

AGENDA

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

City Hall Council Chambers
400 Porter Street, Taylor, TX 76574
January 08, 2019 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 November 20, 2018.

REGULAR AGENDA – REVIEW/DISCUSS & CONSIDER/ACTION:

1. **PZ-2018-1113 – Conduct Public Hearing** on a request which proposes to change the current zoning of Single-Family Residential Zoning District (R-1) to Light Industrial Zoning District (M-1) for a parcel of land being approximately 9.46 acres, more or less, more particularly described by Williamson Central Appraisal District Parcel R019079; part of and out of the P. Coursey Survey, Abstract No. 131, generally located east of SH 95 at the end of Southpark Blvd. (ORDINANCE 2019-02)
2. **PZ-2018-1113 – Make Recommendation** on a request which proposes to change the current zoning of Single-Family Residential Zoning District (R-1) to Light Industrial Zoning District (M-1) for a parcel of land being approximately 9.46 acres, more or less, more particularly described by Williamson Central Appraisal District Parcel R019079; part of and out of the P. Coursey Survey, Abstract No. 131, generally located east of SH 95 at the end of Southpark Blvd. (ORDINANCE 2019-02)
3. Consider an update regarding Council actions related to Planning and Zoning items.
4. Discuss the upcoming 2019 P&Z meeting calendar.

ADJOURN

Next Meeting Date: February 12, 2019

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 4, 2019** 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 Administrative Assistant to Development Services

Date: 1.4.2019

**MINUTES
CITY OF TAYLOR, TEXAS
400 Porter Street, Taylor Texas 76574
PLANNING AND ZONING COMMISSION MEETING
November 20, 2018 6:00 p.m.
City Council Chamber**

PRESENT

Don McAlister
Michael Aplin
Mike Eaton
Leland Stevens
Betty Day
Annette Maruska
Rick Selin

ABSENT

Donna Frazier

OTHERS PRESENT

Shelly Shelton, Senior Planner Development Services
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 as part of the Regular agenda.)

Review and approve minutes from the meeting on October 9, 2018.

Motion made by Mr. Stevens to approve minutes from October 9, 2018 as written. Second by Mrs. Maruska. All voted Aye.

PZ-2018-1092 – Consider Approval of a Preliminary Plat of 92.81 acres out of the William J. Baker Survey, Abstract A-65, zoned Residential Planned Development (R-PD) District, generally located south and east of Northwest Carlos G. Parker Boulevard and west of North Drive, to be known as The Grove at Bull Creek Subdivision

Mrs. Shelton made presentation including recommendation of approval as the plat meets the regulations set forth in the ordinance for the planned development, the State and Local Subdivision Ordinances. David Peter was present to answer questions. There was discussion between the Board and Staff.

Mrs. Day made motion to approve preliminary plat. Second by Mrs. Maruska. Six voted for. One against (Leland Stevens). Motion passes.

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

Mrs. Shelton gave updates regarding Council actions related to Planning and Zoning items.

Adjourn

The meeting was adjourned at 6:21 p.m.

Carrie Orts
Administrative Assistant Development Services

Don McAlister
Planning & Zoning Commission Chairman

**City of Taylor
PZ-2018-1113
Zoning Map Amendment
Staff Report**

Requested Action: Zoning Map Amendment to the official zoning map to rezone approximately 9.46 acres from Single-Family Zoning District (R-1) to Light Industrial (M-1)

Applicant: Taylor Southpark/A.V. Holden

Subject Property: Is approximately 9.46 acres, more particularly described by Williamson Central Appraisal District Parcel R019079; part of and out of P. Coursey Survey, Abstract No. 131, located east of SH 95 at the end of Southpark Blvd, Williamson County, Texas.

Parcel Information

Current Zoning: Single-Family Residential (R-1)

Current Use: Vacant

Proposed Zoning: Light Industrial (M-1)

Future Land Use Plan: Low-Medium Density Residential – adjacent to Business Park

Adjacent Parcel Information

North: Single-family residential, R-1

South: Vacant, Outside the City Limits (OTC)

East: Vacant, R-1

West: Vacant, M-1

Purpose:

The applicant is proposing to rezone the subject property, which is vacant and undeveloped, for future light industrial development. In 1985, the property adjacent to the subject tract on the west was platted as Taylor Southpark Section One and infrastructure was built for industrial development. In spite of being primed for industrial development, Southpark has sat vacant and underutilized since the subdivision and construction of streets, water, sewer, etc.

The applicant owns most Taylor Southpark Section One property and the subject property and plans to sell for development both the Southpark Section One property and the subject property for light industrial uses. Currently, the subject is under contract for purchase. For the proposed light industrial development to move forward a rezoning to the M-1 Zoning District designation would be necessary.

Staff Analysis:

As City Staff we are charged with using the Comprehensive Plan as a guide to make recommendations to the Planning and Zoning Commission on proposed re-zoning requests.

The Comprehensive Plan includes Land Use Goals and Objectives along with associated actions to achieve those objectives. Some of the relevant Comprehensive Plan goals, objectives and actions to consider for this rezoning case include:

Land Use Goal: A variety of safe, attractive, accessible, high quality residential, commercial, industrial and recreational land to meet the needs of Taylor's current and future population while preserving the historical structures and small town atmosphere of the City.

Objective L3: *Provide viable retail, office and industrial areas that support opportunities for economic development.*

Action L3.1: *Designate areas that can support industrial development in the Future Land Use Plan and zoning map that require transportation access, adequate utilities, and protection of residential areas.*

Action L3.2: *Concentrate industrial activities along the railroad corridor.*

Action L3.5: *Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397 FM 973.*

In addition to the Land Use Objectives, the Comprehensive Plan includes general Planning Principles and Policy Guides. Some of the relevant statements include:

- *Neighboring land uses should not detract from the enjoyment or value of properties.*
- *Potential negative land use impacts (noise, odor, pollution, excessive light, traffic, etc.) should be considered and minimized.*
- *Transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.*
- *Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.*
- *Adequate public infrastructure and facilities should be provided to support development, thereby encouraging prudent growth management.*
- *Industrial development should have direct access to truck routes, hazardous material routes and railroads.*
- *Industrial uses should be targeted in selected industrial development areas.*
- *Industrial development should have good access to primary streets and major highways.*
- *Industrial development should be separated from other uses by buffers.*
- *Industrial development should not be directly adjacent to residential areas.*
- *Landscaping should be included in all industrial development for screening as well as to provide visual continuity and compatibility with adjacent uses.*

The Future Land Use Plan map identifies the subject property as an area for Single-Family residential; however, the property immediately to the west is designated as Business Park. The graphic representation on the map is intended to help the Planning and Zoning Commission, City Council, and residents visualize the desired future land development pattern in the community. It is not a rigid, parcel-specific mandate for how land shall be developed. When proposed development differs somewhat from the generalized land use pattern depicted for an area, it is the responsibility of the Planning and Zoning Commission, supported by City staff, to determine whether the development will otherwise be in keeping with the goals and objectives of the City's Comprehensive Plan, as well as the Land Use Policies. The Future Land Use map is not a zoning map, for areas in holding for development adjacent to highways and rail service Light Industrial Zoning District designation is appropriate zoning.

Staff Recommendation

Staff recommends approval of the requested re-zoning.

There is adequate public infrastructure that was constructed previously for Taylor Southpark Section One subdivision. This is an infill development project that has good access to SH 95. Infill development meets a primary tenet of economic development and planning best practices by encouraging development in close proximity to existing infrastructure. As a City it's crucial to steer growth to areas where there are adequate public facilities in order to capitalize upon existing resources. This re-zoning is also an example of clustering like uses that require the same type of public facilities to manage existing resources and use them as efficiently as possible.

This proposed rezoning is consistent with the intent of the Future Land Use Plan as the land in the area is delineated as that reserved for Business Park land uses along SH 95 and single-family residential land uses to the east. The Business Park land use designation promotes a campus setting with office buildings, light/high technology manufacturing and includes land uses that support those activities.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for re-zoning and making a recommendation to City Council either in favor or in opposition to each request.

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

- **Is the rezoning consistent with the Comprehensive Plan?**

This request for re-zoning is consistent with the Comprehensive Plan. As mentioned previously in the staff analysis, this re-zoning request promotes economic development, which is an objective in the Comprehensive Plan. Re-zoning the subject property to M-1 to accommodate light industrial development would be consistent with **Action L3.1** *Designate areas that can support industrial development in the Future Land Use Plan and zoning map that require transportation access, adequate utilities, and protection of residential areas.* Additionally, steering development to this area accomplishes **Action L3.2: Concentrate industrial activities along the railroad corridor** and **Action L3.5: Locate large commercial and industrial activities along the more accessible roadways, ones that can handle truck traffic without negatively impacting adjacent residential land uses—the Loop, appropriate portions of Business 79, FM 397 and FM 973.**

The re-zoning would further the goals in the Comprehensive Plan and is in line with best practices and policies mentioned previously in this report.

- **Is the rezoning compatible with the surrounding area?**

Overall this proposed rezoning is compatible with the surrounding area. As far as land uses go most of the surrounding area is vacant land (except for a couple abandoned tanks). As stated previously the land in Southpark, including the property to the west is ready and waiting for development and to the south the land is to be developed by Hart Industries. The only parcel with structures is a single-family residential use to the north, which is also zoned for single-family residential uses. To the east, the property is vacant and zoned for single-family residential but appears to be used for agricultural purposes. There are existing safeguards to mitigate different land uses, e.g., screening requirements and Performance Standards.

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

The purpose of the Planning Principles and Policy Guides and the Code is to promote the health, safety and general welfare by promoting safe, orderly and economical sustainable development. The purpose of the Planning Principles and Policy Guide and the Code will be met as the proposed development will comply with all ordinances ensuring that concerns with regard to public health, safety and general welfare are addressed. For example, any use that is not residential is required to screen when adjacent to residential land uses and zoning districts. There are other regulations in our Code such as Performance Standards to minimize any adverse effects on adjacent properties. Re-zoning the subject property for light industrial land uses would steer the proposed development along with other similar land uses toward the area in Taylor that has prepped and lauded as an industrial area for years. Siting industrial uses on the periphery rather than in the Central Business District, areas designed to attract tourists and adjacent to our neighborhoods promotes the health, safety and welfare of Taylor. Additionally, as mentioned previously, this is infill development that will promote sustainable economic development by adding to the City's tax base and possibly employing Taylor residents.

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

There is adequate infrastructure for this proposed development. The infrastructure has been available for years and this development may help to prompt other development in the area so the City will be able to reap the rewards of the initial investment. The re-zoning would be the culmination of the plan that started in the 1980's to attract industrial development the subject property area. As stated in the Comprehensive Plan, We would like to be a community that is prepared for and amenable to new development while recognizing the fundamental importance of its established neighborhoods, corridors, and historic areas. This development fulfills that vision by locating where the City established a development pattern for the efficient use of land, infrastructure and fiscal resources.

- **Do current conditions indicate that a rezoning is necessary?**

As the additional acreage is needed for this proposed project the rezoning is necessary for the project to come to fruition. More importantly, the general area of the subject property has all the infrastructure necessary, including being on the appropriate road classification for the transportation needs associated with industrial development so the time is right with all of the growth the Austin area and the State of Texas a closer look at completing the preparation of this area for development by amending the Future Land Use Plan or appropriate re-zoning depending on the outcome of findings. This would help to meet the above Land Use Goal. As the Future Land Use Plan is the City's general guide for managing growth it assists the City with developing policies and regulations for when and where Taylor should develop in the future. The Comprehensive Plan and Future Land Use Plan provide the legal basis for the development ordinances—the major tools available for implementing the City's plan and achieving an efficient and desirable land use pattern.

Attachments:

- A. Proposed Ordinance # 2019-02 with exhibit
- B. Zoning Map
- C. Future Land Use Plan Map

ORDINANCE NO. 2019-02

AN ORDINANCE CHANGING THE ZONING OF PROPERTY DESCRIBED AS APPROXIMATELY 9.46 ACRES, PART OF AND OUT OF P. COURSEY SURVEY, ABSTRACT NO. 131, GENERALLY LOCATED EAST OF SH 95 AT THE END OF SOUTHPARK BLVD., TAYLOR, WILLIAMSON COUNTY, TEXAS, AND LEGALLY DESCRIBED IN THIS ORDINANCE FROM SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT (R-1) TO LIGHT INDUSTRIAL ZONING DISTRICT (M-1); AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on January 10, 2019, to consider the request made by the City of Taylor, which property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to change the zoning for the Property from Single-Family Residential Zoning District (R-1) to Light Industrial Zoning District (M-1); and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on January 8, 2019, to consider the zoning request, and recommended the zoning change to the City Council; and

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

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

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

SECTION 2. The Property is changed from Single-Family Residential Zoning District (R-1) to Light Industrial Zoning District (M-1).

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Property zoning district changed from Single-Family Residential Zoning District (R-1) to Light Industrial Zoning District (M-1).

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2019-02 was introduced before the Taylor City Council on the _____ day of January, 2019.

PASSED, APPROVED and ADOPTED on the _____ day of _____, 2019.

Mayor

ATTEST:

Dianna Barker, City Clerk

APPROVED AS TO FORM:

Ted W. Hejl,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Dianna Barker, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2019-02, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____, 2019, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____, 2019.

Dianna Barker
City Clerk

1115 548

Frank J. Winkler, Jr.,
et al

TO WARRANTY DEED
44357

A.V. Holden and
Ray E. Jones

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

WHEREAS, the guardianship of Vanessa Blythe Eulenfeld, a Minor, is now pending under Cause No. 8,064, in the County Court of Williamson County, Texas, and the minor in said guardianship owns an undivided 1/14th interest in the hereinafter-described property, and

WHEREAS, Bobby C. Eulenfeld, Guardian, is the duly appointed, qualified and acting Guardian of said minor, and Guardian applied to the County Court for an Order to Sell the property on November 7, 1984, and

WHEREAS, the County Court of Williamson County, Texas, entered an Order on November 20, 1984, directing the sale of the property, and pursuant to said Order, the Guardian entered into a Contract of Sale of the property to A.V. Holden, Trustee and/or assigns, Purchaser, dated August 23, 1984, and

WHEREAS, said Guardian filed his Report of Sale with said Court on November 26, 1984, after which the sale was, in all respects, confirmed by a Decree of the Court entered on the 4th day of December, 1984, and

WHEREAS, the said Bobby C. Eulenfeld, acting as Guardian of the Person and Estate of Vanessa Blythe Eulenfeld, a Minor, together with the other owners of undivided interests in said real estate, have sold said real estate to the said A.V. Holden, Trustee, and/or assigns, for a total consideration of TWO HUNDRED FIFTY-SIX THOUSAND TWO HUNDRED EIGHTY-EIGHT AND 84/100

Williamson County, Texas; ANGELEE GOLA (also known as Angeline Gola), of Williamson County, Texas; MARTHA JAECKS, of Williamson County, Texas; BILLY TURNER, JR., of Williamson County, Texas; SUSAN R. TURNER, a single woman, of Travis County, Texas; Billy Turner, Sr., of Williamson County, Texas; VALERIE BETH EULENFELD SCOFIELD, of Travis County, Texas; PATRICIA SCHLICKEISEN, of Bastrop County, Texas, none of us being joined herein by our respective spouse for the reason that the hereinafter described property forms no part of any property used, claimed or occupied by us, or any of us, as our homestead and constitutes our sole and separate property, on which no improvements have been made from community funds; and BOBBY C. EULENFELD, Guardian of the Person and Estate of Vanessa Blythe Eulenfeld, a Minor, of Williamson County, Texas, for and in consideration of the sum of TWO HUNDRED FIFTY-SIX THOUSAND TWO HUNDRED EIGHTY-EIGHT AND 84/100 (\$256,288.84) DOLLARS, to us paid and secured to be paid by A.V. Holden and Ray E. Jones, as follows: By the execution and delivery, by Grantees herein, of their one (1) certain promissory note of even date herewith in the principal sum of TWO HUNDRED FIFTY-SIX THOUSAND TWO HUNDRED EIGHTY-EIGHT AND 84/100 (\$256,288.84) DOLLARS, due and payable to the order of the First-Taylor National Bank, Taylor, Texas, at the Offices of said Bank in the City of Taylor, in Williamson County, Texas, at the time and in the manner and bearing interest, all as set out in said note, and containing the usual and customary fees and clauses;

HAVE GRANTED, SOLD AND CONVEYED, and by these presents DO GRANT, SELL AND CONVEY, unto the said A.V. Holden, of R.F.D. #1,

1115 PAGE 550

All that certain tract or parcel of land, lying and being situated in Williamson County, Texas, a part of the Parthenia Coursey Survey, A-131, and embracing a tract described as 46 acres, a tract described as 9.86 acres, and a tract described as 0.64 acre in a Deed of Gift from Bertha Winkler to Angelee Cola, et al, dated December 24, 1975, and of record in Volume 623, Page 484, of the Deed Records of Williamson County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ -inch steel pin set for the Southeast corner of the said 46-acre tract for the lower Southeast corner hereof;

THENCE with the South line of the said 46-acre tract North 74 deg. 33' West, 569.44 feet to a $\frac{1}{2}$ -inch steel pin set in the East right-of-way line of the M.K.T. Railroad for the Southwest corner hereof;

THENCE with the said R.O.W. North 28 deg. 06' West, 974.18 feet and North 26 deg. 55' West, 301.40 feet to the beginning of a curve to the right;

THENCE along the said curve with a radius of 1959.89 feet, an angle of 49 deg. 58', the chord of which bears North 03 deg. 07' West, 1571.07 feet, a length of 1621.98 feet to the end of said curve;

THENCE continuing with the said Railroad R.O.W. North 20 deg. 41' East, 301.40 feet and North 21 deg. 52' East, 352.50 feet to a $\frac{1}{2}$ -inch steel pin set in the South line of Old Coupland Road for the Northwest corner of the said 0.64-acre tract and the Northwest corner of the herein-described tract;

THENCE with the South line of Old Coupland Road North 72 deg. 19' East, 22.51 feet to a $\frac{1}{2}$ -inch steel pin for the Northeast corner of the said 0.64-acre tract and the upper Northeast corner hereof;

THENCE with the East line of the 0.64-acre tract South 07 deg. 38' East, 533.19 feet to a $\frac{1}{2}$ -inch steel pin found at an angle point, and South 14 deg. 33' East, 195.78 feet to a $\frac{1}{2}$ -inch steel pin at the Northwest corner of the said 9.86-acre tract for a re-entrant corner hereof;

THENCE with the North line of the 9.86-acre tract North 74 deg. 56' East, 312.50 feet to a $\frac{1}{2}$ -inch steel pin set for the Northeast corner of the 9.86-acre tract;

THENCE with the East line of the 9.86-acre tract South 17 deg. 12' East, 1375.00 feet to a $\frac{1}{2}$ -inch steel pin set for the Southeast corner of the 9.86-acre tract;

THENCE with the South line of the 9.86-acre tract South 74 deg. 56' West, 312.32 feet to a $\frac{1}{2}$ -inch steel pin set for the Southwest corner of the 9.86-acre tract in the East line of the said 46-acre tract for a re-entrant corner hereof;

THENCE with the East line of the 46-acre tract South 17 deg. 12' East, 1500.15 feet to the point of beginning and containing 53.53 acres; prepared from a survey completed in September, 1984, and certified to be true and correct, by Wayne Woelfel, Registered Public Surveyor #1930, W.O. #548, SUBJECT to all valid easements of record pertaining to said property, and MORE PARTICULARLY SUBJECT TO THE FOLLOWING:

its successors and assigns, an undivided one-half ($\frac{1}{2}$) of all the oil, gas and other minerals in and under and that may be produced from said above described lands; there being expressly reserved to Grantor the right of ingress and egress to and from said lands for the purpose of developing same for oil, gas and other minerals".

AND IN ADDITION, there is RESERVED unto the Grantors herein, their heirs and assigns, in accordance with each of their proportionate interests, AN UNDIVIDED ONE-FOURTH ($\frac{1}{4}$) INTEREST in and to all of the oil, gas and other minerals, in and on and under the above-described 46-acre tract of land; it being the intention of Grantors herein to sell and convey AN UNDIVIDED ONE-FOURTH ($\frac{1}{4}$) INTEREST in the mineral estate, including lignite, of the above-described 46-acre tract of land.

THERE IS FURTHER RESERVED unto the Grantors herein, their heirs and assigns, in accordance with each of their proportionate interests, an UNDIVIDED ONE-HALF ($\frac{1}{2}$) INTEREST in and to all of the oil, gas and other minerals, in and on and under the above-described 9.86-acre and 0.64-acre tracts of land; it being the intention of Grantors herein to sell and convey an UNDIVIDED ONE-HALF ($\frac{1}{2}$) INTEREST in the mineral estate, including lignite, of the above-described 9.86-acre and 0.64-acre tracts of land.

SUBJECT TO THE MINERAL RESERVATION in the above-described deed from Taylor Oil & Gas to F.J. Winkler, Grantors herein do grant, sell, convey, transfer and assign to the Grantees herein, A.V. Holden and Ray E. Jones, their heirs and assigns, the exclusive right, power and authority to execute and deliver oil, gas and mining leases covering and binding the entire mineral estate in all or any segregated part of the tracts of land above described, without the necessity of the joinder of Grantors herein, their rights and assigns.

IT IS UNDERSTOOD AND AGREED by the parties hereto that in the exercise of the power and authority to execute and deliver oil, gas and mining leases, the Grantees herein, A.V. Holden and Ray E. Jones, their heirs and assigns, shall have the sole and exclusive discretion, to be reasonably exercised in good faith, as to the price of bonus to be paid for an oil, gas and mining lease, the primary term, the conditions, covenants and other provisions to be contained therein.

IT IS FURTHER AGREED AND UNDERSTOOD that as to the above-described 46-acre tract, Grantors herein, their heirs and assigns shall be entitled to receive one-fourth ($\frac{1}{4}$) and Grantees herein, A.V. Holden and Ray E. Jones, their heirs, and assigns, shall be entitled to receive one-fourth ($\frac{1}{4}$) and as to the above-described 9.86-acre and 0.64-acre tracts of land, Grantors herein, their heirs and assigns shall be entitled to receive one-half ($\frac{1}{2}$) and Grantees herein, A.V. Holden and Ray E. Jones, their heirs and assigns shall be entitled to receive one-half ($\frac{1}{2}$) of all bonus delay rentals, royalties, production payments, overriding

1115 552

anywise belonging unto the said A.V. Holden and Ray E. Jones, their heirs and assigns, forever, SUBJECT TO THE ABOVE MINERAL AND ROYALTY RESERVATIONS;

And we do hereby bind ourselves, our heirs, executors, and administrators, to WARRANT AND FOREVER DEPEND, all and singular the said premises unto the said A.V. Holden and Ray E. Jones, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, SUBJECT TO THE ABOVE MINERAL AND ROYALTY RESERVATIONS;

But it is expressly agreed and stipulated that the Vendor's Lien, as well as the superior title in and to the above-described premises, is retained against the above-described property, premises and improvements until the above-described note and all interest thereon are fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY-SIX THOUSAND TWO HUNDRED EIGHTY-EIGHT AND 84/100 (\$256,288.84) DOLLARS, to us paid by FIRST-TAYLOR NATIONAL BANK, TAYLOR, TEXAS, the receipt of which is hereby acknowledged, we have caused the note aforesaid to be made payable to FIRST-TAYLOR NATIONAL BANK, TAYLOR, TEXAS, said Bank having advanced and paid to us for the use and benefit of the Grantees herein, said sum as the purchase money for the above-described premises, and the Vendor's Lien and Superior Title, and all right, title, interest and equity in this deed securing the payment of said note, is here now transferred to the said FIRST-TAYLOR NATIONAL BANK, TAYLOR, TEXAS, to secure the payment of said note and all

Vol 1115-553

said note and receive a release therefor. This transfer, however, is WITHOUT RECOURSE on us.

WITNESS OUR HANDS this, the 10th day of December, 1984.

Frank J. Winkler, Jr.
Frank J. Winkler, Jr.

Angelos Cola
Angelos Cola

Martha Jaacks
Martha Jaacks

Billy Turner, Jr.
Billy Turner, Jr.

Susan R. Turner
Susan R. Turner

Billy Turner, Sr.
Billy Turner, Sr.

Valerie Beth Eulenfeld Scofield
Valerie Beth Eulenfeld Scofield

Patricia Schlickelsen
Patricia Schlickelsen

Bobby C. Eulenfeld
Bobby C. Eulenfeld
Guardian of the Person and Estate
of Vanessa Blythe Eulenfeld,
a Minor

1115 554

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT was acknowledged before me, on the 14th
day of December, 1984, by FRANK J. WINKLER, JR., (also
known as Frank Winkler, Jr.).



Hertha Techoerner
Notary Public in and for
The State of Texas

Printed Name Hertha Techoerner
My Commission Expires Apr. 30, 1985

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT was acknowledged before me, on the 18th
day of December, 1984, by ANGELEZ GOLA, (also known as
Angeline Gola), wife of Fred Gola.



Edwina Butts
Notary Public in and for
The State of Texas
Printed Name Edwina Butts

My Commission Expires 1-14-86

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

THIS INSTRUMENT was acknowledged before me, on the 18th
day of December, 1984, by MARTHA JAECKS, wife of Eugene
Jaacks.



Edwina Butts
Notary Public in and for
The State of Texas

Printed Name Edwina Butts
My Commission Expires 1-14-86

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

1115 PAGE 555

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

THIS INSTRUMENT was acknowledged before me, on the 17th
day of December, 1984, by SUSAN R. TURNER, a single
woman.



Hertha Tschoerner
Notary Public in and for
The State of Texas

Printed Name Hertha Tschoerner
My Commission Expires Apr. 30, 1985

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

THIS INSTRUMENT was acknowledged before me, on the 14th
day of December, 1984, by BILLY TURNER, SR.



Hertha Tschoerner
Notary Public in and for
The State of Texas

Printed Name Hertha Tschoerner
My Commission Expires Apr. 30, 1985

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

THIS INSTRUMENT was acknowledged before me, on the 17th
day of December, 1984, by VALERIE BETH EULENFELD
SCOFIELD, wife of Craig Scofield.



Hertha Tschoerner
Notary Public in and for
The State of Texas

Printed Name Hertha Tschoerner
My Commission Expires Apr. 30, 1985

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

THIS INSTRUMENT was acknowledged before me, on the 17th
day of

1115 PAGE 556

THE STATE OF TEXAS

COUNTY OF ~~WILLIAMSON~~

THIS INSTRUMENT was acknowledged before me, on the 17th day of December, 1984, by BOBBY C. EULENFELD, Guardian of the Person and Estate of Vanessa Blythe Eulenfeld, a Minor.



Hertha Tschoner
Notary Public in and for
The State of Texas

Printed Name Hertha Tschoner
My Commission Expires Apr. 30, 1985

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED, in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me, on

DEC 20 1984



James S. Boylston
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

FILED FOR RECORD
DEC 19 1984
James S. Boylston

EXHIBIT "A"

FIELD NOTES

JOB NO. 17374

DATE: MARCH 29, 2018

PAGE 1 OF 2 Field Notes to accompany exhibit

9.46 ACRES

Being 9.46 acres of land, more or less, out of the Parthinia Coursey Survey, Abstract No. 131, Williamson County, Texas, and being a portion of those certain tract(s) of land conveyed to Taylor South Park by deed recorded in Volume 1565, Page 944, Official Records of Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on March 26th, 2018, and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with pink cap stamped "TLS INC." set in the west line of that tract conveyed to James Longbottom and Syrisse Seale Longbottom by deed recorded in Doc. No. 2006000440, Official Public Records, Williamson County, Texas, marking the southeast corner of that 4.55 acres tract conveyed to Edith Rimmel by deed recorded in Volume 1724, Page 620, of said Official Records, for the northeast corner of this tract;

THENCE **S 20°47'38" E, 1081.08 feet**, to a 1/2" iron rod with pink cap stamped "TLS INC." found in the west line of said Longbottom tract, marking the northeast corner of that 27.98 acres tract conveyed to Hart Components, LLC by deed recorded in Doc. No. 2017106520, of said Official Public Records, for the southeast corner of this tract;

THENCE **S 83°13'05" W, 468.74 feet**, to a 1/2" iron rod with pink cap stamped "TLS INC." found in the north line of said Hart Components, LLC tract, marking the southeast corner of Southpark Boulevard and the southeast corner of the Taylor Southpark Section One, a subdivision recorded in Cabinet G, Slide 168, of Plat Records, Williamson County, Texas, for the southwest corner of this tract;

THENCE with the east line of Taylor Southpark Section One, the following three (3) courses, for the west line of this tract:

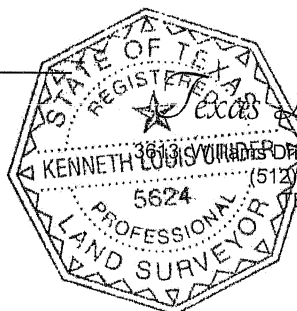
1. **N 15°05'16" W, 803.29 feet**, to a 1/2" iron rod with pink cap stamped "TLS INC." set;
2. **N 71°23'23" E, 54.40 feet**, to a 1/2" iron rod with pink cap stamped "TLS INC." set;
3. **N 18°10'02" W, 180.17 feet**, to a 1/2" iron rod with no cap found, marking the southwest corner of said Rimmel tract, for the northwest corner of this tract;

THENCE **N 70°58'28" E, 312.45 feet**, with the common line of said Rimmel tract and this tract, to the point of beginning;

All Bearings cited hereon based on Grid North Texas State Plane Coordinate System (Central Zone) NAD83(93).

This survey may be in violation of State of Texas Local Government Code Chapter 232, County Regulation of Subdivisions. Texas Land Surveying, Inc. assumes NO liability of any kind for any misuse (illegal use) of this survey.

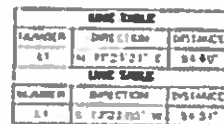
 3-30-18
Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903 – Georgetown, Texas 78628
(512) 930-1600 www.texas-ls.com
BPLS FIRM No. 10056200

DATE: 10 12 74
CLASS: DC
EAC

OF 1970-71 IN U.S. SOUTHWEST

[illegible]

0 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 104

[illegible][illegible][illegible]

THEY WERE NOT A NEW GROUP, BUT AN OLD ONE. THEY WERE THE SAME OLD GROUP THAT HAD BEEN WITH US SINCE THE BEGINNING. THEY WERE THE SAME OLD GROUP THAT HAD BEEN WITH US SINCE THE BEGINNING. THEY WERE THE SAME OLD GROUP THAT HAD BEEN WITH US SINCE THE BEGINNING.



3613 Reservoir Drive, Suite 301 - Georgetown, Texas 78626
(512) 930-1620 / (512) 930-0300 for conference line
18415 TWIN HILL ROAD 2000 GLENDALF TWIN ID 80530

2010 10

Rezoning from R-1 to M-1
Approximately 9.46 acres



Future Land Use Plan

Legend

City Limits

Parcels

FUTURE LAND USE

2013

BUSINESS PARK

COMMERCIAL

DOWNTOWN

DOWNTOWN NEIGHBORHOOD

GATEWAY COMMERCIAL

INDUSTRIAL

SINGLE FAMILY

MANUFACTURED HOME

MULTI FAMILY

PARK

PUBLIC

SEMI-PUBLIC/INSTITUTIONAL

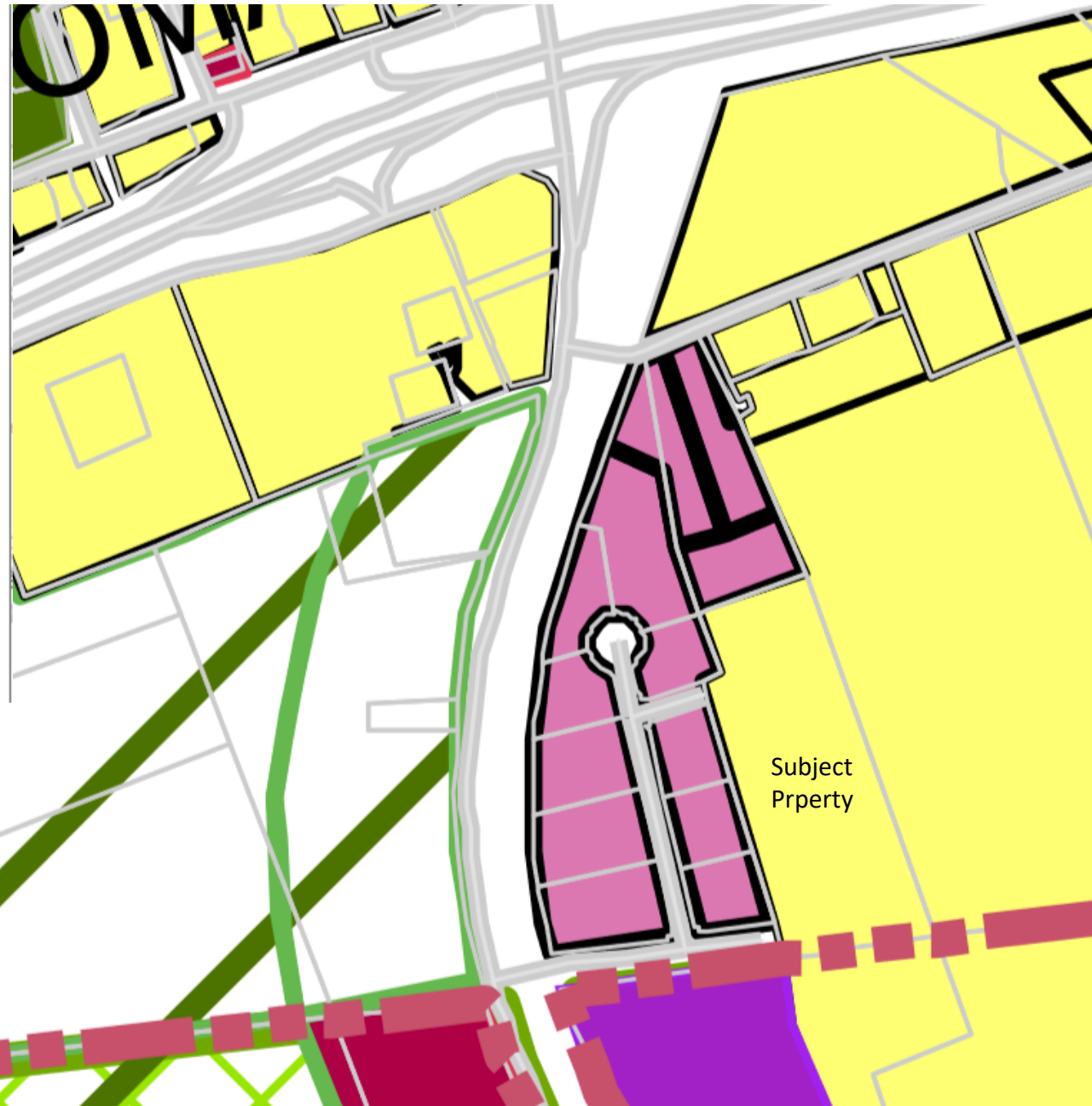
AGRICULTURE/OPEN SPACE

ROW

PROPOSED SINGLE FAMILY

PROPOSED COMMERCIAL

EXTRATERRITORIAL JURISDICTION



2019 P&Z Meetings

1/8/2019

2/12/2019

3/12/2019

4/9/2019

5/14/2019

6/11/2019

7/9/2019

8/13/2019

9/10/2019

10/8/2019

11/12/2019

12/10/2019

No conflicting holidays for any proposed meeting.