be a part of the replat. Consequently, the applicant is asking the Planning and Zoning Commission to vary from the requirement to replat the subject property.

The lack of communication and cooperation of the adjacent property owner has proven to be out of the control of the current subject property owner. It has created a hardship for him and delayed the start of the project.

See below:

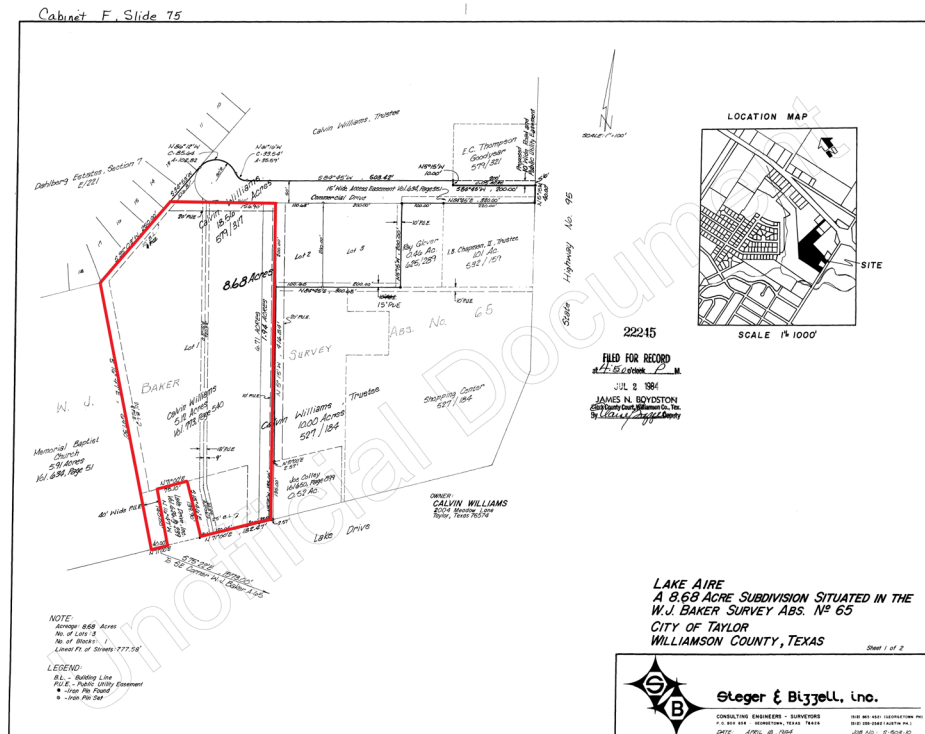


Figure A, Original Lot 1, Block 1, Lake Aire (outlined in red).



Figure B, The current configuration of each deed-divided tract.

Staff Recommendation:

Staff recommends approval of the request for a variance to the Subdivision Ordinance as the development cannot move forward without a variance. The north part of Lot 1 is vacant and ideal for an infill project. The subject property has adequate public facilities to move forward with the development. The project will increase tax revenue. Also, it will provide some more housing choices.

A variance cannot be granted without an undue hardship per Appendix C – Subdivision Ordinance, Chapter 3 – Review and Approval Procedures for Planning and Zoning Commission.

3.6 Variances

The Planning and Zoning Commission may authorize a variance from these regulations when, in its opinion, undue hardship on the part of the subdivider will result from requiring strict compliance. In granting or imposing a variance, the Planning and Zoning Commission shall prescribe only conditions that it deems necessary to the public interest. In making the findings herein required, the Planning and Zoning Commission shall take into account the nature of the proposed use of the land involved, existing uses of land in the vicinity, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such variance upon traffic conditions and upon the public health, safety, and welfare in the vicinity.

In addition to a hardship, four other questions in the Ordinance must be addressed below by the Commission.

Planning and Zoning Commission Recommendation:

No variance shall be granted or imposed unless the Planning and Zoning Commission finds:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of his land or the City of orderly development; and

There are special circumstances affecting the subject property. As the subject property owner only owns part of Lot 1, he cannot replat it without the owner of the remainder of Lot 1 being party to the application. Ideally, the owners of the two parcels that made up Lot 1 would replat together, making two new legally divided and recorded lots. However, The other owner of part of Lot 1 does not want to be party to the replat. The subject property owner cannot force the owner of the remainder of Lot 1 to replat. It is out of his control and has created a hardship.

2. That granting of the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and

The granting of the variance is necessary for the preservation and enjoyment of a substantial property right. Without a variance exempting the subject property from replatting, the property will remain vacant. In other words, replatting is the lynchpin to the subject property being developed, and if the variance is not granted, nothing can take place on the property, nor can it be used in any way. Additionally, public services cannot be provided.

3. That the granting or imposition of the variance will not be detrimental to the public health, safety, and welfare; and

Granting or imposing the requested variance will not be detrimental to the public health, safety, and welfare. All other requirements that promote the public health, safety, and welfare will be met. Additionally, once the land is not vacant, the wealth of the community will be increased as the land will be producing tax revenue. Providing more housing types has been a strategy for some time in Taylor, and this project will provide some more choices for Taylor residents.

4. That the granting or imposition of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this Ordinance.

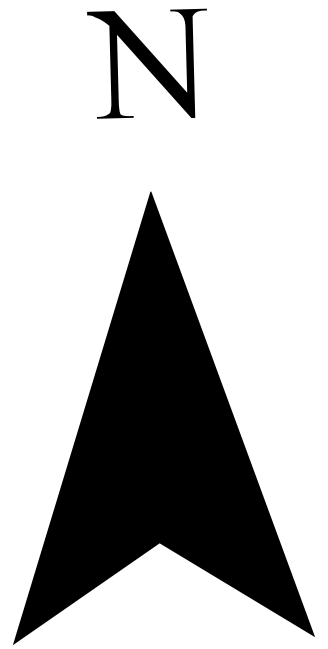
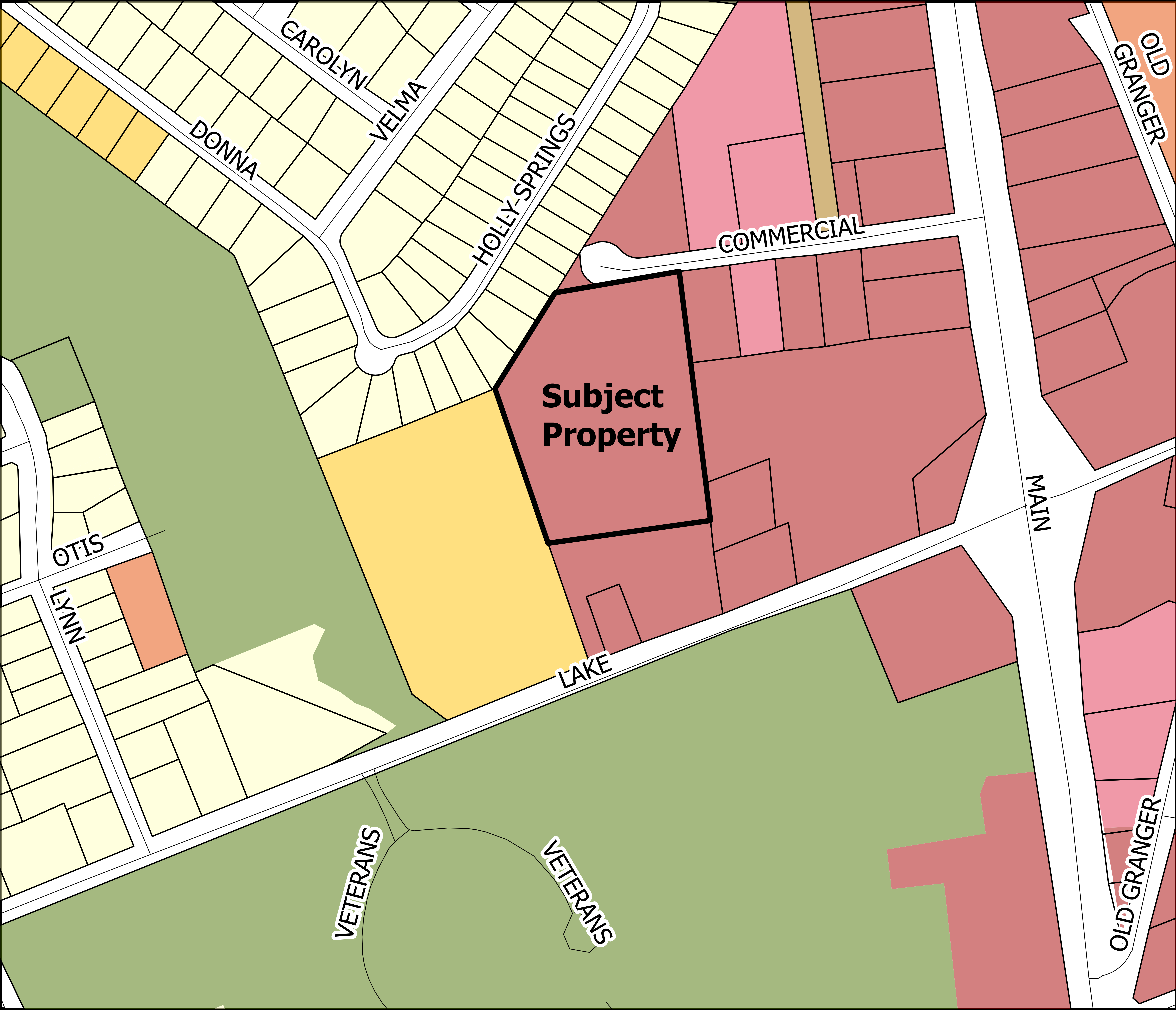
This subject property is a vacant, infill parcel rather than a new lot or subdivision. The subdivision and subdivision improvements are already in place for the subject property and the surrounding properties. Consequently, granting the variance would not interfere with the orderly subdivision of other land in the area.

Such findings of the Planning and Zoning Commission together with the specific facts upon which such findings are based, shall be incorporated into the official minutes of the Planning and Zoning Commission meeting at which such variance is granted or imposed. Variances may be granted or imposed only when in harmony

with the general purpose and intent of this Ordinance so that the public health, safety, and welfare may be secured. Pecuniary hardship to the subdivider, standing alone, shall not be deemed to constitute undue hardship. All variances shall be granted or imposed on a case-by-case basis and no variance shall be construed to serve as a precedence for subsequent variances.

Attachments:

1. Location Map
2. Notice Area Map

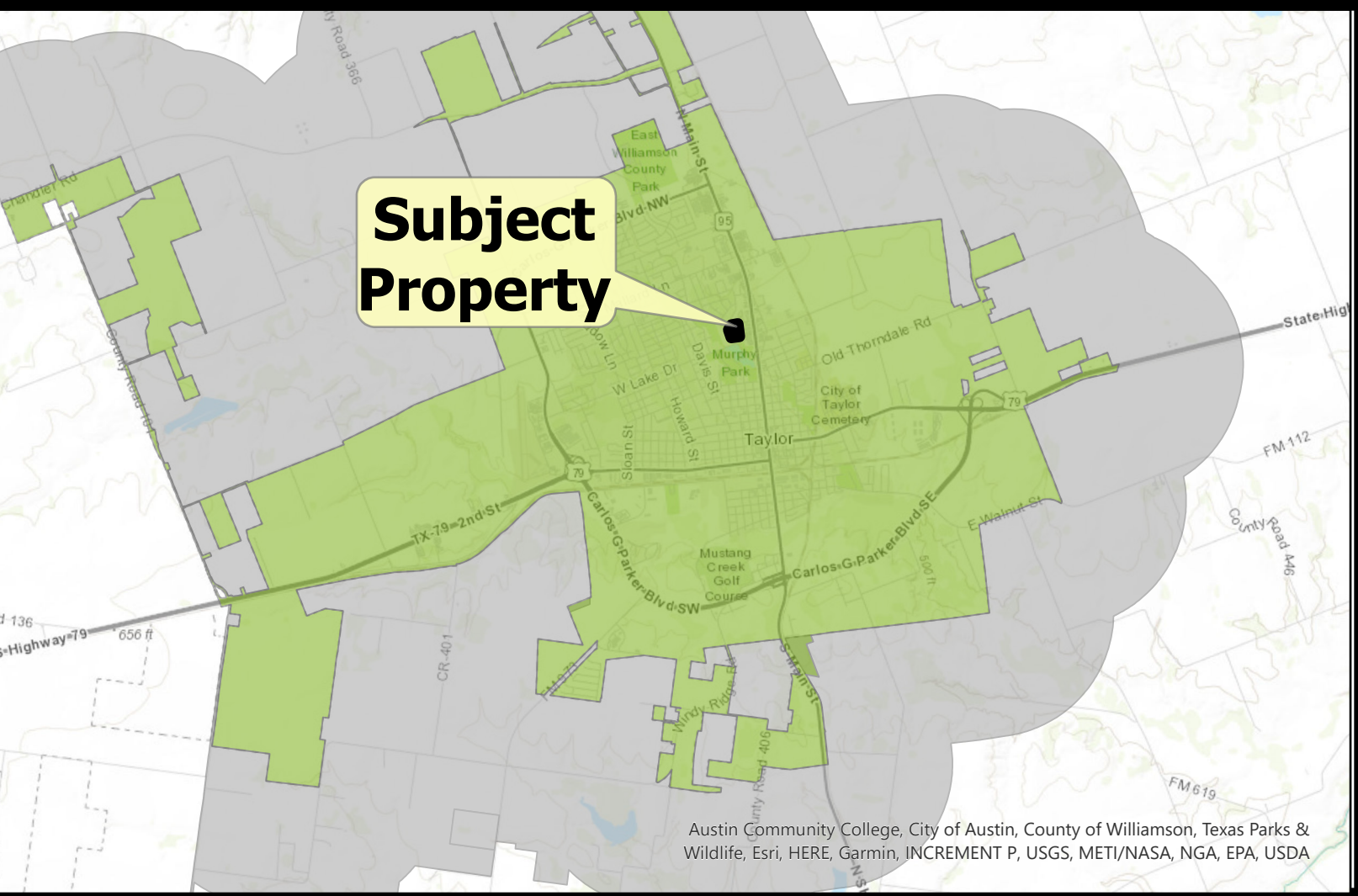


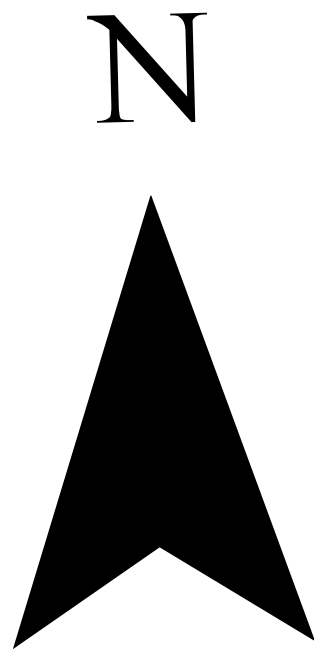
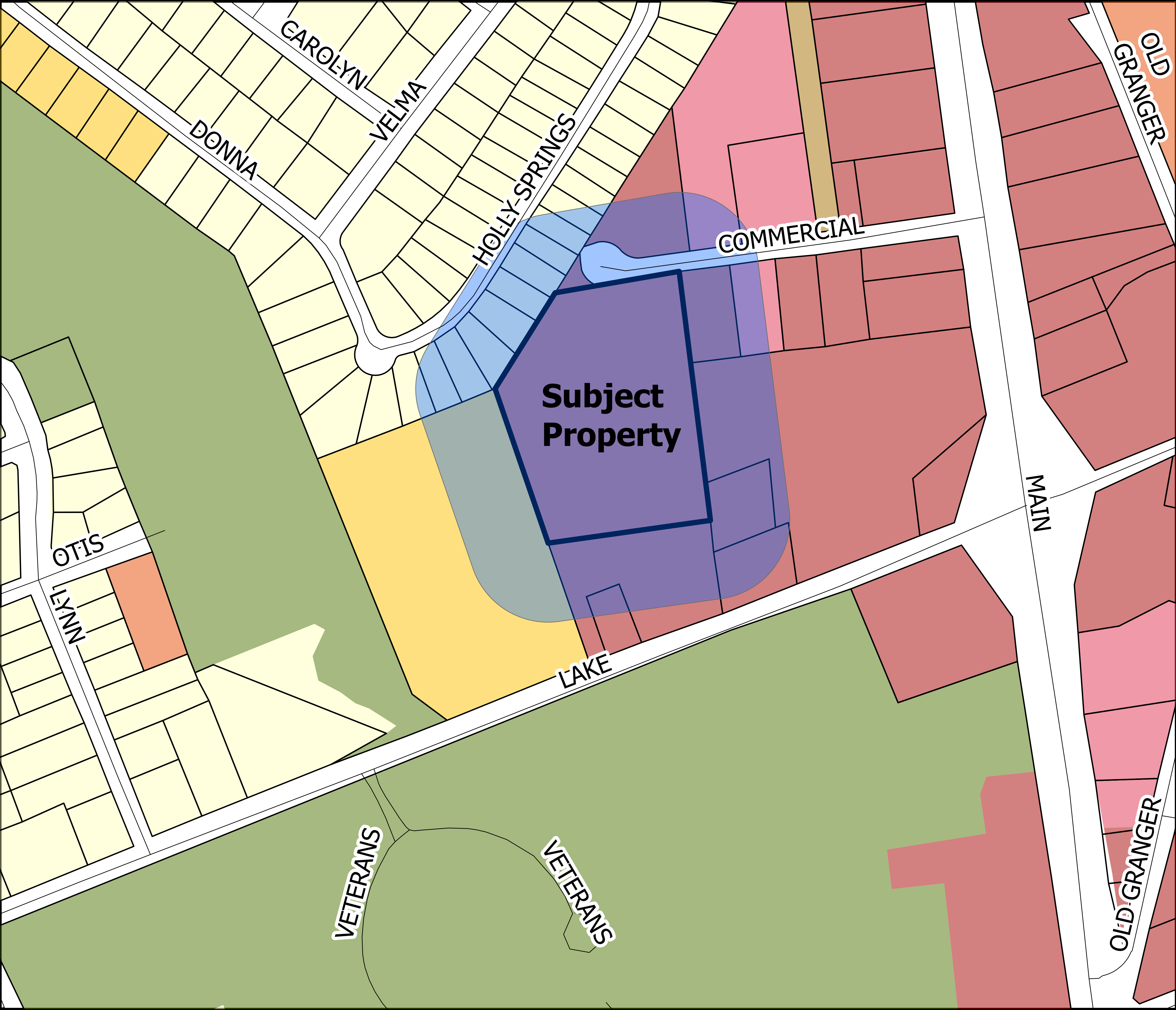
PZ-2021-1391

**Lake Aire Subdivision Variance
215 Commercial Drive
Approximately 4.68 Acres out of
Lot 1, Block 1, Lake Aire**

Legend

- | | |
|------------------|--------------------|
| Subject Property | B-2 |
| Parcels | I Institutional |
| Streets | MF-1 Multi- Family |
| ZONING | MF-2 Multi-Family |
| B-1 | P Parks |
| | R-1 Single Family |





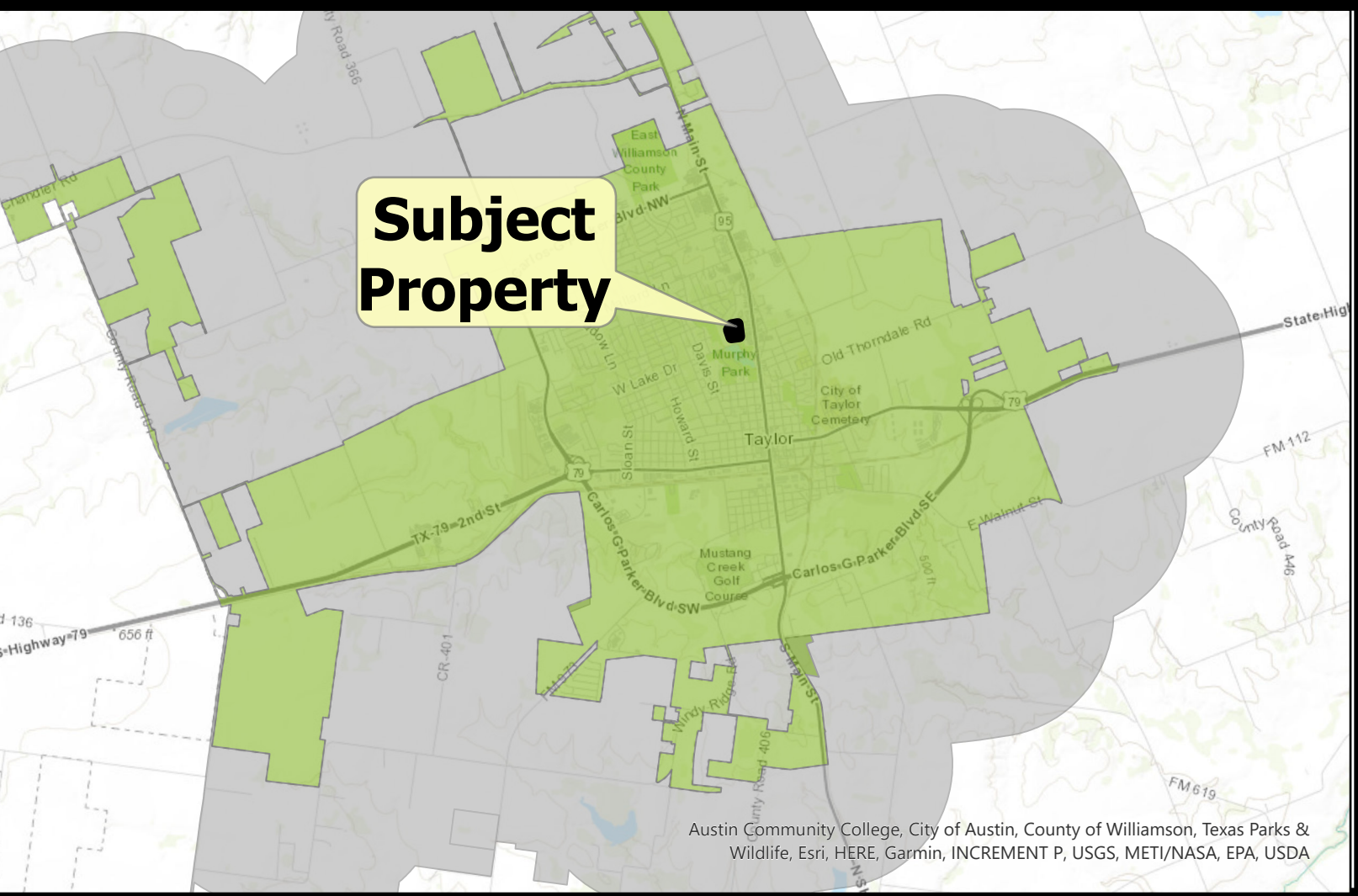
PZ-2021-1391

Lake Aire Subdivision Variance
Notice Area

215 Commercial Drive
Approximately 4.68 Acres out of
Lot 1, Block 1, Lake Aire

Legend

- | | |
|------------------|--------------------|
| Subject Property | B-2 |
| 200 ft. Buffer | I Institutional |
| Parcels | MF-1 Multi- Family |
| Streets | MF-2 Multi-Family |
| ZONING | P Parks |
| B-1 | R-1 Single Family |



City of Taylor
PZ-2021-1381
Zoning Map Amendment
Staff Report

Requested Action:

Zoning Map Amendment to change the zoning for a parcel of land, consisting of approximately 1,268.23 acres, located at the former intersection of County Roads 401 and 404,

From: the zoning upon annexation of Single-Family Residential Zoning District (R-1)

To: Heavy Industrial Zoning District with a Commercial Planned Development Overlay (M-2/CPD).

Applicant:

Samsung Austin Semiconductor, LLC

Subject Property:

Approximately 1,268.23 acres, located at the former intersection of County Roads 401 and 404 and described in the survey attached to the ordinance.

Parcel Information:

Zoning When Annexed: Single-Family Residential Zoning District (R-1) – initial zoning upon annexation

Current Use: Agricultural and homesteads

Proposed Zoning: Heavy Industrial Zoning District with a Commercial Planned Development Overlay (M-2/CPD)

Future Land Use Plan: Area of Minimal Change

Adjacent Parcel Information:

Direction	Land Use	Zoning
North	Agriculture, church, and homesteads	ETJ
South	Agriculture, Frame Switch subdivision, and homesteads	ETJ
East	Agriculture and homesteads	ETJ
West	Commercial (RCR Rail Park), agriculture, FM 973	ETJ, B-2/CPD

Purpose:

The purpose of the rezoning is to facilitate the development of a semiconductor manufacturing plant and associated facilities.

Staff Analysis:

The City and Samsung entered a development agreement in 2021 to facilitate the development of a semiconductor manufacturing plant and associated facilities on the property. The agreement established allowable land uses and development standards for the property while in the ETJ. Those standards are applicable to the development of the property after annexation.

The initial zoning applied to all property upon annexation is Single-Family Residential (R-1). The rezoning request establishes the base district of Heavy Industrial (M-2) with a Commercial Planned Development (CPD) overlay. This zoning district is consistent with the land uses and development standards in the development agreement.

The City's new comprehensive plan was adopted prior to the formal announcement of Samsung's selection of this site for their new semiconductor plant. Therefore, the future land use and transportation plans that were recently adopted do not conform with the requested zoning and proposed development of the property. However, the City has initiated an amendment to the comprehensive plan and has engaged the consultants that prepared the plan to update the future land use and transportation plans to take into consideration the development of the Samsung facility. That amendment is currently underway and will be presented to P&Z and City Council this spring.

Staff Recommendation:

Staff recommends approval of the rezoning request. The proposed zoning establishes a base district and development standards that are consistent with the authorized uses and standards in the development agreement between the City and Samsung.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission is charged with reviewing all requests for re-zonings and recommends to City Council either in favor of or opposition to each request.

In determining a recommendation on a re-zoning request, the Planning and Zoning Commission members consider the following factors:

- **Is the re-zoning consistent with the Comprehensive Plan?**

As noted previously, the comprehensive plan is in the process of being amended to take into consideration the Samsung facility.

- **Is the re-zoning compatible with the surrounding area?**

The majority of the surrounding property is agricultural use with the exception of the recently developed RCR Rail Park on the western boundary of the property. The development standards in the development agreement and in the proposed zoning ordinance establish a significant landscaped buffer around the perimeter of the property and include deeper building setbacks than in the City's base zoning districts. These measures will help ensure greater compatibility with existing and future development on adjacent parcels.

- **Does the re-zoning promote the public health, safety, or general welfare?**

Staff analysis indicates the re-zoning of the subject property will promote public health, safety, and welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development. Therefore, the developer has incorporated applicable principles and policies into the layout of the development.

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

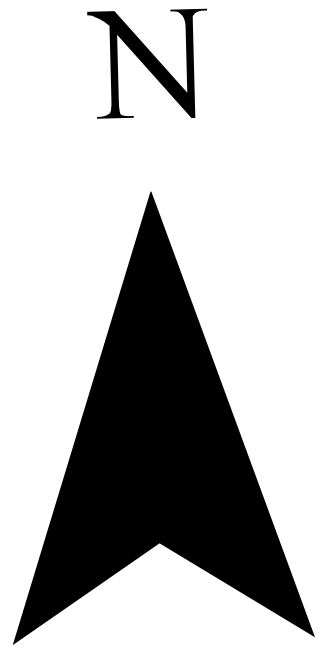
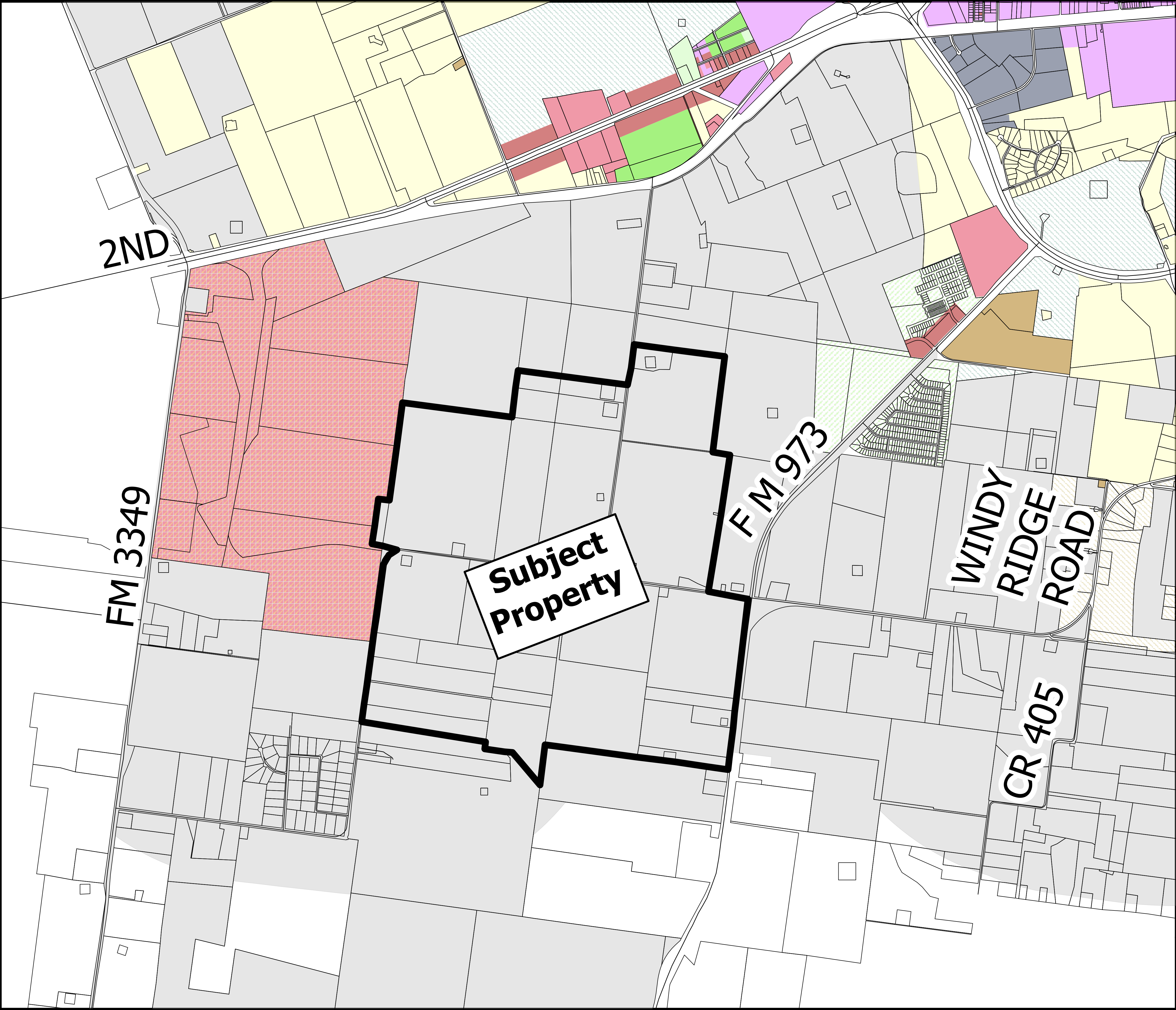
The City is in the process of constructing new water and sewer service for the property and Williamson County will be improving existing roads and constructing new roads to serve the property. In addition, a new, privately owned, industrial water and wastewater system will be constructed to serve the industrial water requirements of the semiconductor factory.

- **Do current conditions indicate that a re-zoning is necessary?**

In order to facilitate the development of a major economic development project that will have significant long-term economic benefits to the community and the region, the re-zoning request is necessary.

Attachments:

1. Current Zoning Map
2. Proposed Zoning Map
3. Draft Ordinance
 - a. Exhibit "A", Metes and Bounds
 - b. Exhibit "B", Proposed PD
 - c. Exhibit "C", Proposed Zoning Map

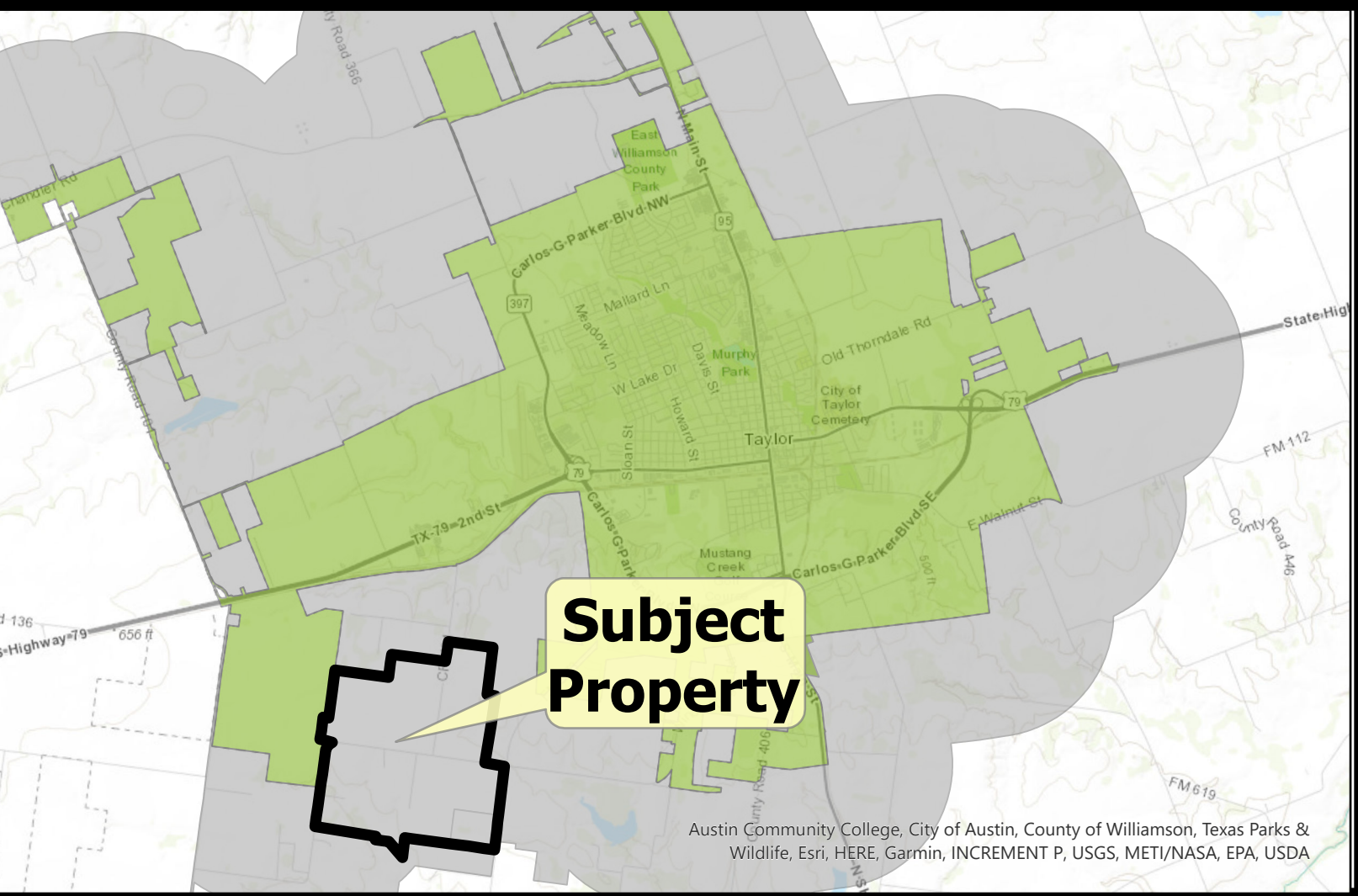


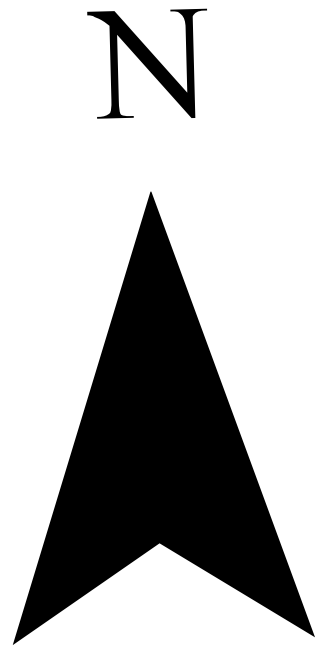
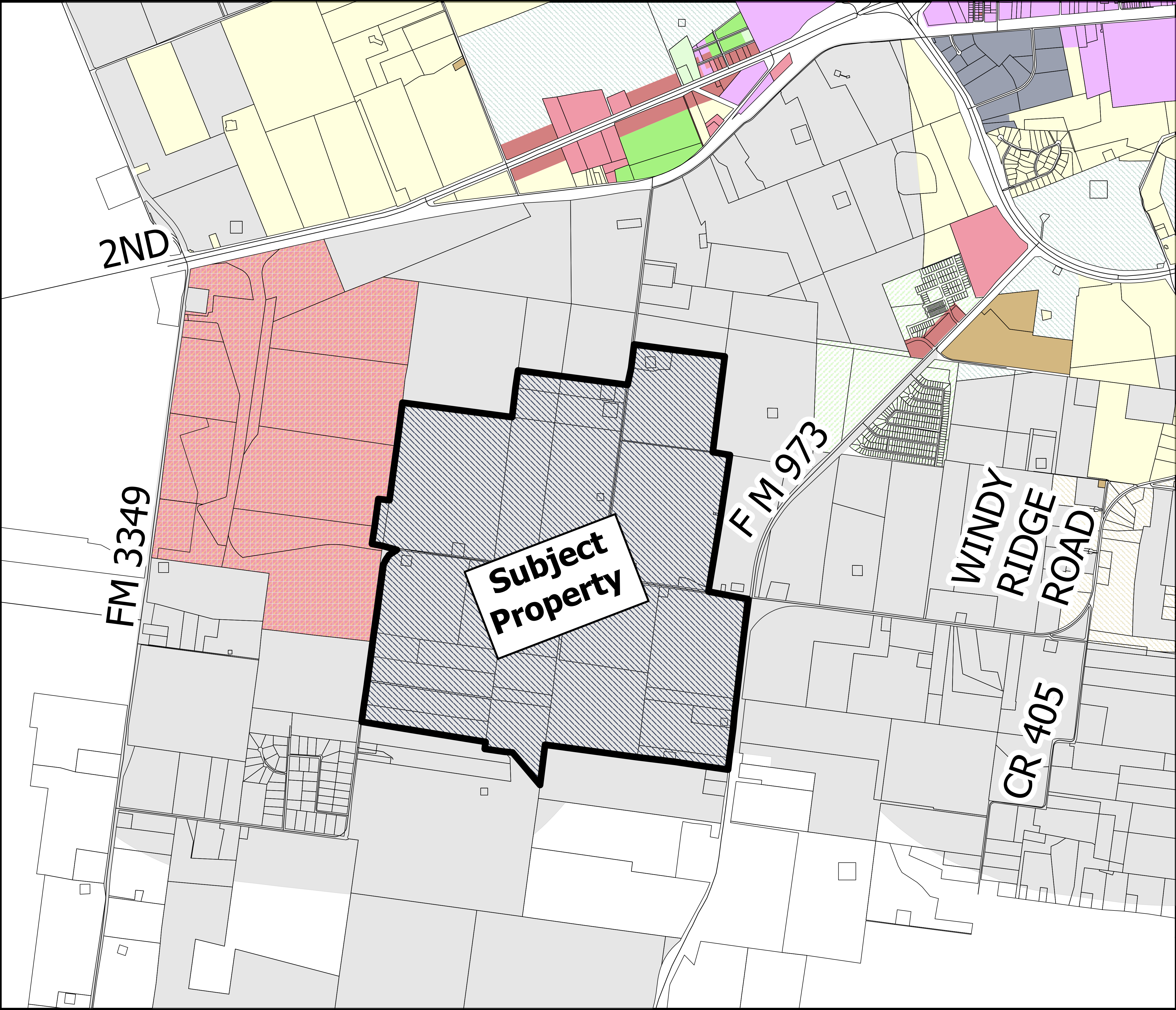
PZ-2021-1381

Samsung Taylor Re-Zoning
Located at the Former Intersection
of CR 401 & CR 404
Approximately 1268.23 Acres

Legend

- | | |
|------------------|--|
| ETJ | BP-2 Business Park 2 |
| Subject Property | I Institutional |
| Parcels | M-1 Light Industrial |
| Streets | M-2 Heavy Industry |
| ZONING | M-H Manufactured Housing |
| B-1 | R-1 Single Family |
| B-2 | R-3 Single Family |
| B-2/CPD | R-1/RPD: Residential Planned Development |
| | R/A Rural Agriculture |



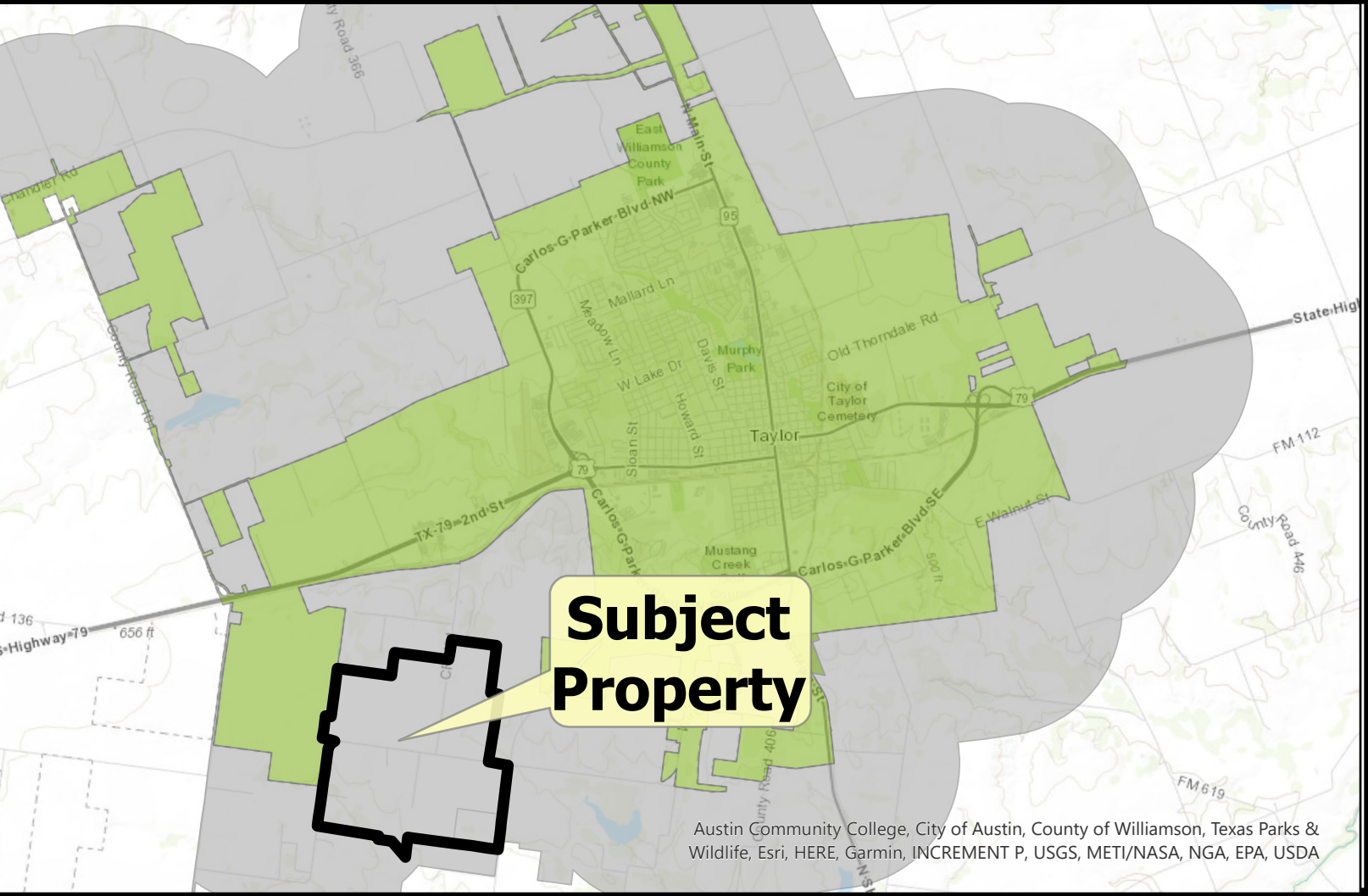


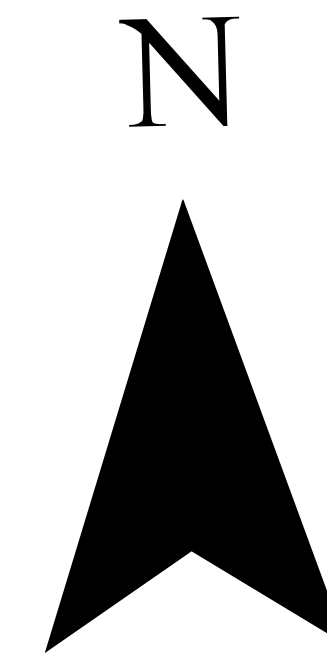
PZ-2021-1381

Samsung Taylor Re-Zoning
Located at the Former Intersection
of CR 401 & CR 404
Approximately 1268.23 Acres

Legend

- | | |
|-------------------------|--|
| ETJ | BP-2 Business Park 2 |
| Proposed M-2/CPD Zoning | I Institutional |
| Parcels | M-1 Light Industrial |
| Streets | M-2 Heavy Industry |
| ZONING | M-H Manufactured Housing |
| B-1 | R-1 Single Family |
| B-2 | R-3 Single Family |
| B-2/CPD | R-1/RPD: Residential Planned Development |
| | R/A Rural Agriculture |



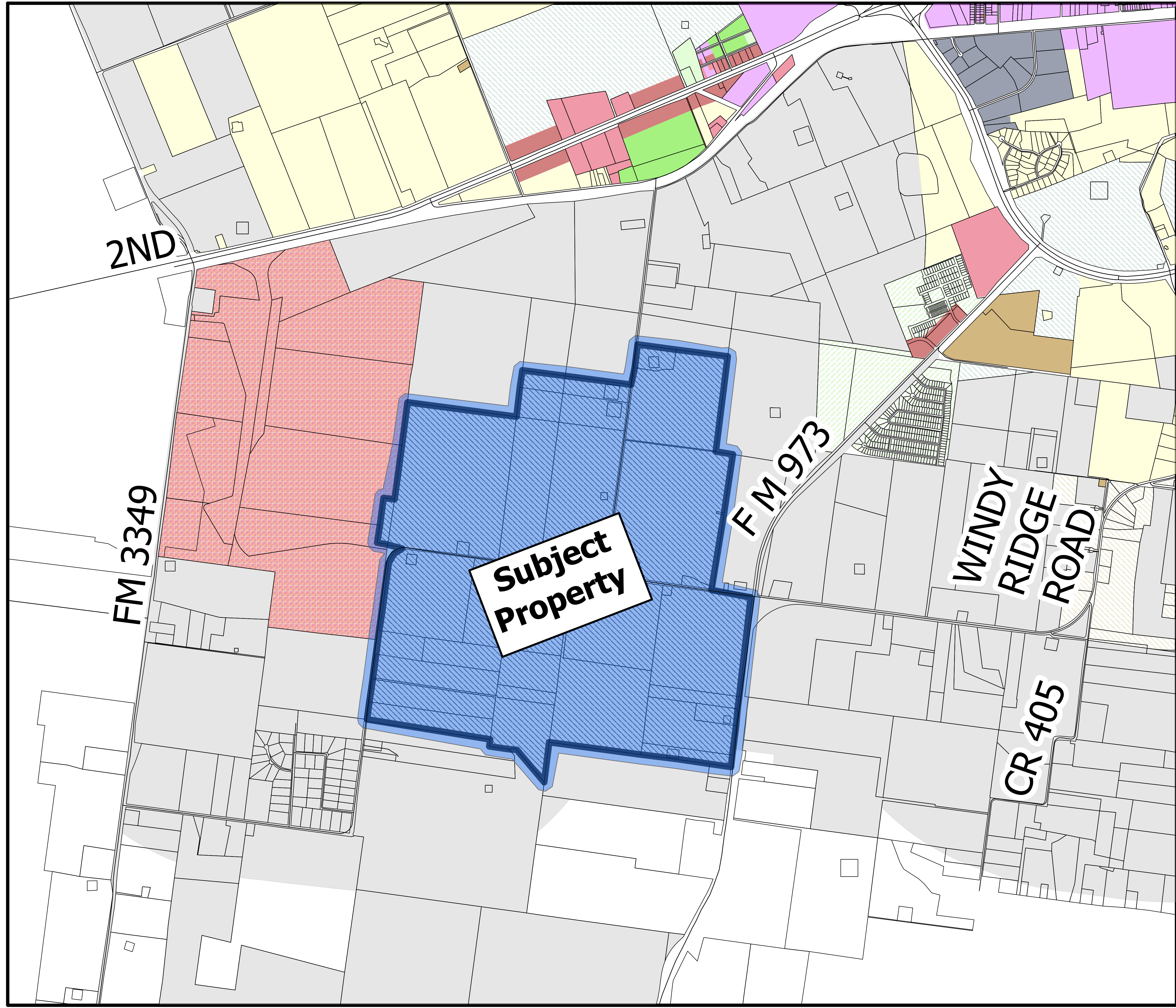
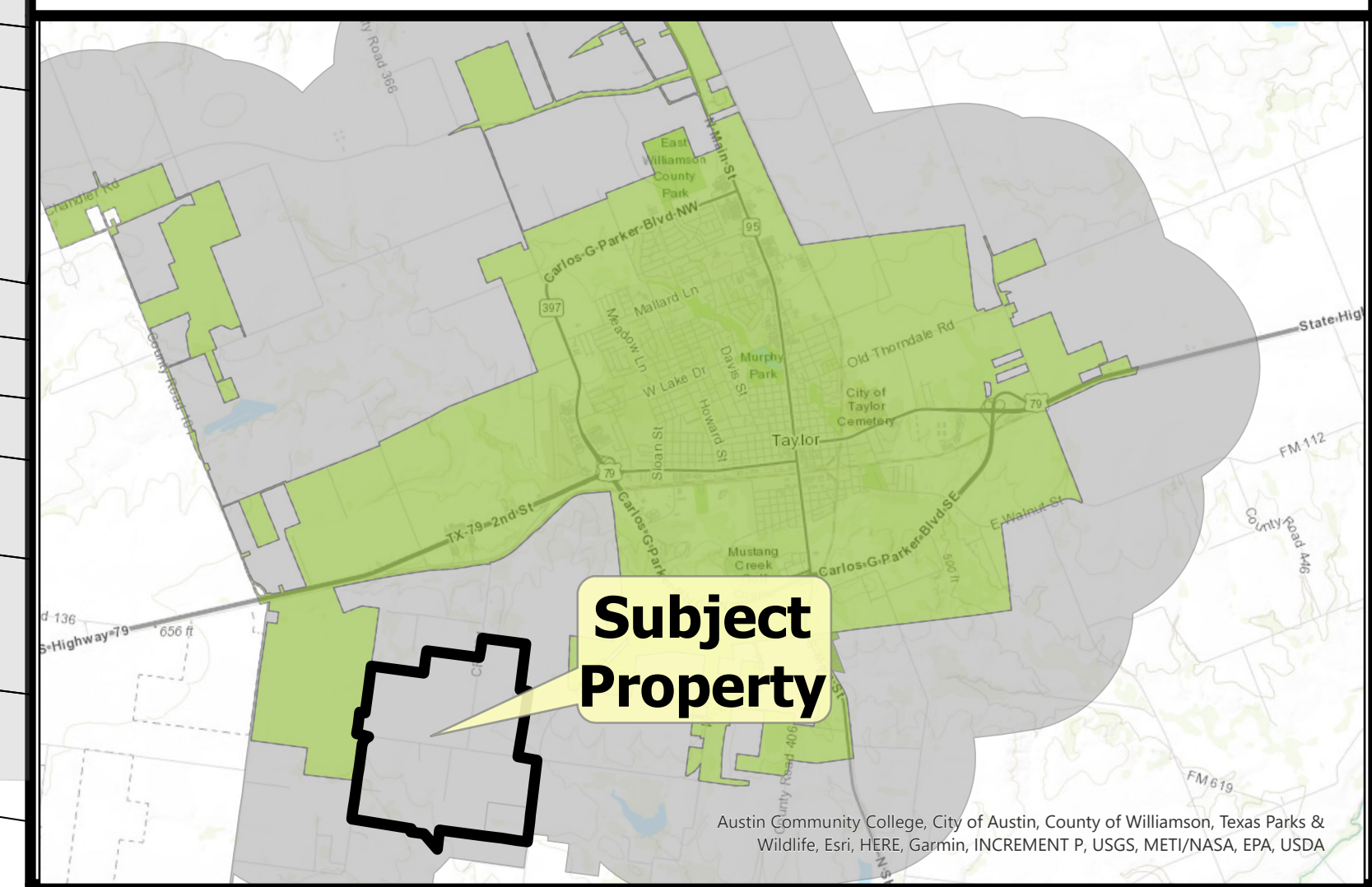


PZ-2021-1381

**Samsung Taylor Re-Zoning
Notice Area**
**Located at the Former Intersection
of CR 401 & CR 404**
Approximately 1268.23 Acres

Legend

- | | |
|-------------------------|--|
| ETJ | BP-2 Business Park 2 |
| Proposed M-2/CPD Zoning | I Institutional |
| 200 ft. Buffer | M-1 Light Industrial |
| Parcels | M-2 Heavy Industry |
| Streets | M-H Manufactured Housing |
| ZONING | R-1 Single Family |
| B-1 | R-3 Single Family |
| B-2 | R-1/RPD: Residential Planned Development |
| B-2/CPD | R/A Rural Agriculture |



ORDINANCE NO. 2022-04

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 1,268.23 ACRES, GENERALLY LOCATED AT THE INTERSECTION OF COUNTY ROADS 401 AND 404 and MORE PARTICULARLY DESCRIBED IN OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; 2021084492, 2021184511, 2021184854, 2021184843, 2021183753, 2021184494, 2021184917, 2021184513, 2021184841, 2021184270, 2021183993, 2021084038, 2021183313, 2021184492, 2021184507, 2021181069, 2021184013, 2021184352, 2021183985, 2021184141, 2021185096, 2021184038, 2021187920, 2021189911, 2021184919 AND 2021184505, PART OF AND OUT OF THE B. J. TYLER SURVEY, ABSTRACT NO. 631, THE G.W. TYLER SURVEY, ABSTRACT NO. 636, THE G. N. TYLER SURVEY, ABSTRACT NO. 634, THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NOS. 315, 318, AND 381, THE J. EBBERLY SURVEY, ABSTRACT NO. 923, THE L. A. TYLER SURVEY, ABSTRACT NO. 632, THE T. B. LEE SURVEY, ABSTRACT NO. 800, AND THE W. NOBLES SURVEY, ABSTRACT NO. 484, TAYLOR, WILLIAMSON COUNTY, TEXAS, FROM ZONING, UPON ANNEXATION, OF SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO HEAVY INDUSTRIAL ZONING DISTRICT WITH A COMMERCIAL PLANNED DEVELOPMENT OVERLAY (M-2/CPD); 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 January 13, 2021, to consider the request made by Samsung Austin Semiconductor, LLC, to change the zoning for the property which is legally described in Exhibit "A" attached hereto and incorporated herein for all purposes ("Property"), from the initial zoning upon annexation of Single-Family Residential Zoning District (R-1) to Heavy Industrial Zoning District with a Commercial Planned Development Overlay (M-2/CPD); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on January 11, 2021, 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 Single-Family Residential Zoning District (R-1) to Heavy Industrial Zoning District with a Commercial Planned Development Overlay (M-2/CPD). Notwithstanding Section 2.18.2 and 2.18.4 of the Zoning Ordinance, the commercial

planned development overlay is being applied with a base zoning district of Heavy Industrial, M-2 and the permitted uses within the Commercial Planned Development shall be all uses allowed within the M-2 zoning district as modified by the Planned Development standards described in Exhibit "B" attached hereto and incorporated herein for all purposes, which shall satisfy the requirements of Sections 2.18.5 and 2.18.6 of the Zoning Ordinance.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Single-Family Residential Zoning District (R-1) to Heavy Industrial Zoning District with a Commercial Planned Development Overlay (M-2/CPD) as shown in Exhibit "C" attached hereto and incorporated herein for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2022-04 was introduced before the Taylor City Council on the _____ day of January 2022.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2022.

Brandt Rydell, Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, 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. 2022-04, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2022, 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 _____, 2022.

Dianna Barker
City Clerk

DRAFT

Exhibit "A" - DESCRIPTION

A 1268.23 Acre (55,244,173 Square Feet), tract of land, lying within the Benjamin J. Survey Abstract 631, the Thomas B. Lee Survey Abstract 800, the Lucius A. Tyler Survey Abstract 632, the H.T.&B.R.R.Co Survey Abstract 315, the H.T.&B.R.R.Co Survey Abstract 318, the GW Tyler Survey Abstract 636, the George N Tyler Survey Abstract 634 and the Jacob Ebberly Survey, Abstract 923, Williamson County, Texas, and being all of the following tracts conveyed to Samsung Austin Semiconductor, LLC, a called 100.57 acre tract in Document No. 2021184352, a called 7.19 acre tract in Document No. 2021184013, a called 35.18 acre tract in Document No. 2021183985, a called 11.02 acre tract in Document No. 2021184141, the remainder of a called 79.36 acre tract, Tract 1 and a called 159.14 acre tract, Tract 2 both in Document No. 2021184492, a called 33.62 acre tract, Tract 1, Parcel A, a called 1.85 acre tract, Tract 1, Parcel B, and a called 21.67 acre tract, Tract 2 all three in Document No. 2021184917, a called 23.58 acre tract in Document No. 2021184841, a called 29.87 acre tract in Document No. 2021183753, a called 29.99 acre tract in Document No. 2021184513, a called 11.18 acre tract in Document No. 2021185096, a called 70.38 acre tract in Document No. 2021184494, a called 61.29 acre tract, Tract 1 and a called 84.06 acre tract, Tract 2 both in Document No. 2021181069, a called 18.92 acre tract in Document No. 2021184843, a called 7.85 acre tract in Document No. 2021184919, a called 0.875 acre tract in Document No. 2021183313, a called 2.00 acre tract in Document No. 2021184507, a called 5.30 acre tract in Document No. 2021184505, a called 140.73 acre tract in Document No. 2021184511, a called 0.93 acre tract in Document No. 2021187920, a called 95.27 acre tract in Document No. 2021184038, a called 164.63 acre tract in Document No. 2021184270, a called 51.57 acre tract in Document No. 2021183993, the remainder of a called 8.43 acre tract in Document No. 2021184854 and a portion of a called 15.23 acre tract in Document No. 2021189911 all in the Official Public Records of Williamson County, Texas, described As Follows:

BEGINNING, at a 1/2" iron rod with cap stamped "COBB FENDLEY" found, for the northeastern corner of said 100.57 acre tract and also being the intersection point of the southern right of way line of County Road 404 (right of way varies) with the western right of way line of Farm to Market Road 973 (right of way varies) for the **POINT OF BEGINNING** of the herein described tract;

THENCE, with the western right of way line of said Farm to Market Road 973 and also being the eastern line of said 100.57 acre tract, said 7.19 acre tract, said 35.18 acre tract and said 11.02 acre tract, the following three (3) courses and distances:

1. S 07° 24' 04" W, a distance of 2400.22 feet to a 1/2" iron rod with "ATWELL LLC" cap set;
2. S 82° 29' 00" E, a distance of 20.69 feet to a 1/2" iron rod with "ATWELL LLC" cap set;
3. S 07° 23' 06" W, passing at a distance of 307.06 feet a TxDOT monument with aluminum cap found for the southeastern corner of said 7.19 acre tract and also being the most eastern northeastern corner of said 35.18 acre tract, in all a total distance of 1176.05 feet to a 1/2" iron rod with "ATWELL LLC" cap set for the southeastern corner of the herein described tract;

THENCE, with the southern line of said 11.02 acre tract and said 159.14 acre tract and also being the northern line of a called 93.583 acre tract conveyed to M. Moore Family Farms, LLC in Document No. 2018097226, Official Public Records of Williamson County, Texas, N 82° 16' 01" W, passing at a distance of 1907.29 feet a 1/2" iron rod found for the southwestern corner of said 11.02 acre tract and also being the southeastern corner of said 159.14 acre tract, in all a total distance of 3840.55 feet to a 1/2" iron rod found for the southwestern corner of said 159.14 acre tract, the northwestern corner of said 93.583 acre tract and also being on the eastern line of said 33.62 acre tract;

THENCE, with the eastern line of said 33.62 acre tract and also being the western line of said 93.583 acre tract, S 07° 05' 14" W, a distance of 843.78 feet to a 2 1/2" wagon wheel hub found for the southeastern corner of said 33.62 acre tract and also being the northeastern corner of a called 242.54 acre tract, conveyed to Billy B. Trimble and wife, Betty O'Brien Trimble in Volume 2420, Page 29, Deed Records of Williamson County, Texas;

THENCE, with the southern line of said 33.62 acre tract, the northern lines of said 242.54 acre tract and of a called 26.63 acre tract, conveyed to John William Wilder in Volume 2406, Page 378, Official Records of Williamson County, Texas, the following four (4) courses and distances;

1. N 39° 26' 18" W, a distance of 834.84 feet to a 1/2" iron rod with "ATWELL LLC" cap set;
2. N 34° 42' 04" W, a distance of 91.04 feet to a 1/4" iron rod found;
3. S 84° 59' 56" W, a distance of 145.60 feet to a 1/2" iron rod with "ATWELL LLC" cap set;
4. N 82° 12' 04" W, a distance of 424.95 feet to a 1/2" iron rod with "ATWELL LLC" cap set for the southwestern corner of said 33.62 acre tract and also being an ell corner of said 26.63 acre tract;

THENCE, with the western line of said 33.62 acre tract and also being the eastern lines of said 26.63, N 07° 29' 21" E, a distance of 142.58 feet to a 1/2" iron rod with "ATWELL LLC" cap set for the southeastern corner of said 23.58 acre tract and also being the northeastern corner of said 26.63 acre tract;

THENCE, with the southern line of said 23.58 acre tract and also being the northern lines of said 26.63 acre tract, N 81° 50' 43" W, a distance of 2604.65 feet to a 1 1/4" iron rod found for the southwestern corner of said 23.58 acre tract, the northwestern corner of said 26.63 acre tract and also being on the eastern right of way line of County Road 404 (right of way varies), for the southwestern corner of the herein described tract;

THENCE, with the eastern right of way line of said County Road 404 and also being the western line of said 23.58 acre tract, said 29.87 acre tract, said 1.85 acre tract, said 29.99 acre tract and said 11.18 acre tract, N 07° 33' 46" E, passing at a distance of 394.60 feet a 1/2" iron rod found for the northwestern corner of said 23.58 acre tract and also being the southwestern corner of said 29.87 acre tract, passing at a distance of 894.20 feet a 1/2" iron rod found for the northwestern corner of said 29.87 acre tract and also being the southwestern corner of said 1.85 acre tract, in all a total distance of 1924.49 feet to a 1/2" iron rod found for the northwestern corner of said 11.18 acre tract and also being the southwestern corner of said 70.38 acre tract;

THENCE, continuing with the eastern right of way line of said County Road 404 and also being the western line of said 70.38 acre tract, the following two (2) courses and distances:

1. N 07° 17' 54" E, a distance of 1440.52 feet to a 1/2" iron rod with "ATWELL LLC" cap set, for the point of curvature of a curve to the right;
2. With said curve to the right, an arc distance of 464.06 feet, having a radius of 370.00 feet, an angle of 71° 51' 43", and a chord bearing N 50° 50' 35" E, a distance of 434.24 feet a 1/2" iron rod with "KC ENG" cap found for the most eastern northwestern corner of said 70.38 acre tract and also being the most southern southwestern corner of said 14.37 acre tract;

THENCE, with the eastern right of way line of said County Road 404 and also being the western line of said 14.37 acre tract, N 07° 58' 51" E, a distance of 55.72 feet to a 1/2" iron rod with "ATWELL LLC" cap set for the most northern southwestern corner of said 14.37 acre tract, being on the southern line of said 164.63 acre tract and also being on the northern right of way of said County Road 404;

THENCE, with the southern line of said 164.63 acre tract and also being the northern right-of-way line of said County Road 404, N 82° 01' 09" W, a distance of 555.93 feet to a 1/2" iron rod with plastic cap found for the southwestern corner of said 164.63 acre tract and also being an ell corner of the remainder of a called 194.559 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058746, Official Public Records of Williamson County, Texas;

THENCE, with the western line of said 164.63 acre tract, being the eastern line of said 194.559 acre tract, the eastern line of a called 183.84 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058736, Official Public Records of Williamson County, Texas and also being the eastern line of a called 183.94 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058735, Official Public Records of Williamson County, the following three (3) courses and distances;

1. N 07° 20' 22" E, a distance of 963.95 feet to a post found;
2. S 82° 39' 33" E, a distance of 232.48 feet to a 1/2" iron rod with "SAM SURVEYING" cap found;
3. N 07° 36' 06" E, a distance of 2035.60 feet to a 1/2" iron rod found for the northwestern corner of said 164.63 acre tract and also being the southwestern corner of a called 305.22 acre tract, conveyed to C. Ernest Lawrence Family Limited Partnership in Document No. 2005011334, Official Public Records of Williamson County, Texas, for the most western northwestern corner of the herein described tract;

THENCE, with the northern line of said 164.63 acre tract and also being the southern line of said 305.22 acre tract, S 82° 27' 21" E, a distance of 2297.84 feet to a 1/2" iron rod found for the northeastern corner of said 164.63 acre tract, the southeastern corner of said 305.22 acre tract, the northwestern corner of said 61.29 acre tract and also being the southwestern corner of said 51.57 acre tract;

THENCE, with the western line of said 51.57 acre tract and also being the eastern line of said 305.22 acre tract, N 07° 13' 32" E, a distance of 978.27 feet to a post found for the northwestern corner of said 51.57 acre tract and also being the southwestern corner of a called 79.74 acre tract, conveyed to C. Ernest Lawrence Family Limited Partnership in Document No. 200501133, Official Public Records of Williamson County, Texas;

THENCE, with the northern line of said 51.57 acre tract and northern line of said 14.37 acre tract also being the southern line of said 79.74 acre tract and the southern ROW line of County Road 401 (right of way varies), S 82° 46' 28" E, a distance of 2328.97 feet to a 1/2" iron rod with "ATWELL LLC" cap set on the eastern right of way line of said County Road 401 and also being on the western line of said 79.36 acre tract;

THENCE, with the eastern right of way line of said County Road 401 and also being on the western line of said 79.36 acre tract, N 07° 06' 15" E, a distance of 365.08 feet to a 1/2" iron rod with "ATWELL LLC" cap set for an ell corner of said 79.36 acre tract and also being the southwestern corner of said remainder of 8.43 acre tract;

THENCE, with the eastern right of way line of said County Road 401 and also being the western line of said remainder of 8.43 acre tract, N 07° 18' 23" E, a distance of 422.83 feet to a 1/2" iron rod with "ATWELL LLC" cap set for the northwestern corner of said remainder of 8.43 acre tract and also being the southwestern corner of a called 1.13 acre tract, Tract 2 conveyed to Prophet Capital Management, LTD in Document No. 2021187922, Official Public Records of Williamson County, Texas;

THENCE, with the southern line of said 1.13 acre tract and of a called 1.50 acre tract, Tract 1 conveyed to Prophet Capital Management, LTD in Document No. 2021187922, Official Public Records of Williamson County, Texas and also being the northern line of said remainder of 8.43 acre tract and said remainder of 79.36 acre tract, S 82° 28' 11" E, a distance of 1904.77 feet to a 1/2" iron rod with "ATWELL LLC" cap set for the southeastern corner of said 1.50 acre tract and also being on the western line of a called 151.17 acre tract, (Tract 1) conveyed to Prophet Capital Management, LTD in Document No. 2019032467, Official Public Records of Williamson County, Texas, for the northeastern corner of the herein described tract;

THENCE, with the eastern line of said 79.36 acre tract and also being the western line of said 151.17 acre tract, S 07° 08' 58" W, a distance of 1947.41 feet to a 1/2" iron rod found for the southeastern corner of said 79.36 acre tract and also being the northeastern corner of said 0.93 acre tract;

THENCE, with the eastern line of said 0.93 acre tract and also being the western line of said 151.17 acre tract, S 16° 12' 59" W, a distance of 23.14 feet to a 1/2" iron rod found for the southeastern corner of said 0.93 acre tract, the southwestern corner of said 151.17 acre tract and also being on the northern line of said 140.73 acre tract;

THENCE, with the northern line of said 140.73 acre tract and also being the southern line of said 151.17 acre tract, S 82° 21' 54" E, a distance of 365.25 feet to a 1/2" iron rod found for the northeastern corner of said 140.73 acre tract and also being the northwestern corner of the remainder of a called 75 acre tract, conveyed to Tony Daniel Michalik in Volume 440, Page 579, Deed Records of Williamson County, Texas;

THENCE, with the eastern line of said 140.73 acre tract and said 14.37 acre tract and also being the western line of said 75 acre tract, the following five (5) courses and distances:

1. S 07° 50' 32" W, a distance of 1249.86 feet to a 1/2" iron rod with "ATWELL LLC" cap set;
2. N 82° 10' 24" W, a distance of 158.33 feet to a 1/2" iron rod with "ATWELL LLC" cap set;
3. S 07° 49' 36" W, a distance of 40.00 feet to a 1/2" iron rod with "ATWELL LLC" cap set;
4. S 82° 10' 24" E, a distance of 158.33 feet to a 1/2" iron rod with "ATWELL LLC" cap set;
5. S 07° 48' 15" W, a distance of 1626.42 feet to a 1/2" iron rod with "ATWELL LLC" cap set for the most southern southeastern corner of said 14.37 acre tract, being on the northern line of said 100.57 acre tract and also being on the southern right of way line of County Road 404 (right of way varies);

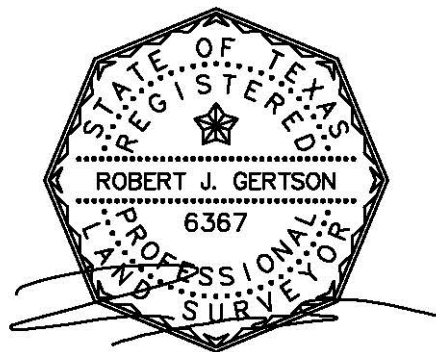
THENCE, with the southern right of way line of said County Road 404 and also being the northern line of said 100.57 acre tract, S 82° 09' 51" E, a distance of 796.69 feet to the **POINT OF BEGINNING**.

Containing 1268.23 acres or 55,244,173 square feet, more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

Robert J. Gertson, RPLS
Texas Registration No. 6367
Atwell, LLC
805 Las Cimas Parkway, Suite 310
Austin, Texas 78746
Ph. 512-904-0505
TBPE LS Firm No. 10193726



12/30/2021

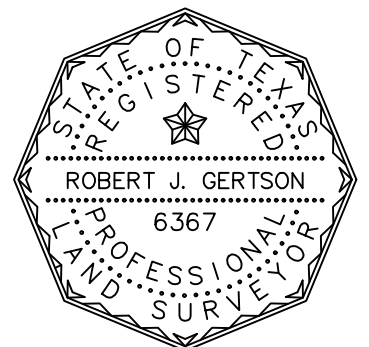
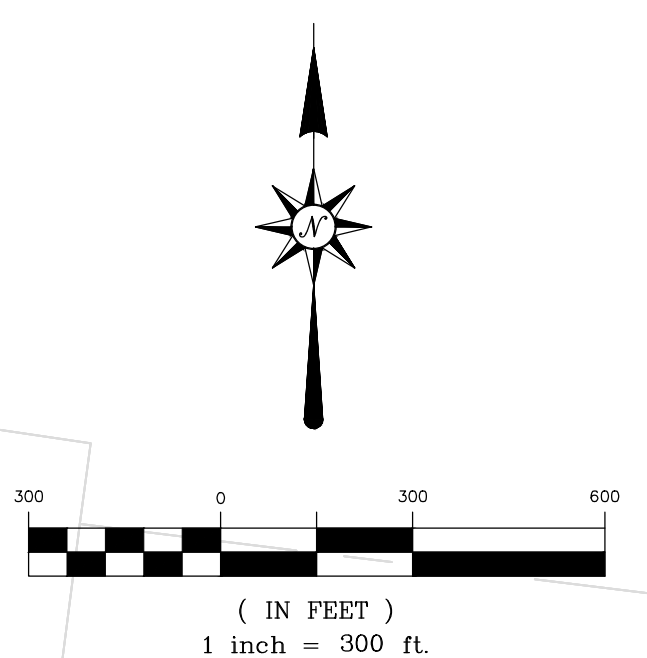


Exhibit B

Development Standards

The following minimum development standards shall apply to the Land.

I. Land Uses

- A. The Land may be developed and used for the Project and the following purposes:
1. All land uses permitted within a Heavy Industrial Districts (M-2) as set forth in the Zoning Ordinance as of the Effective Date;
 2. All land uses for which a specific use permit may be obtained within a Heavy Industrial Districts (M-2) as set forth in the Zoning Ordinance as of the Effective Date but not including sexually oriented businesses; provided, however, approval of a specific use permit prior to the commencement of such use shall not be required; and
 3. A commissary or restaurant providing food service use to employees and guests of the owner of the Land that is not open and accessible to the general public shall be considered a permitted accessory use.
 4. A residential use providing lodging for employees and guests of the owner of the Land that is not open and accessible to the general public shall be considered a permitted accessory use, provided however, that the number of such units be limited to twenty-five (25) units, each of which may accommodate a maximum of two (2) guests. The Company shall be responsible for collecting and paying state and local hotel occupancy taxes on any lodging units for which the Company charges a fee to use in accordance with applicable state law and the City's ordinances.
 5. For purposes of the Zoning Ordinance, provided the Land is developed in accordance with these Development Standards, the Project shall not be considered to be a use which could potentially create a problem to the environment due to emissions, visual quality, odor, noise, hazard or similar factors such that the Project.
- B. For purposes of the application of Section 3.3.3 of the Zoning Ordinance to the development and use of the Land, the Company shall be deemed to be in compliance with said Section 3.3.3 so long as the Company is in substantial compliance with applicable provisions of state and federal laws and regulations relating to air quality and emissions and the provisions of all air quality permits issued by to the Company by the TCEQ in association with operation of the Project.

II. Maximum Height

The maximum height of buildings and other structures constructed on the Land shall not exceed fifty (50) feet subject to the following:

1. The height of a building or structure may exceed 50 feet at the rate of two (2) feet for every one (1) foot that the building or structure is setback from the Perimeter Buffer (described below); and
2. In no case shall the height of any building or structure exceed two hundred and fifty (250) feet.

For the avoidance of doubt, no restriction in the Taylor Municipal Airport Height Hazard Zoning Regulations (i.e., Appendix A, Code of Ordinances) applies to the Project notwithstanding Section 14 to Appendix A, Code of Ordinances; provided, however, such exemption from the application of the Taylor Municipal Airport Height Hazard Zoning Regulations to the Project or the Land does not otherwise exempt the development and use of the Land from applicable federal or state laws and regulations.

III. Signs

One freestanding monument sign may be located at each entrance driveway into the Project, the sign area of which shall not exceed an area of sixty (60) square feet on each sign face; the height of which shall not exceed six (6) feet, and the length of which shall not exceed ten (10) feet).

IV. Site Development Regulations

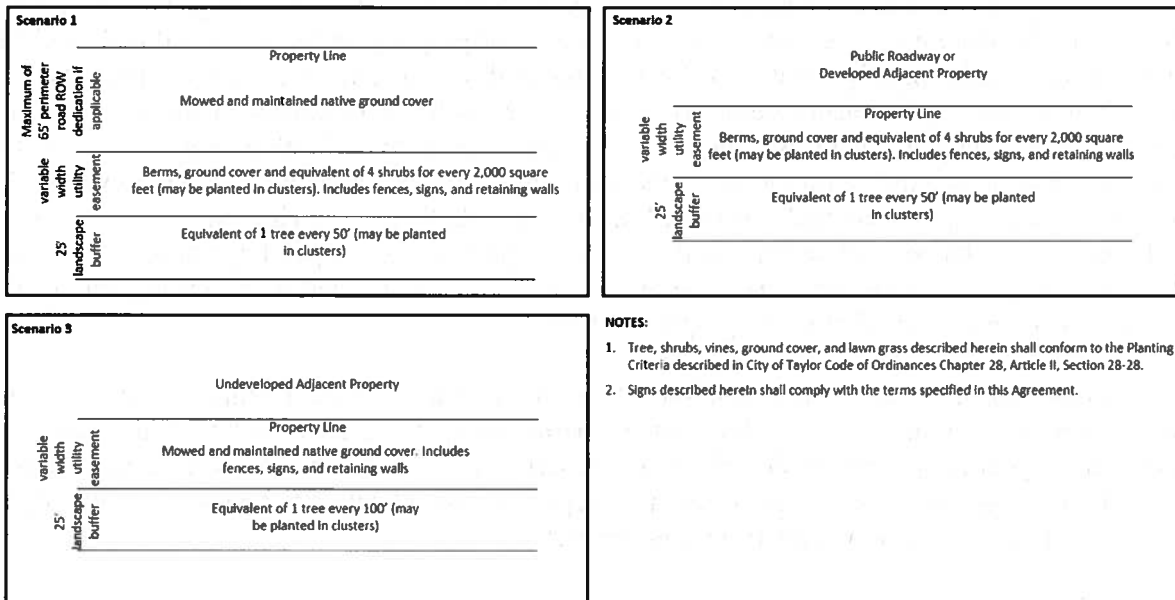
There shall be a fifty (50) foot building setback from the property line (the “**Perimeter Buffer**”). For the avoidances of doubt, the setback may overlap with any easement property. Fences and any security or utility facilities or structures may be located within the Perimeter Buffer but shall in any case be set back a sufficient distance from the edge of any roadway to prevent creating a visual obstruction to operators of vehicles or pedestrians entering or exiting the Land. This exemption includes, but is not limited to, (i) electrical substations, (ii) guard houses, (iii) security towers, (iv) hike, bike, or any nature trail or natural features.

V. Parking

- A. The only parking requirement is that the Land shall be developed with sufficient parking so that workers and visitors to the Land shall not be required to park on any street adjacent to the Land.
- B. No parking study shall be required.
- C. Truck bays and parking shall be of sufficient distance from the property lines such that no stacking or parking of commercial trucks entering the Land on the Perimeter Roadway Easements occurs.

VI. Landscaping

A perimeter landscaped buffer shall be required to be developed on the Land as depicted below and in accordance with the following:



Scenario 1

For the portions of the Land abutting the Perimeter Roadway Easements, County Road ("CR") 401, and CR 404 as of the effective date of this Agreement, landscaping standards described in Scenario 1 shall apply.

Scenario 2

For the portions of the Land abutting Farm-to-Market Road 973 and other public roadways not described in Scenario 1, above, or the portions of the Land abutting tracts that are not located within (i) an M-1 or M-2 Zoning District or (ii) within a Planned Development Zoning District that authorizes the property to be developed and uses for purposes only authorized by right or following approval of a specific use permit with an M-1 or M-2 Zoning District, landscaping standards described in Scenario 2 shall apply. Scenario 2 landscaping standards shall not be applicable to portions of the Land located adjacent residentially or commercially zoned tracts with an existing, primary land use of agriculture or residential with a density of less than 1 unit per 10 acres.

Scenario 3

For the portions of the Land abutting undeveloped land, or land with an existing primary land use of agriculture or residential with a density of less than 1 unit per 10 acres as of the date of this Agreement, landscaping standards described in Scenario 3 shall apply.

When abutting undeveloped property, or property with an existing primary land use of agriculture or residential with a density of less than one (1) unit per ten (10) acres, is developed and/or redeveloped and zoned to a zoning district other than (i) and M-1 or M-2 Zoning District, or (ii) a Planned Development zoning district that authorizes the property to be developed and used for purposes only authorized by right or following approval of a specific use permit with an M-1 or M-2 Zoning District, Company shall have six (6) months from the earlier of the time the first Certificate of Occupancy (CO) is issued for the abutting property's development or the date that the first phase of Subdivision Improvements are accepted by the City Council to comply with the Scenario 2 landscaping standards described herein. City shall have the right, not earlier than ten (10) days after delivery of written notice to the Company, to suspend issuance of any site development permits and/or performance of any inspections associated with development of the Land until compliance with this paragraph is obtained

Notwithstanding anything in this Section VI to the contrary, (a) the Company shall have no landscaping obligation until a site development permit is approved for a portion of the Land that abuts the triggering properties described in Scenarios 1, 2, or 3; and (b) once a landscaping obligation is triggered by such a site development permit, the obligation to landscape shall only be applicable to the area abutting the triggering property.

VII. Tree Survey and Preservation

The City shall not prohibit the removal of trees on the site outside of the Perimeter Buffer. Tree survey, preservation and mitigation requirements shall apply only to trees that are nineteen inches (19") in diameter or greater measured at a height of 24-inches from the ground.

VIII. Block Length

Notwithstanding anything to the contrary in the Subdivision Ordinance, there shall be no maximum block length within the Land.

IX. Noise

The maximum allowable sound pressure level measured along each property line shall be based on the hourly Ldn measurement methodology, adjusted as follows for the zoning designation for the adjoining property:

- 1.) Commercial Zoning Sound Pressure Level – 65 DBA
- 2.) Industrial Zoning Sound Pressure Level – 70 DBA

These measurements should be made at the property line using the DNL (Ldn) measurement technology.

X. Helicopter Landing Sites

A maximum of two (2) helicopter landing sites will be allowed at the site.

XI. Impervious Cover

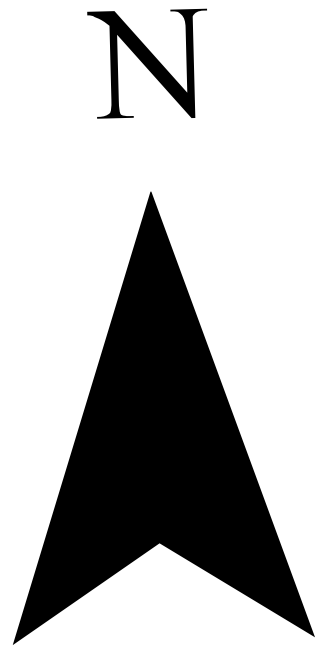
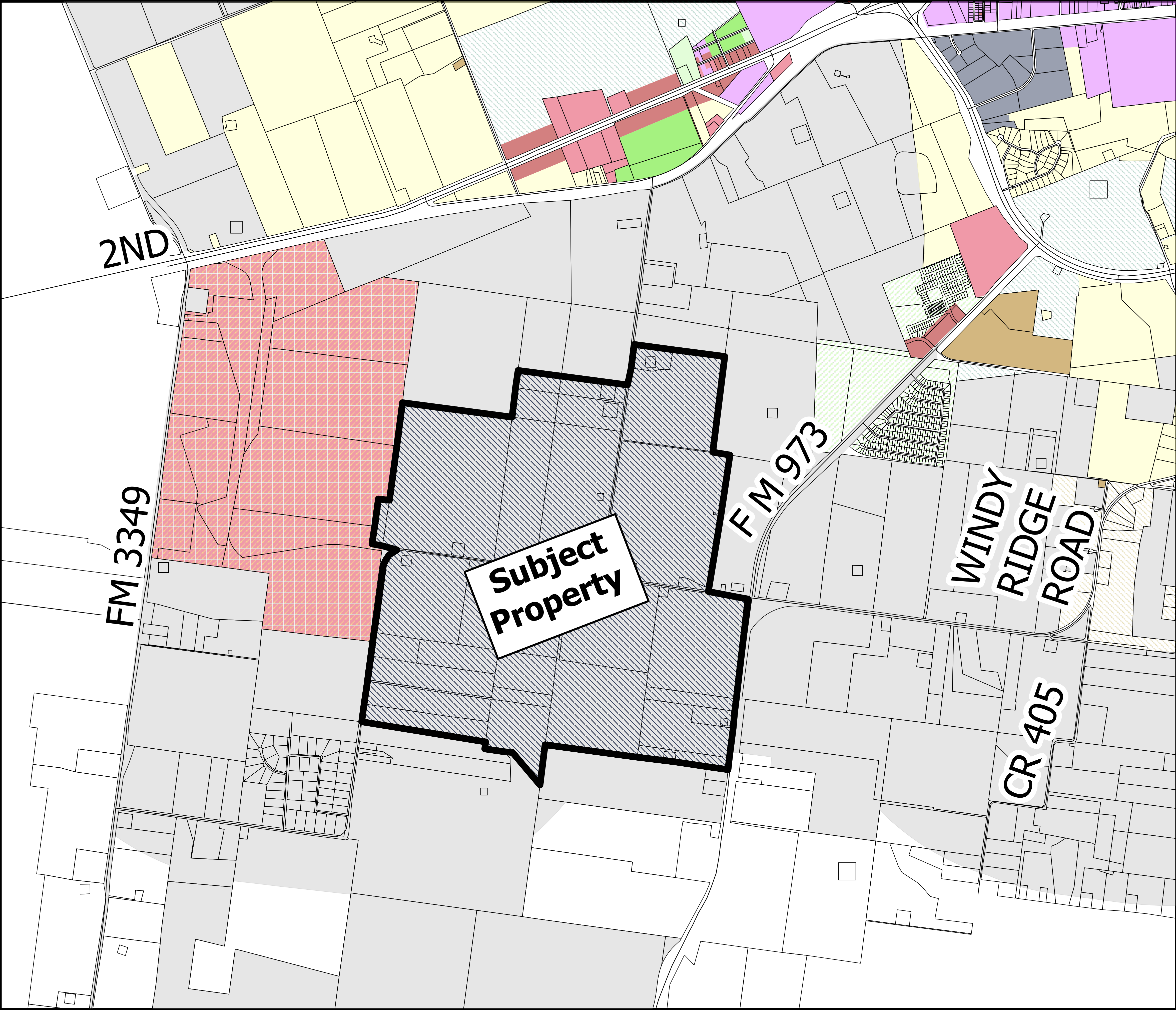
There shall be no impervious cover requirements on the Land.

XII. Construction Codes

As defined in Section 2.01 of this Agreement.



CONCEPT PLAN



PZ-2021-1381

Samsung Taylor Re-Zoning
Located at the Former Intersection
of CR 401 & CR 404
Approximately 1268.23 Acres

Legend

- | | |
|-------------------------|--|
| ETJ | BP-2 Business Park 2 |
| Proposed M-2/CPD Zoning | I Institutional |
| Parcels | M-1 Light Industrial |
| Streets | M-2 Heavy Industry |
| ZONING | M-H Manufactured Housing |
| B-1 | R-1 Single Family |
| B-2 | R-3 Single Family |
| B-2/CPD | R-1/RPD: Residential Planned Development |
| | R/A Rural Agriculture |

