

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

January 10, 2023, 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, January 10, 2023.

The agenda packet is on the website at:

<http://www.taylortx.gov/Calendar.aspx?EID=4538&month=1&year=2023&day=10&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 13, 2022.
2. **PZ-2022-1494** – Consider disapproving Mule Loop Townhomes Subdivision Improvement Plans, consisting of approximately 2.94 acres of land, generally located about 1,400 feet north of the intersection of Debus Drive and West Second 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.
3. **PZ-2022-1495** – Consider disapproving Mule Loop Townhomes Block 1, Lot 1, Final Plat, consisting of approximately 2.94 acres of land, generally located about 1,400 feet north of the intersection of Debus Drive and West Second 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.
4. **PZ-2022-1558** – Consider disapproving Spring Creek Phase 2 Subdivision Improvement Plans, consisting of approximately 20.40 acres of land, generally located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcels R018683 and R383650, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.

5. **PZ-2022-1573** – Consider disapproving RCR-Taylor Logistics Park Subdivision Improvement Plans, consisting of approximately 756.00 acres of land, addressed as 201 FM 3349, more particularly described by Williamson Central Appraisal District Parcels R019173, R019450, R349685, R435559, R435560, R586971, R586972, R586973, R586974, R605658, R605702, R631981, R634263, R637411, R637527, and R637774, part of and out of the Watkins Nobles Survey, Abstract No. 484 and James C. Eaves Survey, Abstract No. 213, Taylor, Williamson County, Texas.
6. **PZ-2022-1603** – Consider disapproving Deefam Minor Plat, consisting of approximately 10.25 acres of land, addressed as 12985 Chandler Road, more particularly described by Williamson Central Appraisal District Parcel R498029, part of and out of the Samuel Pharrass Survey, Abstract No. 496, Taylor ETJ, Williamson County, Texas.
7. **PZ-2022-1604** – Consider disapproving Samsung Taylor Final Plat, consisting of approximately 1,216.17 acres of land, generally located near 1530 FM 973, more particularly described by Williamson Central Appraisal District Parcels R019209, R019223, R019230, R019235, R019237, R019259, R019260, R019261, R019262, R019263, R019264, R019267, R019269, R019408, R019409, R019411, R019412, R019700, R019701, R019702, R019703, R019705, R019706, R019965, R019977, R020004, R020073, R020074, R020075, R020076, R092013, R107030, R327085, R331120, R331121, R331122, R331123, R337975, R338860, R430327, R577898, and R594305, part of and out of the H.T. & B.R.R. Co. Survey, Abstract No. 315, the H.T. & B.R.R. Co. Survey, Abstract No. 318, the Watkins Nobles Survey, Abstract No. 484, the Benjamin J. Tyler Survey, Abstract No. 631, the Lucius A. Tyler Survey, Abstract No. 632, the George N. Tyler Survey, Abstract No. 634, the G.W. Tyler Survey, Abstract No. 636, the Thomas B. Lee Survey, Abstract No. 800, and the Jacob Ebberly Survey, Abstract No. 923, Taylor, Williamson County, Texas.

DISCUSSION ITEMS

8. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
9. Discuss P&Z meeting schedule in March and April and proposed adoption timeline for development ordinances update.

ADJOURN

Next Meeting Date: February 14, 2023

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of this meeting was posted in the Taylor City Hall Lobby continuously for 72 continuous hours before **January 10, 2023**. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted By: Carrie Orts Date: 1.6.23
 Carrie Orts, Administrative Assistant

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street
Taylor, Texas 76574
PLANNING AND ZONING COMMISSION MEETING
December 13, 2022, 6:00 P.M.**

PRESENT

Donna Frazier
Nora Roy
Amy Everhart
Mike Eaton
Annette Maruska

ABSENT

Rick Selin
Kellie Billings-Ray
Steve Darden
Jim Newman

OTHERS PRESENT

McKenzi Hicks, Planning Tech, Development Services
Courtney Peres, Planning Manager, Development Services
Carrie Orts, Admin Assistant, Development Services
Chelsey Cooper, Planner, HDR

CALL TO ORDER AND DECLARE A QUORUM

The meeting was called to order and a quorum declared at 6:00 p.m.

CITIZEN COMMUNICATION

N/A

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.)

1. **Review and approve minutes from the meeting on November 8, 2022.**
2. **PZ-2022-1546 – Consider conditionally approving 3811 N. Main St. Preliminary Plat, consisting of approximately 21.78 acres of land to create eight lots, including right-of-way dedication, addressed as 3811 North Main Street, more particularly described by Williamson Central Appraisal District Parcel R018654, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.**
3. **PZ-2022-1564 – Consider disapproving The Retreat at Mallard Subdivision Improvement Plans, consisting of approximately 19.62 acres of land to create 63 lots, including right-of-way dedication, generally located along the north right-of-way of Mallard Lane, approximately 1,030 feet east of the intersection of NW Carlos G. Parker Boulevard and Mallard Lane, more particularly described by Williamson Central Appraisal District Parcel R018622, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.**
4. **PZ-2022-1591 – Consider disapproving The Steel Network Subdivision Improvement Plans, consisting of approximately 35.38 acres, generally located at the northeast corner of the intersection of East Martin Luther King Jr. Boulevard and NW Carlos G. Parker Boulevard, more particularly described by Williamson Central Appraisal District Parcel R616083, part of and out of the Parthinia Coursey Survey, Abstract No. 131, Taylor, Williamson County, Texas.**

5. **PZ-2022-1598 – Consider disapproving Northside Preliminary Plat, consisting of approximately 40.18 acres to create 206 lots, including right-of-way dedication, generally located at the northeast corner of the intersection of NW Carlos G. Parker Boulevard and North Drive, more particularly described by Williamson Central Appraisal District Parcel R018652, part of and out of the William J. Baker Survey, Abstract No. 65, Taylor, Williamson County, Texas.**
6. **PZ-2022-1599 – Consider disapproving Taylor South Preliminary Plat, consisting of 126.48 acres to create 478 lots, including right-of-way dedication, addressed as 3001 FM 973, more particularly described by Williamson Central Appraisal District Parcels R019219, R019221, R517968, and R631326, part of and out of the Jacob Ebberly Survey, Abstract No. 923, Taylor, Williamson County, Texas.**

Mr. Eaton made a motion to approve the consent agenda as written. The vote was seconded by Mrs. Maruska. All present voted in favor (5-0). Motion carried.

REGULAR AGENDA

7. **PZ-2022-1593 – Hold a public hearing regarding a request for a specific use permit to allow a liquor store on approximately 1.698 acres of land, addressed as 3311 West Second Street, more particularly described by Williamson Central Appraisal District Parcel R432726, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.**
Chairwoman Frazier opened the Public Hearing.

Ms. Cooper made a presentation and stated that staff recommend approval for a specific use permit to allow a liquor store on approximately 1.698 acres of land, addressed as 3311 West Second Street.

No questions were presented by the Commission.

Public Hearing was closed.

8. **PZ-2022-1593 – Take action regarding a request for a specific use permit to allow a liquor store on approximately 1.698 acres of land, addressed as 3311 West Second Street, more particularly described by Williamson Central Appraisal District Parcel R432726, part of and out of the H.G. Johnson Survey, Abstract No. 348, Taylor, Williamson County, Texas.**

Mrs. Maruska made a motion to approve a request for a specific use permit to allow a liquor store on approximately 1.698 acres of land, addressed as 3311 West Second Street.

Ms. Everhart seconded the motion to approve. All present voted in favor (5-0). Motion carried.

DISCUSSION ITEMS

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

Ms. Peres stated that the only Council update at this time was that the Comprehensive Plan amendment, specifically the transportation master plan was introduced at the December 8, 2022, meeting. Final decision will be at the January 12, 2023, meeting.

Adjournment

Meeting adjourned at 6:10 P.M.

Carrie Orts
Administrative Assistant II, Development Services

Donna Frazier
Planning & Zoning Commission Chair

City of Taylor
PZ-2022-1494
Mule Loop Townhomes
Subdivision Improvement Plans
Staff Report

Item Details

Requested Action:	Consider disapproving Mule Loop Townhomes Subdivision Improvement Plans
Address/Location:	Generally located about 1,400 feet north of the intersection of Debus Drive and West Second Street and north of the end of the Cecilia Street right-of-way.
Legal Description:	Approximately 2.94 acres out of the William R. Williams Survey, Abstract No. 665
Current Zoning:	MF-1/RPD
Current Use:	Vacant
Applicant:	Gregg Andrulis, P.E./Civil Insite, LLC
Case History:	This is the third submission of the subdivision improvement plans.
Staff Recommendation:	The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. Therefore, staff recommends disapproval of the proposed subdivision improvement plans.

Attachments

1. Staff Comments
2. Location Map



City of Taylor

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

Gregg Andrulis
Civil Insite LLC
10200 W HWY 290, Suite 4
Austin TX 78736
gregg@civilinsite.com

Date: January 5, 2023

Address: Cecelia Street & Debus Drive, Taylor 76574

Permit Number PZ-2022-1494

Dear Gregg Andrulis,

Staff has completed its review of plans for the Mule Loop Townhomes Subdivision Improvement Plans that is to be generally located at Cecelia Street & Debus Drive, Taylor, TX 76574. There are some corrections that need to be made prior to acceptance of the plans. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylor.tx.gov.

1. No further comments. Ensure coordination and compliance of all other departmental comments in order to gain approval.
2. Street Name Change - Staff is consulting with the City's attorney to determine the most appropriate route to change the current street name of Cecelia Street as it relates to the improvements of this project.

Engineering Department Review

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

***See Associated Documents section of the permit page to download a PDF of the engineering comments placed on the plans (SIP).**

Subdivision Improvement Plans

[02] 02 GENERAL NOTES

1. What about supplemental testing in Nov and Dec of 2022?
2. Use date of final approved Geotechnical/Pavement Report for Cecelia Street.

[10] 10 CECELIA ST PLAN & PROFILE STA 1+00 TO END

1. 5-ft minimum sidewalk required
2. Provide curb ramps at intersection
3. Verify paving width per 50-ft ROW Street Section (28-ft F-F)
4. Intersection to reflect paving intersection detail PV009a

[12] 12 WATER PLAN

1. Provide plug at tee. The proposed water line currently ends on top of wastewater line.

[13] 13 WASTEWATER PLAN

1. Notate minimum TCEQ separation

[14] 14 PAVING DETAILS

1. Which of the four pavement sections here apply to Cecelia Street? Is a separate detail required by CoT?

[15] 15 UTILITY DETAILS 1 OF 3

1. Assignments shown in UT001 will be per 50-ft street section detail

[17] 17 UTILITY & BARRICADE DETAILS 3 OF 3

1. Include the 50-ft street section as a detail. A pdf of this detail will be uploaded in the My Government online portal.

***See Associated Documents section of the permit page to download a PDF of the engineering comments placed on the geotechnical report.**

Geotechnical Report

7 of 32

1. Where did the 18 kip ESALs in Table 3.1 come from?
2. The 1993 AASHTO pavement procedure uses Resilient Modulus for subgrade strength, $MR = 1.5 \times CBR$, not the TxDOT back calculated elastic modulus.
3. See CoT EM, which requires pavement design per TxDOT procedures, with mechanistic and triaxial checks.
4. How is the estimated 5 to 6 inches of PVR going to affect pavement performance? Are any recommendations provided herein to reduce the PVR or to limit premature cracking of the pavement surface?

8 of 32

1. See CoT EM, which requires pavement design per TxDOT procedures, with mechanistic and triaxial checks.

9 of 32

1. Pavement report should to include recommendations for joint layout/placement, not covered in Item 360 as noted in report.
2. Why are you recommending scarifying and recompacting native subgrade if the subgrade is going to be lime stabilized? Is this just in areas of fill?

10 of 32

1. What are the PI and gradation requirements for general fill and structural fill? Where is structural fill being used?

11 of 32

1. Is sulfate induced heave a concern, only one sulfate content test performed?

***See Associated Documents section of the permit page to download a PDF of the engineering comments placed on the report for PICP.**

Drainage Report/Engineer's Report

8 of 80

1. Please use unique linetypes for floodplains, label, and provide a legend

9 of 80

1. EM 8.4.1. This flow path is not representative of the drainage area. Consider a flow path more representative of the development. Detention pond volume may be undersized.
2. Current calcs show this area bypassing detention pond A when in reality it drains to townhomes site. please adjust DAMs, supporting calculations, and model to account for this.
3. Provide hydrologic model for review

4. Table shows flows increasing at Junction 1. Please demonstrate no adverse impact to adjacent properties per EM 8.1.3.

12 of 80

1. Routing is missing stream reach between Junction 1 and AP in existing conditions.
2. Please demonstrate proposed model routing considers stream reach between J1 and AP

Fire Department Comments

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

1. The comment response letter with upload date of 12/16/2022 states that Taylor's new hydrant detail has been included. I do not find a new revised set of plans that include the new hydrant detail.

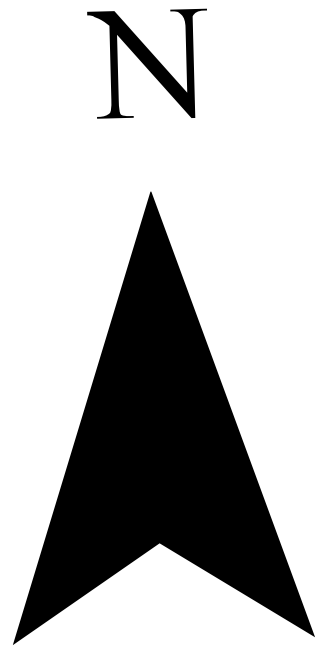
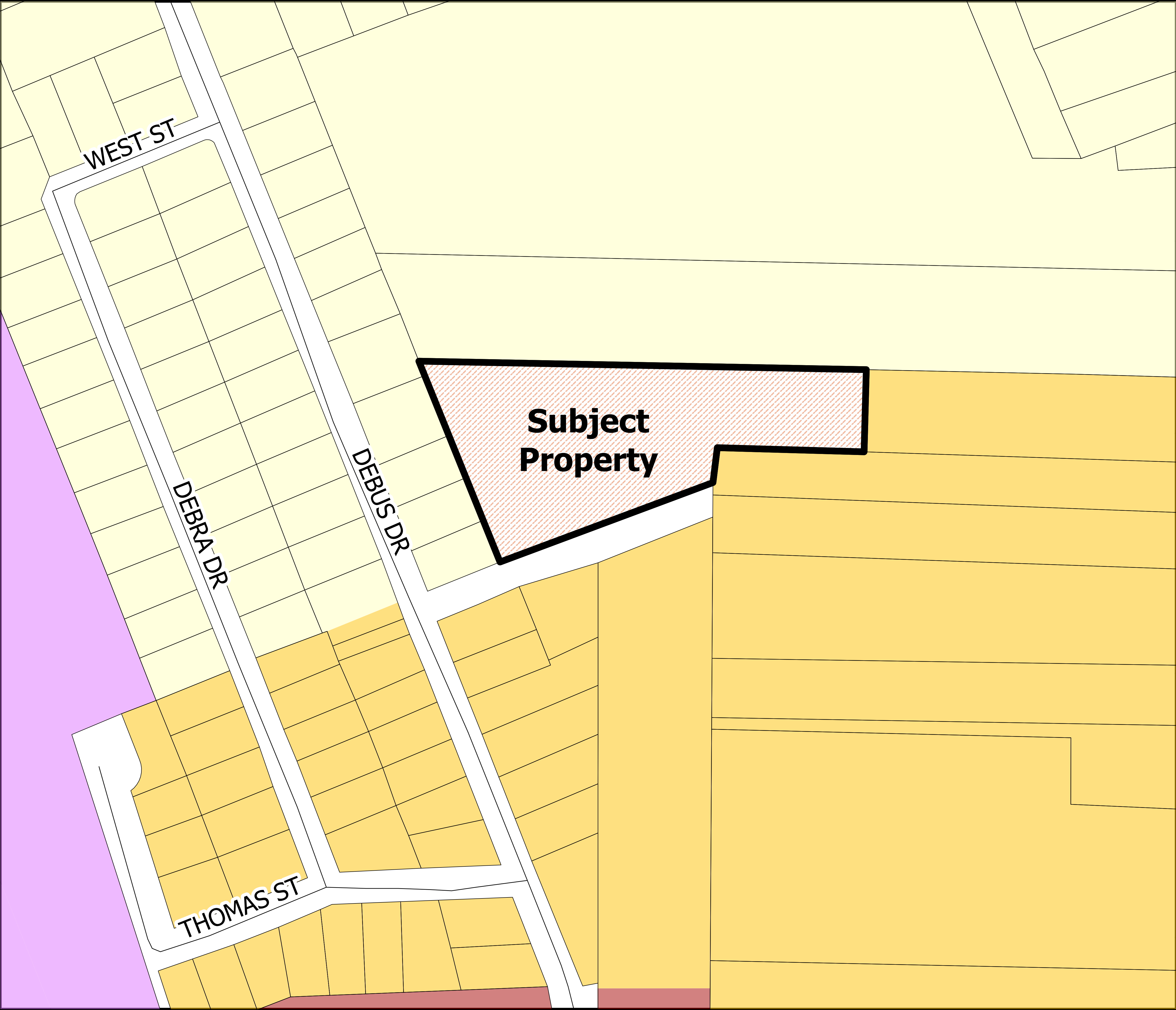
Please revise the plans to address the comments noted above. Following revision, submit the plans electronically with a resolution letter in PDF format.

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) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planning Manager
City of Taylor

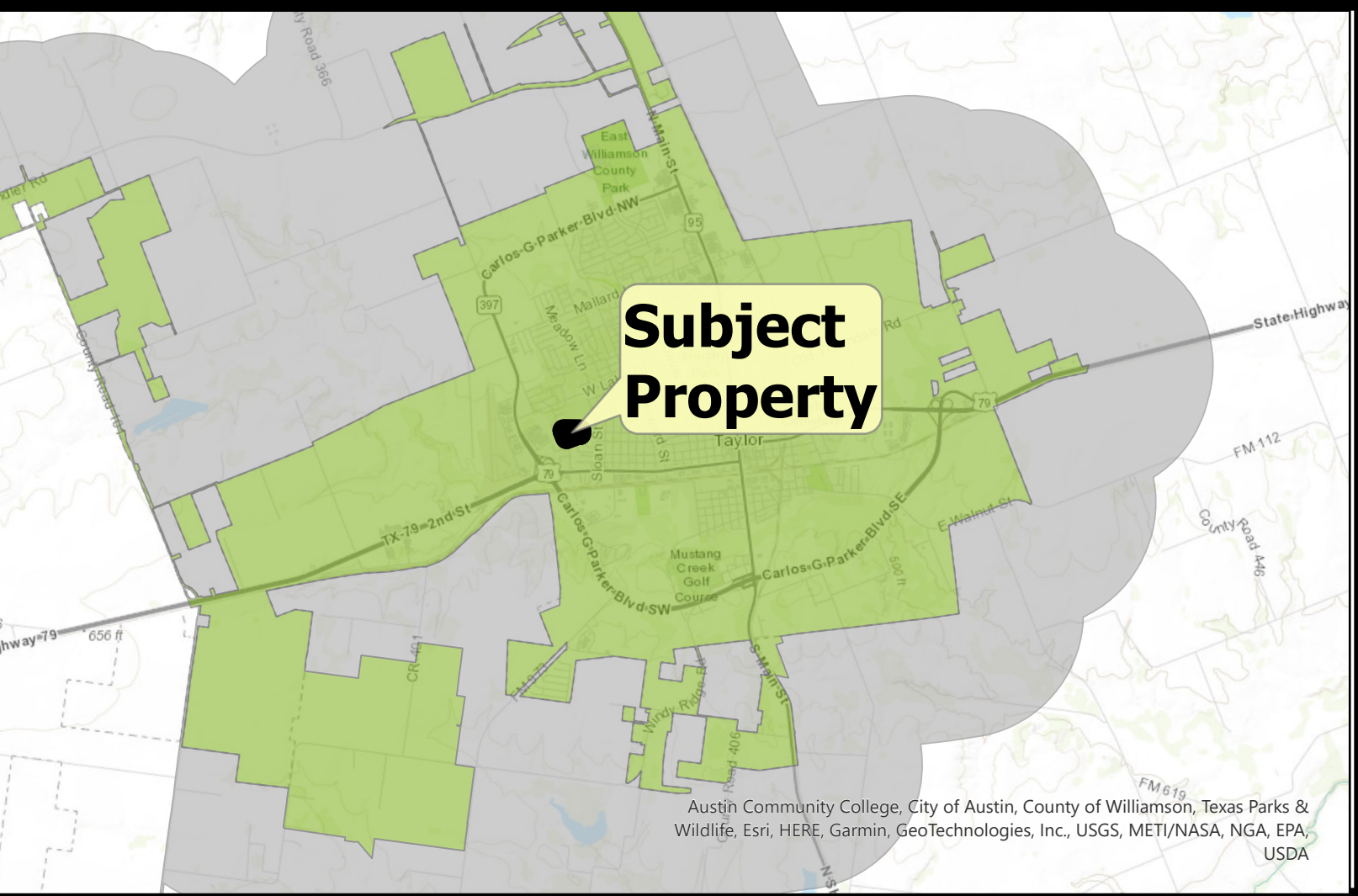


PZ-2022-1494

**Mule Loop Townhomes
Subdivision Improvement Plans
Location Map
Approximately 2.94 Acres**

Legend

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



City of Taylor
PZ-2022-1495
Mule Loop Townhomes
Block 1, Lot 1, Final Plat
Staff Report

Item Details

Requested Action:	Consider disapproving Mule Loop Townhomes Block 1, Lot 1, Final Plat
Address/Location:	Generally located about 1,400 feet north of the intersection of Debus Drive and West Second Street and north of the end of the Cecilia Street right-of-way.
Legal Description:	Approximately 2.94 acres of the William R. Williams Survey, Abstract No. 665
Current Zoning:	MF-1/RPD
Current Use:	Vacant
Applicant:	Gregg Andrulis, P.E./Civil Insite, LLC
Case History:	This is the third submission of the plat.
Staff Recommendation:	The Subdivision Improvement Plans, case PZ-2022-1494, must be accepted and approved before the Final Plat can be approved. Therefore, staff recommends disapproval of the proposed final plat.

Attachments

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



City of Taylor

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

Gregg Andrulis
Civil Insite LLC
10200 W Hwy 290 Suite 4
Austin TX 78736
gregg@civilinsite.com

Date: January 5, 2023

Address: Cecelia Street, Taylor 76574

Permit Number PZ-2022-1495

Dear Gregg Andrulis,

Staff has completed its review of Mule Loop Townhomes Block 1, Lot 1, Final Plat that is to be generally located at Cecelia Street, Taylor, TX 76574. Prior to the acceptance and recordation of the final plat the corresponding Subdivision Improvement Plans (PZ-2022-1494) must reach acceptance. The comments below reflect a pending status for this case.

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylor.tx.gov.

1. No additional comments - Plat approval pending corrections and acceptance to the Subdivision Improvement Plans (2022-1494).
2. Street Name Change - Staff is consulting with the City's attorney to determine the most appropriate route to change the current street name of Cecelia Street.

Engineering Department Review

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

1. Plat reviewed and approved pending completion and approval of subdivision improvement plans and comments provided by other City Departments.

Fire Department Comments

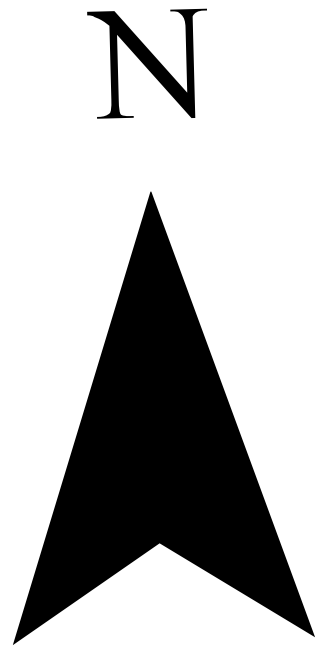
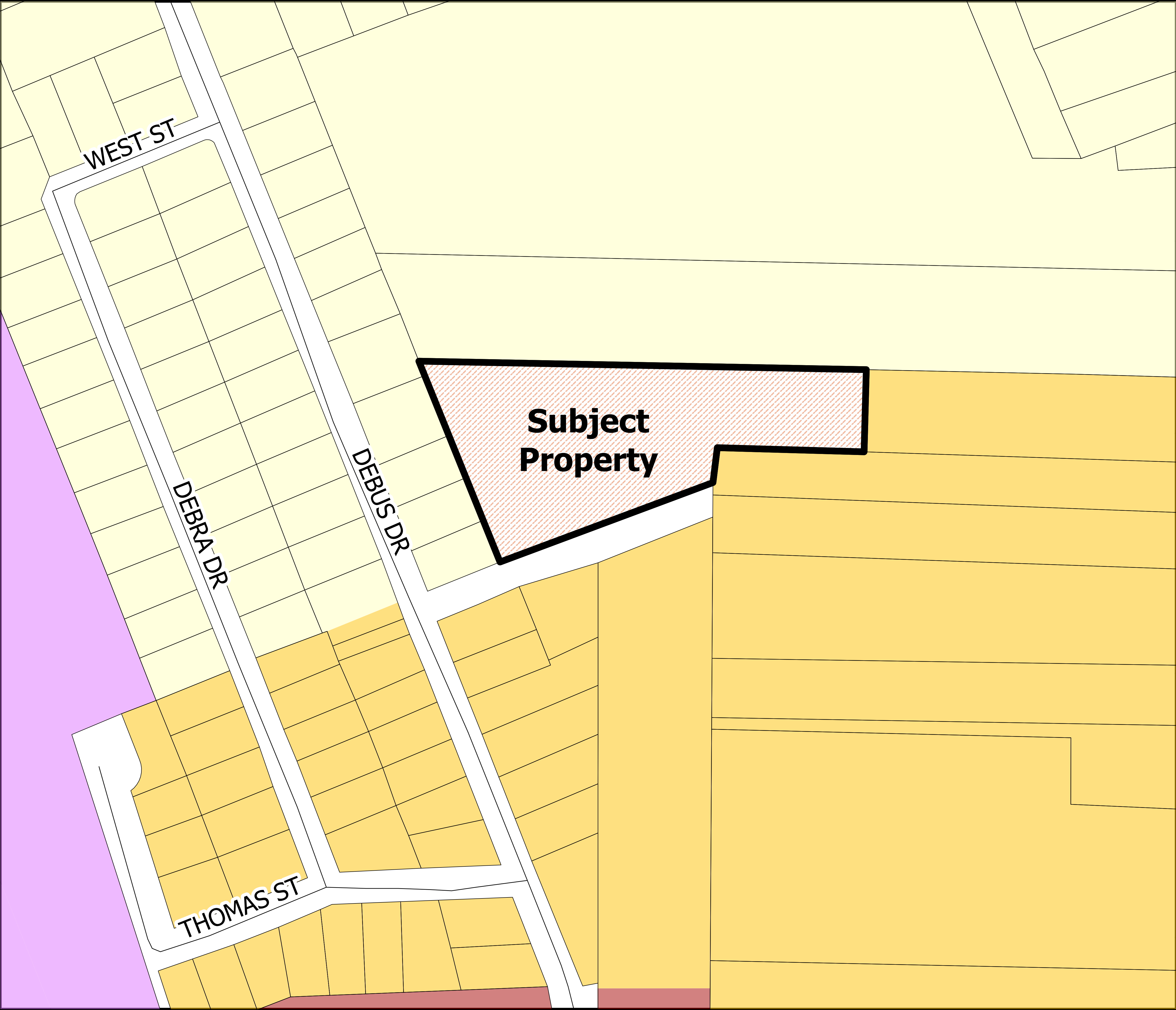
The following comments have been provided by Bobby Copeland. Should you have any questions or require additional information regarding any of these comments, please contact Bobby Copeland at (512) 352-6992 or by email at robert.copeland@taylor.tx.gov.

1. Reviewed with no comments.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylor.tx.gov.

Thank you,

Courtney Peres, CNU-A
Planning Manager
City of Taylor

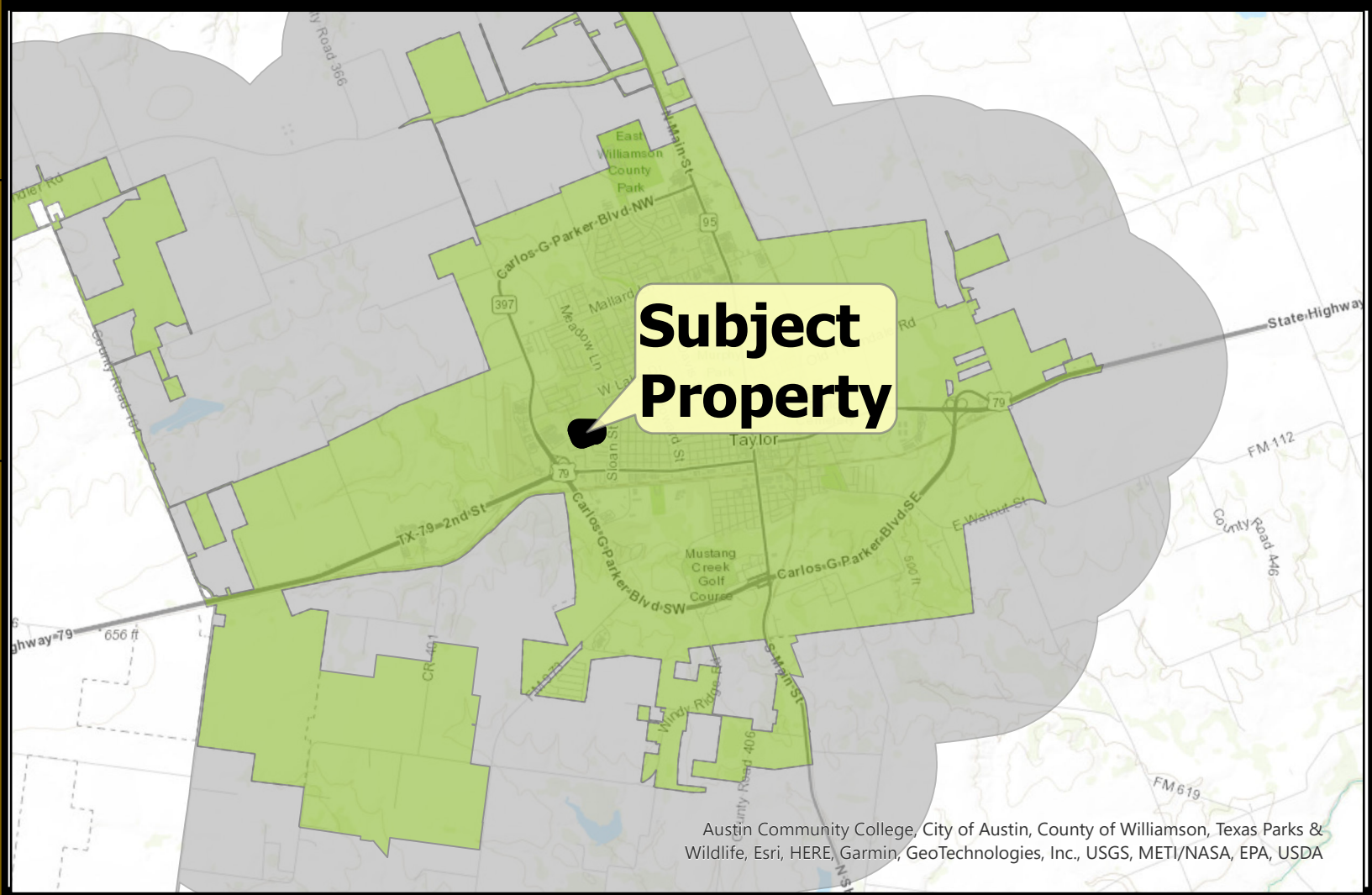


PZ-2022-1495

**Mule Loop Townhomes
Block 1, Lot 1, Final Plat
Location Map
Approximately 2.94 Acres**

Legend

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



**CONSISTING OF 2.9430 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; DOCUMENT NO. 2020167479,
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**

P:\01278\Draw\01278 Final Plot.dwg

MULE LOOP TOWNHOMES, BLOCK 1, LOT 1, FINAL PLAT

CONSISTING OF 2.9430 ACRES INCLUDING R.O.W. DEDICATION, TO CREATE ONE LOT; DOCUMENT NO. 2020167479,

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 §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

I, DANIEL HOUSTON, SOLE OWNER OF THE CERTAIN 2.9430 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020147477 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, TO THE STREETS, ALLEYS, RIGHT-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEED APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

MULE LOOP TOWNHOMES, BLOCK 1, LOT 1, FINAL PLAT

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

DANIEL HOUSTON, OWNER
671 PURSLEY ROAD
DRIPPING SPRINGS, TX 78620

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

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

ENGINEER'S CERTIFICATION:

I, GREGORY ANDRULIS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION PARCEL IS ENCROACHED BY ZONE AE AND ZONE X (SHADED) FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0533F. 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. THE INFORMATION CONTAINED ON THE PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY.

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

GREGORY ANDRULIS, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 116390, STATE OF TEXAS

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON §

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

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

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

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

DATE

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 CECEILIA STREET (UNIMPROVED 50' RIGHT-OF-WAY, THIS PORTION OF CECEILIA 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 CECEILIA 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 CECEILIA 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.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE #2021-12. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ORDINANCE, AMENDED. THE DETENTION FACILITIES ARE PRIVATELY OWNED AND WILL NOT BE MAINTAINED BY THE CITY OF TAYLOR.
- 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.
- THIS EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTING, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE MINIMUM FINISHED FLOOR ELEVATION FOR CONSTRUCTION OF ANY STRUCTURES ON THIS LOT SHALL BE 572.0 FEET ABOVE SEA LEVEL.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: BLOCK 1, LOT 1

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 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

DATE

PLANNING AND ZONING COMMISSION

A FINAL PLAT FOR A SUBDIVISION TO BE KNOWN AS MULE LOOP TOWNHOMES, BLOCK 1, LOT 1 FINAL PLAT 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 §

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



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

Date:	12/14/2022
Project:	01278
Scale:	N/A
Reviewer:	DV
Tech:	DV
Field Crew:	NH/MM
Survey Date:	AUG. 2021
Sheet:	2 OF 2

City of Taylor
PZ-2022-1558
Spring Creek Phase 2
Subdivision Improvement Plans
Staff Report

Item Details

Requested Action:	Consider disapproving Spring Creek Phase 2 Subdivision Improvement Plans
Address/Location:	Generally located at the northwest corner of the intersection of North Drive and NW Carlos G. Parker Boulevard.
Legal Description:	Approximately 20.40 acres of the William J. Baker Survey, Abstract No. 65
Current Zoning:	R-1/RPD
Current Use:	Vacant
Applicant:	Aimee Chavez, P.E./Pape-Dawson Engineers, Inc.
Case History:	This is the second submission of the subdivision improvement plans.
Staff Recommendation:	The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. Therefore, staff recommends disapproval of the proposed subdivision improvement plans.

Attachments

1. Staff Comments
2. Location Map



City of Taylor

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

Aimee Chavez
Pape-Dawson Engineers, Inc.
10801 N MoPac Expy., Bldg. 3, Suite 200
Austin TX 78759
achavez@pape-dawson.com

Date: January 5, 2023

Address: CR 367, Taylor 76574

Permit Number PZ-2022-1558

Dear Aimee Chavez,

Staff has completed its review of plans for the Spring Creek Phase 2 SIP that is to be generally located at CR 367, Taylor, TX 76574. There are some corrections that need to be made prior to acceptance of the plans. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylortx.gov.

1. Previous comment cleared - it is understood that a round-about or traffic circle is not feasible as identified in the Planned Development. Communication should be had with the City's engineering team to coordinate an alternative that still provides traffic calming through the intersection.

Engineering Department Review

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

***See Associated Files section of the permit page to download a PDF of the plan review document containing the following engineering comments**

Subdivision Improvement Plans

General (as noted in previous review)

- For the water line easement along Ouahcita Drive and Slivensky Drive, the easement shall be reviewed and coordinated for removal of easement that are within the public right-of-way shown with these plans.
- For the proposed trail shown on the plans, the trail improvements will be required to be completed concurrently with the subdivision improvements.
- Sanitary sewer to be extended to northern boundary line. The sanitary sewer gravity main size for line WW-1A to be 10-inch as coordinated.
- Updates to Tribute Blvd. to be made per current Transportation Plan for applicable ROW width shown.

1 of 70 Cover

1. Notes: Comment pending all other drainage comments cleared. Please provide a statement on the plans of no adverse impact per the flood study. This subdivision approval is pending final approval and construction of Spring Creek Phase 1 and the accompanying drainage report. Detention may be required.
2. Note 4 - Include text "FEMA"

5 of 70 Control Plan 1 of 4

1. Drainage Easements - Add "Williamson County OPR" (all easement callouts)

10 of 70 Tribute Blvd. 2 of 2

1. Design of Tribute Blvd to updated per discussion and confirmation for design update from City Planning Staff

18 of 70 Wetzel Drive

1. Provide and verify locations of curb ramps on plan for crossing Wetzel Drive

22 of 70 Grading Plan 1 of 3

1. Ditch Profiles - Provide units for "flow" and "velocity" values

23 of 70 Grading Plan 2 of 3

1. Set back the face of the retaining wall a min 5' (and a max of 10') from the property line for constructability and maintenance. The standard included in the plans has a forward facing toewall that must be constructed inside the property line. See easement comment.

24 of 70 Grading Plan 3 of 3

1. Cautionary - "MFFE" noted on lots shall be provided on the final plat. EM 6.2.3(k) and 3.3.10.

26 of 70 Drainage Area Map

1. Drainage Area Map - Please label reaches on the existing and proposed drainage area maps

27 of 70 Storm Drain Drainage Map

1. Unresolved comment: Demonstrate no adverse impact (point discharge) to neighboring properties (see DA- 5B). EM 8.1.3(b).
2. For locations Jc2 and Je4, please confirm proposed flows match the updated drainage memo reported flows

30 of 70 Storm Drain Interim Drainage Map

1. Tribute Blvd. - Drainage areas missing labels where noted.

31 of 70 Interim Drainage Calculations 1 of 2

1. Update table heading to read "Interim Condition Drainage Areas"
2. Provide Sump area inlet calculations for 4A-1 and 5A-1.

35 of 70 Storm Drain Layout 3 of 3

1. Suggest combining lateral connections at JB for improved maintenance access.

36 of 70 Storm Drain Profiles SD 4A-C

1. Verify slopes on Q/d/s/v/n vs profiles. Many instances of slopes changing between 25- and 100-year events and not matching the profile.

40 of 70 Storm Drain Profiles SD 7A & 8A

1. Verify velocities comply with EM 8.10.2.b

42 of 70 Storm Drain Profiles SD 9A & 10A

1. Verify velocities comply with EM 8.10.2.b

48 of 70 Wastewater Layout 3 of 3

1. Provide extension of san. sew. (10-inch) to allow for continuation of service to the north

49 of 70 Wastewater Profile 1A 1 of 4

1. WW Line to be coordinated for line upsize (10-inch per coordination) to allow continuation of service to north₇

52 of 70 Wastewater Profile 1A 4 of 4

1. Show profile for line extension to north near intersection of property limits and CR 367

60 of 70 Sidewalk, Signage, and Street Light Plan 2 of 4

1. Provide crosswalk bars where noted at intersections,

66 of 70 Paving and Street Details 3 of 3

1. Update street section details text to read: Type "D" as noted.

67 of 70 Water Details

1. Provide note that typical main assignments to be per detail shown on sheet 64 of 70

Existing Offsite Drainage Area Map

1. Table provided on map sheet is missing information, please provide this summary on the plans (Sheet 26 or 27 of 70) with comparison of proposed flows.

Fire Department Comments

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

1. The fire department's comments have been addressed.

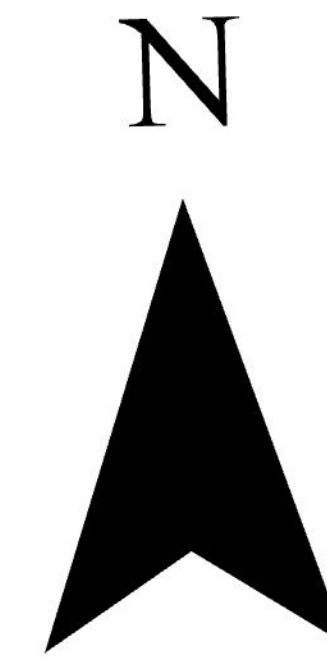
Please revise the plans to address the comments noted above. Following revision, submit the plans electronically with a resolution letter in PDF format.

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) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planning Manager
City of Taylor

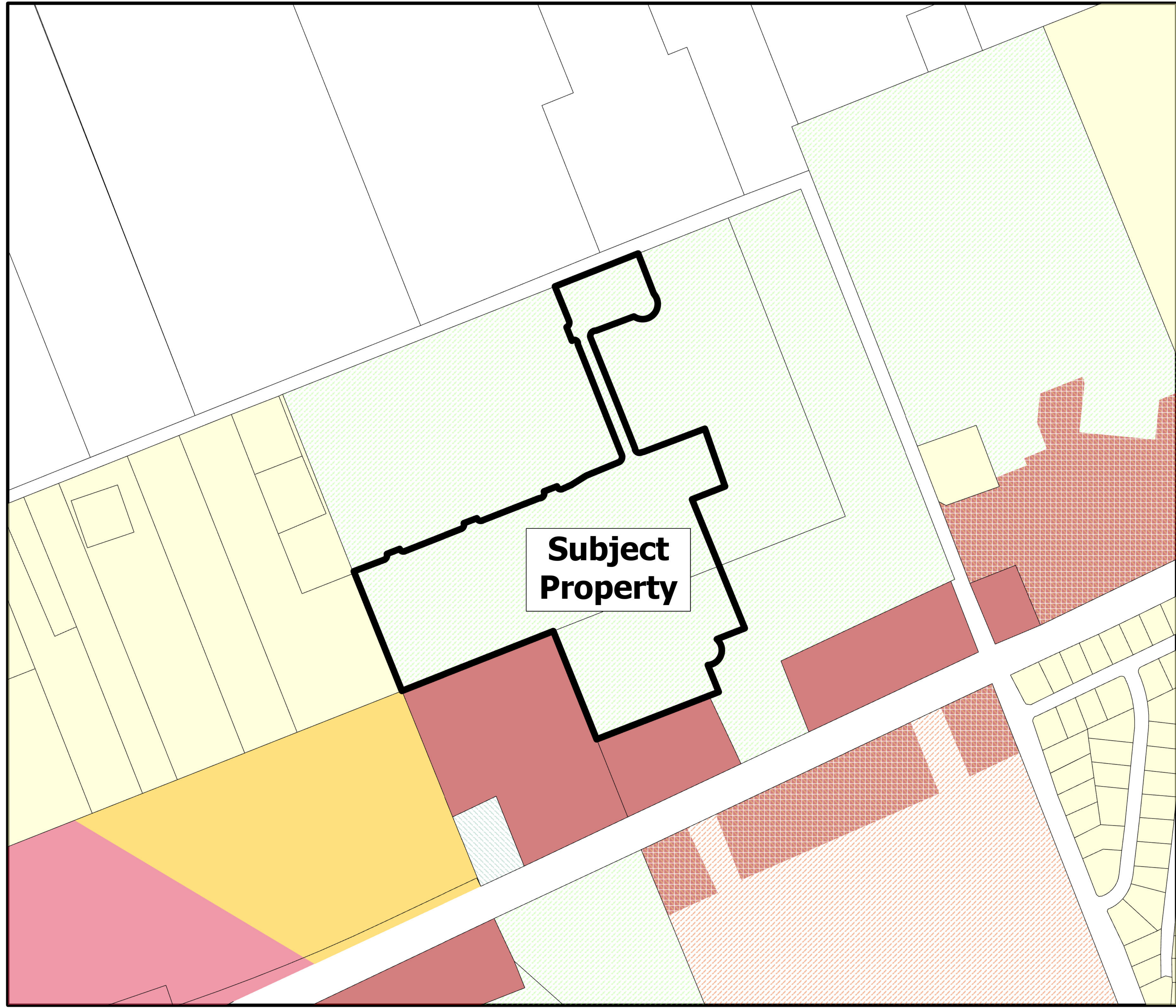
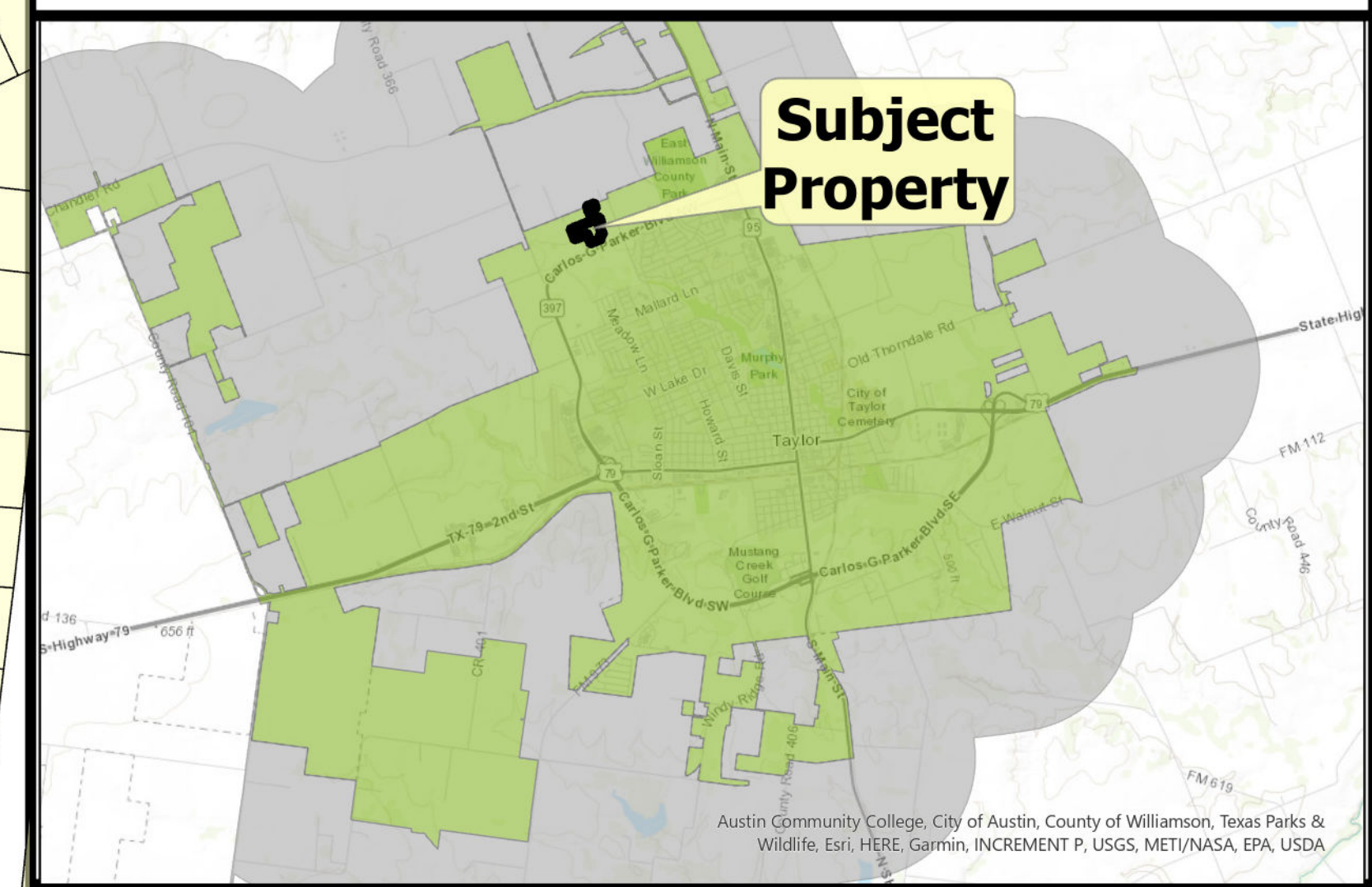


PZ-2022-1558

Spring Creek Phase 2
Subdivision Improvement Plans
Location Map
Approximately 20.40 Acres

Legend

- | | |
|--------------------|--|
| ■ Subject Property | ■ MF-2 Multi-Family |
| □ Parcels | ■ R-1 Single Family |
| ZONING | ■ R-1/RPD: Residential Planned Development |
| ■ B-1 | ■ R/A Rural Agriculture |
| ■ B-1/CPD | ■ MF-1/RPD |
| ■ B-2 | |



City of Taylor
PZ-2022-1573
RCR-Taylor Logistics Park
Subdivision Improvement Plans
Staff Report

Item Details

Requested Action:	Consider disapproving RCR-Taylor Logistics Park Subdivision Improvement Plans
Address/Location:	201 FM 3349
Legal Description:	Approximately 756.00 acres of the Watkins Nobles Survey, Abstract No. 484, and the James C. Eaves Survey, Abstract No. 213
Current Zoning:	B-2/CPD
Current Use:	The existing site of RCR-Taylor Logistics Park
Applicant:	Richard Heiges, P.E./RITD
Case History:	This is the first submission of the subdivision improvement plans.
Staff Recommendation:	The submitted plans do not meet the minimum requirements of the Subdivision Ordinance and Engineering Manual. Therefore, staff recommends disapproval of the proposed subdivision improvement plans.

Attachments

1. Staff Comments
2. Location Map



City of Taylor

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

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

Date: December 29, 2022

Address: 201 FM 3349, Taylor 76574

Permit Number PZ-2022-1573

Dear Richard Heiges,

Staff has completed its review of plans for the RCR-Taylor Logistics Park SIP that is to be generally located at 201 FM 3349, Taylor, TX 76574. There are some corrections that need to be made prior to acceptance of the plans. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres at (512) 309-6268 or by email at courtney.peres@taylor.tx.gov.

All outstanding documents required must be submitted for staff to complete a thorough review of the Subdivision Improvement Plans. Refer to Engineering and Fire Department comments to gain compliance with required documents and revisions in addition to the comments listed below. Upon submission of all required documents additional, new comments will likely follow.

1. Identify within the Legend symbology for the parcel boundaries.
2. C0.7 – Ensure the submission of a Tree Removal Permit to comply with section 28-31 (3).
3. C1.43/C4.3 – The location of riprap appears to be overlapping the pavement. Is this below grade?
4. C4.3 – What is the curved line work/cul-de-sac shown – existing path of travel?
5. C4.3/C4.6– Areas are shown as hatched line work bisecting the right-of-way. This symbology doesn't appear to be captured within the Legend. Provide symbology and description of intended use.

Engineering Department Review

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

***Refer to the Associated Files section of the permit page for a PDF of the plan set containing the following engineering comments:**

Subdivision Improvement Plan Set

General

1. Provide TCEQ (i.e. Chpt. 209 letter) correspondence for the proposed utilities including lift station and force main.

3 of 134

1. Verify approvals from TxDOT on design elements that interact with FM 3349 and any TIA required elements on TxDOT's system
2. Are FM 3349 driveways part of this plan set. Verify approved driveway design and provide details that align with approved TIA

9 of 134

1. All ROW should be angular, yes? We don't want ROW that is curved. Corner clips are good

10 of 134

1. Proposed water line line type to be per page legend
2. See comments to typical sections. Correlate pavement width shown here vs typical section for each roadway
3. Verify and label line as of edge of shoulder
4. Typical comment for pipes-call out type of SET
5. Typical comment-call out type of junction box, manhole, inlet at pipe junctions. These appear to be drawn as grate inlets next to edge of pavement
6. Fire Hydrant drawn in sidewalk (typical comment)
7. Appears to be a grate inlet on top of the box at STA. 18+75 Confirm the roadside ditch will drain into the top of the box, or should there be pipes leading into the side of the 3-6x3
8. Confirm if erosion control, riprap is needed at this curve in the ditch near STA. 20+00
9. Show proposed high bank according to legend on this sheet
10. Show additional grading/top of bank for west flowing ditch to turn south near STA. 26+00

11 of 134

1. Wastewater line appears to be too close to the ROW line. Provide additional manhole as required. EM 7.2 .3.b should be 6 ft min.
2. Need detectable warnings where sidewalks cross public streets (typical)
3. General comments for RCR Pkwy and CR 404 Intersection - Has Williamson County approved this connection? Drainage ditches shown as a dead end, show how they are routed on additional sheet. Proposed pavement needs radii to tie into CR 404 pavement

12 of 134

1. Verify and include information on plan for how proposed sidewalk crosses proposed ditch.
2. Update match line to be perpendicular to roadway baseline. ROW line is clipped out near STA. 26+50
3. Confirm end treatment and call out how ditch flow gets in the heavy skewed pipe end
4. Provide detectable warnings where sidewalk crosses railroad tracks
5. Verify: Does red shape represent track panels all the way across public ROW? show track panels along with roadway construction
6. Verify and label feature shown near STA. 15+50
7. See comments to typical sections, pavement width including shoulders is 32 ft
8. Confirm street classification, design speed, and minimum radius without superelevation. Fore e = -2% and 30 mph per Table 2-5 of TxDOT RDM minimum centerline radius would be 333 ft Per COT Subdivision Ord. 2.8.6 indicates curves in minor streets = 300 feet or more

14 of 134

1. Fix callout for SSMH 15

15 of 134

1. Move fire hydrant closer to intersection. Provide continuation of water to east.
2. Show water service to lift station site
3. HDPE pipe not allowed within right-of-way EM 5.6.6 and 8.10
4. Pipe ends in the intersecting ditches are heavily skewed and do not show end treatments
5. Provide driveway and culvert for maintenance access to lift station-lift station near STA 2+25. Plans say 'driveway apron by others'
6. call out grate inlet types- grate inlets are prone to clogging and should not be used
7. Use reinforced concrete pipe under city streets
8. Call out sloping end treatment for pipe, flow will be entering at right angles to the pipe
9. Is this sanitary sewer located within an easement ? (not shown)

16 of 134

1. Verify and show easements for wastewater utilities
2. Verify and label water line feature near STA 51+50

3. Verify and update limits of sidewalk construction along entire street

17 of 134

1. Verify and show where ditches flow to. Plan shows as dead end

19 of 134

1. Provide TCEQ separation from manhole and water line

20 of 134

1. For streetlights near RCR Parkway and CR 404 intersection, verify location and move street lights outside of easement area.
2. For proposed roadways, lighting to be considered on both sides of street

21 of 134

1. Verify sufficient storage is provided for trucks AFTER completion of FM 3349 widening as the widening will expand FM 3349 east
2. Verify and include sidewalk crossing striping in plan set details.
3. Verify: Do traffic volumes warrant two outbound lanes at Logistics Loop West?
4. Verify: traffic volumes warrant two outbound lanes at Logistics Loop East?
5. Recommend two outbound lanes at this location (CR 404 and RCR Parkway)
6. Additional detail on striping of center turn lane needed
7. Sign R3-7L not required for turn bays
8. Sign R3-7L not required for turn bays
9. Note that crosswalks must be in front of stop bars. Consider location of crossing in your design
10. Recommend striping plan provided at a more legible scale, similar plan detail sheets C1.1-10
11. Missing stop sign and stop bar at RCR Pkwy intersection with FM 3349. FM 3349 is under construction, so coordinate with James Construction. Potential to place on temporary mounts.
12. RCR Pkwy at FM 3349: Left turn bay storage length appears to be only 100 feet which seems short for the amount of truck traffic anticipated. Confirm turning volumes and label dimensions for pavement markings & turn bay
13. Check sheet reference to C7.4, Detail was not on that sheet
14. Add street name signs to stop signs. EM 5.7
15. Indicate type of yellow centerline striping on plans (double yellow? Centerline shown graphically as dashed which is not correct
16. add stop bar for RCR Pkwy/CR 404 intersection
17. Provide signing and pavement markings in accordance with TMUTCD Section 8 for passive crossings (signs/markings only) Sec. 8B.03 One cross buck sign If there are 2 or more tracks add supplemental plaque for number of tracks add yield or stop sign Pavement markings for railroad crossings shall not be required at grade crossings if the speed is less than 40 mph if an engineering study indicates that the other devices provide suitable warning.
18. W-series warning signs (for railroad crossings) are to be placed according to Table 2C-4 and Section 2C.05.

27 of 134

1. Show stationing on plan sheets
2. Update callout shown
3. Provide callout for proposed drainage easement
4. Ditch grade = 0% where noted on plan
5. For inlet shown, Per EM 8.9.4.b require prior approval from the City Engineer.
6. Review contour grading here, contours going across ditch, and should be wrapping around culvert headwall
7. Roadside ditch flowline is at 610.0 but box culvert flowline is about the same remove existing contours by merging existing vs proposed at confluence of roadside ditches with off-site channel and box culvert end treatments
8. Culvert flowlines are shown on utility sheets but should be labelled here to correlate with ditch elevations. Here the ditch FL is 608.5 but the box culvert elevation is 609.20

28 of 134

1. Show stationing on plan sheets

2. High bank is 2 feet below edge of pavement This is a steep drop off, see typical section comments. Need to confirm design flow in roadside ditches (depth of flow) and potential for ditch water to migrate into road base layers
3. Complete information with tie-in with CR 404
4. Show stationing on plan sheets
5. Text covered by culverts. Show elevation text
6. Check profile grade line of Logistics Loop West and cross slope at heavily skewed railroad crossing. The 2% crown won't be maintained over the tracks and there appears to be a sag (low point) across the tracks Add top of rail = top of pavement elevations where pavement crosses tracks

30 of 134

1. Show stationing on plan sheets
2. Ditch flowlines and HB elevations are missing
3. Confirm HB grading near STA. 8+00, it appears to be 4-5 feet higher than existing ground at ROW

31 of 134

1. Show stationing on plan sheets

32 of 134

1. Show stationing on plan sheets
2. do not use a grate inlet for this condition
3. Plan missing HB elevations on west side of the roadside ditch (Logistics Loop)
4. The road profile appears to be 6 feet higher than existing ground. Per RKCI geotech report they assumed roads were within 2 feet plus/minus of existing grades If sidewalk is on the ROW line the top of sidewalk matches the ROW elevation. Here it appears the top of sidewalk would be 2 ft lower than the flowline of the roadside ditch
5. Flowline of roadside ditch is 4 ft higher than ground at ROW. Provide additional grading/contours
6. Label detention pond. TOP OF BANK OF POND F = 612
7. Label Contour - 620
8. Label Contour - 621
9. Label TOP SLAB 613.5 +/-
10. Label Contour - 615
11. Label contours. There is 8 FT of elevation difference to make up within the ROW or pond grading

33 of 134

1. Show stationing on plan sheets

34 of 134

1. Show stationing on plan sheets
2. Provide complete proposed grading around cul de sac and pavement elevations

36 of 134

1. Add erosion control measures EM 2.10, 8.1.7
2. Verify and update plans sheet. It is unclear how runoff enters pond. (See EM 2.3, 2.12)

38 of 134

1. HDPE pipe not allowed within right of way per EM 8.10
2. Label pipe shown
3. Verify appropriate erosion control is provided, detail end treatments per EM 8.15.3.c , 8.11.5

41 of 134

1. Update plan sheet to show how runoff enters pond. EM 2.3, 2.12

42 of 134

1. 1' freeboard required EM 8.15
2. This is a large pond. Provide consideration for a secondary spillway that is erosion resistant

3. A floodplain development permit will be required under this configuration. Hydrologic and Hydraulic modeling and reporting required. Code of Ordinances CH7 7-52, 7-53 apply. EM 8.20 may potentially apply.

51 of 134

1. Verify drainage at Pond E. Plan is unclear how runoff enters pond. (See EM 2.12)
2. Verify drainage at Pond F. Plan is unclear how runoff enters pond. (See EM 2.12)
3. Verify drainage at Pond G. Plan is unclear how runoff enters pond. (See EM 2.12)

52 of 134

1. Verify drainage boundary near MCT2_I2 - No proposed grading here reflecting boundary as shown

53 of 134

1. Include green hatching in Sheet Legend
2. EM 2.3, 2.6 Each hydraulic element needs to have a drainage area assigned to it. Please provide matching names between area and element. Profiles required for each conveyance element.
3. EM 2.3, 2.6, Not clear what hydraulic element this drainage area is for.

57 of 134

1. Drainage computations required for ALL hydraulic elements within ROW EM Sec 2 EM 8.1.9

58 of 134

1. Update sheet reference shown for offsite wastewater
2. Provide additional isolation valves/in-line valves on the proposed water line

59 of 134

1. Fire hydrants and valves to be placed outside of roadside ditches (TYPICAL)
2. It is noted that this lot is currently in the development process. Final layout shall correspond with improvements
3. Provide water valves on plan per EM 6.6
4. EM 2.6, provide a profile for each conveyance element.

60 of 134

1. Provide water valves on plan per EM 6.6
2. Provide continuation of water line east across Logistics Loop to property boundary with end of line requirements per EM 6.2 and 6.7

61 of 134

1. Provide water valves at intersecting lines on plan per EM 6.6
2. Proposed water line to be cased under railroad crossings per EM 6.11
3. Proposed wastewater line to be cased under railroad crossings per EM 7.9/6.11
4. Verify if proposed water meter has been coordinated with development of lot
5. Verify purpose of proposed wastewater installation along this street (Logistics Loop West). Is this to service lots on east side of street?
6. Verify fire hydrant and valve locations along Logistics Loop. Appurtenances to be located outside of sidewalk and ditch. (TYPICAL)
7. Concrete pipe (storm) to be used within ROW EM 5.6.6
8. EM 2.6, provide a profile for each conveyance element.
9. Verify: Riprap and pavement conflict?
10. Add hatching to legend

62 of 134

1. Consideration shall be made for additional bends for gradual deflection to move fire hydrant and valve outside of ditch
2. Label all sidewalk (all civil sheets)

63 of 134

1. Provide water valves on plan per EM 6.6
2. Verify and update plan to show sidewalk and crossing to end of Logistics Loop East.

64 of 134

1. Provide continuation of water line east across Logistics Loop to property boundary with end of line requirements per EM 6.2 and 6.7
2. Provide water valves on plan per EM 6.6
3. Has this commercial meter been coordinated with the site development for the lot? If not, remove from the plan
4. Verify and label dashed line shown connected to SSMH 34
5. Verify and label dashed line shown connected to SSMH 34
6. Concrete pipe (storm) to be used within ROW EM 5.6.6
7. EM 2.6, provide a profile for each conveyance element.

65 of 134

1. For commercial meters shown - Has this commercial meter been coordinated with the site development for the lot? If not, remove from the plan

66 of 134

1. Water line to be looped within cul-de-sac
2. Design of cul-de-sac per EM. Show design and dimensions

68 of 134

1. Verify sanitary sewer limits. Is sanitary sewer required for service this area?

69 of 134

1. (ALL SEWER): Please provide projected flow rates for entire sewer system during the following flow conditions: 1) Dry weather low flow to verify 2 ft/s can be achieved. 2) Peak flow to verify surcharge conditions do not occur.
2. (ALL SEWER): Recommend reducing number of manholes to a TCEQ maximum 500-foot spacing where possible reducing O/M in the future. For example, this MH doesn't appear to be necessary as there is no horizontal or vertical deflection or sewer lateral stub-out connection.
3. (ALL SEWER): Manhole rim elevations should be brought to 6-inches above final grade elevation at completion of this construction phase. This is unclear based on existing ground and proposed pavement lines
4. (ALL P/P Sheets): Existing ground at CL?
5. (ALL P/P Sheets): Line type shown is taken at CL?
6. (ALL P/P Sheets): NORTH
7. (ALL P/P Sheets): SOUTH
8. (ALL SEWER): Sewer mains less than 18-inch diameter should have a 0.10-foot of fall within in manholes
9. (ALL SEWER): Label PVC pipe with SDR rating
10. STA 2+20 - Provide installation of sewer in accordance to TCEQ separation requirements
11. profile through intersections (all) Label cross streets on profiles

70 of 134

1. Potential scour location with culvert outfall and change in drainage direction. Sewer should be placed a minimum of 5-feet deep under channel.
2. Sewer shall not be placed in centerline of drainage channel as it will be susceptible to infiltration and scour as well as difficult to access for future O/M.
3. PROP SAN MH SSMH 29 STA 15+67.52 TR: 617.84 FL 507.47 (10" W) FL 607.47 (10" E) FL 607.47 (10" N)
4. Concrete pipe (storm) to be used within ROW EM 5.6.6
5. Show intersecting streets on profile (typical comment)
6. Show culverts on profiles
7. Both the median nose and turn lane need to be pulled back out of the intersection.
8. Pedestrian crossing is too far from intersection to accommodate stop bar

71 of 134

1. Sewer shall not be placed in centerline of drainage channel as it will be susceptible to infiltration and scour as well as difficult to access for future O/M.
2. (ALL SEWER): Sewer main should be placed a minimum of 7.5-feet from ROW line for future O/M especially at these depths.
3. Both the median nose and turn lane need to be pulled back out of the intersection.

72 of 134

1. Angle should be 90 degrees or greater
2. Provide water valves on plan per EM 6.6
3. Provide continuation of water line east across Logistics Loop to property boundary with end of line requirements per EM 6.2 and 6.7
4. Both the median nose and turn lane need to be pulled back out of the intersection.
5. Pedestrian crossing is too far from intersection to accommodate stop bar
6. Angle should be 90 degrees or greater

73 of 134

1. Provide continuation of water line east across Logistics Loop to property boundary with end of line requirements per EM 6.2 and 6.7
2. Stripe this as a turn lane at the intersection of county road

74 of 134

1. Format - This should be based on Logistics Loop West stationing
2. Format - This should be based on Logistics Loop West stationing
3. (ALL SEWER): Remove drop MHs where possible as these lead to offgasing resulting in manhole corrosion
4. Install sewer main in casing pipe a minimum distance of 20-feet from rails for future O/M

76 of 134

1. Label hatched area on the plan
2. Verify location of fire hydrant near STA 25+50. Located within hatched area.

77 of 134

1. Update stationing labels

78 of 134

1. Update stationing labels

80 of 134

1. Provide water valves on plan per EM 6.6
2. Label intersection radius
3. show profiles extending through entire intersection.

81 of 134

1. This should be based on Logistics Loop East stationing
2. Update Manhole shown to "Prop. SS 11"
3. This should be based on Logistics Loop East stationing
4. 60" pipes not shown in profile. Cannot determine if pipes are in conflict with storm drain.
5. Manhole should be moved outside of rip-rap limits.
6. Remove force main from profile as it it conflicts significantly with C6.1-C6.4
7. This area should refer to C7.0 and remove SSMH and MH LS1 callouts to avoid conflicting information
8. How will the 1.19% grade be maintained across the tracks at the heavy skew? How many tracks are planned

82 of 134

1. Provide Reference:(SEE PAGE C5.XX)
2. Remove force main from profile as it conflicts significantly with C6.1-C6.4

3. Laterals should be profiled

83 of 134

1. Provide Reference:(SEE PAGE C5.XX)
2. Remove force main from profile as it it conflicts significantly with C6.1-C6.4
3. Laterals should be profiled

84 of 134

1. Provide Reference: (SEE PAGE C5.XX)
2. Remove force main from profile as it it conflicts significantly with C6.1-C6.4
3. Laterals should be profiled

85 of 134

1. Move fire hydrant closer to the intersection. Provide additional fire hydrants as necessary to comply with spacing

86 of 134

1. Verify and notate any service connections to this manhole.
2. Confirm grading around cul de sac, it's lower than existing ground and flowing off-site

87 of 134

1. STA 5+80 - Provide verification that Flint Hills is acceptable to a vertical clearance of less than 2-feet and if any additional requirements will be required such as CDF backfill.
2. MH shall be a minimum of 5-feet from valve

91 of 134

1. This should be based on FM 3349 stationing
2. This should be based on FM 3349 stationing
3. STA 49+80 - Proposed wastewater installation to be per TCEQ separation requirements from water line

92 of 134

1. Notate Bend: INSTALL 8" 90 DEGREE BEND STA 0+12.59 N: XXX.XX E: XXX.XX
2. Notate Bend: INSTALL 8" 90 DEGREE BEND STA 0+81.93 N: XXX.XX E: XXX.XX
3. Notate Pipe: BEGIN 8" FORCE MAIN STA 0+00 N: XXX.XX E: XXX.XX
4. Provide blowoff valve with drain manhole that can pump directly to adjacent MH. This will allow the force main to be drained at low point with entirety of force main to be pumped out of lift station
5. (ALL FORCE MAIN): CARVs shall be stainless steel to prevent sewer corrosion.
6. (ALL FORCE MAIN): Pipe material and pressure classification should be provided
7. (ALL FORCE MAIN): Provide distance from PL/Easement line as well as distance from gravity main for reference purposes
8. Notate location of proposed fittings on plan as noted

95 of 134

1. Notate Bend: INSTALL 8" 90 DEGREE BEND STA 38+21.22 N: XXX.XX E: XXX.XX
2. Notate forcemain pipe fittings and location on plan

96 of 134

1. Type of Easement? PUE, UE?
2. Add dimension from property line to force main

98 of 134

1. Notate Bend: INSTALL 8" 90 DEGREE BEND STA 66.92.69 N: XXX.XX E: XXX.XX
2. CAV symbol shown here but not called out

99 of 134

1. Notate Bend: INSTALL 8" 90 DEGREE BEND STA 76+70.89 N: XXX.XX E: XXX.XX

102 of 134

1. Notate Bend: INSTALL 8" 90 DEGREE BEND STA 38+21.22 N: XXX.XX E: XXX.XX
2. There is no City easement adjacent to CR 401. Force main to be placed within and alongside western CR 401 ROW since waterline is alongside east side of CR 401
3. Notate Bend: INSTALL 8" 90 DEGREE BEND STA 100.60.02 N: XXX.XX E: XXX.XX

104 of 134

1. This section should be transitioned to a gravity main with MHs. Sewer should be 35-feet off PL/eastern easement line

105 of 134

1. This section should be transitioned to a gravity main with MHs. Sewer should be 35-feet off PL/eastern easement line

106 of 134

1. This section should be transitioned to a gravity main with MHs. Sewer should be 35-feet off PL/eastern easement line
2. Existing invert per FM 973 plans show the 18-inch sewer IE at 602.65. Invert of gravity main shall match crown of 18-inch sewer.
3. If existing City manhole noted, show callouts and finish plan view with topo etc

113 of 134

1. Duplicate this sheet to show sheet layout of force main. Reference on force main P&Ps
2. All offsite easements documentation to be provided/submitted

114 of 134

1. Recommend hammerhead drive here so trucks have ability to back up to wet well to be able to pull pumps
2. Provide reference to applicable sheet: REFER TO C6.1
3. Provide reference to applicable sheet: REFER TO C5.13
4. Update street name
5. Plans to include driveway design
6. Label driveway turnout radius
7. Coordination shall be made with Taylor Public Works for Generator type
8. Label and dimension easement on plan
9. Verify easement for storm drain and pipe; otherwise, drain to roadside ditch

115 of 134

1. Provide reference: REFER TO C6.1
2. Provide reference: REFER TO C5.13
3. Consideration shall be made for use of 45° bends instead of a 90°
4. Consideration shall be made for use of 45° bends instead of a 90°
5. Verify and show location of primary power source and location of meter loop
6. Lift Station General Comments Clarify & delineate which part of the driveway apron is by others (Sht C7.0) vs proposed on this sheet. Top MH is 4 ft below proposed pav't elevations that are called out
7. Verify and correct callout 6" thick concrete pavement?
8. Verify: TOP of MH would be more like 613.46
9. Notate - 613 exist contour
10. Notate - 614 exist contour
11. PROP 612 HB CONTOUR FROM POND GRADING
12. The top of pavement for the lift station appears to be about right elevation but is 1.5 ft higher at the NE corner where it meets with the detention basin high bank.
13. Key Note 1 - Verify: No apron shown on roadway sheets
14. RKCI provided a supplemental geotech report that included recommendations for over-excavation/select fill to reduce PVR. Incorporate into these plans.

116 of 134

1. Detail 3 - Concrete Pavement - Add note for reinforcing and notes for what is under 6" concrete pavement

120 of 134

1. Detail 2 - Flowline (FL) or centerline (CL) elevation needed on discharge piping section
2. Detail 2 - Elevation of bottom of vault needed here
3. Detail 2 - Elevation and size of drain needed
4. Lift station calculations to be provided to show basis of wet well sizing and verify 24-hour storage is available in wet well and upstream system without surcharging per TCEQ requirements.
5. Piping Schedule - Provide consideration for tee with a blind flange to allow for connection if bypass configuration is needed in the future for maintenance or emergency purposes.

121 of 134

1. Verify and notate location of guide rails on details
2. Detail 6 - Top of Grating Elevation - Wrong elevation shown
3. Detail 6 - Finished Floor Elevation - Wrong elevation shown

125 of 134

1. An updated TCEQ NOI (notice of intent) for the site is to be provided to the City to confirm stormwater permit for proposed construction

130 of 134

1. City of Taylor details to be used for sidewalk construction. See construction details at end of the Engineering Manual

132 of 134

1. Typical Utility Assignments - Verify and notate on plan where this located
2. Don't need easements for City owned facilities within ROW
3. PUE would be on outside of ROW for other utilities (non City utilities)
4. Sidewalk locations needs to be shown on all typicals

133 of 134

1. Notate sidewalk width - RCR Parkway
2. Verify sidewalk on detail - RCR Parkway
3. Notate sidewalk width - Logistics Loop East
4. Notate sidewalk width - Logistics Loop West
5. Notate sidewalk width - Logistics Loop North
6. Verify sidewalk on detail - Logistics Loop East
7. Verify sidewalk on detail - Logistics Loop West
8. Verify sidewalk on detail - Logistics Loop North
9. Verify: RCR Parkway - BOULEVARD CLASSIFICATION?
10. Verify: Logistics Loop East - AVENUE CLASSIFICATION?
11. Verify: Logistics Loop North - AVENUE CLASSIFICATION?
12. Verify: Logistics Loop West - AVENUE CLASSIFICATION?
13. Typical Sections: Match existing ground at ROW line Indicate width and thickness of sidewalk
14. Typical Sections: Indicate Material specifications: Type of Asphalt, # Lifts, target rate for lime, prime, tack coat
Per geotech report flex base should be 8" max lifts
15. Typical sections- shoulder dimension should go to edge of pavement- plan view calls out 36' of pavement this section appears to have 44' if the paved shoulders are 4 ft
16. Typical sections- Lime treated subgrade should go 3 ft beyond edge of pavement. See RKCI geotech report pg. 21
17. Typical sections- roadside grading should extend out from edge of pavement with a berm to cover the base extension - not from edge of lime treated subgrade (TYPICAL)
18. What is asphalt and asphalt binder, these are highly-viscous liquids or semi-solids? Define type of HMA or HMAC for surface and base courses.

Water Line Analysis Report

1. Modeling of water analysis to be coordinated with Engineering.
2. Incomplete information provided. Hydrant testing will need to be completed again once 20" waterline is installed.
3. Verify C value for existing and proposed piping. The values appear to be too high.
4. Provide formula or calculations for the determination of equivalent length for valves and fittings.

Cost Estimate

1. Update format of cost estimate to show pricing estimate of applicable public improvements.

*Refer to the Associated Files section of the permit page for a PDF of the report containing the following engineering comments:

Drainage Impact Analysis

Page 33 of 69 - Table 9a

1. No increase in runoff allowed. EM 8.1.3

Page 34 of 69 - Table 9b

1. No increase in runoff allowed. EM 8.1.3

Page 54 of 69 - Exhibit 9 Proposed Drainage

1. Verify Hec HMS modeling matches: bct1_c3 looks 100% impervious, btc1_f1 looks 0% (Provide in accordance to EM 8.1.9)

*Refer to the Associated Files section of the permit page for a PDF of the document containing the following engineering comments:

Geotechnical Report (FULL REPORT)

4 of 107

1. Suggest checking section titles in report versus the table of contents.

7 of 107

1. For CoT public roads minimum boring depth is 15 ft and maximum boring spacing is 500 ft per the CoT EM.

11 of 107

1. Where is the lift station and which boring(s) were drilled for the lift station?
2. Section below it states the PVR at the lift station is 4 inches, but the paragraph below states the PVR is on the order of 2 to 3 inches across the site.

12 of 107

1. What boring(s) was drilled for the lift station and how deep was the boring(s)? Deepest borings appear to be 25 ft, but lift station will be 50 ft based on text below. How was the allowable bearing capacity determined for the lift station foundation?

16 of 107

1. Text states the walls should be provided with a drain system to allow for the dissipation of water, but how do you drain clay and/or non freely draining granular soils (fines over 10 to 20 percent)?
2. Consider clearing stating in the two tables below that the EFD does not include hydrostatic pressures, however hydrostatic pressures should be considered for design and state at what depth or elevation where the design groundwater level is.
3. How are you going to excavate a near vertical slope in clay 50-ft deep?
4. How much fines are acceptable in the backfill types listed in the table below?

21 of 107

1. Is the subgrade modulus of 6 ksi, a correlated resilient modulus or back-calculated elastic modulus? Per AASHTO $MR = 1.5 \times CBR = 1.5 \times 3.5 = 5.25$ ksi
2. Can the different roadway types be shown on the plan of borings, or which borings were drilled for the various roadway types and pavement sections set forth below?
3. If the light duty and medium duty are public roadways then they should be designed per CoT EM.
4. Did the project civil engineer check the design 18-kip ESALs used in the pavement design report, where is the documentation?

22 of 107

1. If the light duty and medium duty are public roadways then they should be designed per CoT EM.
2. How were the pavement sections for the public drives/road calculated, what procedure was used? Was the CoT EM followed?
3. What is the street classification of RCR Parkway?
4. What is the street classification of Logistics Loop?

23 of 107

1. Where do the various pavement sections below for the different percent trucks get used along RCR Parkway?
2. How was the geogrid included in the pavement design software to develop the pavement sections with Geogrid?
3. Revise text: SN
4. Revise text: 4.24
5. Revise text: 5.18
6. Revise text: 5.9
7. Revise: SN for Collector Street per CoT EM = 4.48
8. Revise text: SN
9. Revise text: 3.88
10. Revise text: 4.46
11. Revise text: 5.04
12. Is RCR Parkway a Collector Street or an Arterial, the pavement section recommended herein for 10% trucks does not meet the minimum CoT EM pavement section for Collector Streets?
13. SN for Collector Street per CoT EM = 4.48
14. Is Logistic Loop a Collector Street or an Arterial, the pavement sections recommended herein for 10 and 20 % trucks do not meet the minimum CoT EM pavement section for Collector Streets?

24 of 107

1. What procedure or program was used to determine the rigid pavement sections?
2. Concrete or rigid pavement is usually designed for 30 year, not a 20-year life as noted herein.
3. For comparison the minimum rigid pavement thickness for concrete pavement per the CoT EM is 8" LSS / 8" Flex Base / 7" Conc.
4. Concrete/Rigid pavement requires reinforcement and jointing recommendations.

26 of 107

1. Lime series tests should be included in the pavement reprot per the CoT EM.
2. Any strength requirements for the proposed geogrids?

32 of 107

1. Where are the public roads and which borings were drilled for the public roads?

Geotechnical Report (SUPPLEMENTAL REPORT)

Cover Letter

1. Is one complete updated report going to be provided that includes entire project?

Sheet 2 of 66

1. With the one sulfate content of 1,900 ppm, which is approaching the 2,000 to 3,000 limit in which sulfate induced heave becomes a concern, does the owner clearly understand the need for more testing during construction.

Sheet 3 of 66

1. Report dated 11/30/22 indicated significantly more fill to reduce the PVR at the lift station, what changed between then and now?

Sheet 5 of 66

1. Provide a detailed site plan / plan of borings with City roads and other project components clearly shown and labeled.

***Refer to the Associated Files section of the permit page for a PDF of the Memo containing response to comments:**

Traffic Impact Analysis

1. Comments/coordination provided in the Response to Comments Memo provided by HDR (Kathy Smith, P.E., PTOE) dated 12/21/2022 to be completed. An updated TIA is required. Comments were emailed to Quiddity on
2. Please coordinate comments provided in the Memo with Quiddity for completion.

Fire Department Comments

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 with the following remaining original comment.

1. The widths and road types of the proposed roads shall be internally reviewed. Are all of the proposed street private or public?

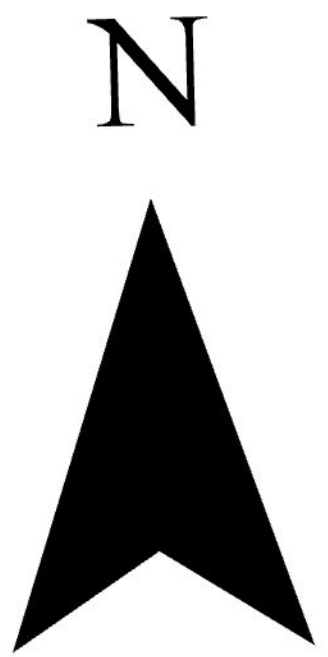
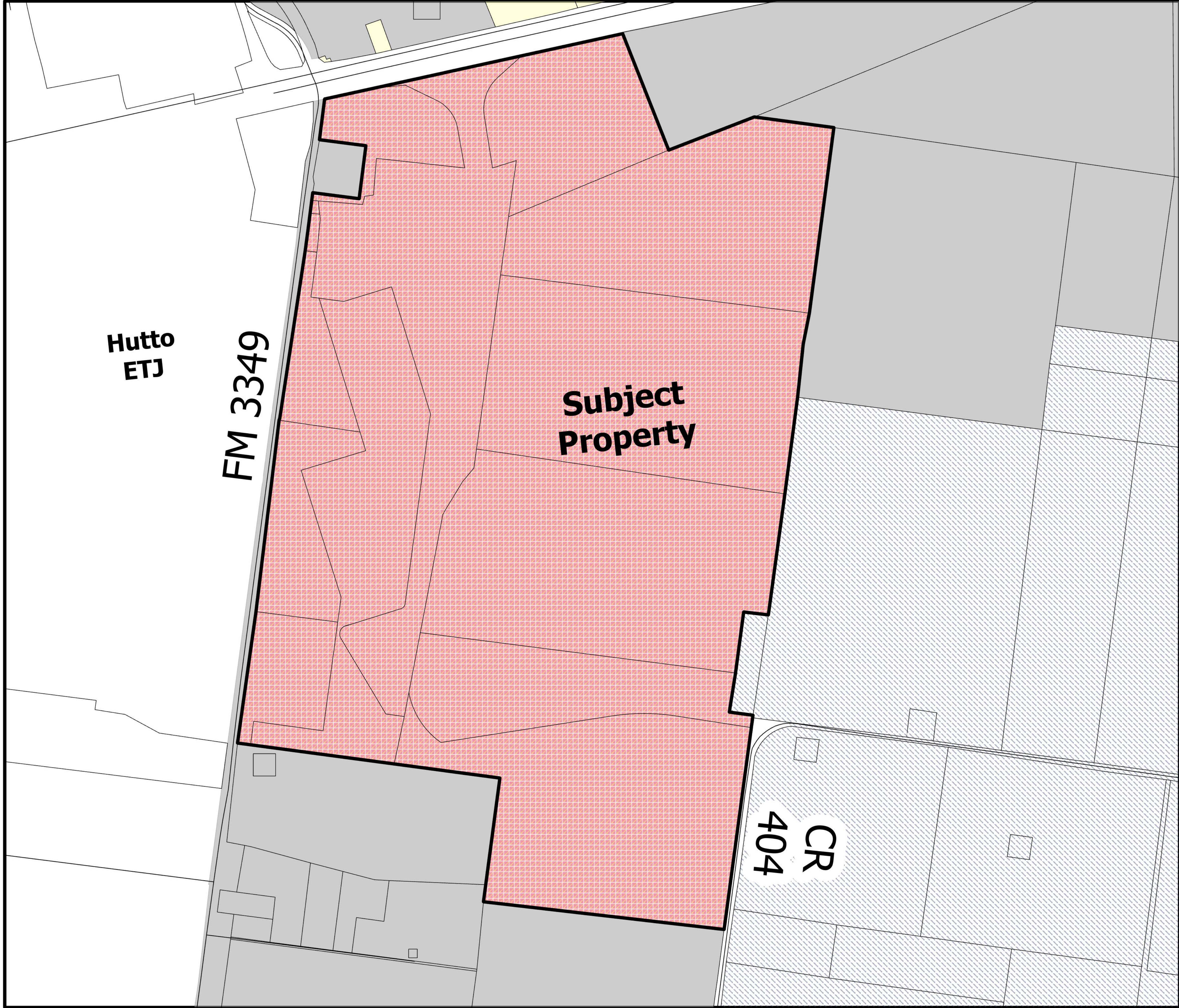
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylor.tx.gov.

Thank you,



Courtney Peres, CNU-A
Planning Manager
City of Taylor

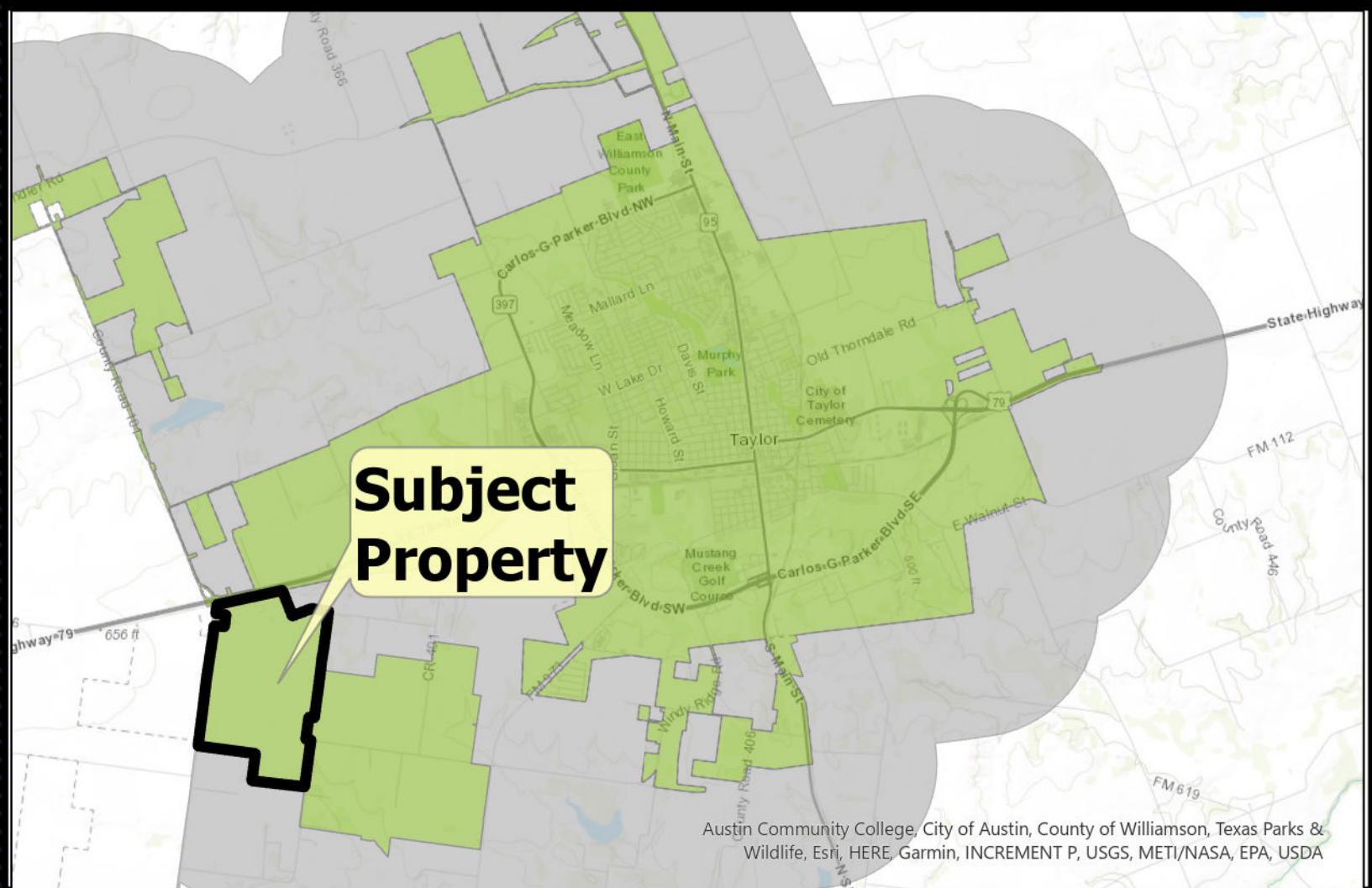


PZ-2022-1573

**RCR-Taylor Logistics Park
Subdivision Improvement Plans
Location Map
Approximately 756.00 Acres**

Legend

- ETJ
- Subject Property
- Parcels
- Streets
- ZONING
- B-2/CPD
- R-1 Single Family
- M-2/CPD



City of Taylor
PZ-2022-1603
Deefam Minor Plat
Staff Report

Item Details

Requested Action:	Consider disapproving Deefam Minor Plat
Address/Location:	12985 Chandler Road
Legal Description:	Approximately 10.25 acres of the Samuel Pharrass Survey, Abstract No. 496
Current Zoning:	N/A (ETJ)
Current Use:	Agricultural
Applicant:	Brian Dee/Deefam, LLC
Case History:	This is the first submission of the plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends disapproval of the proposed minor plat.

Attachments

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



City of Taylor

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

Brian Dee
Aaction Overhead Door Inc.
3103 N. IH35 ste.100
Round Rock TX 78664
brian_dee@aactionoverhead.com

Date: January 4, 2023

Address: 12985 Chandler Rd., Taylor 76574

Permit Number PZ-2022-1603

Dear Brian Dee,

Staff has completed its review of the plat for the Deefam Minor Plat that is to be generally located at 12985 Chandler Rd., Taylor, TX 76574. There are some corrections that need to be made prior to acceptance of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Chelsey Cooper. Should you have any questions or require additional information regarding any of these comments, please contact Chelsey Cooper by email at chelsey.cooper@hdrinc.com.

1. **Chandler Road is identified as a Regional Roadway within the Envision Taylor Comprehensive Plan. These roadway types require access management restrictions to be implemented (pg. 106). Private driveways will not be permitted to allow access off of Chandler Road. The plat type will likely change to a Preliminary Plat and require public improvements in order to create a public access/right-of-way.**
2. Plats shall be drawn on eighteen by twenty-three (18 × 23) inch sheets.
3. Improve the legibility of the bar scale and show the scale numerically as well. Minimum scale 1" = 100'.
4. On the first page of the Plat and in one location provide the following:
 - i. Owner
 - ii. Surveyor
 - iii. Engineer
 - iv. Lot and Block Table – Detail proposed lots per block, by type or use, including acreage or square feet, and length of each Block. Breakout by Phase if Phasing plan proposed.
 - v. Linear feet of new streets, table including type of street (residential, collector, etc.)
 - vi. Right-of-way (ROW) otherwise dedicated if not new streets
 - vii. Submittal date and revisions table.
5. The Blocks will need to be renamed. Blocks lettered (A, B, C) consecutively.
6. Ensure compliance with County access spacing to the property.
 - i. Dependent on County allocation of driveway ingress/egress, access to the property will need to be evaluated.
7. Confirm all elements included in the legend of graphics and abbreviations.
8. A curve table identifying the delta, length of curve, radius, point of curvature, point of reverse curvature, point of tangency, chord length and bearing for each proposed line.
9. Any proposed easements shall be depicted as "Hereby Dedicated".
10. Required Notes: Relocate to the first page of the plat.
 - i. Provide information on the appropriate providers: Utility Providers – Water: ____ ; Wastewater/septic: ____ ; Electricity: ____.
 - ii. Provide information for the note: Minimum Fire Flow of __ <per Fire Marshall> __ gallons per minutes for not less than two (2) hours shall be provided.
11. No signatures should be obtained until the City of Taylor authorizes approval of the Minor Plat. A new submission should remove any blocks that are signed and/or stamped. Additionally, please utilize the Subdivision Plat Application for reference and provide/revise the following signature blocks:
 - i. All Owner(s) – signature block and notarization block (for each)
 - ii. All Lienholder(s) (if any) – signature block and notarization block (for each)
 - iii. Surveyor Certification – signature and seal
 - iv. Engineer Certification (if required) – signature and seal

- v. Williamson County OSSF (if septic is to be utilized)
- vi. Williamson County Floodplain Administrator (if applicable)
- vii. Development Services Director
- viii. Williamson County Clerk – leave a 1.5" x 1.5" scale space for Clerk's seal (all recording plats).

Engineering Department Review

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

1. Complete all portions/ blanks within the proposed plat notes
2. Notate width of the existing drainage easement shown along Lot 1.
3. Verify if additional right of way is to be dedicated along Chandler Road.
4. Dimension the ROW shown on the plat for Chandler Road.
5. Notate location of sidewalk on the plat.
6. Lots are subject to submission of a drainage analysis pending proposed development of the lots. Detention shall be required per findings of drainage analysis.
7. Lots are subject to coordination of a TIA scoping and requirements pending proposed development of the lots.

Fire Department Comments

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

1. General note #6 shall note: 500 gallons.

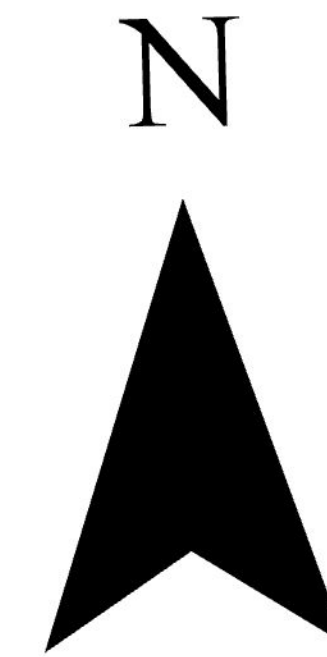
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planning Manager
City of Taylor

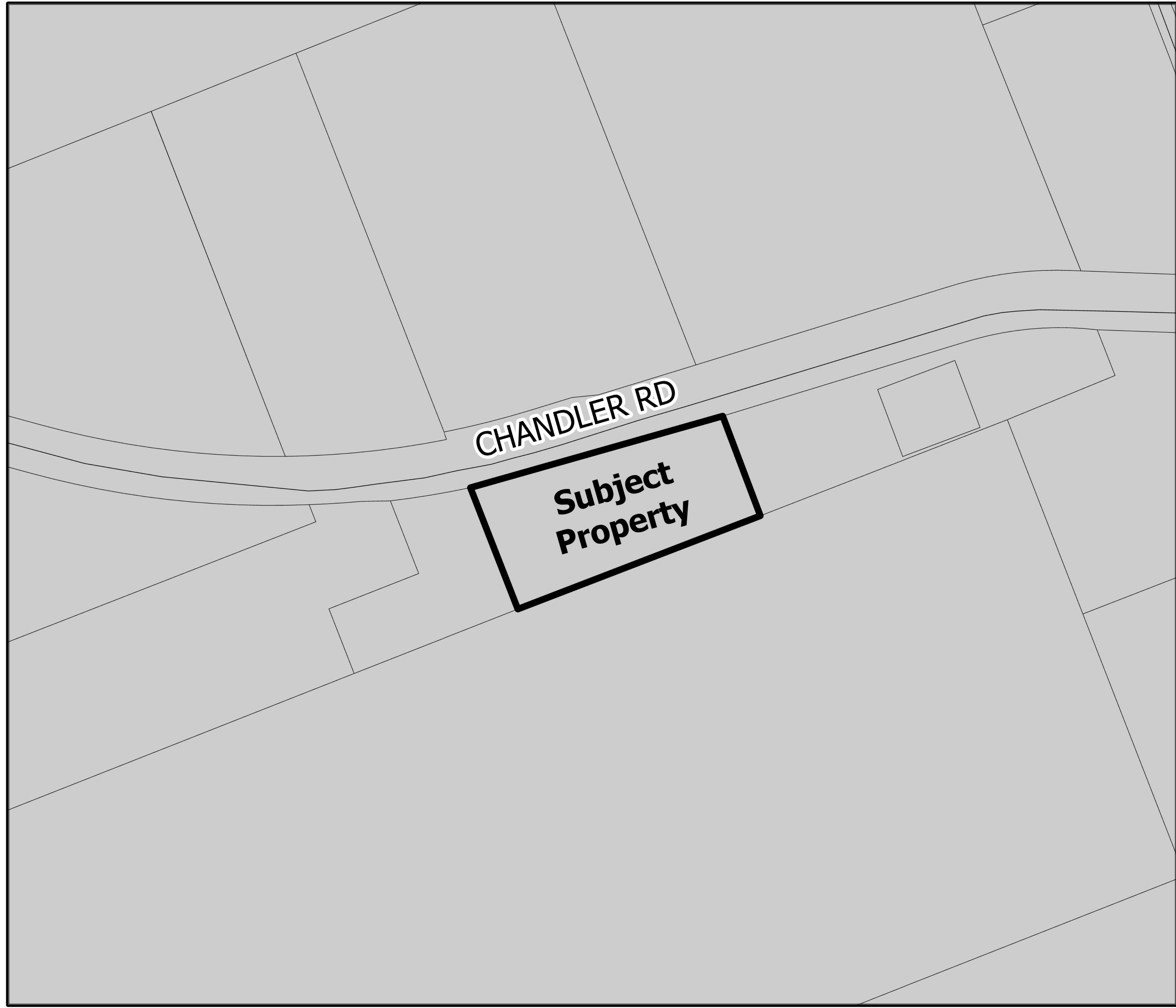
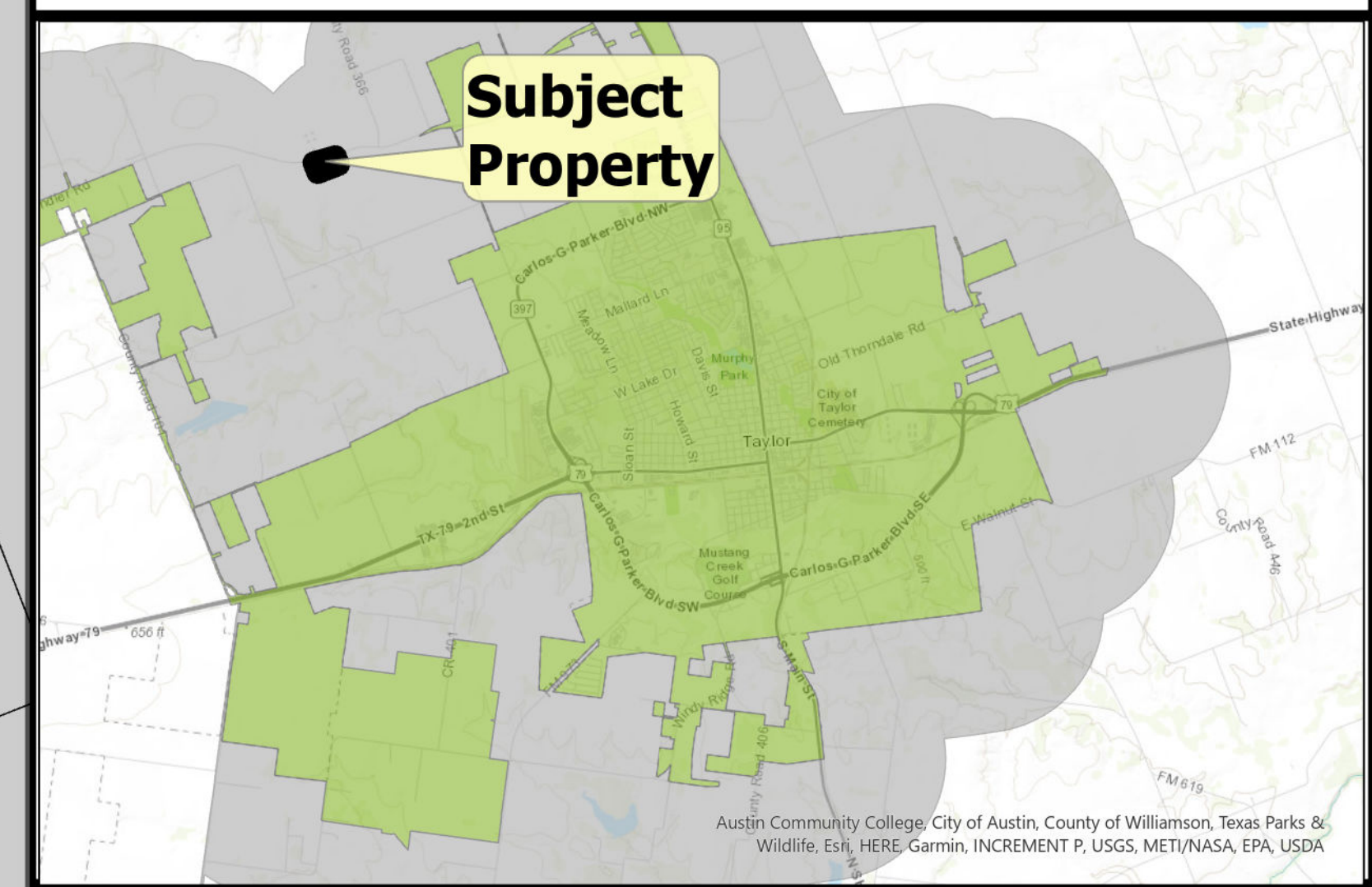


PZ-2022-1603

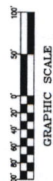
**Deefam Minor Plat
Location Map
Taylor ETJ
Approximately 10.25 Acres**

Legend

- ETJ
- ▣ Subject Property
- Parcels
- Streets



DEEFAM SUBDIVISION
MINOR PLAT

VICINITY MAP
(1" = 2000')

LEGEND

● 1/2" REBAR FOUND (OR AS NOTED)
 ○ 1/2" REBAR WITH CAP STAMPED "BRYAN TECH SERVICES"
 ○ 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET
 ○ 1/2" REBAR WITH CAP STAMPED "CONTROL POINT"
 ▲ OFF-OF-WAY

D.P.R.W.C.T.
 WILLIAMSON COUNTY, TEXAS
 R.O.W.

OWNER: DEEFAM LLC

SURVEYOR: LANDEIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
512-238-7901

FILING DATE: OCTOBER , 2022

AREA: 10.25 ACRES

SURVEY: SAMUEL PHARRASS SURVEY

2 SINGLE FAMILY LOTS (10.25 ACRES)

STREET DEDICATION - NONE

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

0.000945620
1,000 NOTE:
DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF

THE TRACT SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN A DESIGNATED FLOODPLAIN AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 4649103053P, DATED DECEMBER 20, 2019 FOR WILLAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N21°12'05"W	7.29'
L2	N62°49'14"E	0.91'
L3	S45°42'35"E	2.66'

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	3620.00'	85.42'	72°107"	N77°41'01"E	85.42'
C2	6310.00'	136.82'	174°33"	N74°08'26"E	136.82'
C3	3610.00'	321.63'	5'06"17"	S60°40'24"W	321.52'

DEEFAM SUBDIVISION
MINOR PLAT

GENERAL NOTES:

- UTILITY PROVIDERS - WATER: _____; WASTEWATER/SEPTIC: _____; ELECTRICITY: _____.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EXCERPTS.
- DEFINED BY PIN MAP NUMBER 48400500, EFFECTIVE DATE OF DECEMBER 10, 2010.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- MINIMUM FIRE FLOW OF _____ GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE _____, WHICH CONTAINS THE FOLLOWING DEVELOPMENT REQUIREMENTS/RESTRICTIONS: (ENUMERATE THEM)

DEEFAM SUBDIVISION
MINOR PLAT

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

AUTHORIZED PERSON (PRINT)

AUTHORIZED PERSON (SIGNATURE)

THE STATE OF TEXAS §
THE COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 20____, I HAVE PERSONALLY KNOWN _____, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC-STATE OF _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

BY SIGNING THIS PLAT FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, THE UNDERSIGNED, _____, HEREBY RELEASES THE RIGHTS OF WAY, EASEMENTS, ALLOTTMENTS, AND OTHER RIGHTS OF THE UNDERSIGNED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, VENDOR'S LEIN, OR OTHER INSTRUMENT, INCLUDING BUT NOT LIMITED TO THE NOTE AND LEIN DESCRIBED IN THE INSTRUMENT ENTITLED "DEEFAM SUBDIVISION", DATED OCTOBER 14, 2016, FILED OF RECORD IN THE OFFICIALS PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AT DOCUMENT NO. 2016097067.

LENDOR

FIRST TEXAS BANK, GEORGETOWN, TEXAS

A STATE CHARTERED BANKING ASSOCIATION

BY: _____

NAME: _____

TITLE: _____

P.O. BOX 645, GEORGETOWN, TEXAS 78627

THE STATE OF TEXAS §

THE COUNTY OF WILLIAMSON §

BEFORE ME, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE _____ DAY OF _____, 20____, I HAVE PERSONALLY KNOWN _____, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC-STATE OF _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____



LAND SURVEYOR'S STATEMENT

I, FRANK W. JUNK, 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 LAND HEREIN DESCRIBED, 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____.

LAND SURVEYOR (PRINT)

LAND SURVEYOR (SIGNATURE)

DATE

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

FRANK W. JUNK, R.P.L.S. NO. 8803

LAND DESIGN SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642

FIRM REGISTRATION NO. 10001800

(512) 238-7901

LAND DESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
FIRM REGISTRATION NO. 10001800
(512) 238-7901

DEEFAM SUBDIVISION
MINOR PLAT

REVISIONS	DATE	DESCRIPTION

CHECKED BY: FWF	FIELDBOOK: 417/3
REVIS: FWF	TECH: HAS
CHANDLER/DESCRIPTIONS	RECORD: DEEFAM
FILE PATH: K:\2022 - DEEFAM	DATE: 08/20/2022
CHANDLER/DESCRIPTIONS	SCALE: 1" = 100'
FILE PATH: K:\2022 - DEEFAM	JOE NUMBER: 22-052
DATE: 08/20/2022	PROJECT NAME: DEEFAM CHANDLER

DRAWING NAME: DEEFAM PLAT	SHEET 02 of 02
---------------------------	----------------

BEING 10.25 ACRES OF LAND, SURVEYED BY LAND DESIGN SERVICES, INC., SITUATED IN THE SAMUEL PHARRAS TRACT, LIBERTY HILL, TEXAS, AND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LEIN TO DEEFAM LLC, RECORDED IN DOCUMENT NO. 2016097067, IN THE OFFICIALS PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH REBAR WITH CAP STAMPED "BRYAN TECH SERVICES" FOUND FOR THE NORTHWEST CORNER OF SAID 10.25-ACRE TRACT AND IN THE EAST LINE OF A CALLED 6-ACRE TRACT OF LAND DESCRIBED IN THE EXISTING SOUTH RIGHT-OF-WAY LINE OF CHANDLER ROAD (E.O.W. VARIED), FROM WHICH A 1/2-INCH REBAR WITH CAP STAMPED "BRYAN TECH SERVICES" WAS FOUND FOR THE NORTHEAST CORNER OF SAID 6-ACRE TRACT AND THENCE SOUTH 71°05'10" WEST A DISTANCE OF 7.29 FEET;

THENCE ALONG THE NORTH LINE OF SAID 10.25-ACRE TRACT AND THE COMMON EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID CHANDLER ROAD, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 89.42 FEET, A CHORD BEARING NORTH 77°41'01" WEST A DISTANCE OF 80.47 FEET, TO A 1/2-INCH REBAR FOUND;

2. NORTH 70°28'13" EAST A DISTANCE OF 103.17 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "BRYAN TECH SERVICES" FOUND;

3. ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 672.00 FEET, AN ARC LENGTH OF 136.82 FEET, A CHORD BEARING NORTH 14°09'29" EAST A DISTANCE OF 136.82 FEET, TO A 1/2-INCH REBAR FOUND; AND

4. NORTH 72°06'18" EAST A DISTANCE OF 672.00 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "SAM INC." FOUND FOR THE NORTHEAST CORNER OF SAID 10.25-ACRE TRACT AND THE COMMON NORTHWEST CORNER OF THE REMAINDER OF SAID 10.25-ACRE TRACT AND SAID 10.25-ACRE TRACT OF LAND DESCRIBED IN THE REMAINDER OF SAID 10.25-ACRE TRACT OF LAND HELD IN THE ESTATE OF ROSS STROMBERG SR., AND NUBETA J. SCHMIDT REVOCABLE LIVING TRUST, RECORDED IN DOCUMENT NO. 2004051253 OF SAID O.P.R.W.C.T.;

THENCE SOUTH 88°39'41" WEST WITH THE SOUTH LINE OF SAID 10.25-ACRE TRACT AND THE COMMON WEST LINE OF THE REMAINDER OF SAID 10.25-ACRE TRACT, A DISTANCE OF 409.45 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "BRYAN TECH SERVICES" FOUND FOR THE WEST CORNER OF SAID 10.25-ACRE TRACT AND THE COMMON NORTHWEST CORNER OF A CALLED 217.73-ACRE TRACT OF LAND HELD IN THE ESTATE OF ROSS STROMBERG SR., AND NUBETA J. SCHMIDT REVOCABLE LIVING TRUST, RECORDED IN DOCUMENT NO. 2004051253 OF SAID O.P.R.W.C.T.;

THENCE SOUTH 88°39'41" WEST WITH THE SOUTH LINE OF SAID 10.25-ACRE TRACT AND THE COMMON NORTH LINE OF THE REMAINDER OF SAID 10.25-ACRE TRACT, A DISTANCE OF 996.14 FEET TO A 1/2-INCH REBAR WITH CAP STAMPED "BRYAN TECH SERVICES" FOUND FOR THE SOUTH CORNER OF SAID 10.25-ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SAID 6-ACRE TRACT, FROM WHICH A 1/2-INCH REBAR WITH CAP STAMPED "BRYAN TECH SERVICES" WAS FOUND FOR THE NORTHEAST CORNER OF SAID 6-ACRE TRACT AND THENCE SOUTH 49°42'55" EAST A DISTANCE OF 2.66 FEET TO A 1/2-INCH REBAR FOUND; BEARS SOUTH 49°42'55" EAST A DISTANCE OF 2.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.25 ACRES OF LAND, MORE OR LESS.

DEVELOPMENT SERVICES DIRECTOR

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 (PRINT)

(SIGNATURE)

DATE

THE STATE OF TEXAS §
THE COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

NANCY E. RISTER, CLERK OF COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT, WITH ITS CORPORATE AUTHENTICATION, WAS FILED FOR RECORD ON _____ DAY OF _____, 20____, 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
PZ-2022-1604
Samsung Taylor Final Plat
Staff Report

Item Details

Requested Action:	Consider disapproving Samsung Taylor Final Plat
Address/Location:	1530 FM 973
Legal Description:	Approximately 1,216.17 acres of the H.T. & B.R.R. Co. Survey, Abstract No. 315, the H.T. & B.R.R. Co. Survey, Abstract No. 318, the Watkins Nobles Survey, Abstract No. 484, the Benjamin J. Tyler Survey, Abstract No. 631, the Lucius A. Tyler Survey, Abstract No. 632, the George N. Tyler Survey, Abstract No. 634, the G.W. Tyler Survey, Abstract No. 636, the Thomas B. Lee Survey, Abstract No. 800, and the Jacob Ebberly Survey, Abstract No. 923
Current Zoning:	M-2/CPD
Current Use:	The existing site of the Samsung Taylor Semiconductor Facility
Applicant:	Samsung Austin Semiconductor
Case History:	This is the first submission of the plat.
Staff Recommendation:	The submitted plat does not meet the minimum requirements of the Subdivision Ordinance. Therefore, staff recommends disapproval of the proposed minor plat.

Attachments

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



City of Taylor

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

Date: December 29, 2022

Address: 1530 FM 973, Taylor 76574

Permit Number PZ-2022-1604

Staff has completed its review of plans for the Samsung Taylor Final Plat that is to be generally located at 1530 FM 973, Taylor, TX 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by 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.

The application will require the following items to complete the application:

1. Agent Authorization from the signatory authority for Samsung (the last signatory we have on file is Sangki Bae) to the applicant for the project
2. Copies of all deeds
3. Copies of existing easement documents
4. Lienholder and Written Consent
5. Engineering Summary Letter
6. Agency Concurrence Letter from ONCOR
7. Agency Concurrence Letter from SiEnergy (natural gas)
8. Agency Concurrence Letter from EPCOR (private water and wastewater)
9. Agency Concurrence Letter from the City of Taylor Industrial Pretreatment Officer, James Lamb
10. Approved TCEQ wastewater permit documentation and/or permit number
11. A signed and sealed Drainage Impact Analysis (DIA) in accordance with page 20 of the original development agreement

Please refer to Sec. 3.3 of the City of Taylor Subdivision Ordinance for final plat requirements and the City's Final Plat Checklist, which can be found here: <http://www.taylor.tx.gov/DocumentCenter/View/12424/Planning---Final-Plat-Checklist>.

Planning Department Comments

The following comments have been provided by Courtney Peres. Should you have any questions or require additional information regarding any of these comments, please contact Courtney Peres by email at courtney.peres@taylor.tx.gov.

All outstanding documents required must be submitted for staff to complete a thorough review of the Final Plat. Refer to Engineering and Planning Department comments to gain compliance with required documents and revisions in addition to the comments listed below. Upon submission of all required documents additional, new comments will likely follow.

1. Seek to utilize a smaller scale to maximize functionality of the plat.
2. Create a Cover Page as the first page of the plat. Provide the following information on the Cover Page:
 - i. Title of Subdivision with legal description
 - ii. Index table to associate with all pages
 - iii. City's project number PZ-2022-1604 (at the bottom of each page)
 - iv. Owner(s) Name

- v. Applicant(s) or Agent(s) name (if applicable).
- vi. Surveyor's company name and contact information
- vii. Engineer's company name and contact information
- viii. Submittal date with revisions table
- ix. Total Acreage of site
- x. Total number of Lots (also list open space lots, detention etc. as applicable)
- xi. Total number of Blocks
- xii. Location Map to scale with cross streets for identification
- xiii. North Arrow

Engineering Department Review

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

*Refer to the Associated Files section of the permit page for a PDF of the plat containing the following engineering comments:

General

- Provide required documents for final platting.
- Provide a full sheet to display overall plat/plat layout

Sheet 1

1. Need a Key Map laying out whole site with an index of sheets as first page
2. "City of Taylor - Perimeter Roadway Easement"
3. "City of Taylor - Utility Connection Easement"

Sheet 2

1. "City of Taylor - Perimeter Roadway Easement"
2. "City of Taylor - Perimeter Roadway Easement"

Sheet 3

1. City Services Easement
2. Label line type noted
3. Line crossing into City easement

Sheet 4

1. City Services Easement

Sheet 5

1. Per dev. agreement, this easement should be titled "City Services Easement"

Sheet 6

1. "Utility Connection Easement" per agreement
2. City of Taylor - Perimeter Roadway Easement"

Sheet 7

1. Private easement for who? Seems to stretch north into City Services Easement

Sheet 10

1. "City of Taylor - Perimeter Roadway Easement"

Sheet 11

1. Verify owner of private easement. Seems to stretch north into the City Services Easement

Sheet 14

1. "City of Taylor - Perimeter Roadway Easement"
2. What is this? Does City easement go through? Linework stops

Sheet 15

1. Verify owner for water easement
2. Dimension for what?
3. What's this dimension noted and notate purpose.
4. Private easement not called out anymore? Where does it stop?

Sheet 18

1. "City of Taylor - Perimeter Roadway Easement"

Sheet 19

1. Move callouts and leaders to same page
Move text onto one page
Verify owner for water easement

Sheet 20

1. Verify owner for water easement

Sheet 24

1. Verify owner for water easement

Sheet 25

1. Verify owner for water easement

Sheet 29

1. Verify owner for water easement

Sheet 30

1. Verify owner for water easement

Sheet 31

1. Verify owner for water easement

Sheet 32

1. Verify owner for water easement

Sheet 33

1. Verify owner for water easement

Sheet 34

1. Verify owner for water easement

1. Enlarge and put it on the first page of the document. Show easements on scaled out view as well

Fire Department Comments

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

1. Under the note area, #8 shall indicate 500 gallons.

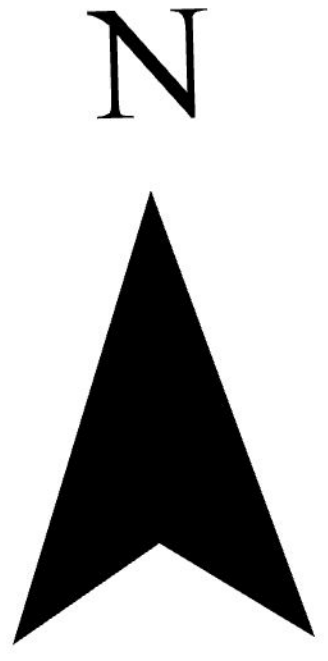
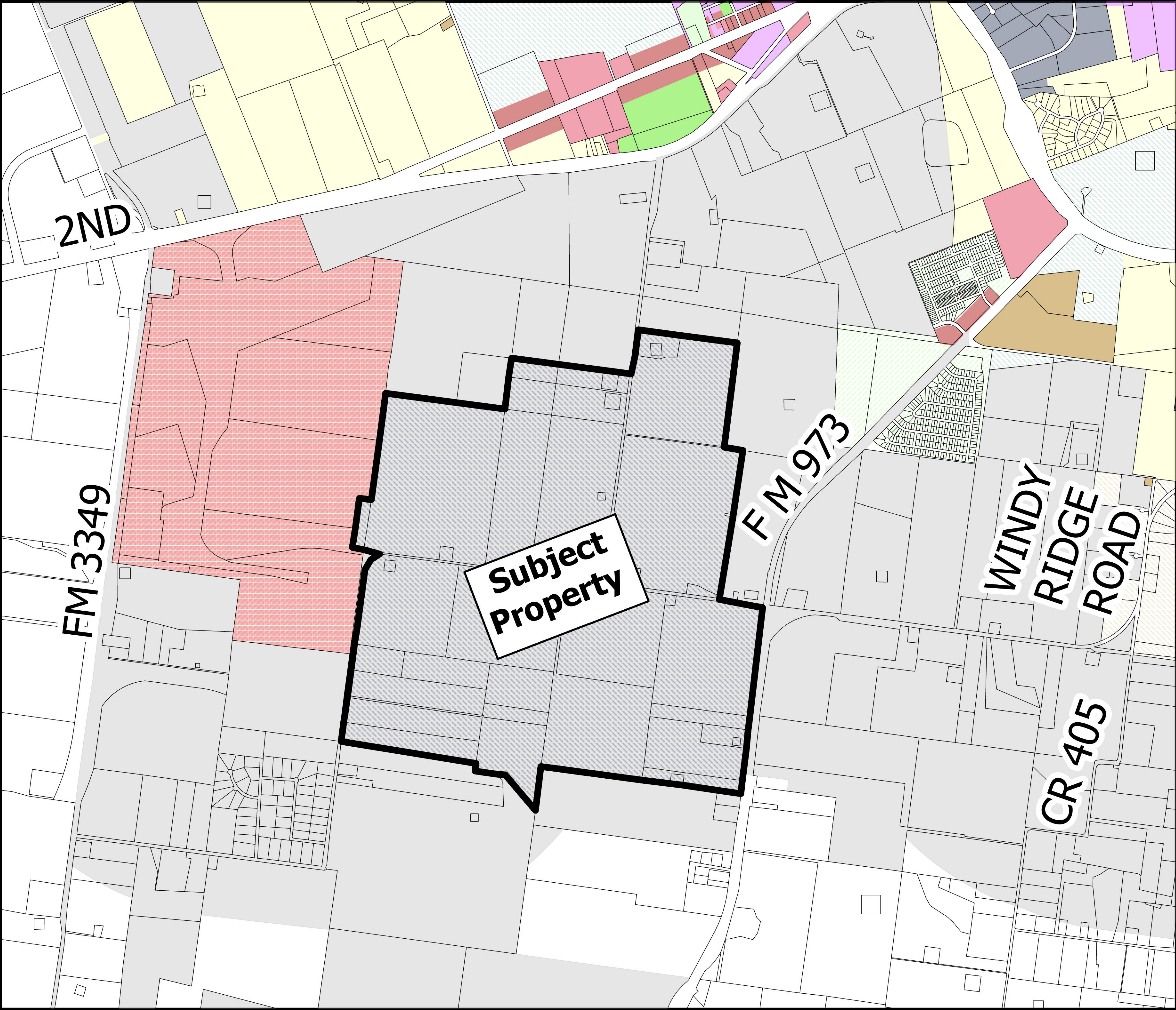
Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,



Courtney Peres, CNU-A
Planning Manager
City of Taylor

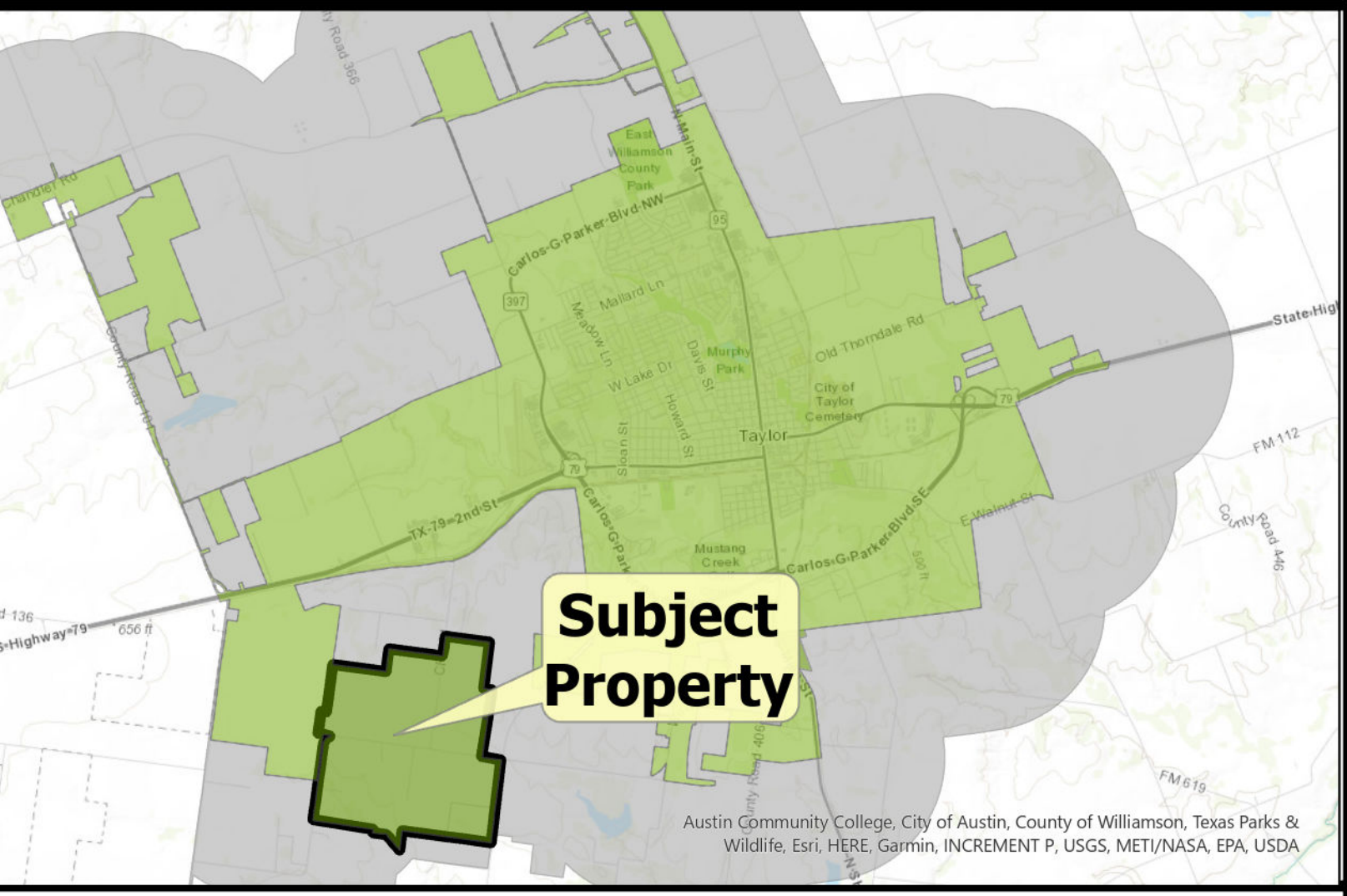


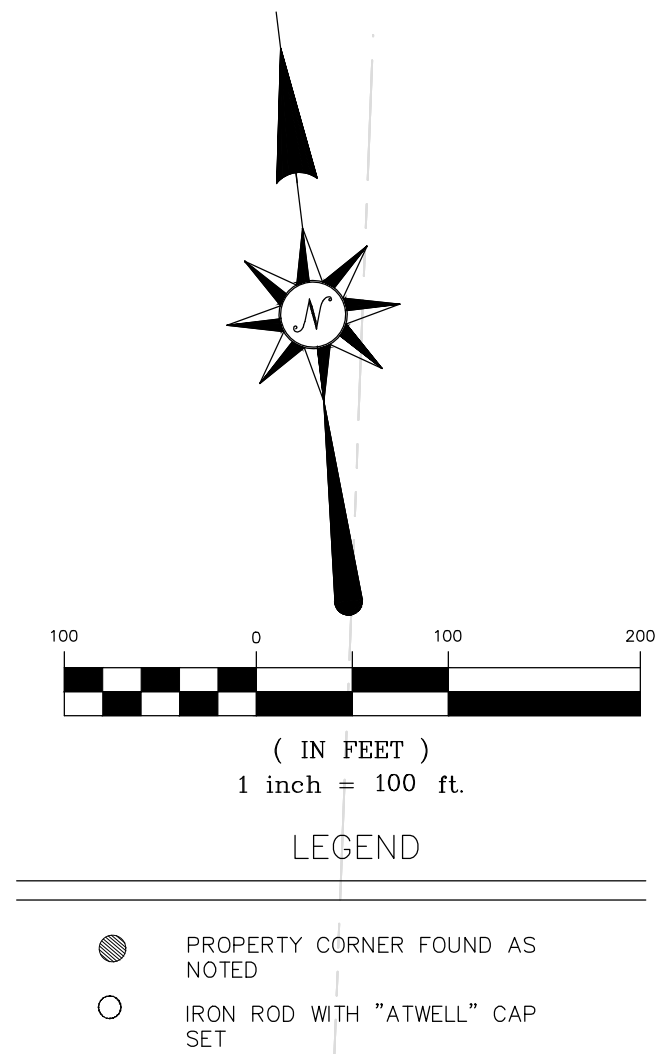
PZ-2022-1604

**Samsung Taylor Final Plat
Location Map
Approximately 1216.17 Acres**

Legend

ETJ	M-1 Light Industrial
Subject Property	M-2 Heavy Industry
Parcels	M-H Manufactured Housing
B-1	R1-MHS Manufactured Housing Overlay
B-1/CPD	MF-1 Multi-Family
B-2	MF-2 Multi-Family
B-2/CPD	P Parks
B-3 Central Business	R-1 Single Family
BP-1 Business Park 1	R-2 Single Family
BP-2 Business Park 2	R-3 Single Family
D Duplex Residential	R-1/RPD: Residential Planned Development
DN Downtown Neighborhood	R/A Rural Agriculture
I Institutional	MF-1/RPD
	MF-2/RPD: Multi-Family 2 - Residential Planned Development
	M-2/CPD





CALLLED
79.74 ACRES
C. ERNEST
LAWRENCE FAMILY
LIMITED PARTNERSHIP
DOC. NO.
2005011333
O.P.R.W.C.T.

SEE SHEET NO. 1
SEE SHEET NO. 5

CALLLED
1.13 ACRES, TRACT 2
PROPHET CAPITAL
MANAGEMENT, LTD,
DOC. NO. 2021187922
O.P.R.W.C.T.

FOUND
1/2" IRON ROD
W/ATWELL CAP

S82°28'11"E 1904.77'

65' R.O.W. ESMT.
DOC. NO. _____
O.P.R.W.C.T.

WATER RECLAMATION
FACILITIES ESMT AGREEMENT
EPCOR SERVICES INC.
DOC. NO. _____
O.P.R.W.C.T.

12' GAS ESMT.
DOC. NO. _____
O.P.R.W.C.T.

LOT 1
BLOCK A
1,214.65 ACRES

50' BLDG. SETBACK
HEREBY DEDICATED

25' LANDSCAPE BUFFER
HEREBY DEDICATED

WATER ESMT.
CITY OF TAYLOR
DOC. NO. _____
O.P.R.W.C.T.

SEE SHEET NO. 1
SEE SHEET NO. 2

C.R. 401
APPROXIMATE
PROPOSED R.O.W. BY
OTHERS

N07°18'23"E 422.83'

N07°06'15"E 365.08'

401
ATE
BY

'15"E
08'

k:\21002557\dwg\survey\plotting\samsung taylor plat.dwg Savedate: 12/6/2022 8:05 AM Plotdate: 12/6/2022 8:08 AM

PROJECT:	Samsung Plotting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



ATWELL

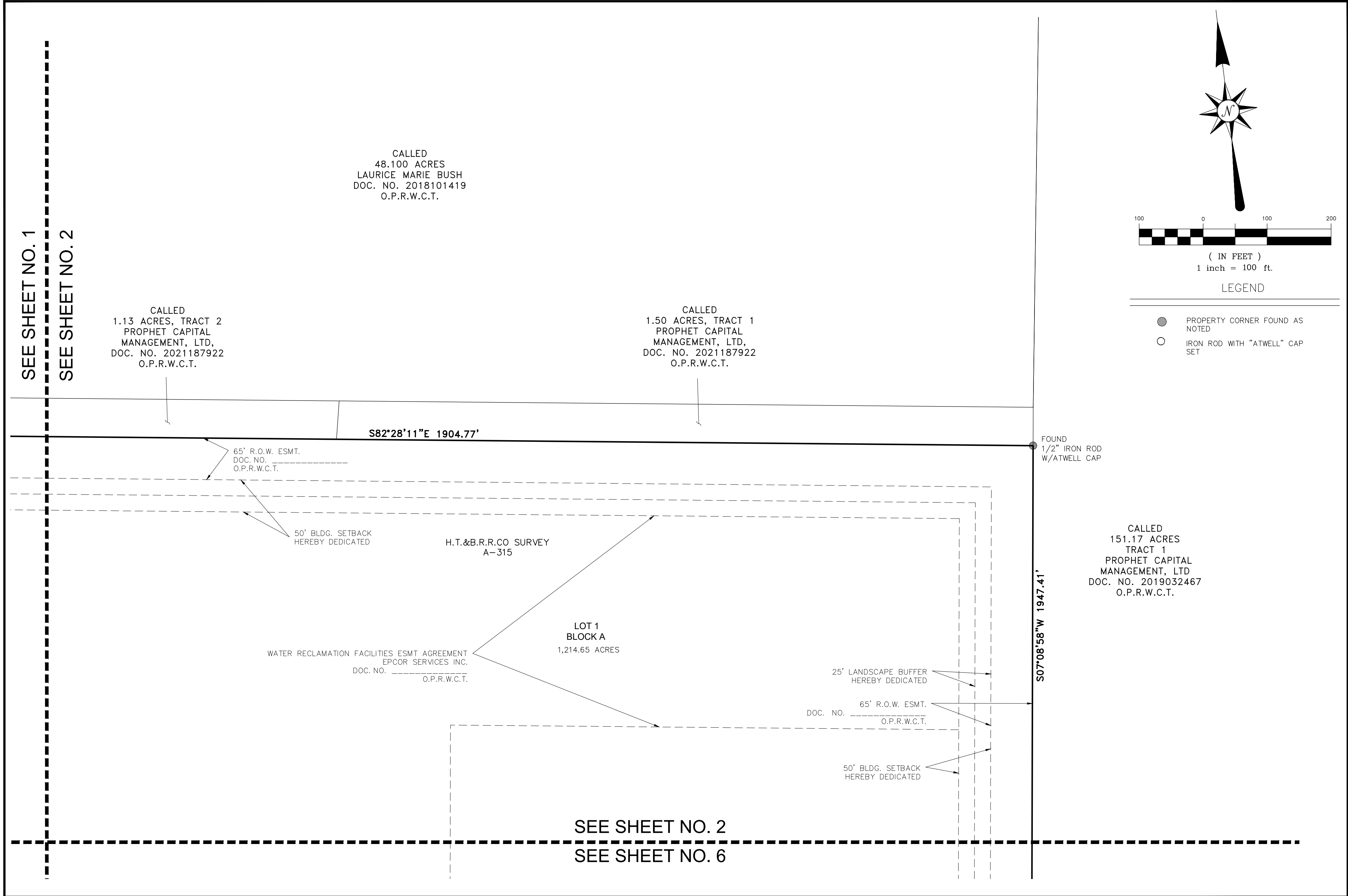
www.atwell-group.com

805 LAS CIMAS PARKWAY, SUITE 310
AUSTIN, TX 78746
512.904.0505
TBPE LS 10193726

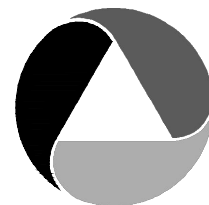
FINAL PLAT
SAMSUNG TAYLOR
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
BEING PART OF THE BENJAMIN J. TYLER SURVEY, ABST. 631, THE THOMAS B. LEE SURVEY,
ABST. 800, THE LUCIUS A. TYLER SURVEY, ABST. 632, THE H.T.&B.R.R.CO. SURVEY, ABST. 315,
THE H.T.&B.R.R.CO. SURVEY, ABST. 318, THE G.W. TYLER SURVEY, ABST. 636, THE GEORGE N.
TYLER SURVEY, ABST. 634 AND THE JACOB EBBERLY SURVEY, ABST. 923,
WILLIAMSON COUNTY, TEXAS

SHEET 1 OF 36

k:\21002557\dwg\survey\plotting\samsung taylor plat.dwg Savedate: 12/6/2022 8:05 AM Plotdate: 12/6/2022 8:08 AM



PROJECT:	Samsung Plotting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

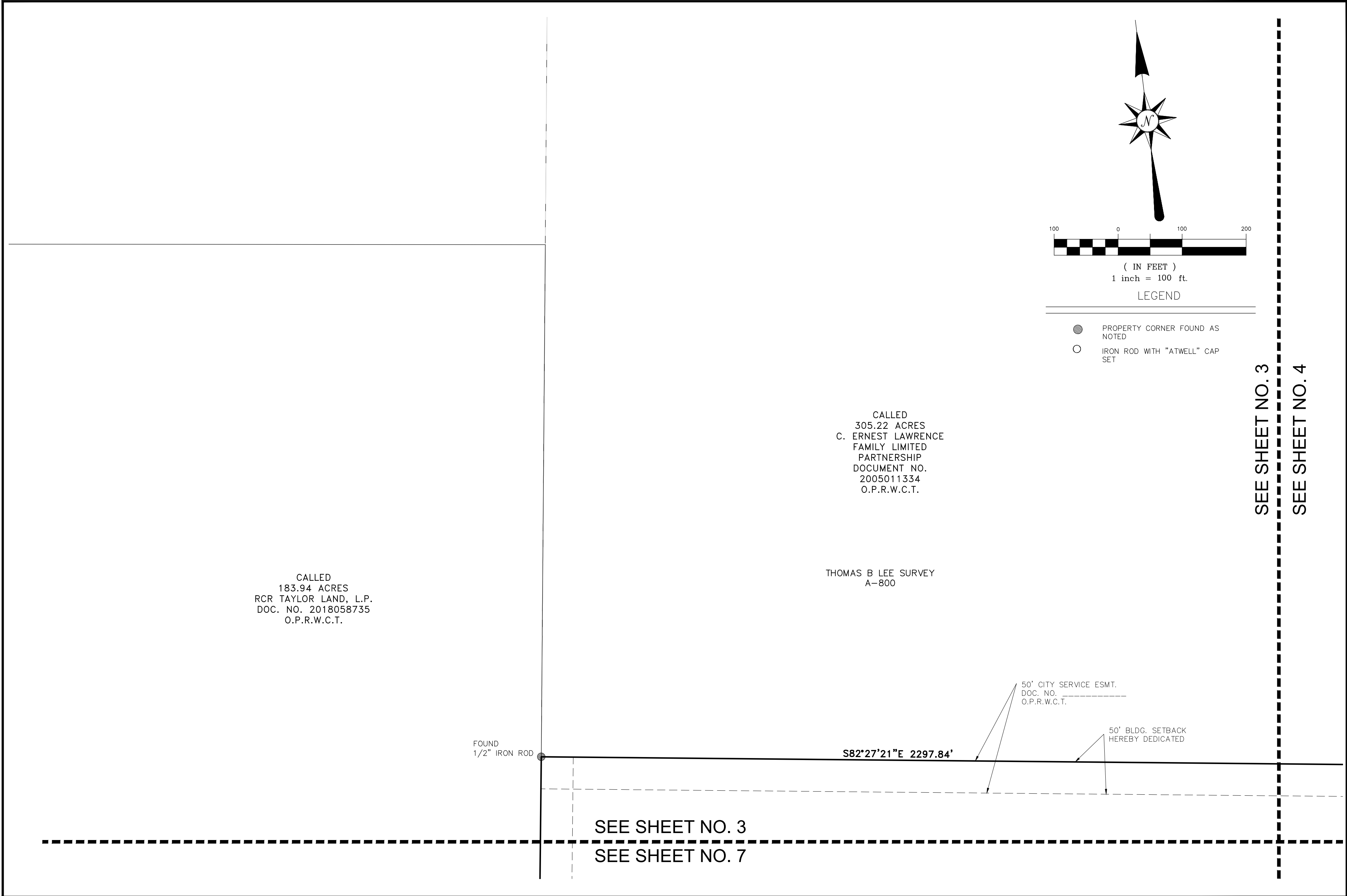


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AUSTIN, TX 78746
512.904.0505
TBPE LS 10193726

FINAL PLAT
SAMSUNG TAYLOR
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
BEING PART OF THE BENJAMIN J. TYLER SURVEY, ABST. 631, THE THOMAS B. LEE SURVEY, ABST. 800, THE LUCIUS A. TYLER SURVEY, ABST. 632, THE H.T.&B.R.R.CO. SURVEY, ABST. 315, THE H.T.&B.R.R.CO. SURVEY, ABST. 318, THE G.W. TYLER SURVEY, ABST. 636, THE GEORGE N. TYLER SURVEY, ABST. 634 AND THE JACOB EBBERLY SURVEY, ABST. 923,
WILLIAMSON COUNTY, TEXAS

SHEET 2 OF 36

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(IN FEET)
1 inch = 100 ft.

LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET

PROJECT:	Samsung Plotting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

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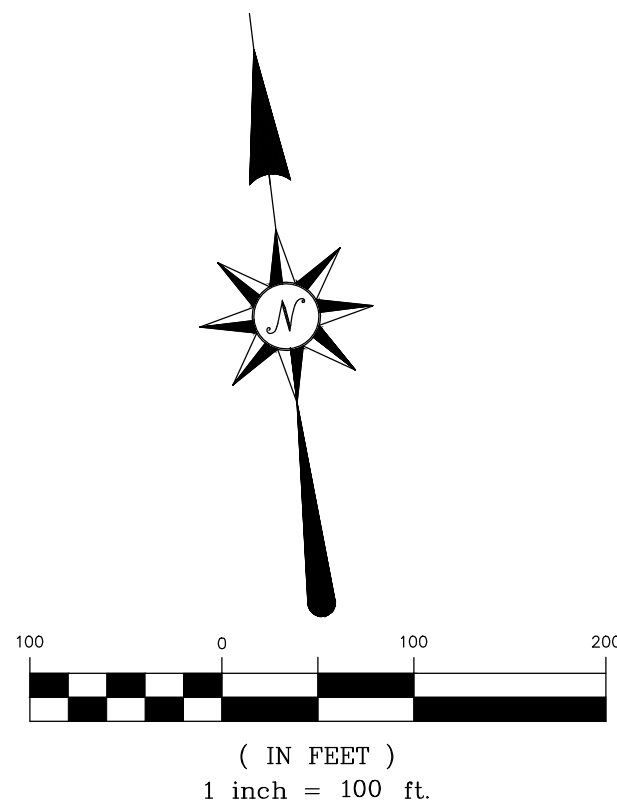
FINAL PLAT
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WILLIAMSON COUNTY, TEXAS

SHEET 3 OF 36

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SEE SHEET NO. 3

SEE SHEET NO. 4



LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET

CALLLED
305.22 ACRES
C. ERNEST LAWRENCE
FAMILY LIMITED
PARTNERSHIP
DOCUMENT NO.
2005011334
O.P.R.W.C.T.

THOMAS B LEE SURVEY
A-800

S82°27'21"E 2297.84'

50' CITY SERVICE ESMT.
DOC. NO. _____
O.P.R.W.C.T.

50' BLDG. SETBACK
HEREBY DEDICATED

N07°13'32"E 978.27'

FOUND
1/2" IRON ROD

SEE SHEET NO. 4

SEE SHEET NO. 8

CALLLED
79.74 ACRES
C. ERNEST LAWRENCE FAMILY
LIMITED PARTNERSHIP
DOC. NO. 2005011333
O.P.R.W.C.T.

S82°46'28"E 2328.97'

FOUND
POST

120' ELEC. ESMT.
DOC. NO. _____
O.P.R.W.C.T.

50' BLDG. SETBACK
HEREBY DEDICATED

50' CITY SERVICE ESMT.
DOC. NO. _____
O.P.R.W.C.T.

50' CITY SERVICE ESMT.
DOC. NO. _____
O.P.R.W.C.T.

CENTERLINE
50' PIPELINE EASEMENT
DOC. NO. 2020124081
O.R.W.C.T.
TO BE VACATED

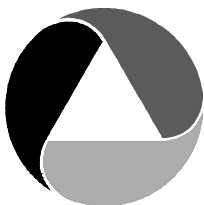
LOT 1
BLOCK A
1,214.65 ACRES

120' ELEC. ESMT.
DOC. NO. _____
O.P.R.W.C.T.

SEE SHEET NO. 4

SEE SHEET NO. 5

PROJECT:	Samsung Plotting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

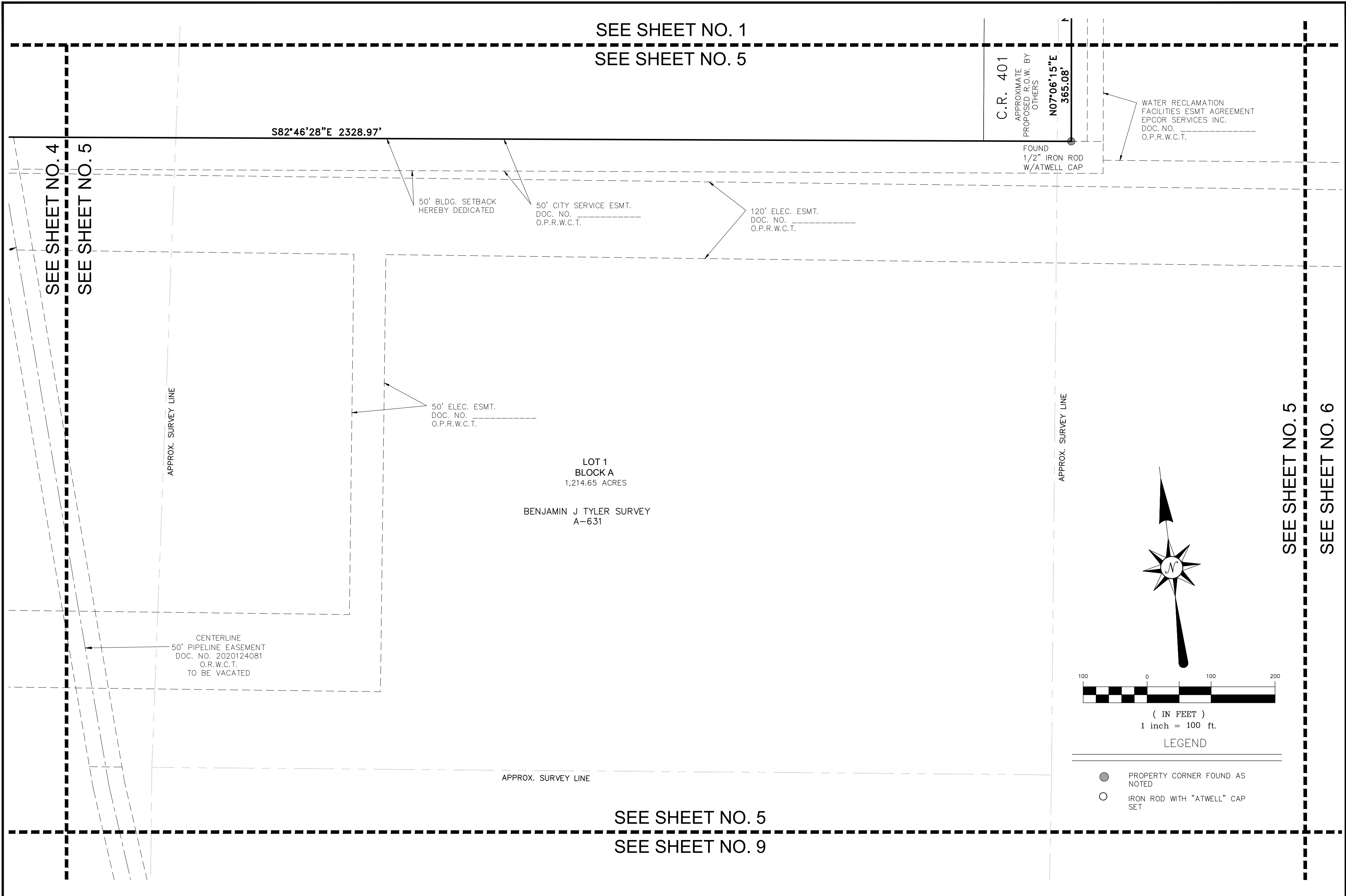


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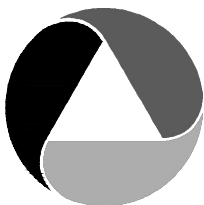
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WILLIAMSON COUNTY, TEXAS

SHEET 4 OF 36

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PROJECT:	Samsung Plotting
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SCALE:	1" = 100'
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TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



ATWELL

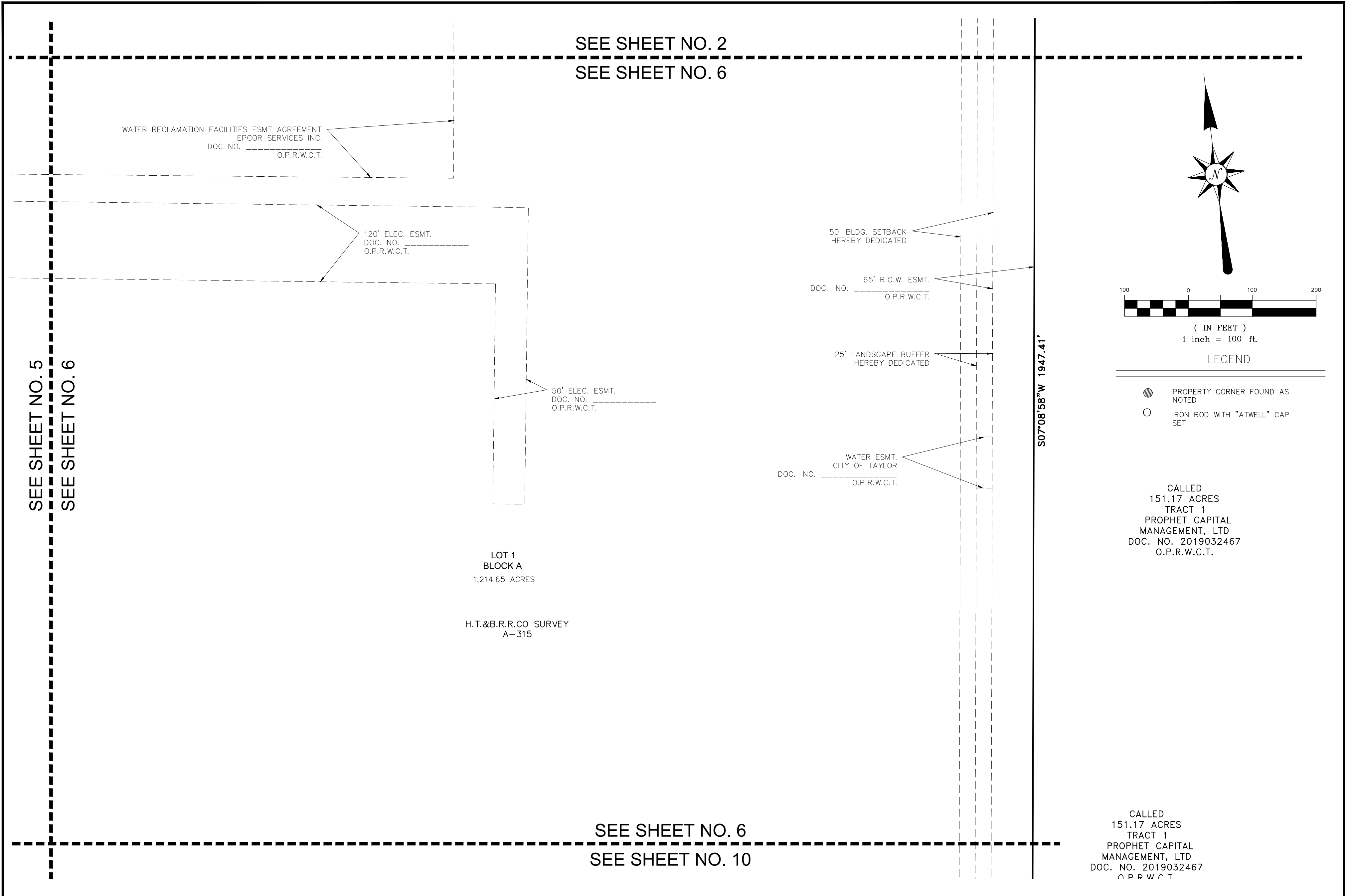
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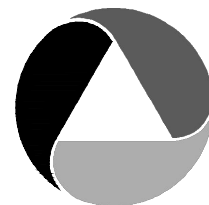
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SHEET 5 OF 36

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PROJECT:	Samsung Plotting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

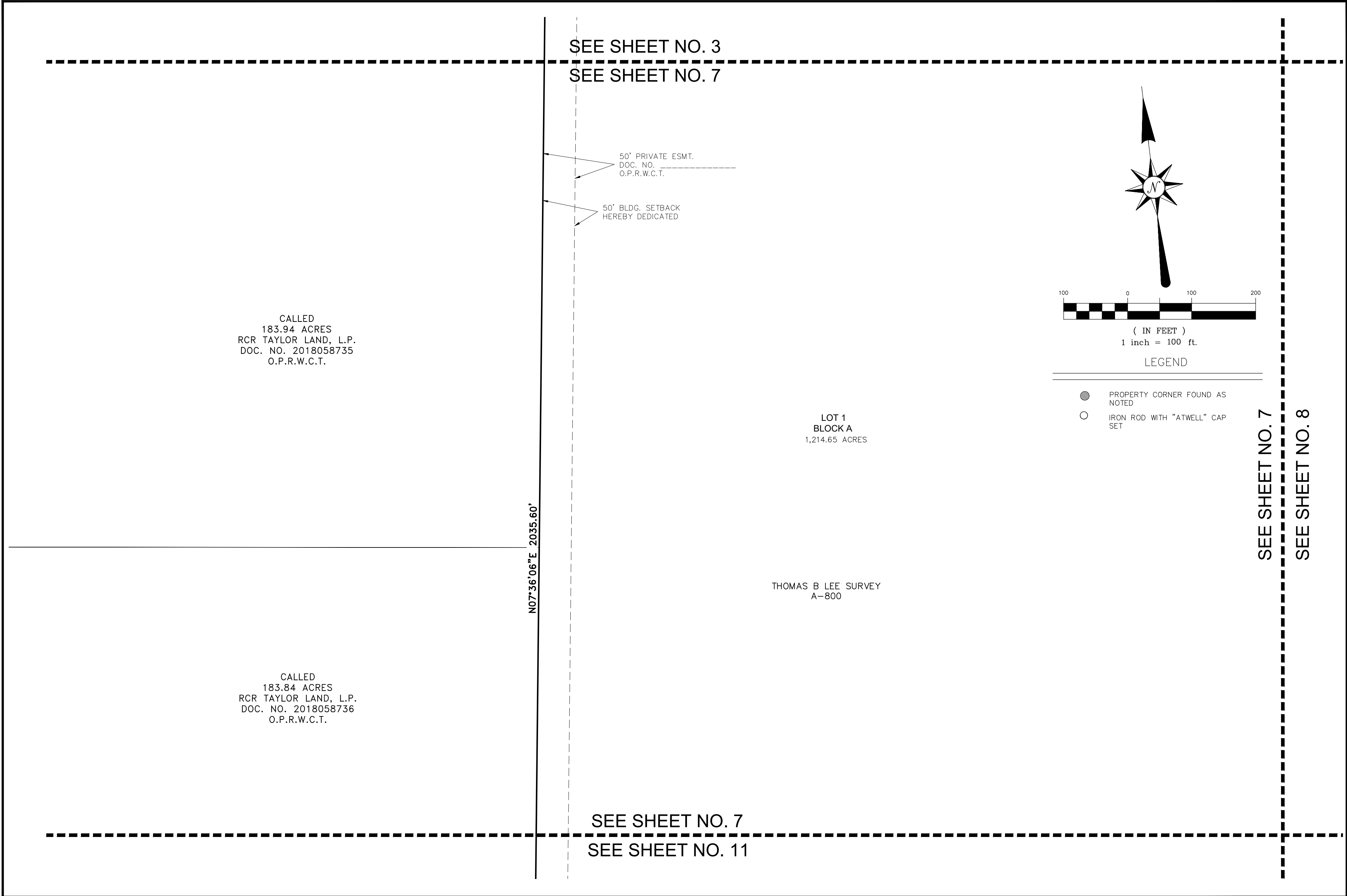


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SHEET 6 OF 36

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PROJECT:	Samsung Plotting
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TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



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SHEET 7 OF 36

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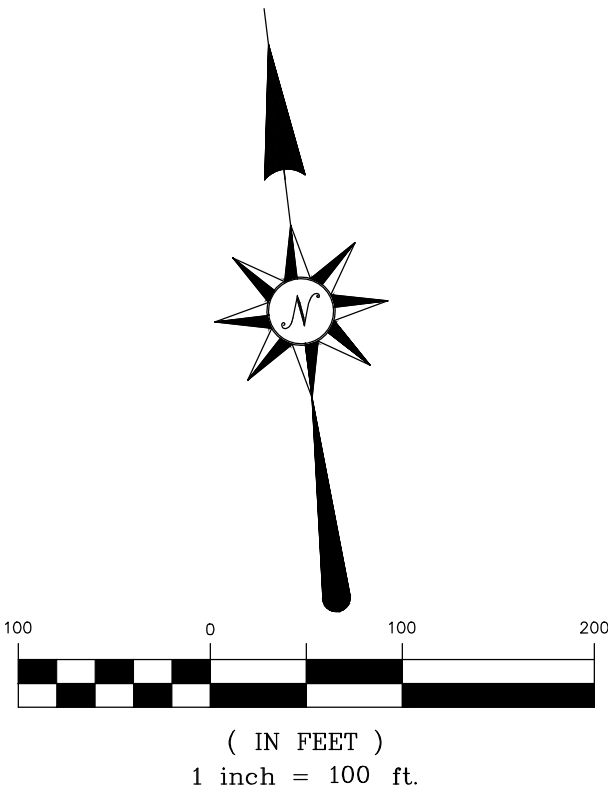
SEE SHEET NO. 7
SEE SHEET NO. 8

SEE SHEET NO. 4
SEE SHEET NO. 8

LOT 1
BLOCK A
1,214.65 ACRES

THOMAS B LEE SURVEY
A-800

SEE SHEET NO. 8
SEE SHEET NO. 12



LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET

SEE SHEET NO. 8
SEE SHEET NO. 9

PROJECT:	Samsung Platting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



ATWELL

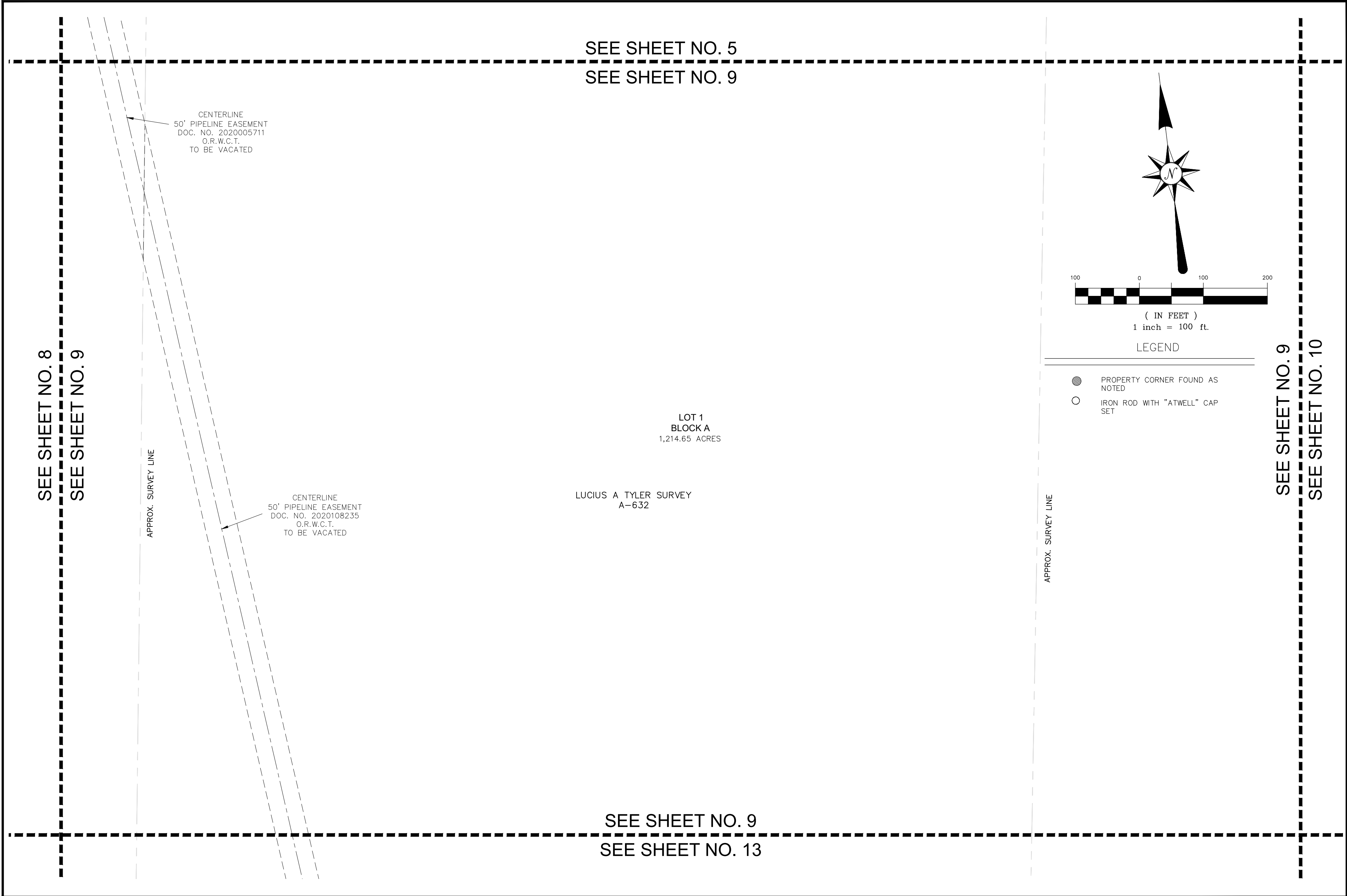
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TYLER SURVEY, ABST. 634 AND THE JACOB EBBERLY SURVEY, ABST. 923,
WILLIAMSON COUNTY, TEXAS

SHEET
8
OF 36

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PROJECT:	Samsung Plotting
JOB NUMBER:	21002557
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SCALE:	1" = 100'
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TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



ATWELL

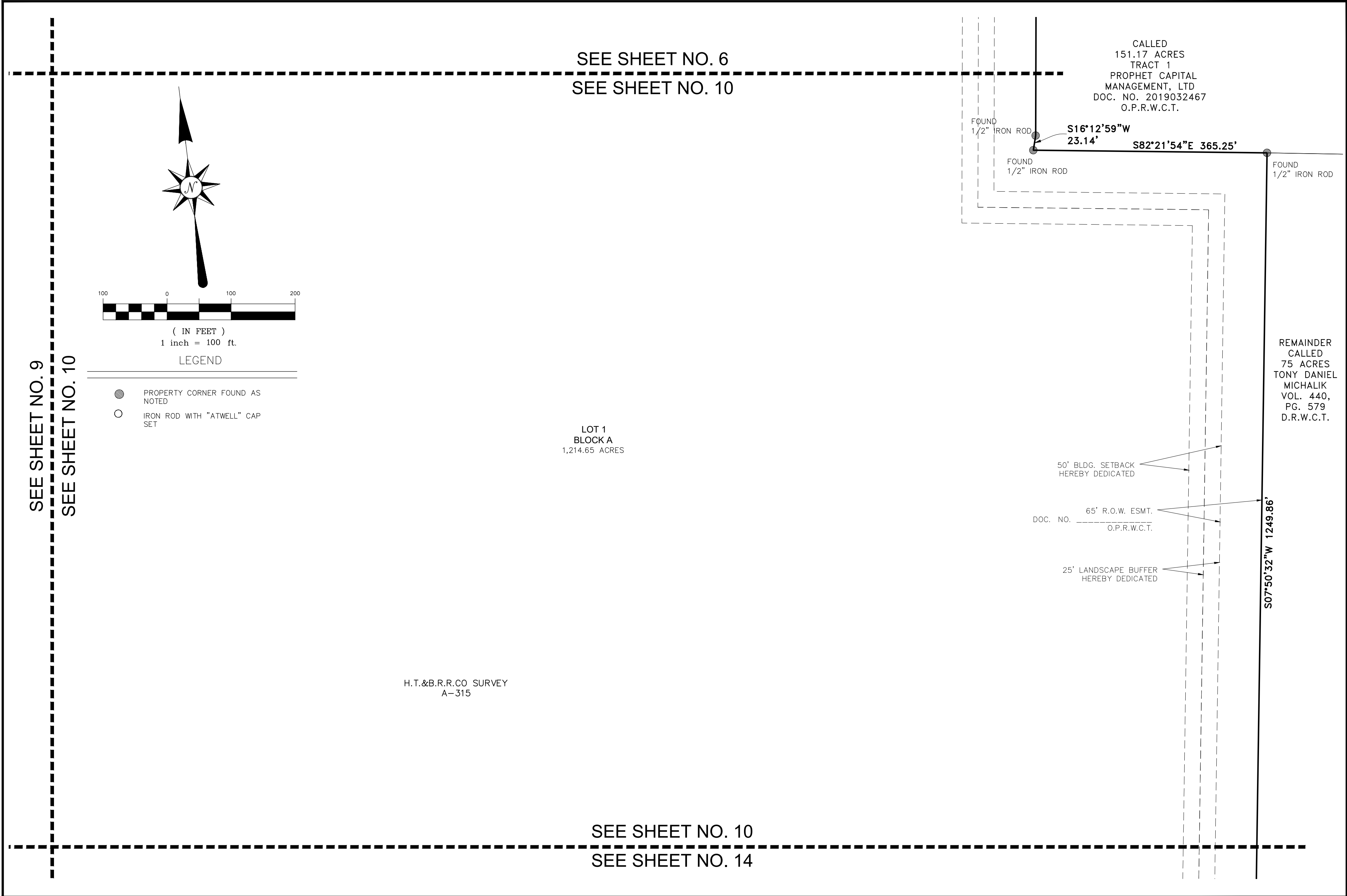
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WILLIAMSON COUNTY, TEXAS

SHEET 9 OF 36

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PROJECT:	Samsung Plotting
JOB NUMBER:	21002557
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SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



ATWELL

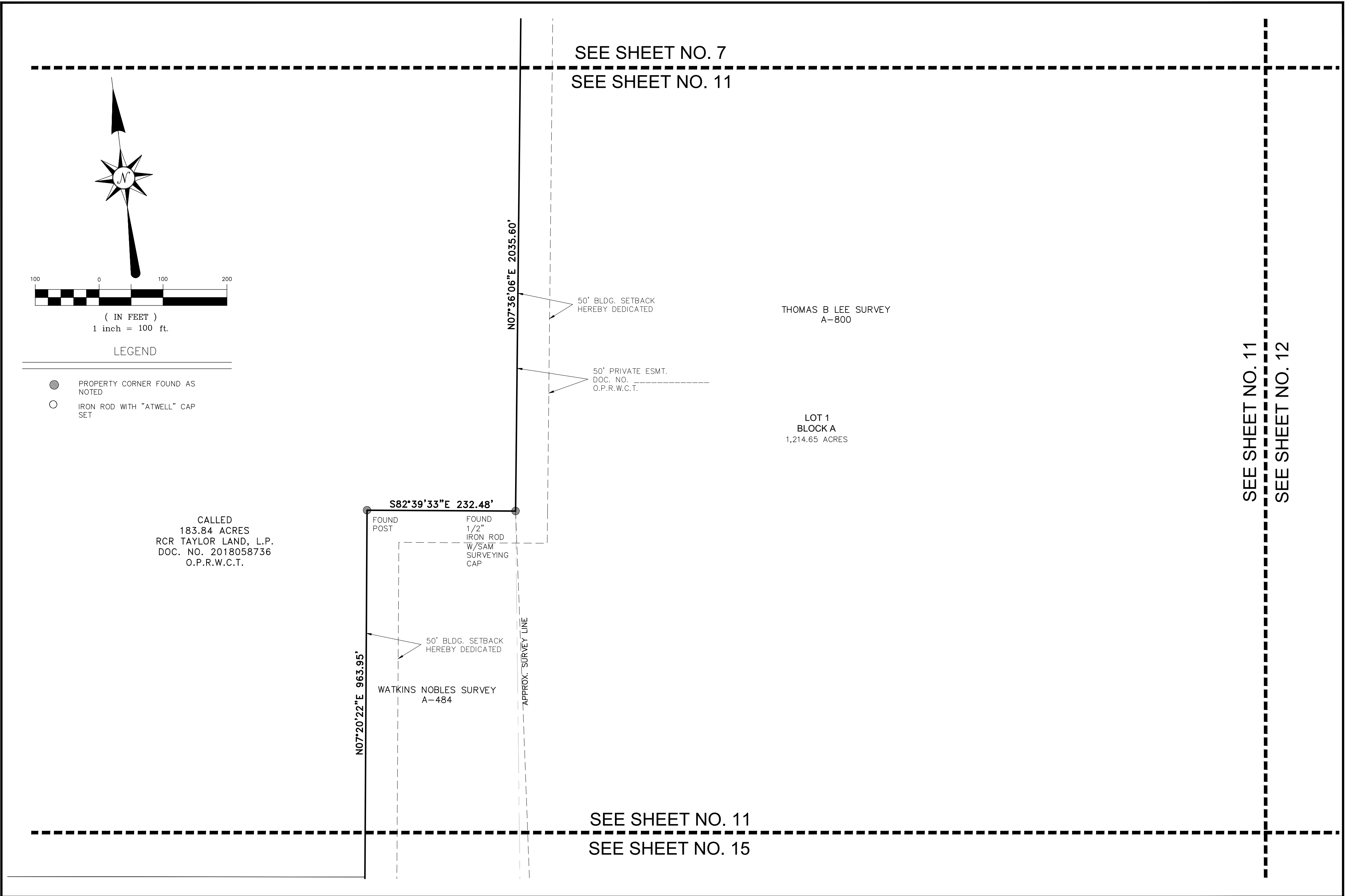
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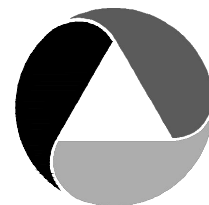
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SHEET 10 OF 36

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PROJECT:	Samsung Plotting
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SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



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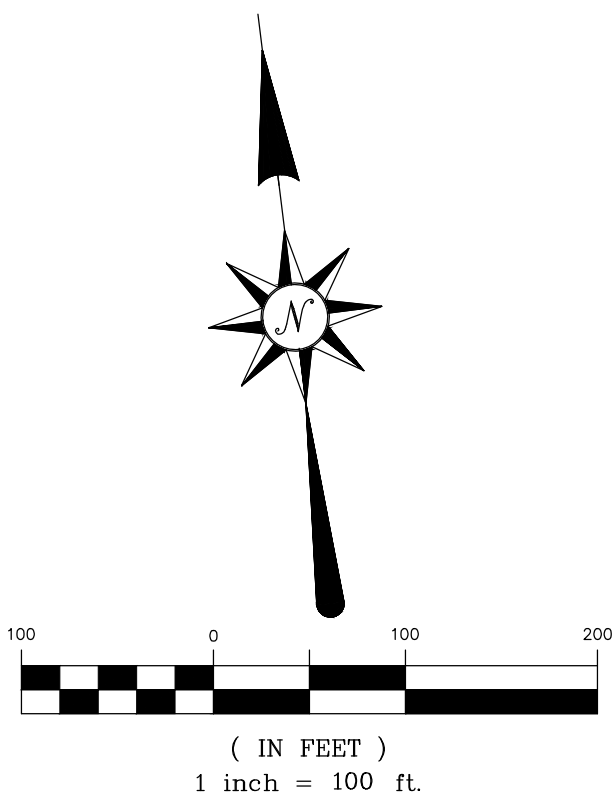
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WILLIAMSON COUNTY, TEXAS

SHEET
11
OF 36

SEE SHEET NO. 11
SEE SHEET NO. 12

SEE SHEET NO. 8
SEE SHEET NO. 12



LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET

THOMAS B LEE SURVEY
A-800

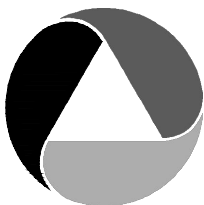
LOT 1
BLOCK A
1,214.65 ACRES

SEE SHEET NO. 12
SEE SHEET NO. 13

SEE SHEET NO. 12
SEE SHEET NO. 16

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PROJECT:	Samsung Plotting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

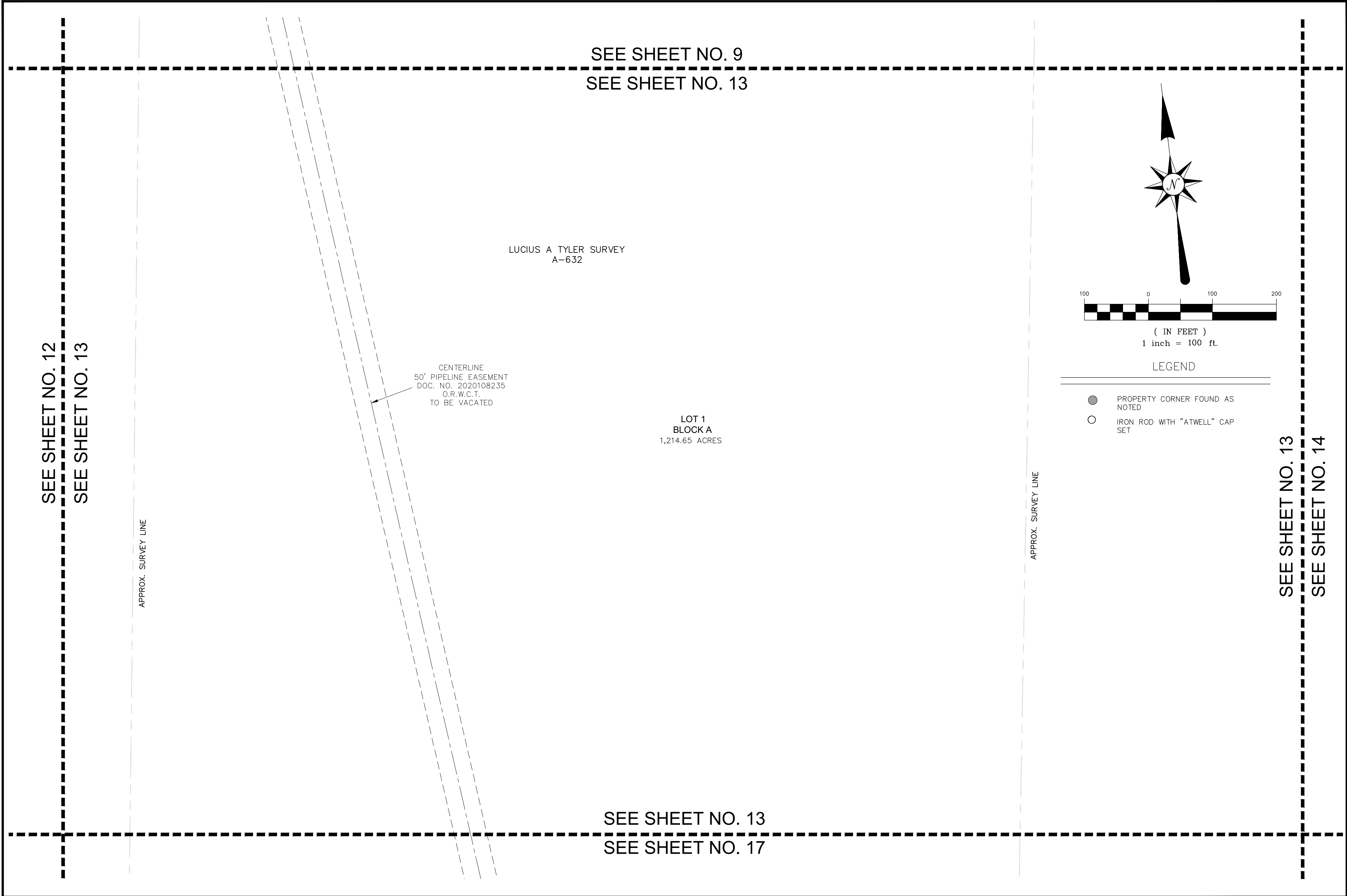


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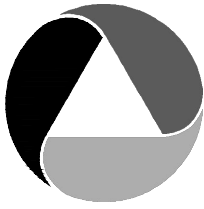
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SHEET 12 OF 36

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PROJECT:	Samsung Plotting
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TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



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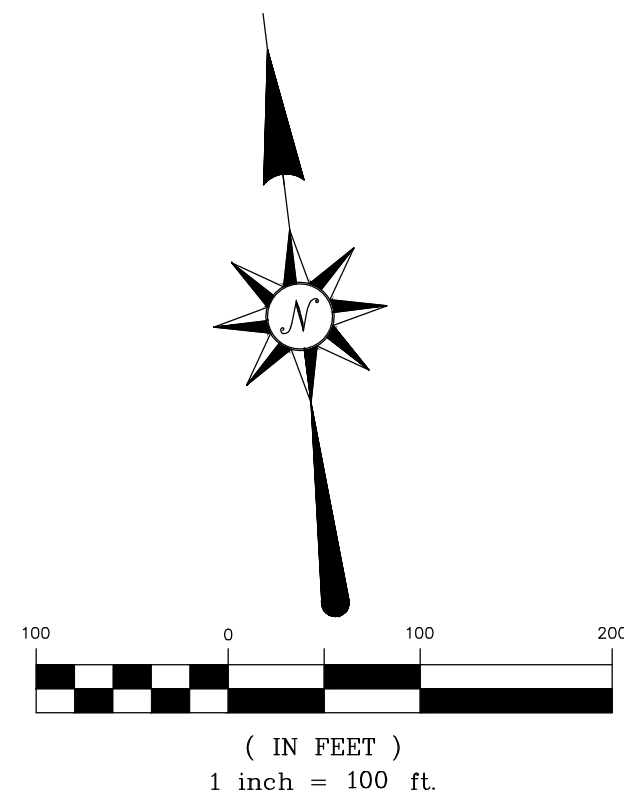
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WILLIAMSON COUNTY, TEXAS

SHEET 13 OF 36

SEE SHEET NO. 10

SEE SHEET NO. 14

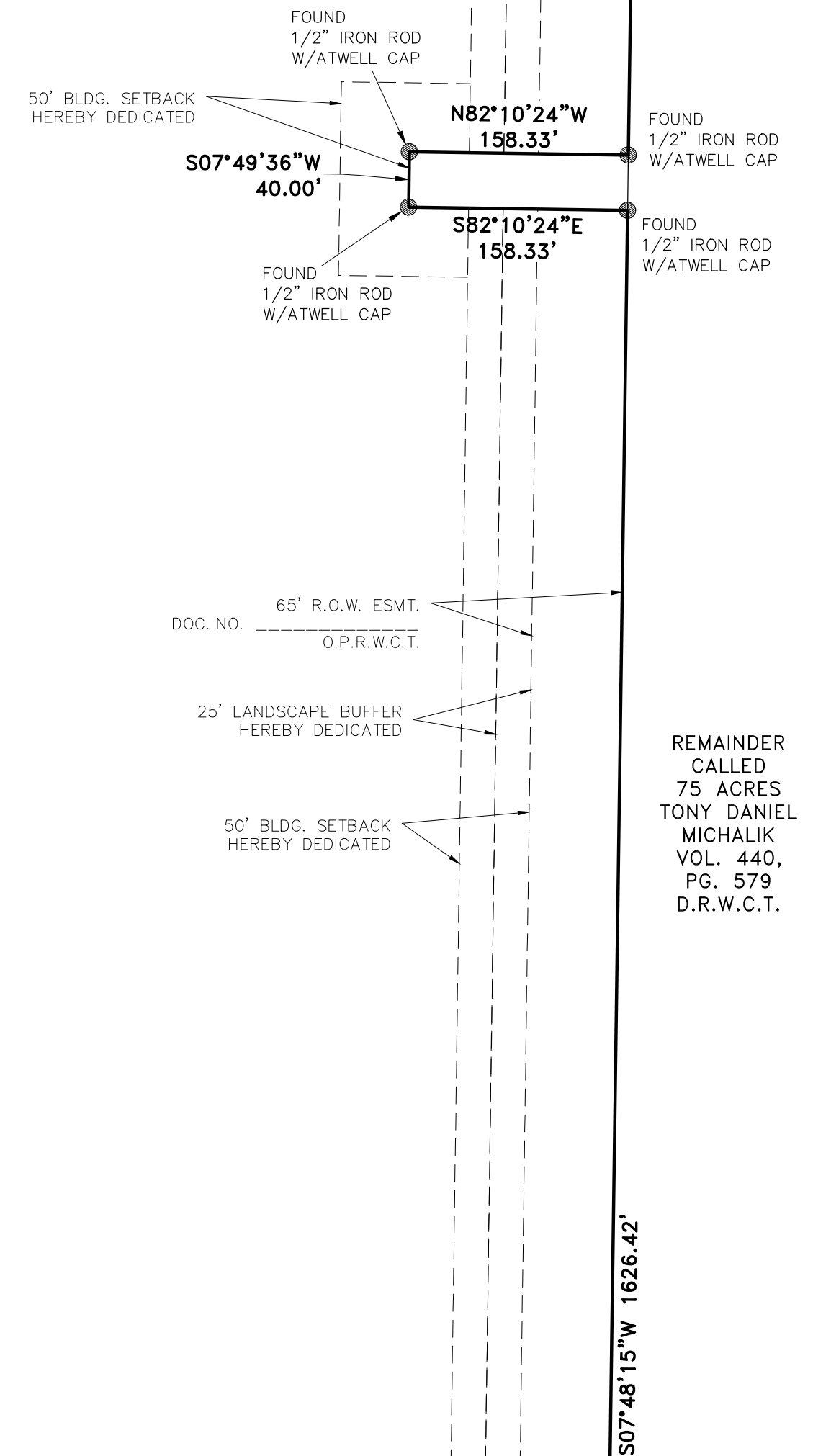


LEGEND

-  PROPERTY CORNER FOUND AS NOTED
 IRON ROD WITH "ATWELL" CAP SET

LOT 1
BLOCK A
1,214.65 ACRES

H.T.&B.R.R.CO SURVEY
A-315



REMAINDER
CALLED
75 ACRES
TONY DANIEL
MICHALIK
VOL. 440,
PG. 579
D.R.W.C.T.

SEE SHEET NO. 14

SEE SHEET NO. 18

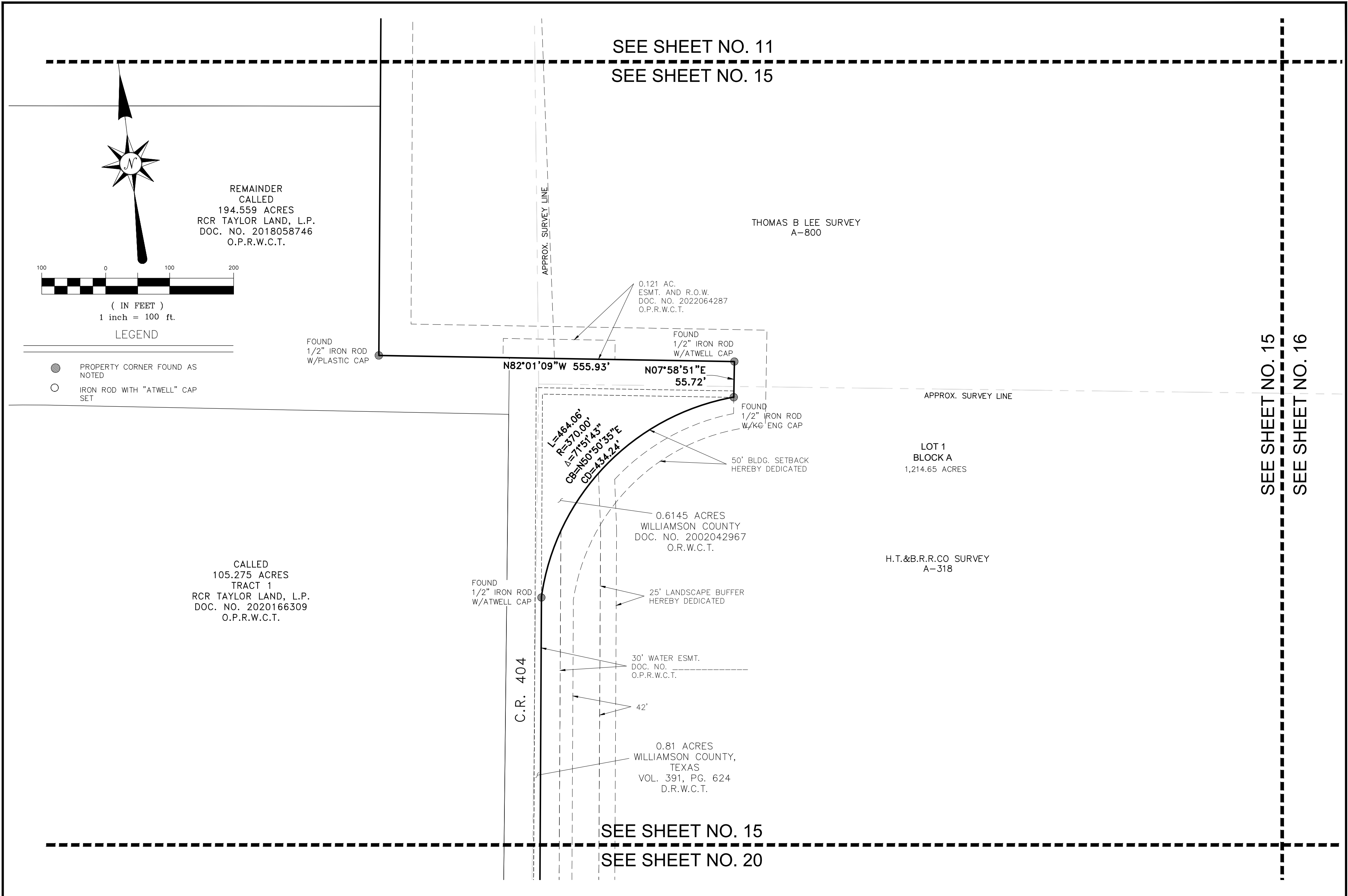
PROJECT:	Samsung Platting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
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PARTYCHIEF:	
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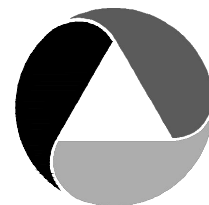
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SHEET
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OF 36

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PROJECT:	Samsung Platting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



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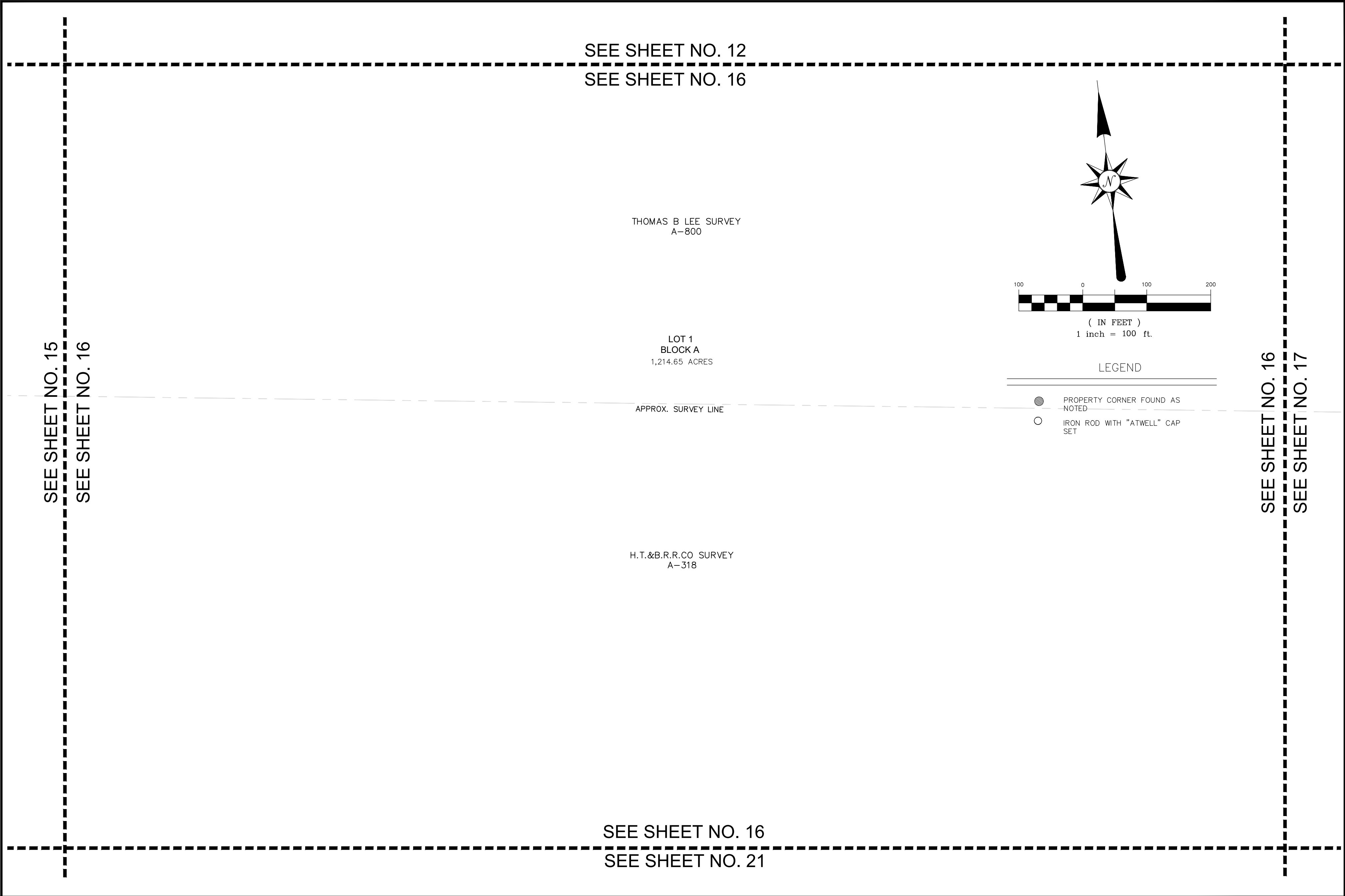
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BEING PART OF THE BENJAMIN J. TYLER SURVEY, ABST. 631, THE THOMAS B. LEE SURVEY, ABST. 800, THE LUCIUS A. TYLER SURVEY, ABST. 632, THE H.T.&B.R.R.CO. SURVEY, ABST. 315, THE H.T.&B.R.R.CO. SURVEY, ABST. 318, THE G.W. TYLER SURVEY, ABST. 636, THE GEORGE N. TYLER SURVEY, ABST. 634 AND THE JACOB EBBERLY SURVEY, ABST. 923,
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OF 36

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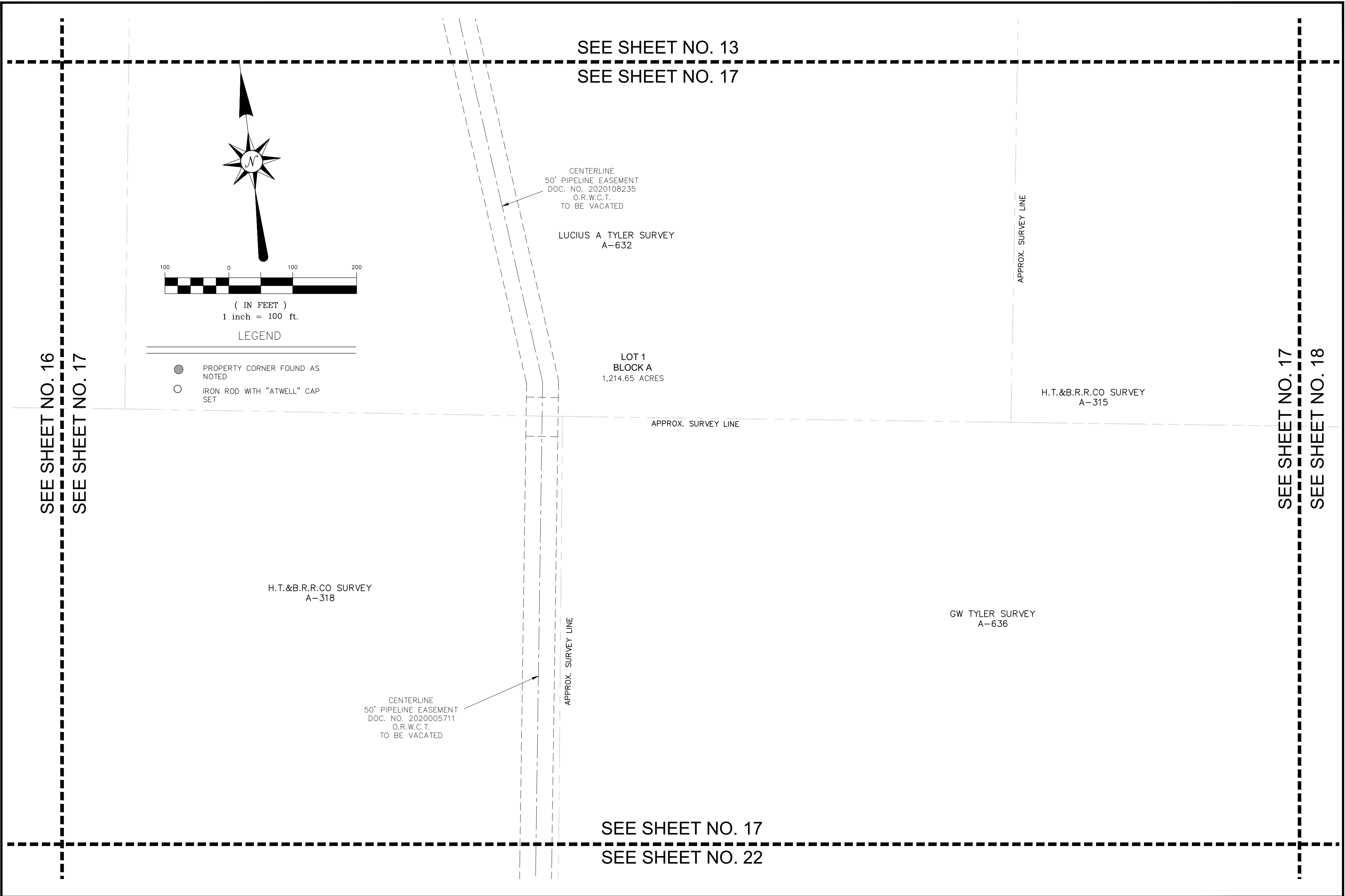


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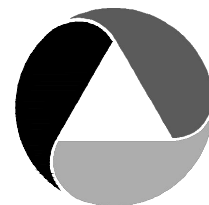
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TECHNICIAN:	AY
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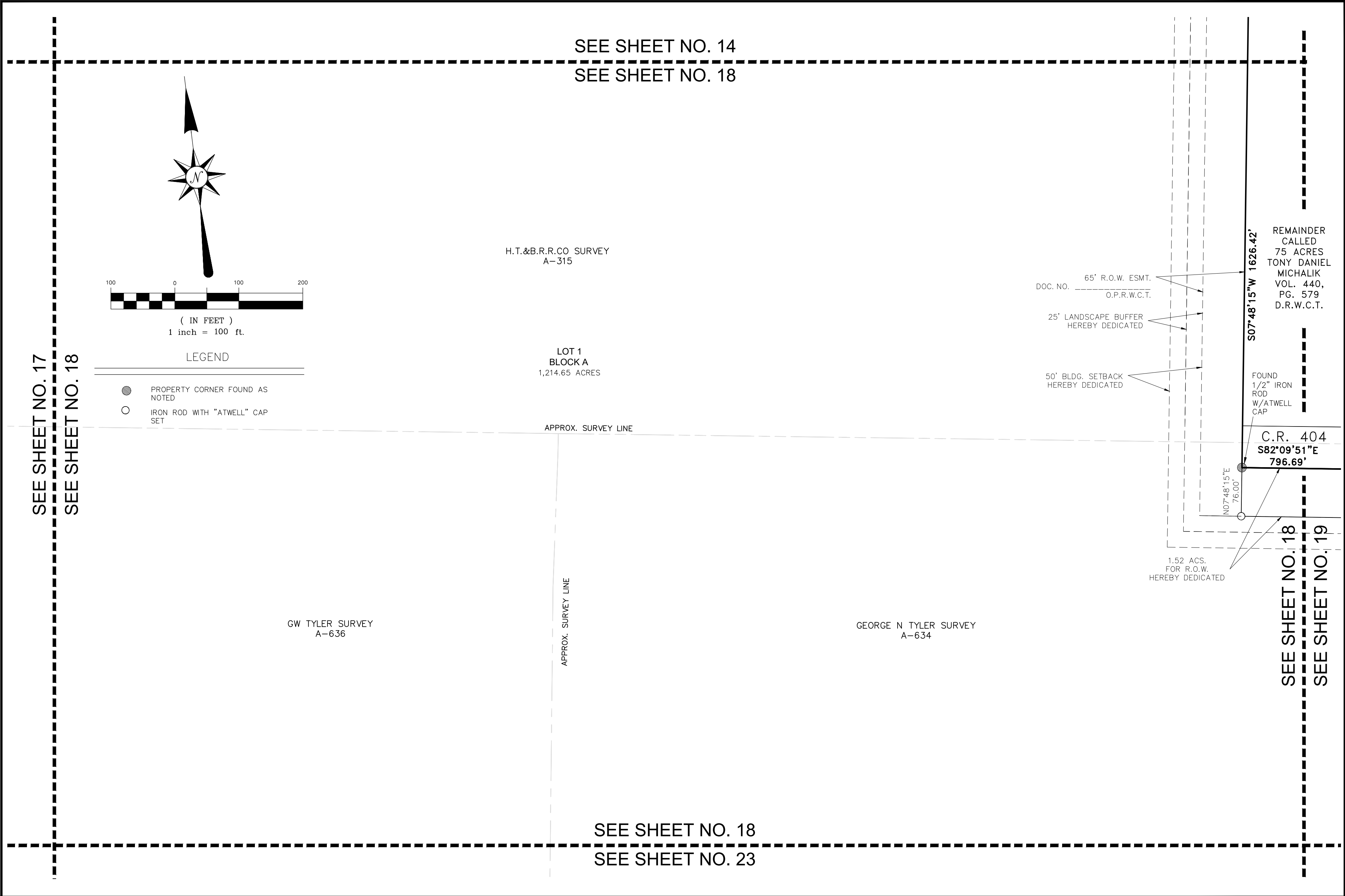


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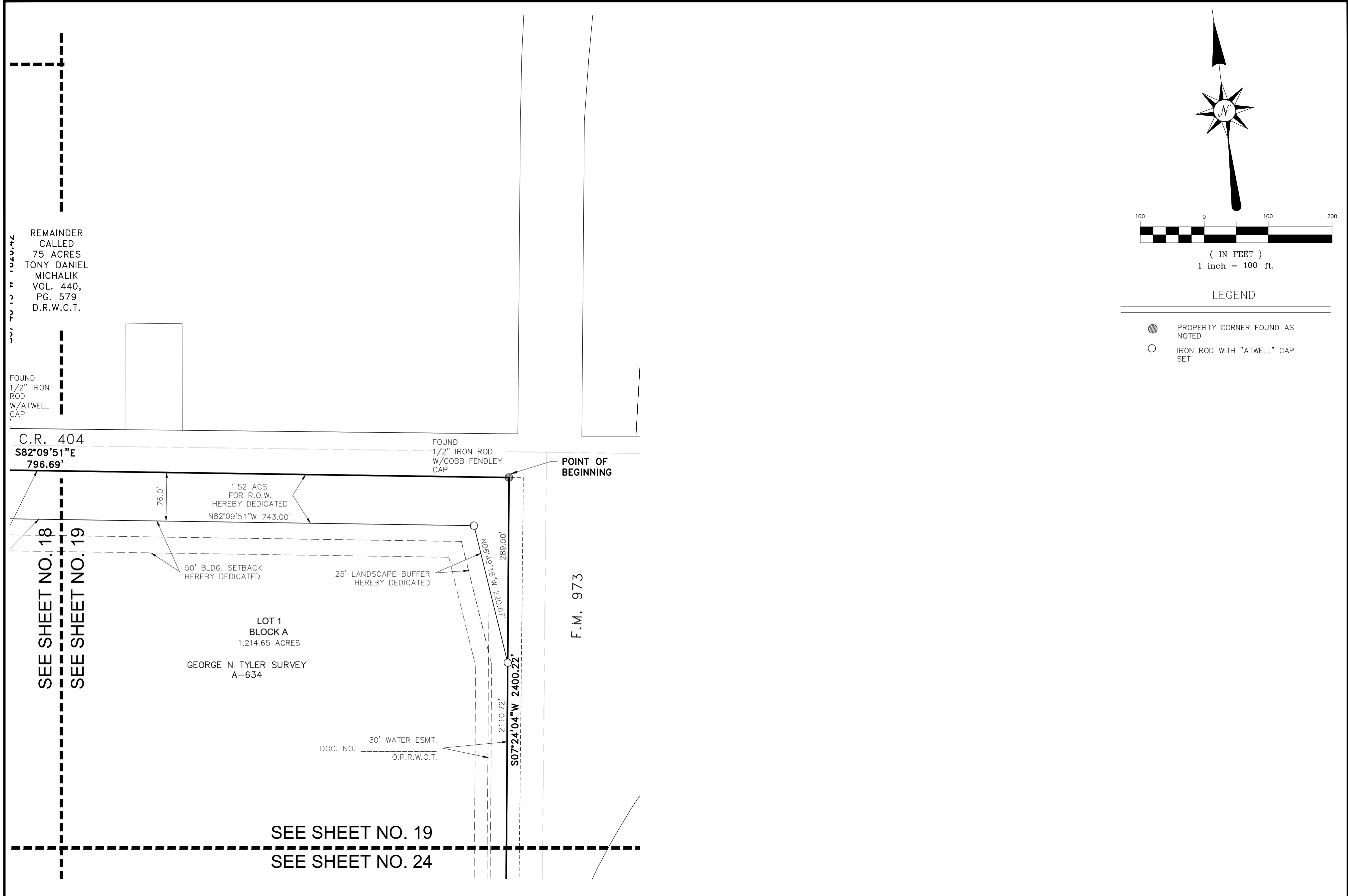
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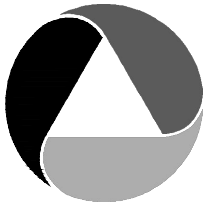
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PROJECT:	Samsung Platting
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TECHNICIAN:	AY
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PARTYCHIEF:	
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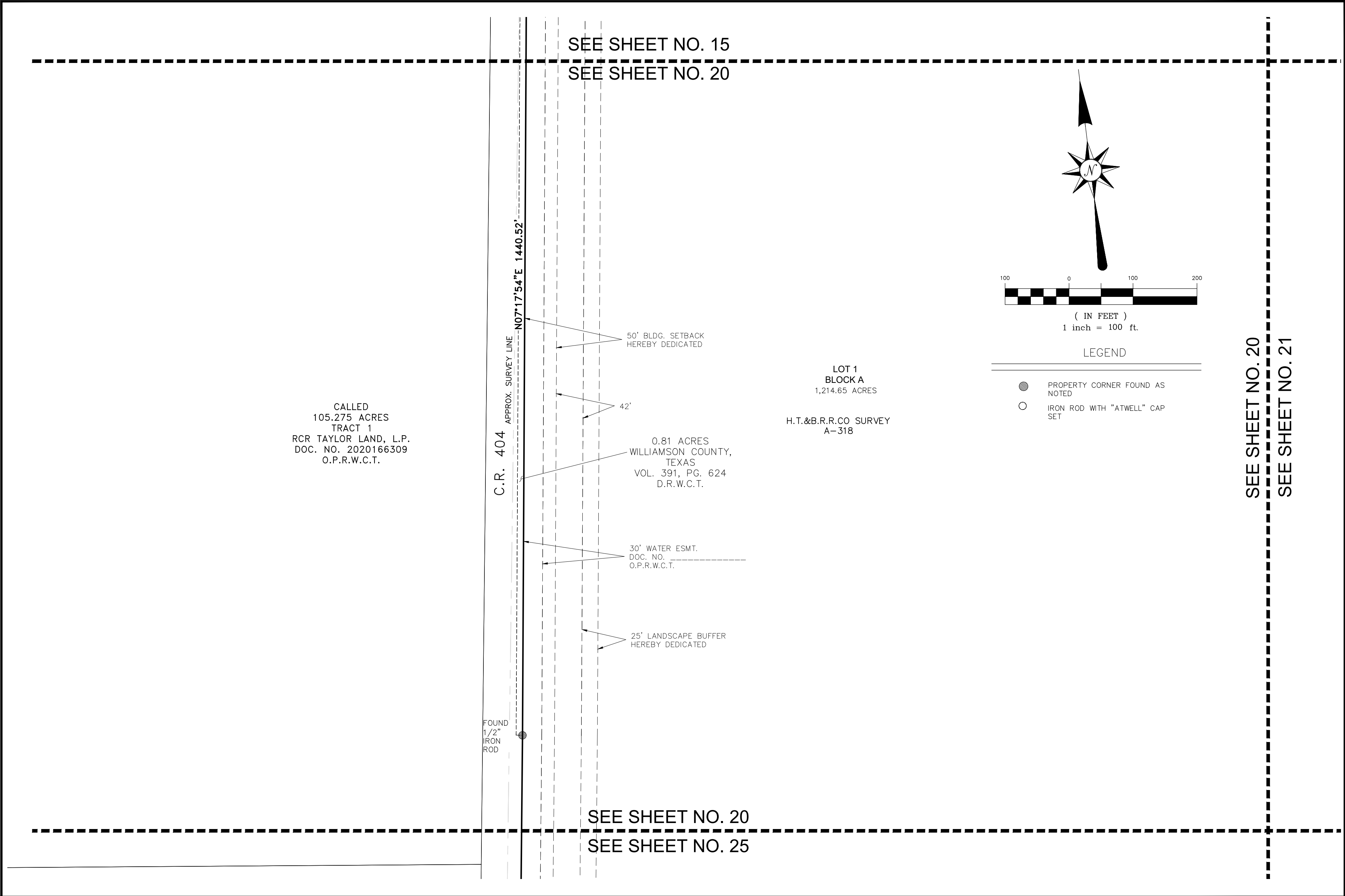
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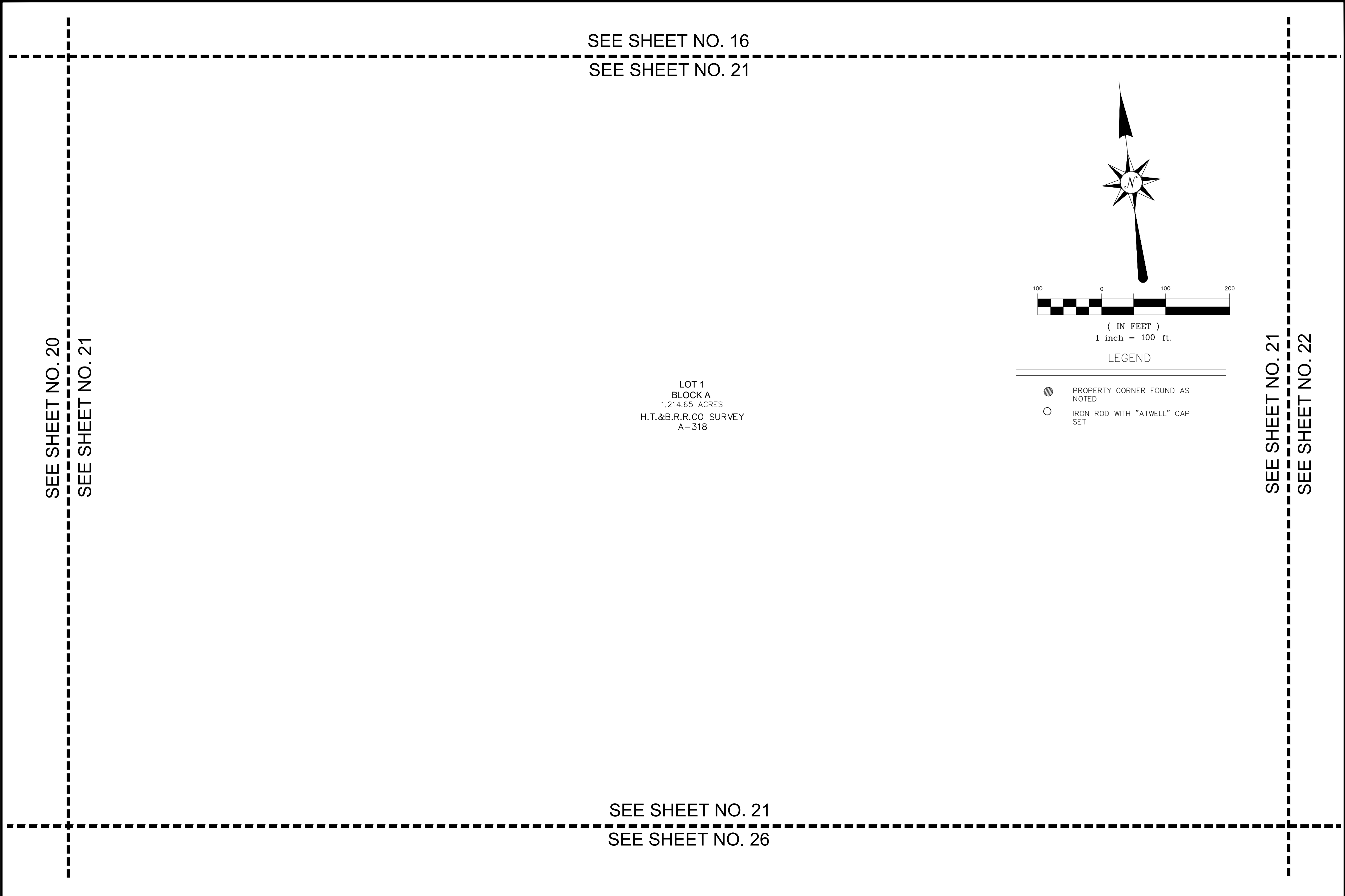


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SHEET 20 OF 36

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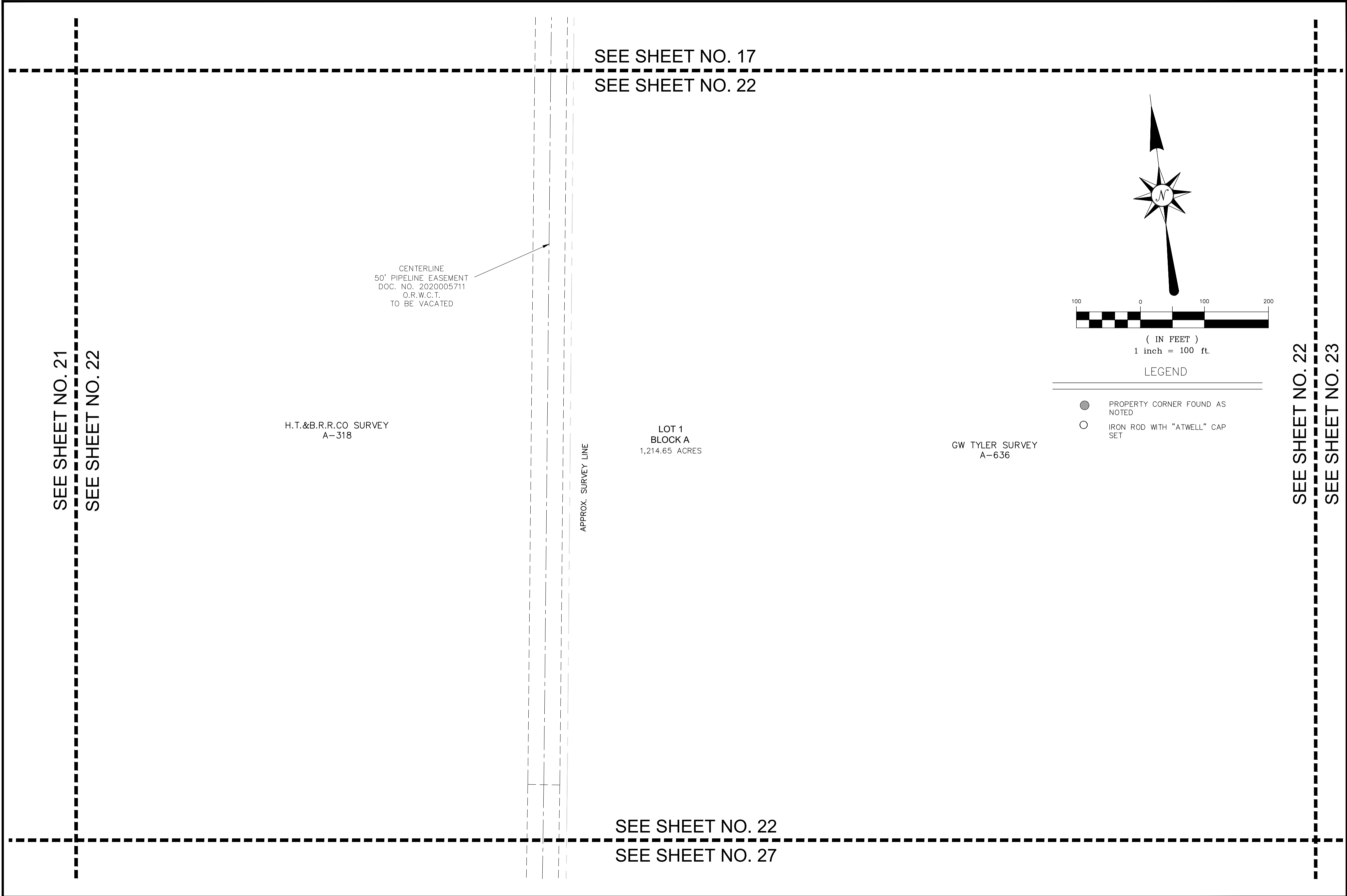
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SHEET 21 OF 36

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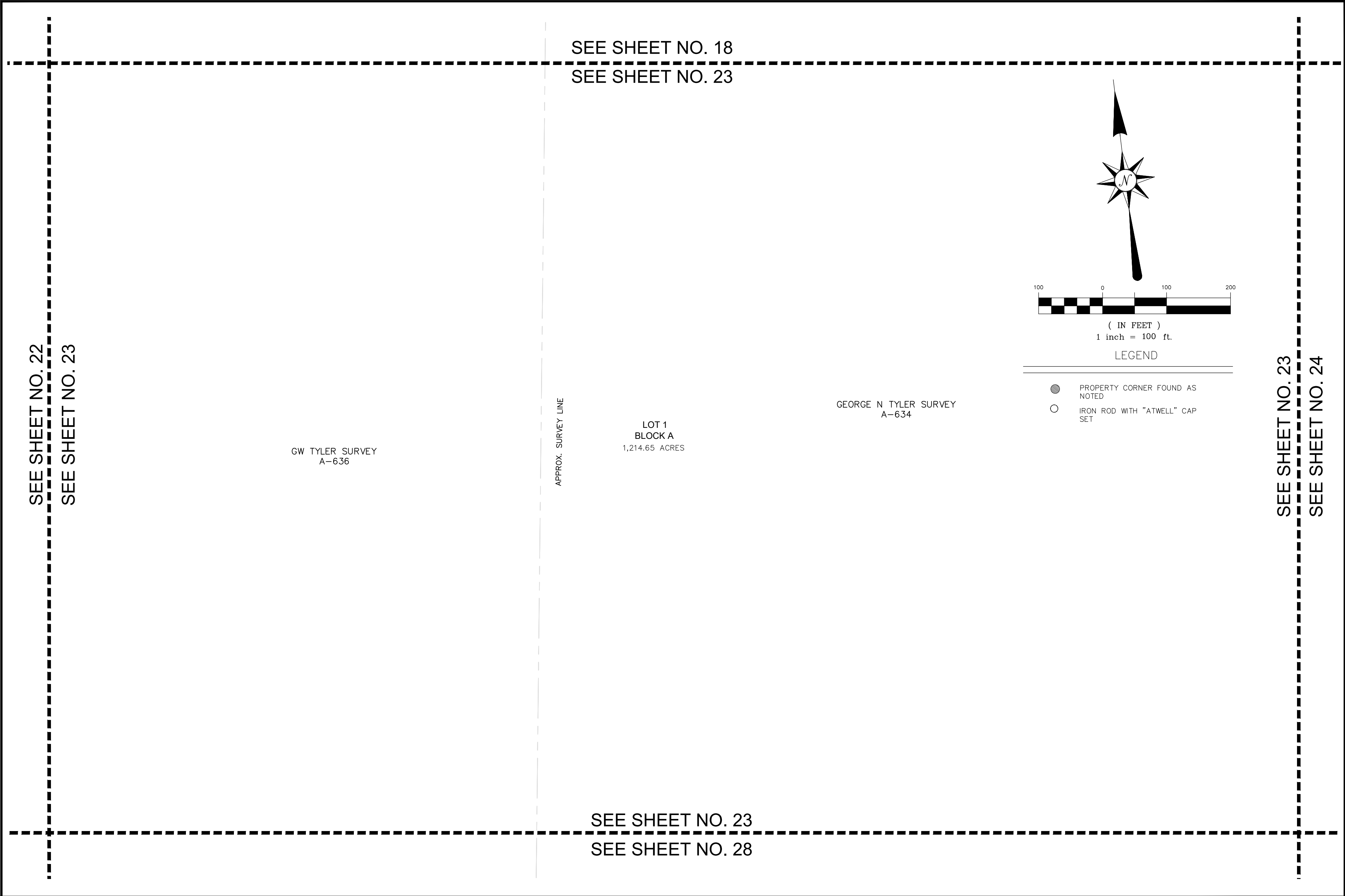


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TECHNICIAN:	AY
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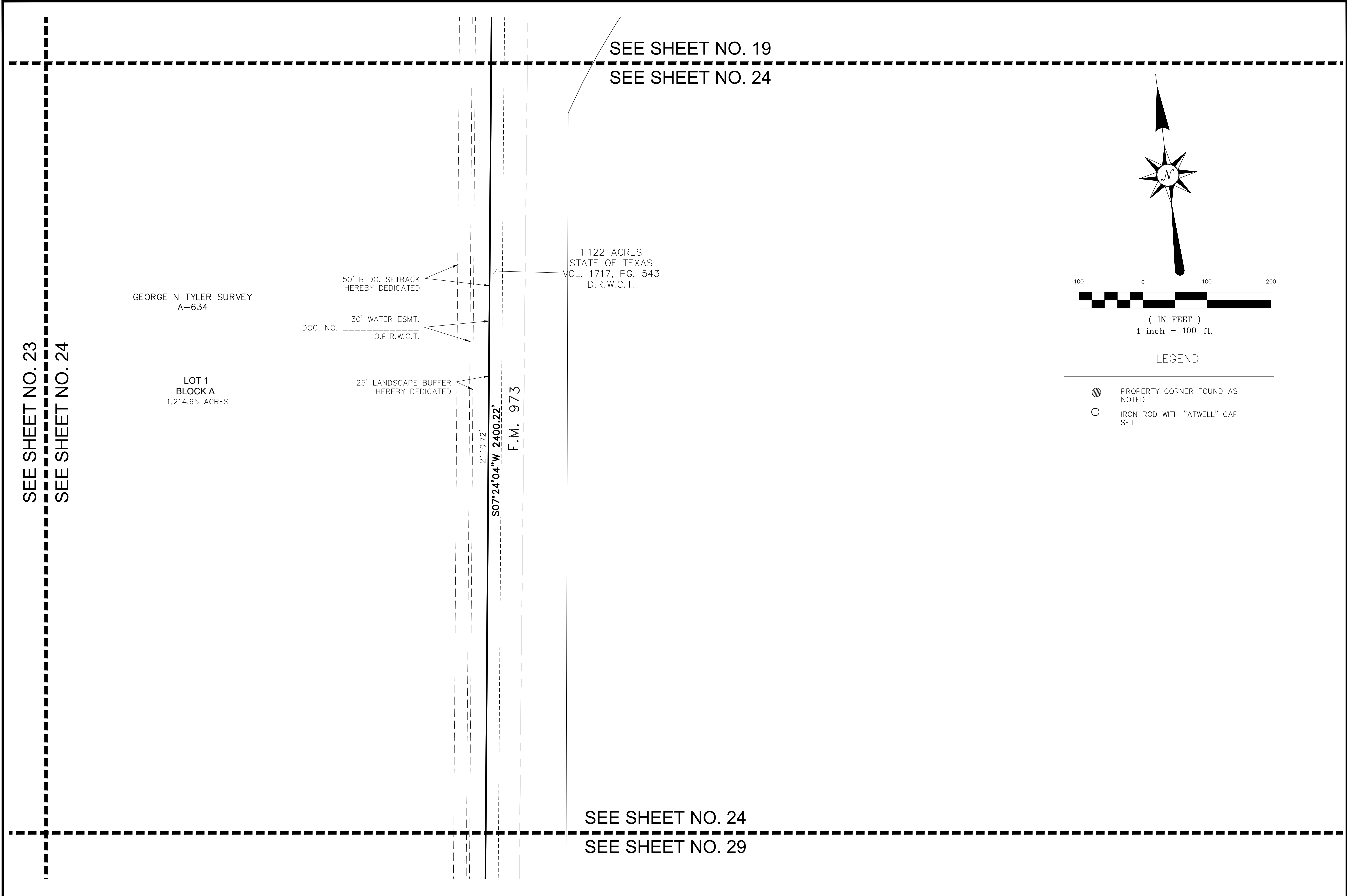
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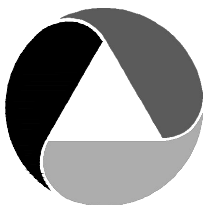
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SHEET 23 OF 36

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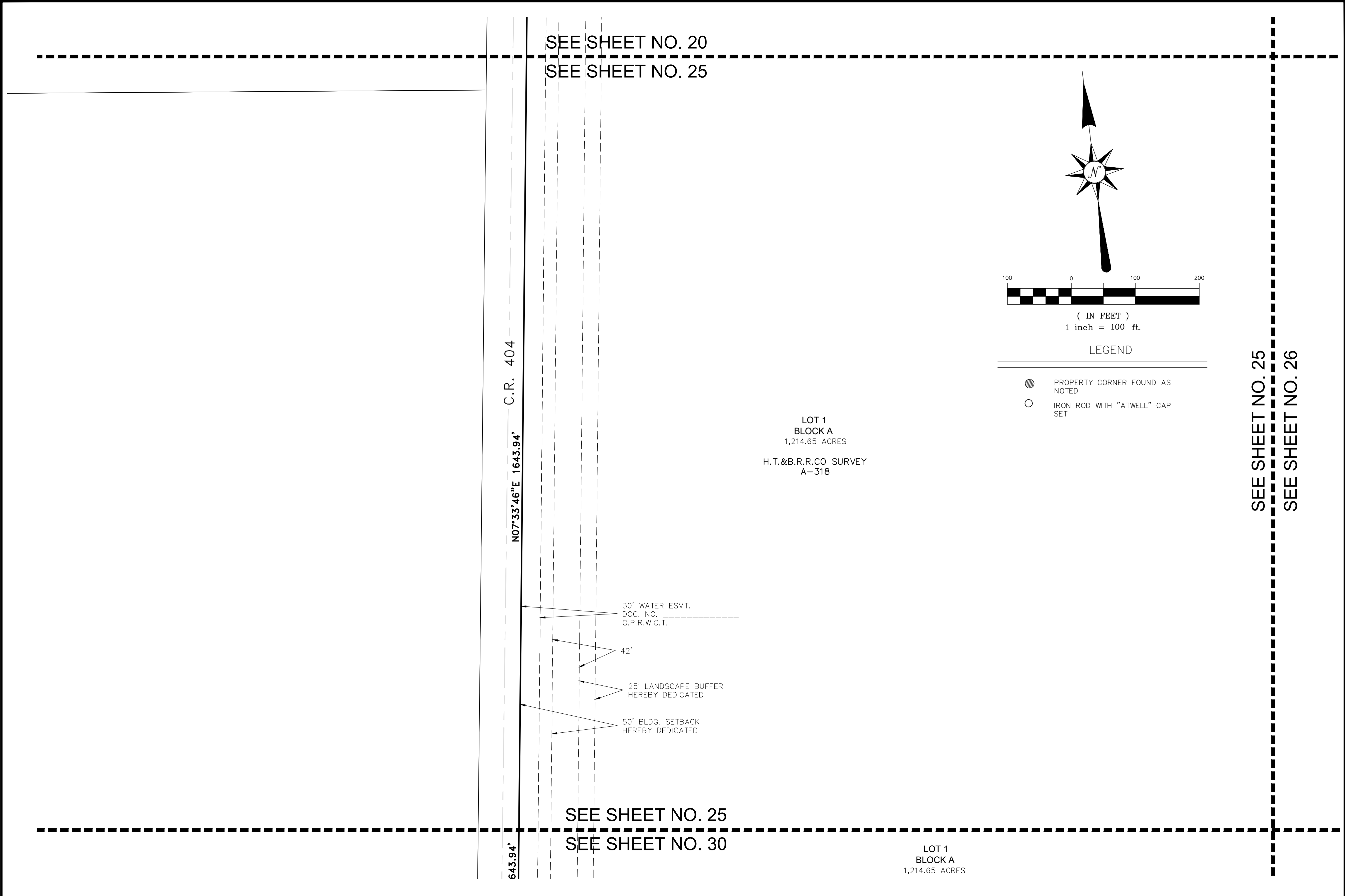
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PROJECT:	Samsung Platting
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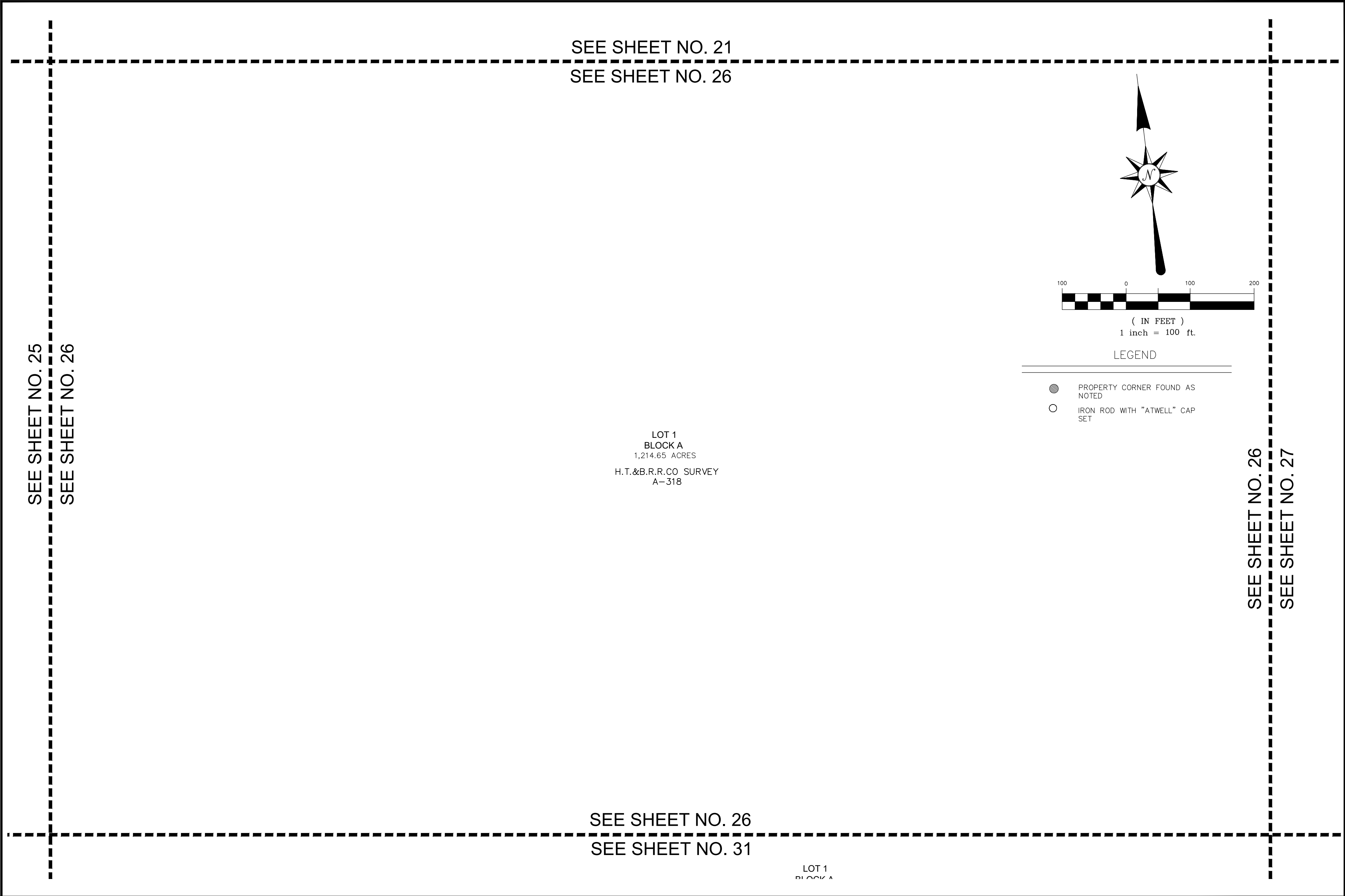
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OF 36	

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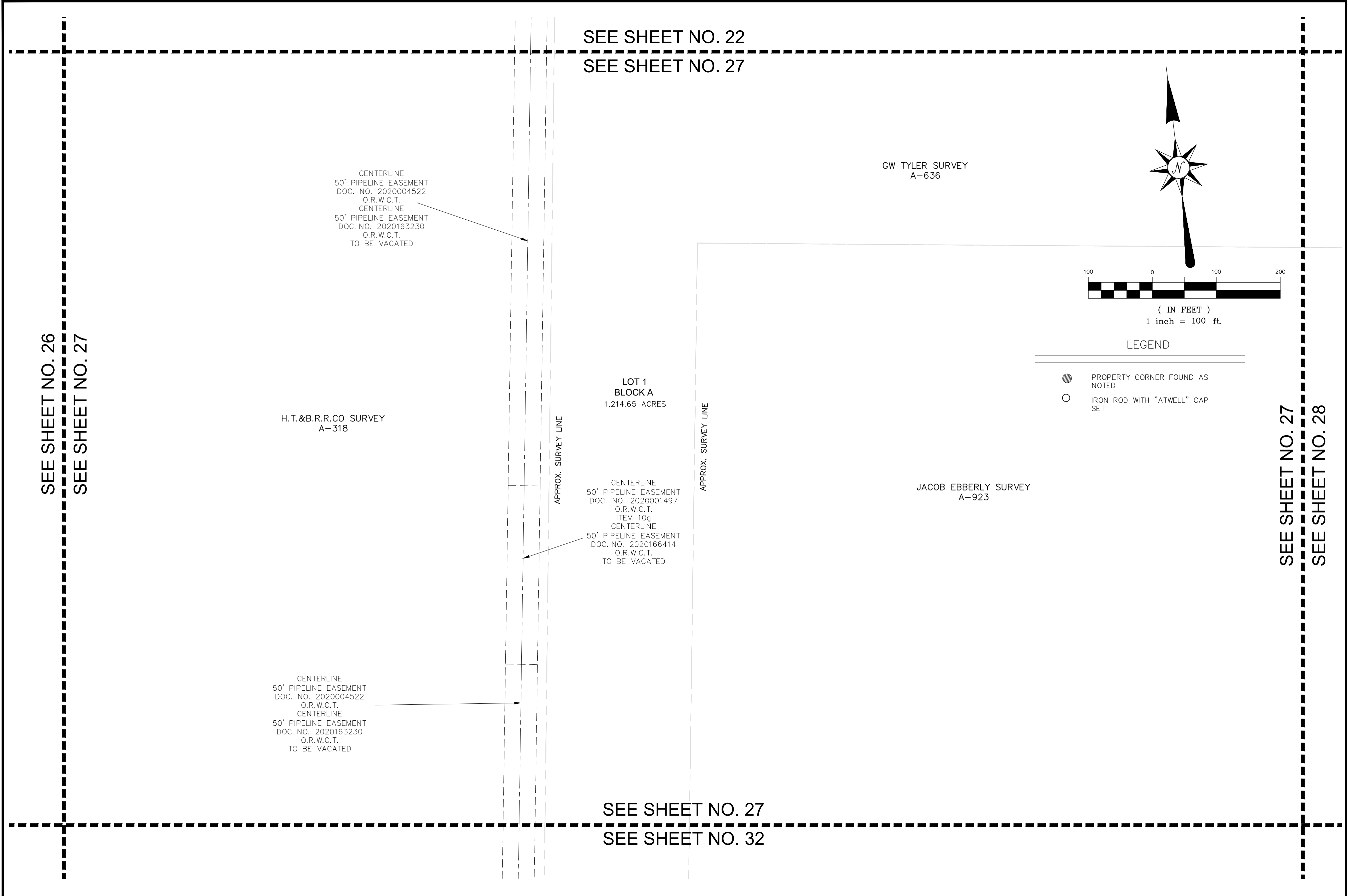
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TECHNICIAN:	AY
DRAWING:	
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PARTYCHIEF:	
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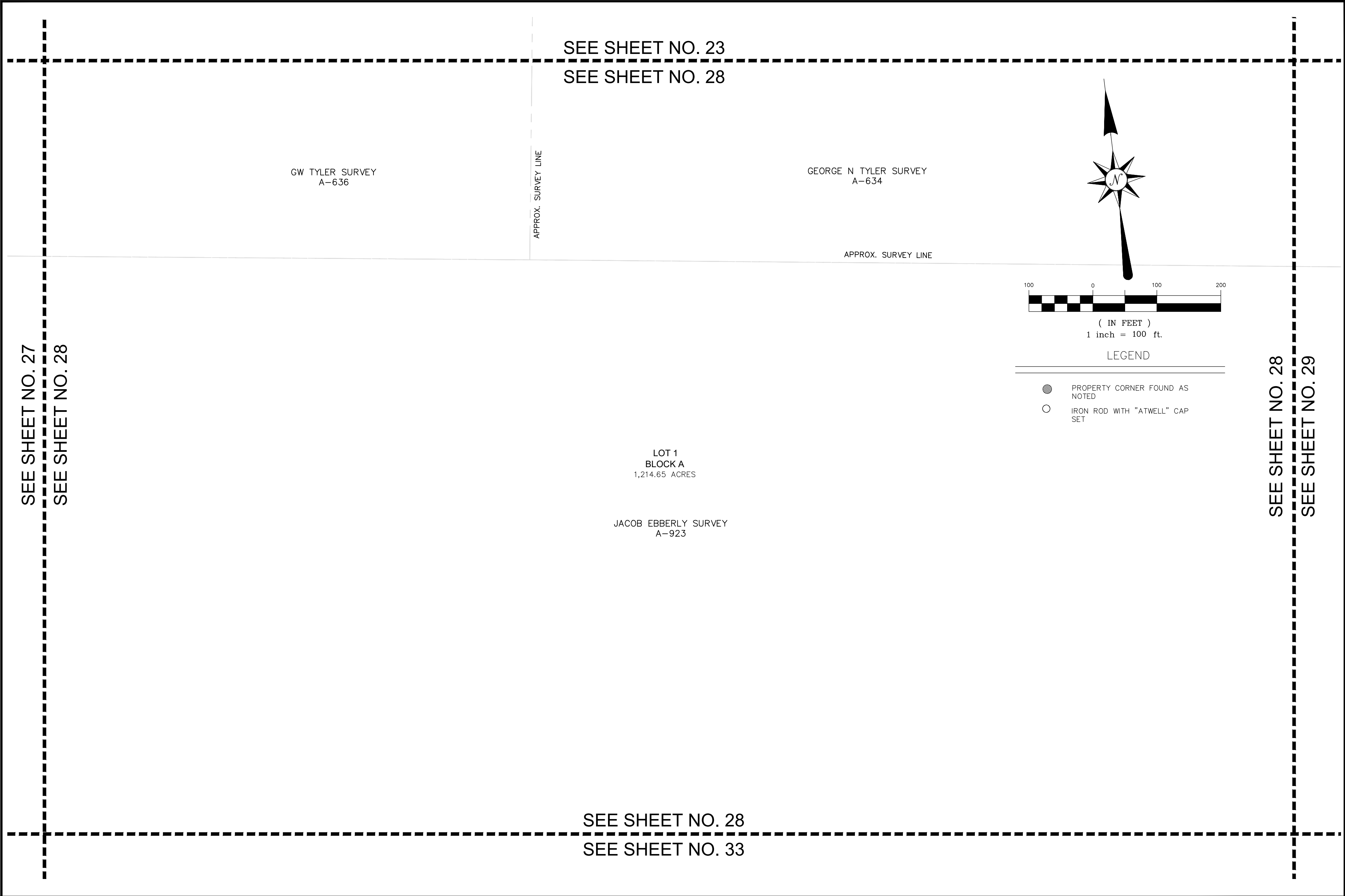
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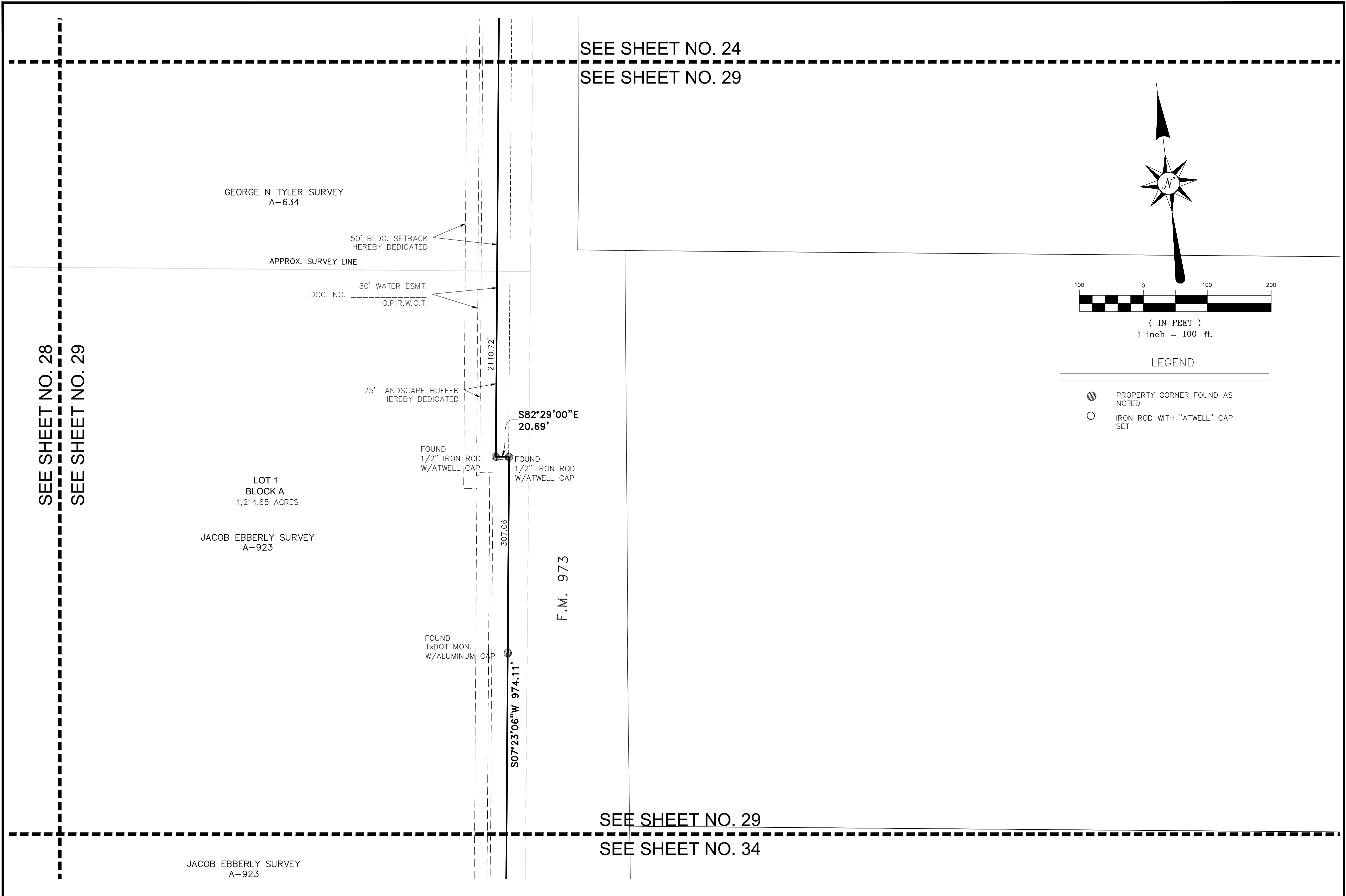
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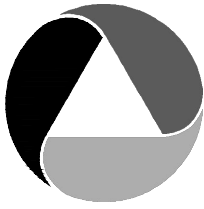
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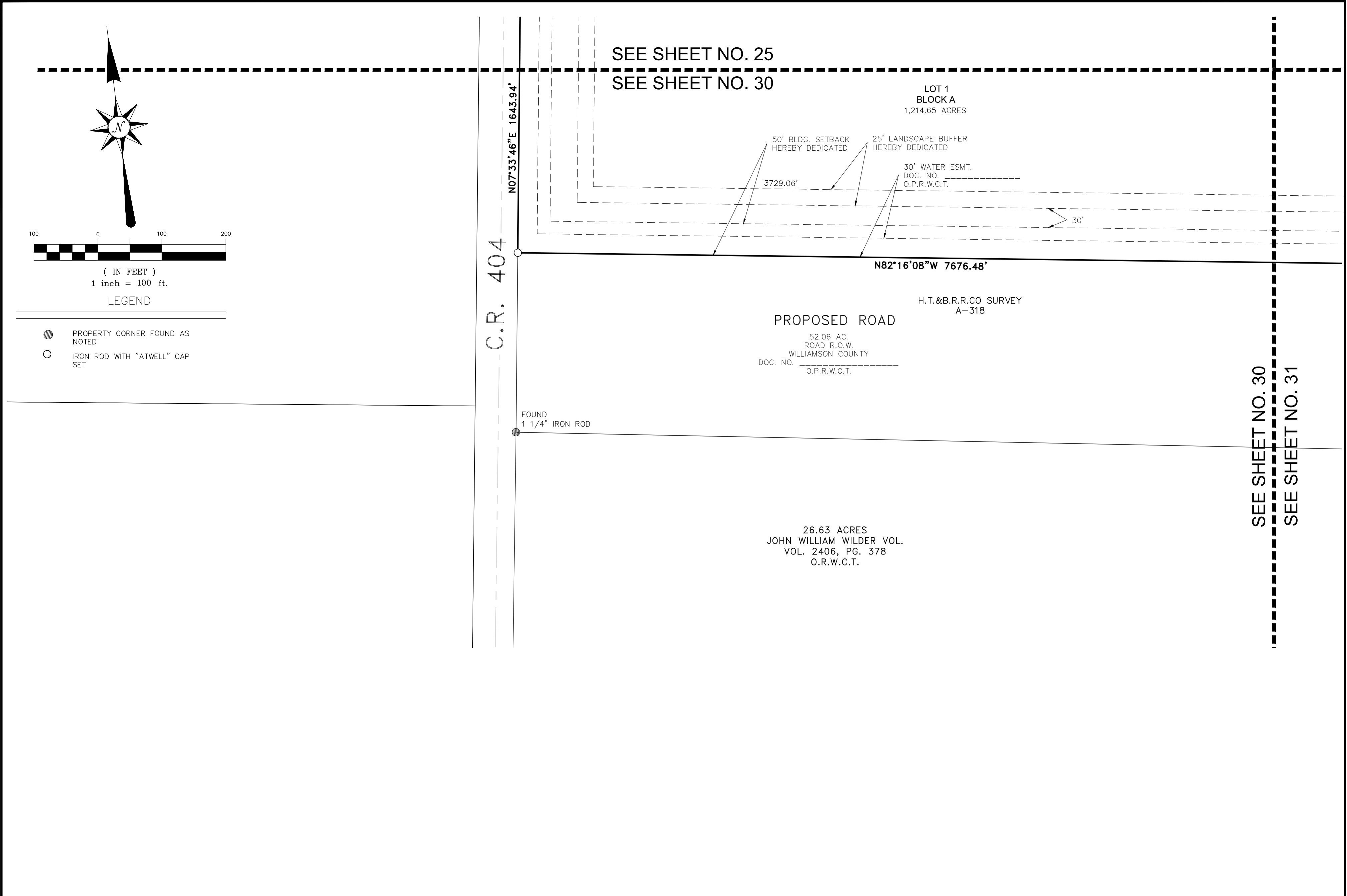


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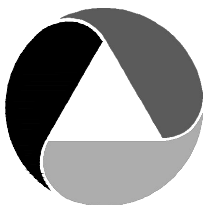
FINAL PLAT
SAMSUNG TAYLOR
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS
BEING PART OF THE BENJAMIN J. TYLER SURVEY, ABST. 631, THE THOMAS B. LEE SURVEY,
ABST. 800, THE LUCIUS A. TYLER SURVEY, ABST. 632, THE H.T.&B.R.R.CO. SURVEY, ABST. 315,
THE H.T.&B.R.R.CO. SURVEY, ABST. 318, THE G.W. TYLER SURVEY, ABST. 636, THE GEORGE N.
TYLER SURVEY, ABST. 634 AND THE JACOB EBBERLY SURVEY, ABST. 923,
WILLIAMSON COUNTY, TEXAS

SHEET
29
OF 36

k:\21002557\dwg\survey\plotting\samsung taylor plat opb.dwg Savedate: 12/6/2022 8:05 AM Plotdate: 12/6/2022 8:12 AM



PROJECT:	Samsung Plotting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



ATWELL

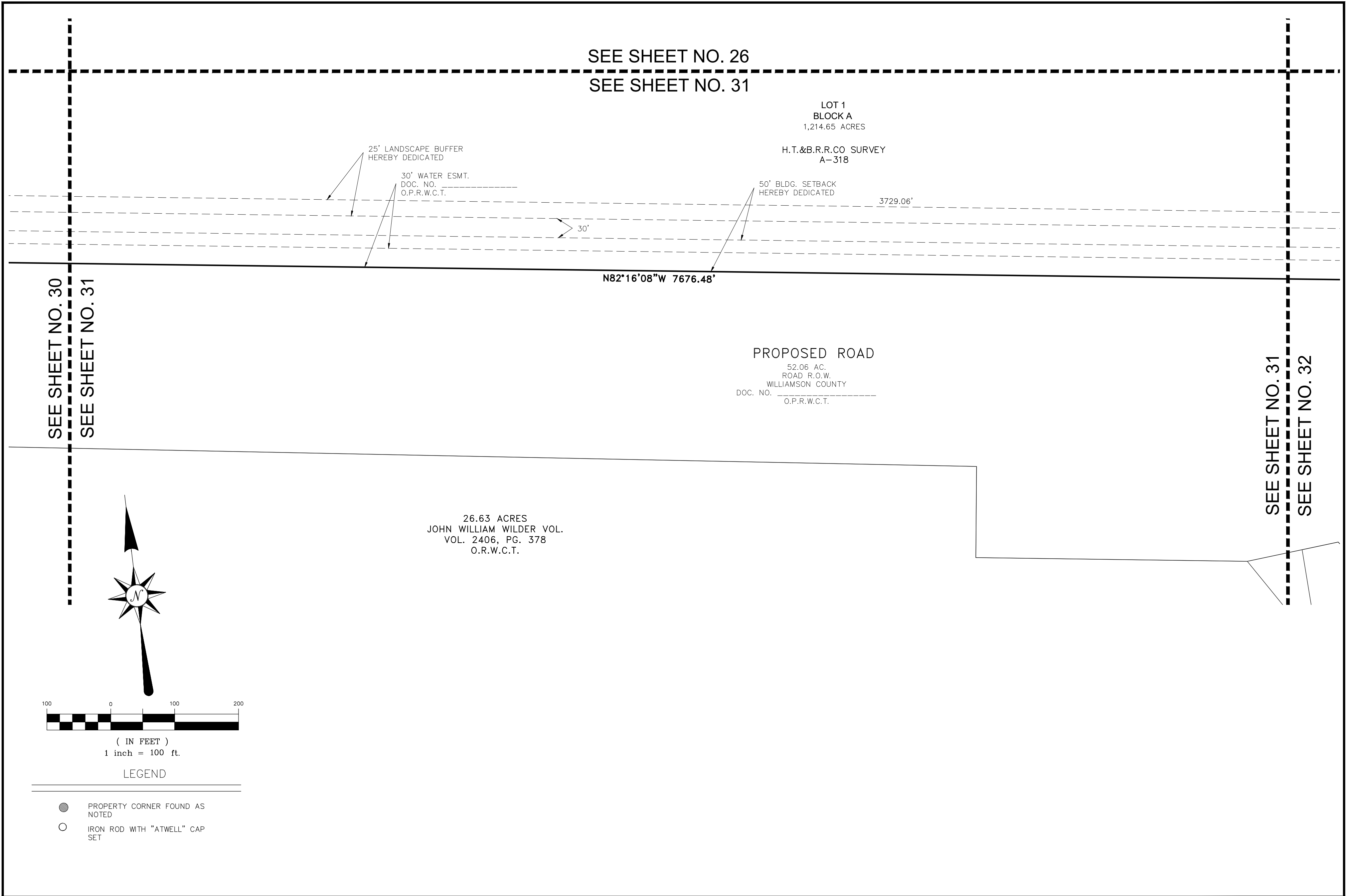
www.atwell-group.com

805 LAS CIMAS PARKWAY, SUITE 310
AUSTIN, TX 78746
512.904.0505
TBPE LS 10193726

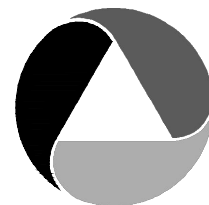
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WILLIAMSON COUNTY, TEXAS

SHEET 30 OF 36

k:\21002557\wsg\survey\plotting\samsung taylor plat opb.dwg Savedate: 12/6/2022 8:05 AM Plotdate: 12/6/2022 8:13 AM



PROJECT:	Samsung Platting
JOB NUMBER:	21002557
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DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
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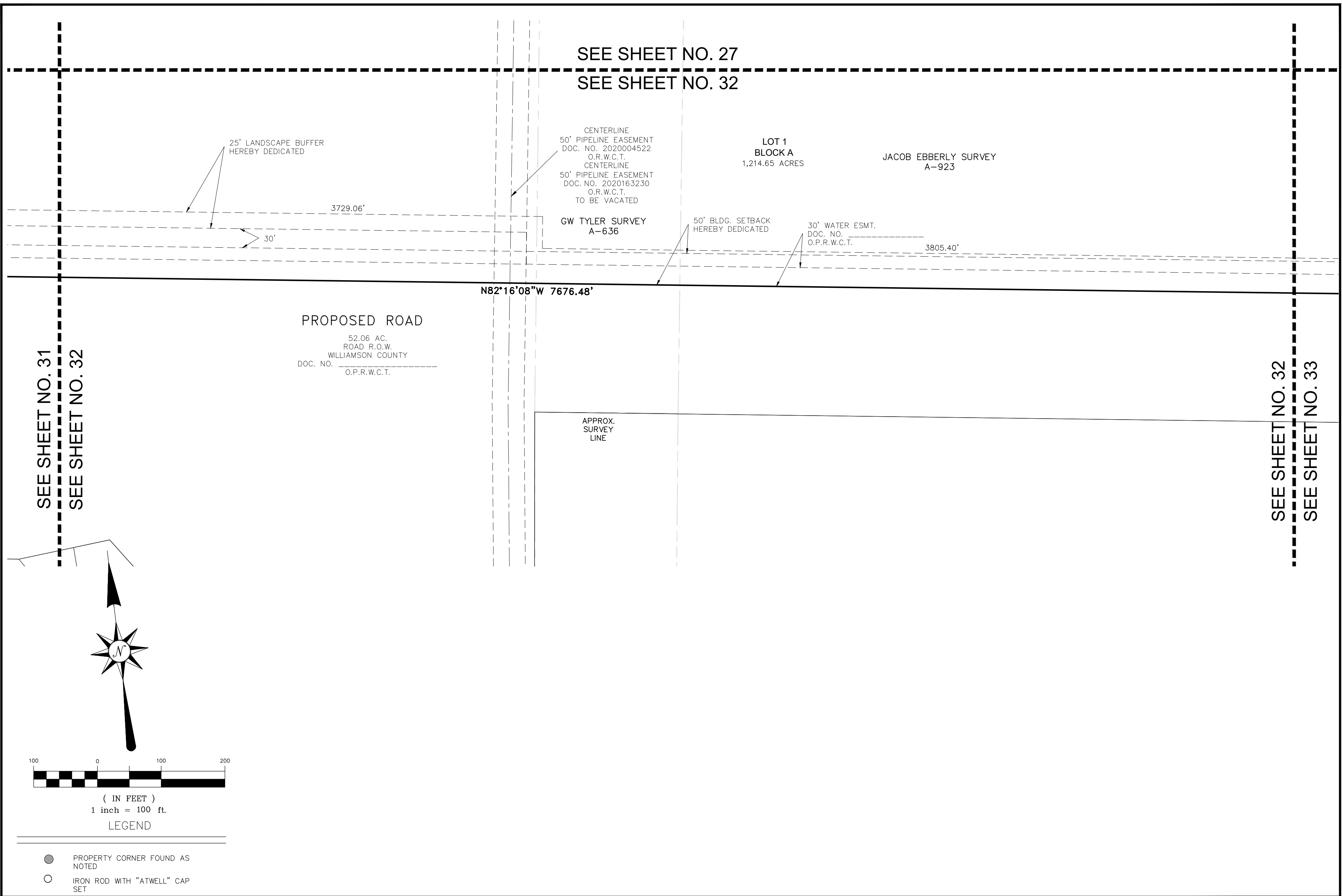


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512.904.0505
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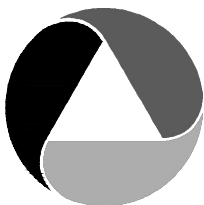
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WILLIAMSON COUNTY, TEXAS

SHEET 31 OF 36

k:\21002557\dwg\survey\plotting\samsung taylor plat opb.dwg Savedate: 12/6/2022 8:05 AM Plotdate: 12/6/2022 8:13 AM



PROJECT:	Samsung Platting
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TYLER SURVEY, ABST. 634 AND THE JACOB EBBERLY SURVEY, ABST. 923,
WILLIAMSON COUNTY, TEXAS

SHEET 32 OF 36

SEE SHEET NO. 28
SEE SHEET NO. 33

LOT 1
BLOCK A
1,214.65 ACRES
JACOB EBBERLY SURVEY
A-923

25' LANDSCAPE BUFFER
HEREBY DEDICATED

30' WATER ESMT.
DOC. NO. _____
O.P.R.W.C.T.

50' BLDG. SETBACK
HEREBY DEDICATED

3805.40'

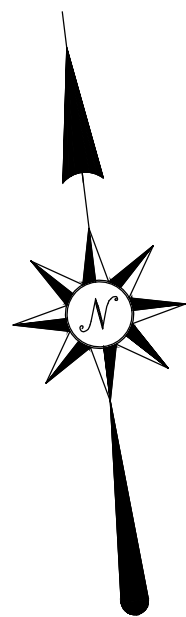
N82°16'08"W 7676.48'

PROPOSED ROAD

52.06 AC.
ROAD R.O.W.
WILLIAMSON COUNTY
DOC. NO. _____
O.P.R.W.C.T.

SEE SHEET NO. 32
SEE SHEET NO. 33

SEE SHEET NO. 33
SEE SHEET NO. 34

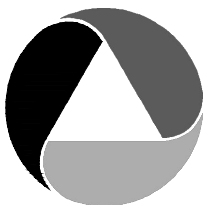


(IN FEET)
1 inch = 100 ft.

LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET

PROJECT:	Samsung Platting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
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TYLER SURVEY, ABST. 634 AND THE JACOB EBBERLY SURVEY, ABST. 923,
WILLIAMSON COUNTY, TEXAS

SHEET
33
OF 36

SEE SHEET NO. 34

LOT 1
BLOCK A
1,214.65 ACRES

50' BLDG. SETBACK
HEREBY DEDICATED

25' LANDSCAPE BUFFER
HEREBY DEDICATED

25' LANDSCAPE BUFFER
HEREBY DEDICATED

30' WATER ESMT.
DOC. NO. _____
O.P.R.W.C.T. _____

DOC. NO. _____
O.P.R.W.C.T.

3805 40'

PROPOSED ROAD

52.06 AC.
ROAD R.O.W.
WILLIAMSON COUNTY
DOC. NO. _____
O.P.R.W.C.T.

LOT 1
TEICHELMAN ACES
VOL. I, PG. 277
P.R.W.C.T.

F.M. 973

S07°23'06"W 974.11'



(IN FEET)
1 inch = 100 ft.

LEGEND

- ☒ PROPERTY CORNER FOUND AS NOTED
☐ IRON ROD WITH "ATWELL" CAP SET

PROJECT:	Samsung Platting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
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SHEET
34
OF 36

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k:\21002557\dwg\survey\plotting\samsung taylor opb.dwg Savedate: 12/6/2022 8:05 AM Pldate: 12/6/2022 8:13 AM

STATE OF TEXAS }
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {
I, SAMSUNG AUSTIN SEMICONDUCTOR, LLC, SOLE OWNER OF THE CERTAIN 1216.17 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN THE FOLLOWING DEEDS TO SAMSUNG AUSTIN SEMICONDUCTOR, LLC, BEING 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 PORTION OF A CALLED 11.02 ACRE TRACT IN DOCUMENT NO. 2021184141, THE REMAINDER OF A CALLED 79.36 ACRE TRACT, TRACT 1 AND A PORTION OF A CALLED 159.14 ACRE TRACT, TRACT 2 BOTH IN DOCUMENT NO. 2021184492, A PORTION OF 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 PORTION OF 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 CALLED 14.37 ACRE TRACT IN DOCUMENT NO. 2022005387 ALL IN THE OFFICIAL PUBLIC 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 SAMSUNG TAYLOR.

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

SANGKI BAE, VP AND CFO
SAMSUNG AUSTIN SEMICONDUCTOR, LLC
SANGKI.BAE@SAMSUNG.COM
512-672-1060

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SANGKI BAE, VP AND CFO, SAMSUNG AUSTIN SEMICONDUCTOR, LLC, 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, ROBERT J. GERTSON , 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____.

ROBERT J. GERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6367
ATWELL LLC
805 LAS CIMAS PARKWAY, STE. 310
AUSTIN, TX 78746
512-904-0505

I, _____, 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 _____, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS, THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

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

XXX
JACOBS
XXX
XXXX, TX XX
TEL

THIS SUBDIVISION TO BE KNOWN AS SAMSUNG TAYLOR HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE _____ DAY OF _____, 20____, A.D.

_____, CHAIRMAN _____ DATE

_____, SECRETARY _____ DATE

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

_____, DIRECTOR _____, DATE

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

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

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: _____, DEPUTY

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.

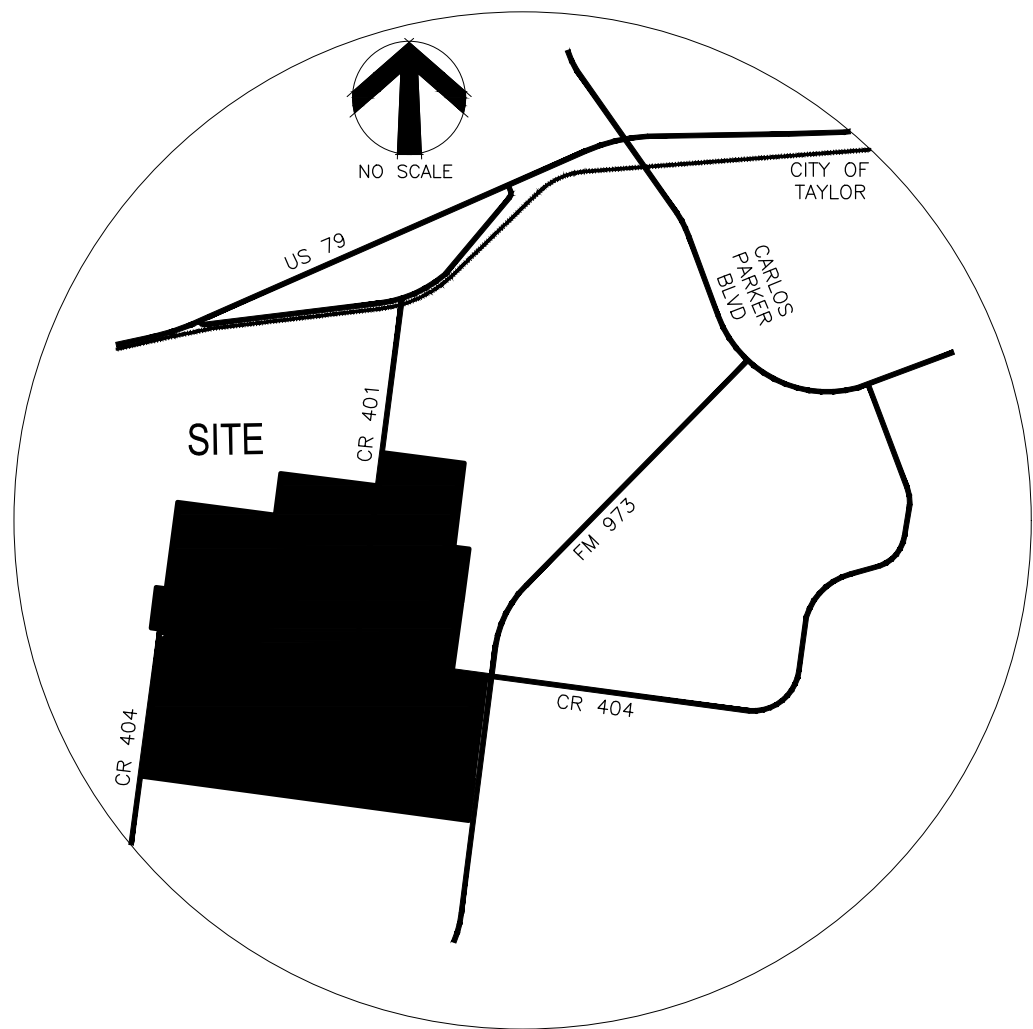
J. TERRON EVERTSON, PE, DR, CFM
COUNTY ENGINEER _____ DATE

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 WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY 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.

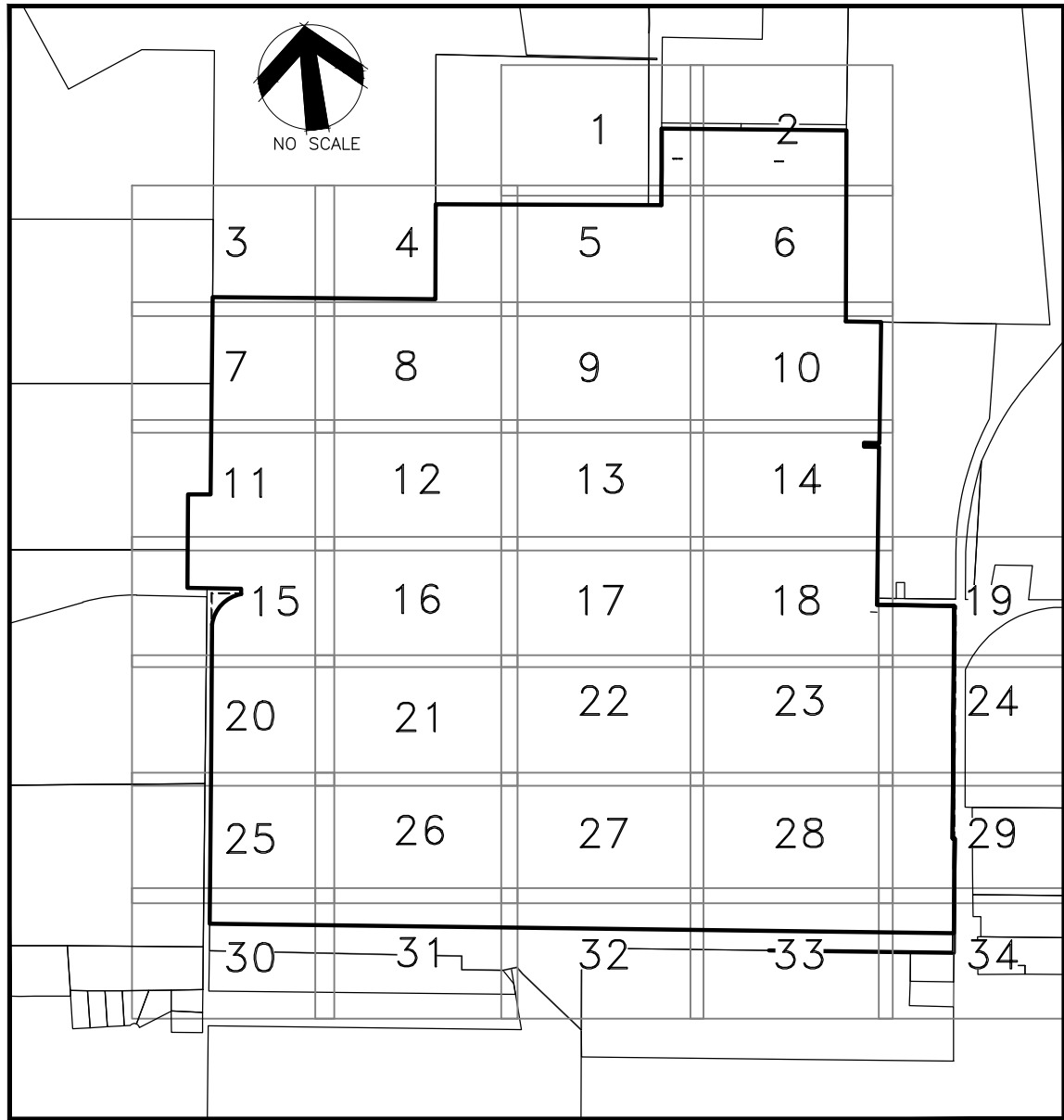
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR _____ DATE

NOTES:

- UTILITY PROVIDERS -- WATER: ____ ; WASTEWATER/SEPTIC: _____ ; ELECTRICITY: _____.
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- 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 _____.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS:
- PARKLAND DEDICATION REQUIREMENTS ARE MET BY: THE DEDICATION OF BLOCK ____/LOT ____; PAYMENT OF FEES IN LIEU PER RESIDENTIAL LOT, PAYABLE AT THE TIME OF FINAL PLAT RECORDATION; < OTHER SITUATION AS DESCRIBED >.
- MINIMUM FIRE FLOW OF ____PER FIRE MARSHALL>____ GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE _(#)_ , WHICH CONTAINS THE FOLLOWING DEVELOPMENT REQUIREMENTS/RESTRICTIONS: {ENUMERATE THEM}
- A 50' BUILDING SETBACK LINE ALONG THE PERIMETER OF THE PLAT BOUNDARY IS HEREBY DEDICATED.



LOCATION MAP
NOT TO SCALE



SHEET INDEX MAP LAYOUT

PROJECT:	Samsung Plotting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
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TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



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SHEET
35
OF 36

k:\21002557\dwg\survey\plotting\samsung taylor plat opb.dwg Savedate: 12/6/2022 8:05 AM Plotdate: 12/6/2022 8:13 AM

DESCRIPTION																												
A 1216.17 ACRE (52,976,294 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 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 PORTION OF A CALLED 11.02 ACRE TRACT IN DOCUMENT NO. 2021184141, THE REMAINDER OF A CALLED 79.36 ACRE TRACT, TRACT 1 AND A PORTION OF A CALLED 159.14 ACRE TRACT, TRACT 2 BOTH IN DOCUMENT NO. 2021184492, A PORTION OF 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 PORTION OF 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 CALLED 14.37 ACRE TRACT IN DOCUMENT NO. 2022005387 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 974.11 FEET TO A 1/2" IRON ROD WITH "ATWELL LLC" CAP SET FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, OVER AND ACROSS SAID 11.02 ACRE TRACT, SAID 159.14 ACRE TRACT, SAID 33.62 ACRE TRACT AND SAID 23.58 ACRE TRACT, N 82° 16' 08" W, A DISTANCE OF 7676.48 FEET TO A 1/2" IRON ROD WITH "ATWELL LLC" CAP SET ON THE WESTERN LINE OF SAID 23.58 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, A DISTANCE OF 1643.94 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 PARTNESHIP 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. 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