

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

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

January 09, 2018 6:00 P.M.

CALL TO ORDER AND DECLARE A QUORUM

CITIZENS COMMUNICATION

CONSENT AGENDA

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

1. Review and approve minutes from the meeting on December 12, 2017.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

2. **PZ-2017-1076 – Consider Approval** on a Final Plat of 12.429 acres in the Parthinia Coursey Survey, Abstract No. 131, to be known as Frenette Farmette Subdivision, located at 2100 Old Thorndale Road, in the Single Family Residential (R-1) Zoning District.
3. **PZ-2017-1070 – Public Hearing** on a Final Plat of a Replat of Portions of Lot 29 and 30, Block 2, Zella Jones Addition, to be known as Griffen Estates, located at 116 2nd Avenue, in the Manufactured Housing (MH) Zoning District.
4. **PZ-2017-1070 – Consider Approval** on a Final Plat of a Replat of Portions of Lot 29 and 30, Block 2, Zella Jones Addition, to be known as Griffen Estates, located at 116 2nd Avenue, in the Manufactured Housing (MH) Zoning District.
5. **PZ-2017-1071 – Consider Approval** on a Preliminary Plat of 30.351 acres in the Parthinia Coursey Survey, Abstract No. 131, to be known as Dove Pass Subdivision, located at 1200 Old Thorndale Road, in the Single Family Residential (R-1) Zoning District.
6. Consider an update regarding Council actions related to Planning and Zoning items.
7. Update on revisions to Zoning Ordinance Chapter 3/Section 3.2, Zoning District Use Tables

ADJOURN

Next Meeting Date: February 13, 2018

The Board may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on **January 5, 2018** and remained posted for at least 72 continuous hours before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

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

Date: 1.5.18

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
December 12, 2017 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Donna Frazier
Mike Eaton
Rick Selin
Faith Gardner
Michael Aplin
Betty Day

ABSENT

Leland Stevens
Annette Maruska

OTHERS PRESENT

Ashley Lumpkin, Director Development Services
Michael Elabarger, Senior Planner
Carrie Orts, Assistant Development Services

CALL TO ORDER AND DECLARE A QUORUM

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

CITIZEN COMMUNICATION

None

CONSENT AGENDA

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

Review and approve minutes from the regularly scheduled meeting on November 14, 2017 and the Special called meeting on November 28, 2017.

Motion made by Mrs. Day to approve minutes as written from the November 14, 2017 meeting.

Second by Mr. Aplin. All voted Aye.

Motion made by Mrs. Day to approve minutes as written from the November 28, 2017 meeting.

Second by Mrs. Frazier. All voted Aye.

PZ-2017-1074 – Public Hearing on a Rezoning of Lot 11B of the Replat of Lots 9, 10, & 11, Block 29, Washington Heights Addition, located at 304 Potomac Street, from the Local Business (B-1) District to the General Business (B-2) District. (Ordinance 2017-34)

Public hearing opened. Mr. Elabarger made presentation on the request, including the recommendation of denial based on the stated analysis. Asis Rivera was present to answer questions. Hearing closed

PZ-2017-1074 – Take Action on a Rezoning of Lot 11B of the Replat of Lots 9, 10, & 11, Block 29, Washington Heights Addition, located at 304 Potomac Street, from the Local Business (B-1) District to the General Business (B-2) District. (Ordinance 2017-34)

Mrs. Frazier made motion to recommend denial to City Council. Second by Mr. Eaton. All voted aye.

Discussion of upcoming Zoning Ordinance amendments.

Mrs. Lumpkin gave update on ordinance regulating vehicle parking amendments.

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

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

Adjourn

The meeting was adjourned at 6:28 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

PZ-2017-1076

Frenette Farmette Subdivision

Final Plat



Applicant Information:

Applicant Chris Frenette (Owner), Bruce Bryan (Applicant)

Applicant Request: Request approval of a one-lot Final Plat

Subject Property:

Location: South side of Old Thorndale Road, east of Gravel Pit Road

Legal Description: 12.429 acres in the Parthinia Coursey Survey, Abstract No. 131

Existing Zoning: R-1, Single Family Residential District

Utilities: Property is served by City Water and Wastewater

Existing Use of Property: Undeveloped

Adjacent Zoning and Land
Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	R-1 Single Family Residential District	Low density single family
South	R-1 Single Family Residential District	Undeveloped
East	R-1 Single Family Residential District	Low density single family
West	R/A – Rural Agricultural District	Undeveloped

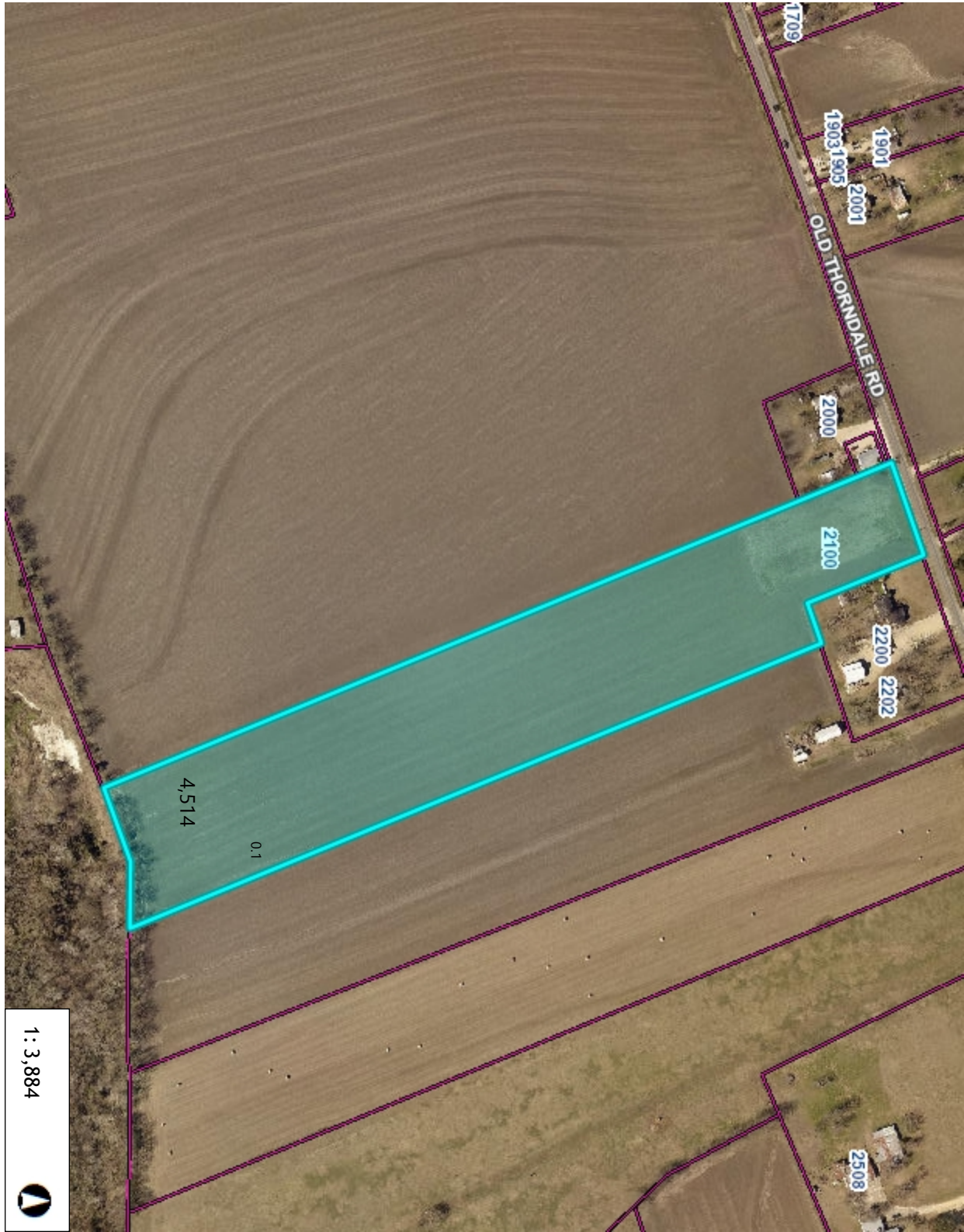
Case Summary

The subject property is an existing tract of land on the south side of Old Thorndale Road, east of Gravel Pit Road. The applicant previously had approved a Preliminary Plat for this property/lot, with this being the Final Plat to be recorded. The proposed plat will facilitate development of one (1) single family dwelling under the current R-1 District zoning, which has existed on the property since the inception of zoning in the City (the property is part of the 1954 and prior City limits). The plat has met all of the City's subdivision regulation requirements.

Staff Recommendation

Staff recommends approval of the Final Plat.

Attachments: Exhibit 1 - Aerial Photograph
Exhibit 2 – Zoning Map
Exhibit 3 – Proposed Final Plat



1: 3,884



Legend

- ☐ County Boundary
- ☐ Address
- ☐ Streets
- ☐ WCAD Parcels

Notes

EXHIBIT 2 - ZONING MAP

OLD THORNDALE RD

Subject Tract
approx. 12.4 ac.

GRAVEL PIT RD

CRESTVIEW DR

MARIPOSA LN

E 4TH ST

E 4TH ST

E 4TH ST

E 4TH ST

E 4TH ST

E 4TH ST

ALLISON DR

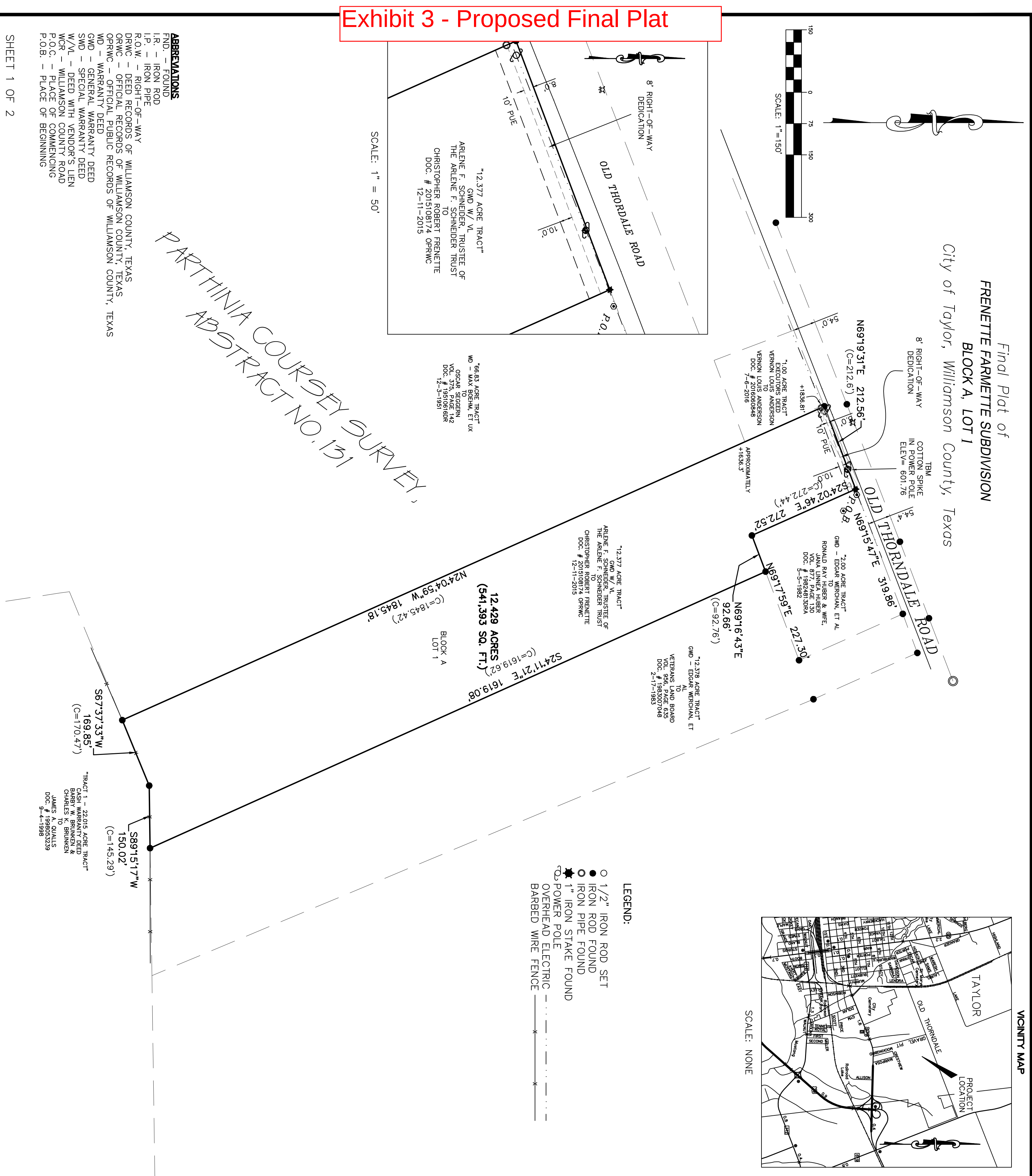


0 875 1,750 Feet

Legend

- Parcel Lines
- ZONING
 - P Parks
 - I Institutional
 - R/A Rural Agriculture
 - R-1 Single Family
 - R-2 Single Family
 - R-3 Single Family
 - M-H Manufactured Housing
 - D Duplex Residential
 - MF-1 Multi- Family
 - MF-2 Multi-Family
 - R-PD Residential Planned Development
 - B-1 Local Business
 - B-2 General Business
 - B-3 Central Business
 - BP-1 Business Park 1
 - BP-2 Business Park 2
 - M-1 Light Industrial
 - M-2 Heavy Industry

Exhibit 3 - Proposed Final Plat

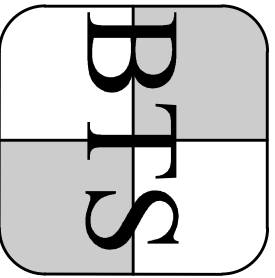


NOTE: BEARINGS SHOWN
HEREON BASED ON TEXAS
STATE PLANE COORDINATE
SYSTEM (CENTRAL ZONE)
NAD 83, 93 ADJUSTMENT.

ENGINEERING DEPARTMENT
REVIEW APPROVED 12/6/2017
BY CASEY SLEDGE

CITY OF TAYLOR PERMIT PZ-2017-1076

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090
FAX: (512) 352-9091

FIRM No. 10128500

surveying@austin.rr.com

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: A/C	CHECKED BY: BLB
SCALE: 1" = 150'	APPROVED BY: BLB

PROJECT NO. 16-678	DATE: NOVEMBER 15, 2017
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PZ-2017-1070

Griffen Estates Subdivision

Final Plat (Replat)



Applicant Information:

Applicant: Ralph Griffen (Owner), Jordan Garrett (Applicant)

Applicant Request: Request approval of a one-lot Resubdivision Plat (Replat)

Subject Property:

Location: 116 2nd Avenue

Legal Description: Portions of Lot 29 and 30, Block 2, Zella Jones Addition

Existing Zoning: MH, Manufactured Housing District

Utilities: Property is already served by all utilities

Existing Use of Property: Undeveloped

Adjacent Zoning and Land Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	MH, Manufactured Housing District	Undeveloped
South	MH, Manufactured Housing District	Manufactured home
East	MH, Manufactured Housing District	Manufactured home
West	MH, Manufactured Housing District	Single family dwelling

Case Summary

The subject tract is located mid-block on the west side of 2nd Avenue. The applicant is proposing a Final Plat of approximately 0.215 acre parcel to create one lot, which exists via a deed as the southern two-thirds of original Lot 29 and the northern two-thirds of original Lot 30 out of Block 2 of the Zella Jones Addition, which was created in 1955. The proposed plat will facilitate either single family detached or manufactured home development under the current MH District zoning. The plat has met all of the City's subdivision regulation requirements. Per Section 212.015, a Public Hearing is required to be held due to the single-family zoning (a Manufactured Home is a form of single-family use) of the property.

Staff Recommendation

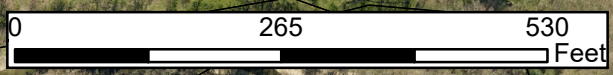
Staff recommends approval of the Final Plat (Replat).

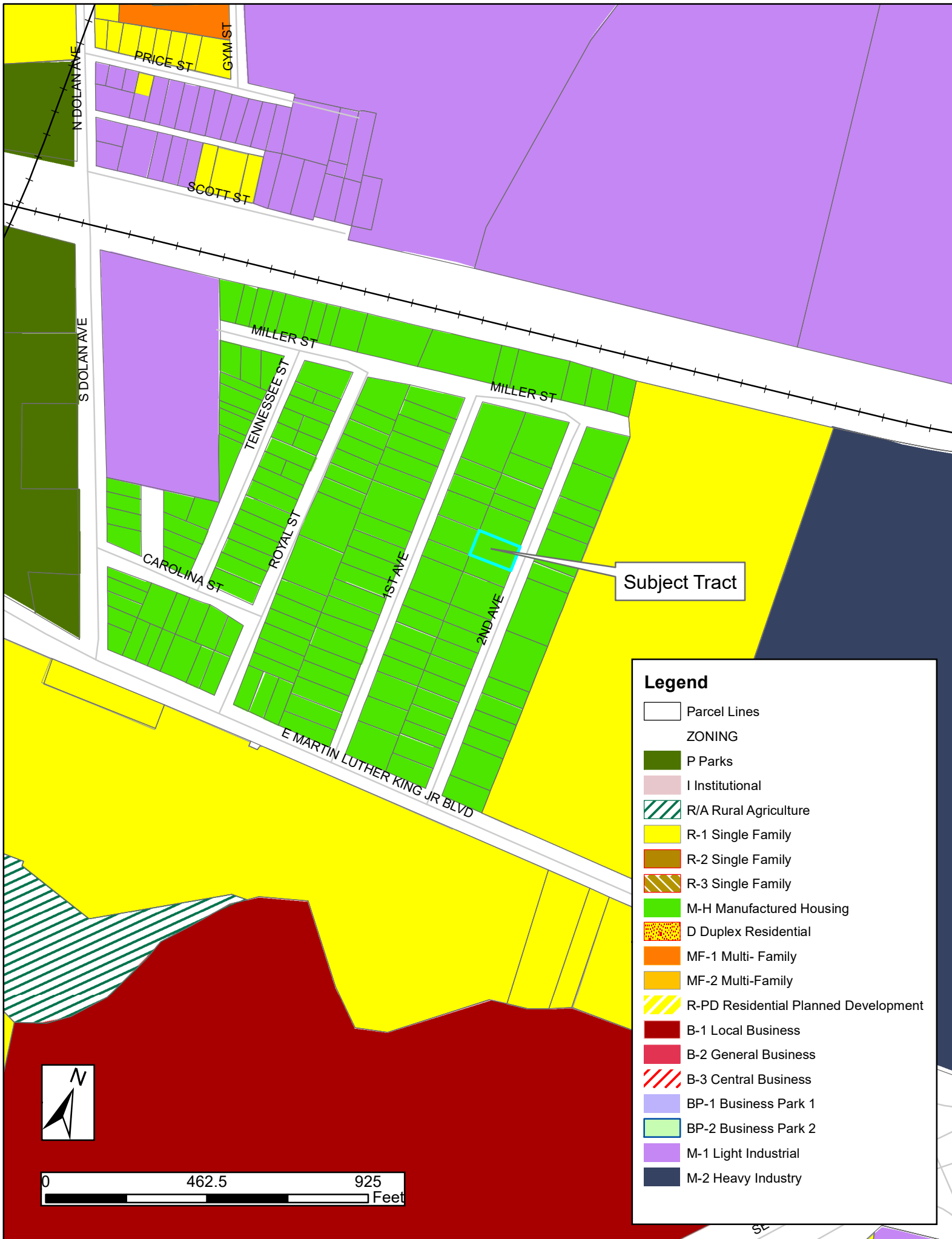
Attachments: Exhibit 1 - Aerial Photograph
Exhibit 2 – Zoning Map
Exhibit 3 – Proposed Final Plat

EXHIBIT 1 - AERIAL MAP



Subject Property

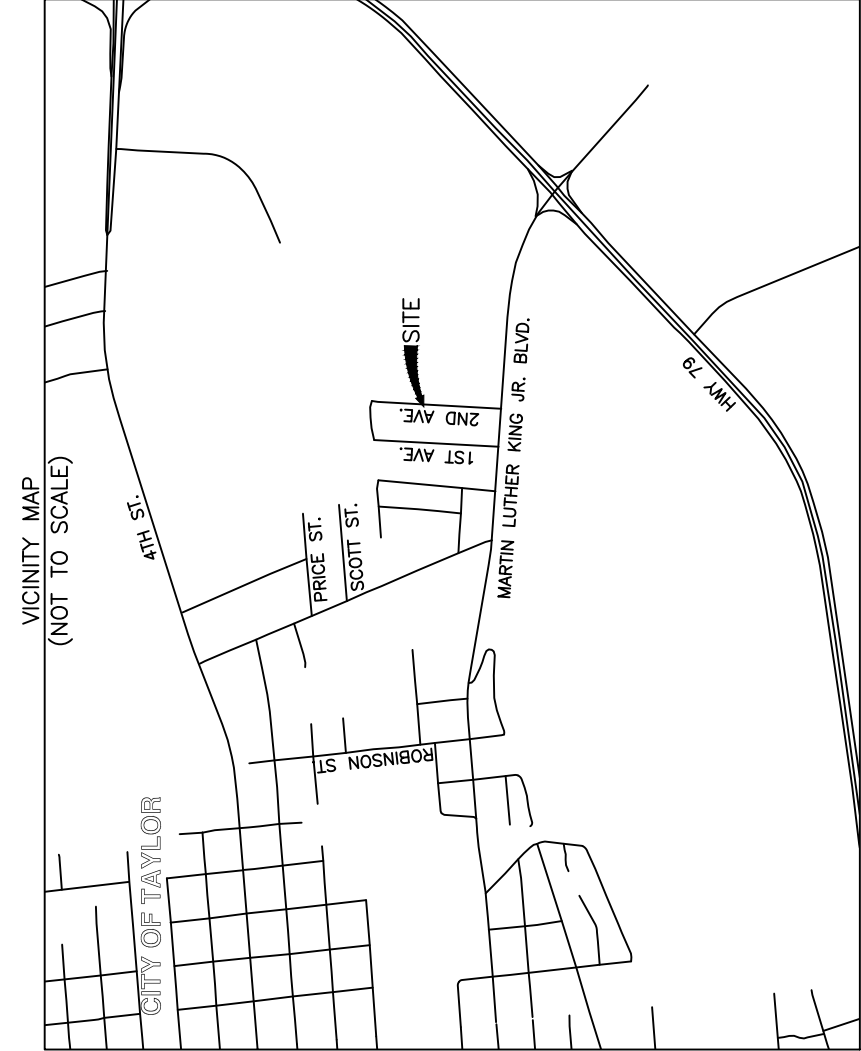




Subject Tract

Legend

- Parcel Lines
- ZONING
- P Parks
- I Institutional
- R/A Rural Agriculture
- R-1 Single Family
- R-2 Single Family
- R-3 Single Family
- M-H Manufactured Housing
- D Duplex Residential
- MF-1 Multi- Family
- MF-2 Multi-Family
- R-PD Residential Planned Development
- B-1 Local Business
- B-2 General Business
- B-3 Central Business
- BP-1 Business Park 1
- BP-2 Business Park 2
- M-1 Light Industrial
- M-2 Heavy Industry



STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, RALPH L. GRIFFIN, SOLE OWNER OF THE 0.215 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A QUITCLAIM DEED, DATED APRIL 10, 1996 AND RECORDED IN DOCUMENT No. 1996020059 OF WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND AND DO HEREBY AMEND 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 KNOW AS:

GRIFFIN ESTATES, A REPLAT OF A PORTION OF LOTS 29 & 30, BLOCK 2, ZELLA JONES ADDITION TO TAYLOR.

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

RALPH L. GRIFFIN
117 2ND AVE.
TAYLOR, TX 76574

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED RALPH L. GRIFFIN, 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 _____ OF _____, 20____.

BY: RALPH L. GRIFFIN

ANDREW NELSON
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, JORDAN R. GARRETT, 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 LEANDER, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 20____.

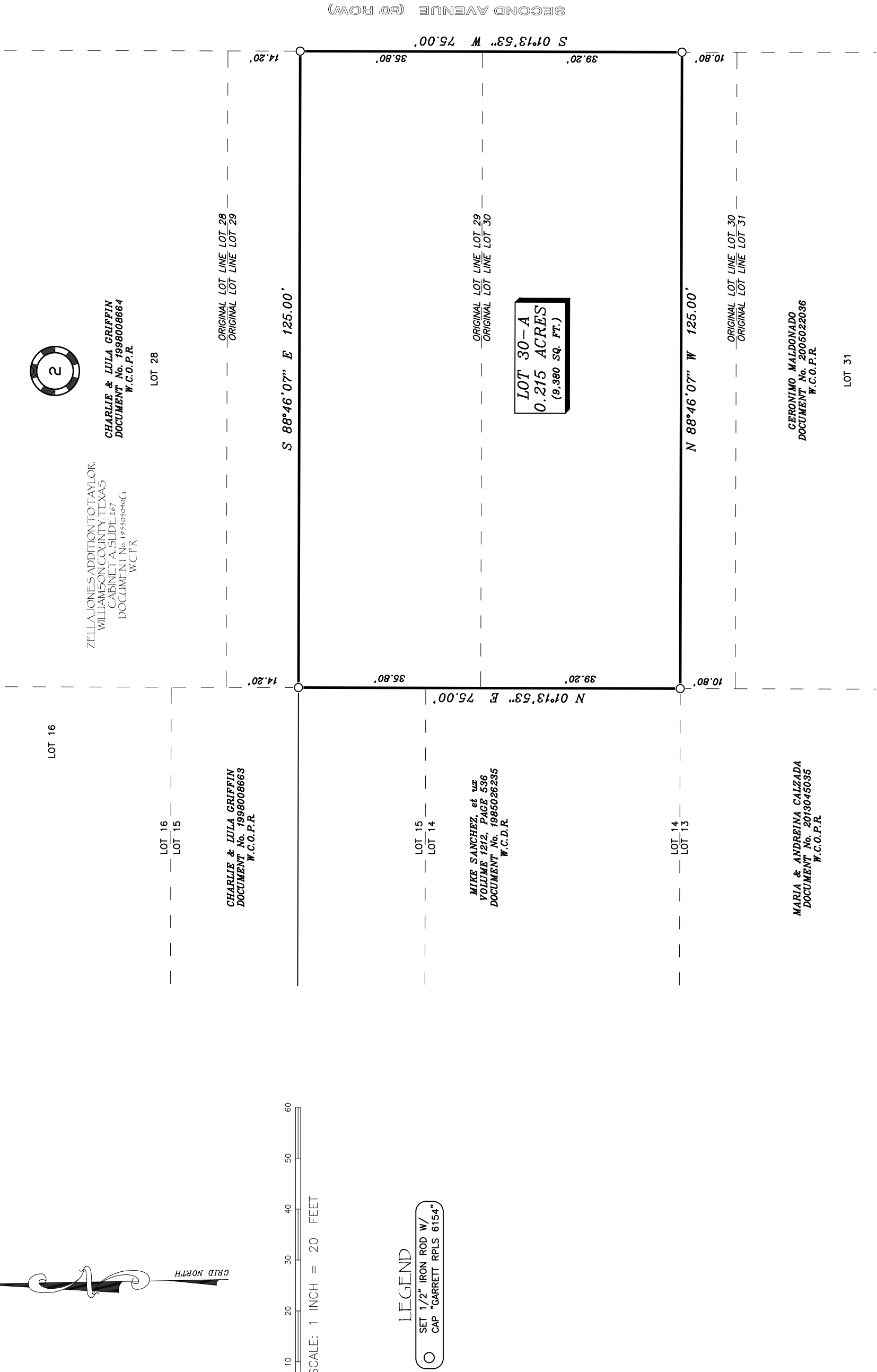
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JORDAN R. GARRETT
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS LICENSE No. 6154
285 COUNTY ROAD 175
LEANDER, TEXAS 78641

JOB NO:	170821	SURVEYED BY:	DN
DATE:	12/18/2017	DRAFTED BY:	NP
FILE NAME:	170821.dwg	CHECKED BY:	JG

SHEET: 1 OF 1

GRIFFIN ESTATES A REPLAT OF A PORTION OF LOTS 29 & 30, BLOCK 2, ZELLA JONES ADDITION TO TAYLOR, AS SHOWN ON THE PLAT RECORDED IN CABINET A, SLIDE 267, DOCUMENT No. 195505040G OF WILLIAMSON COUNTY PLAT RECORDS



THIS SUBDIVISION TO BE KNOWN AS GRIFFIN ESTATES, A REPLAT OF A PORTION OF LOTS 29 & 30, BLOCK 2, ZELLA JONES ADDITION TO 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.

DON McALISTER, CHAIRMAN _____ DATE _____

DONNA FRAZIER, SECRETARY _____ DATE _____

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. AT _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT No. _____.

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

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

BY: _____ DEPUTY

Exhibit 3 - Proposed Final Plat

THERE ARE NO PARKLAND DEDICATION REQUIREMENTS WITH THIS PLAT.

NOTES:

- BEARINGS, DISTANCES, AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE – NAD83; GRID TO GROUND SCALE FACTOR: 1.0000951801.
- A 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- ALL BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- UTILITY PROVIDERS – WATER: CITY OF TAYLOR; WASTEWATER/SEPTIC: CITY OF TAYLOR; ELECTRICITY: TXU ENERGY.
- THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF ZELLA JONES ADDITION TO TAYLOR, RECORDED AS CABINET A, SLIDE 267, DOCUMENT No. 195505040G OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THERE ARE NO PARKLAND DEDICATION REQUIREMENTS WITH THIS PLAT.

OWNER:
RALPH L. GRIFFIN
117 2ND AVENUE
TAYLOR, TX 76574

SURVEYOR:
JORDAN R. GARRETT, RPLS
285 COUNTY ROAD 175
LEANDER, TEXAS 78641
(844) 452 – 4436

TOTAL AREA OF SITE: 0.215 ACRES
TOTAL NUMBER OF LOTS: 1 (ONE)
TOTAL NUMBER OF BLOCKS: 1 (ONE)

CITY OF TAYLOR PERMIT: PZ-2017-1070

285 COUNTY ROAD 175
LEANDER, TX 78641
(844) 4-JAGGEO (O)
(866) 486-8395 (F)

JAG
GEOMATICS
INCORPORATED

WWW.JAGGEO.COM
REQUEST@JAGGEO.COM
TBLPLS FRM No. 10170400

PZ-2017-1071

Dove Pass Subdivision

Preliminary Plat



Applicant Information:

Applicant Michael Herzog (Owner), Bruce Bryan (Applicant)

Applicant Request: Request approval of a 19-lot Preliminary Plat

Subject Property:

Location: 1200 Old Thorndale Road

Legal Description: 30.351 acre P. Coursey Survey, Abstract No. 131

Existing Zoning: R-1, Single Family Residential District

Utilities: Property is served by water and wastewater; seven (7) lots will utilize on-site septic facilities (OSSF).

Existing Use of Property: Undeveloped

Adjacent Zoning and Land
Use Pattern:

<u>Direction</u>	<u>Current Zoning</u>	<u>Existing Land Use</u>
North	R-1, Single Family Residential District	Single family dwellings
South	R-1, Single Family Residential District	Undeveloped, large lot residential
East	R/A, Rural Agricultural District	Undeveloped
West	R-1, Single Family Residential District	Single family dwelling

Case Summary

The subject tract is located on the south side of Old Thorndale Road and the corner intersection with Gravel Pit Road. The applicant is proposing a Preliminary Plat to create 19 lots for single-family dwelling purposes, to be developed under the R-1 Zoning District standards, with all lots fronting on the two existing bounding roadways. The plat has met all of the City's subdivision regulation requirements.

Staff Recommendation

Staff recommends approval of the Preliminary Plat.

Attachments: Exhibit 1 - Aerial Photograph
Exhibit 2 – Zoning Map
Exhibit 3 – Proposed Preliminary Plat

Exhibit 1 - Aerial Map



OLD THORNDALE RD

Subject Property

GRAVEL PIT RD

MOCKINGBIRD LN

MARIPOSA LN

0 550 1,100 Feet



Exhibit 2 - Zoning Map

OLD THORNDALE RD

Subject Tract

Legend

- Parcel Lines
- ZONING
- P Parks
- I Institutional
- R/A Rural Agriculture
- R-1 Single Family
- R-2 Single Family
- R-3 Single Family
- M-H Manufactured Housing
- D Duplex Residential
- MF-1 Multi- Family
- MF-2 Multi-Family
- R-PD Residential Planned Development
- B-1 Local Business
- B-2 General Business
- B-3 Central Business
- BP-1 Business Park 1
- BP-2 Business Park 2
- M-1 Light Industrial
- M-2 Heavy Industry



0 550 1,100 Feet

OWNER

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §
THAT, YUPEL, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE CERTAIN 30.351 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018110090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE CITY OF TAYLOR THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS DOVE PASS SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2018.

AUTHORIZED PERSON

PRINTED NAME

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____
MY COMMISSION EXPIRES: _____

OWNER

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §
THAT, JONA, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE CERTAIN 30.351 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017110090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE CITY OF TAYLOR THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS DOVE PASS SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2018.

AUTHORIZED PERSON

PRINTED NAME

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____
MY COMMISSION EXPIRES: _____

LIEN HOLDER

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §
THAT, MICHAEL HERZOG, LIEN HOLDER OF THE CERTAIN 30.351 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017110090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE CITY OF TAYLOR THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS DOVE PASS SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2018.

LIEN HOLDER

PRINTED NAME

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____
MY COMMISSION EXPIRES: _____

PELIMINARY PLAT OF DOVE PASS SUBDIVISION, BEING

30.351 ACRES IN THE P. COURSEY SURVEY, A-131

City of Taylor, Williamson County, Texas
CITY OF TAYLOR PERMIT NO. PZ-APP1071

ENGINEER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, _____, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS PARTIALLY ENCROACHED BY A ZONE "AE" FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C00535E, EFFECTIVE DATE 9-26-2008, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER 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 _____ DAY OF _____, 2018.

P.E., R.P.L.S., AICP
LICENSED PROFESSIONAL ENGINEER
HEJL, LEE & ASSOCIATES, INC.
321 ED SCHMIDT BLVD., SUITE 100
HUTTO, TX 78634
(512) 642-3292

SURVEYOR'S CERTIFICATE

I, BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A 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 EXCEPT SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TAYLOR, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TAYLOR, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____, 2018

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

COUNTY ENGINEER'S CERTIFICATION

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

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

Date

LEGAL DESCRIPTION

30.351 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE P. COURSEY SURVEY, A-131, LOCATED IN WILLIAMSON COUNTY, TEXAS; SUBJECT TRACT BEING ALL OF A "30.351 ACRES" CONVEYED FROM ST. PAUL LUTHERAN CHURCH, TAYLOR, TEXAS AND SCOTT & WHITE HOSPITAL -- TAYLOR F/K/A/ JOHNS COMMUNITY HOSPITAL, TAYLOR, TEXAS TO HBJR, INC., A TEXAS CORPORATION DATED 2-10-2016 AND RECORDED IN DOCUMENT NO. 2016011591, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC), SUBJECT TRACT BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, ON JANUARY 4, 2016 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF A CALLED 2.346 ACRES CONVEYED IN A WARRANTY DEED FROM CHRISTIE MAE BRADY AND JAMIE E. KLIMA TO SHIRLEY KLIMA, DATED 2-10-2003 AND RECORDED IN DOCUMENT NO. 2003012038 OPRWC, IN THE WEST RIGHT-OF-WAY LINE OF GRAVEL PIT ROAD, FOR REFERENCE: A 1/4" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 2.346 ACRES BEARS SOUTH 15°15'02"EAST, A DISTANCE OF 241.94 FEET;

THENCE SOUTH 70°54'39" WEST GENERALLY ALONG A BARBED WIRE FENCE AND THE NORTH LINE OF SAID 2.346 ACRES; A DISTANCE OF 422.46 FEET TO A 1/4" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 2.346 ACRES; AND MARKING AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 21°26'15" EAST GENERALLY ALONG A BARBED WIRE FENCE AND THE WEST LINE OF SAID 2.346 ACRES; A DISTANCE OF 258.10 FEET TO A 5/8 IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID 2.346 ACRES; IN THE NORTH LINE OF A CALLED "15.98 ACRES" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM ALVIN J. KLIMA, ET UX TO HAROLD E. HANSON, JR., ET UX, DATED 12-17-2007 AND RECORDED IN DOCUMENT NO. 2007103784 OPRWC, BEING IN THE SOUTH LINE OF SAID 40 ACRES; AND MARKING AN EXTERIOR CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 68°32'22" WEST GENERALLY ALONG A BARBED WIRE FENCE, THE NORTH LINE OF SAID 15.98 ACRES AND THE SOUTH LINE OF SAID 40 ACRES; PASSING A 1" IRON PIPE FOUND AT A DISTANCE OF 761.49 FEET, BEING THE NORTHWEST CORNER OF SAID "15.98 ACRES"; THE NORTHEAST CORNER OF A CALLED "12.75 ACRES" CONVEYED IN A SPECIAL WARRANTY DEED FROM JOHN MOSS TO CITY OF TAYLOR, DATED 4-20-2011 AND RECORDED IN DOCUMENT NO. 2011025524 OPRWC, CONTINUING FOR A TOTAL DISTANCE OF 1497.65 FEET TO A POINT IN THE NORTH LINE OF SAID "12.75 ACRES"; THE SOUTHEAST CORNER OF A CALLED "1 1/2 ACRES" CONVEYED IN A DEED WITH VENDOR'S LIEN FROM EDNA LUECKEMEYER TO HARVEY CUZZORT, ET X, DATED 4-7-1969 AND RECORDED IN VOLUME 923, PAGE 16 DRWC, AND MARKING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, FOR REFERENCE: A 1/4" IRON ROD FOUND IN THE NORTH LINE OF SAID "12.75 ACRES" AND THE SOUTHWEST CORNER OF SAID 1 1/2 ACRES BEARS SOUTH 69°01'56" WEST, A DISTANCE OF 235.98 FEET;

THENCE NORTH 21°24'13" WEST WITH THE EAST LINE OF SAID 1 1/2 ACRES; A DISTANCE OF 737.62 FEET TO A 1/2 IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID 1 1/2 ACRES; IN THE SOUTH RIGHT-OF-WAY LINE OLD THORNDALE ROAD, AND MARKING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT; FOR REFERENCE: A 1/4" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OLD THORNDALE ROAD BEARS SOUTH 67°53'40" WEST, A DISTANCE OF 234.21 FEET;

THENCE NORTH 68°35'47" EAST WITH THE SOUTH RIGHT-OF-WAY LINE OF OLD THORNDALE ROAD AND THE APPARENT NORTH LINE OF SAID 40 ACRES; A DISTANCE OF 1972.99 FEET TO A "X" CHISELED IN CONCRETE AT THE NORTHEAST CORNER OF SAID 40 ACRES; IN THE SOUTHWEST INTERSECTION OF OLD THORNDALE ROAD AND GRAVEL PIT ROAD, AND MARKING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 15°15'02" EAST WITH THE WEST RIGHT-OF-WAY LINE OF GRAVEL PIT ROAD AND THE APPARENT EAST LINE OF SAID 40 ACRES; A DISTANCE OF 497.97 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 30.351 ACRES.

PLANNING AND ZONING COMMISSION

THIS SUBDIVISION TO BE KNOWN AS DOVE PASS SUBDIVISION, HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE _____ OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 2017, A.D.

DON McALISTER PLANNING CHAIRMAN

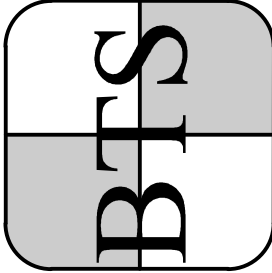
DATE

DONNA FRAZIER, SECRETARY

DATE

HEJL, LEE & ASSOCIATES, INC.
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REVISIONS	
NO.	DATE

DRAWN BY: BLB	CHECKED BY: BLB
SCALE: N/A	APPROVED BY: BLB
PROJECT NO. 17-767	DATE: 12-6-17