AGENDA

CITY OF TAYLOR, TEXAS

CITY COUNCIL MEETING

CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET

JANUARY 9, 2025, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- Dr. Martin Luther King, Jr. Day Proclamation

CITIZENS COMMUNICATION

(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda. Public comments are limited to 3 minutes.)

CONSENT AGENDA

(The Consent Agenda includes non-controversial and routine items that the Council may act on with one single vote. Any Council member may pull any item from the Consent Agenda to discuss and act upon individually on the Regular Agenda.)

1. Consider approval of the minutes from the December 12, 2024 regular Council Meeting. *Lucy Aldrich*
2. Consider approval of Ordinance 2025-03 regarding a request for an Employment Center Plan referred to as 427 Loop, generally located along the Western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue, legally described as approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas. *Scott Dunlop*
3. Consider approval of Ordinance 2025-04 regarding a request for a Neighborhood Plan referred to as The Foundry generally located at the intersection of Old Granger Road and North Main Street, legally described as a 10.69-acre tract of land in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcel R102540, Taylor, Williamson County, Texas. *Scott Dunlop*
4. Consider approval of Resolution R25-01 Approving the City Investment Policy and Investment Strategy. *Jeff Wood*
5. Concur with Monthly Financial Report for November 2024. *Jeff Wood*

6. Consider authorizing the City Manager or his designee to sign and submit a Subdivision Participation Form for the Kroger Opioid Settlement. *Jeffery Jenkins*

PUBLIC HEARINGS / ORDINANCES

7. Hold a public hearing and introduce Ordinance 2025-05 establishing Investment Zone No. 11. *Brian LaBorde*

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

8. Consideration with possible action regarding a First Amendment to Chapter 312 Tax Abatement Agreement with Soulbrain, TX LLC. *Ben White, Taylor Economic Development Corporation; Brian LaBorde*

9. Consideration with possible action on Ordinance 2025-02 regarding a request for a Special Use Permit to construct a 300-foot Cell Tower on property generally located at 118 Cratis Lane, legally described as the JM Caffey Subdivision, Block One, Lot One, approximately 2.031 acres, more particularly described by Williamson County Appraisal District Parcel R575270, Taylor, Williamson County, Texas. *Scott Dunlop*

10. Consider approval of Ordinance 2025-01 regarding a proposed Voluntary Annexation of approximately 163.25 acres, on petition by the applicant, BGE, Inc., generally located at 1051 County Road 401, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R620763, R620762, R019655, R019236, R019969, R655885, R381849, and the Official Public Records of Williamson County, Texas, Document No. 2019032467, 2019032468, and 2021187922, part of and out of the G.M. Reese Survey, Abstract No. 533, and the H.T. & B.R.R. Co. Survey, Abstract No. 315, Taylor Extraterritorial Jurisdiction, Williamson County, Texas. *Scott Dunlop*

11. Consideration with possible action on an Alternative Landscape Plan and to seek relief from mitigation through a fee in lieu of the Boxwood Two Site Development Plan, generally located at 2002 West 2nd Street, legally described as Boxwood Subdivision, Block One, Lot Three, 2.013 acres, more particularly described by Williamson Central Appraisal District Parcel R665492, Taylor, Williamson County, Texas. *Scott Dunlop*

12. Consideration with possible action regarding a Roadway Impact Fee credit for the Park 79 development located at 3500 W. 2nd Street, Taylor, Williamson County, Texas. *Scott Dunlop*

13. Presentation with possible direction on the 2025 Debt Schedule Update. *Jeff Wood*

EXECUTIVE SESSION

The Council may vote and/or act upon each of the items listed in this Agenda. The Council 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 including: Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development).

a. Waste Connections Lone Star, Inc., Agreement

b. City Manager Annual Evaluation

Reconvene into open session and take any action.

ADJOURN

I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 p.m. on January 6, 2025, and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

In compliance with the ADA the City Hall and Council Chambers is wheelchair accessible. Reasonable accommodations will be provided for persons attending city council meetings in need of special assistance. Please contact the City Clerk at least 24 hours prior to the meeting for special assistance.

Posted by: *Lucy Aldrich* Date: January 6, 2025

Proclamation

Dr. Martin Luther King, Jr. Day

WHEREAS, Dr. Martin Luther King, Jr. devoted his life to the advancement of civil rights and public service; and

WHEREAS, Dr. King recognized that greatness can be achieved through the service of his or her fellow man; and

WHEREAS, during his lifetime, Dr. King encouraged all Americans to serve their neighbors and work to better their communities; and

WHEREAS, the citizens of Taylor, Texas honor Dr. King's legacy with a day of remembrance in January that focuses on bringing people together to fulfill his dream.

NOW, THEREFORE, I, Dwayne Ariola, Mayor of the City of Taylor, do hereby proclaim

Monday, January 20, 2025
"Dr. Martin Luther King, Jr. Day"

Signed this the 9th day of January, 2025.

_____

Dwayne Ariola, Mayor
City of Taylor

City Council Meeting
January 9, 2025
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 1.

Agenda Title: **Consider approval of the minutes from the December 12, 2024 regular Council Meeting.**

Council Action to be Taken: Approve as submitted or amend with changes noted.

Department Submitted: City Clerk

Staff Contact: Lucy Aldrich, City Clerk

1. PURPOSE / DESCRIPTION

Pursuant to the Open Meetings Law, Chapter 551, Local Government Code and in accordance with the authority contained in Section 551.021 and the City Charter, the Minutes of each City Council meeting must be recorded, compiled and approved by the City Council in subsequent meetings. The purpose of this item is to conform to these legal requirements.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

NA

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. December 12, 2024 Meeting Minutes

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
December 12, 2024 at 6:00 p.m.

Mayor Pro Tem Cmerek declared a quorum and called the meeting to order at 6:00 p.m. with the following present:

Mayor Pro-Tem Kelly Cmerek	Brian LaBorde, City Manager
Council Member Robert Garcia	Jeff Jenkins, Deputy City Manager
Council Member Shelli Cobb	Tom Yantis, Assistant City Manager
Council Member Gerald Anderson	Mark Schroeder, City Attorney
	Lucy Aldrich, City Clerk

Absent: Mayor Dwayne Ariola

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS COMMUNICATION

Beverly Atkins with The First Baptist Church of Taylor spoke about a fund raiser that the church is conducting.

Mayor Pro Tem Cmerek pulled Item #4 from the Consent Agenda and Councilmember Anderson asked for Item #2 to be pulled for separate consideration.

CONSENT AGENDA

1. **Consider approval of the minutes from the November 14, 2024, regular Council Meeting.**
2. **Consider awarding a construction bid for the Bull Branch Interceptor Improvements project to Joe Bland Construction, LLC., and authorizing the City Manager to enter into a contract.** (ITEM #2 CONSIDERED SEPARATELY)
3. **Consider approval of a Memorandum of Understanding (MOU) between the Greater Taylor Community Organizations Active in Disaster (COAD) and the City of Taylor.**
4. **Consider approval of Ordinance 2024-46 Amending the Fiscal Year 2024 Budget.** (ITEM #4 CONSIDERED SEPARATELY)
5. **Concur with Monthly Financial Report for October 2024.**
6. **Consider approval of a payment to TXDOT to assist with funding the FM 973/Wesley Miller Signal Project.**
7. **Consider approval of the amended budget for Taylor Economic Development Corporation for FY 2024.**

Motion was made by Councilmember Garcia to approve consent agenda items 1, 3, 5, 6, and 7, as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

2. **Consider awarding a construction bid for the Bull Branch Interceptor Improvements project to Joe Bland Construction, LLC., and authorizing the City Manager to enter into a contract.**
   Troy St. Tours with HDR was available to answer questions and provide additional information.

Motion was made by Councilmember Garcia to approve Agenda Item #2 as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

4. **Consider approval of Ordinance 2024-46 Amending the Fiscal Year 2024 Budget.**
Jeff Wood, Chief Financial Officer, identified a formula error in the budget amendment documents provided in the Council packets. The error has been corrected and provided to City Council.

Motion was made by Councilmember Garcia to approve Ordinance 2024-46 as presented at the meeting. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

Mayor Pro Tem Cmerek announced that Agenda Item #13 would be next on the agenda.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

13. **Consideration with possible action regarding an update on new City Hall /Justice Center project.**
John Heye with HDR and Randall Scott with Randall Scott Architects gave a brief presentation providing an update on the status of the design and construction schedule of the new City Hall / Justice Center.

Motion was made by Councilmember Garcia to receive the project update as presented and to move forward with the next steps in the project. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

Mayor Pro Tem Cmerek announced that Agenda Item #8 would be next on the agenda.

PUBLIC HEARING/ORDINANCES

8. **Hold a public hearing and introduce Ordinance 2025-01 regarding a proposed Voluntary Annexation of approximately 163.25 acres, on petition by the applicant, BGE, Inc., generally located at 1051 County Road 401, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R620763, R620762, R019655, R019236, R019969, R655885, R381849, and the Official Public Records of Williamson County, Texas, Document No. 2019032467, 2019032468, and 2021187922, part of and out of the G.M. Reese Survey, Abstract No. 533, and the H.T. & B.R.R. Co. Survey, Abstract No. 315, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.**
The property owner, Prophet Capital Management, Ltd., and their applicant, BGE Inc., have submitted a petition for voluntary annexation to bring the subject property into the City of Taylor city limits. The subject property is within the Employment Center Special Zone Future Land Use designation and would therefore be developed in line with the Employment Center Place Type. If approved, the subject property will take the P2 - Rural Place Type. Staff recommends approval of the voluntary annexation of approximately 163.25 acres, on petition by the applicant, BGE, Inc., generally located at 1051 County Road 401, in the extraterritorial jurisdiction of the City of Taylor.

Mayor Pro Tem Cmerek opened the public hearing at 6:45 p.m.

No one spoke.

The public hearing was closed at 6:45 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-01

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.

First reading. No action was taken.

9. **Hold a public hearing and introduce Ordinance 2025-02 regarding a request for a Special Use Permit to construct a 300-foot Cell Tower on property generally located at 118 Cratis Lane, legally described as the JM Caffey Subdivision, Block One, Lot One, approximately 2.031 acres, more particularly described by Williamson County Appraisal District Parcel R575270, Taylor, Williamson County, Texas.**

The applicant is requesting a Special Use Permit (SUP) to construct a 300-foot-tall lattice wireless communications facility (Cell Tower). The nearest residential structure is to the north (2904 S. Main Street), and is about 113 feet from the tower. The request to place a 300-foot lattice tower at the proposed location is in direct violation of the city's telecommunication ordinance and would likely negatively impact public health, safety, or general welfare of the residences in the area less than the required 1,200 feet. On November 12, 2024, the Planning and Zoning Commission held a public hearing and voted to recommend approval of the Special Use Permit request. City staff recommends denial of the Special Use Permit for the proposed 300-foot-tall cell tower.

Mayor Pro Tem Cmerek opened the public hearing at 6:54 p.m.

No one spoke.

The public hearing was closed at 6:55 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-02

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A WIRELESS TELECOMMUNICATION TOWER GENERALLY LOCATED AT 118 CRATIS LANE, LEGALLY DESCRIBED AS APPROXIMATELY 2.031 ACRES OF LAND IN THE JM CAFFEY SUBDIVISION, BLOCK ONE, LOT ONE, TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

10. **Hold a public hearing and introduce Ordinance 2025-03 regarding a request for an Employment Center Plan referred to as 427 Loop, generally located along the Western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue, legally described as approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas.**
The applicant is requesting an Employment Center Plan proposing P5 – Urban Center, CS – Civic Space, and Civic Space within P1 – Nature Overlay Place Types. On November 12, 2024, the Planning and Zoning Commission held a public hearing and voted to recommend approval of the Employment Center Plan referred to as 427 Loop.

Mayor Pro Tem Cmerek opened the public hearing at 7:00 p.m.

No one spoke.

The public hearing was closed at 7:01 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-03

AN ORDINANCE REQUESTING AN EMPLOYMENT CENTER FOR PROPERTY GENERALLY LOCATED ALONG THE WESTERN SIDE OF CARLOS G. PARKER BOULEVARD S.W. NEAR THE INTERSECTION OF CAREY AVENUE, LEGALLY DESCRIBED AS APPROXIMATELY 28.594 ACRES OF LAND SITUATED IN THE J.C. EAVES SURVEY, ABSTRACT NO. 214, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019198, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

11. **Hold a public hearing and introduce Ordinance 2025-04 regarding a request for a Neighborhood Plan referred to as The Foundry generally located at the intersection of Old Granger Road and North Main Street, legally described as a 10.69-acre tract of land in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcel R102540, Taylor, Williamson County, Texas.**
The applicant is requesting a Neighborhood Plan proposing P5 – Urban Center, P4 – Mix, and CS – Civic Space Place Types. On November 12, 2024, the Planning and Zoning Commission held a public hearing and voted to recommend approval of the Neighborhood Plan referred to as The Foundry.

Mayor Pro Tem Cmerek opened the public hearing at 7:06 p.m.

Abby Gillfillan, the applicant, spoke in support of the request and was available to answer questions and provide additional information.

The public hearing was closed at 7:11 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-04

AN ORDINANCE REQUESTING A NEIGHBORHOOD PLAN FOR PROPERTY GENERALLY LOCATED AT THE INTERSECTION OF OLD GRANGER ROAD AND NORTH MAIN STREET, LEGALLY DESCRIBED AS A 10.69-ACRE TRACT OF LAND IN THE J. PHARRASS SURVEY, ABSTRACT NO. 495, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R102540, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

First reading. No action was taken.

12. **WITHDRAWN PZ-2024-2316 Hold a public hearing and consider a request for a Place Type Amendment from P5 – Urban Center to P4 – Mix on property generally located at 807 Porter Street, legally described as Vance Addition, Block Two, North Half of Lot One and the South Seven and ½ feet of Lot Four, approximately 0.19 acres, more particularly described by the Williamson County Appraisal District Parcel R018339, Taylor, Williamson County, Texas.**
The applicant has withdrawn the request. Nothing follows.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

13. **Consideration with possible action regarding an update on new City Hall /Justice Center project.** (Discussion and action taken happened earlier in the meeting after Consent Agenda Item #4, see above.)

14. **Consideration with possible action regarding a report from the Taylor Center for Assistance and Navigation regarding a mobile shower proposal.**
Tyler Bybee, Director of Parks and Recreation introduced Alex Allrich who presented a proposal from Taylor Center Assistance and Navigation (TCAN) to City Council regarding the placement of a mobile shower in the City of Taylor to assist in possible disaster situations and more regularly, provide those without an accessible shower the opportunity to use the showers. Rick Von Pfeil with TCAN was also available to answer questions and provide additional information. Parks staff and Police Chief Fluck have no objection to the proposal and recommend a trial run.

Motion was made by Councilmember Anderson to receive the TCAN report as presented and direct staff to move forward with preparing an agreement with TCAN and bring back to City Council for consideration. Motion was seconded by Councilmember Garcia. Motion carried 3 to 1, with Councilwomen Cobb in opposition.

15. **Consideration with possible action on a proposed police program in shifting resources in local problem oriented areas in the community.**
The Police Department is requesting to establish a Problem Oriented Policing Unit consisting of one (1) Police Sergeant and three (3) Police Officers. The Problem Oriented Police Unit would be a flexible force that would address various issues or ongoing problems in the community that the Patrol Division does not have the time nor resources to resolve. The objective would be to seek a permanent resolution to an ongoing issue, rather than receive repeated calls and multiple

police responses for the same problem. This would be accomplished by a proactive approach to address crime or disorder with community engagement and problem-solving, similar to the strategy used by the new Downtown Foot Patrol Police Officer position.

Motion was made by Councilmember Garcia to receive the presentation as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

16. **Consideration with possible action on adding a new authorization for a full time Kennel Technician position and appropriate funding for a contracted temporary Kennel Technician for the remainder of the 2024-2025 fiscal year.**
Commander Branson gave a brief presentation on the current staffing in the Animal Control Division and is requesting that a new authorization for a full time Kennel Technician position be added to the staff; and that funding be appropriated for a contracted temporary Kennel Technician for the remainder of the current fiscal year.

The following individuals spoke on the agenda item: Gordon Pettey, Pam Elyko, Felicia Robertson, Cassandra Acuff, Jeanette Johnson.

Motion was made by Councilwoman Cobb to approve the addition of a new authorization for a full time Kennel Technician position and appropriate funding in the 2024-2025 fiscal year for a contracted temporary Kennel Technician for the remainder of the fiscal year. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

17. **Presentation with possible direction on a communications assessment.**
Daniel Seguin gave a brief presentation on the recent communications assessment and workplan.

Motion was made by Councilmember Garcia to receive the communications assessment as presented. Motion was seconded by Councilmember Anderson. Motion carried unanimously.

18. **Consider with possible action regarding Resolution R24-28 casting votes for Williamson Central Appraisal District (WCAD) Board of Directors**
Lucy Aldrich, City Clerk gave a brief presentation on the casting of votes on the Williamson Central Appraisal District Board of Directors ballot.

Motion was made by Councilmember Anderson to approve Resolution R24-28 casting 40 votes to Lisa Birkman to serve a 3-year term. Motion was seconded by Councilmember Garcia. Motion carried unanimously.

Mayor Pro Tem Cmerek read the executive session items and adjourned into closed session at 9:05 p.m.

EXECUTIVE SESSION

The Council may vote and/or act upon each of the items listed in this Agenda. The Council 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 including Section 551.071 (Consult with attorney); Section 551.072 (Real Property); Section 551.073 (Gifts and Donations); Section 551.074 (Personnel Matters); Section 551.076 (Security Devices); and Section 551.087 (Economic Development).

a. Project Spear.

b. Main Street Water Line Break.
c. Project Taylor 100.
d. Project Citadel Square.
e. Project Newport.
f. Project Sivelle.
g. HDR Task Order 23.

Mayor Pro Tem Cmerek reconvened into open session at 10:32 p.m. No action was taken.

ADJOURN

With no further business Mayor Pro Tem Cmerek declared the meeting adjourned at 10:32 p.m.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

City Council Meeting
January 9, 2025
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Quality of Life Economic Vitality

Agenda Item Number: 2.

Agenda Title: **Consider approval of Ordinance 2025-03 regarding a request for an Employment Center Plan referred to as 427 Loop, generally located along the Western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue, legally described as approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas.**

Council Action to be Taken: Consider approval of Ordinance 2025-03.

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

This item is to consider approval of Ordinance 2025-03 for an Employment Center Plan generally located along Carlos G Parker between W 2nd St/Hwy 79 and FM 973. The Plan proposes commercial, hotel, large multi-family, and thin/townhome residential building types along with civic and open spaces.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicant is requesting an Employment Center Plan proposing P5 – Urban Center, CS – Civic Space, and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are Commercial, Hotel, Large Multi-Family, and Thin Buildings with amenities, and civic spaces to support the proposed uses. The applicant chose to work with the City's design consultant, Michael Watkins Architect, to furnish the applicant and the city with an Employment Center Plan to address higher density residential and commercial structures and scale, civic spaces, and frontage types to address the development area.

The applicant, city staff, Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charrette the week of August 12, 2024. During that week, an Employment Center layout was developed and after the charette Plan Standards were drafted and

reviewed by staff and the applicant before finalizing the proposed Employment Center Plan attached with this report.
This item was introduced and the public hearing held by the City Council on Dec. 12, 2024.

3. PROS and CONS

PROS	CONS
• Complies with the intent of the Comprehensive Plan. • Provides new housing, commercial space, and parks upon completion	•

4. RECOMMENDATION

On November 12, 2024, the Planning and Zoning Commission held a public hearing and voted to recommend approval of the Employment Center Plan referred to as 427 Loop.

5. FUNDING SOURCE

n/a

6. TIMELINE

Planning and Zoning Commission Public Hearing - November 12, 2024
City Council Public Hearing and Introduce Ordinance - December 12, 2024
City Council Consider Ordinance - January 9, 2025

7. OTHER OPTIONS

n/a

8. ATTACHMENTS

1. _09_PZ_2024-2101 427 Loop ECP_Staff Report
2. _09a_ PZ-2024-2101_427 Loop ECP_ LOI
3. _09b_PZ-2024-2101_427 Loop ECP_ Location Map
4. _09c_PZ-2024-2101_427 Loop ECP_Current Zoning
5. _09d_PZ-2024-2101_427 Loop ECP_ Proposed Zoning
6. _09e_PZ-2024-2101_427 Loop ECP_Growth Sector
7. _09f_PZ-2024-2101_427 Loop ECP_Future Land Use
8. _09g_PZ-2024-2101_427 Loop ECP_ Notification Map
9. _09h_PZ-2024-2101_427 Loop ECP_Floodplain Map
10. _09i_PZ-2024-2101_427 Loop Draft Ordinance
11. _09i1_PZ-2024-2101_427 Loop ECP Survey_Exhibit A
12. _09i2_PZ-2024-2101 427 Loop Employment Center Plan_Exhibit B

13. PZ-2024-2101_PPT

City of Taylor

PZ-2024-2101

Employment Center Plan

Staff Report

Item Details

Subject Property:	Generally located along the western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue.
Total Acreage:	Approximately 28.594 acres
Legal Description:	Approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas
Applicant:	Sam Dehaybi, Paradise Engineers LLC
Property Owner(s):	Hari Kuppuraj
Request:	A request for an Employment Center Plan
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant is requesting an Employment Center Plan proposing P5 – Urban Center, CS – Civic Space, and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are Commercial, Hotel, Large Multi-Family, and Thin Buildings with amenities, and civic spaces to support the proposed uses.

The applicant chose to work with the City's design consultant, Michael Watkins Architect, to furnish the applicant and the city with an Employment Center Plan to address higher density residential and commercial structures and scale, civic spaces, and frontage types to address the development area.

The applicant, city staff, Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charette the week of August 12, 2024. During that week an Employment Center layout was developed and after the charette Plan Standards were drafted and reviewed by staff and the applicant before finalizing the proposed Employment Center Plan attached with this report.

Location:

The subject property is located along the western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue.

Physical and Natural Features:

The subject property is vacant land with varied topography that slopes about 100-feet from southeast to northwest side of the property towards the FEMA Effective 100-year floodplain and Mustang Creek.

Growth Sector Designations:

The subject property is located within the Controlled Growth Sector Tier II (G-2.2)

Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion. (Envision Taylor Comprehensive Plan page 50).

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Employment: Special Zone.

The Special Employment District was created to provide a location for other, large-scale employment land uses that are associated with Samsung or other regional high-tech businesses. These areas should be preserved for large-scale industrial users and low-density, single-family development is not recommended in these areas. Complimentary land uses such as commercial and retail services and high-density residential may be appropriate in the Special Employment District and should be part of a master plan associated with industrial and employment development. (Envision Taylor Comprehensive Plan page 81).

The subject property is currently zoned EC - Employment Center. This district typically provides for job creation centers and building forms that do not fit within the character of the other Place Types. It also allows land uses such as commercial and retail services and high-density residential that support office and industrial uses.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P4: Mix	Infill Growth Sector (G-5)	Neighborhood Greenfield	Vacant
South	P5: Urban Center	Intended Growth Sector (G-3)	Market: Community	Vacant
East	P2.5: Large Lot and P3: Neighborhood	Infill Neighborhood (G-4)	Neighborhood Infill	Vacant and Residential
West	EC: Employment Center	Controlled Growth Sector Tier II (G-2.2)	Employment: Special Zone	Vacant

Transportation

The subject property gains access from US 79 to the east. Various public rights-of-way are proposed within the Employment Center Plan to further connect to adjacent properties.

Utilities

The subject property is located within the City of Taylor water CCN and City of Taylor Sewer CCN. The property has a 24-inch waterline and an 18-inch sewer line along US 79 to the east of the property. Utility extension will be required throughout the subject property.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Seven (7) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, October 27, 2024.

Staff Analysis

Upon analyzing the request for an Employment Center Plan for residential, commercial and retail uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding Place Types of the properties along all sides, immediately adjacent to the subject property. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- **LU8** – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
  - The addition of a residential mixed-use development would support the jobs available within proximity.
- **LU11** – Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
  - The addition of higher density residential in conjunction with commercial and retail uses would likely provide an increase in housing available within proximity to jobs in Taylor.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends Approval of the requested Employment Center Plan with the following warrants and variances:

- A Warrant is recommended to allow a lower ratio of P3 and P4 than is specified for a TND to allow for the high-density residential and mixed-use functions specified in the description of the Special Employment District.
- A Warrant is recommended to allow for Blocks C and D to exceed the maximum Block length due to the limitations of connections to US 79.
- A Warrant is recommended to allow for Blocks A, B, and E to exceed the maximum Block length to accommodate the applicant's proposed multi-family and mixed-use buildings and their associated parking.
- A Warrant is recommended for the parking area for the Hotel building to exceed 1.5 times the building footprint to accommodate the applicant's proposed building type and associated parking and since the proposed uses are adjacent to US 79.

- A Warrant is recommended to allow this Civic Space to include storm and drainage facilities if they are designed and landscaped in a naturalistic way that is consistent with the character of a Park.
- A Warrant is recommended to allow for a tighter minimum inside turning radius on Neighborhood Avenues than specified in the City of Taylor Engineering Manual & Details as a traffic-calming measure. It is recommended that the posted speed be reduced to accommodate this geometry.
- A Variance is recommended to allow for parking to be placed in the locations shown if walls or hedges of a height sufficient to visually screen the parking from a frontage are provided.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and Plans and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

Is the Employment Center Plan consistent with the Comprehensive Plan?

- The Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site with a mix of residential, commercial, and retail uses.

Is the Plan compatible with the surrounding area?

- The Plan is compatible with other zoning to the north, east, west, and to the south of the subject property.

Does the Plan promote the public health, safety, or general welfare?

- Staff analysis determined that the proposed Plan for the subject property will promote public health, safety, and the general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- The property has a 24-inch waterline and an 18-inch sewer line along US 79 to the east of the property.

Do current conditions indicate that an Employment Center Plan is necessary?

- The Employment Center Plan allows the subject property to consist of higher density residential closer to jobs on the west side of the City, closer to US 79 and Samsung and RCR industrial developments allowing for housing in proximity to job growth along US 79.

Attachments:

1. Letter of Intent from Applicant
2. Location Map
3. Existing Zoning Map
4. Proposed Zoning Map
5. Growth Sectors Map

6. Future Land Use Map
7. Notification Map
8. Draft Ordinance
    a. Exhibit A – Survey
    b. Exhibit B – Employment Center Plan

March 19th, 2024

City of Taylor, TX

Re: City View Plaza
Williamson County Property ID No's: R019198
Letter of Intent

To Whom it May Concern:

The development proposal outlined herein seeks approval for an Employment Center Plan within the City of Taylor, situated along Carlos G. Parker Blvd. The property in question bears the identification R019198, with a legal description of AW0214 AW0214 - Eaves, J.C. Sur., spanning 28.594 acres.

Our vision entails the creation of a mixed-use development. The proposed development encompasses garden-style apartments, retail spaces, and a hotel.

Answers to Required Questions:

What is the proposed employment land use? The proposed employment land use aligns with the development's mixed-use nature.

Does this proposed plan comply with the intent of the Comprehensive Plan and LDC? The proposed plan adheres to the intent of the Comprehensive Plan and the Land Development Code (LDC).

Do the special needs of the proposed employment land use fit the context of the Employment Center's location? The proposed plan adheres to the intent of the proposed employment land use in the context of the employment center location.

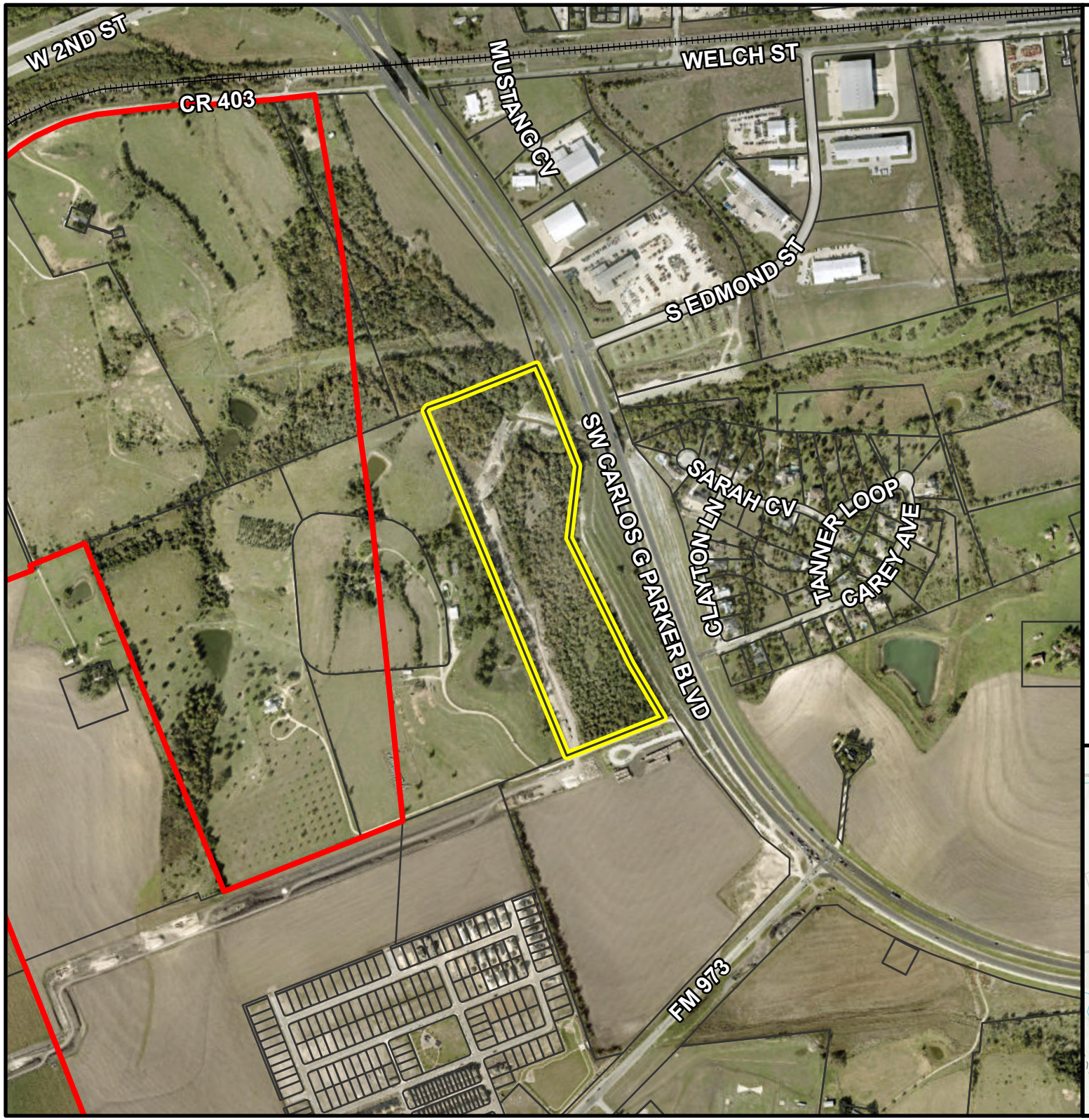
Proposed Square Footage of the Development: The proposed square footage of the development comprises 352 units for apartments, totaling approximately (116,500-SF), 50,000 square feet for retail establishments, and a 120-room hotel (21,300-SF).

Proposed Number of Jobs to be Created: The anticipated job creation from the development is to created an estimated 300 to 400 new jobs.

Should you require any further information or clarification, please do not hesitate to contact us.

Sincerely,

Hari Kuppuraj (Property Owner)



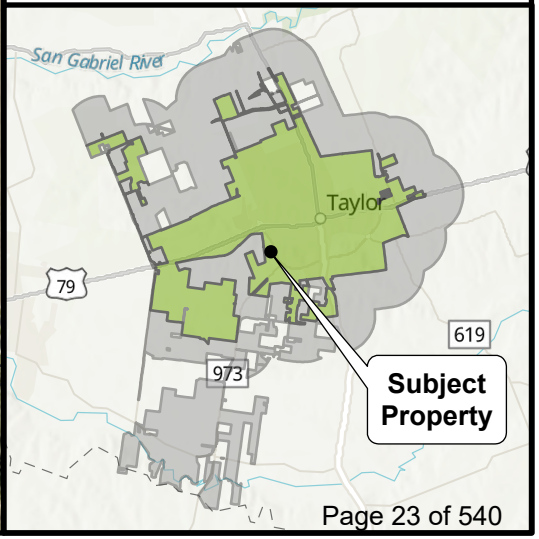
Taylor Texas
CITY OF TAYLOR TX

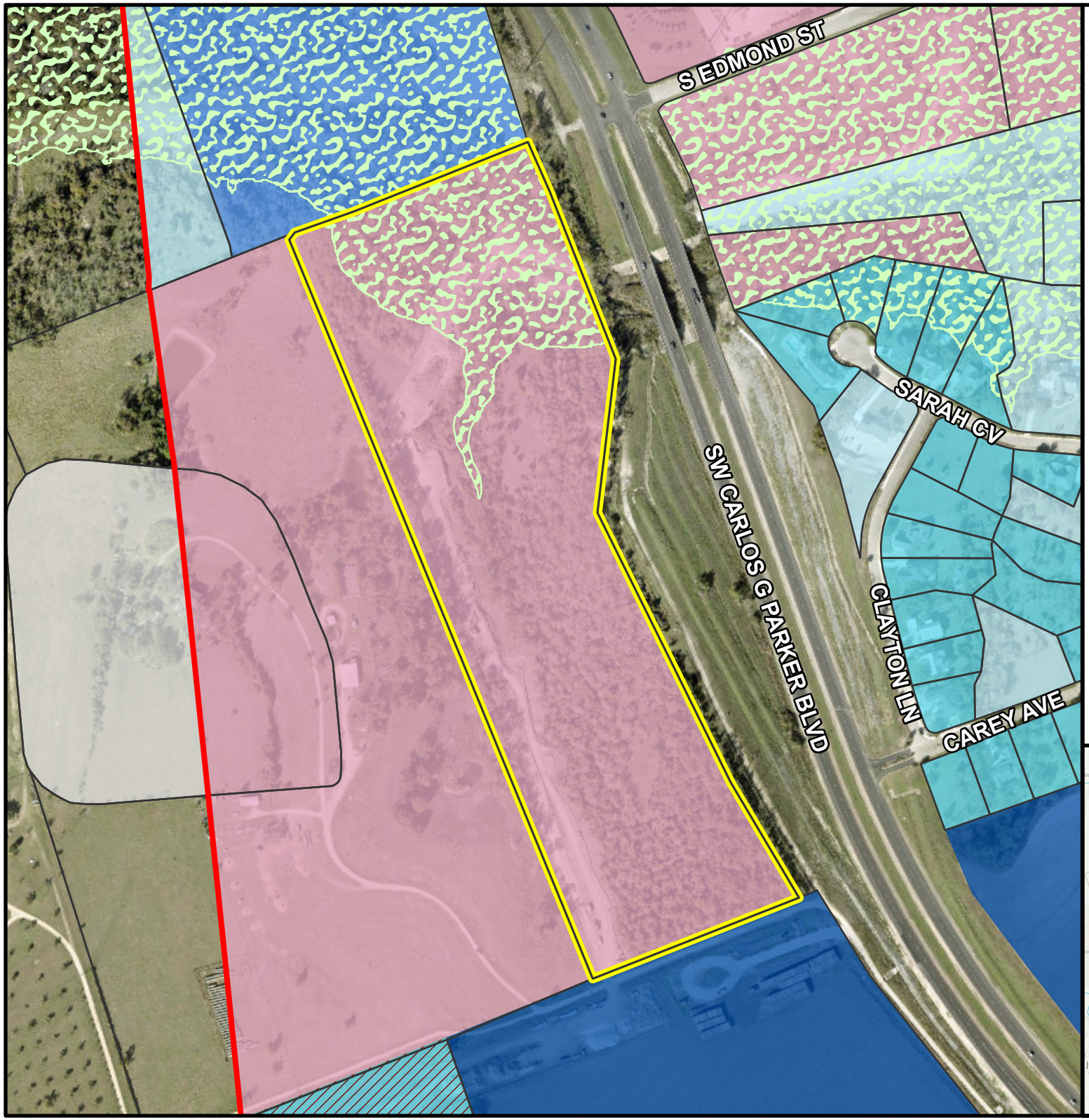
PZ-2024-2101

427 Loop
Employment Center Plan
Location Map
Approximately 29 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 760 1,520
Feet





PZ-2024-2101

427 Loop
Employment Center Plan
Current Zoning Map
Approximately 29 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

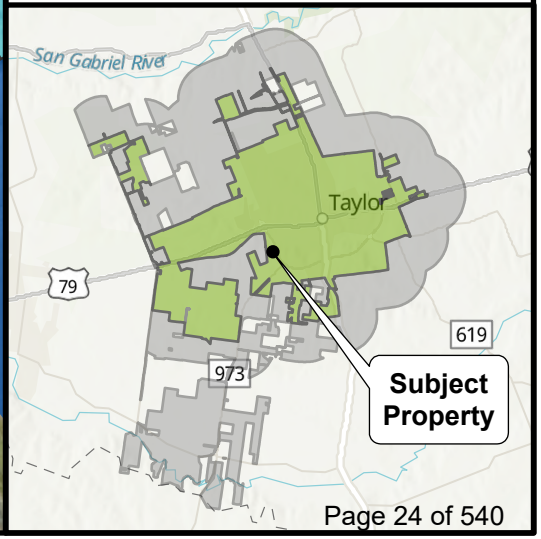
Overlay Zoning

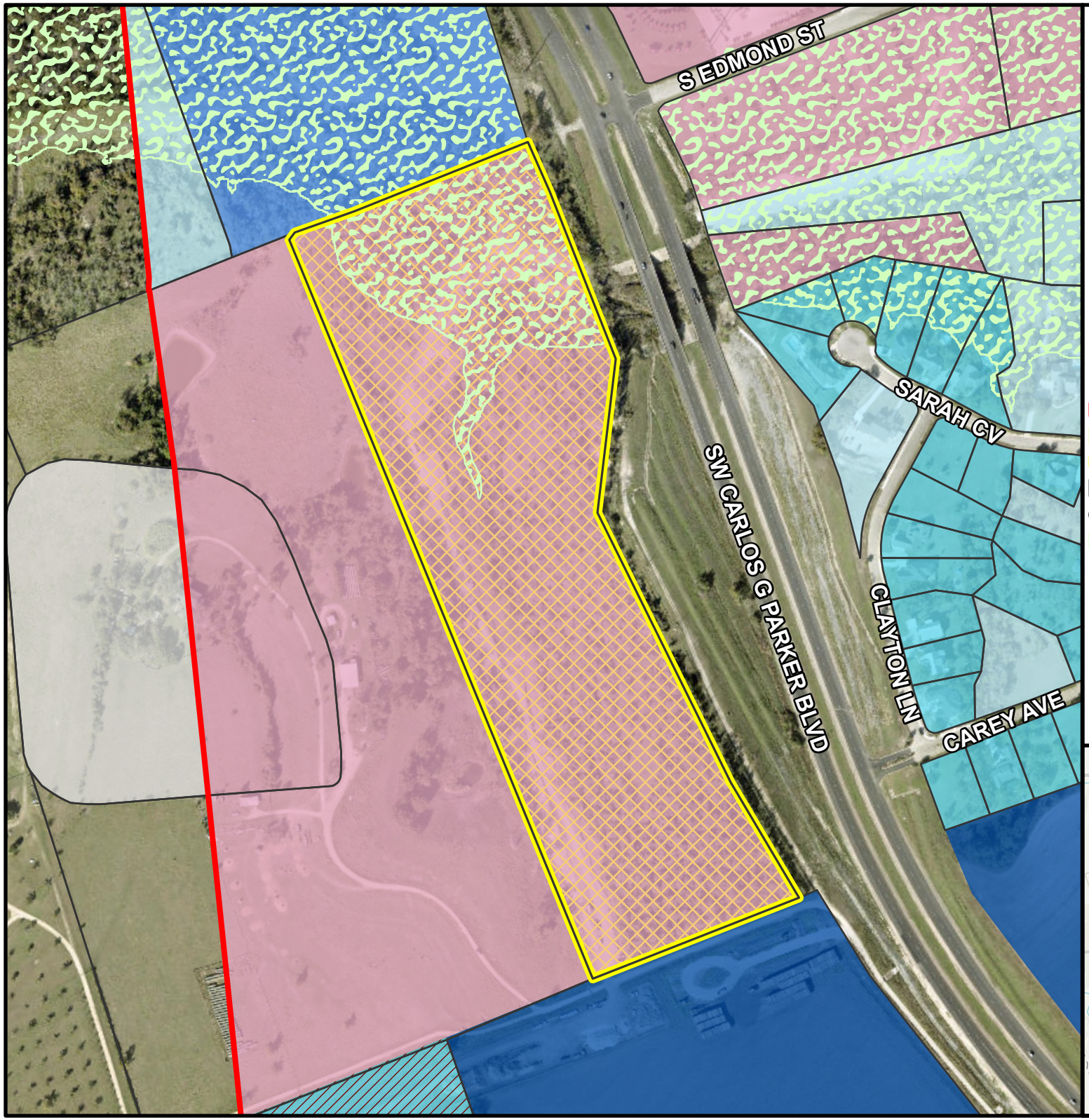
- Planned Development Overlay
- P1: Nature

Place Type Zoning

- P2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- EC: Employment Center
- Unknown

N 0 360 720
Feet





PZ-2024-2101

427 Loop
Employment Center Plan
Proposed Zoning Map
Approximately 29 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

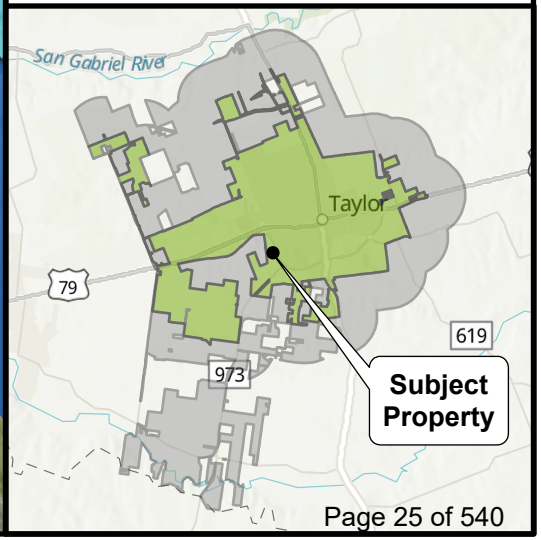
Overlay Zoning

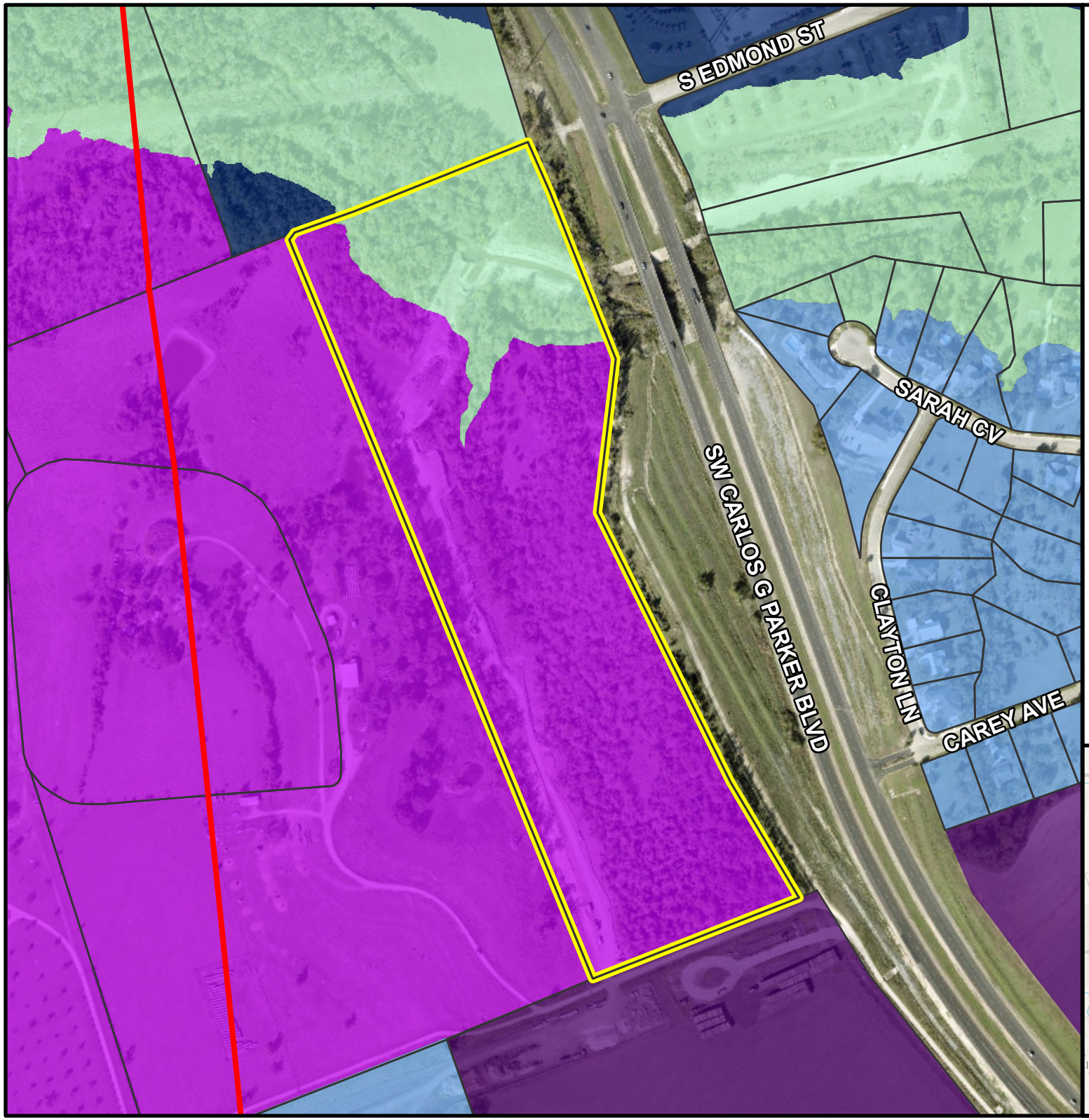
- P1: Nature
- Planned Development Overlay
- Employment Center Plan Overlay

Place Type Zoning

- P2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- EC: Employment Center
- Unknown

N 0 360 720
Feet





PZ-2024-2101

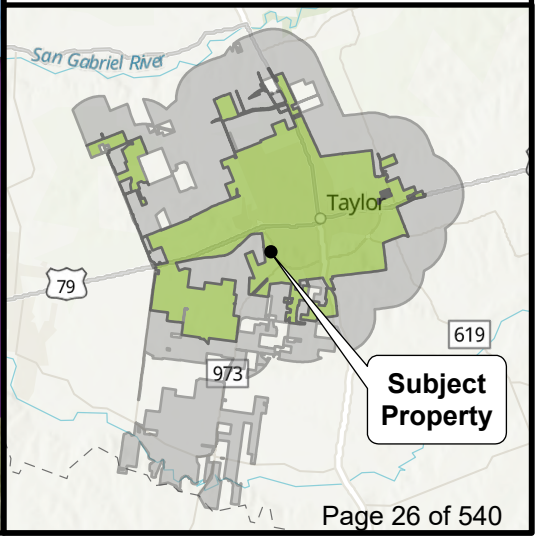
427 Loop
Employment Center Plan
Growth Sector Map
Approximately 29 acres

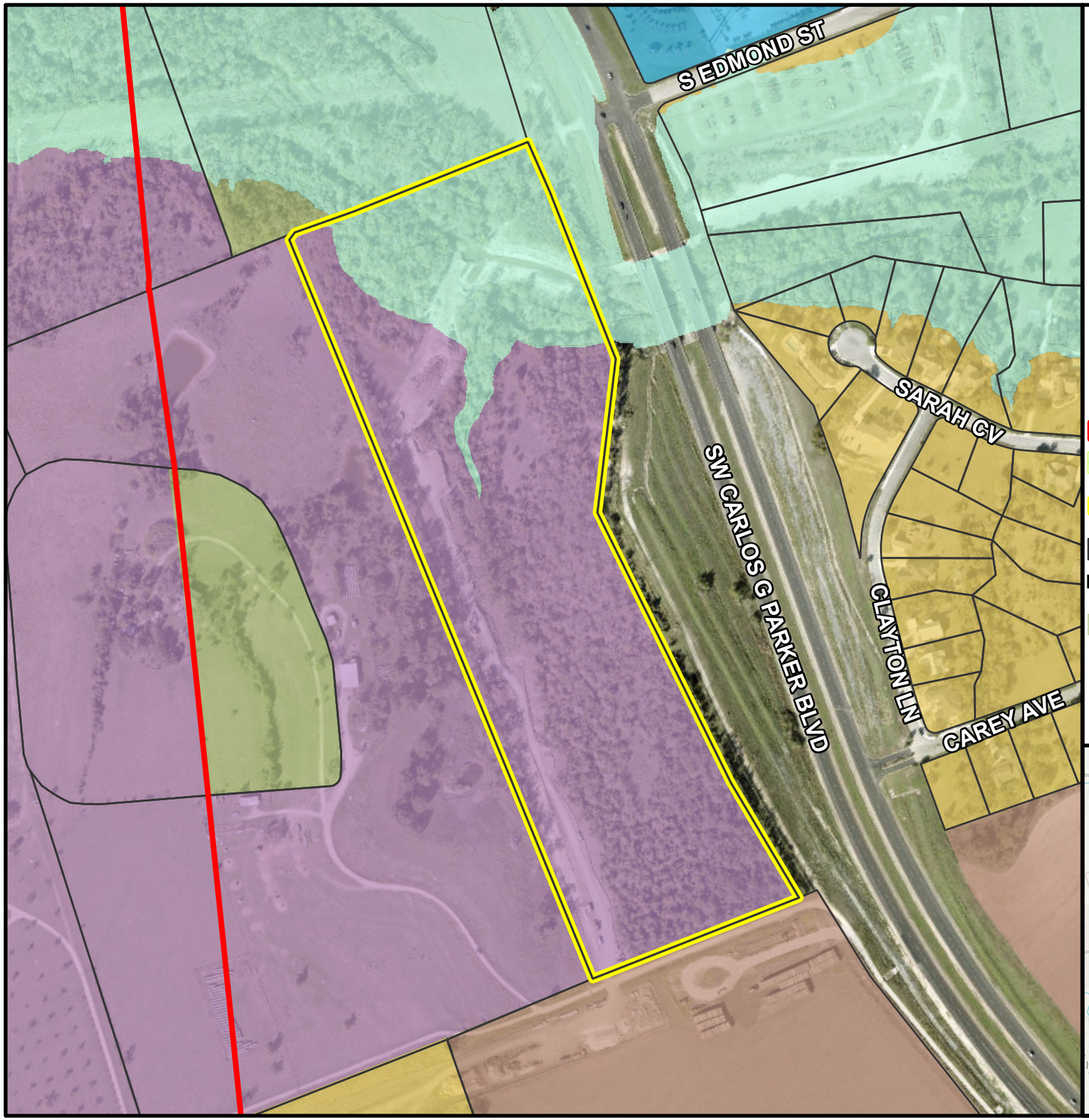
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Controlled Growth Sector Tier II (G-2.2)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)
- Infill Growth Sector (G-5)

N 0 360 720
Feet





PZ-2024-2101

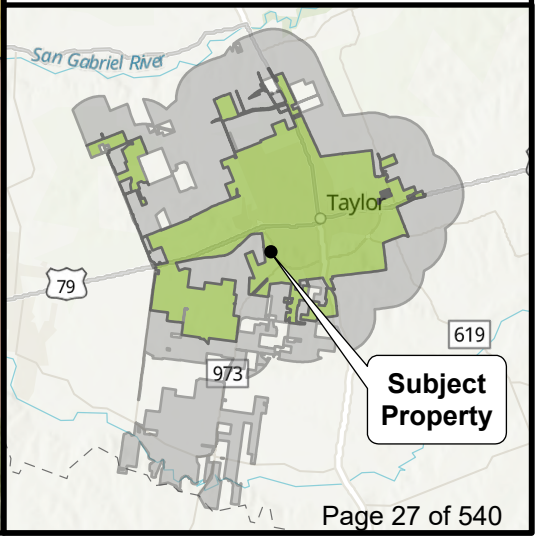
427 Loop
Employment Center Plan
Future Land Use Map
Approximately 29 acres

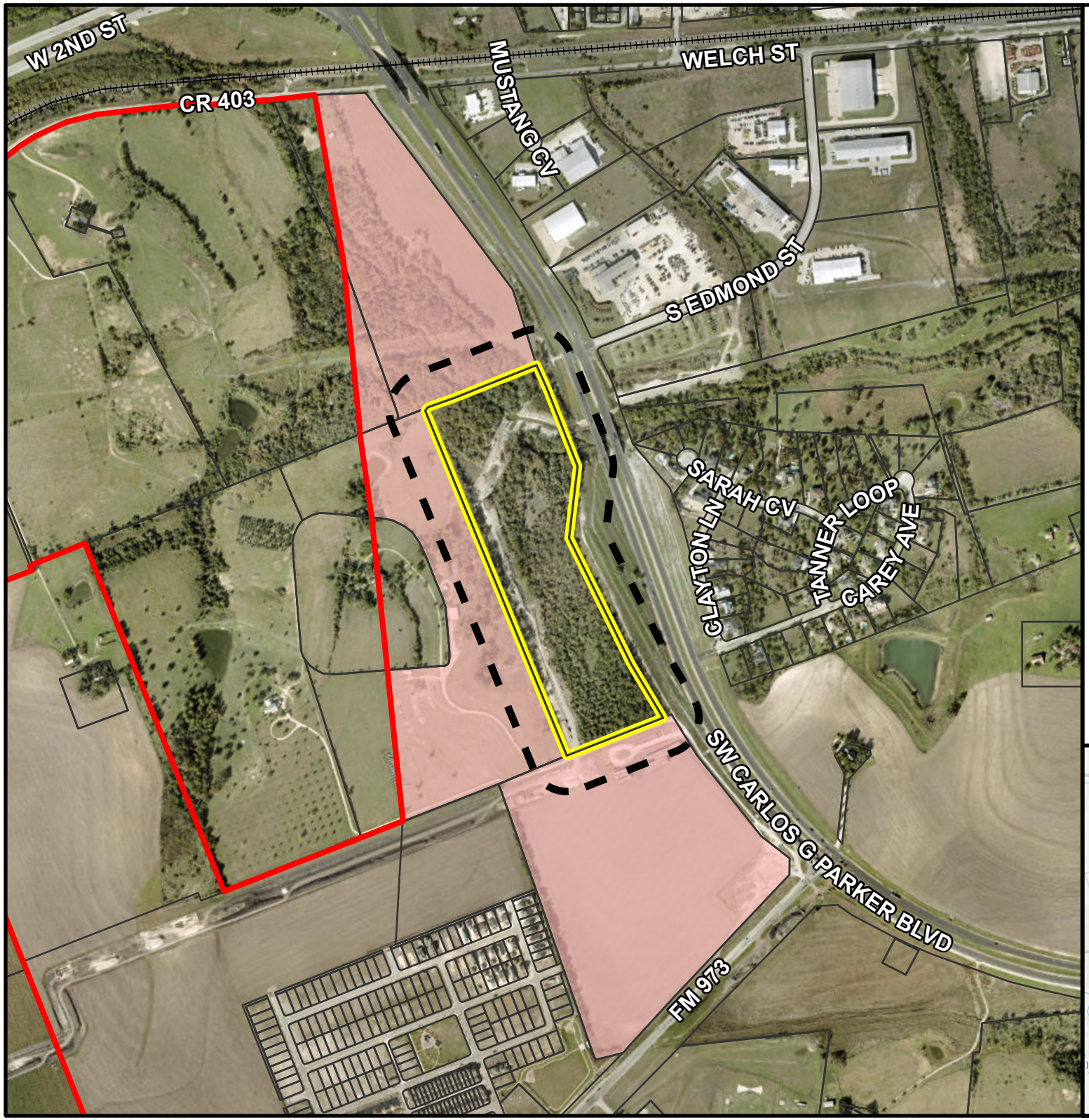
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Future Land Use

- Neighborhood Greenfield
- Neighborhood Infill
- Employment: Community
- Employment: Special Zone
- Market: Community
- Open Space

N 0 360 720
Feet



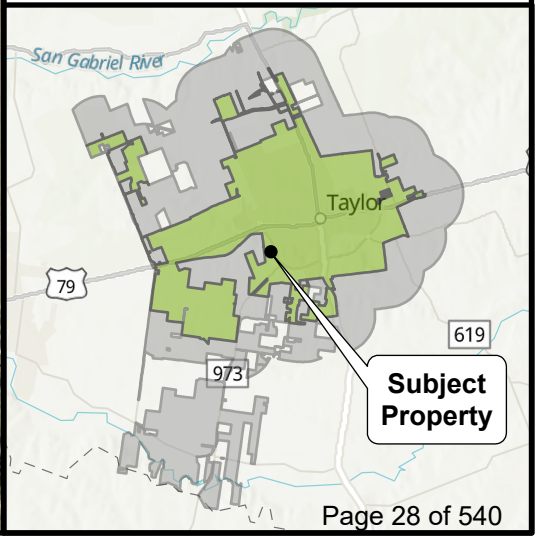


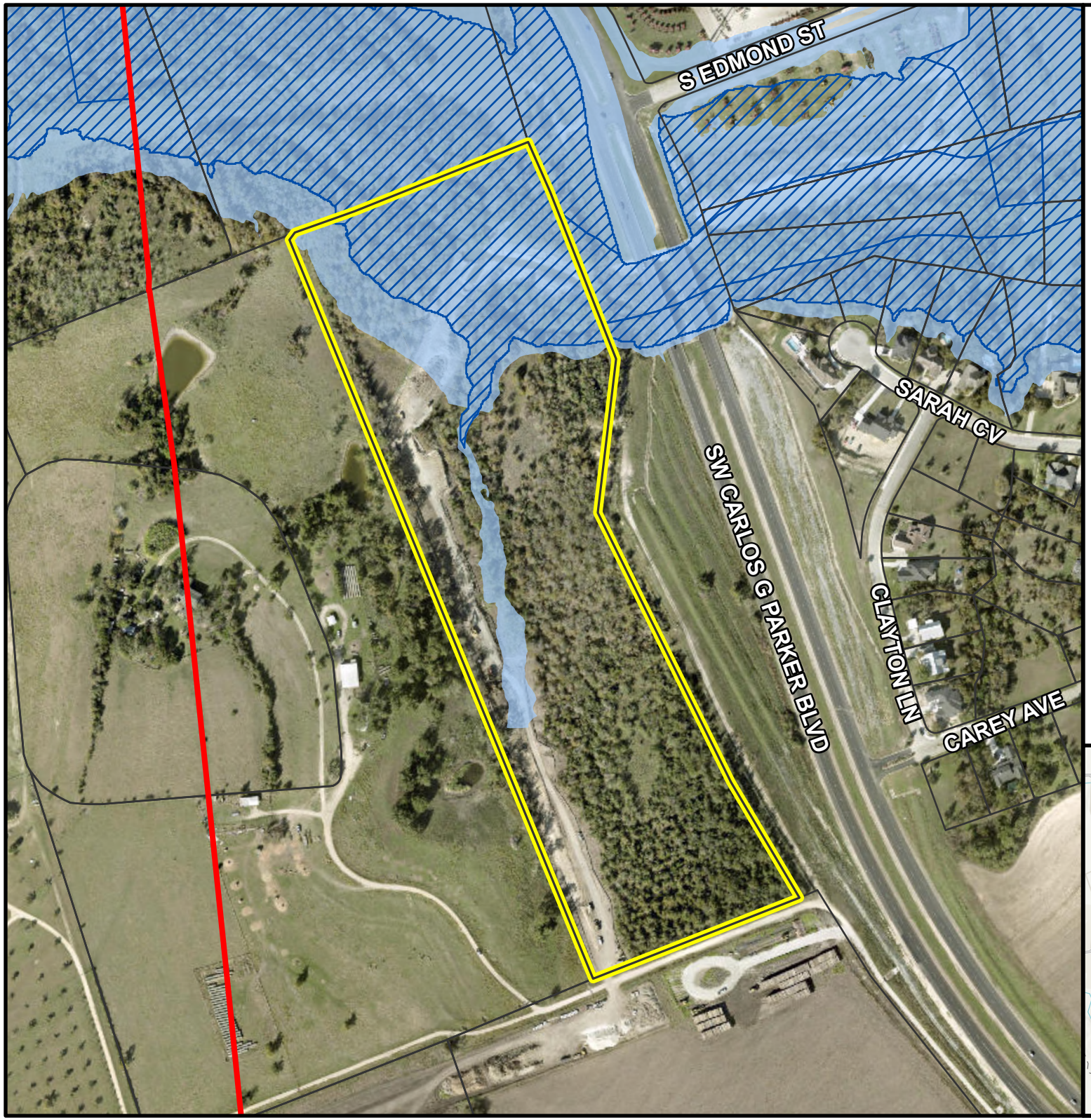
PZ-2024-2101

427 Loop
Employment Center Plan
Notification Map
Approximately 29 acres

- City Limits
- ETJ Boundary
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 760 1,520
Feet



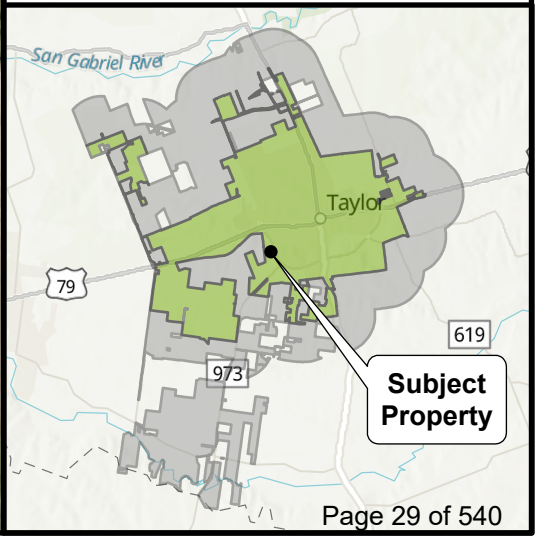


PZ-2024-2101

427 Loop
Employment Center Plan
Floodplain Map
Approximately 29 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels
- Taylor 100-year Floodplain
- FEMA 100-year Floodplain

N 0 360 720
Feet



ORDINANCE NO. 2025-03

AN ORDINANCE REQUESTING AN EMPLOYMENT CENTER FOR PROPERTY GENERALLY LOCATED AT GENERALLY LOCATED ALONG THE WESTERN SIDE OF CARLOS G. PARKER BOULEVARD S.W. NEAR THE INTERSECTION OF CAREY AVENUE, LEGALLY DESCRIBED AS APPROXIMATELY 28.594 ACRES OF LAND SITUATED IN THE J.C. EAVES SURVEY, ABSTRACT NO. 214, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019198, TAYLOR, WILLIAMSON COUNTY, TEXAS; 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 December 12, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to approve an Employment Center referred to as 427 Loop; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 12, 2024, to consider the zoning request, and recommended the Employment Center Plan to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Employment Center Plan and 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 Official Zoning map of the City of Taylor, Texas, is changed to indicate that an Employment Center Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the Employment Center Plan attached hereto for all purposes as Exhibit "B".

SECTION 3. 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 4. 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 5. In accordance with Article VIII of the City Charter, Ordinance 2024-XX was introduced before the Taylor City Council on the 12th day of December 2024.

PASSED, APPROVED, and ADOPTED on the 9th day of January, 2025.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

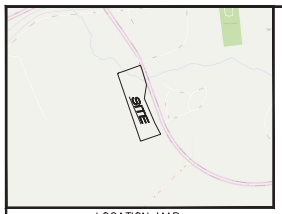
I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-03, passed and approved by the City Council of the City of Taylor, Texas, on the 9th day of January 2025, and such Ordinance was duly introduced, 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 _____ 2025.

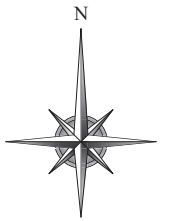
_____
Lucy Aldrich
City Clerk

EXHIBIT A

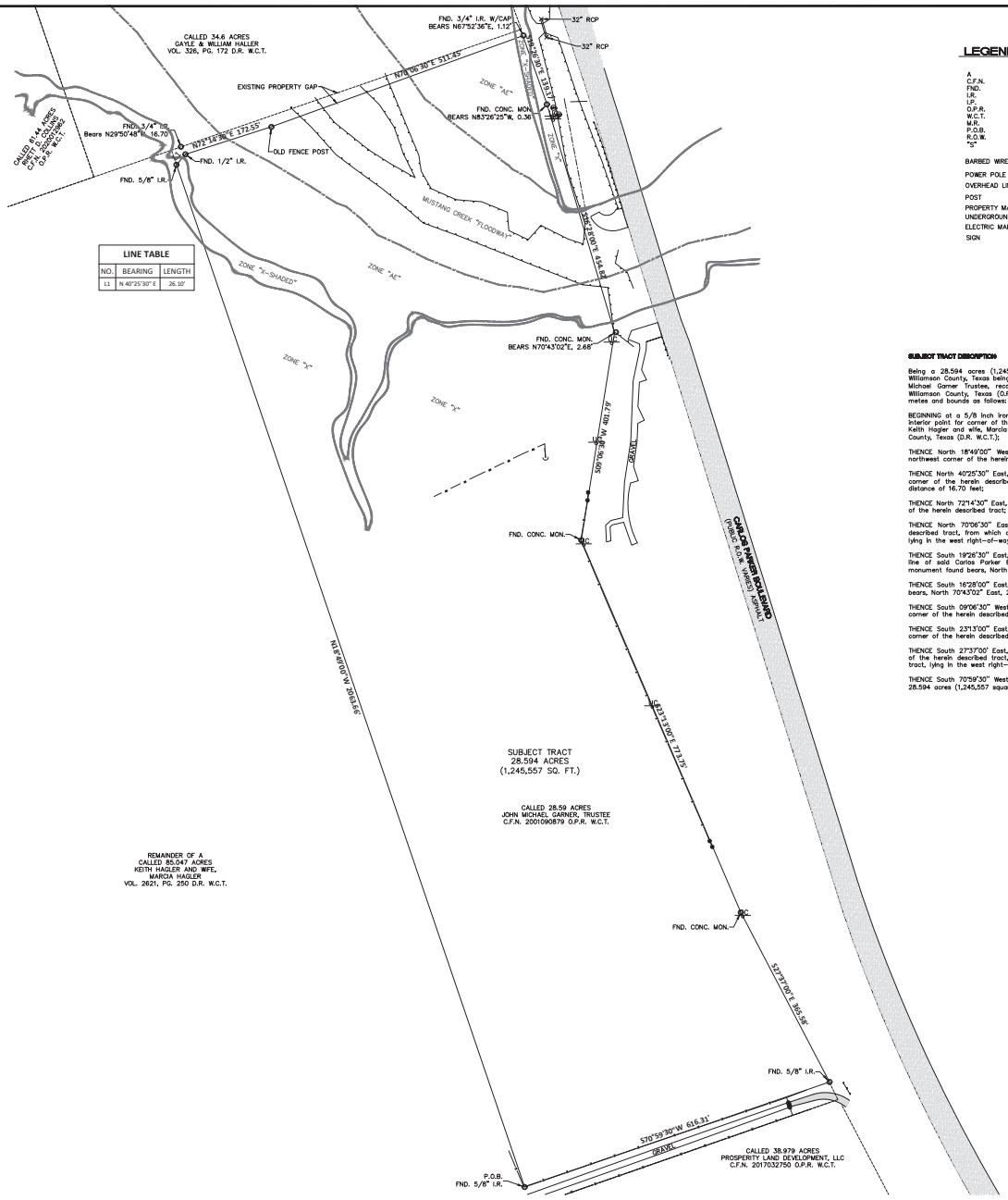
(Metes & Bounds/Legal Description/Survey)



LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE
100 0 100 200
(IN FEET)
1 inch = 100 ft.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N 40°25'30" E	26.10'

LEGEND / ABBREVIATIONS

A.	ABSTRACT
C.F.N.	CLERK'S FILE NUMBER
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
O.P.R.	OFFICIAL PUBLIC RECORDS
W.C.T.	WILLIAMSON COUNTY, TEXAS
M.R.	MAP RECORDS
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
"S"	SET 5/8 INCH IRON ROD WITH CAP "CORE 6657"
BARBED WIRE	—— X ——
POWER POLE	——○——
OVERHEAD LINE	——OE——
POST	●
PROPERTY MARKER	○
UNDERGROUND CABLE	——UC——
ELECTRIC MANHOLE	(EM)
SIGN	⊸

SUBJECT TRACT DESCRIPTION

Being a 28.594 acres (1,245,557 square feet) of land situated in the James C. Reaves Survey, A-214 of Williamson County, Texas being out all of a called 28.59 acre tract of land as described in an instrument to John Michael Garner Trustee, recorded under Clerk's File Number 2001090879 of the Official Public Records of Williamson County, Texas (O.P.R. W.C.T.), said 28.594 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of the herein described tract, same being an interior point for corner of the remainder of a called 85.047 acre tract of land as described in an instrument to Keith Hagler and wife, Marcia Hagler, recorded under Volume 2621, Page 250 of the Deed Records of Williamson County, Texas (D.R. W.C.T.);

THENCE North 18°49'00" West, a distance of 2,063.66 feet to a 5/8 inch iron rod found for the westerly northwest corner of the herein described tract, lying in the east line of the remainder of said 85.047 acre tract;

THENCE North 40°25'30" East, a distance of 26.10 feet to a 1/2 inch iron rod found for the northerly northwest corner of the herein described tract, from which a 3/4 inch iron rod found bears North 29°50'48" West, a distance of 16.70 feet;

THENCE North 72°14'30" East, a distance of 172.55 feet to an old fence post found for an angle point for corner of the herein described tract;

THENCE North 70°06'30" East, a distance of 511.45 feet to a point for the northeast corner of the herein described tract, from which a 3/4 inch iron rod with cap bears North 67°52'36" East, a distance of 1.12 feet, lying in the west right-of-way line of Carlos Parker Boulevard (public right-of-way varies);

THENCE South 19°26'30" East, along and with the east line of said 28.59 acre tract and the west right-of-way line of said Carlos Parker Boulevard, a distance of 139.17 feet to an angle point from which a concrete monument found bears, North 83°26'25" West, 0.36';

THENCE South 16°28'00" East, a distance of 454.82 feet to a an angle point from a concrete monument found bears, North 70°43'02" East, 2.68';

THENCE South 09°06'30" West, a distance of 401.79 feet to a concrete monument found for an angle point for corner of the herein described tract;

THENCE South 23°31'00" East, a distance of 773.75 feet to a concrete monument found for an angle point for corner of the herein described tract;

THENCE South 27°37'00" East, a distance of 365.58 feet to a 5/8 inch iron rod found for the southeast corner of the herein described tract, same being the northerly southeast corner of the remainder of said 85.047 acre tract, lying in the west right-of-way line of said Carlos Parker Boulevard;

THENCE South 70°59'30" West, a distance of 616.31 feet to the POINT OF BEGINNING and containing a computed 28.594 acres (1,245,557 square feet) of land.

To:Evolve Real Estate

I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition II Survey.

Clemente Turrubiartes Jr.
Registered Professional Land Surveyor
Texas Registration No. 6657
Date: March 3, 2021

GENERAL NOTES

1. The surveyor has not abstracted the site. This survey was performed without benefit of title commitment and not show all easement and encumbrances of record.

3. Bearings based on the west line a called 28.59 acre tract of land, as described in County Clerks File No. 2001090897 of the Williamson County, Texas.

4. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

5. Flood Statement: This site is situated in Zone "X", "X-SHADED", "AE" AND FLOODWAY in Williamson County, Texas according to FEMA map number 48491C0541F dated December 20, 2019. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.

CORE LAND SURVEYING
TBPLS REG NO. 10194560
7021 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77382
T: 254.931.1018
contact@corelandsurvey.com

EVOLVE REAL ESTATE
18732A CENTRO MAIN
SHENANDOAH, TEXAS 77385

BOUNDARY SURVEY
28.594 ACRES (1,245,557 SQ. FT.)
ALL OF A CALLED 28.59 ACRES
IN THE JAMES C. EAVES SURVEY, A-214
WILLIAMSON COUNTY, TEXAS

DRAWING

FIELD BK	39/10
FIELD WRK	KP
DATE	02/28/21
DRAFTING	JS
DATE	03/02/21
CHECKED	CT
DATE	03/03/21

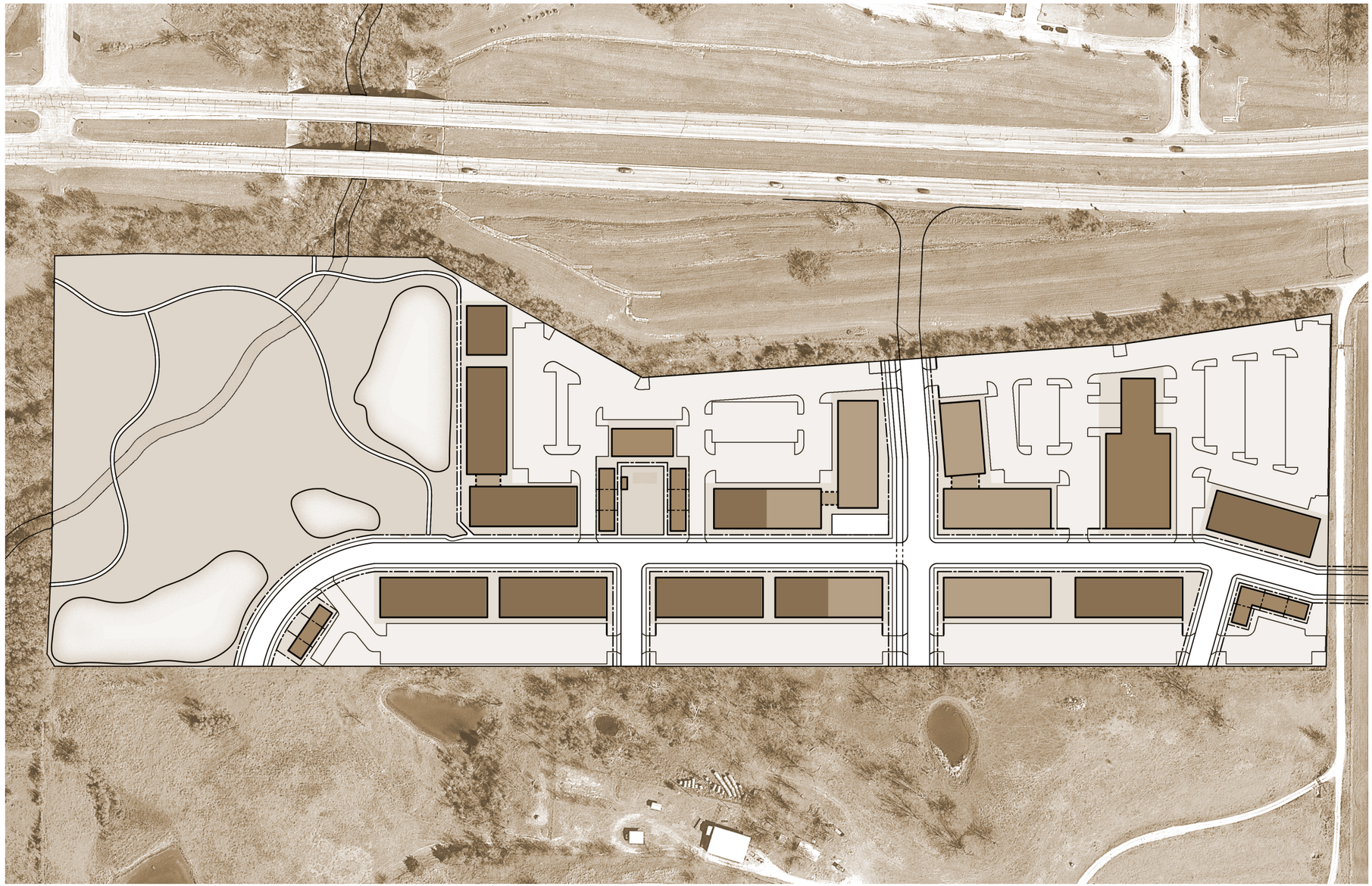
ISSUE

TO	DATE
CLIENT	03/03/21

CHECK:CT
DRAWN:JS
JOB: U21-00047

SUR-1
SHEET 1 OF 1

X:\2021\U21-00047\DWG\U21-00047 427 LP_John Garner Tract.dwg



Employment Center Plan
for
427 Loop
PZ-2024-2101
Taylor, Texas

A BACKGROUND

Regional Context A.2
Comprehensive Plan Excerpts A.3
Target Place Type Allocations A.4
Subject Property in Context A.5
Existing Conditions A.6
Elevation Analysis A.7

B REGULATIONS

Place Type Allocation Plan B.2
Regulating Plan B.3
Block Frontages and Dimensions B.4
Design-Specific Standards B.5
Transportation Master Plan Diagram B.7
Thoroughfare Types B.8
Thoroughfare Sections B.9
Civic Space Plan B.10

C SUPPLEMENTAL PLANS

Illustrative Master Plan in Context C.2
Illustrative Master Plan with Program Summary C.3
Fire Apparatus Access C.4
Addressing Diagram C.5
Program Acreage C.6
Detailed Parking and Program C.7
Character Images C.9

X APPENDIX

Charrette Plans X.2

For
The City of Taylor, Texas
and
Paradise Engineers, LLC
by
Michael Watkins Architect, LLC

October 18, 2024

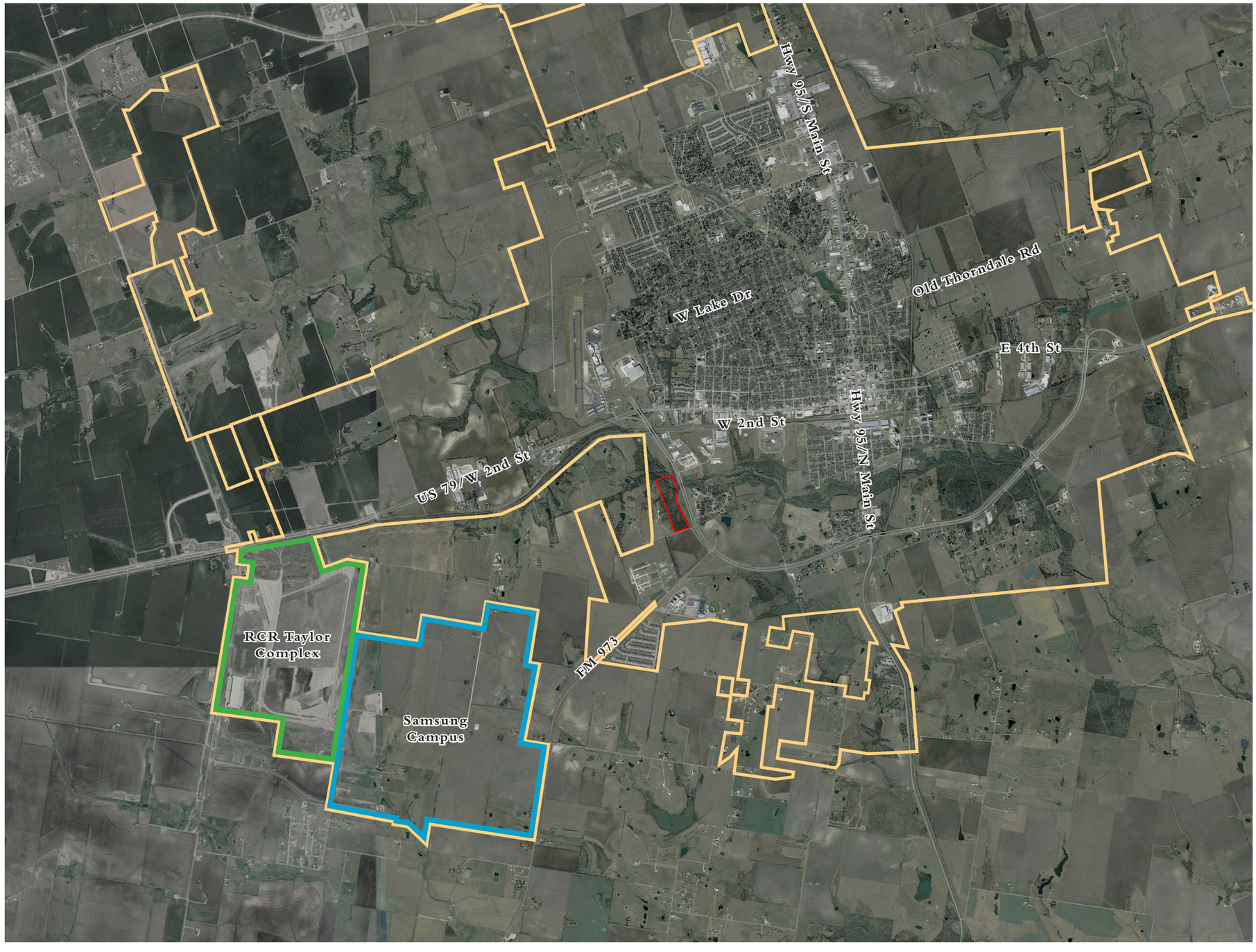
A. Background

The Employment Center Plan provides the general layout for the development, serving as a guide for future steps in the development. This layout is based on the existing conditions on the Subject Property as described in the Background chapter and the specific development scenario described in the Supplemental Plans. The Regulations chapter describes the required components and standards associated with this layout and demonstrates the layout's compliance with the Taylor Comprehensive Plan and the Taylor Land Development Code. Other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of the requirements in the Regulations chapter and all other applicable regulations.

The Background chapter summarizes information about the site, program, zoning, and other relevant constraints provided by the Applicant and the City of Taylor that inform the design of the Employment Center Plan.

Regional Context A.2
Comprehensive Plan Excerpts A.3
Target Place Type Allocations A.4
Subject Property in Context A.5
Existing Conditions A.6
Elevation Analysis A.7

REGIONAL CONTEXT



Key

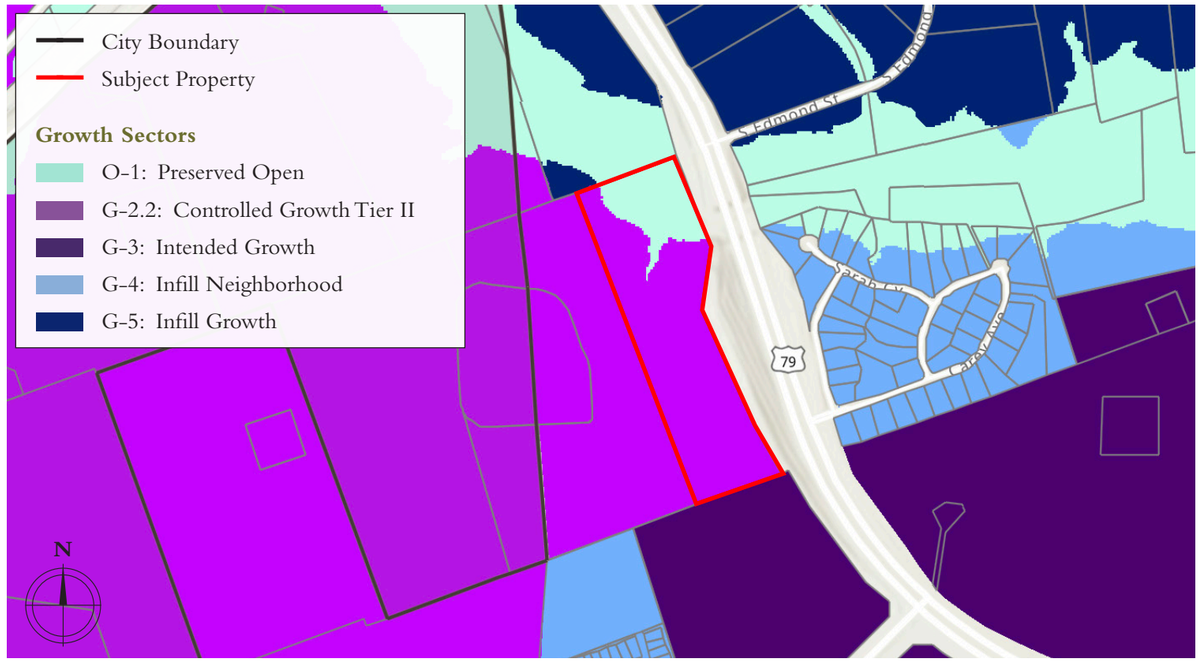
- City Boundary
- Subject Property
- Samsung Campus
- RCR Taylor Complex

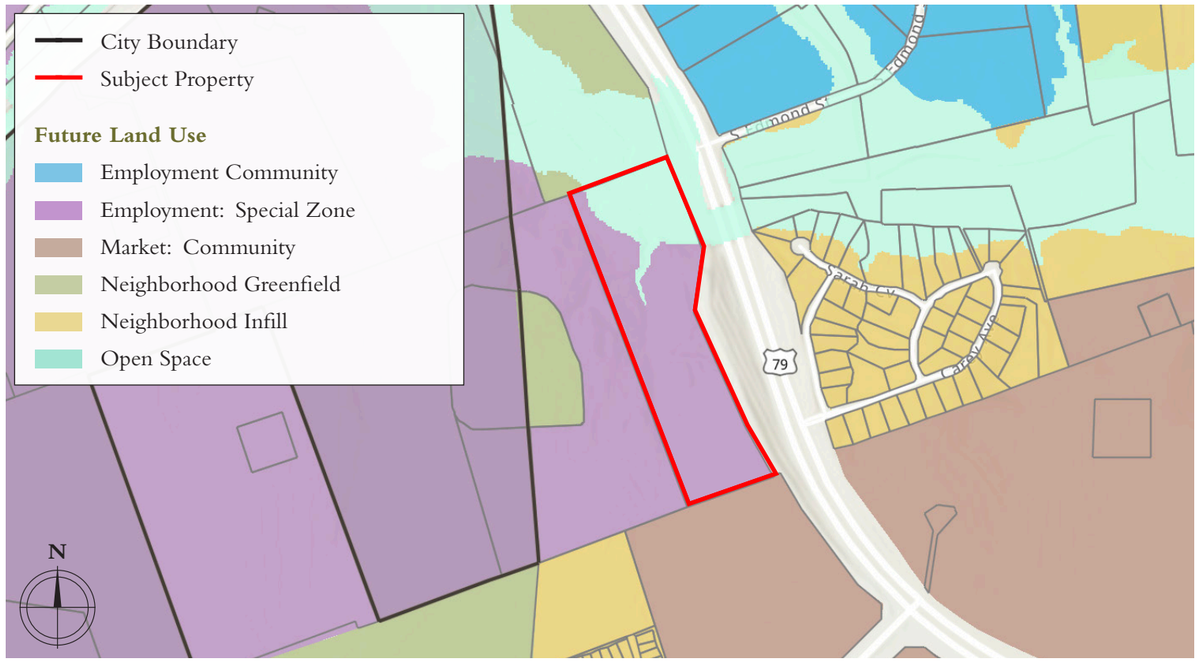
N

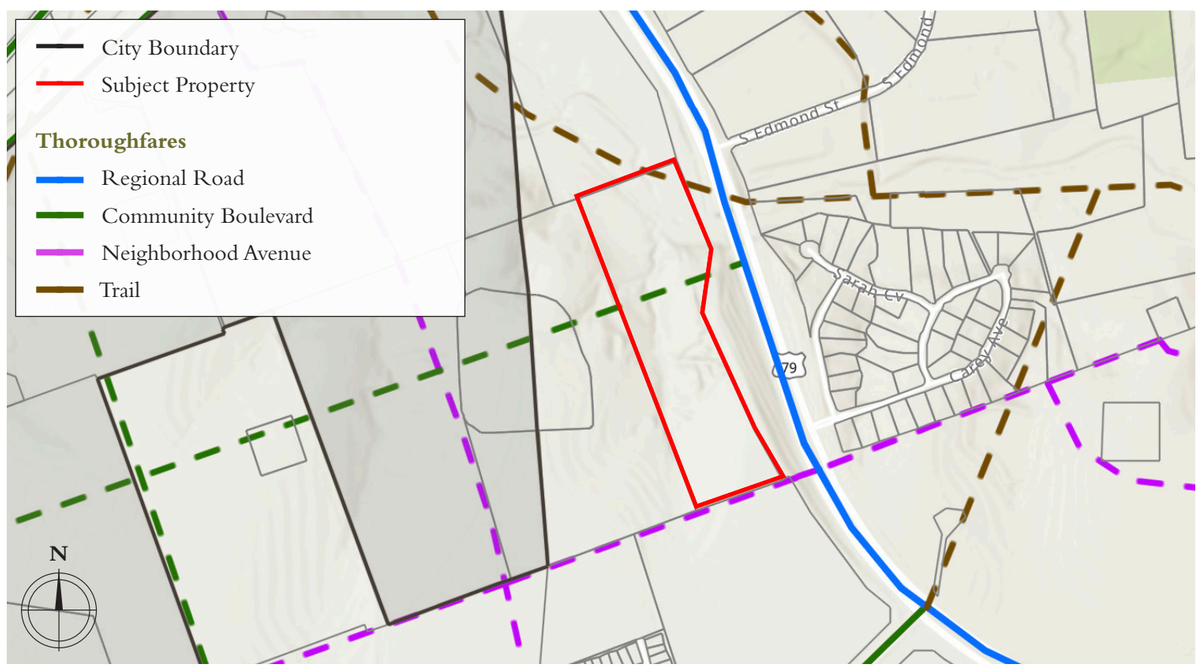
0 mi 1/4 mi 1/2 mi 1 mi

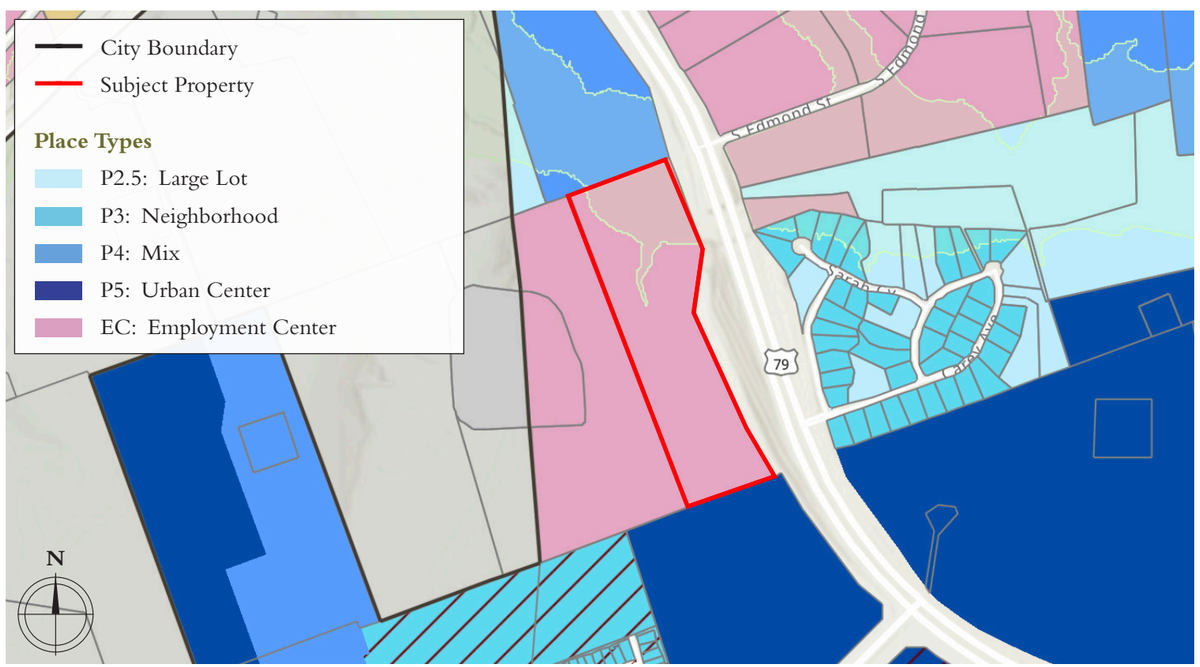
The design is subject to change. Not for construction.

COMPREHENSIVE PLAN EXCERPTS

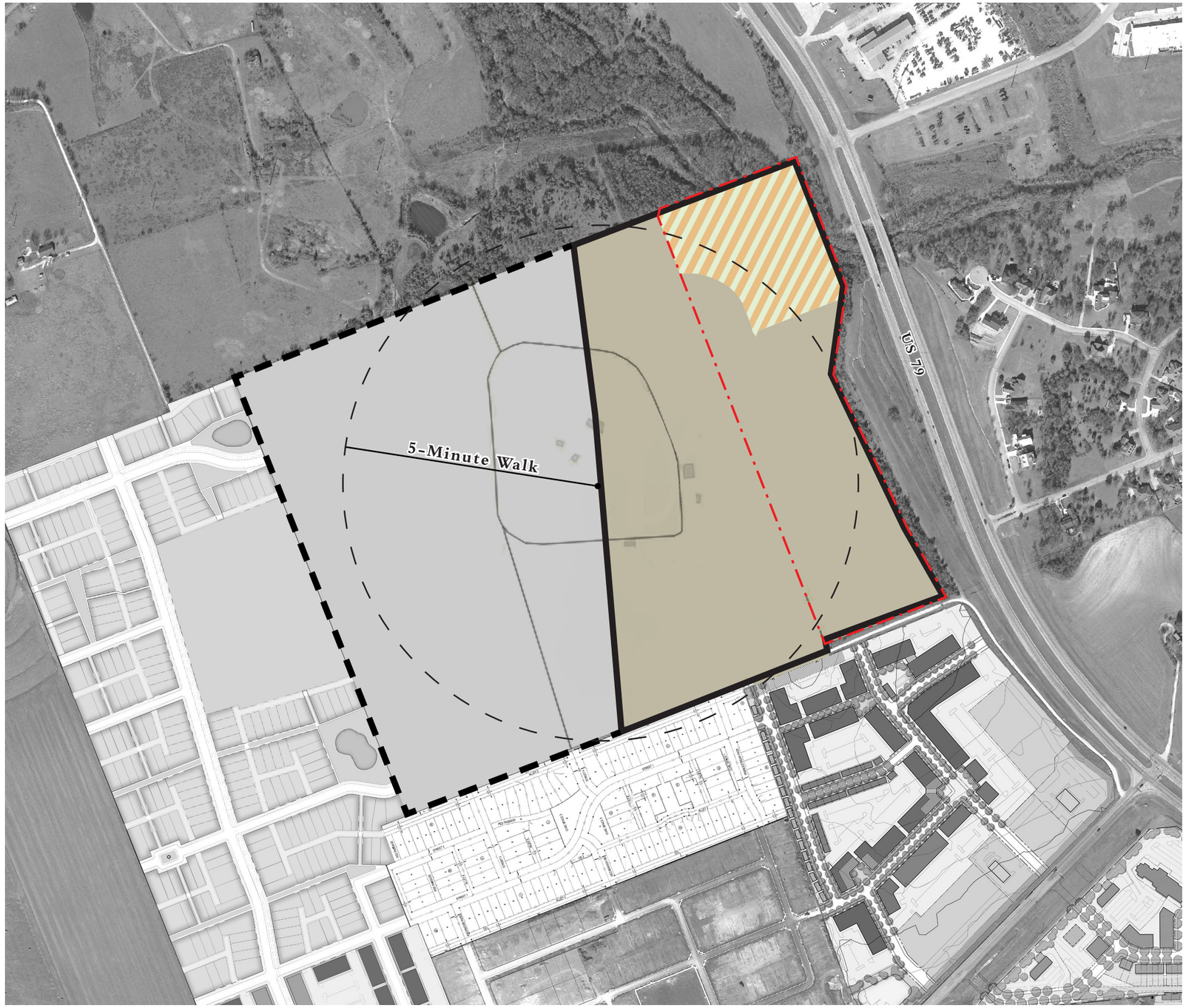








TARGET PLACE TYPE ALLOCATIONS



Key

- Subject Property
- Pedestrian Shed
- Future Pedestrian Shed [1]

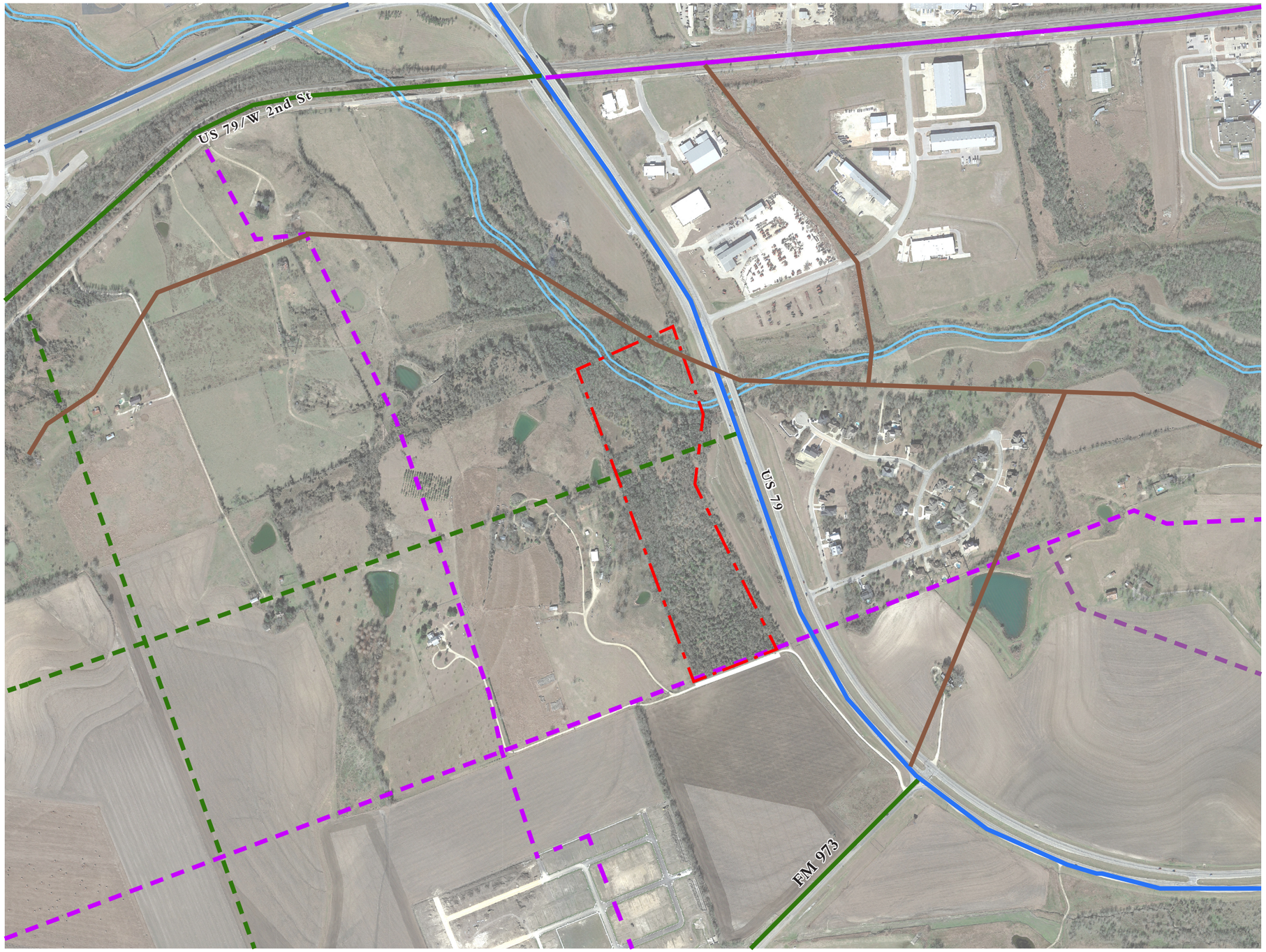
Place Type	Permitted for a TND LDC Table 3.6.1(A)	Within Pedestrian Shed			Target for Subject Property
		Total	Outside Subject Property	Inside Subject Property	
P1	5% min.	0.0 ac. (0%)	0.0 ac.	8.9 ac.	1 ac. min.
P3	10-30%	0.0 ac. (0%)	0.0 ac.	TBD	3-8 ac.
P4	40-60%	0.0 ac. (0%)	0.0 ac.	TBD	11-16 ac.
P5	10-30%	0.0 ac. (0%)	0.0 ac.	TBD	3-8 ac.
CS	10% min.	0.0 ac. (0%)	0.0 ac.	8.9 ac. min.	3 ac. min.
TBD	-	32.5 ac. (54%)	32.5 ac.	18.4 ac.	-
Total	**100%**	**59.8 ac. (100%)**	**32.5 ac.**	**27.3 ac.**	**-**
ETJ	-	65.7 ac.	65.7 ac.	0.0 ac.	-

The areas and percentages shown are approximate and do not include TxDOT ROW, Front Type Thoroughfare ROW, areas within the ETJ, or other properties that have not been subdivided. The effective Pedestrian Shed, shown as a thin dashed line, is intended to include areas reasonably walkable (approximately 5 minute walking distance) from the Site based on existing conditions. Its shape does not conform precisely to a 1/4-mile-radius circle, but approaches an area of approximately 80 acres. Properties zoned as Planned Developments are counted towards the Place Types that most closely resemble the standards of the Planned Development. These assumptions are intended to create consistent calculations and useful comparisons between the areas and percentages.

1. *The thick dashed line shown on the plan indicates the anticipated expansion of the Pedestrian Shed should the adjacent properties that are currently in the ETJ be annexed.*

The design is subject to change. Not for construction.

SUBJECT PROPERTY IN CONTEXT



Key

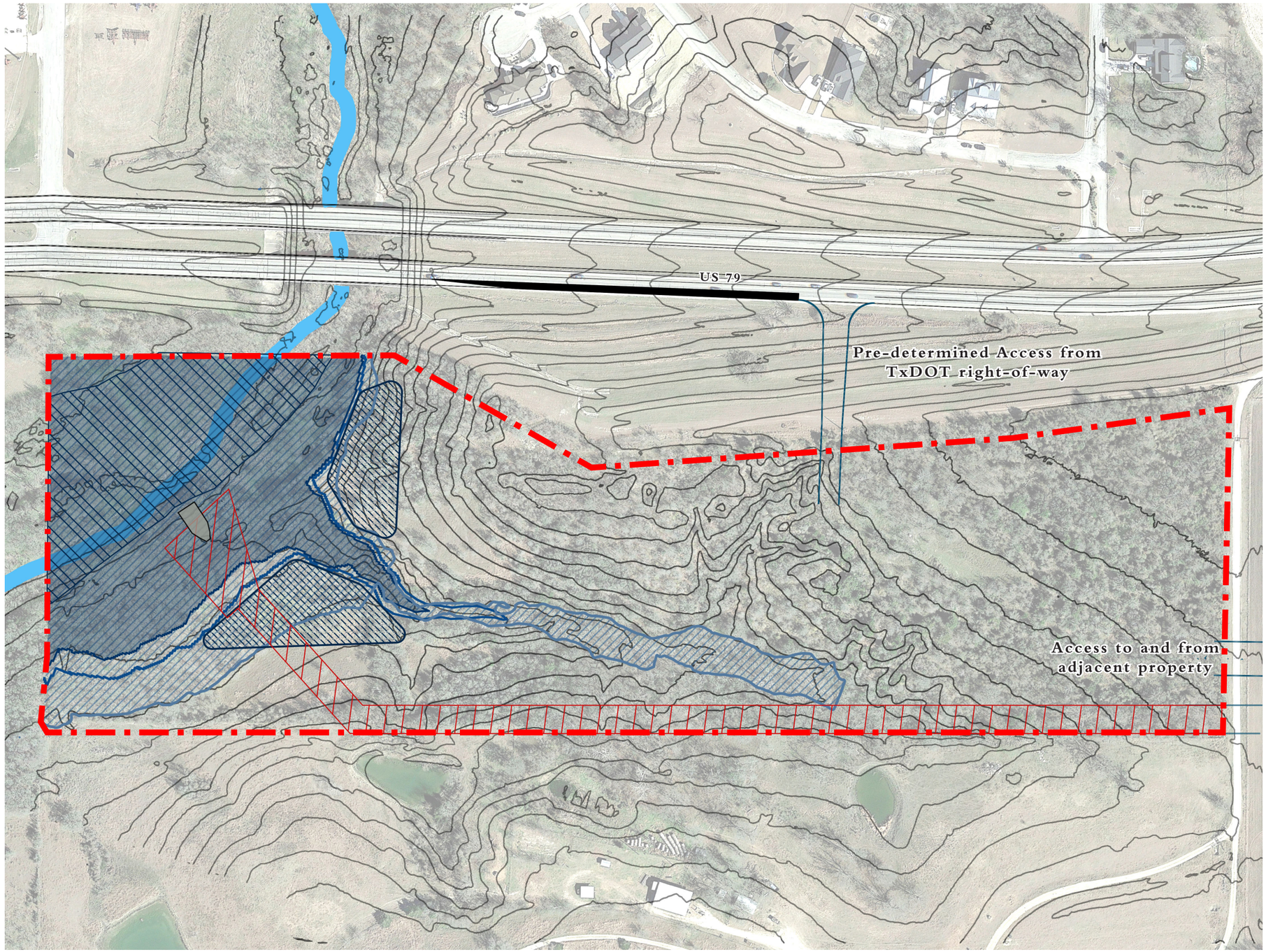
- Subject Property
- Existing Regional Road
- Existing Community Boulevard
- Proposed Community Boulevard (Per City of Taylor Transportation Master Plan)
- Existing Neighborhood Avenue
- Proposed Neighborhood Avenue (Per City of Taylor Transportation Master Plan)
- Proposed Trail
- Mustang Creek

0 mi 1/8 mi 1/4 mi

N

The design is subject to change. Not for construction.

EXISTING CONDITIONS



Key

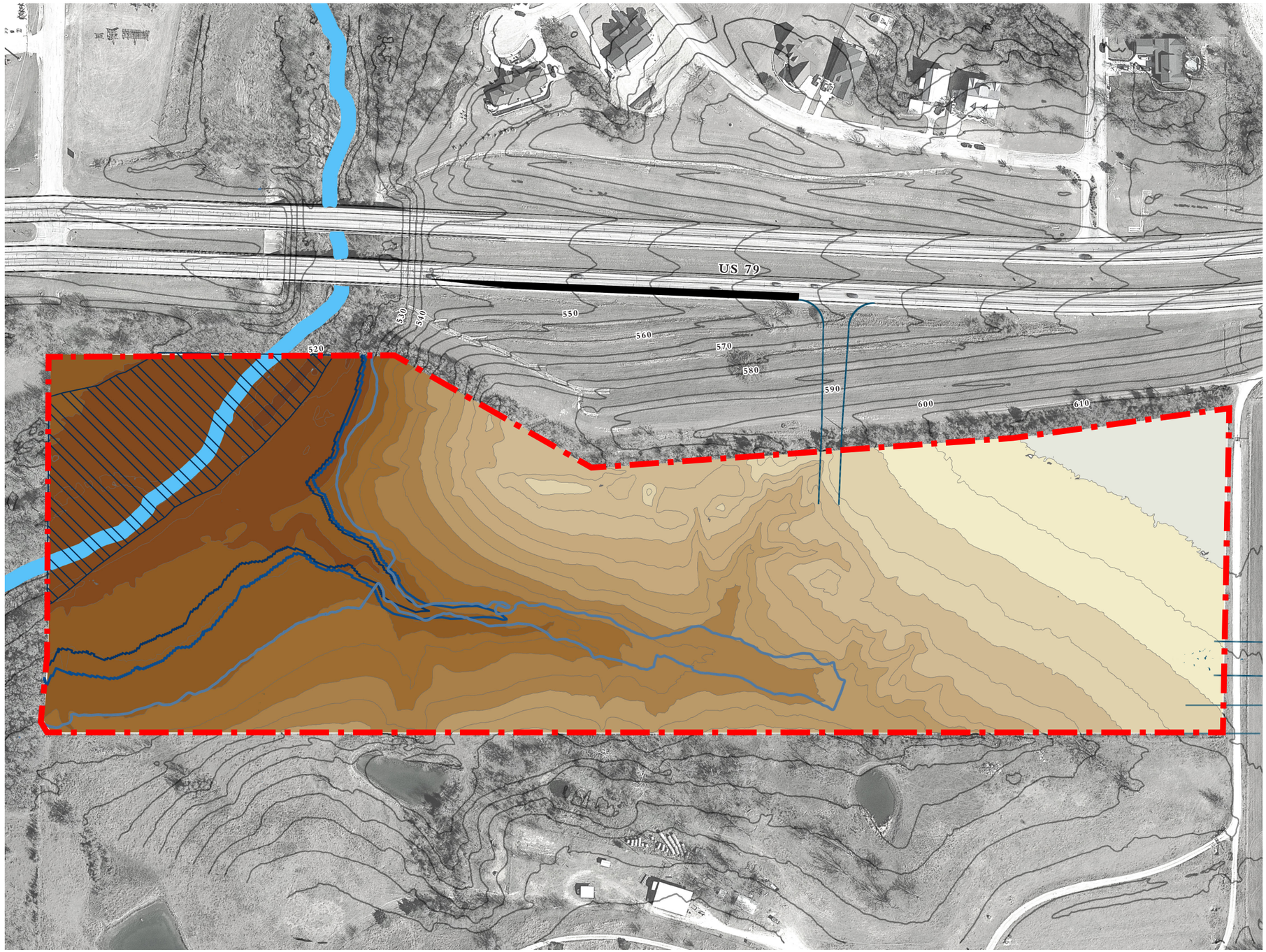
- Subject Property
- 5-foot Contours
- Mustang Creek
- Floodway
- FEMA 100-year Floodplain
- FEMA 500-year Floodplain
- Taylor Floodplain
- Samsung Pipeline Utility Easement (Effluent Line)
- Samsung Pipeline Outfall Structure
- Approximate size and location of required Stormwater Management Facilities

0 ft 60 ft 120 ft 240 ft

N

The design is subject to change. Not for construction.

ELEVATION ANALYSIS



Key

- Subject Property
- 5-foot Contours
- 610-620 ft.
- 600-610 ft.
- 590-600 ft.
- 580-590 ft.
- 570-580 ft.
- 560-570 ft.
- 550-560 ft.
- 540-550 ft.
- 530-540 ft.
- 520-530 ft.
- 510-520 ft.
- Floodway
- FEMA 100-year Floodplain
- FEMA 500-year Floodplain
- Taylor Floodplain
- Mustang Creek

N

0 ft 60 ft 120 ft 240 ft

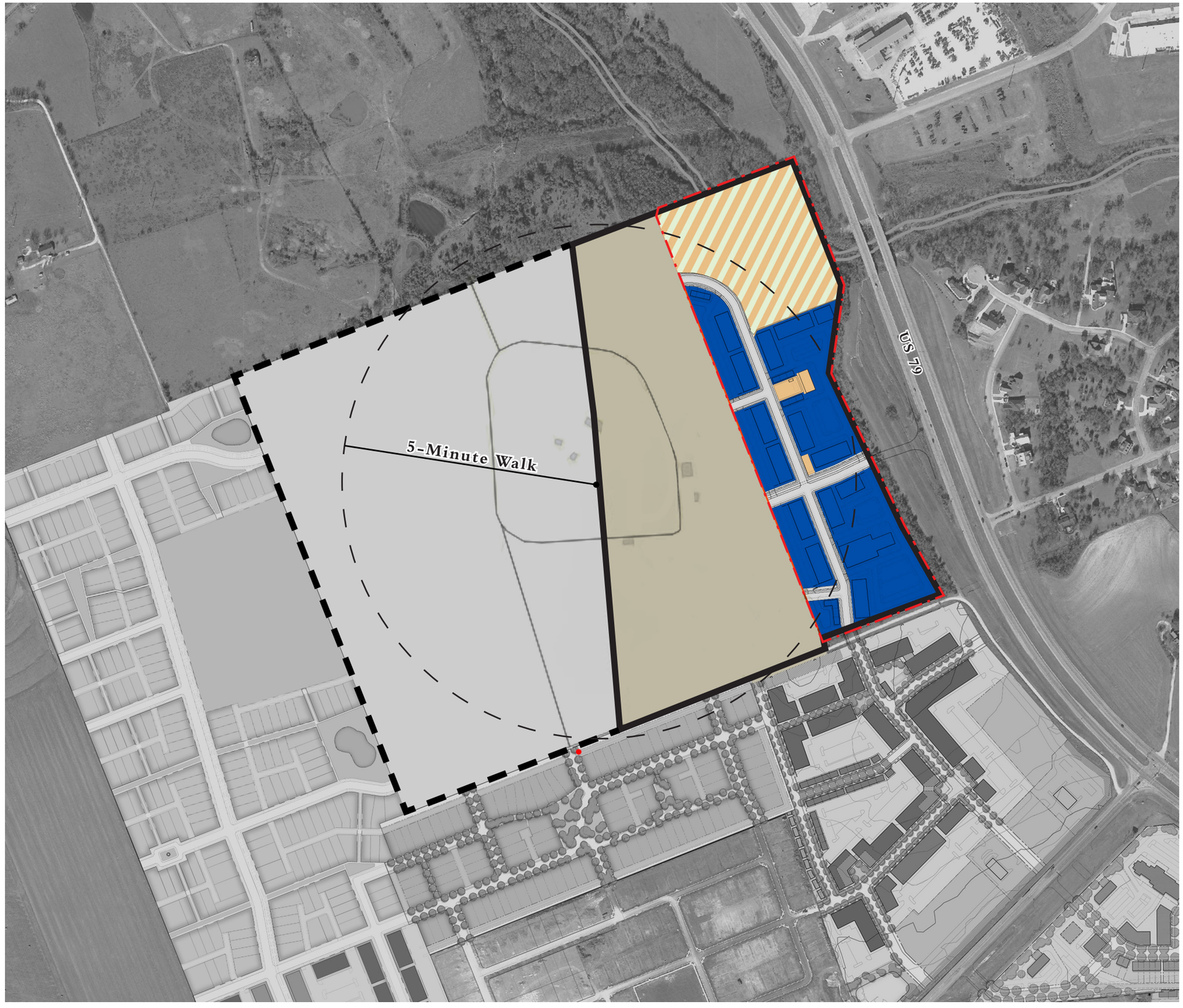
The design is subject to change. Not for construction.

B. Regulations

The Regulations chapter is a set of plans and standards which specifies the requirements of this Employment Center Plan and demonstrates how the Employment Center Plan complies with the Taylor Comprehensive Plan and Land Development Code. These Regulations include the general layout of Thoroughfares, Civic Spaces, Blocks, and Lots, as well as standards specifying any deviations from the LDC and additional requirements necessary for the development to comply with the Comprehensive Plan and the intent of the LDC. While these Regulations are informed by the specific development scenario described in the Supplemental Plans chapter, other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of these Regulations and all other applicable regulations.

Place Type Allocation Plan B.2
Regulating Plan B.3
Block Frontages and Dimensions B.4
Design-Specific Standards B.5
Transportation Master Plan Diagram B.7
Thoroughfare Types B.8
Thoroughfare Sections B.9
Civic Space Plan B.10

PLACE TYPE ALLOCATION PLAN



Key

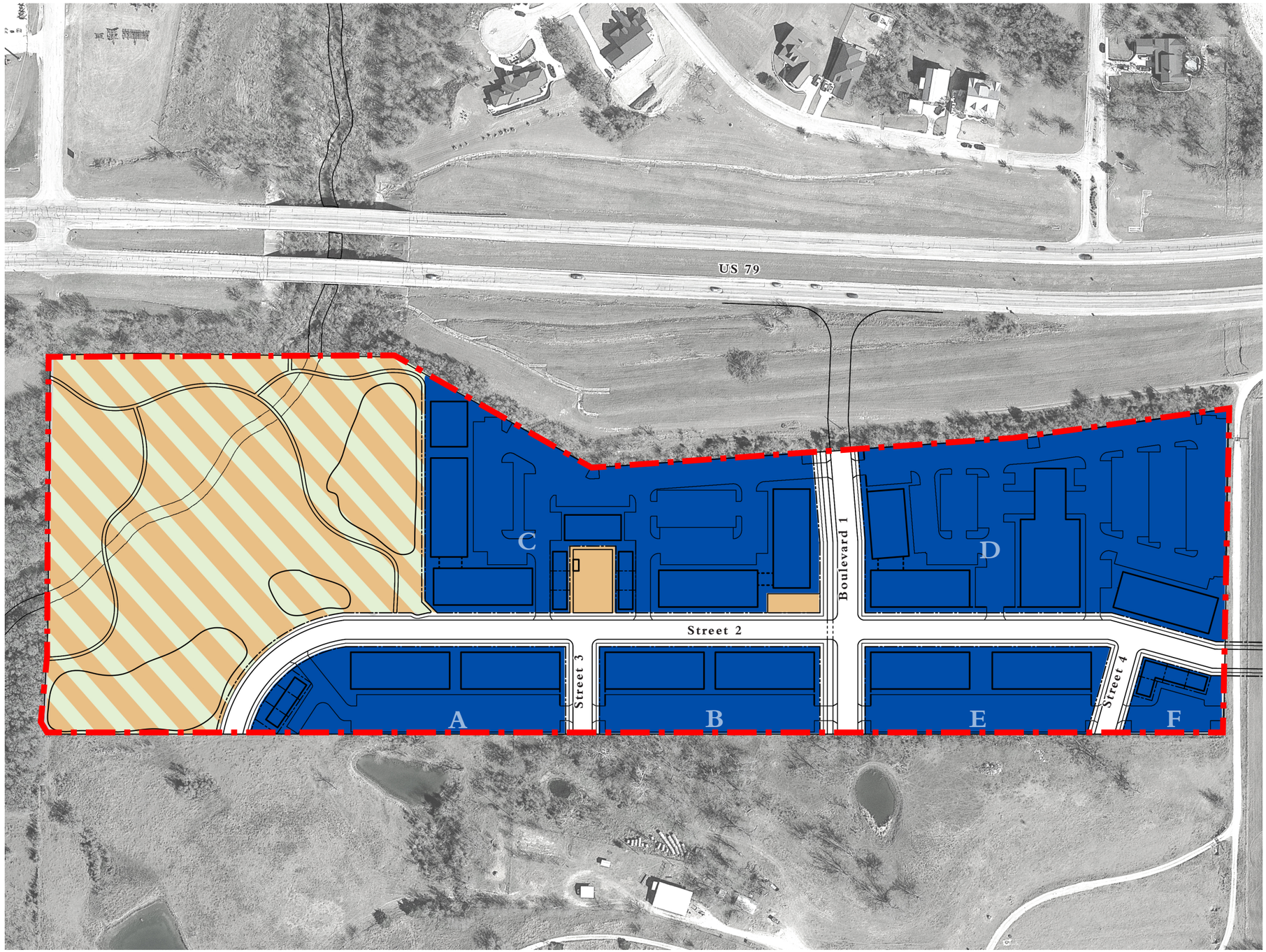
- Subject Property
- Pedestrian Shed
- Future Pedestrian Shed

Place Type	Permitted for a TND LDC Table 3.6.1(A)	Within Pedestrian Shed			Target for Subject Property
		Total	Outside Subject Property	Inside Subject Property	
P1	5% min.	8.9 ac. (15.8%)	0.0 ac.	8.9 ac.	1 ac. min.
P3 [4]	10-30%	0.0 ac. (0%)	0.0 ac.	0.0 ac.	3-8 ac.
P4 [4]	40-60%	0.0 ac. (0%)	0.0 ac.	0.0 ac.	11-16 ac.
P5	10-30%	14.4 ac. (25.6%)	0.0 ac.	14.4 ac.	3-8 ac.
CS [3]	10% min.	9.2 ac. (16.3%)	0.0 ac.	9.2 ac.	3 ac. min.
TBD [2]	-	32.5 ac. (58.0%)	32.5 ac.	-	-
Total	**100%**	**56.0 ac. (100%)**	**32.5 ac.**	**23.5 ac.**	**-**
ETJ	-	65.7 ac.	65.7 ac.	0.0 ac.	-

1. *The percentages listed are calculated with respect to the area of the Pedestrian Shed as shown on the accompanying plan. The Pedestrian Shed (as described in LDC § 3.6.1.7) delineates the area of the subject property and adjacent properties intended to constitute a complete TND (as described in LDC § 3.6.1.4). Areas and percentages listed are approximate.*
2. *The areas and percentages listed are calculated excluding the following: Front Type Thoroughfares, land within the ETJ or other land outside the Taylor city limits, and TxDOT RsOW.*
3. *For the total Civic Space allocation within the subject property, refer to the Civic Space Plan on page B.10.*
4. *See a recommended Warrant regarding the allocation of P3 and P4 in this Pedestrian Shed in the General Standards on page B.3.*

The design is subject to change. Not for construction.

REGULATING PLAN

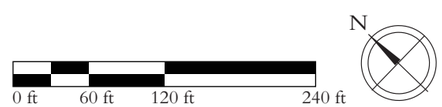


Key

- Subject Property
- Civic Space with P1 Overlay
- P5
- CS

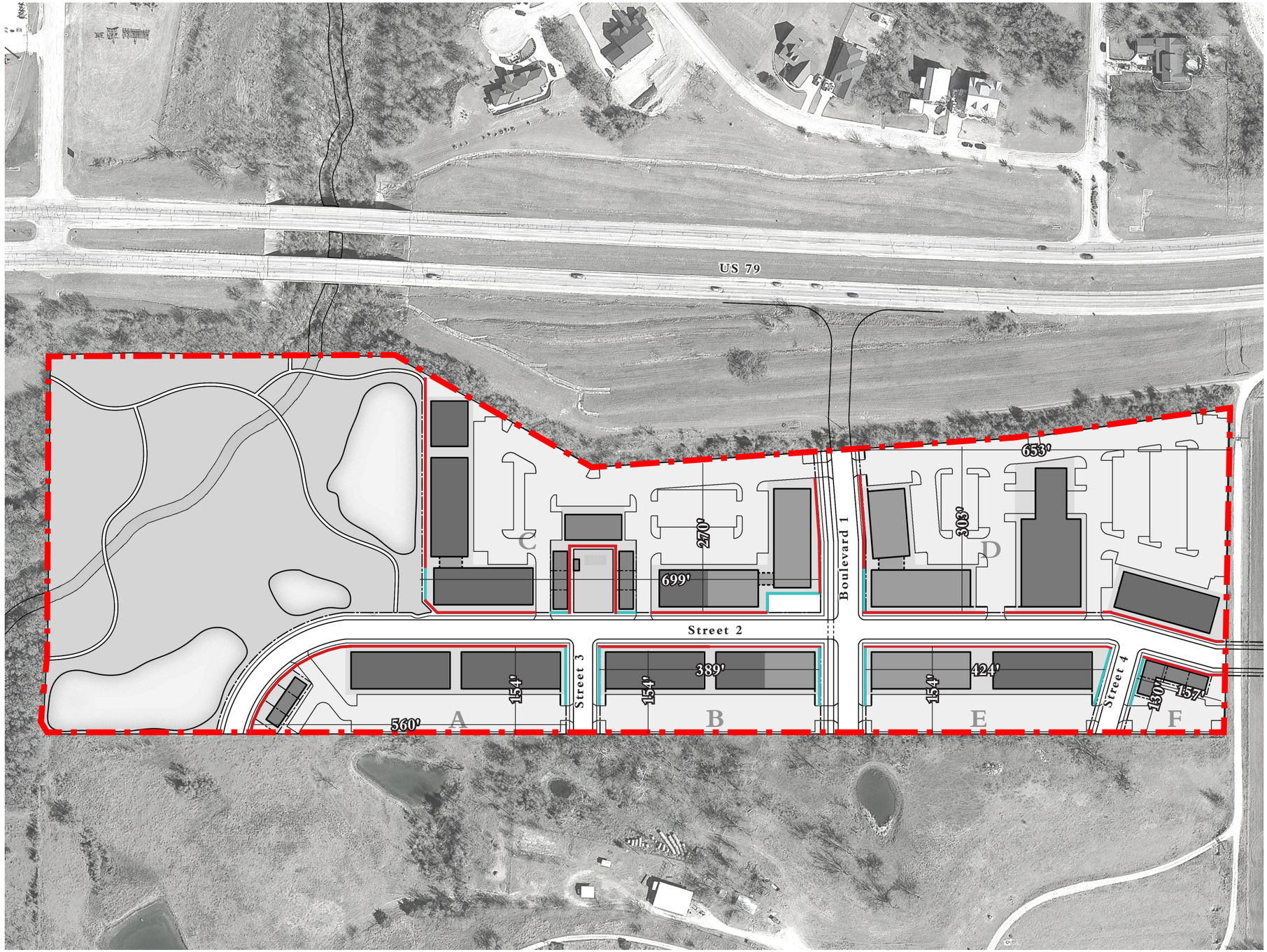
General Standards

1. A Warrant is recommended to allow a lower ratio of P3 and P4 than is specified for a TND to allow for the high-density residential and mixed-use functions specified in the description of the Special Employment District in the Comprehensive Plan.



The design is subject to change. Not for construction.

BLOCK FRONTAGES AND DIMENSIONS

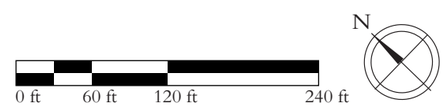


Key

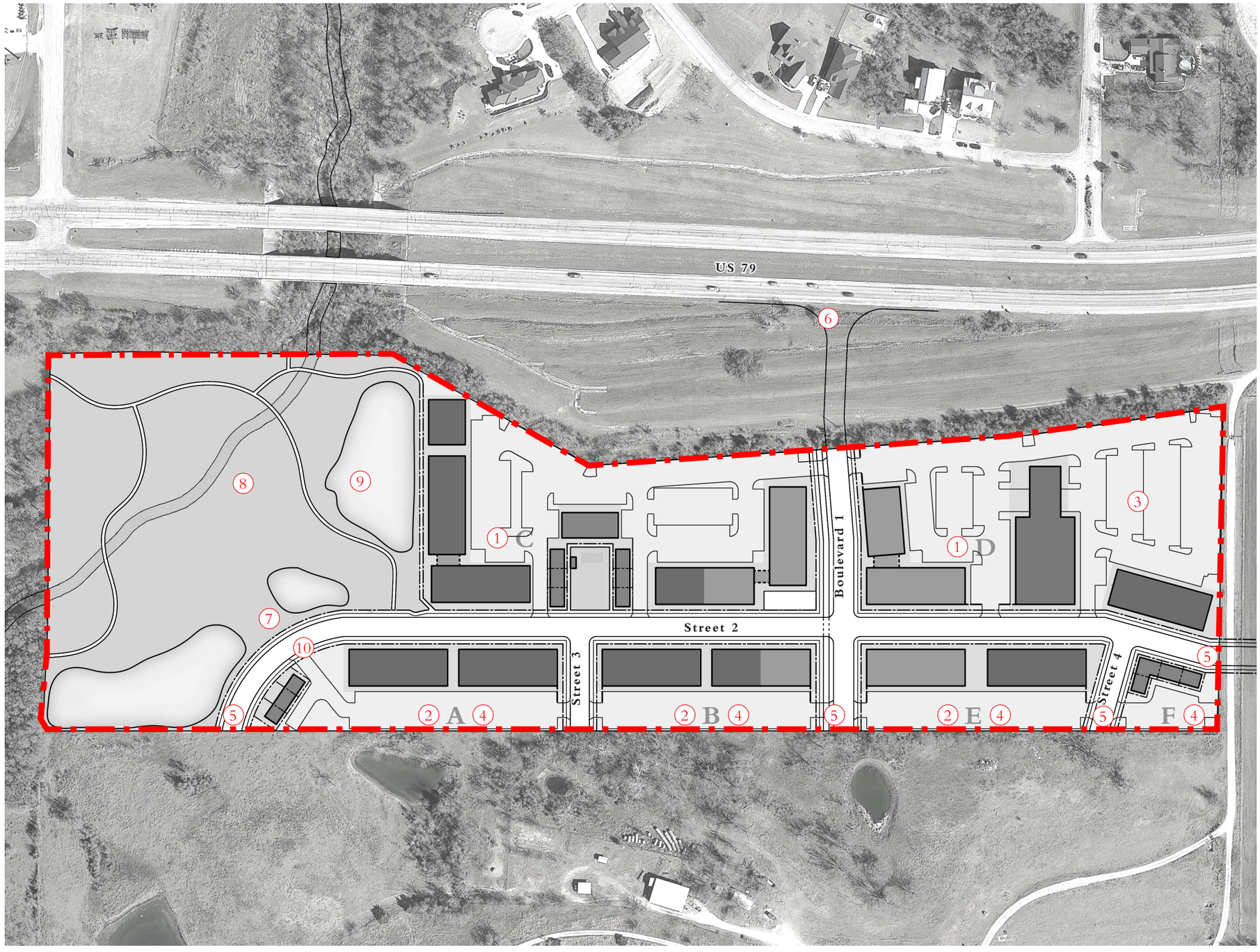
- Subject Property
- Primary Frontage
- Secondary Frontage
- Block Dimensions

Notes

1. Block dimensions shown are non-binding and are intended to demonstrate compliance with City Standards for block length and perimeter. See the Design Specific Standards on page B.5 for a recommended Warrant for blocks which do not comply.

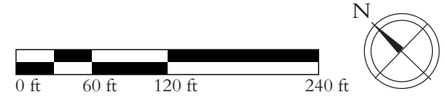


The design is subject to change. Not for construction.

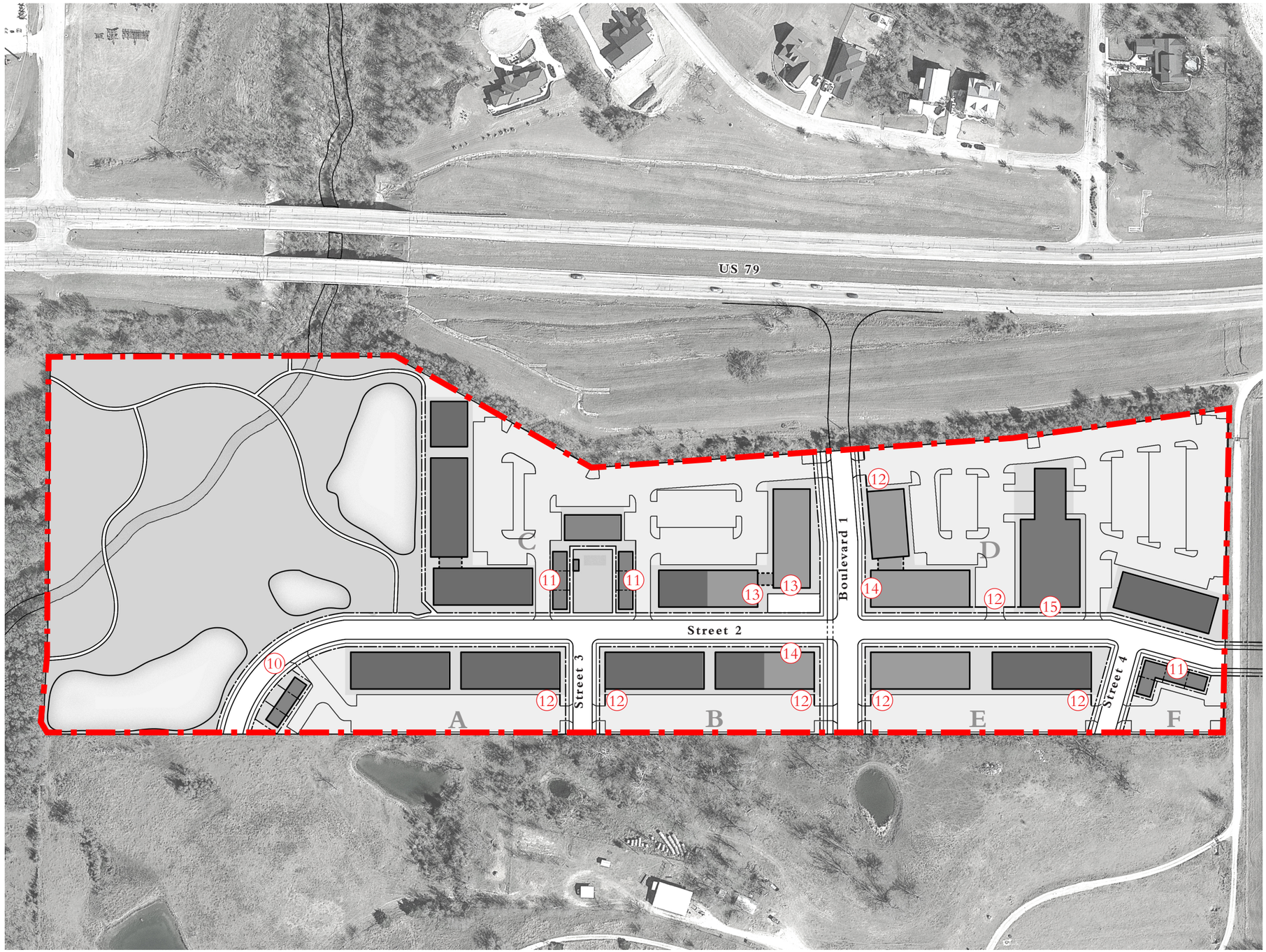


Design Specific Standards

1. A Warrant is recommended to allow for Blocks C and D to exceed the maximum Block length in LDC § 3.8.2.9 due to the limitations of connections to US 79.
2. A Warrant is recommended to allow for Blocks A, B, and E to exceed the maximum Block length in LDC § 3.8.2.9 to accommodate the applicant's proposed multi-family and mixed-use buildings and their associated parking.
3. A Warrant is recommended for the parking area for the Hotel building to exceed 1.5 times the building footprint to accommodate the applicant's proposed building type and associated parking and since the proposed uses are adjacent to US 79.
4. The parking lots in Blocks A, B, E, and F are intended to connect to the future development (alleys and/or parking lots) on the adjacent property, with the exact location of the connections to be determined.
5. Boulevard 1 and Streets 2, 3, and 4 are intended to connect to adjacent properties, with the exact location of the connections to be determined.
6. Boulevard 1 is intended to connect to US 79, with the precise location and design of the connection to be coordinated with TxDOT.
7. It is recommended that a pavilion or other civic structure be placed in the Park at this location to terminate the view down Street 2.
8. Paths and trails shall be provided within this Park sufficient to provide Frontage and access to all enfronting lots and to provide connections to existing and proposed City of Taylor Park systems.
9. A Warrant is recommended to allow this Civic Space to include storm and drainage facilities provided that they are designed and landscaped in a naturalistic way that is consistent with the character of a Park (see B.10 and LDC § 4-120).



The design is subject to change. Not for construction.



10. A Warrant is recommended to allow for a tighter minimum inside turning radius on Neighborhood Avenues than specified in the City of Taylor Engineering Manual & Details as a traffic-calming measure. It is recommended that the posted speed be reduced to accommodate this geometry.

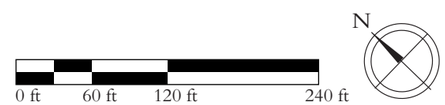
11. Thin Buildings shall be permitted in the areas shown in order to screen parking. All Thin Buildings shall have the Primary Entrance and a Stoop, Porch, or balcony facing the Primary Frontage. A Warrant is recommended to allow parking in the Second Lot Layer in these locations only if it is enclosed in a building and screened from view at Frontages.

12. A Variance is recommended to allow for parking to be placed in the locations shown if walls or hedges of a height sufficient to visually screen the parking from a frontage are provided.

13. Entrances to Commercial uses with Gallery, Arcade or Shopfront Frontage Types are required fronting this Civic Space.

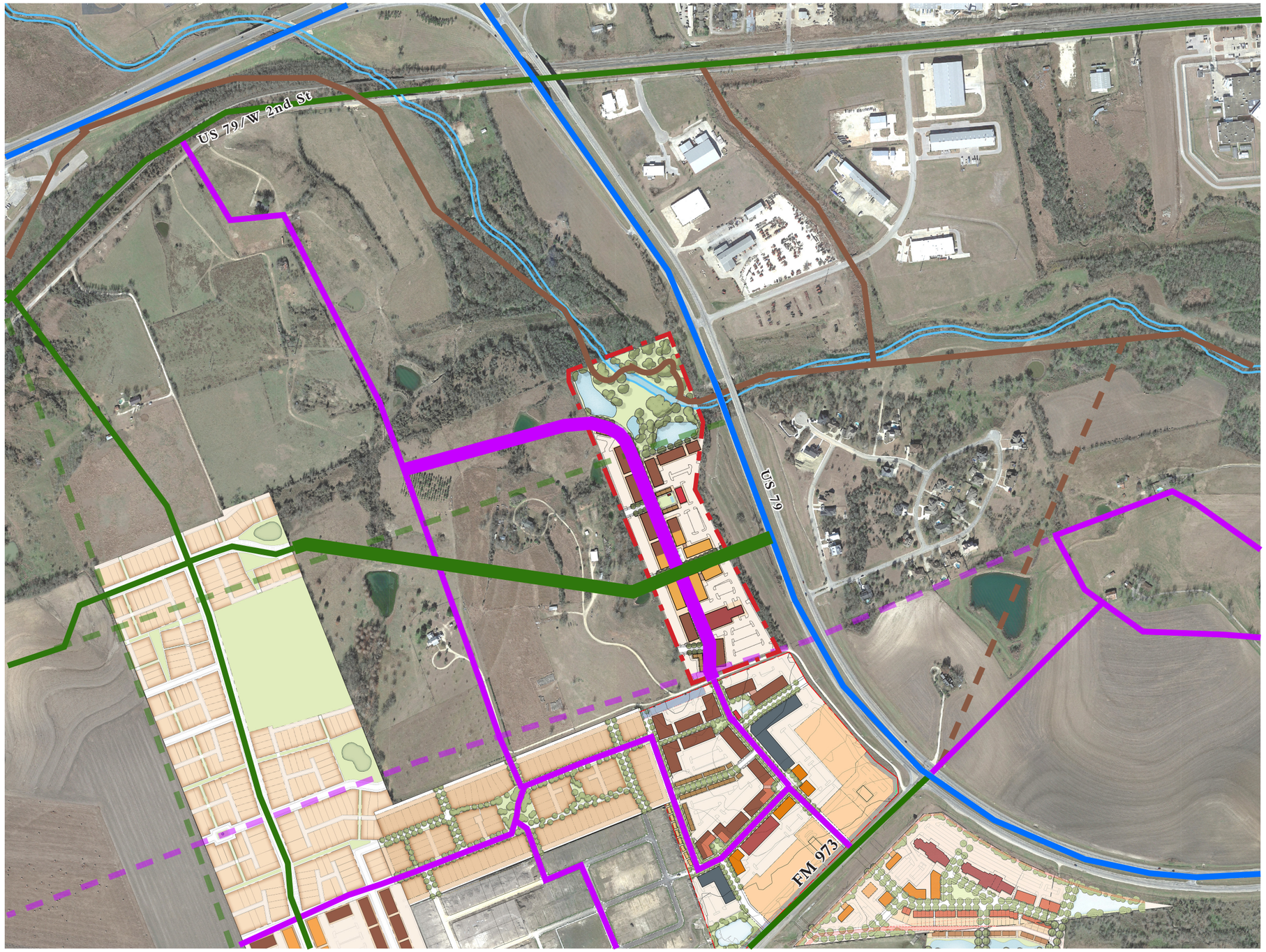
14. Entrances to Commercial uses with Gallery, Arcade, or Shopfront Frontage Types are required on Frontages that face this Civic Space from across a Thoroughfare.

15. An entrance to the hotel that connects directly to the lobby is required facing Street 2.



The design is subject to change. Not for construction.

TRANSPORTATION MASTER PLAN DIAGRAM



Key

- Subject Property
- Existing Thoroughfare
- Proposed Thoroughfare
- Previously Proposed Thoroughfare

Thoroughfare Designations

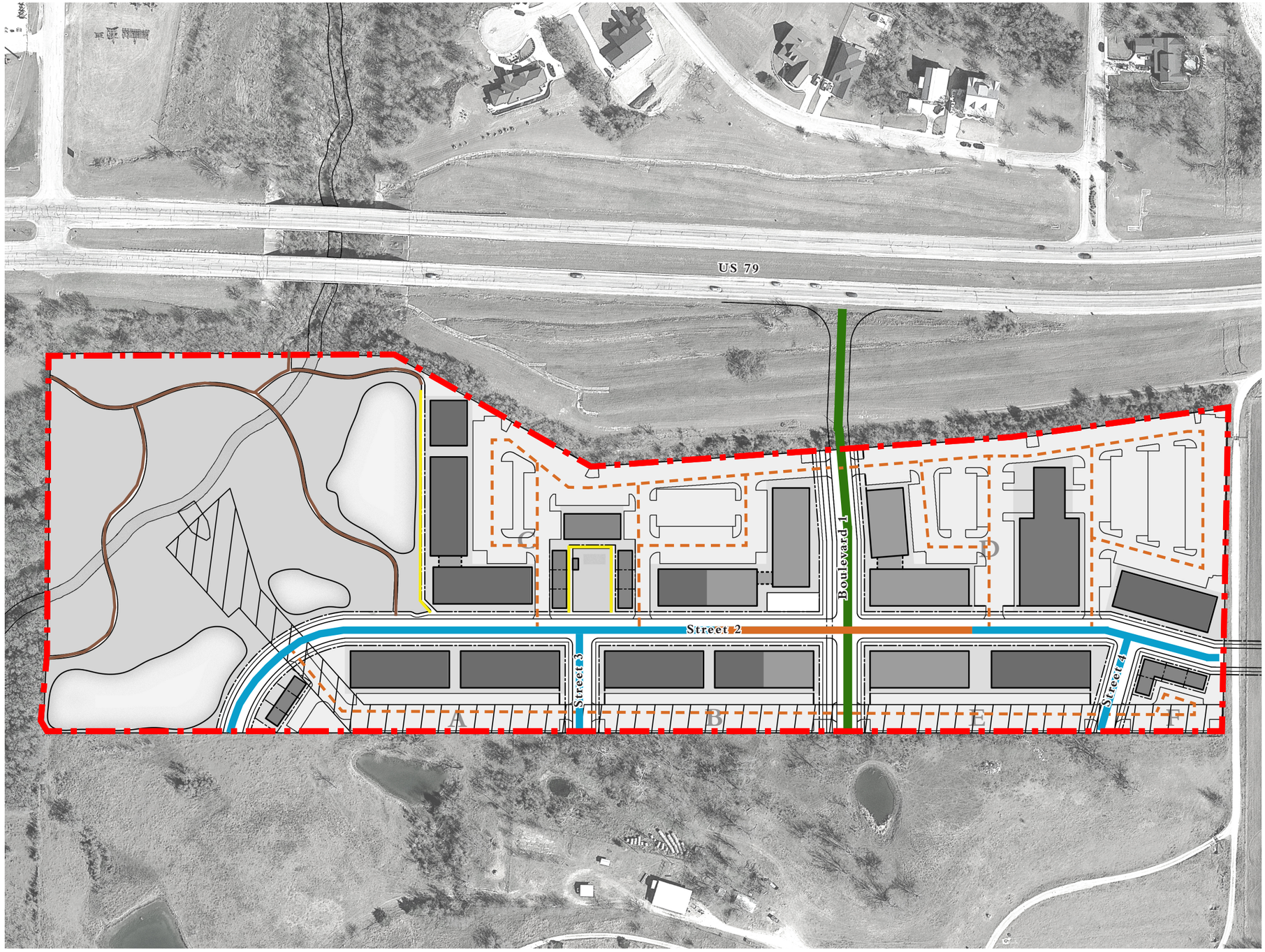
- Regional Road
- Community Boulevard
- Neighborhood Avenue
- Trail

0 mi 1/8 mi 1/4 mi

N

The design is subject to change. Not for construction.

THOROUGHFARE TYPES



Key

Subject Property

Front Thoroughfare Types

Name	Type	ROW	Pavement
Boulevard	BV	80	36
Street	ST	60	34
Commercial	CS	60	36

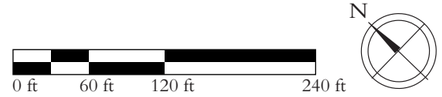
Rear Thoroughfare Types

Name	Pavement
Fire Apparatus Access Roads in Parking Lots	26 ft.

Civic Space Thoroughfare Types

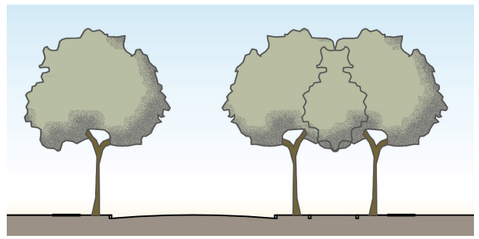
Sidewalk in Civic Space (*See Civic Space Standards*)

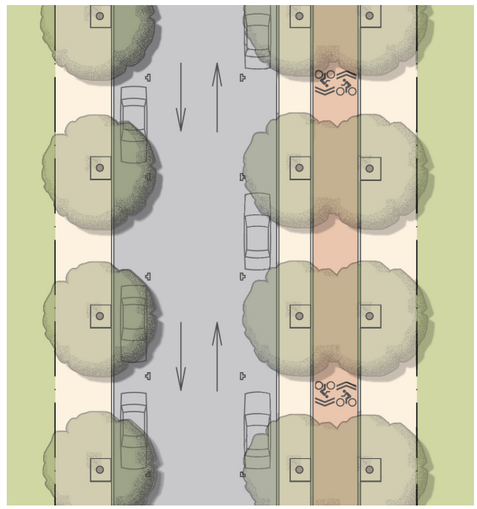
Trail



The design is subject to change. Not for construction.

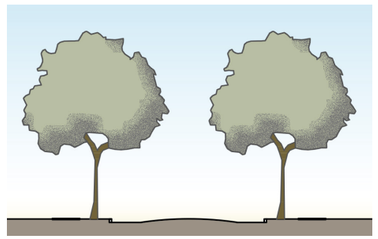
THOROUGHFARE SECTIONS

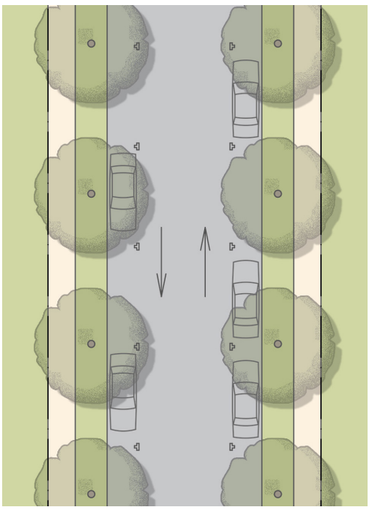




BV-80-36

Community Boulevard
80 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25-30 ft. o.c.
13 ft. Sidewalk; 10 ft. Shared-use Path
20-foot clear width

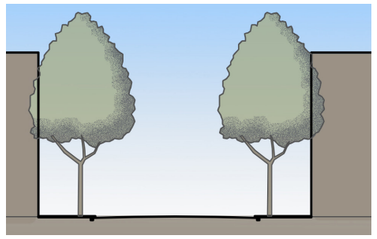


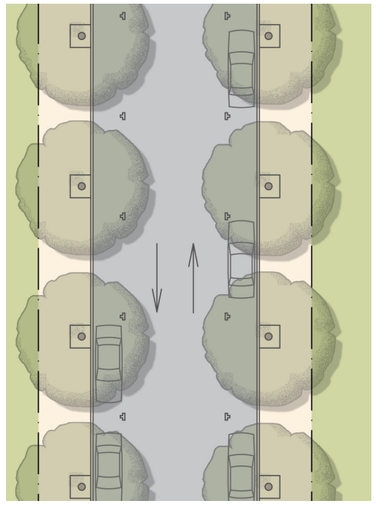


ST-60-34

Neighborhood Street
60 ft. ROW
34 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
7 ft. Tree Lawn
Allee[i], 25-30 ft. o.c.
6 ft. Sidewalk
For buildings up to 30 ft. tall

[i](Cluster pattern permitted adjacent to civic spaces.)





CS-60-36

Neighborhood Street
60 ft. ROW
36 ft. Pavement
Slow Movement
Two-Way Traffic
Parking Both Sides
12 ft. Curb Radius
Header Curbs
5 ft. Tree Grates
Allee, 25-30 ft. o.c.
12 ft. Sidewalk
For buildings up to 30 ft. tall

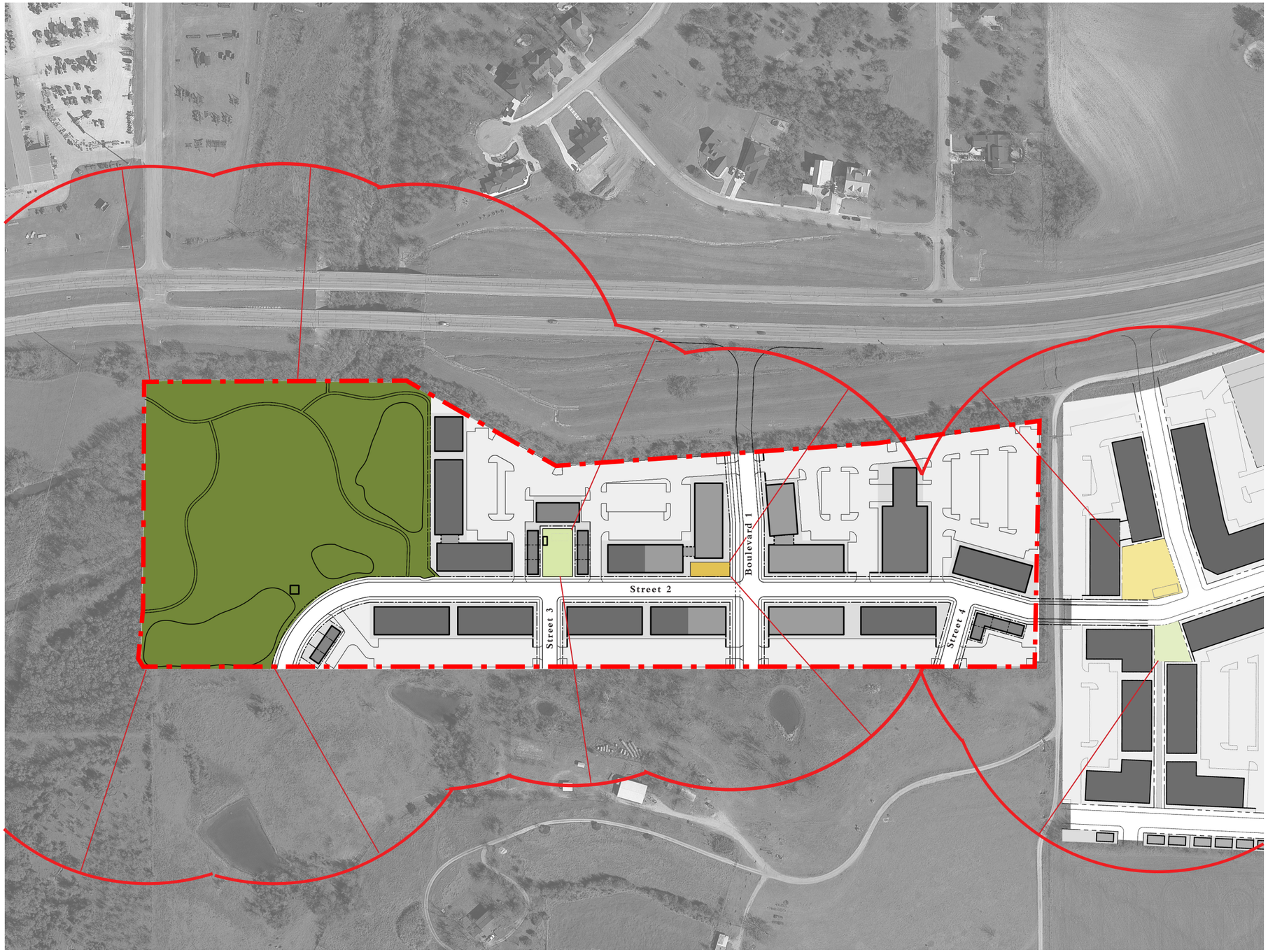
Street trees may be omitted to allow for a Colonnade or Arcade.

Thoroughfare Type
BV Boulevard
ST Street
CS Commercial Street

Right-of-Way Width
Pavement Width
XX-##-##

Thoroughfare Type
Right-of-Way or Easement Width
Pavement Width
Movement
Traffic Lanes
Parking Lanes
Pavement / Curb
Curb Type
Planter Type (includes curb if any)
Landscape Type
Walkway Type
Fire Apparatus Access
Notes

CIVIC SPACE PLAN



Key

- Subject Property
- 660-foot distance from Civic Space
- Park
- Green
- Square
- Plaza
- Pocket Park

Civic Space Allocation

Civic Space in Subject Property	9.2 ac.
Total Area of Subject Property	27.3 ac.
Civic Space Ratio	**33.5%**

N

0 ft 165 ft 330 ft 660 ft

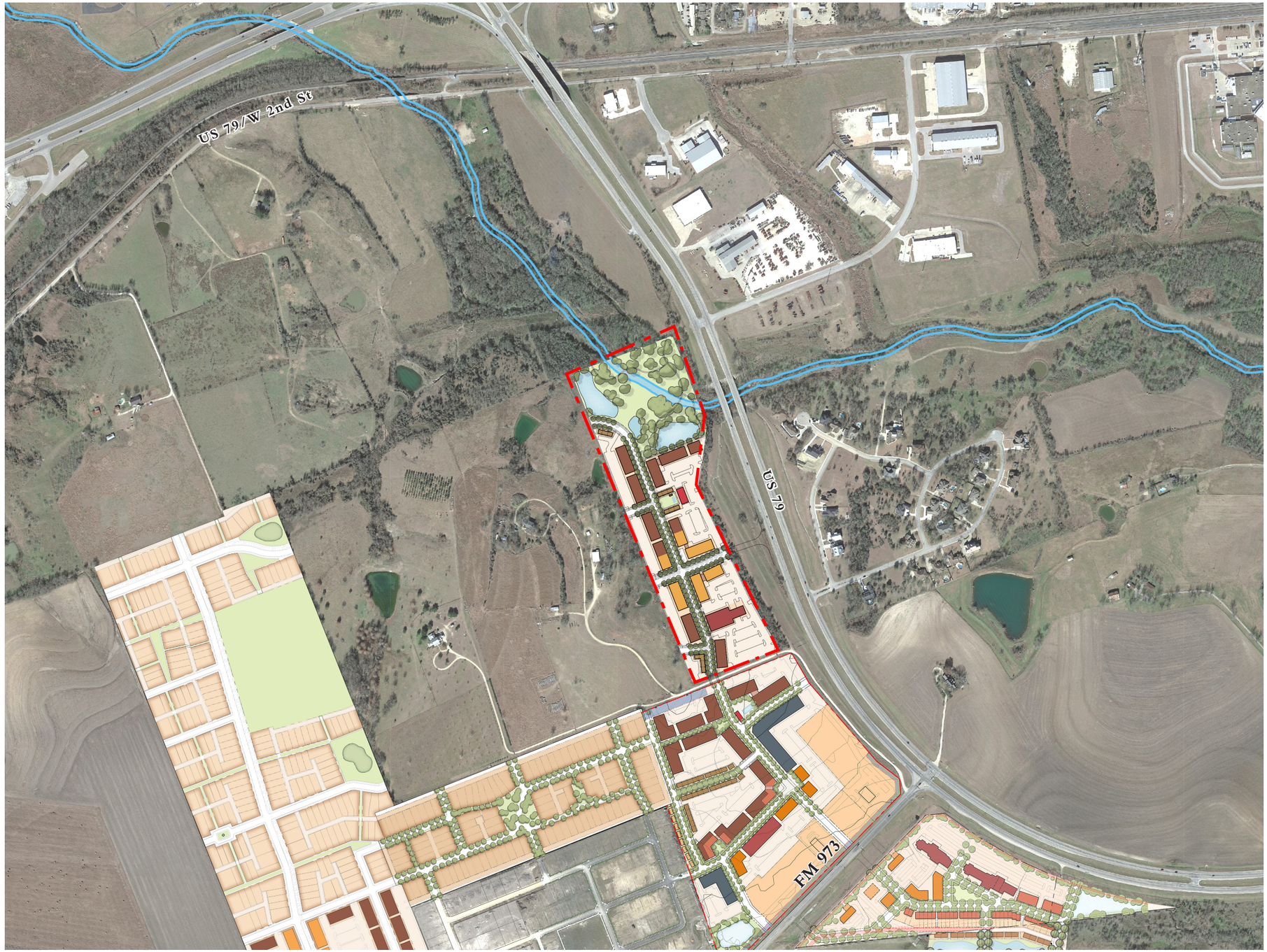
The design is subject to change. Not for construction.

C. Supplemental Plans

The Supplemental Plans chapter is a set of additional plans that elaborates on the specific development scenario used as the basis for this Employment Center Plan. This information includes the Building Types, uses, and parking incorporated into the design, how that design proposes to address matters such as fire apparatus access, and particular features of the design that contribute to the intended character of the development. The information presented in this chapter reflects one possible development scenario for this Employment Center Plan. Other scenarios and refinements to the design are anticipated and shall be permitted within the bounds of the requirements in the Regulations chapter and all other applicable regulations.

Illustrative Master Plan in Context C.2
Illustrative Master Plan and Program Summary C.3
Fire Apparatus Access C.4
Addressing Diagram C.5
Program Acreage C.6
Detailed Parking and Program C.7
Character Images C.9

ILLUSTRATIVE MASTER PLAN IN CONTEXT



Key

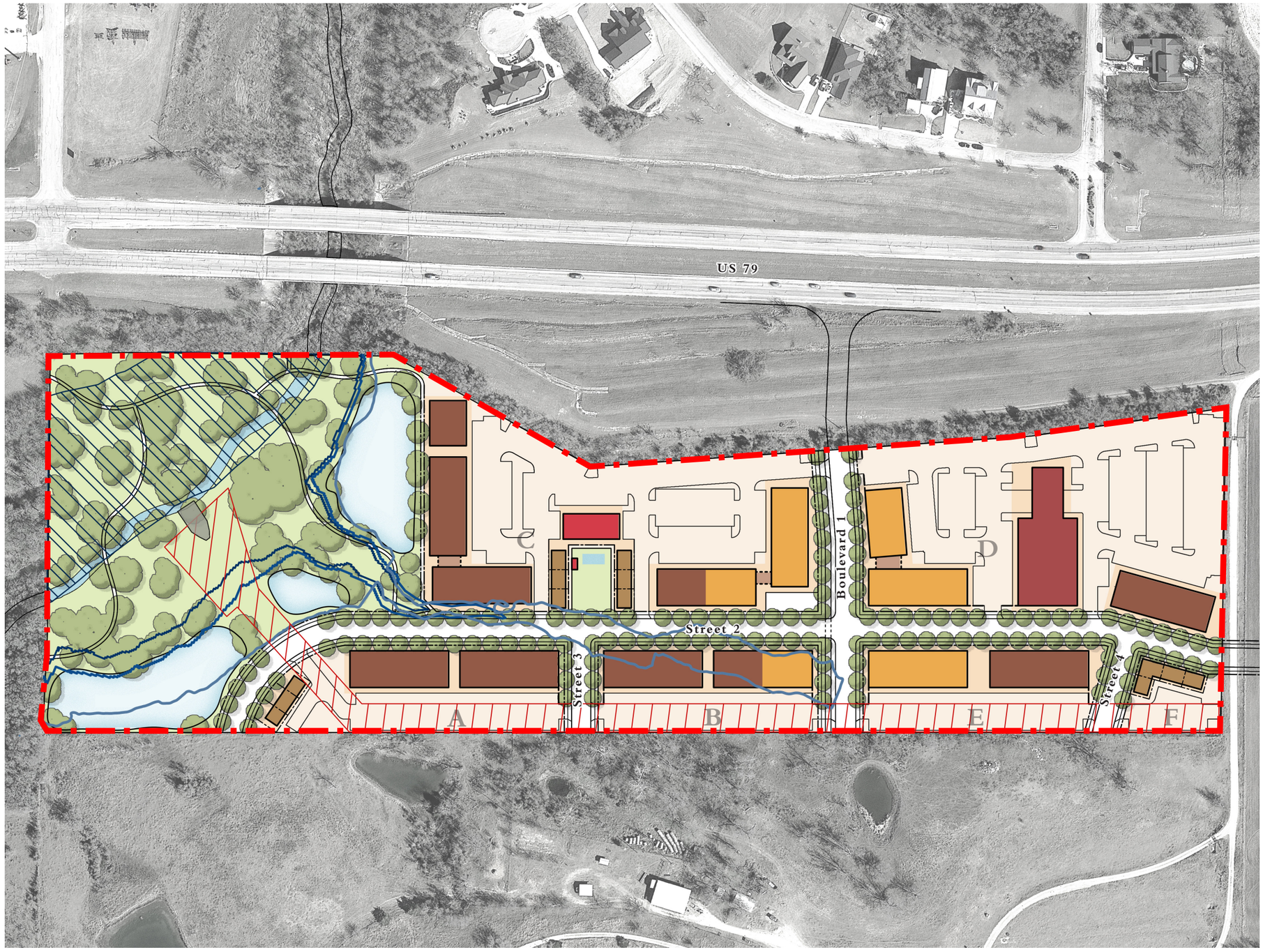
Subject Property

0 mi 1/8 mi 1/4 mi

N

The design is subject to change. Not for construction.

ILLUSTRATIVE MASTER PLAN WITH PROGRAM SUMMARY



Key

- Subject Property
- Mustang Creek
- Floodway
- FEMA 100-year Floodplain
- FEMA 500-year Floodplain
- Taylor Floodplain
- Samsung Pipeline Utility Easement (Effluent Line)
- Samsung Pipeline Outfall Structure

Residential

Large Multi-Family	378 Units
Thin Buildings	13 Units
Subtotal Multi-Family	**391 Units**
Total Residential	**391 Units**

Non-Residential

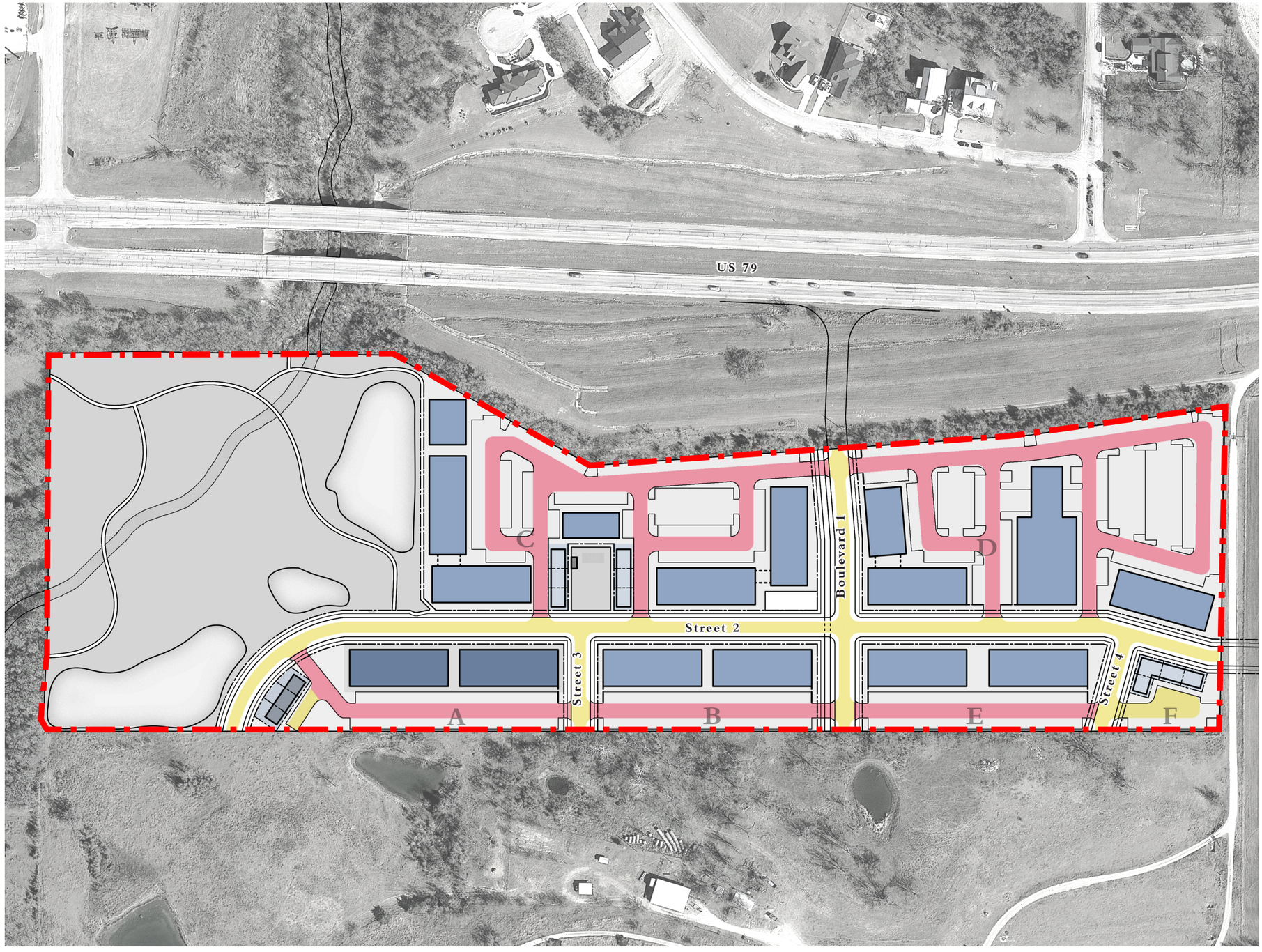
Commercial	51,800 SF
Hotel	120 Keys

0 ft 60 ft 120 ft 240 ft

N

The design is subject to change. Not for construction.

FIRE APPARATUS ACCESS

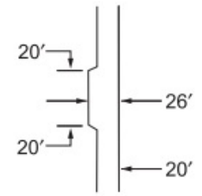


Key

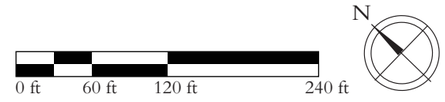
- Subject Property
- 26-foot Fire Apparatus Access Roads
- 20-foot Fire Apparatus Access Roads
- Buildings over 30 feet
- Lots with building under 30 feet

Fire Apparatus Access Notes

1. Applicant's understanding of the relevant standards from these fire apparatus access notes to be confirmed by the City of Taylor.
2. Buildings 30 feet tall or greater:
   - Fire Apparatus Access Roads shall be 26 feet clear minimum.
   - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
   - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
3. For buildings less than 30 feet tall:
   - Fire Apparatus Access Roads shall be 20 feet clear minimum
4. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
6. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders (*see graphic*).

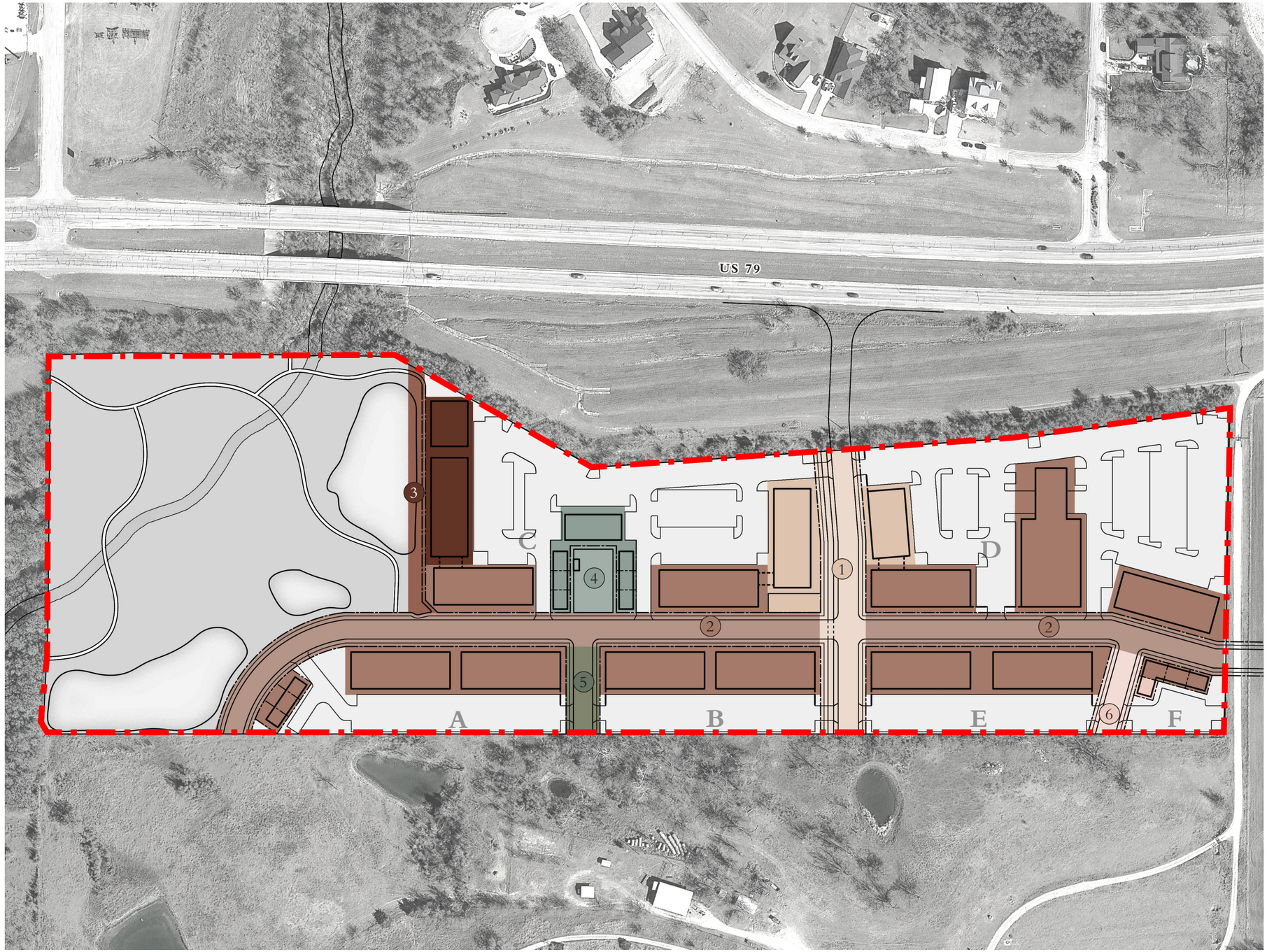


MINIMUM CLEARANCE AROUND A FIRE HYDRANT



The design is subject to change. Not for construction.

ADDRESSING DIAGRAM



Thoroughfare Names & Key

- Subject Property
- 1 _____ Boulevard
- 2 _____ Street
- 3 _____ Park
- 4 _____ Green
- 5 _____ Street
- 6 _____ Street

Notes

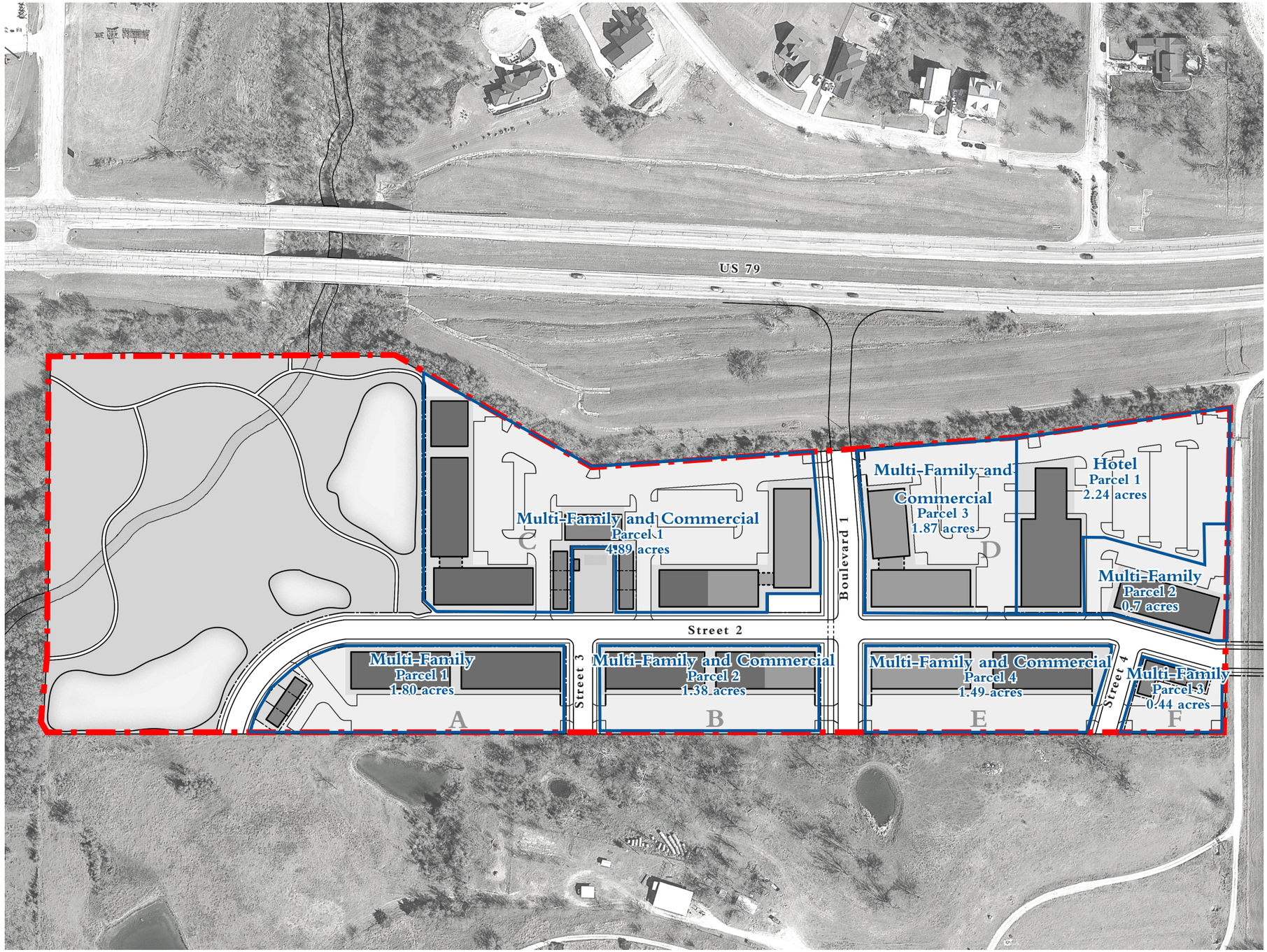
1. *This addressing plan is conceptual and is subject to refinements in future phases.*

0 ft 60 ft 120 ft 240 ft

N

The design is subject to change. Not for construction.

PROGRAM ACREAGE



Key

- Subject Property
- Possible Program Areas
- abc Thoroughfare Label
- A Block Label

Estimated Program Acreage	Acres
Multi-Family Residential and Commercial	12.57
Hotel	2.24

N

0 ft 60 ft 120 ft 240 ft

The design is subject to change. Not for construction.

DETAILED PARKING AND PROGRAM



Assumed Parking Ratios		Spaces
Thin Buildings	per unit	2
Multi-Family Residential	per unit	1.2
Retail/Restaurant	per 1,000 SF	3.8
Hotel	per key	1

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV parking, dumpster location, etc.

Area A

Large Multi-Family	Program	Spaces
Building A2	32 units	39
Building A3	32 units	39
Thin Buildings	Program	Spaces
Building A1	3 units	6
Total Requested		**84**
Parking Provided		Spaces
Provided on Street		20
Provided in Parking Lots		73
Provided in Garages		6
Total Provided		**99**
Difference		**+15**

Area B

Large Multi-Family	Program	Spaces
Building B1	32 units	39
Building B2	28 units	34
Commercial	Program	Spaces
Building B2	5,500 SF	21
Total Requested		**94**
Parking Provided		Spaces
Provided on Street		20
Provided in Parking Lots		74
Total Provided		**94**
Difference		**0**

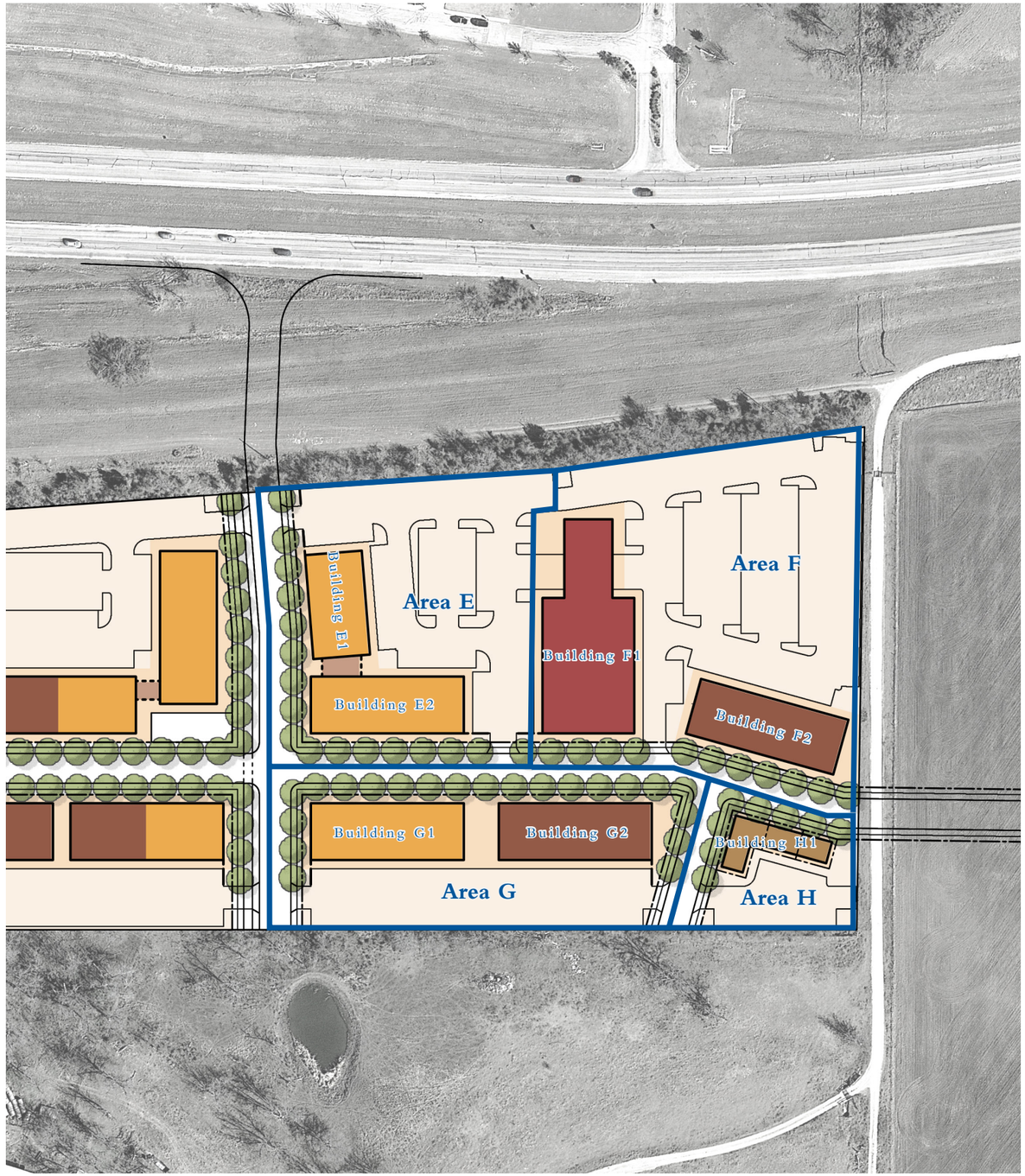
Area C

Large Multi-Family	Program	Spaces
Building C1	16 units	20
Building C2	32 units	39
Building C2	32 units	39
Thin Building	Program	Spaces
Building C4	3 units	6
Total Requested		**104**
Parking Provided		Spaces
Provided on Street		18
Provided in Parking Lots		80
Provided in Garages		6
Total Provided		**104**
Difference		**0**

Area D

Large Multi-Family	Program	Spaces
Building D2	28 units	34
Building D3	24 units	29
Commercial	Program	Spaces
Building D2	5,500 SF	21
Building D3	11,000 SF	42
Thin Building	Program	Spaces
Building D1	3 units	6
Total Requested		**132**
Parking Provided		Spaces
Provided on Street		23
Provided in Parking Lots		116
Provided in Garages		6
Total Provided		**145**
Difference		**+13**

DETAILED PARKING AND PROGRAM



Assumed Parking Ratios		Spaces
Thin Buildings	per unit	2
Multi-Family Residential	per unit	1.2
Retail/Restaurant	per 1,000 SF	3.8
Hotel	per key	1

Parking counts provided are approximate and assume 10' x 20' spaces with 24' drive aisles. Further refinement will be needed to account for accessible parking, EV parking, dumpster location, etc.

Area E

Large Multi-Family	Program	Spaces
Building E1	18 units	22
Building E2	24 units	29
Commercial	Program	Spaces
Building E1	7,800 SF	30
Building E2	11,000 SF	42
Total Requested		**123**
Parking Provided		Spaces
Provided on Street		17
Provided in Parking Lots		111
Total Provided		**128**
Difference		**+5**

Area F

Hotel	Program	Spaces
Building F1	130 keys	140
Large Multi-Family	Program	Spaces
Building F2	32 units	39
Total Requested		**179**
Parking Provided		Spaces
Provided on Street		10
Provided in Parking Lots		172
Total Provided		**182**
Difference		**+3**

Area G

Large Multi-Family	Program	Spaces
Building G1	16 units	20
Building G2	32 units	39
Commercial	Program	Spaces
Building G1	11,000 SF	42
Total Requested		**101**
Parking Provided		Spaces
Provided on Street		20
Provided in Parking Lots		77
Total Provided		**97**
Difference		**-4**

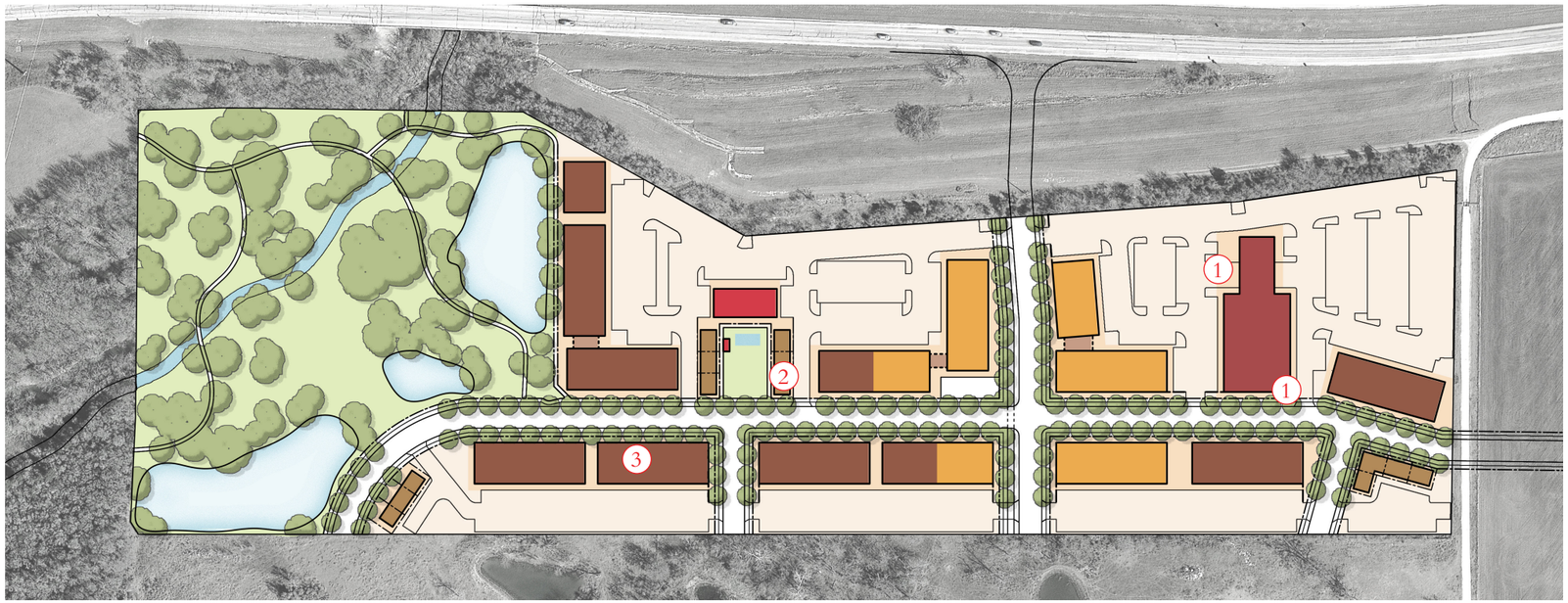
Area H

Thin Building	Program	Spaces
Building D1	4 units	8
Total Requested		**8**
Parking Provided		Spaces
Provided on Street		6
Provided in Parking Lots		14
Provided in Garages		6
Total Provided		**26**
Difference		**+18**

CHARACTER IMAGES



1 Double-Fronted Economy Hotels in Plan - Eddy Street, South Bend, Ind.



Illustrative Plan Key



1 Hotel Frontage in Providence - Huntsville, Ala.



2 Thin Buildings - East Beach, Norfolk, Va.



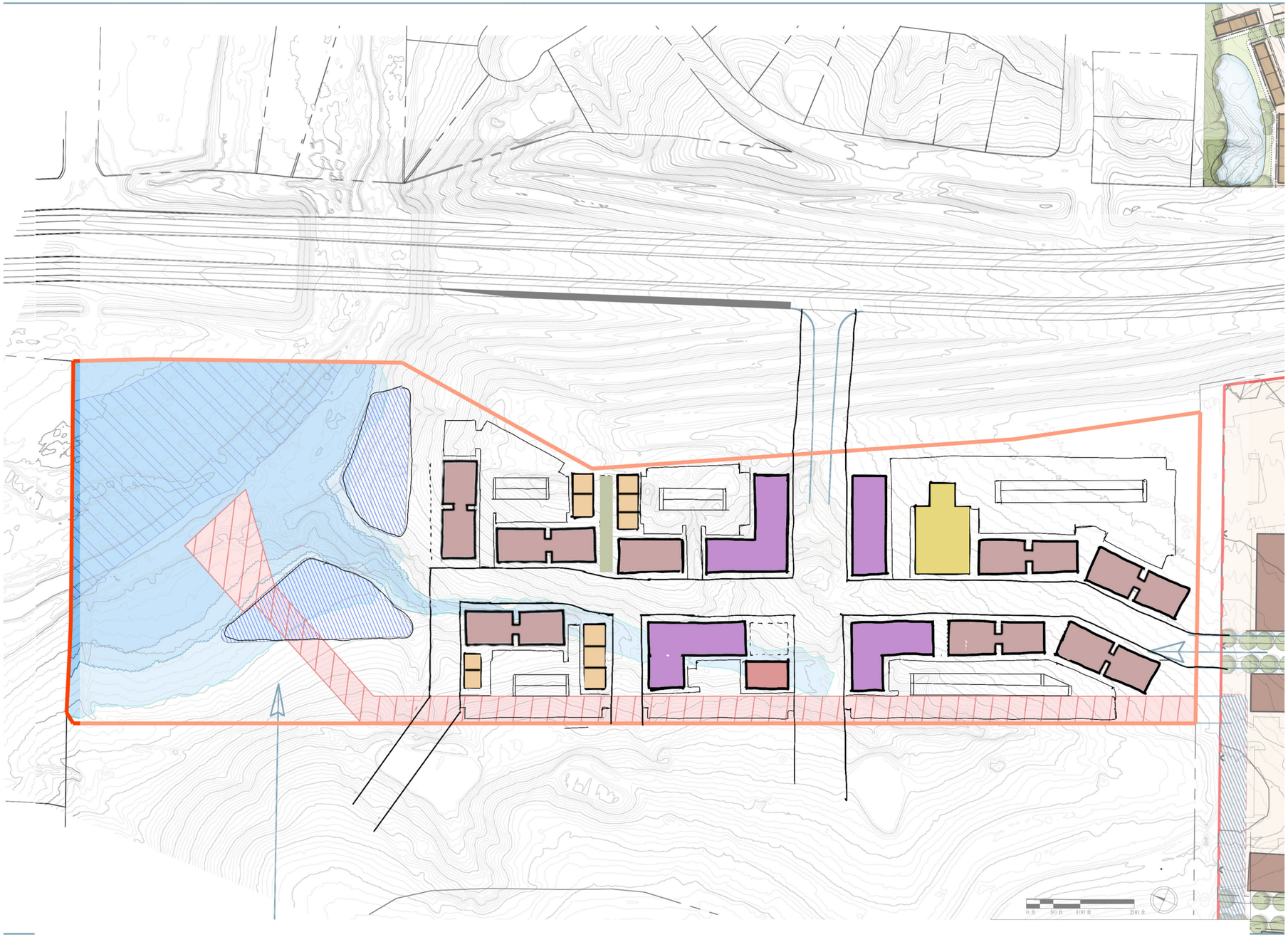
3 Multi-family Buildings - Copperfield Crossing, Kentlands, Gaithersburg, Md.

X. Appendix

The Appendix chapter provides additional information for reference that is not directly related to the content of the Employment Center Plan.

Charrette Plans X.2

CHARRETTE PLAN - 08/14/24 - OPTION 1



Key

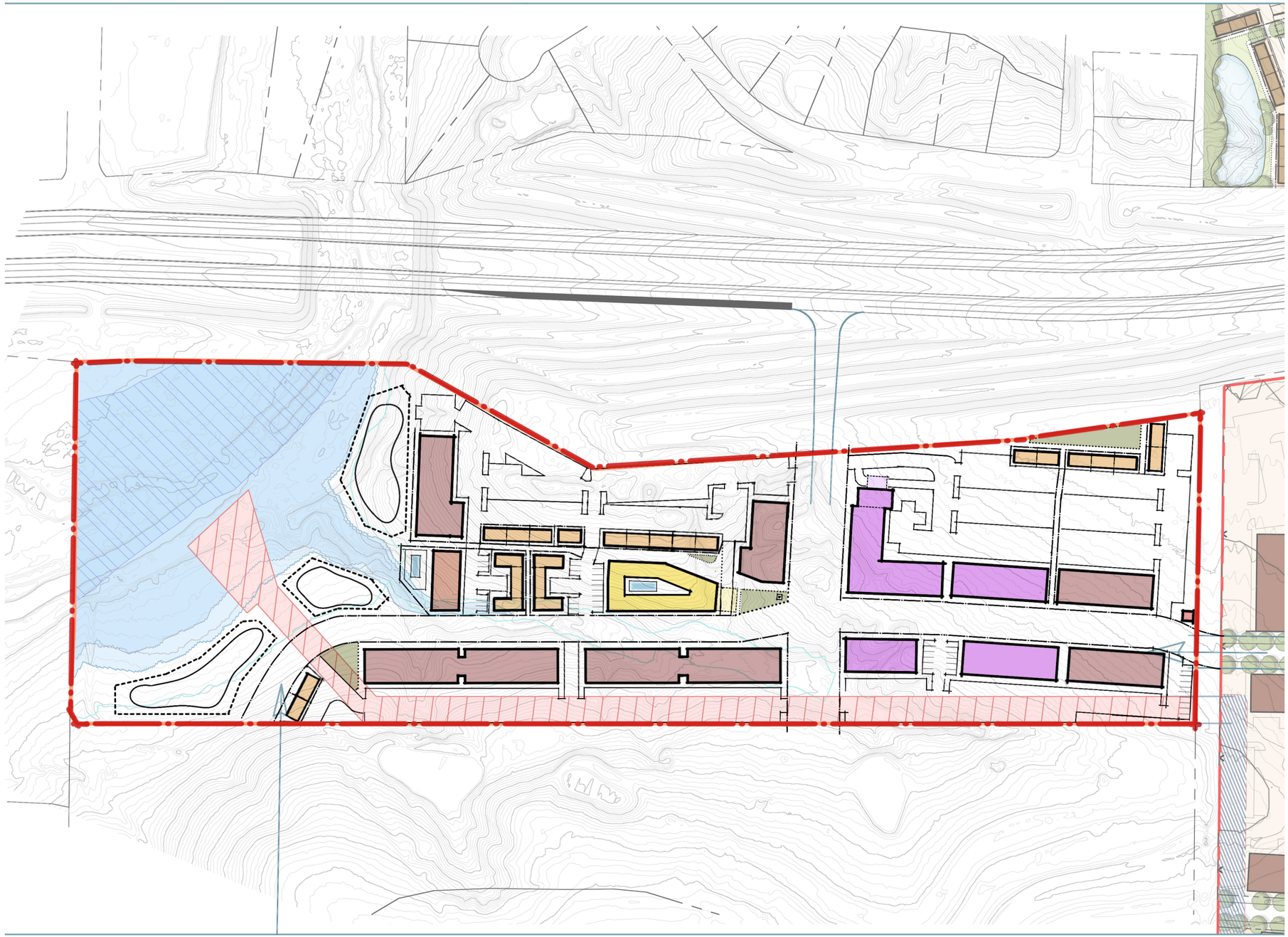
- Subject Property
- 1-foot Contour
- 5-foot Contour
- Stormwater Management Pond
- Pool
- Liner
- Multi-Family
- Multi-Family Over Commercial
- Hotel
- Civic

0 ft 100 ft 200 ft 400 ft

N

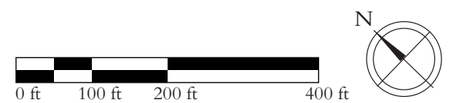
The design is subject to change. Not for construction.

CHARRETTE PLAN - 08/14/24 - OPTION 2



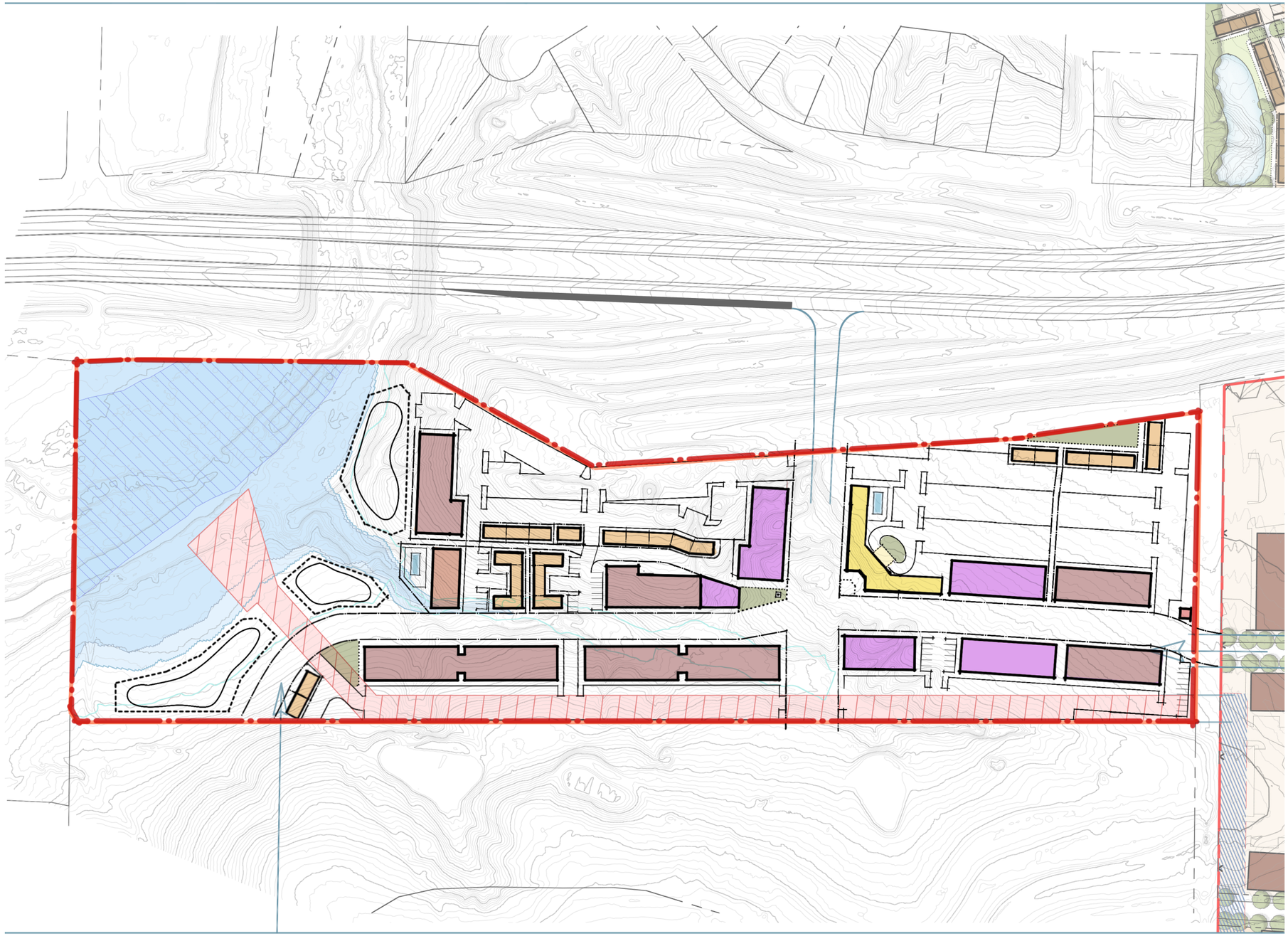
Key

- Subject Property
- 1-foot Contour
- 5-foot Contour
- Stormwater Management Pond
- Pool
- Liner
- Multi-Family
- Multi-Family Over Commercial
- Hotel
- Civic



The design is subject to change. Not for construction.

CHARRETTE PLAN - 08/14/24 - OPTION 3



Key

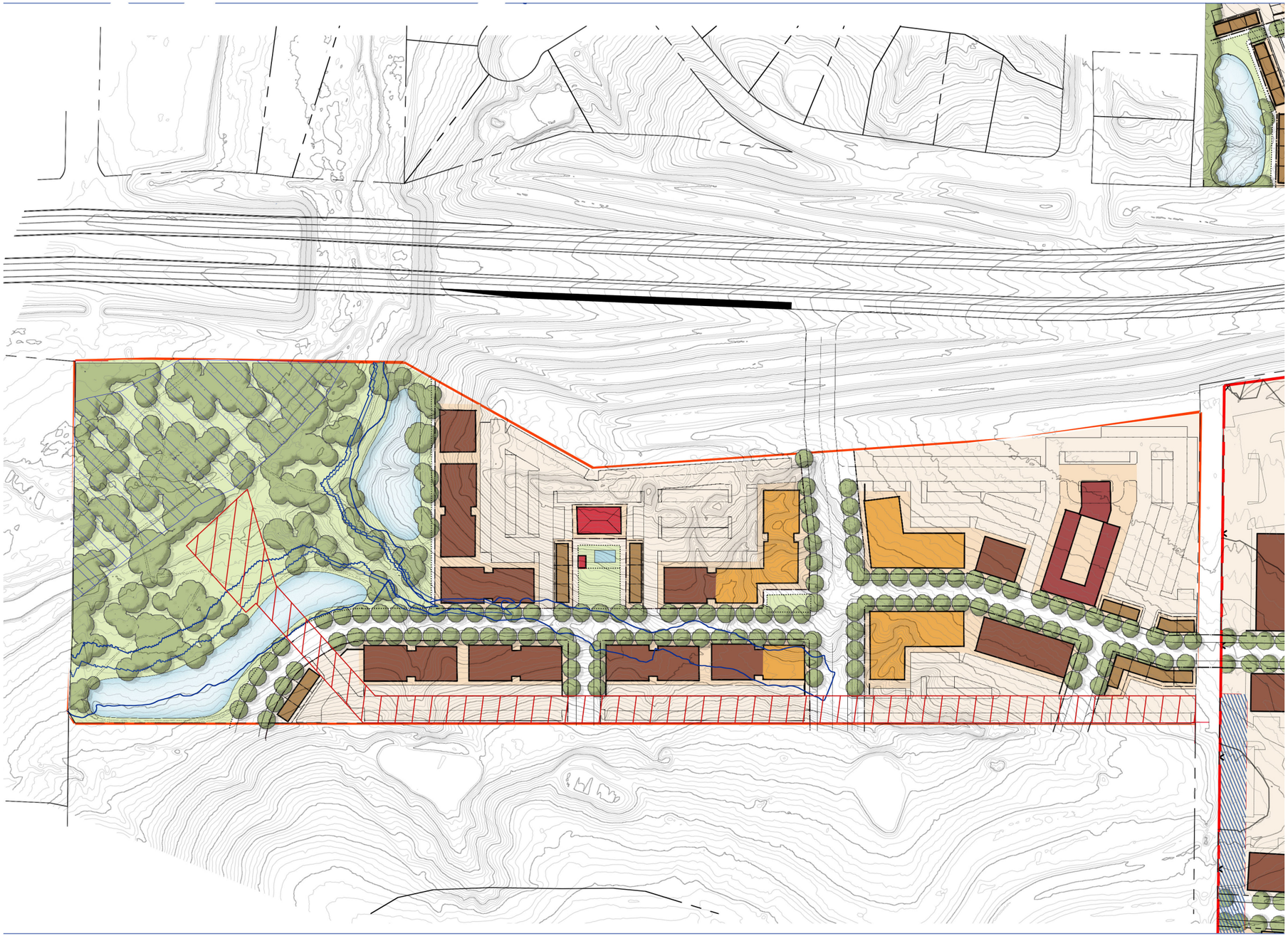
- Subject Property
- 1-foot Contour
- 5-foot Contour
- Stormwater Management Pond
- Pool
- Liner
- Multi-Family
- Multi-Family Over Commercial
- Hotel
- Civic

N

0 ft 100 ft 200 ft 400 ft

The design is subject to change. Not for construction.

CHARRETTE PLAN - 08/16/24



Key

- Subject Property
- 1-foot Contour
- 5-foot Contour
- Stormwater Management Pond
- Pool
- Liner
- Multi-Family
- Multi-Family Over Commercial
- Hotel
- Civic

N

0 ft 100 ft 200 ft 400 ft

The design is subject to change. Not for construction.

PZ-2024-2101

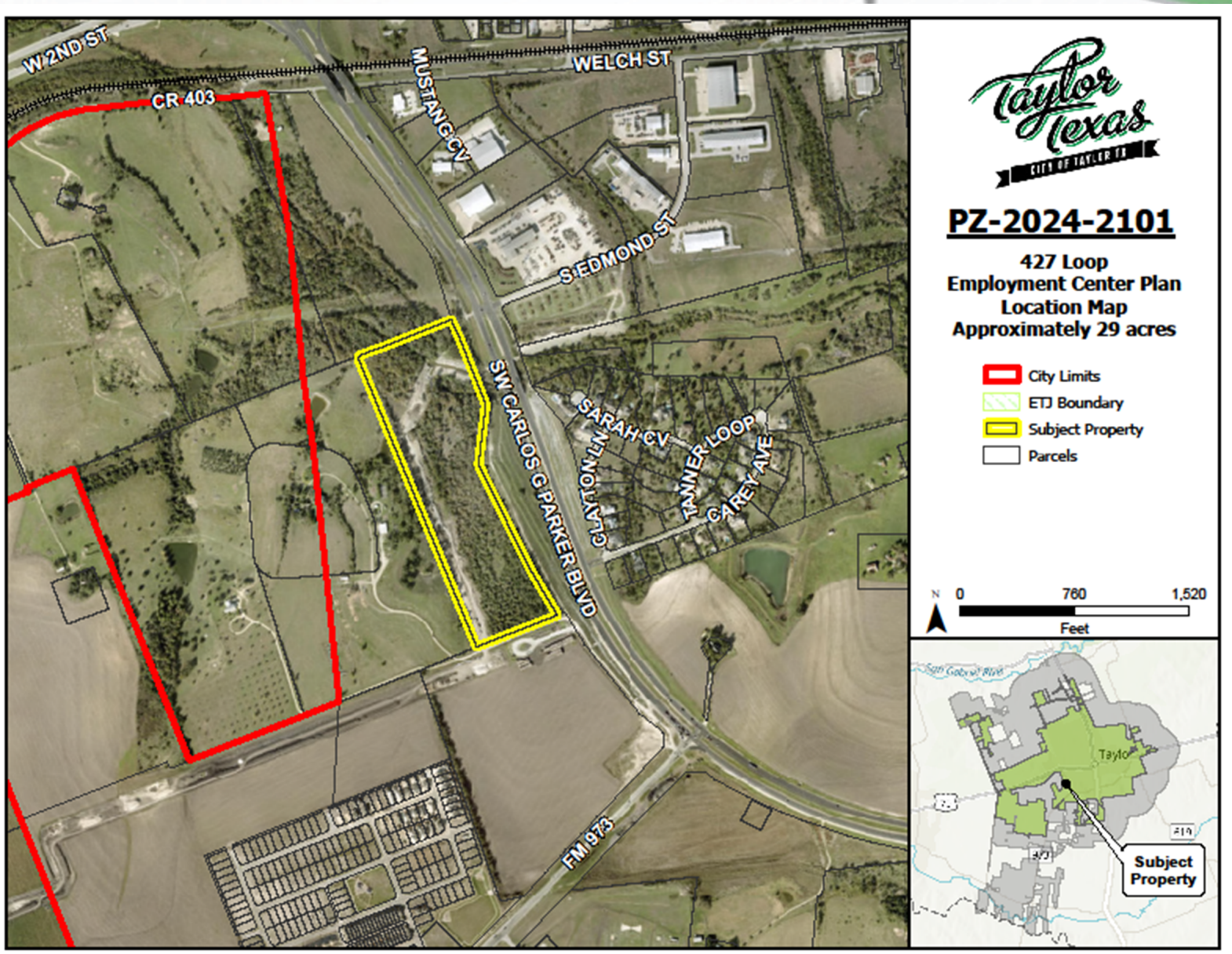
Employment Center

427 Loop

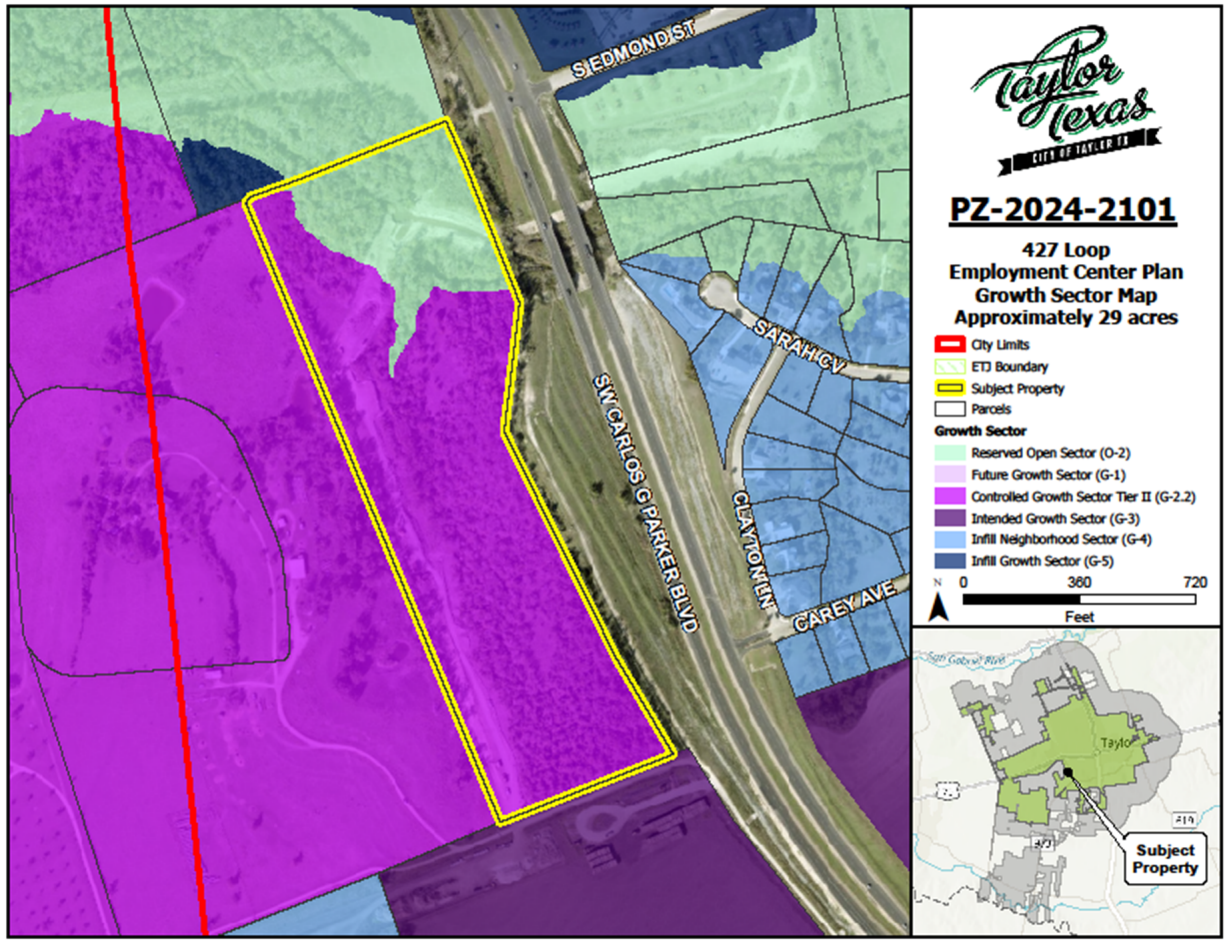
Development Process

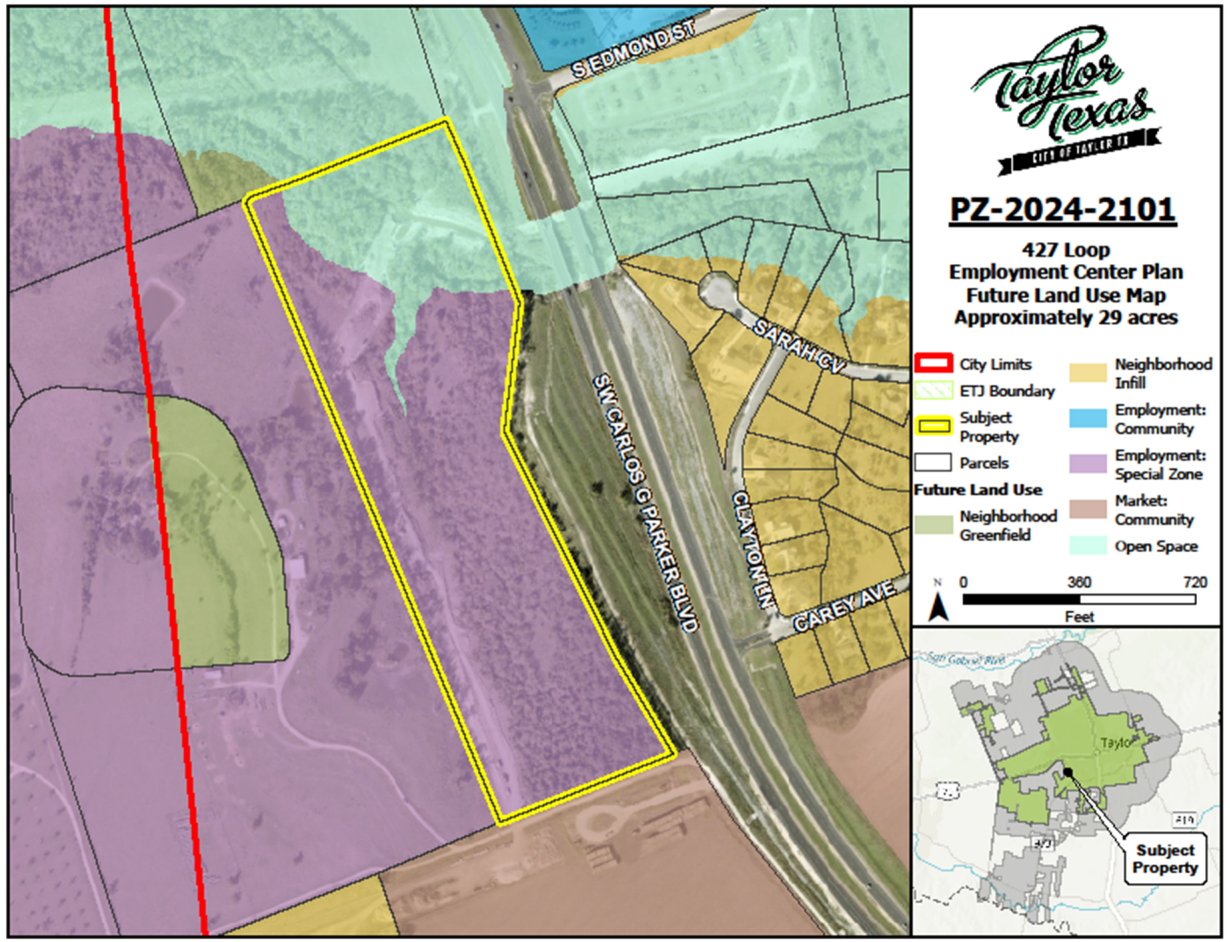
1. **Comprehensive Plan Amendment** – Changes to the Growth Sector, Future Land Use, or Transportation Master Plan. Can also be actions to amend the Comp. Plan to fulfill an Implementation Strategy.
2. **Plan and/or Place Type Designation** – Projects 2.5 acres and greater will go through an Employment Center, Neighborhood, or Infill Neighborhood Plan to layout new Centers or Neighborhoods and allocate Place Type Zoning Districts.
3. **Preliminary Plat** – Division of land into lots (identifying lot boundaries, streets, easements, etc.).
4. **Subdivision Improvement Plans** – Public Infrastructure Plans (Water, Sewer, Drainage).
5. **Final Plat** To be recorded after approved and accepted infrastructure improvements.
6. **Site Development Plans** – Engineered or surveyed drawings depicting proposed development on a lot(s).
7. **Building Permit** - Layout of building(s) on lot(s) and detailed construction drawings.

Location Map

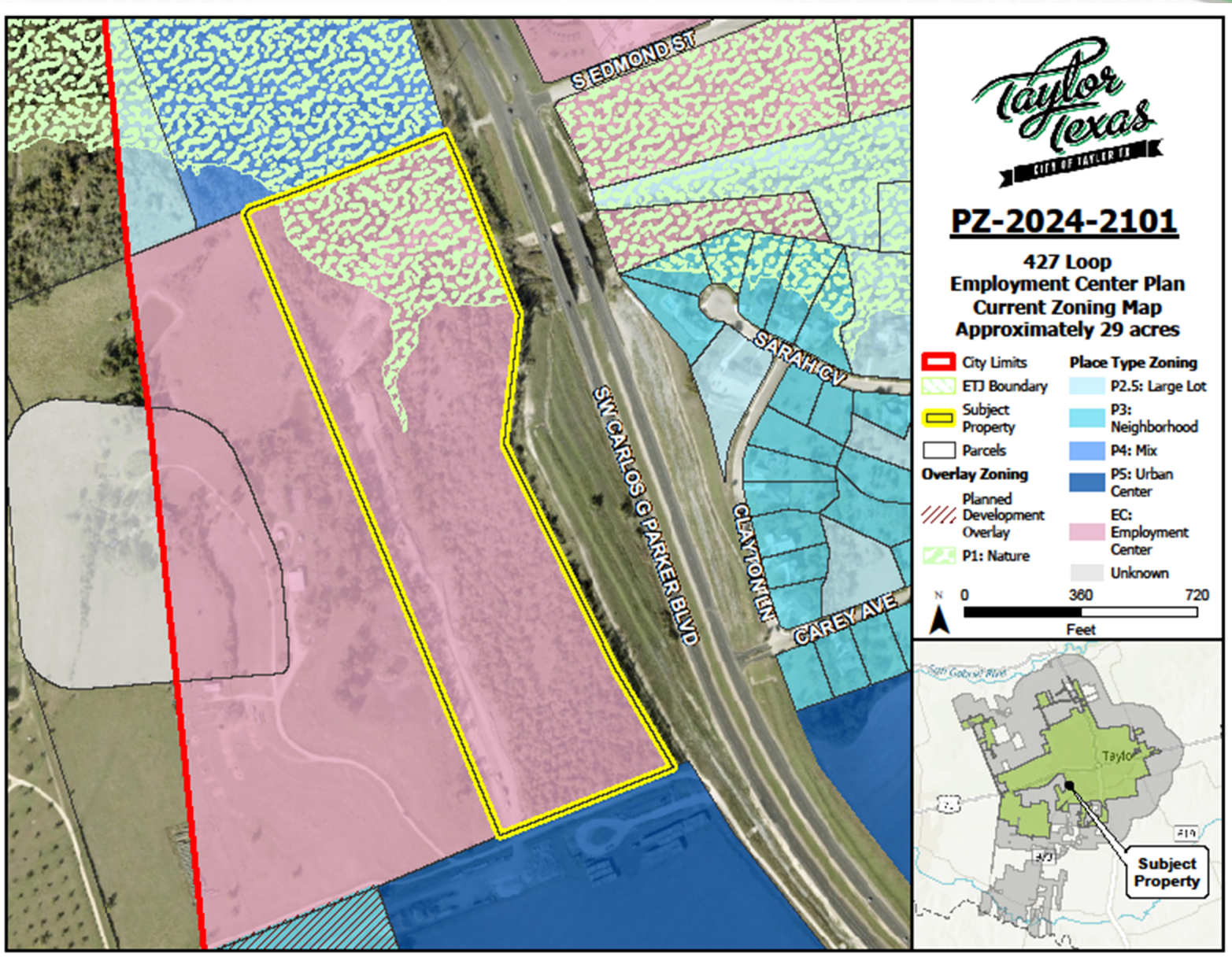


Growth Sector & Future Land Use Maps

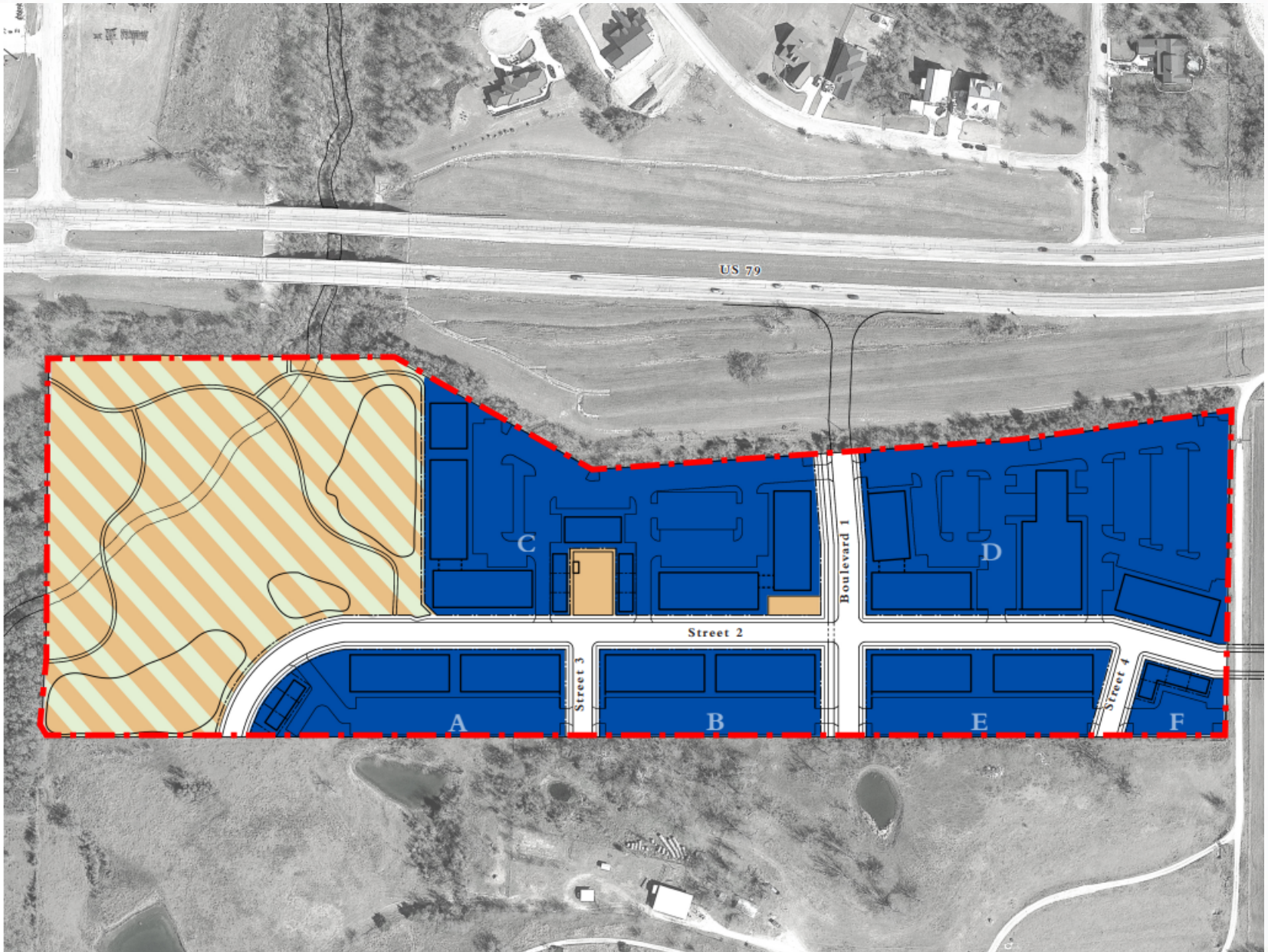




Existing Zoning Map



Regulating Plan



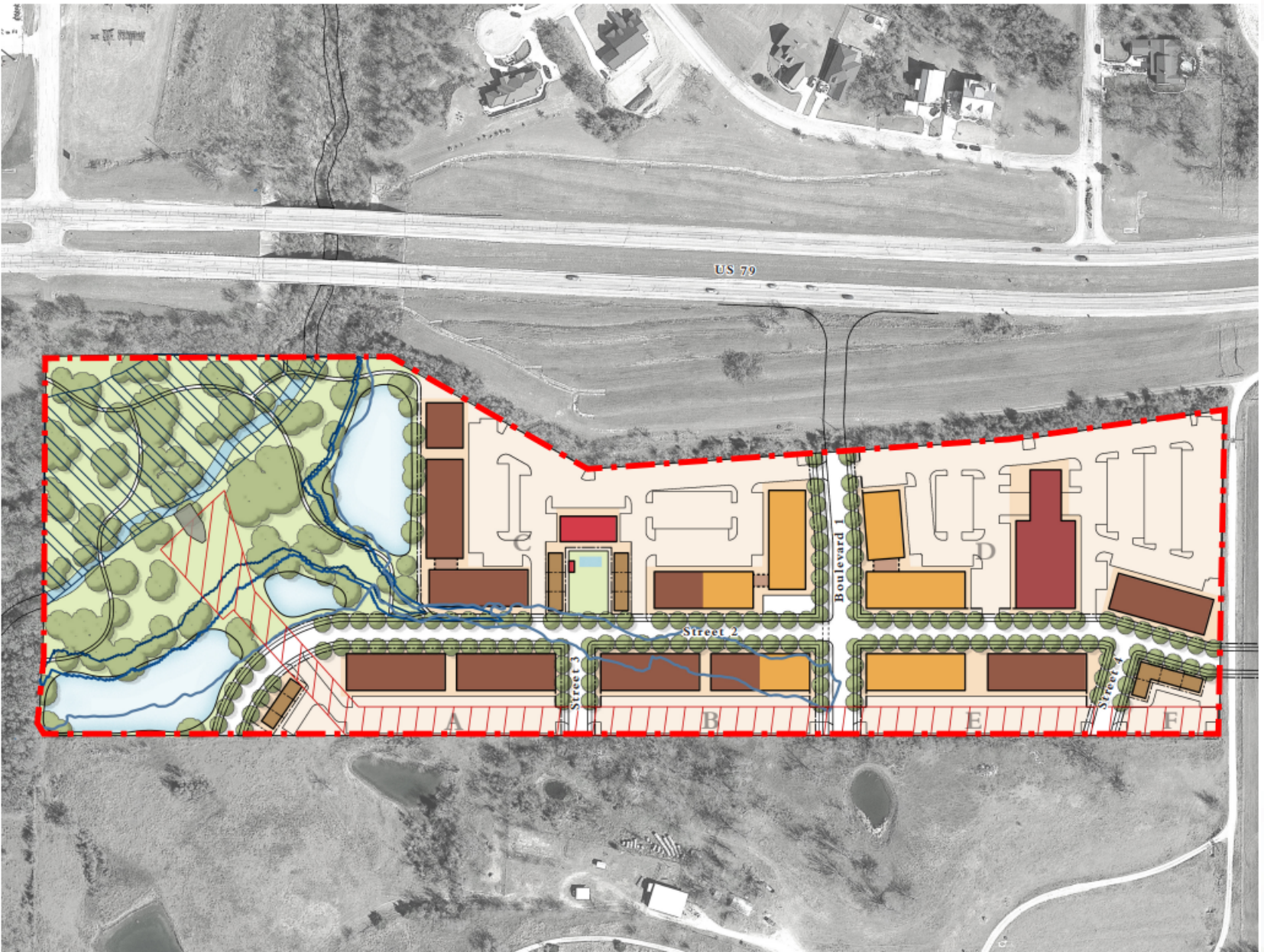
Key

- Subject Property
- Civic Space with P1 Overlay
- P5
- CS

General Standards

1. A Warrant is recommended to allow a lower ratio of P3 and P4 than is specified for a TND to allow for the high-density residential and mixed-use functions specified in the description of the Special Employment District in the Comprehensive Plan.

Illustrative Master Plan



Key

- Subject Property
- Mustang Creek
- Floodway
- FEMA 100-year Floodplain
- FEMA 500-year Floodplain
- Taylor Floodplain
- Samsung Pipeline Utility Easement (Effluent Line)
- Samsung Pipeline Outfall Structure

Residential	
Large Multi-Family	378 Units
Thin Buildings	13 Units
Subtotal Multi-Family	**391 Units**
Total Residential	**391 Units**

Non-Residential	
Commercial	51,800 SF
Hotel	120 Keys

Proposed Warrants

i. A warrant is recommended to allow a lower ratio of P3 and P4 than is specified for a TND to allow for the high-density residential and mixed-use functions specified in the description of the Special Employment District.

ii. A Warrant is recommended to allow for Blocks C and D to exceed the maximum Block length due to the limitations of connections to US 79.

iii. A Warrant is recommended to allow for Blocks A, B, and E to exceed the maximum Block length to accommodate the applicant's proposed multi-family and mixed-use buildings and their associated parking.

Proposed Warrants

iv. A Warrant is recommended for the parking area for the Hotel building to exceed 1.5 times the building footprint to accommodate the applicant's proposed building type and associated parking and since the proposed uses are adjacent to US 79.

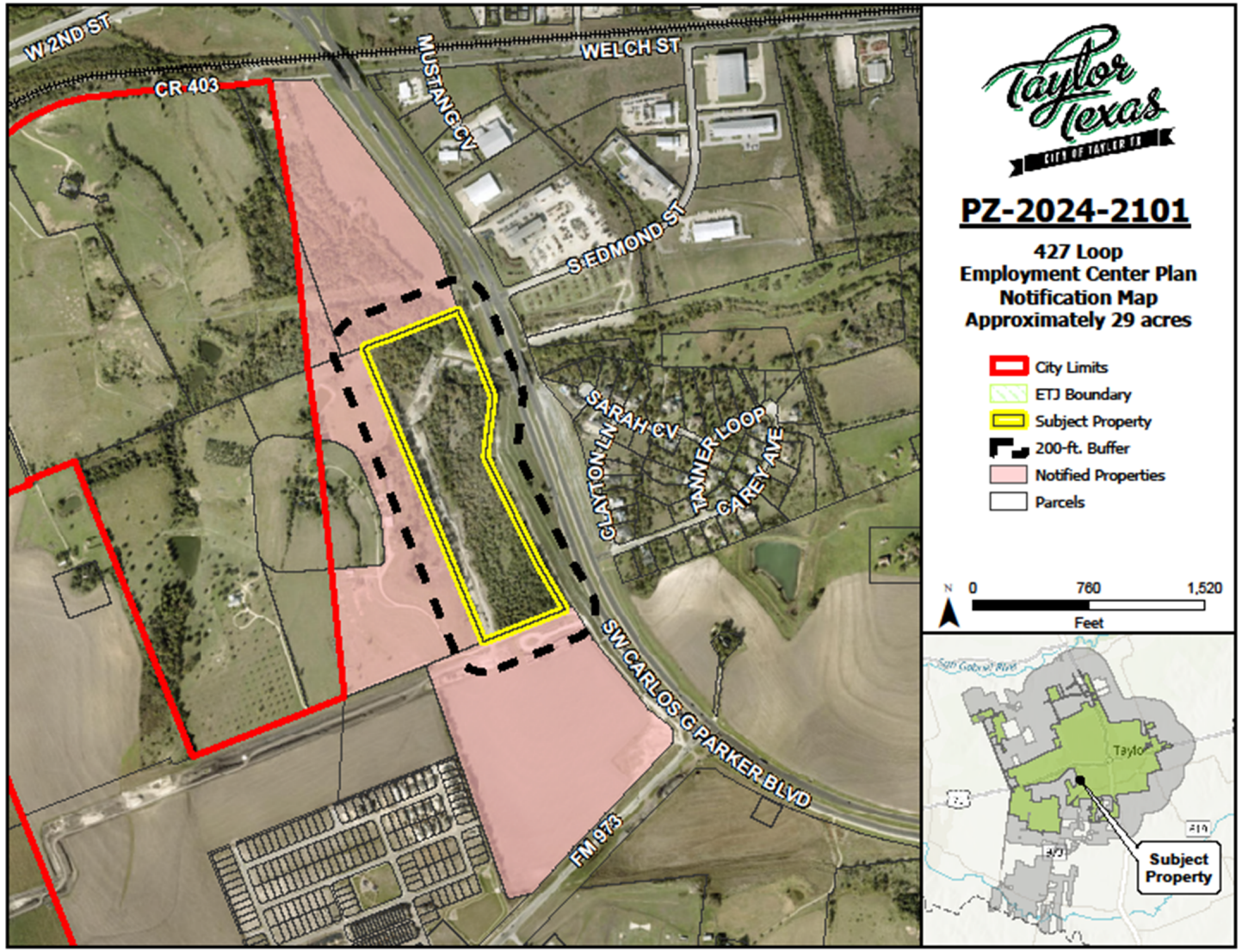
v. A Warrant is recommended to allow this Civic Space to include storm and drainage facilities if they are designed and landscaped in a naturalistic way that is consistent with the character of a Park.

vi. A Warrant is recommended to allow for a tighter minimum inside turning radius on Neighborhood Avenues than specified in the City of Taylor Engineering Manual & Details as a traffic-calming measure. It is recommended that the posted speed be reduced to accommodate this geometry.

Proposed Variance

i. A Variance is recommended to allow for parking to be placed along the primary street frontage in the locations shown if walls or hedges of a height sufficient to visually screen the parking from a frontage are provided.

Notification Map



- 5 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero (0) responses in opposition or approval of the request from the notified parties.

P&Z Recommendation

On November 12, 2024, the Planning and Zoning Commission voted to recommend **Approval** of the proposed Employment Center Plan referred to as Loop 427 with the stipulated warrants and variances.

City Council Meeting
January 9, 2025
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Quality of Life Economic Vitality

Agenda Item Number: 3.

Agenda Title: **Consider approval of Ordinance 2025-04 regarding a request for a Neighborhood Plan referred to as The Foundry generally located at the intersection of Old Granger Road and North Main Street, legally described as a 10.69-acre tract of land in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcel R102540, Taylor, Williamson County, Texas.**

Council Action to be Taken: Consider approval of Ordinance 2025-04.

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

This item is to consider approval of Ordinance 2025-04 for a Neighborhood Plan near the intersection of North Main Street and Old Granger Road. The Plan proposed large and small multi-family building types and amenitized civic spaces.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicant is requesting a Neighborhood Plan proposing P5 – Urban Center, P4 – Mix, and CS – Civic Space Place Types. Building Types consist of large and small apartment structures ranging from 3-stories to 4-stories with approximately 2.3 acres to accommodate detention and plaza space with passive amenities such as a lawn with soccer goal and trails surrounding. The applicant engaged in a collaborative process alongside the city planning staff and urban design consultant to produce a Neighborhood Plan that closely aligns with the Comprehensive Plan and Land Development Code.

The ordinance was introduced and the public hearing held at the Dec. 12, 2024 City Council meeting.

3. PROS and CONS

PROS	CONS

• Complies with the intent of the Comprehensive Plan. • Provides new housing and civic spaces	•

4. RECOMMENDATION

On November 12, 2024, the Planning and Zoning Commission held a public hearing and voted to recommend approval of the Neighborhood Plan referred to as The Foundry.

5. FUNDING SOURCE

n/a

6. TIMELINE

Planning and Zoning Commission Public Hearing and Recommendation to City Council - November 12, 2024
City Council Public hearing and Introduce Ordinance - December 12, 2024
City Council Consider Ordinance - January 9, 2025

7. OTHER OPTIONS

n/a

8. ATTACHMENTS

1. _11_PZ-2024-2217_The Foundry NP Staff Report
2. _11a_PZ-2024-2217_The Foundry_Neighborhood Plan LOI inital plan
3. _11b_PZ-2024-2217 The Foundry_Neighborhood Plan_Location Map
4. _11c_PZ-2024-2217 The Foundry_Neighborhood Plan_Current Zoning
5. _11d_PZ-2024-2217 The Foundry_Neighborhood Plan_Growth Sector Map
6. _11e_PZ-2024-2217 The Foundry_Neighborhood Plan_Future Land Use
7. _11f_PZ-2024-2217 The Foundry_Neighborhood Plan_Notification Map
8. _11g_PZ-2024-2217 The Foundry_Neighborhood Plan_Floodplain Map
9. _11h_PZ-2024-2217_The Foundry NP Ordinance 2025-04
10. _11h1_PZ-2024-2217_The Foundry NP Deed_Exhibit A
11. _11h2_PZ-2024-2217_The Foundry Neighborhood Plans_Exhibit B
12. PZ-2024-2217_PPT

City of Taylor

PZ-2024-2217

Neighborhood Plan

Staff Report

Item Details

Subject Property:	Generally located at the intersection of Old Granger Road and N. Main Street
Total Acreage:	Approximately 10.69 acres
Legal Description:	Approximately 10.69-acre tract of land in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcel R102540, Taylor, Williamson County, Texas
Applicant:	Abby Gillfillan, Lionheart Places
Property Owner(s):	Laxman Kaparthy, Taylor Highland Inv LLC
Request:	A request for a Neighborhood Plan
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant is requesting a Neighborhood Plan proposing P5 – Urban Center, P4 – Mix, and CS – Civic Space Place Types. Building Types consist of large and small apartment structures ranging from 3-stories to 4-stories with approximately 2.3 acres to accommodate detention and plaza space with passive amenities such as a lawn with soccer goal and trails surrounding.

The applicant engaged in a collaborative process alongside the city planning staff and urban design consultant to produce a Neighborhood Plan that closely aligns with the Comprehensive Plan and Land Development Code.

Location:

The subject property is generally located east of N. Main Street and Northeast of Old Granger Road.

Physical and Natural Features:

The subject property is flat vacant agricultural acreage with a group of trees along the northern perimeter.

Growth Sector Designations:

The subject property is located within the Intended Growth Sector (G-3)

The Intended Growth Sector consists of areas with access to existing or planned transportation/ infrastructure and are on the periphery of existing developed areas. These are primarily vacant,

underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development. (Envision Taylor Comprehensive Plan Page 50).

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designations as Market Center – Community. Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed-use and walkable places. Neighborhood, Community, and Regional Market Centers differ by the scale of the development but not in the types of uses or the walkable nature. Market Centers can be developed as new centers or as a redevelopment of an existing suburban big box retail center. (Envision Taylor Comprehensive Plan Page 72).

The current zoning is P5 – Urban Center. The P5 Urban Center Place Type regulates a higher intensity mixture of building types that accommodate commercial, retail, offices, hotels, and residential. Buildings are set close to the sidewalk with high pedestrian and vehicle traffic. P5 promotes a continuous line of buildings and wide sidewalks critical to defining the public frontage.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P5 – Urban Center	Intended Growth Sector	Market Center – Community	Vacant Agricultural
South	P4 – Mix, & P5	Intended Growth Sector & Infill Growth Sector	Employment Center – Neighborhood & Market Center – Community	Vacant Agricultural & Residential
East	P4 – Mix	Intended Growth Sector	Employment Center – Neighborhood	Vacant Agricultural
West	P5	Intended Growth Sector	Market Center – Community	Commercial/Retail

Transportation

The subject property gains access off N. Main Street. Improvements are required to provide access within a dedicated right-of-way designation from N. Main Street.

Utilities

The subject property is located within the City of Taylor Water and Sewer CCN. There is a 6-inch water line and wastewater line along N. Main Street and an 8-inch wastewater line that runs through the property along the eastern boundary. Extension of utilities will be required. Proceeding steps in the development process will identify all off-site improvements.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Twelve (12) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, October 27, 2024.

Staff Analysis

Upon analyzing the request for Neighborhood Plan to accommodate Small and Large Apartment Buildings within their respective P4 – Mix and P5 – Urban Center Place Types. The proposed plan is highly compatible with the Future Land Use Map of Market Center which requires approximately 25% land use of multi-family within the approximate 966 acres identified throughout the City.

The request is consistent with the following Land Use, Transportation, and Housing Policy in Envision Taylor Comprehensive Plan:

- LU1 – New development should resemble the form and scale of traditional development patterns in Taylor.
- LU9 – Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas.
- T1 – New streets should connect to Taylor's existing street grid and should be consistent with traditional block sizes in Taylor.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends **Approval** of the requested Neighborhood Plan with the following warrants:

The applicant is requesting the following warrants to be considered with their plan:

1. A Warrant for longer street lengths and block sizes is recommended to fit into existing development patterns and minimize crossings of the gas line easement.
2. A Warrant to Section 5.3.7 is recommended to allow buildings in P5 to be glazed with clear glass, not less than 20% of the first story to accommodate residential development on the ground floor.
3. A Warrant to Section 5.3.6. is recommended to allow a stoop frontage that is not elevated above the sidewalk where accessibility requirements and/or existing grades prevent elevation of the stoop.
4. A Warrant to Section 5.3.7 is recommended to not require the building in Block E to be parallel to the frontage lines in order to accentuate a prominent corner on the 4-story building in Block B.
5. A Warrant to Section 4.3.5., 5.2 to allow a block scale building in Block D.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

Is the Neighborhood Plan consistent with the Comprehensive Plan?

- The Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site that is in line with the Future Land Use Map and Big Ideas of the Comprehensive Plan.

Is the Plan compatible with the surrounding area?

- The Plan is compatible with other zoning to the north, east, west, and to the south of the subject property.

Does the Plan promote the public health, safety, or general welfare?

- Staff analysis determined that the proposed Plan for the subject property will promote public health, safety, and the general welfare. In addition, the Planning Principles and Policy Guide in the Comprehensive Plan aims to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- The property has sufficient water and wastewater in the vicinity. Further analysis of capacity will be determined at the next steps of development.

Do current conditions indicate that a Neighborhood Plan is necessary?

- The Subject Property is greater than 2.5 acres and requires conformance with development standards. Therefore, a Neighborhood Plan is necessary to layout the proposed development and identify Place Types.

Attachments:

a) Letter of Intent from Applicant
b) Location Map
c) Zoning Map
d) Growth Sectors Map
e) Future Land Use Map
f) Notification Map
g) Floodplain Map
h) Draft Ordinance
    1. Deed – Exhibit A
    2. Neighborhood Plan – Exhibit C



The Foundry

NEIGHBORHOOD PLAN # | JULY 5, 2024

Table of Contents

01 EXISTING CONDITIONS

Regional Context Map	2
Site in Context	3
Future Land Use	4
Place Type	5
Growth Sectors	6
Thoroughfare Plan	7
Tree and Slope Analysis	8
Place Types in Context	9

02 REGULATING PLAN

Design Plan in Context	10
Design Plan	11
Regulating Plan in Context	12
Regulating Plan	13
Proposed Transportation Plan	14
Thoroughfare Plan	15
Thoroughfare Plan Types	16
Civic Spaces	17
Fire Apparatus Access Diagram	18

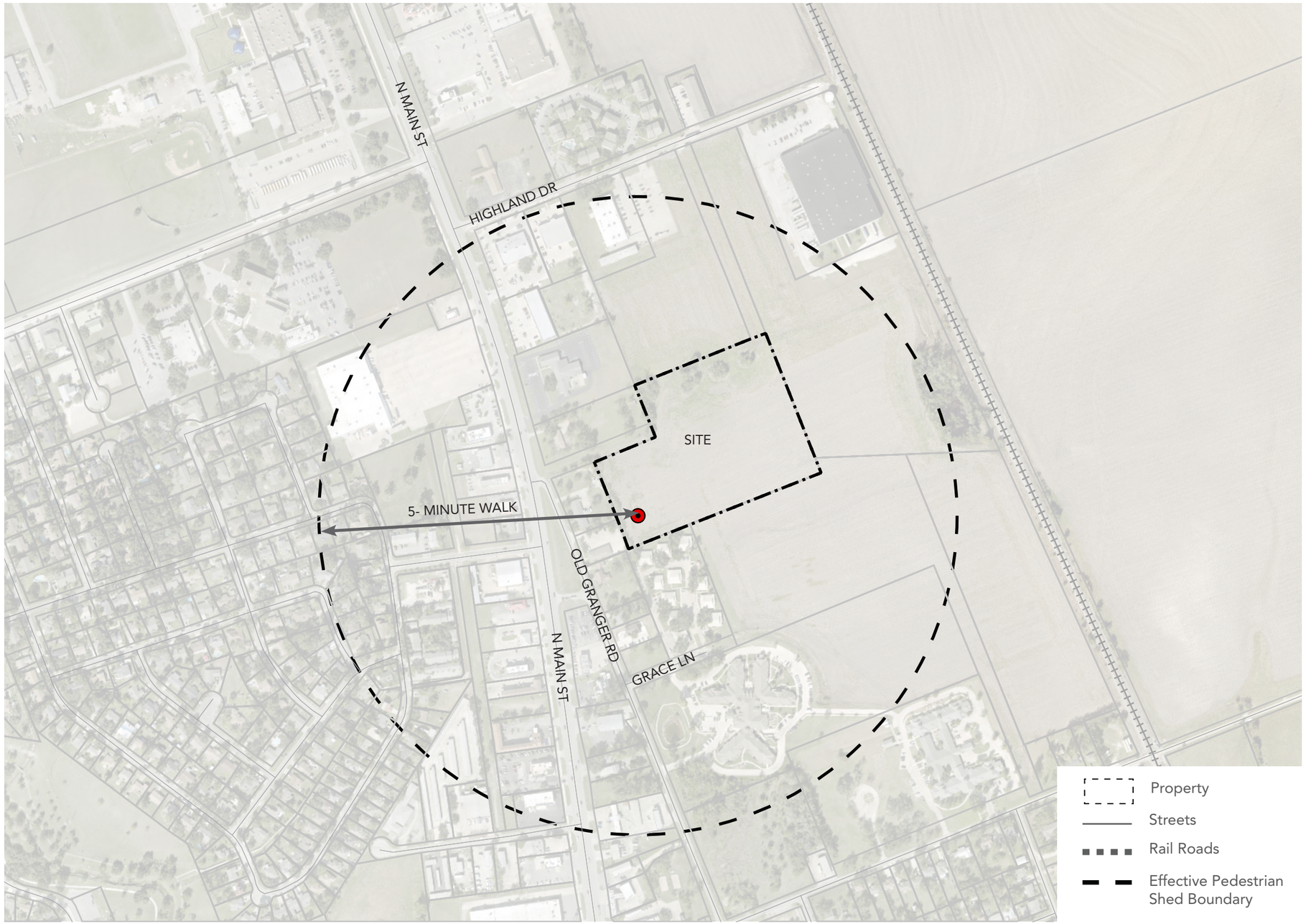
Regional Context Map

The Foundry is an approximately 10-acre site connected to N. Main Street and approximately 1.25 miles from the heart of Downtown Taylor.



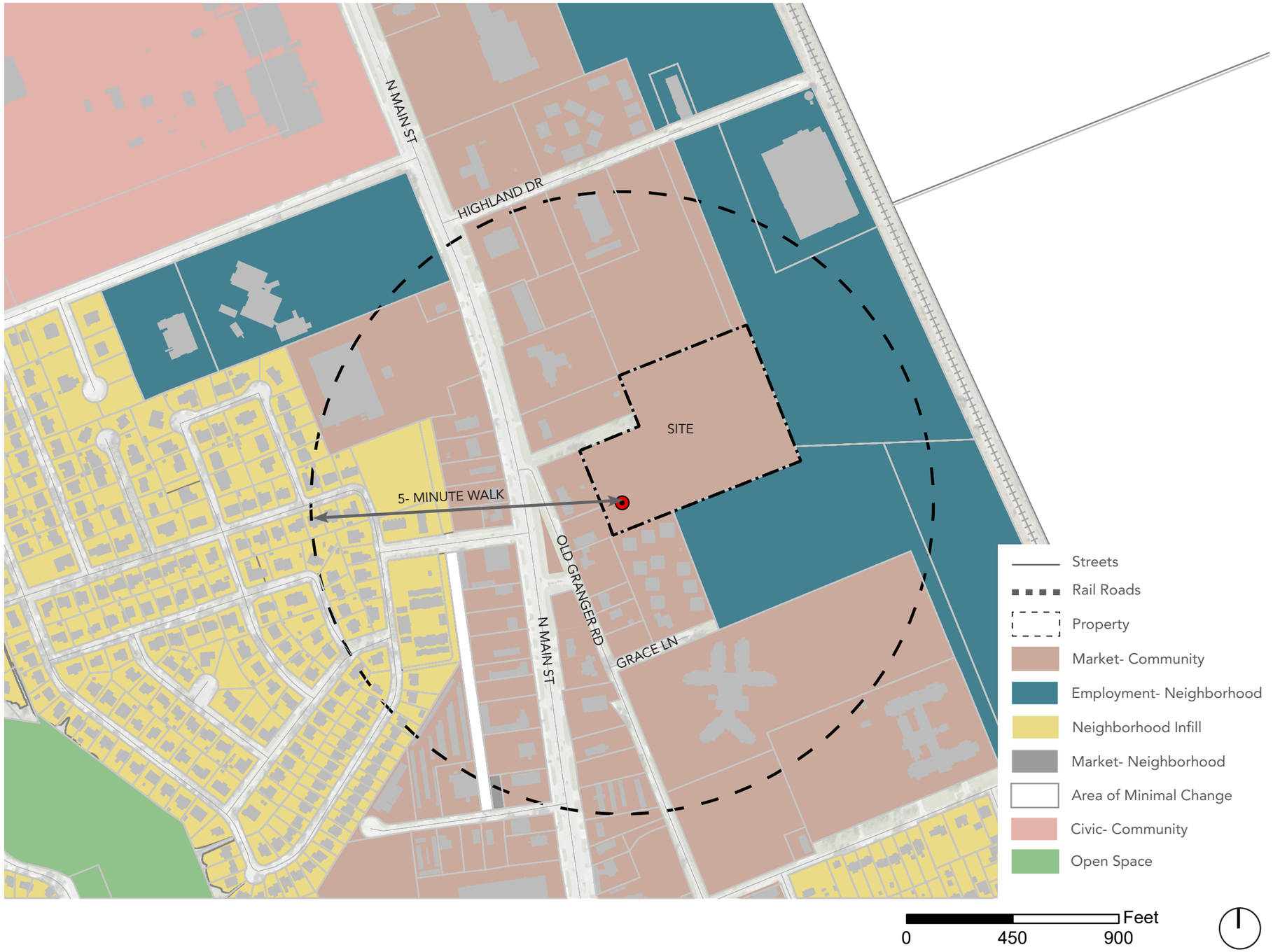
Site in Context

The Foundry is located one block off of Main St. and is not currently served by improved streets.
The Foundry will contribute to establishing a block network east of Main Street consistent with the traditional block network in Taylor.



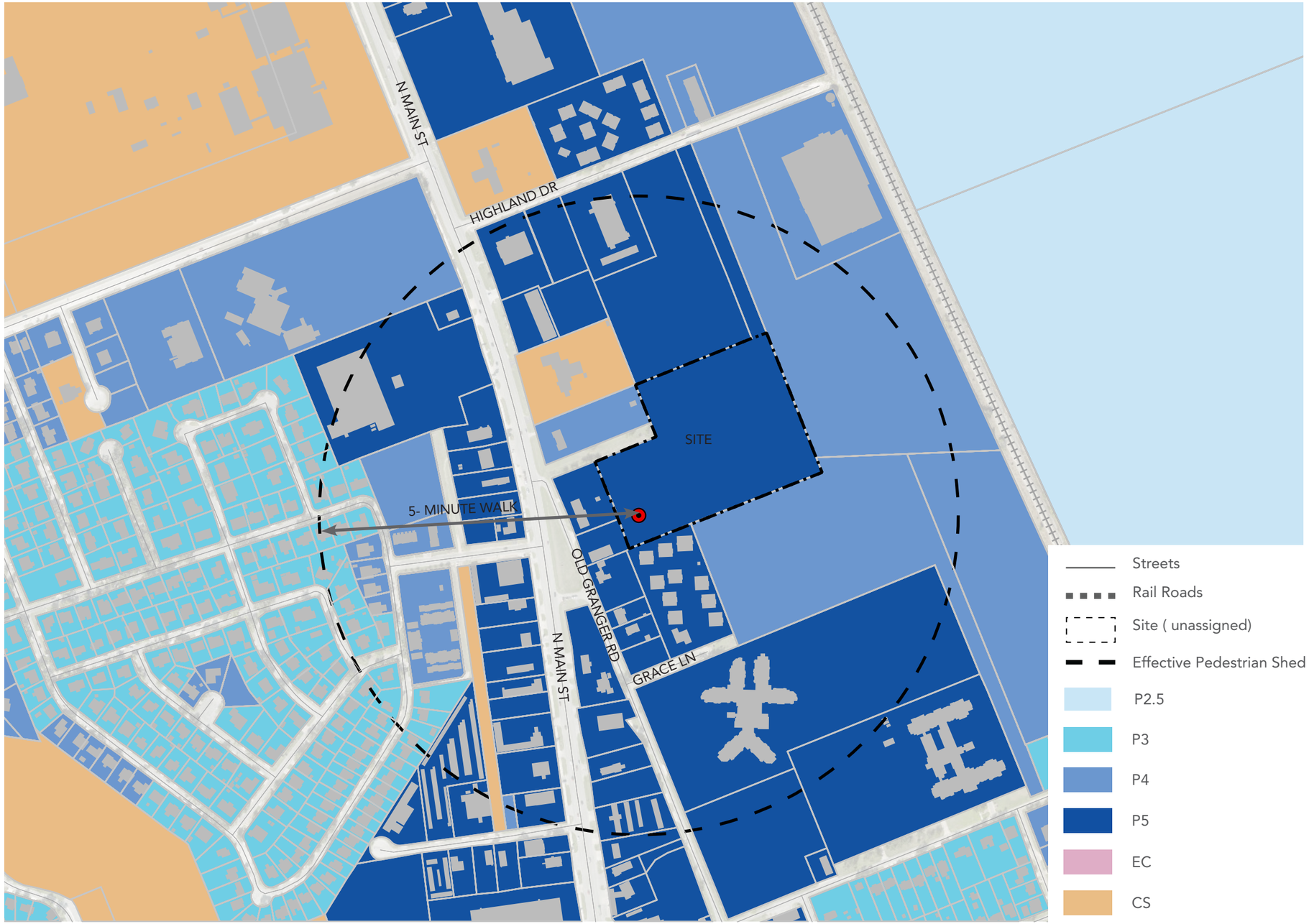
Future Land Use

The Foundry is located in the Market Community Center. The Market Community Center is a medium sized center intended for walkable mixed use development.



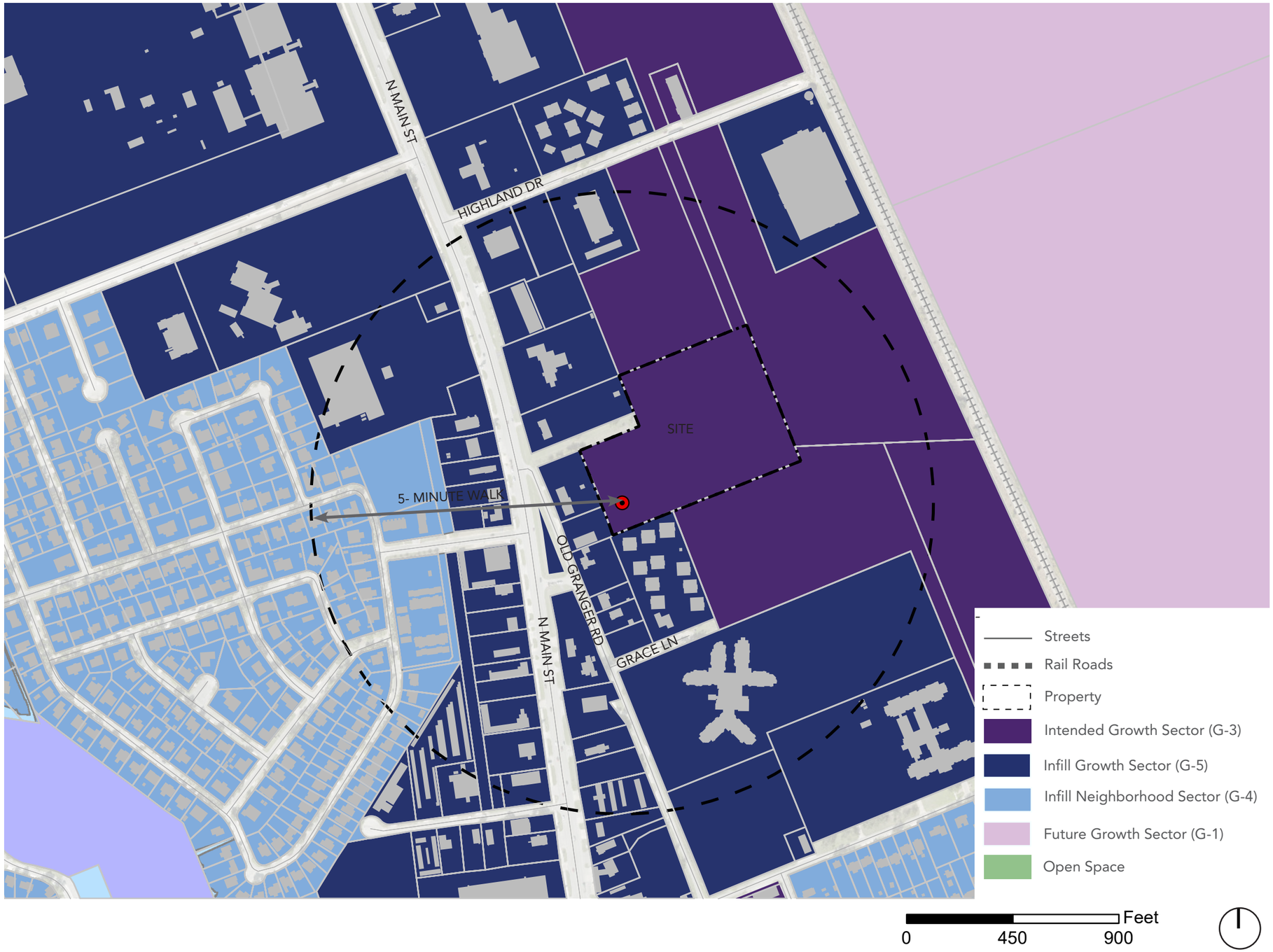
Place Type

The Foundry is currently located in the P5 place type. As a site over 2.5-acres in size the project is subject to the neighborhood plan process and will be assigning place types through an adopted regulating plan.



Growth Sectors

The Foundry is currently located in the Intended Growth Sector (G3). The Intended Growth Sector consists of areas with access to existing or planned transportation / infrastructure and are on the periphery of existing developed areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.



Thoroughfare Plan

The Foundry is well connected through the cities Thoroughfare plan including a proposed neighborhood avenue, and a connection to Main Street (an existing Community Boulevard and proposed Multimodal Corridor). The Foundry will be extending the existing block network to create new opportunities for infill development in close proximity to downtown.



Notes

1 Undeveloped ROW

Tree and Slope Analysis

The Foundry is relatively flat. Existing trees largely consist of Hackberrys planted along property lines. No floodplain exists on the site.

Tree #	Species	Size
5000	Hackberry	9″
5001	Mulberry	47″
5002	Hackberry	12″
5003	Hackberry	8″
5004	Hackberry	8″
5005	Hackberry	10″
5006	Hackberry	9″
5007	Hackberry	9″
5008	Pecan	23″
5009	Pecan	20″
5010	Hackberry	8″
5011	Pecan	23″
5012	Hackberry	10″
5013	Pecan	14″
5014	Hackberry	31″
5015	Hackberry	17″
5016	Pecan	25″
5017	Hackberry	33″
5018	Hackberry	9″
5019	Hackberry	10″
5020	Hackberry	15″
5021	Pecan	32″
5022	Hackberry	20″
5023	Hackberry	33″
5024	Live Oak	37″
5025	Hackberry	9″
5026	Hackberry	11″
5027	Hackberry	11″
5028	Hackberry	8″

Tree #	Species	Size
5029	Hackberry	15″
5030	Hackberry	10″
5031	Hackberry	19″
5032	Hackberry	9″
5033	Hackberry	9″
5034	Hackberry	11″
5035	Hackberry	9″
5036	Hackberry	10″
5037	Hackberry	9″
5038	Hackberry	12″
5039	Hackberry	9″
5040	Hackberry	9″
5041	Hackberry	9″
5042	Hackberry	17″
5043	Hackberry	8″



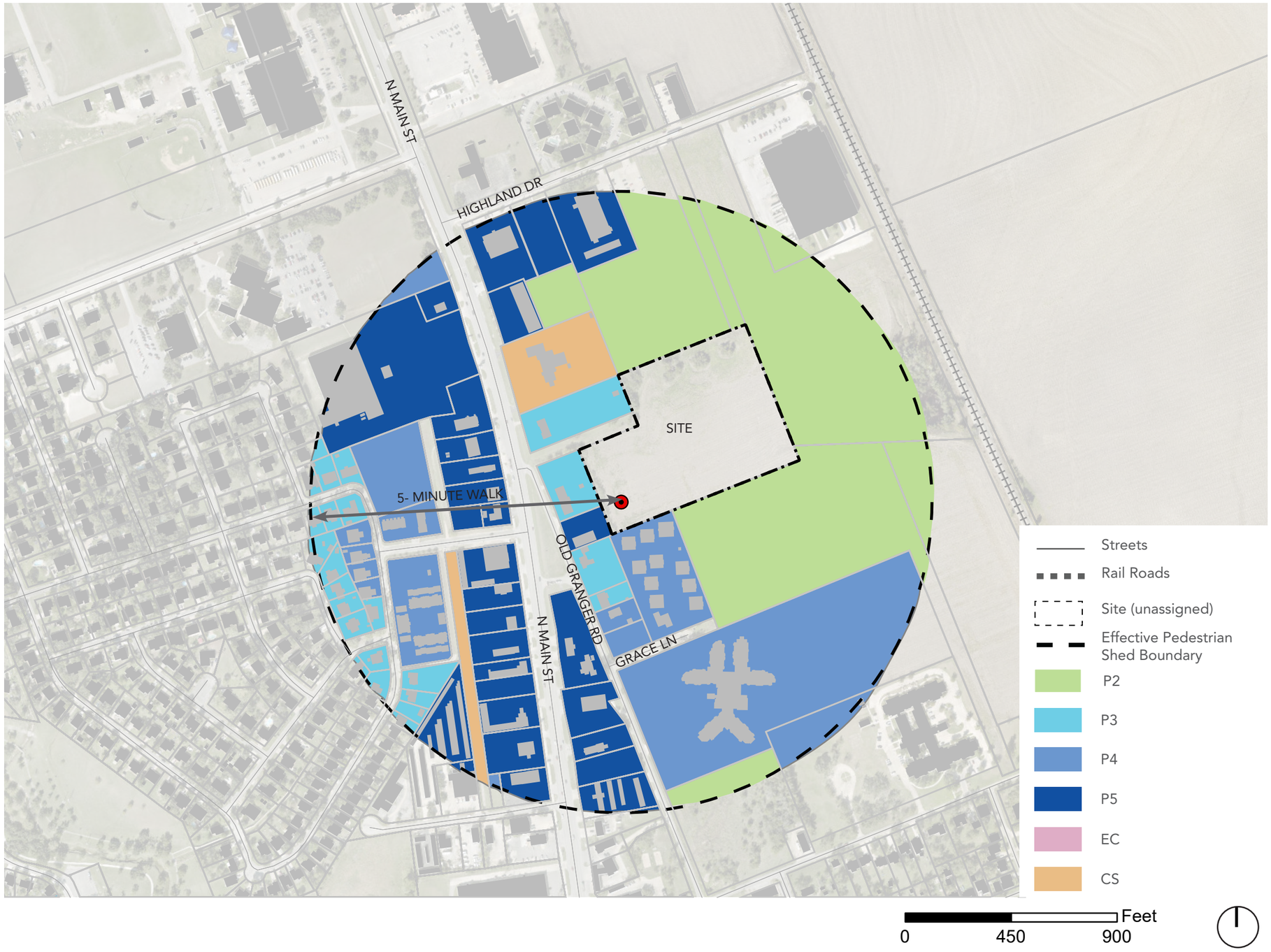
Place Types in Context

The Foundry is proposing a Traditional Neighborhood Development. Based on the pedestrian shed analysis there is a deficit of P4 and CS within the sites effective pedestrian shed.

Place Types	Net Area (acres)	Percent (%)	TND Target (%)
P2	33.63 AC	30.2%	0%
P3	8.40 AC	7.5%	10 - 30%
P4	27.22 AC	24.5%	40 - 60%
P5	27.32 AC	24.6%	10 - 30%
CS	4.08 AC	3.6%	10%
Unassigned	10.69 AC	9.6%	-

The analysis is based on current uses not existing Place Type. Vacant properties larger than 2.5-acres have been classified as P2. The project site and street right-of-way has been classified as unassigned.

The purpose of this page is to establish the target values for comparison to the values proposed in the Neighborhood Plan.

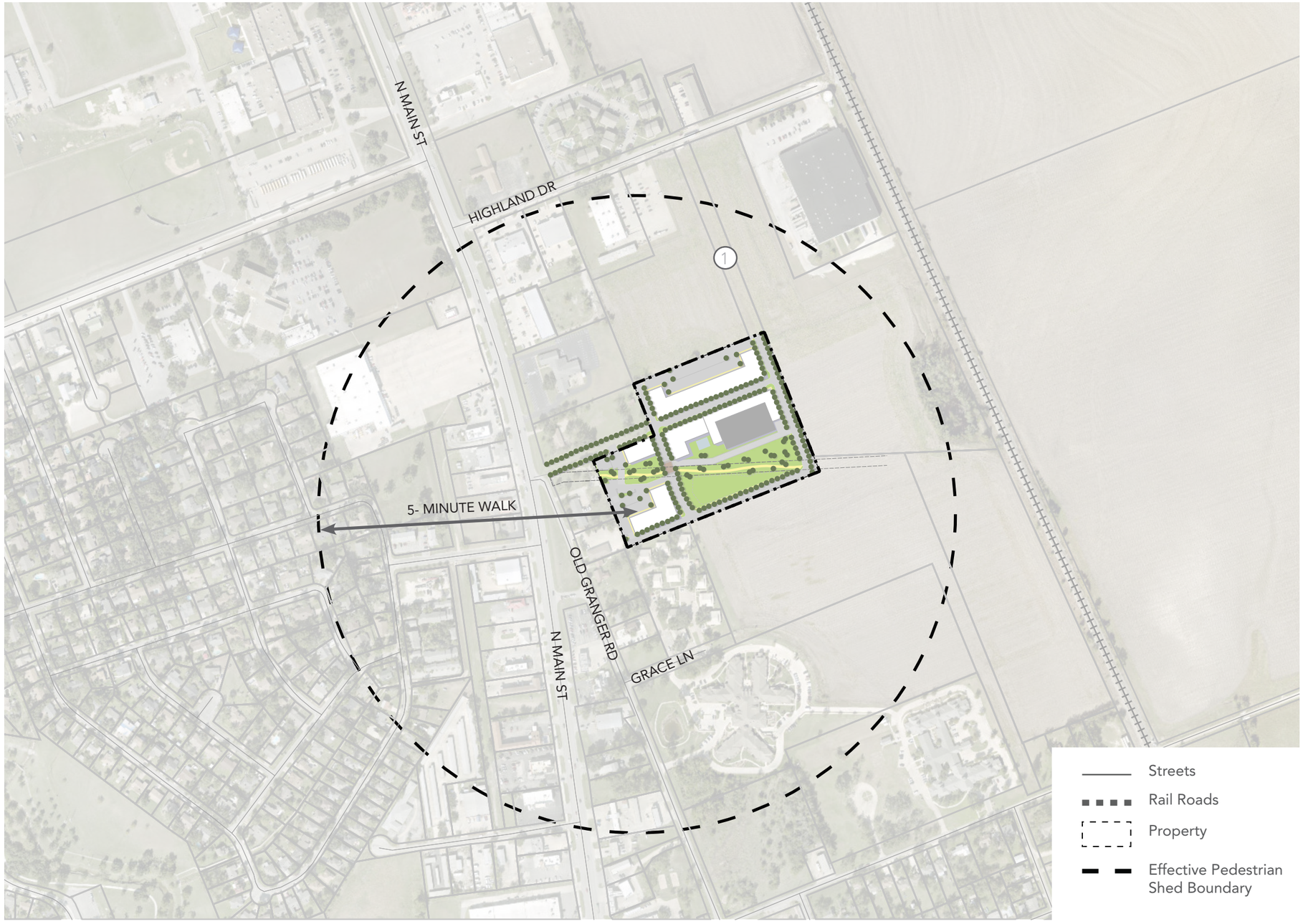


Design Plan in Context

The Foundry has been thoughtfully designed to integrate into the surrounding development framework.

Notes

1	A second point of ingress and egress for fire department purposes only will be constructed to connect the project to Highland Dr.
2	The project will coordinate with the City and TxDOT to ensure a safe connection where these three roads and the path intersect.
3	Private Indoor amenity space is provided adjacent to the pool and courtyard.



Design Plan

Program and Key Design Elements

Description	#	Square Feet
Multi-family Residential	280	
Indoor Amenity		16,000
Parking Spaces (Approximately 1.6 spaces per unit) Parking numbers include structured parking, on-site surface parking, and on-street parking	460	

Key Design Elements

1. A raised table may be incorporated to provide a safe and walkable crossing at the intersection between the path and street section.
2. The project will coordinate with the City and TxDOT to ensure a safe connection where these three roads and the path intersect.
3. Private Indoor amenity space is provided adjacent to the pool and courtyard.
4. Temporary fire department access will be provided until these properties redevelopment and this ROW is built to street standards.
5. These Thoroughfares are intended to connect to the adjoining property at the locations shown, with the exact location of that connection to be coordinated with the owner of the adjoining property.
6. The fire lane is flush with the top of the table and the ground level so that it may be used as a patio or plaza as part of the amenity areas.



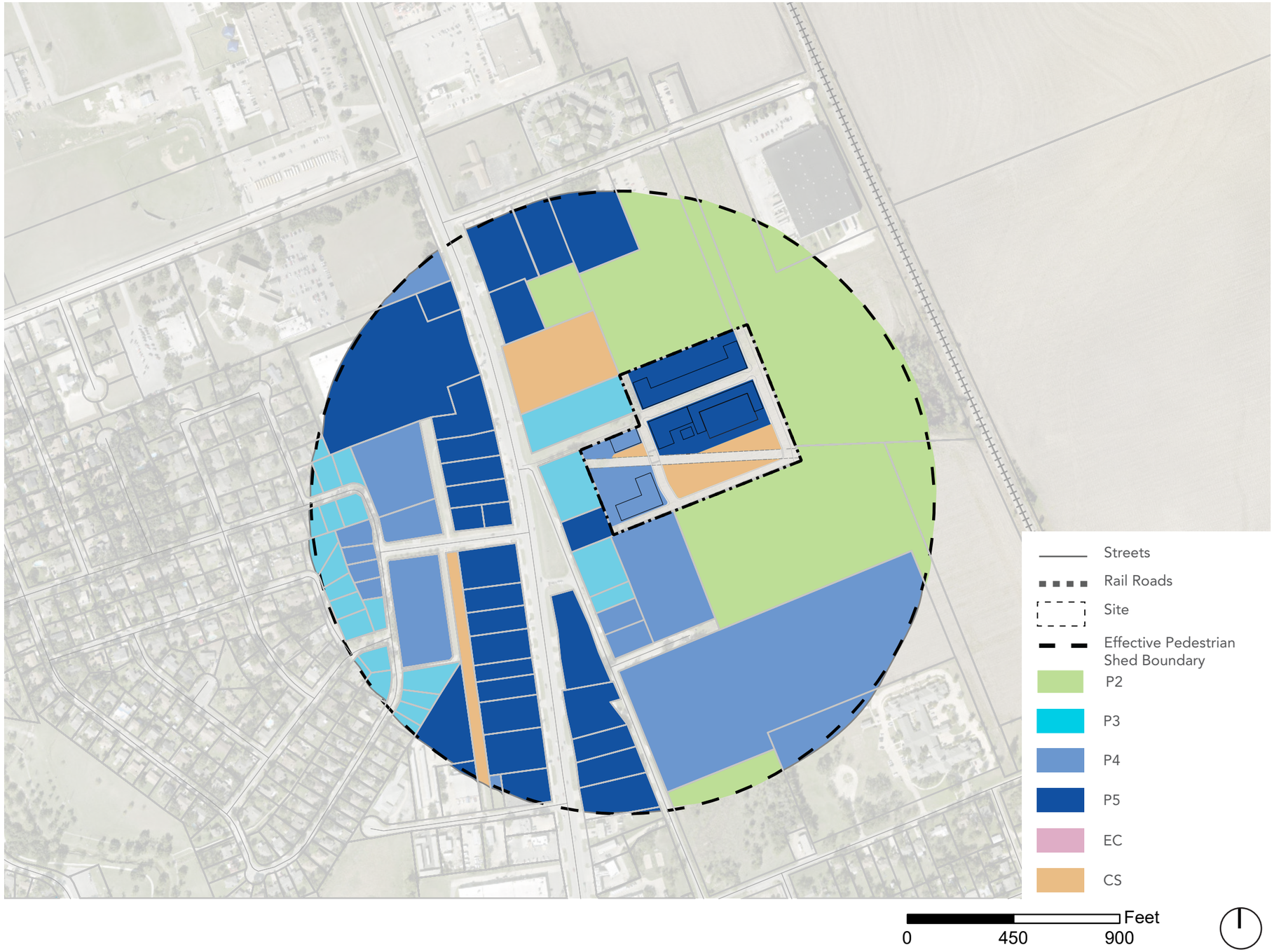
Regulating Plan in Context

The Foundry increased the percentage of CS and P4 within the pedestrian shed bringing the are closer into compliance with the TND Targets.

Place Types	Net Area (acres)	Percent (%)	TND Target (%)
P2	33.63 AC	31.2%	0%
P3	8.40 AC	7.8%	10 - 30%
P4	28.83 AC	26.9%	40 - 60%
P5	31.24 AC	29.1%	10 - 30%
CS	5.39 AC	5%	10%

Standards

1. A Warrant is recommended to allow a lower ratio of P3, P4, and CS within the effective pedestrian shed. The Foundry has added to the ratio of CS and P4 by designating more than 10% as Civic Space and adding to the ratio of P4. Given the high ratio of undeveloped land on the eastern quadrant of the Pedestrian Shed, allowing a higher ratio of P5 on this site will allow greater residential density and improve the viability of walkable commercial along Main Street for the whole Pedestrian Shed.



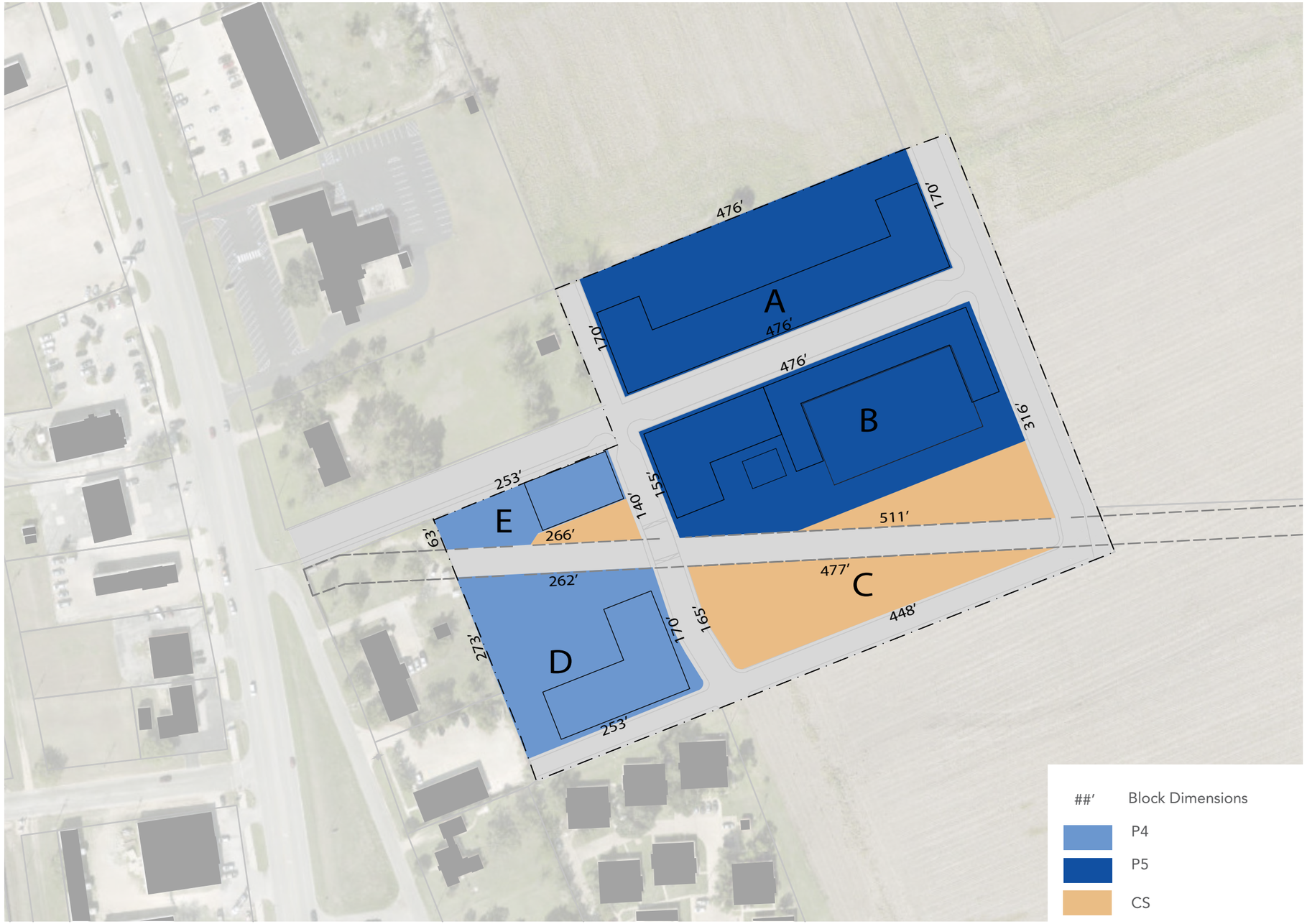
Regulating Plan

Block	Lengths	Perimeter
A	476′; 476′; 170′; 170′	1,292′
B	155′; 511′; 476′; 316′	1,458′
C	477′; 165′; 448′;	1,090′
D	170′; 253′; 273′; 262′	958′
E	140′; 253′; 266′; 63′	722′

*Blocks A, D, and E are partial blocks. Block perimeter will grow when blocks are completed.

General Standards

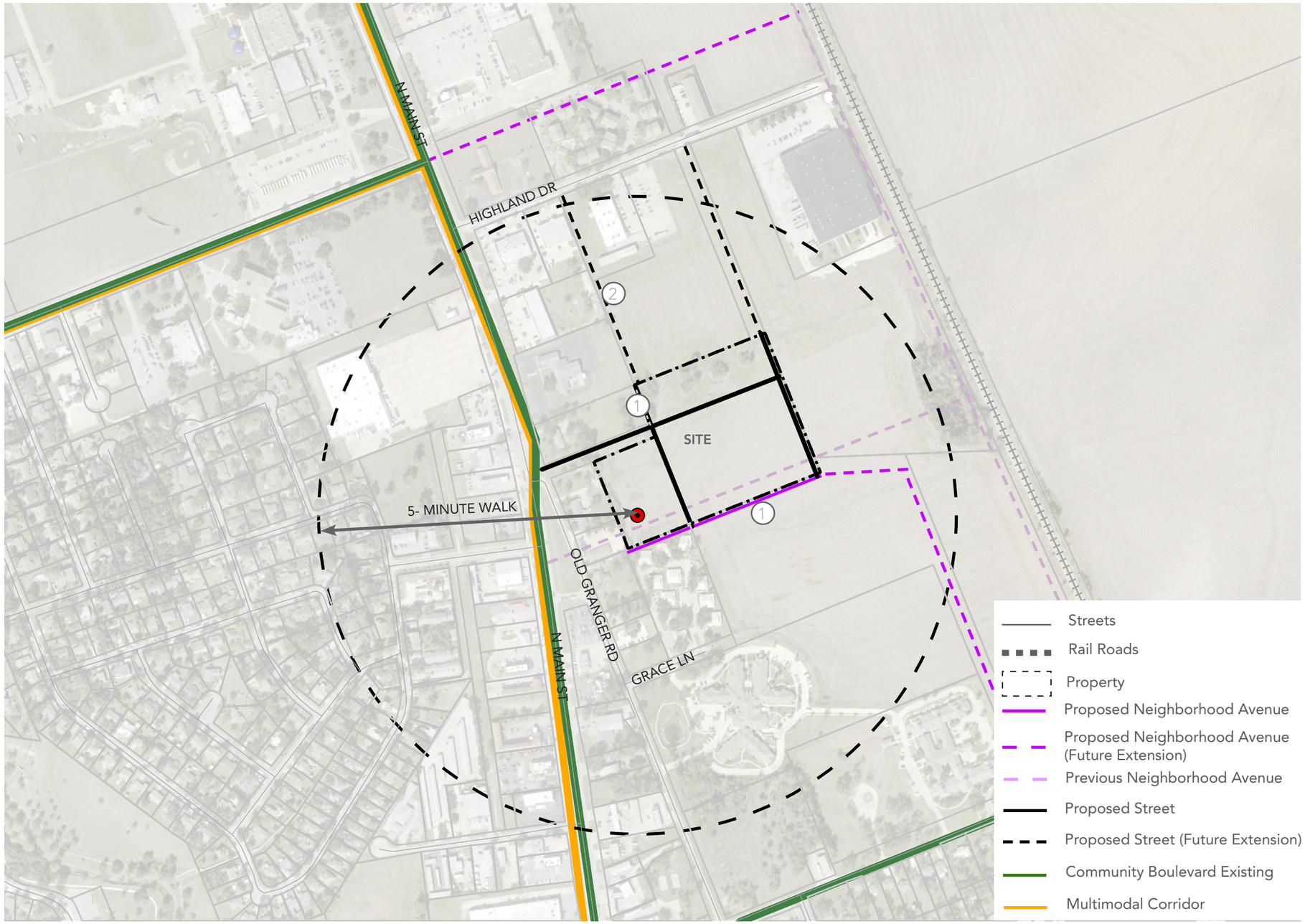
1. A Warrant for larger street lengths and block sizes is recommended to fit into existing development patterns and minimize crossings of the gas line easement.
2. A Warrant is recommended for the parking area for buildings in Block D to exceed 1.5 times the building footprint.
3. A Warrant is recommended in Block E to allow a reduction in the facade build-out and surface parking in the second layer to accommodate the gas line easement. Parking will be screened from the ROW by landscaping.
4. A Warrant is recommended to allow buildings in P5 to be glazed with clear glass, not less than twenty percent (20%) of the first story to accommodate residential development at the ground floor.



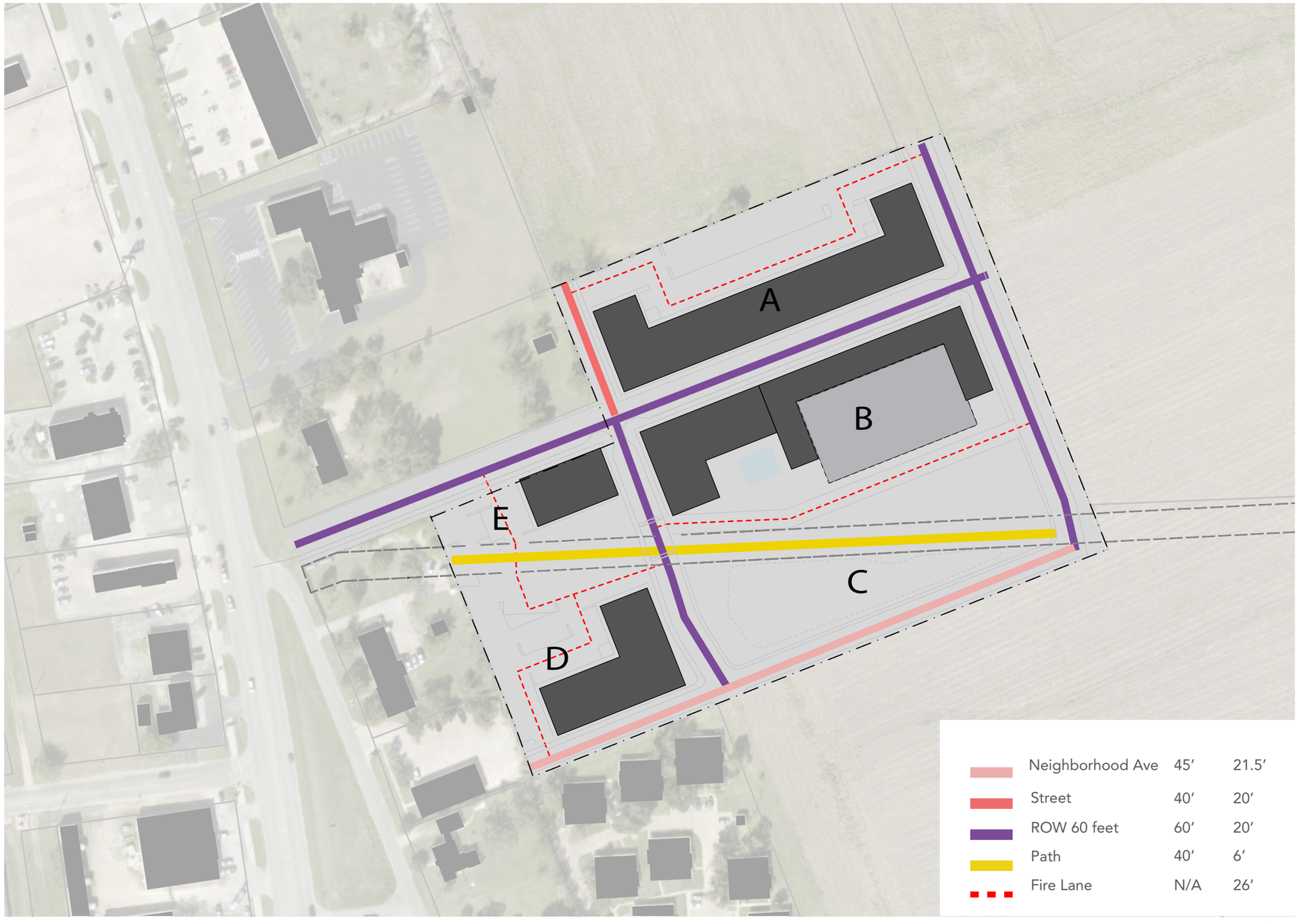
Proposed Transportation Plan

The Foundry is establishing a new block network consistent with traditional block networks in the City of Taylor while fitting in with the existing parcels and development patterns.

1. Where streets fall on property lines half streets will be constructed.
2. New streets have been placed to best facilitate future extensions.



Thoroughfare Plan

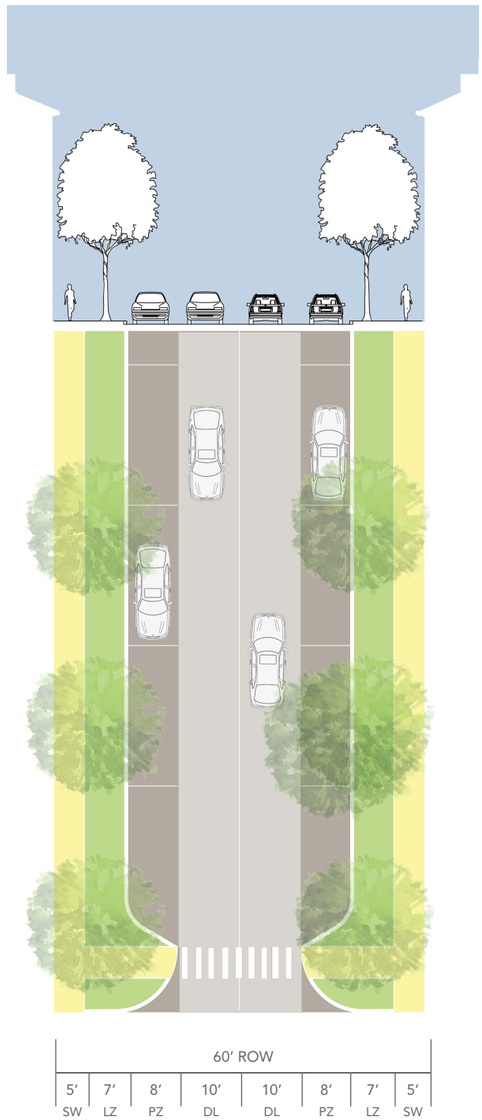


Thoroughfare Plan Types

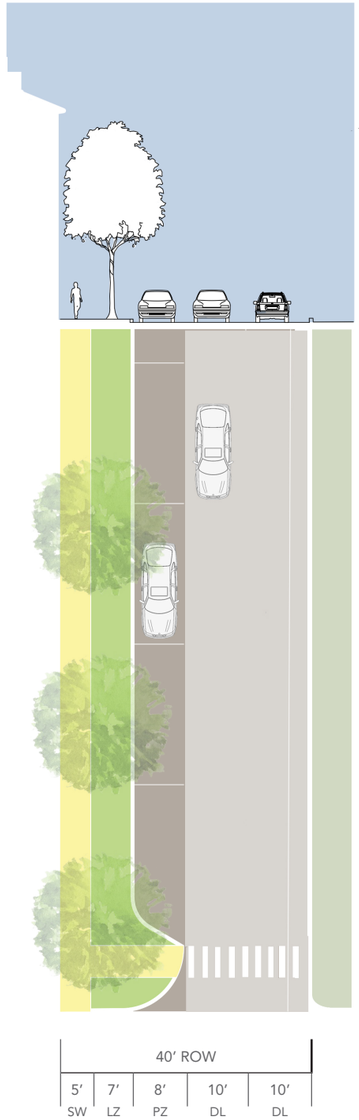
All streets except the Path are designed with the following standards.

Movement	Slow Movement
Traffic Lanes	Two-way
Curb Radius	12′
Curb Type	Header Curbs
Planter Type	Tree Lawn
Landscape Type	Typically spaced 30′ on-center. May be clustered when adjacent to civic space.

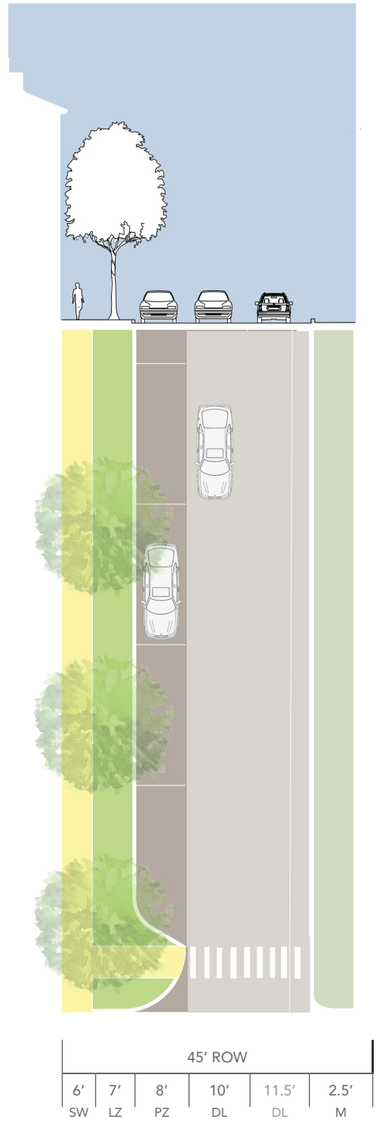
60′ Right of Way



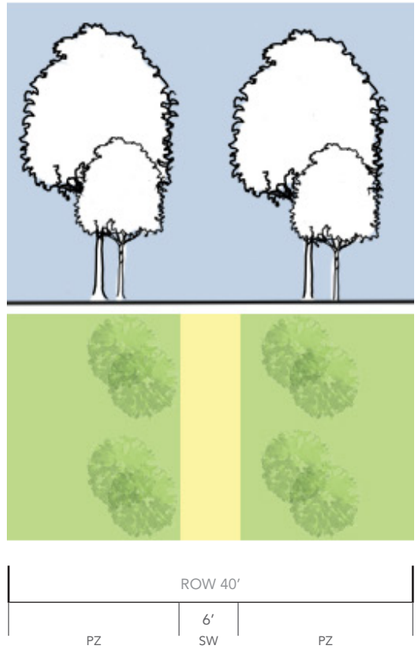
40′ Right of Way



45′ Right of Way



40′ Path



Civic Spaces

The Foundry has included approximately 1.5 acres of Civic Space. The equivalent of 15% of this 10-acre tract.

The character of each civic space is described below.

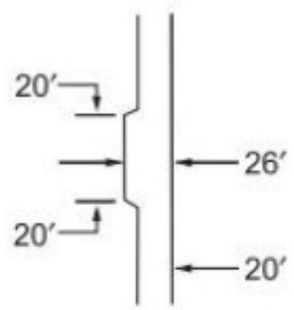
	Ac.	Character
①	.9	This space is designed as a dual purpose space accommodating both detention and more passive amenities such as a lawn with soccer goal and trails surrounding.
②	.5	This space is improved with active amenities such as playgrounds or sport courts.
③	.1	This space is improved with active amenities such as playgrounds or community gardens.
④		A pool and surrounding courtyard are available for residents only.
⑤		A trail with a path runs through the middle of the site and connects all civic spaces to Main Street, a proposed multi modal street that leads to downtown Taylor.



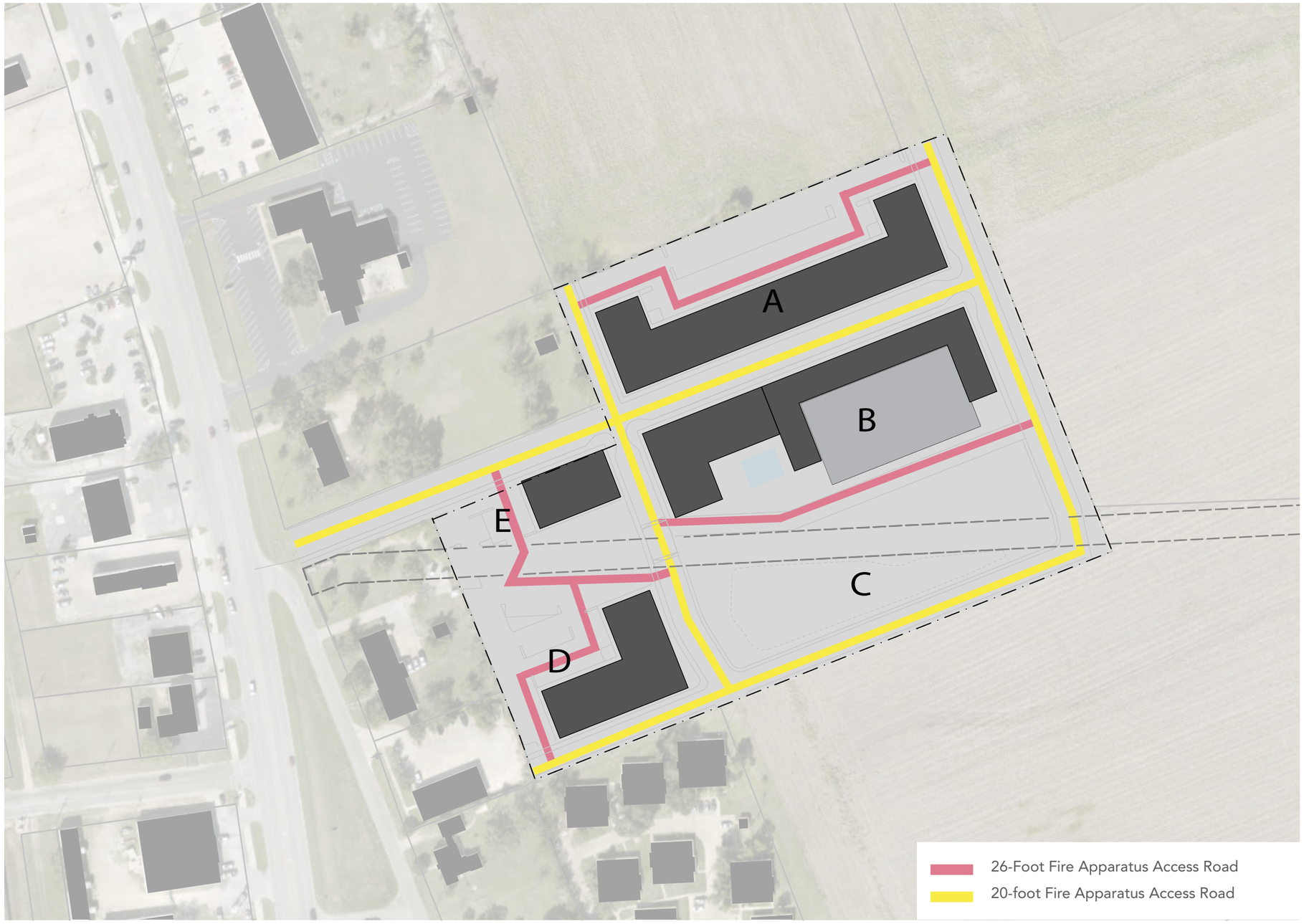
Fire Apparatus Access Diagram

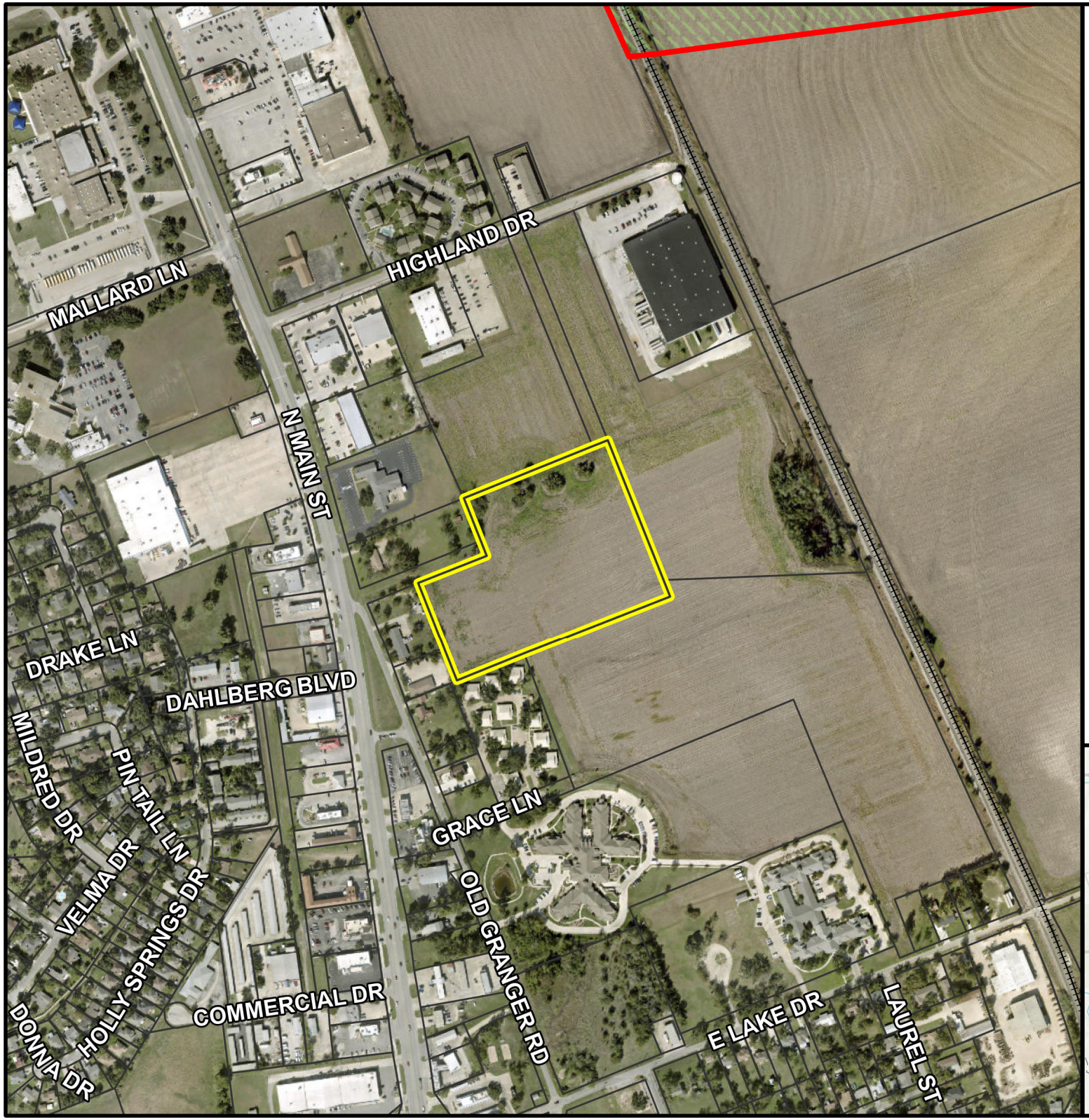
Fire Apparatus Access Notes

1.	Applicants understanding of the relevant standards from these fire apparatus access notes to be confirmed by the City of Taylor.
2.	Buildings 30 feet tall or greater: • Fire Apparatus Access Roads shall be 26 feet clear minimum. • Fire Apparatus Access Roads shall be between 15 and 30 feet from the building. • Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
3.	All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
4.	All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
5.	Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders (see graphic below).



MINIMUM CLEARANCE AROUND A FIRE HYDRANT





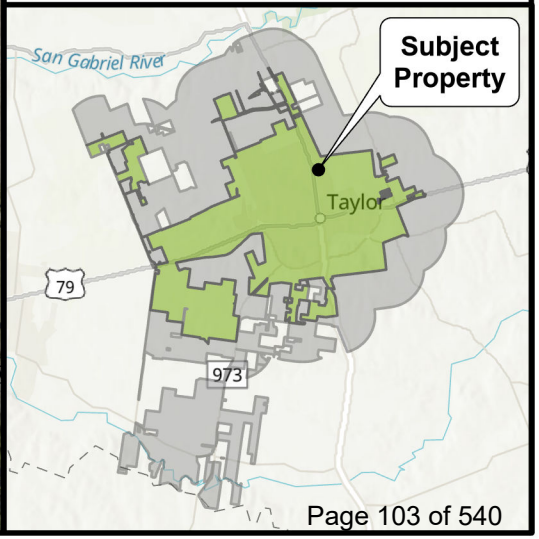
Taylor Texas
CITY OF TAYLOR TX

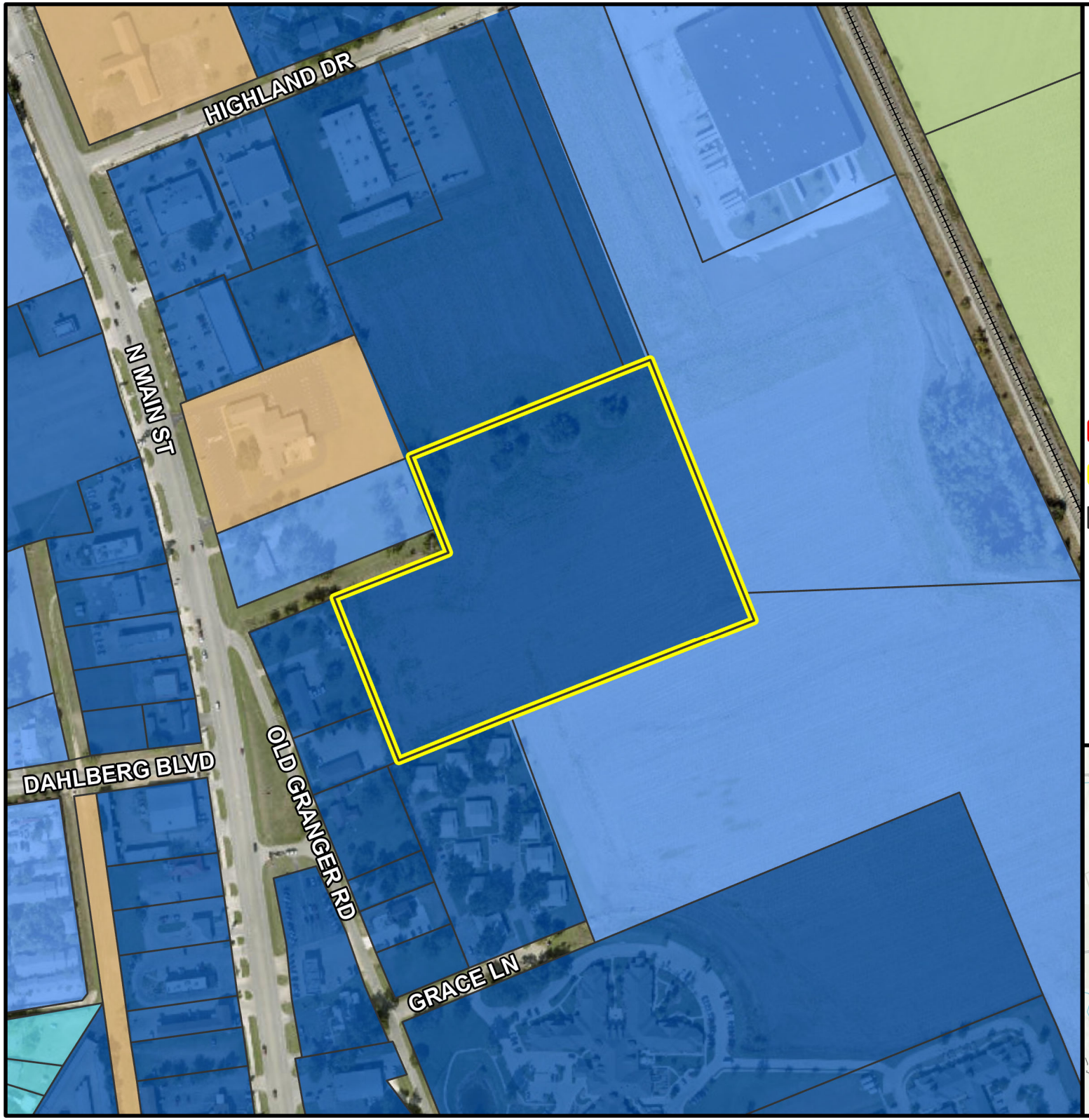
PZ-2024-2217

Old Granger Road
New Neighborhood Plan
Location Map
Approximately 10.7 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels
- Railroads

N 0 500 1,000
Feet





PZ-2024-2217

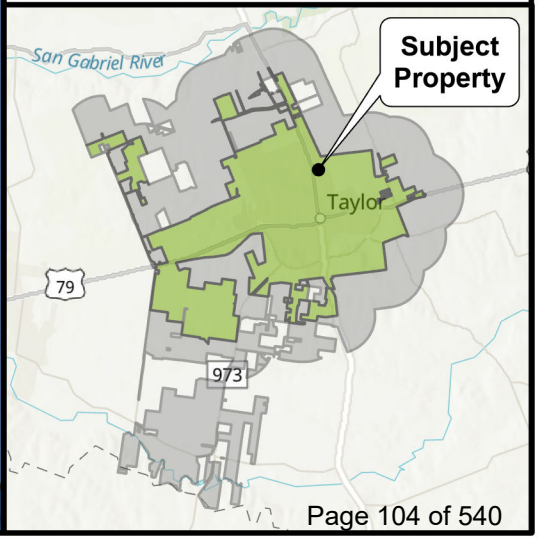
Old Granger Road
New Neighborhood Plan
Current Zoning Map
Approximately 10.7 acres

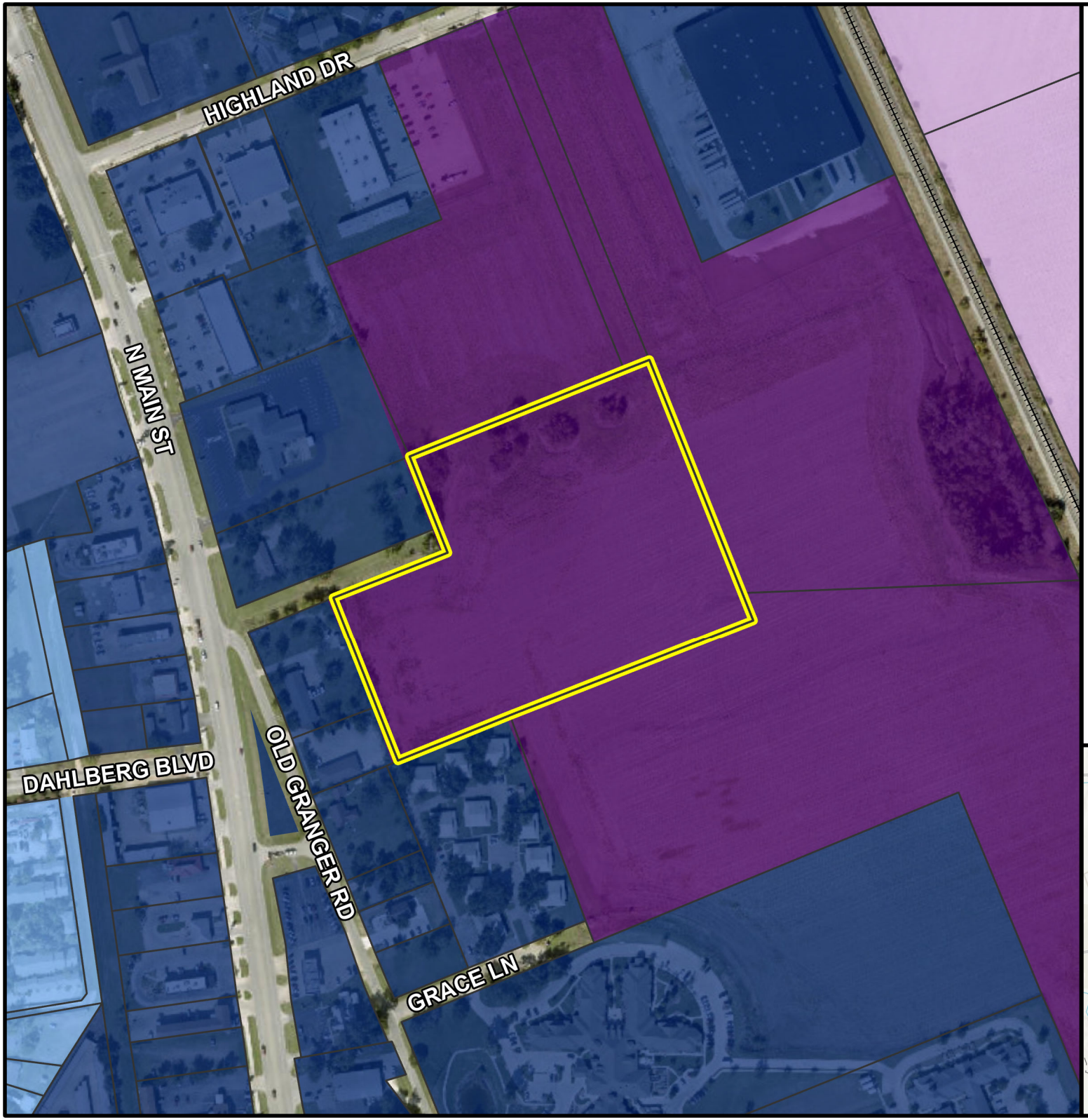
City Limits
Subject Property
Parcels

Place Type Zoning

- P2: Rural
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- CS: Civic Space

N 0 310 620
Feet





PZ-2024-2217

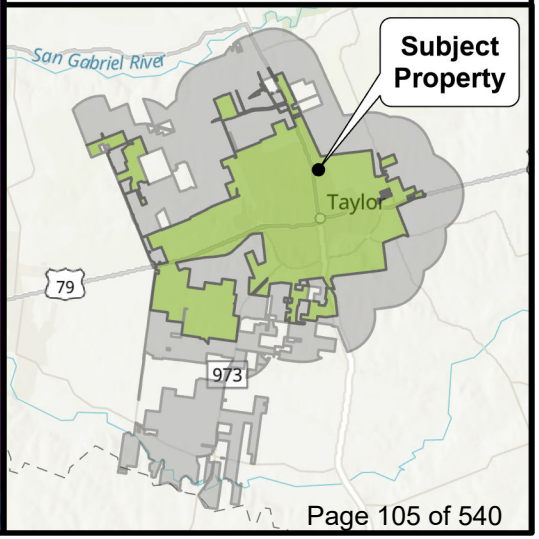
Old Granger Road
New Neighborhood Plan
Growth Sector Map
Approximately 10.7 acres

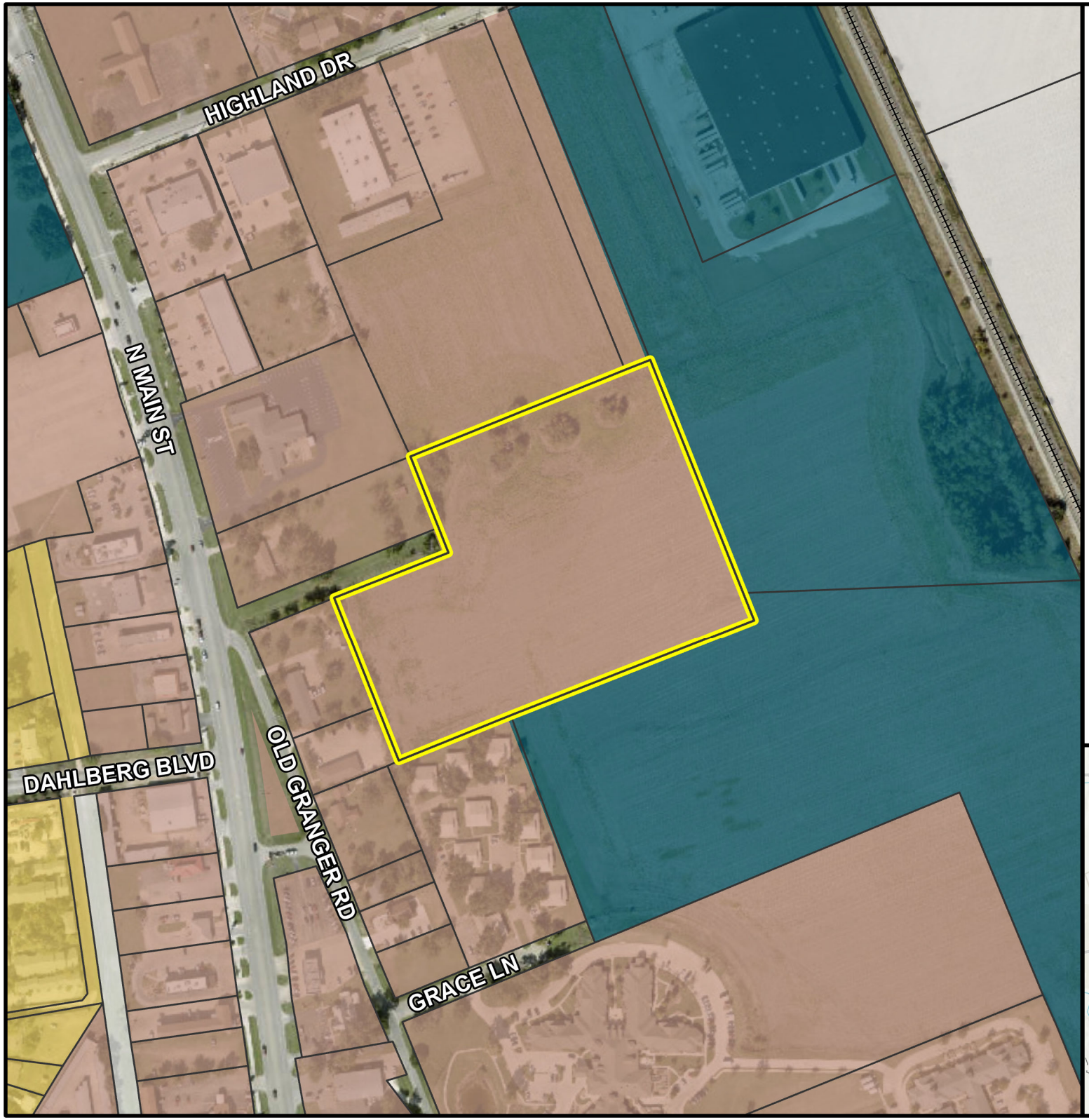
- City Limits
- Subject Property
- Parcels
- Railroads

Growth Sector

- Future Growth Sector (G-1)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)
- Infill Growth Sector (G-5)

N 0 310 620
Feet





PZ-2024-2217

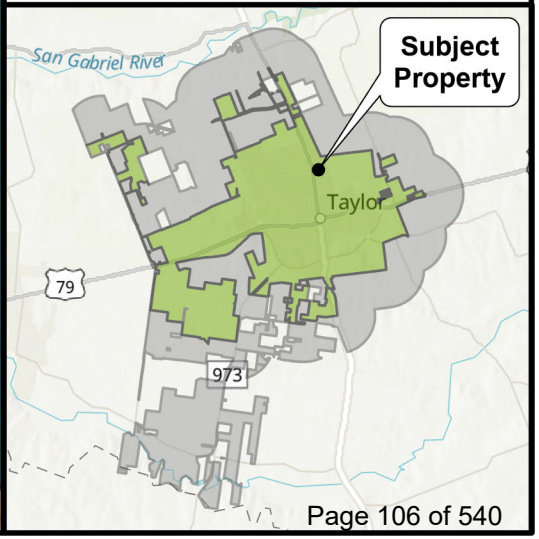
Old Granger Road
New Neighborhood Plan
Future Land Use Map
Approximately 10.7 acres

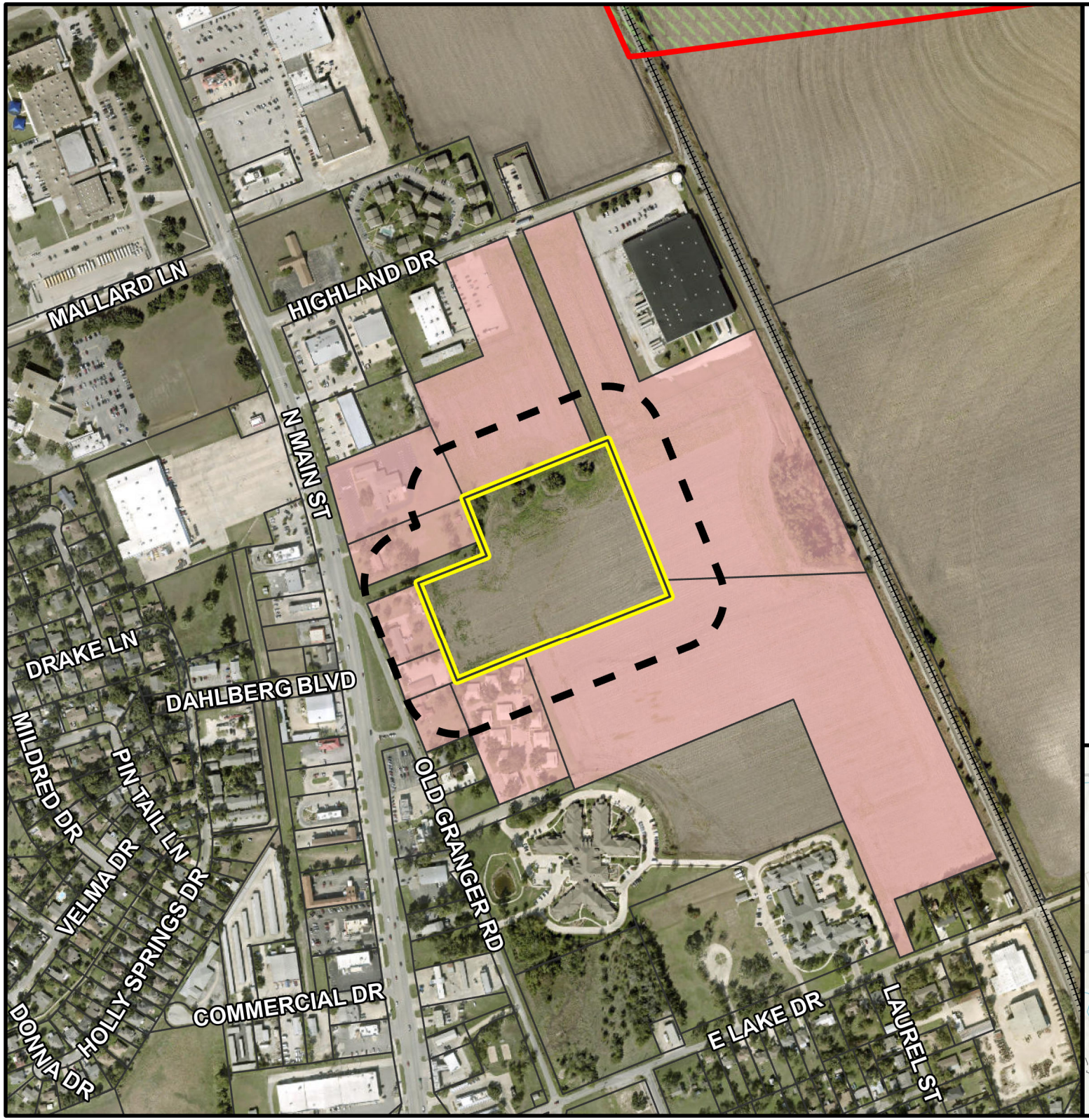
- City Limits
- Subject Property
- Parcels
- Railroads

Future Land Use

- Area of Minimal Change
- Neighborhood Infill
- Employment: Neighborhood
- Market: Community

N 0 310 620
Feet



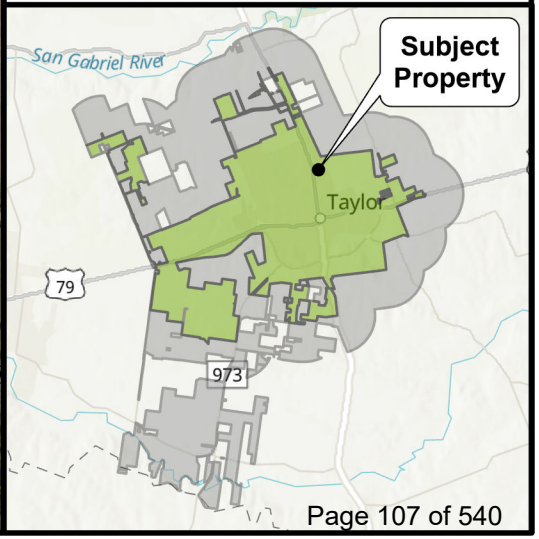


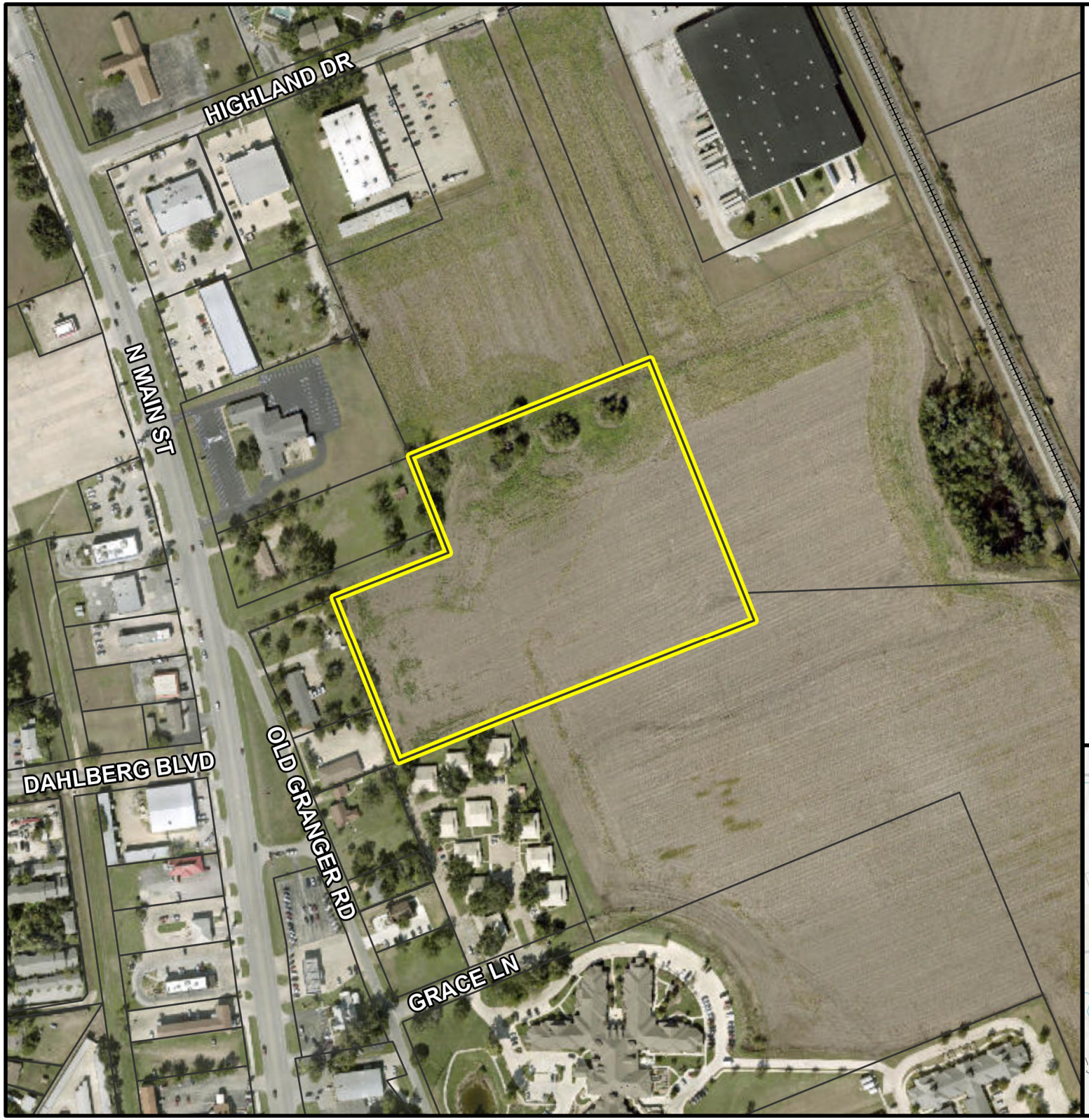
PZ-2024-2217

Old Granger Road
New Neighborhood Plan
Notification Map
Approximately 10.7 acres

- City Limits
- ETJ Boundary
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels
- Railroads

N 0 500 1,000
Feet





Taylor Texas
CITY OF TAYLOR TX

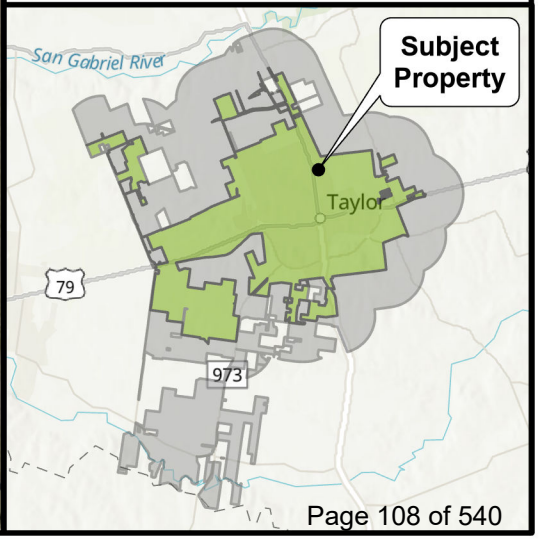
PZ-2024-2217

Old Granger Road
New Neighborhood Plan
Floodplain Map
Approximately 10.7 acres

- City Limits
- Subject Property
- Parcels
- Railroads

Note: No floodplain present

N 0 310 620
Feet



ORDINANCE NO. 2025-04

AN ORDINANCE REQUESTING A NEIGHBORHOOD PLAN FOR PROPERTY GENERALLY LOCATED AT THE INTERSECTION OF OLD GRANGER ROAD AND NORTH MAIN STREET, LEGALLY DESCRIBED AS A 10.69-ACRE TRACT OF LAND IN THE J. PHARRASS SURVEY, ABSTRACT NO. 495, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R102540, TAYLOR, WILLIAMSON COUNTY, TEXAS; 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 December 12, 2024, to consider the request made by the applicant, whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to approve an Employment Center referred to as The Foundry; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 12, 2024, to consider the zoning request, and recommended the Employment Center Plan to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Neighborhood Plan and 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 Official Zoning map of the City of Taylor, Texas, is changed to indicate that a Neighborhood Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the Neighborhood Plan attached hereto for all purposes as Exhibit "B".

SECTION 3. 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 4. 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 5. In accordance with Article VIII of the City Charter, Ordinance 2025-04 was introduced before the Taylor City Council on the 12th day of December 2024.

PASSED, APPROVED, and ADOPTED on the 9th day of January, 2025.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-04, passed and approved by the City Council of the City of Taylor, Texas, on the 9th day of January 2025, 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 _____ 2025.

_____
Lucy Aldrich
City Clerk

EXHIBIT A

(Metes & Bounds/Legal Description/Survey)

ELECTRONICALLY RECORDED 2024041514
Williamson County, Texas Total Pages: 10

Corridor Title GF# 24-0514-CH

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

SPECIAL WARRANTY DEED

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

That effective as of May 24, 2024, CATHY MOORE AND MARK ALBRECHT ("Grantor", whether one or more), for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration to the undersigned paid by TAYLOR HIGHLAND INV LLC, a Texas limited liability company ("Grantee"), the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto Grantee all of Grantor's right, title and interest in and to the following described real property, together with all and singular the rights, benefits, privileges, water rights, mineral rights, development rights, easements, utilities, licenses, permits, tenements, hereditaments, and appurtenances thereon or in anywise appertaining thereto, and together with all buildings and improvements located thereon and all rights, titles, and interests of Grantor in and to any alleys, strips, or gores adjoining the property, and any easements, rights-of-way or other interests in, on, under, or to any land, highway, street, road, right-of-way, or avenue, open or proposed, in, on, under, across, in front of, abutting, or adjoining the property (the "Property"), to-wit:

TRACT 1: Being 4.69 acres of land, more or less, in the JOHN PHARRASS SURVEY, ABSTRACT NO. 495, situated in Williamson County, Texas, being that same 4.69 acre tract described in Exhibit "A" of a deed recorded in Document No. 2023003513, of the Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

TRACT 2: Being 10.69 acres of land, more or less, in the JOHN PHARRASS SURVEY, ABSTRACT NO. 495, situated in Williamson County, Texas, being that same 10.69 acre tract described in Exhibit "B" of a deed recorded in Document No. 2023003513, of the Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds in Exhibit "B" attached hereto.

TRACT 3: Being 26.80 acres of land, more or less, in the JOHN PHARRASS SURVEY, ABSTRACT NO. 495, situated in Williamson County, Texas, being that same 26.80 acre tract described in Exhibit "C" of a deed recorded in Document No. 2023003513, of the Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds in Exhibit "C" attached hereto.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's heirs, executors, successors and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto Grantee, Grantee's heirs, executors, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor but not otherwise.

This conveyance is made subject to all and singular the restrictions, easements, conditions, reservations, exceptions and covenants, if any, applicable to and enforceable against the Property as shown by the records of Williamson County, Texas.

Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee.

GRANTOR:

Cathy Moore

CATHY MOORE

MARK ALBRECHT

Grantee's Address:

4324 Privacy Hedge
Leander Tx 78641

STATE OF TEXAS §
§
COUNTY OF Travis §

This instrument was acknowledged before me this 22 day of May, 2024 by CATHY MOORE.

TIFFANI CONTRERAS
My Notary ID # 130962644
Expires March 5, 2027

Notary Public, State of Texas

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's heirs, executors, successors and assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the said premises unto Grantee, Grantee's heirs, executors, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor but not otherwise.

This conveyance is made subject to all and singular the restrictions, easements, conditions, reservations, exceptions and covenants, if any, applicable to and enforceable against the Property as shown by the records of Williamson County, Texas.

Current ad valorem taxes on the Property having been prorated, the payment thereof is assumed by Grantee.

GRANTOR:

_____
CATHY MOORE

_____
MARK ALBRECHT

Grantee's Address:

_____
_____

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me this ____ day of May, 2024 by CATHY MOORE.

_____
Notary Public, State of Texas

STATE OF COLORADO §
§
COUNTY OF Grand §

This instrument was acknowledged before me this 20 day of May, 2024 by MARK ALBRECHT.

LISA D WOOD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214038503
MY COMMISSION EXPIRES SEP 29, 2025

Lisa D Wood
Notary Public, State of Colorado

EXHIBIT "A"

FIELD NOTES
JOB NO. 221385
DATE: SEPTEMBER 20, 2022
PAGE 1 OF 2 Field notes to accompany exhibit.

4.69 ACRES

Being 4.69 acres of land, more or less, out of the John Pharrass Survey, Abstract No. 495, Williamson County, Texas, being a portion of that tract conveyed to Wallace Seggern, by deed recorded in Volume 530, Page 746, Official Public Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on September 15th, 2022, and further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with illegible yellow cap found in the east line of State Highway 95 and the west line of said Seggern tract, marking the northwest corner of the Resubdivision of Lot 1 of Taylor Plaza, said plat recorded in Cabinet EE, Slide 11, Plat Records, Williamson County, Texas, for the southwest corner of this tract, from which a 1/2 inch iron rod with pink cap stamped "Doucet & Assoc." found, marking an angle point of said Resubdivision of Lot 1 of Taylor Plaza, bears S 21°36'40" E, 312.18 feet;

THENCE: **N 21°45'16" W, 280.79 feet** with the east line of said State Highway 95 and the west line of said Seggern tract to a 1/2 inch iron rod found, marking the southwest corner of a tract conveyed to Nolin N. Werchan, et ux, by deed recorded in Volume 530, Page 705, of said Deed Records, for the northwest corner of said Seggern tract and this tract;

THENCE: **N 68°34'10" E, 731.05 feet** with the south line of said Werchan tract and the north line of said Seggern tract to a 1/2 inch iron rod with pink cap stamped "TLS" set, for the northeast corner of this tract, from which a piece of braided wire found, marking the southeast corner of said Werchan tract, also marking the northeast corner of said Seggern tract, bears N 68°34'10" E, 791.36 feet;

THENCE: **S 21°34'01" E, 278.01 feet** into and across said Seggern tract to a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the northeast corner of said Resubdivision of Lot 1 of Taylor Plaza, for the southeast corner of this tract, from which a 1/2 inch iron rod found, marking the southeast corner of said Resubdivision of Lot 1 of Taylor Plaza, bears S 21°34'01" E, 897.66 feet;

THENCE: **S 68°21'06" W, 730.13 feet** with the north line of said Resubdivision of Lot 1 of Taylor Plaza and into and across said Seggern tract to the Point of Beginning.

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

9-22-22

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

STATE OF TEXAS
REGISTERED
KENNETH LOUIS CRIDER
5624
PROFESSIONAL
LAND SURVEYOR

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

EXHIBIT "B"

FIELD NOTES
JOB NO. 221385
DATE: SEPTEMBER 22, 2022
PAGE 1 OF 3 Field notes to accompany exhibit.

10.69 ACRES
Being 10.69 acres of land, more or less, out of the John Pharrass Survey, Abstract No. 495, Williamson County, Texas, being a portion of that tract conveyed to Wallace Seggern, by deed recorded in Volume 530, Page 746, Deed Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on September 15th, 2022, and further described by metes and bounds as follows:

BEGINNING at a braided wire found in the west line of a tract conveyed to Carpenter, LLC, by deed recorded in Volume 2492, Page 38, Official Records, Williamson County, Texas, marking the southeast corner of a tract called Highland Drive as conveyed to the City of Taylor, by deed recorded in Volume 790, Page 476, of said Deed Records, for the northeast corner of this tract, from which a 1/2 inch iron rod found in the south line of Highland Drive, marking the northwest corner of said Carpenter tract, bears N 21°40'33" W, 840.17 feet;

THENCE: **S 21°46'14" E,** in part with the west line of said Carpenter tract and into and across said Seggern tract at 558.24 feet passing a 1/2 inch iron rod found, marking the southwest corner of said Carpenter tract, also marking an angle point of a tract conveyed to S.P.J.S.T. Rest Home, by deed recorded in Document No. 2013109610, Official Public Records, Williamson County, Texas, continuing with the north-south running north line of said S.P.J.S.T. tract in all **624.24 feet** to a 1/2 inch iron rod found, marking an angle point of said S.P.J.S.T. tract, for the southeast corner of this tract;

THENCE: **S 68°36'15" W, 582.42 feet** with the north line of said S.P.J.S.T. tract and into and across said Seggern tract to a 1/2 inch iron rod found, marking the northwest corner of said S.P.J.S.T. tract, also marking the northeast corner of Grace Place, said plat recorded in Cabinet G, Slide 319, Plat Records, Williamson County, Texas, for an angle point of this tract;

THENCE: **S 67°59'43" W, 269.17 feet** with the north line of said Grace Place and into and across said Seggern tract to a 1/2 inch iron rod found, marking an angle point of said Grace Place, also marking the southeast corner of Lot 1, out of RCNT Subdivision, said plat recorded in Cabinet DD, Slide 287, of said Plat Records, also marking an angle point of said Seggern tract, for the southwest corner of this tract, from which a 1/2 inch iron rod found, marking the northwest corner of said Grace Place, also marking the northeast corner of a tract conveyed to RCT Holdings, LLC – Old Granger Road Series, by deed recorded in Document No. 2016044878, of said Official Public Records, bears S 68°56'12" W, 17.05 feet;

THENCE: **N 21°35'38" W,** with the east line of said Lot 1 and the west line of said Seggern tract at 134.92 feet passing a 1/2 inch iron rod found, marking the northeast corner of said Lot 1, also marking the southeast corner of Lot 2 out of said Grace Place, from which an x found in concrete, marking the northwest corner of said Lot 1, also marking the southwest corner of said Lot 2, bears S 68°40'40" W, 195.61 feet, continuing with the east line of said Lot 2 and with the west line of said Seggern tract in all **391.22 feet** to a point in the south line of Highland Drive as dedicated in Volume 562, Page 97, marking the northeast corner of said Lot 2, for an angle point of said Seggern tract and this tract, from which a 60D nail found, marking the northwest corner of said Lot 2, bears S 68°28'43" W, 195.13 feet;

EXHIBIT "B"

FIELD NOTES
JOB NO. 221385
DATE: SEPTEMBER 22, 2022
PAGE 2 OF 3 Field notes to accompany exhibit.

THENCE: **N 68°28'43" E, 273.81 feet** with the south line of said Highland Drive and the east-west running west line of said Seggern tract to a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the southeast corner of said Highland Drive, for an angle point of said Seggern tract and this tract;

THENCE: **N 21°37'27" W, 230.19 feet** in part with the east line of said Highland Drive and the east line of a tract conveyed to Martin E. Kerlin, by deed recorded in Volume 517, Page 310, of said Deed Records, and with the west line of said Seggern tract to a concrete monument found, marking the northeast corner of said Kerlin tract, also marking the southeast corner of a tract conveyed to the Taylor Church of Christ, by deed recorded in Volume 1278, Page 935, of said Official Records, also marking the southwest corner of Basler Electric Company, said plat recorded in Cabinet O, Slide 137, of said Plat Records, also marking an angle point of said Seggern tract, for the northwest corner of this tract, from which a concrete monument found, marking the northwest corner of a tract conveyed to Martin E. Kerlin, by deed recorded in Volume 490, Page 34, of said Deed Records, also marking the southwest corner of said Taylor Church of Christ tract, bears S 68°22'33" W, 452.96 feet

THENCE: **N 68°03'51" E, 515.60 feet** with the south line of said Basler Electric Company tract and into and across said Seggern tract to a 1/2 inch iron rod with orange cap stamped "BLB RPLS 4249" found, marking the southeast corner of said Basler Electric Company tract, also marking the southwest corner of said City of Taylor tract, for an angle point of this tract, from which a 1/2 inch iron rod with orange cap stamped "BLB RPLS 4249" found, marking the northeast corner of said Basler Electric Company tract, also marking an angle point of said City of Taylor tract, bears N 21°39'03" W, 840.20 feet;

THENCE: **N 68°23'34" E, 60.38 feet** with the south line of said City of Taylor tract and into and across said Seggern tract to the Point of Beginning.

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

STATE OF TEXAS
REGISTERED
KENNETH LOUIS CRIDER
5624
PROFESSIONAL
LAND SURVEYOR

10-4-22

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
TBPLS FIRM No. 10056200

EXHIBIT "C"

FIELD NOTES
JOB NO. 221385
DATE: SEPTEMBER 22, 2022
PAGE 1 OF 3 Field notes to accompany exhibit.

26.80 ACRES
Being 26.80 acres of land, more or less, out of the John Pharrass Survey, Abstract No. 495, Williamson County, Texas, being a portion of that tract conveyed to Wallace Seggern, by deed recorded in Volume 530, Page 746, Deed Records, Williamson County, Texas, as surveyed on the ground by Texas Land Surveying, Inc. on September 15th, 2022, and further described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found in the north line of Highland Drive, marking the southeast corner of a tract conveyed to 201 Highland – Taylor LLC, by deed recorded in Document No. 2006098849, Official Public Records, Williamson County, Texas, for the southwest corner of this tract, from which a 1/2 inch iron rod found, marking the southwest corner of said 201 Highland – Taylor LLC tract, bears S 68°25'10" W, 517.40 feet;

THENCE: **N 21°49'55" W, 334.02 feet** with the east line of said 201 Highland – Taylor LLC tract and into and across said Seggern tract to a 1/2 inch iron rod found, marking the northeast corner of said 201 Highland – Taylor LLC tract, for an angle point of this tract;

THENCE: **S 68°52'41" W, 178.01 feet** with the north line of said 201 Highland – Taylor LLC tract and into and across said Seggern tract to a 5/8 inch iron rod found, marking the southeast corner of the Taylor Plaza Subdivision Replat No. 2, said plat recorded in Document No. 2022035278, of said Official Public Records, for an angle point of this tract, from which a 1/2 inch iron rod found, marking the southwest corner of said Taylor Plaza Subdivision Replat No. 2, bears S 68°18'05" W, 730.60 feet;

THENCE: **N 21°34'01" W,** with the east line of said Taylor Plaza Subdivision Replat No. 2 and into and across said Seggern tract at 328.40 feet passing a 1/2 inch iron rod found, marking the northeast corner of said Taylor Plaza Subdivision Replat No. 2, also marking the southeast corner of the Resubdivision of Lot 1 of Taylor Plaza, said plat recorded in Cabinet EE, Slide 11, Plat Records, Williamson County, Texas, from which a magnail with flasher found in parking lot, marking the northwest corner of said Taylor Plaza Subdivision Replat No. 2, also marking the southwest corner of said Resubdivision of Lot 1 of Taylor Plaza, bears S 68°23'43" W, 569.74 feet, continuing with the east line of said Resubdivision of Lot 1 of Taylor Plaza and into and across said Seggern tract at 897.66 feet passing a 1/2 inch iron rod with pink cap stamped "TLS" set, marking the northeast corner of said Resubdivision of Lot 1 of Taylor Plaza, from which a 1/2 inch iron rod with illegible yellow cap found in the west line of said Seggern tract, marking the northwest corner of said Resubdivision of Lot 1 of Taylor Plaza, bears S 68°21'06" W, 730.13 feet, continuing into and across said Seggern tract in all **1175.67 feet** to a 1/2 inch iron rod with pink cap stamped "TLS" set in the south line of a tract conveyed to Nolin N. Werchan, et ux, by deed recorded in Volume 530, Page 706, of said Deed Records and the north line of said Seggern tract, for the northwest corner of this tract, from which a 1/2 inch iron rod found, marking the northwest corner of said Seggern tract, also marking the southwest corner of said Werchan tract, bears S 68°34'10" W, 731.05 feet;

EXHIBIT "C"

FIELD NOTES
JOB NO. 221385
DATE: SEPTEMBER 22, 2022
PAGE 2 OF 3 Field notes to accompany exhibit.

THENCE: **N 68°34'10" E, 791.36 feet** with the south line of said Werchan tract and the north line of said Seggern tract to braided wire found in the west line of the MK&T Railroad, marking the southeast corner of said Werchan tract, for the northeast corner of said Seggern tract and this tract, from which braided wire found, marking the northeast corner of said Werchan tract, bears N 24°32'56" W, 435.29 feet;

THENCE: **S 24°42'38" E, 1511.05 feet** with the west line of said MK&T Railroad and the east line of said Seggern tract to a 1/2 inch iron rod found, marking the northeast corner of said Highland Drive, for the southeast corner of this tract, from which a 1/2 inch iron rod found, marking the southeast corner of said Highland Drive, also marking the northeast corner of a tract conveyed to Carpenter, LLC, by deed recorded in Volume 2492, Page 38, Official Records, Williamson County, Texas, bears S 23°27'04" E, 59.77 feet;

THENCE: **S 68°25'37" W, 503.74 feet** with the north line of said Highland Drive and into and across said Seggern tract to a 1/2 inch iron rod found, marking the southeast corner of the Watson Subdivision, said plat recorded in Cabinet FF, Slide 209, of said Plat Records, for an angle point of this tract;

THENCE: **N 21°34'50" W,** with the east line of said Watson Subdivision and into and across said Seggern tract at 160.12 feet passing a 1/2 inch iron rod found, continuing in all **230.09 feet** to a 1/2 inch iron rod with illegible yellow cap found, marking the northeast corner of said Watson Subdivision, for an angle point of this tract;

THENCE: **S 68°25'29" W, 130.24 feet** with the north line of said Watson Subdivision and into and across said Seggern tract to a 1/2 inch iron rod with yellow cap stamped "VARA" found, marking the northwest corner of said Watson Subdivision, for an angle point of this tract;

THENCE: **S 21°38'54" E, 230.24 feet** with the west line of said Watson Subdivision and into and across said Seggern tract to a 1/2 inch iron rod with pink cap stamped "TLS" set in the north line of Highland Drive, marking the southwest corner of said Watson Subdivision, for an angle point of this tract;

THENCE: **S 68°15'23" W, 60.97 feet** with the north line of said Highland Drive and into and across said Seggern tract to the Point of Beginning.

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

9-22-

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

STATE OF TEXAS
REGISTERED
KENNETH LOUIS CRIDER
5624
PROFESSIONAL
LAND SURVEYOR

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

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2024041514

Pages: 10 Fee: $57.00
05/24/2024 03:20 PM
MGOLDEN



Nancy E. Rister, County Clerk
Williamson County,Texas



The Foundry

NEIGHBORHOOD PLAN PZ-2024-2217 | SEPTEMBER 30

Table of Contents

01 EXISTING CONDITIONS

Regional Context Map 2
Site in Context 3
Future Land Use 4
Place Type 5
Growth Sectors 6
Thoroughfare Plan 7
Tree and Slope Analysis 8
Place Types in Context 9

02 REGULATING PLAN

Design Plan in Context 10
Design Plan 11
Regulating Plan in Context 12
Regulating Plan 13
Proposed Transportation Plan 14
Streets Plan 15
Fire Apparatus Access Diagram 16
Thoroughfare Plan Types 17
CIVIC SPACE 18
Frontage Type Precedents 19

Regional Context Map

The Foundry is an approximately 10-acre site connected to N. Main Street and approximately 1.25 miles from the heart of Downtown Taylor.



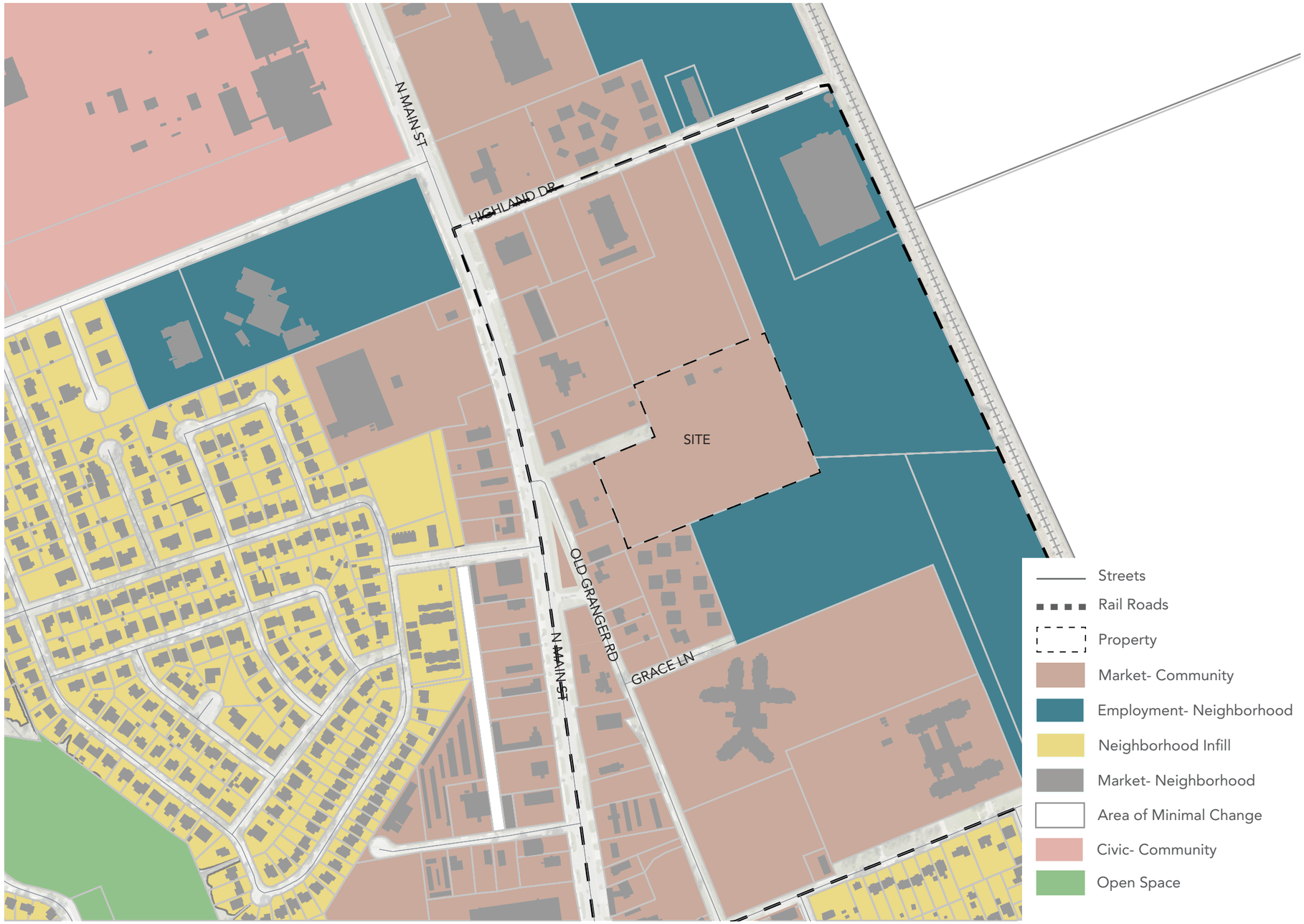
Site in Context

The Foundry is located one block off of Main Street and is not currently served by improved streets.
The Foundry will contribute to establishing a block network east of Main Street consistent with the traditional block network in Taylor.



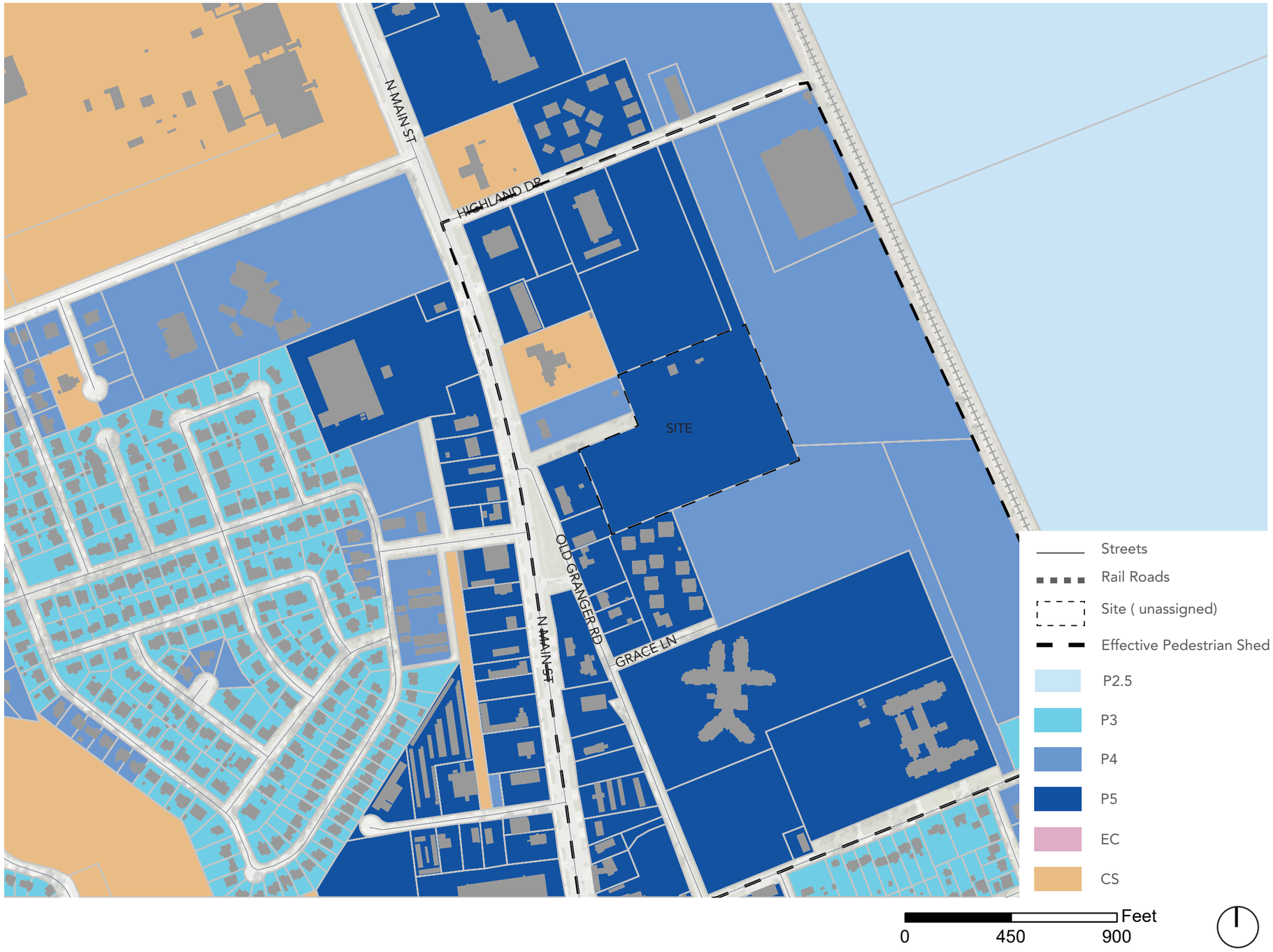
Future Land Use

The Foundry is located in the Market Community Center. The Market Community Center is a medium sized center intended for walkable mixed use development.



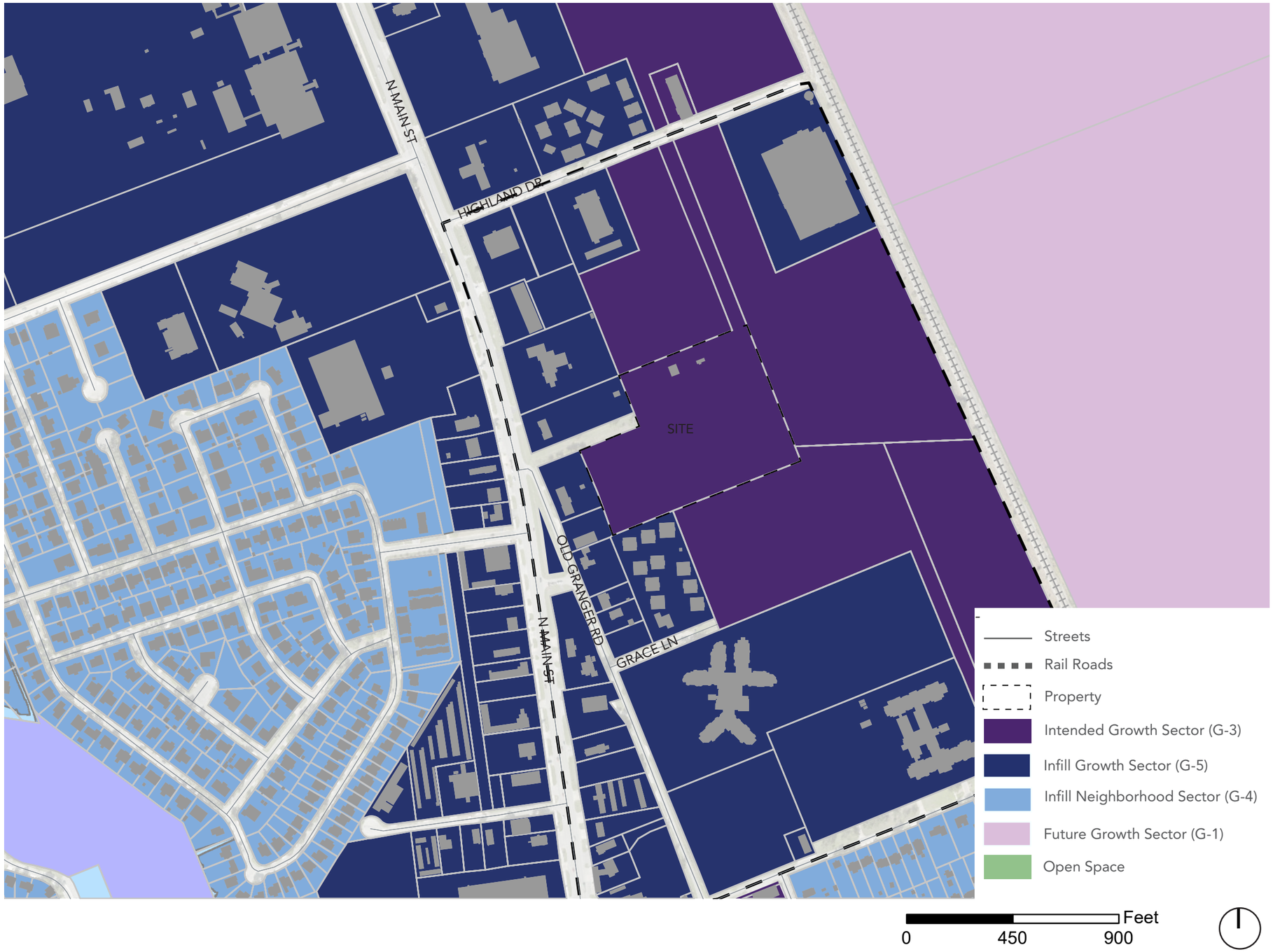
Place Type

The Foundry is currently located in the P5 place type. As a site over 2.5-acres in size the project is subject to the neighborhood plan process and will be assigning place types through an adopted regulating plan.



Growth Sectors

The Foundry is currently located in the Intended Growth Sector (G3). The Intended Growth Sector consists of areas with access to existing or planned transportation / infrastructure and are on the periphery of existing developed areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.



Thoroughfare Plan

The Foundry is well connected into the City of Taylor Thoroughfare plan including a proposed neighborhood avenue, and a connection to Main Street (an existing Community Boulevard and proposed Multimodal Corridor). The Foundry will be extending the existing block network to create new opportunities for infill development in close proximity to downtown.



Notes

① Undeveloped ROW

Tree and Slope Analysis

The Foundry is relatively flat. Existing trees largely consist of Hackberrys planted along property lines. No floodplain exists on the site.

Tree #	Species	Size
5000	Hackberry	9″
5001	Mulberry	47″
5002	Hackberry	12″
5003	Hackberry	8″
5004	Hackberry	8″
5005	Hackberry	10″
5006	Hackberry	9″
5007	Hackberry	9″
5008	Pecan	23″
5009	Pecan	20″
5010	Hackberry	8″
5011	Pecan	23″
5012	Hackberry	10″
5013	Pecan	14″
5014	Hackberry	31″
5015	Hackberry	17″
5016	Pecan	25″
5017	Hackberry	33″
5018	Hackberry	9″
5019	Hackberry	10″
5020	Hackberry	15″
5021	Pecan	32″

Tree #	Species	Size
5022	Hackberry	20″
5023	Hackberry	33″
5024	Live Oak	37″
5025	Hackberry	9″
5026	Hackberry	11″
5027	Hackberry	11″
5028	Hackberry	8″
5029	Hackberry	15″
5030	Hackberry	10″
5031	Hackberry	19″
5032	Hackberry	9″
5033	Hackberry	9″
5034	Hackberry	11″
5035	Hackberry	9″
5036	Hackberry	10″
5037	Hackberry	8″
5038	Hackberry	12″
5039	Hackberry	9″
5040	Hackberry	9″
5041	Hackberry	9″
5042	Hackberry	17″
5043	Hackberry	8″



Place Types in Context

The Foundry is proposing a Traditional Neighborhood Development. Based on the pedestrian shed analysis there is a deficit of P4 and CS within the effective pedestrian shed.

Place Types	Existing (acres)	Assumed (acres)	Total (%)	TND Target (%)
P3	1.2 AC	12.4 AC	10.6%	10 - 30%
P4	9.3 AC	30.9 AC	31.3%	40 - 60%
P5	41.3 AC	12.4 AC	41.9%	10 - 30%
CS	2.9 AC	6.2 AC	7.1%	10%
Unassigned	11.7 AC	0 AC	9.1%	-
Total	66.4 AC	61.9 AC	100%	

Existing Acres are based on currently assigned Place Types for developed properties. Assumed acres are made up of any undeveloped property greater than 2.5 acres where a neighborhood plan will be required prior to development. This analysis assumes that these properties will redevelop under the midpoint of the Target TND percentages. The project site and internal street rights-of-way have been classified as unassigned.

The purpose of this page is to establish the target values for comparison to the values proposed in the Neighborhood Plan.

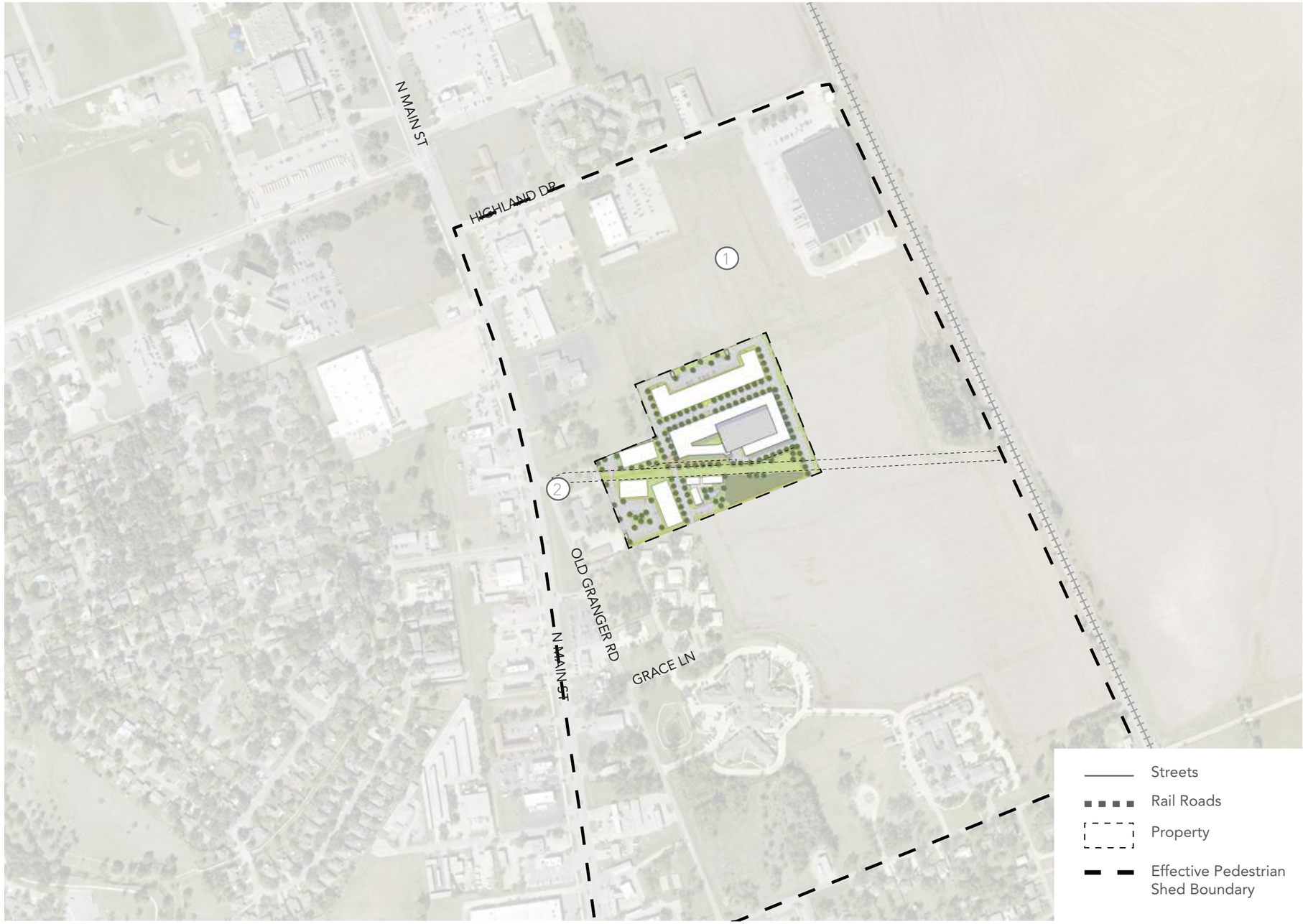


Design Plan in Context

The Foundry has been thoughtfully designed to integrate into the surrounding development framework.

Notes

1	A second point of ingress and egress for fire department purposes only will be constructed to connect the project to Highland Dr.
2	The project will coordinate with the City and TxDOT to ensure a safe connection where these three roads and the path intersect.



Design Plan

Program and Key Design Elements

Program - Overall Site	
Units	321
Parking	542
Civic Space	2.3 acres

Program by Block

Description	A	B	C	D	E	Total
Multifamily Units (4-story)	123	126	--	--	--	249
Multifamily Units (3-story)	--	--	--	48	24	72
Amenity Center Square Feet	--	--	6,500	--	--	6,500
Parking (Structure)	--	291	--	--	--	291
Parking (Surface)	55	--	8	68	13	144
Parking (Street)	32	42	2	7	24	107

Key Design Elements

1. A raised table may be incorporated to provide a safe and walkable crossing and extend into the site where the fire lane is used as a plaza space.
2. The project will coordinate with the City and TxDOT to ensure a safe connection to Main Street.
3. Private Indoor amenity space is provided adjacent to the pool and courtyard.
4. Temporary fire department access will be provided until these properties redevelop and this ROW is built to street standards.
5. These Thoroughfares are intended to connect to the adjoining property at the locations shown, exact location to be coordinated with the owner of the adjoining property.
6. A bridge above the ROW connects the parking garage in Block B to the Building in Block A.
7. The building in block E is slightly rotated to create a view of the 4-stroy building where a prominent corner treatment and amenity center is included.



Regulating Plan in Context

The Foundry is bringing this Pedestrian Shed further into compliance with the Development Code.

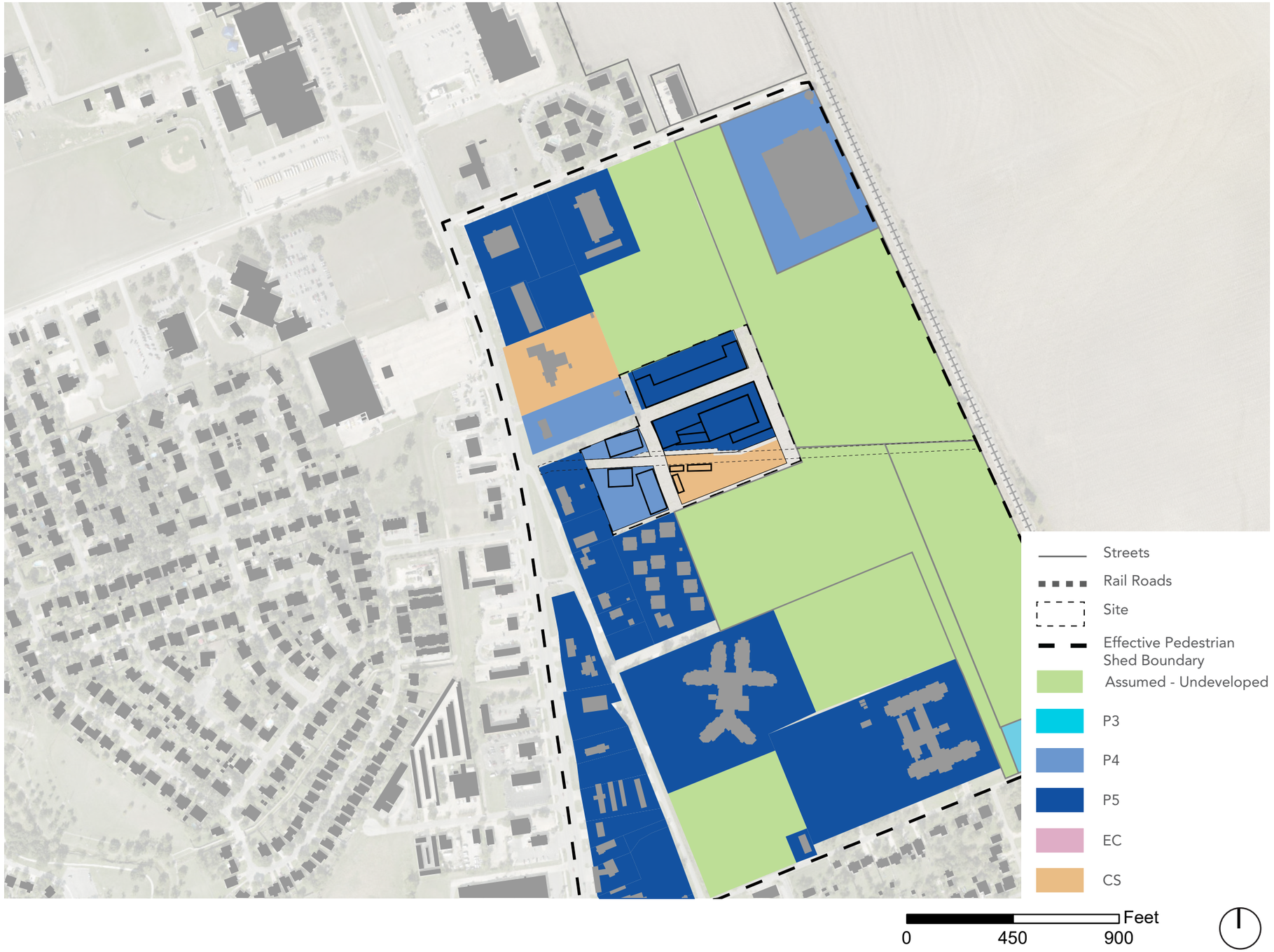
Place Types	Existing (acres)	Assumed (acres)	Foundry	Total (%)	TND Target (%)
P3	1.2 AC	12.4 AC	0 AC	10.6%	10 - 30%
P4	9.3 AC	30.9 AC	2.0 AC	32.9%	40 - 60%
P5	41.3 AC	12.4 AC	4.0 AC	45.0%	10 - 30%
CS	2.9 AC	6.2 AC	1.9 AC	8.6%	10%
ROW	1.7 AC	0 AC	2.4 AC	3.2%	-
Total	56.4 AC	61.9 AC	10 AC	100%	

When comparing allocations of Place Type Zones in the pedestrian shed before and after The Foundry the following observations are made.

1. The percentage of P3 is within the target range.
2. The percentage of P4 is less than the target range. The Foundry brings it closer to compliance with a shift from 31.3% to 32.9%
3. The percentage of P5 is greater than the target range. The Foundry increases the percentage from 41.9% to 45%. Large pre-existing P5 tracts that are non-conforming and likely to redevelop are a contributing factor to this discrepancy.
4. The percentage of CS is below the target range. The Foundry brings it closer to compliance with a shift from 7.1% to 8.6%.

General Standards

1. A Warrant to Section 3.6.1 is recommended based on the existing and planned Place Types within this pedestrian shed and the observations above.



Regulating Plan

Block	Lengths	Perimeter
A*	465,165,165	795'*
B	135';465';240';477'	1,317'
C	480';220';511';115'	1,326'
D*	255'; 200'; 275'	730'
E*	275'; 115'; 260'	650'

*Blocks A, D, and E are partial blocks.

Key Design Elements

1. Primary and Secondary frontages on Blocks A and B will include a private stoop frontage type with a fenced-in patio that interacts with the street. Examples are provided on Page 19 of this Neighborhood Plan.

General Standards

1. A Warrant for larger street lengths and block sizes is recommended to fit into existing development patterns and minimize crossings of the gas line easement.
2. A Warrant to Section 5.3.7 is recommended to allow buildings in P5 to be glazed with clear glass, not less than twenty percent (20%) of the first story to accommodate residential development at the ground floor.
3. A Warrant to Section 5.3.6 is recommended to allow a stoop frontage that is not elevated above the sidewalk where accessibility requirements and / or existing grades prevent elevation of the stoop.
4. A Warrant to Section 5.3.7 is recommended to not require the building in Block E to be parallel to the frontage line in order to accentuate a prominent corner on the 4-story building in Block B.
5. A Warrant to Section 4.3.5, 5.2 to allow a block scale building in Block D.W



Proposed Transportation Plan

The Foundry is establishing a new block network consistent with traditional block networks in the City of Taylor while fitting in with the existing parcels and development patterns.

1	Where streets share a common property lines half streets will be constructed.
2	New streets have been placed to best facilitate future extensions.
3	Planned Neighborhood Avenue has been relocated to align with existing right-of-way and shift away from the railroad to better facilitate future development.
4	Trails are planned to align with an existing gas line easement and along the southern property boundary to facilitate a walkable block network while respecting existing development patterns.



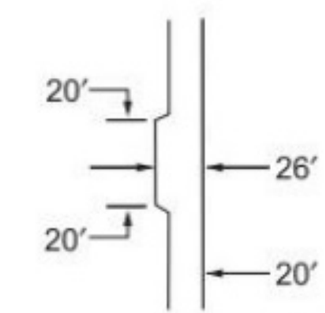
Streets Plan



Fire Apparatus Access Diagram

Fire Apparatus Access Notes

1.	Applicants understanding of the relevant standards from these fire apparatus access notes to be confirmed by the City of Taylor.
2.	Buildings 30 feet tall or greater: • Fire Apparatus Access Roads shall be 26 feet clear minimum. • Fire Apparatus Access Roads shall be between 15 and 30 feet from the building. • Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
3.	All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet.
4.	All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
5.	Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders (see graphic below).



MINIMUM CLEARANCE AROUND A FIRE HYDRANT

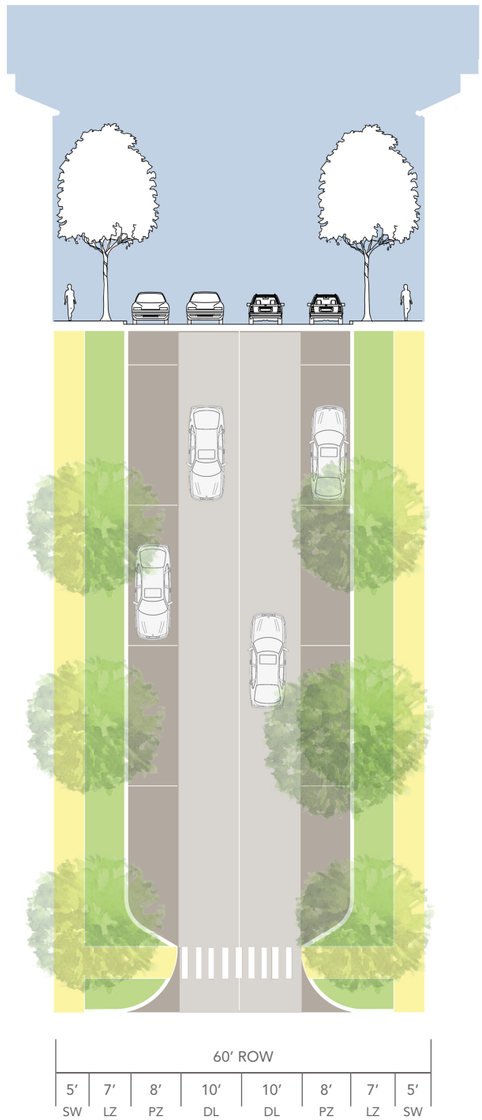


Thoroughfare Plan Types

All streets except the Path are designed with the following standards.

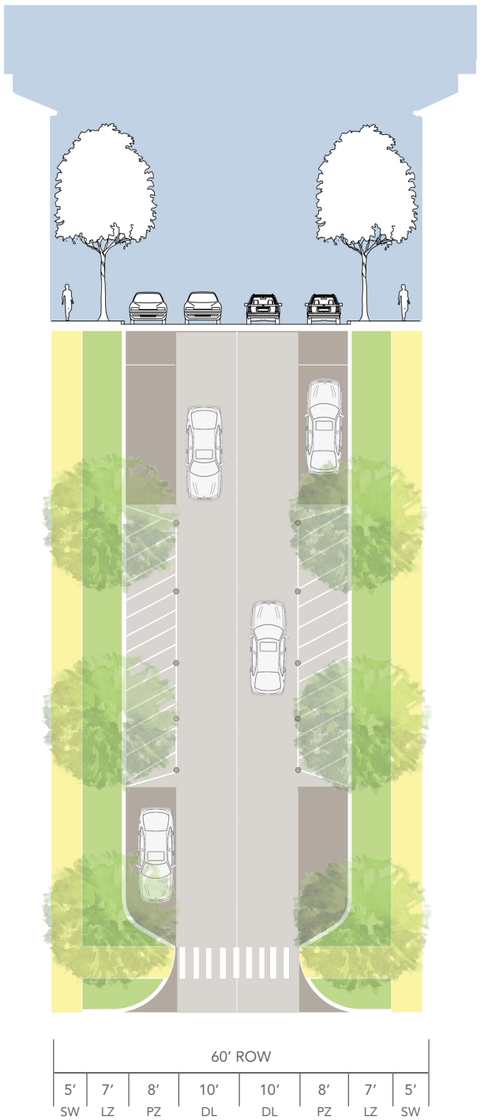
Movement	Slow Movement
Traffic Lanes	Two-way
Curb Radius	12′
Curb Type	Header Curbs
Planter Type	Tree Lawn
Landscape Type	Typically spaced 30′ on-center. May be clustered when adjacent to civic space.

60′ Right of Way

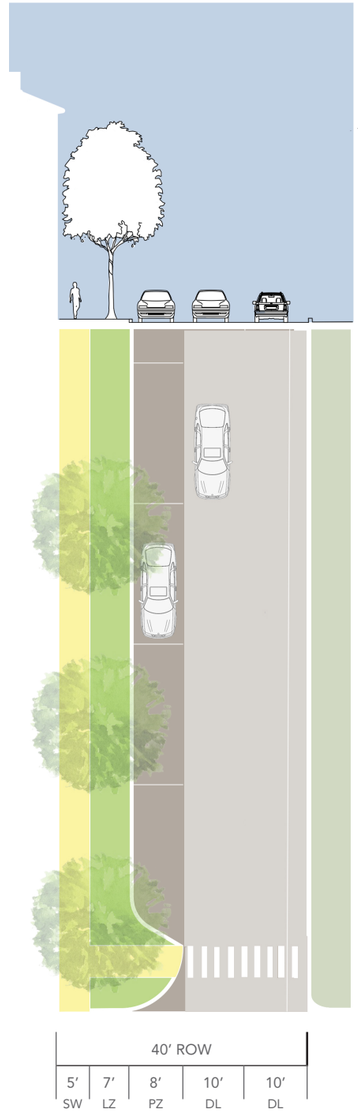


60′ Right of Way

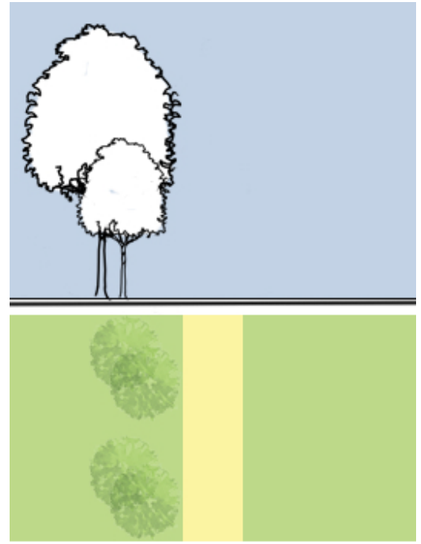
26′ Fire Access



40′ Right of Way



40′ Path



CIVIC SPACE

The Foundry has included approximately 2.1 acres of Civic Space. The equivalent of 21% of this 10-acre tract.

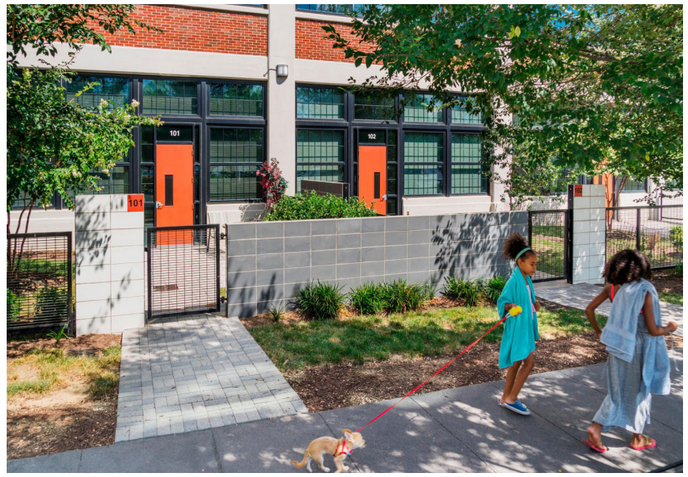
All Civic Space will be owned, operated, and maintained by the developer. The character of each space is described below.

	Character
1	This space is designed as a dual purpose space accommodating both detention and more passive amenities such as a lawn with soccer goal and trails surrounding.
2	A trail with a path runs through the middle of the site and connects all civic spaces to Main Street, a proposed multi modal street that leads to downtown Taylor.
3	A Plaza space acts as an extension of the streetscape.

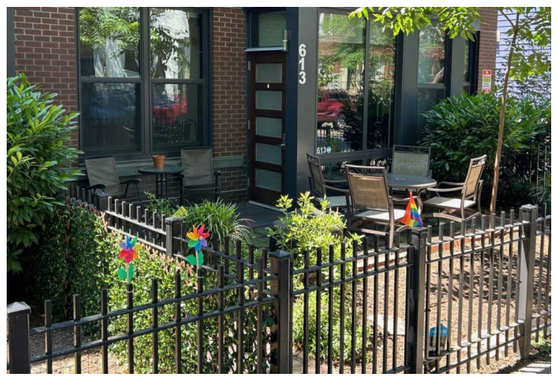


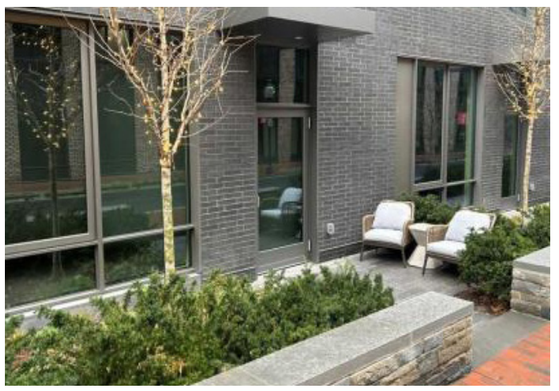
Frontage Type Precedents













PZ-2024-2217

Neighborhood Plan
The Foundry

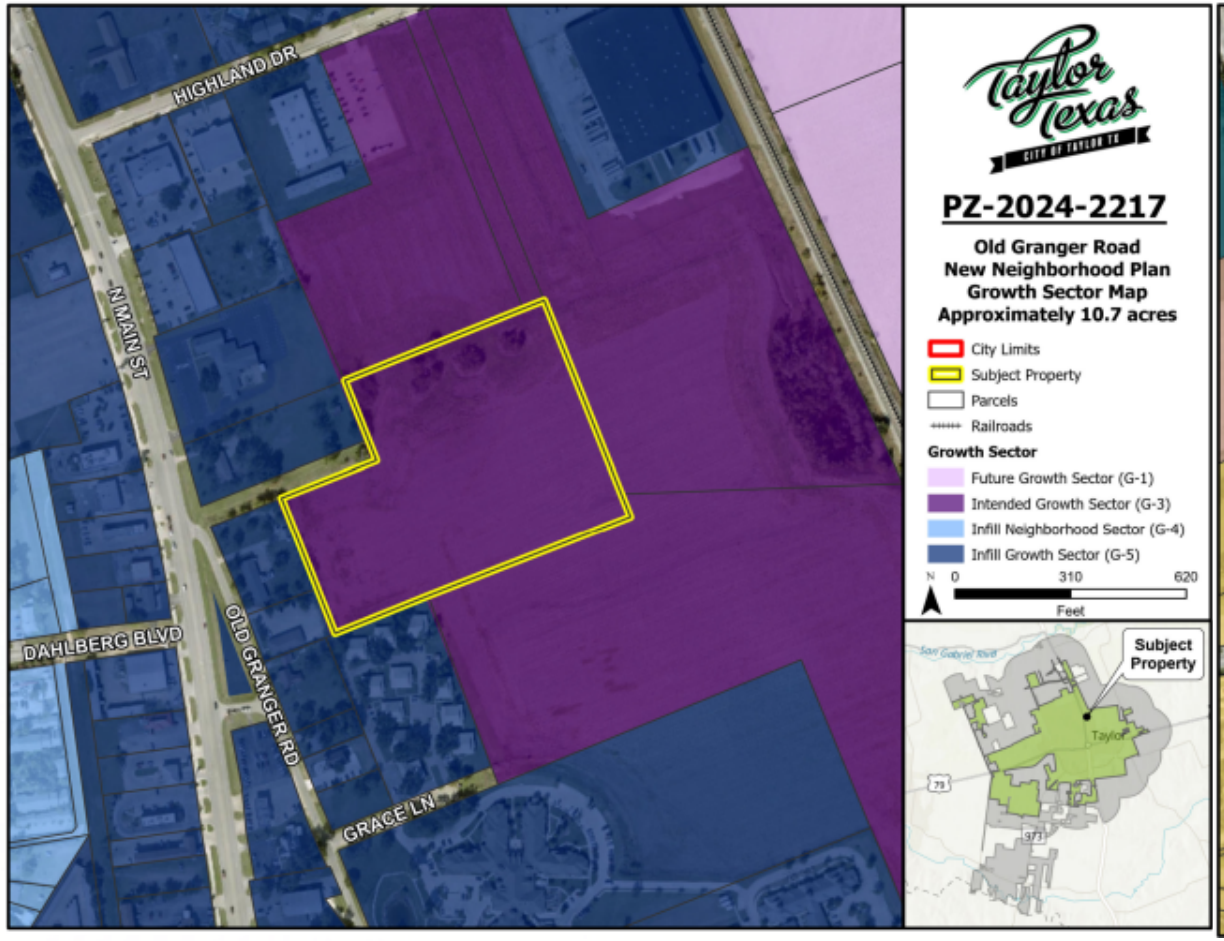
Development Process

1. **Comprehensive Plan Amendment** – Changes to the Growth Sector, Future Land Use, or Transportation Master Plan. Can also be actions to amend the Comp. Plan to fulfill an Implementation Strategy.
2. **Plan and/or Place Type Designation** – Projects 2.5 acres and greater will go through an Employment Center, Neighborhood, or Infill Neighborhood Plan to layout new Centers or Neighborhoods and allocate Place Type Zoning Districts.
3. **Preliminary Plat** – Division of land into lots (identifying lot boundaries, streets, easements, etc.).
4. **Subdivision Improvement Plans** – Public Infrastructure Plans (Water, Sewer, Drainage).
5. **Final Plat** To be recorded after approved and accepted infrastructure improvements.
6. **Site Development Plans** – Engineered or surveyed drawings depicting proposed development on a lot(s).
7. **Building Permit** - Layout of building(s) on lot(s) and detailed construction drawings.

Location Map



Growth Sector & Future Land Use Maps



Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2217

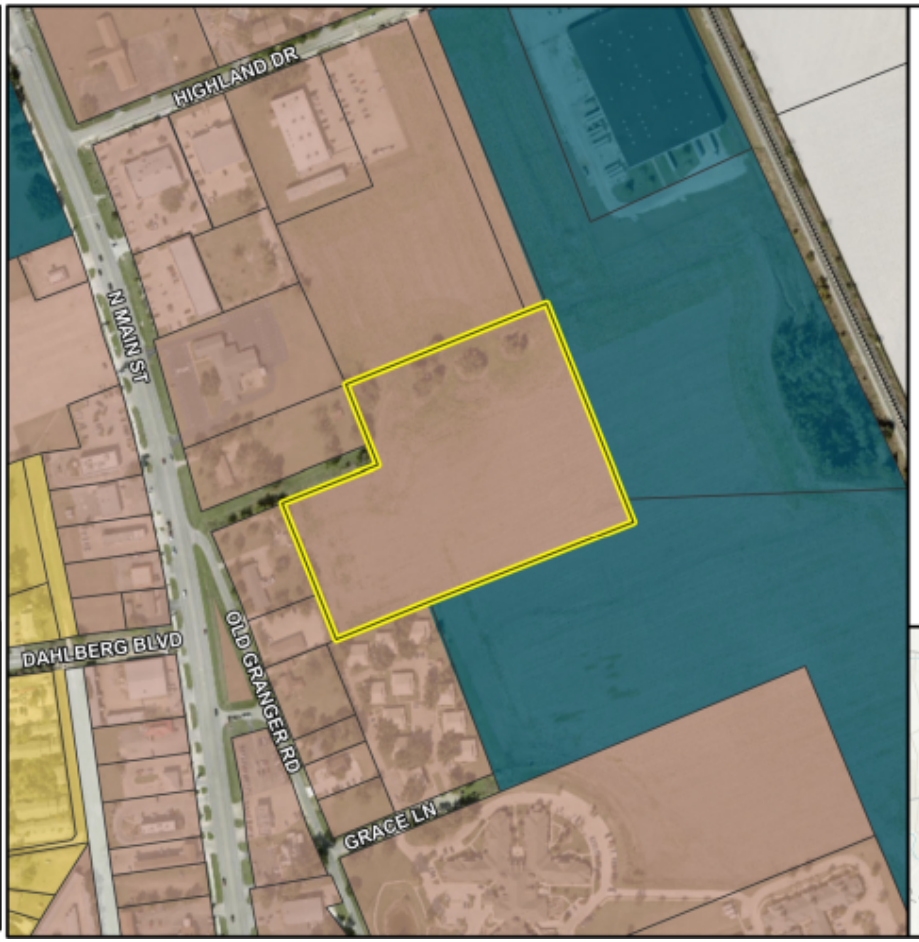
Old Granger Road
New Neighborhood Plan
Growth Sector Map
Approximately 10.7 acres

- City Limits
- Subject Property
- Parcels
- Railroads

Growth Sector

- Future Growth Sector (G-1)
- Intended Growth Sector (G-3)
- Infill Neighborhood Sector (G-4)
- Infill Growth Sector (G-5)

N 0 310 620
Feet



Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2217

Old Granger Road
New Neighborhood Plan
Future Land Use Map
Approximately 10.7 acres

- City Limits
- Subject Property
- Parcels
- Railroads

Future Land Use

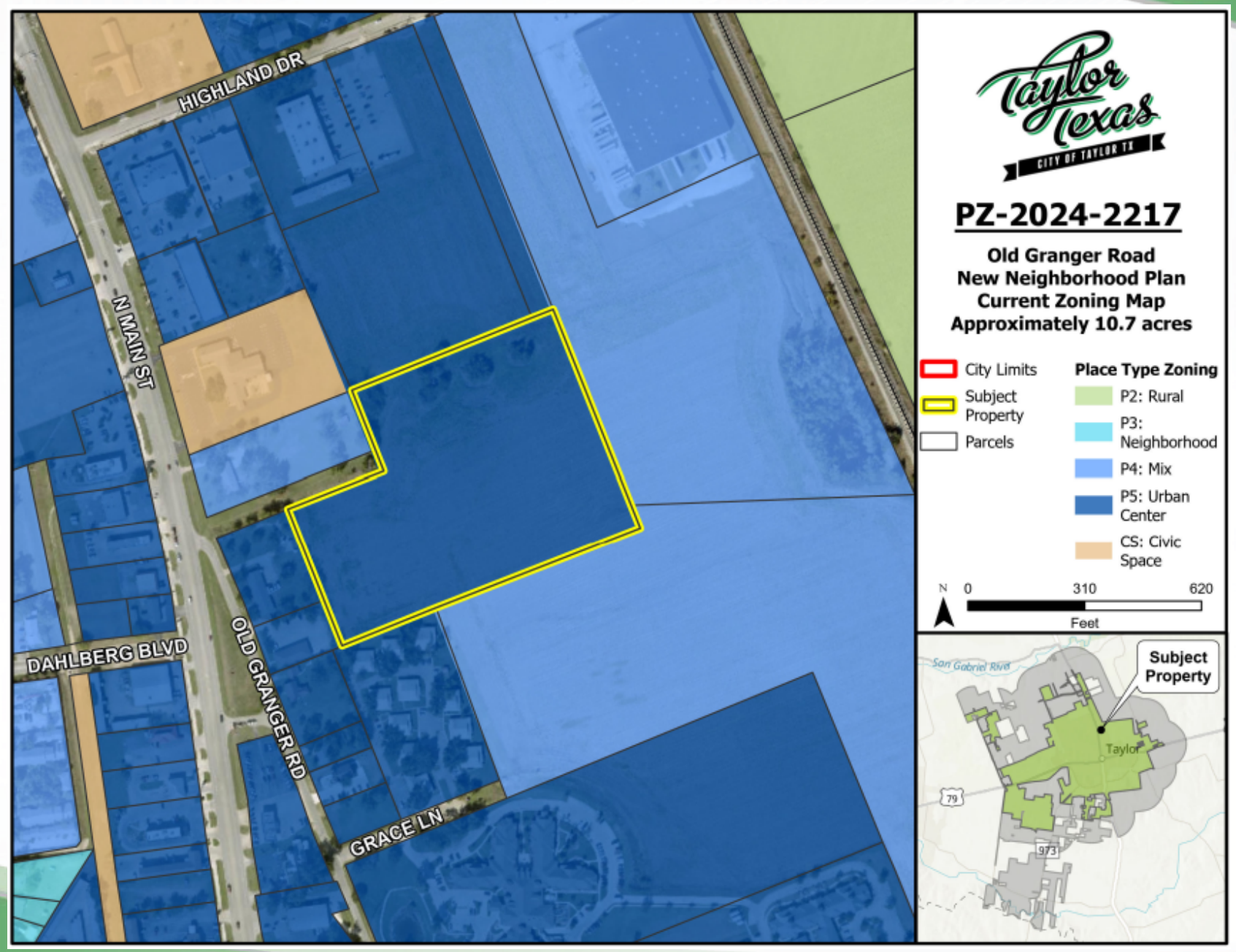
- Area of Minimal Change
- Neighborhood Infill
- Employment: Neighborhood
- Market: Community

N 0 310 620
Feet

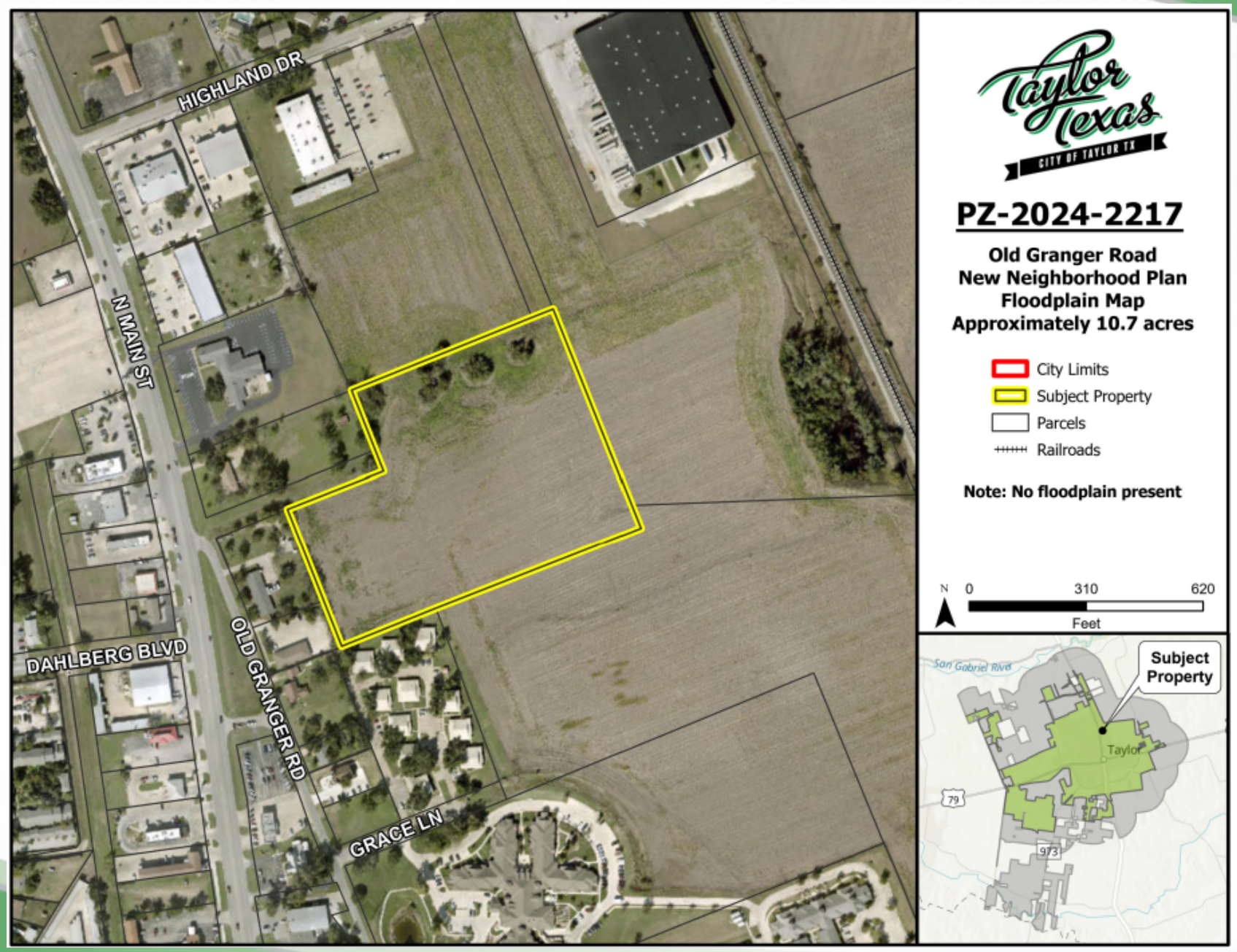


Taylor Texas
CITY OF TAYLOR TX

Existing Zoning Map



Floodplain Map



Regulating Plan



General Standards

1. A Warrant for larger street lengths and block sizes is recommended to fit into existing development patterns and minimize crossings of the gas line easement.
2. A Warrant is recommended for the parking area for buildings in Block D to exceed 1.5 times the building footprint.
3. A Warrant is recommended in Block E to allow a reduction in the facade build-out and surface parking in the second layer to accommodate the gas line easement. Parking will be screened from the ROW by landscaping.
4. A Warrant is recommended to allow buildings in P5 to be glazed with clear glass, not less than twenty percent (20%) of the first story to accommodate residential development at the ground floor.

Illustrative Master Plan



Key Design Elements

1. A raised table may be incorporated to provide a safe and walkable crossing at the intersection between the path and street section.
2. The project will coordinate with the City and TxDOT to ensure a safe connection where these three roads and the path intersect.
3. Private Indoor amenity space is provided adjacent to the pool and courtyard.
4. Temporary fire department access will be provided until these properties redevelopment and this ROW is built to street standards.
5. These Thoroughfares are intended to connect to the adjoining property at the locations shown, with the exact location of that connection to be coordinated with the owner of the adjoining property.
6. The fire lane is flush with the top of the table and the ground level so that it may be used as a patio or plaza as part of the amenity areas.

Proposed Warrants/Variances

i. A Warrant is recommended to allow a lower ratio of P3, P4, and CS within the effective pedestrian shed. The Foundry has added to the ratio of CS and P4 by designating more than 10% as Civic Space and adding to the ratio of P4. Given the high ratio of undeveloped land on the eastern quadrant of the Pedestrian Shed, allowing a higher ratio of P5 on this site will allow greater residential density and improve the viability of walkable commercial along Main Street for the whole Pedestrian Shed.

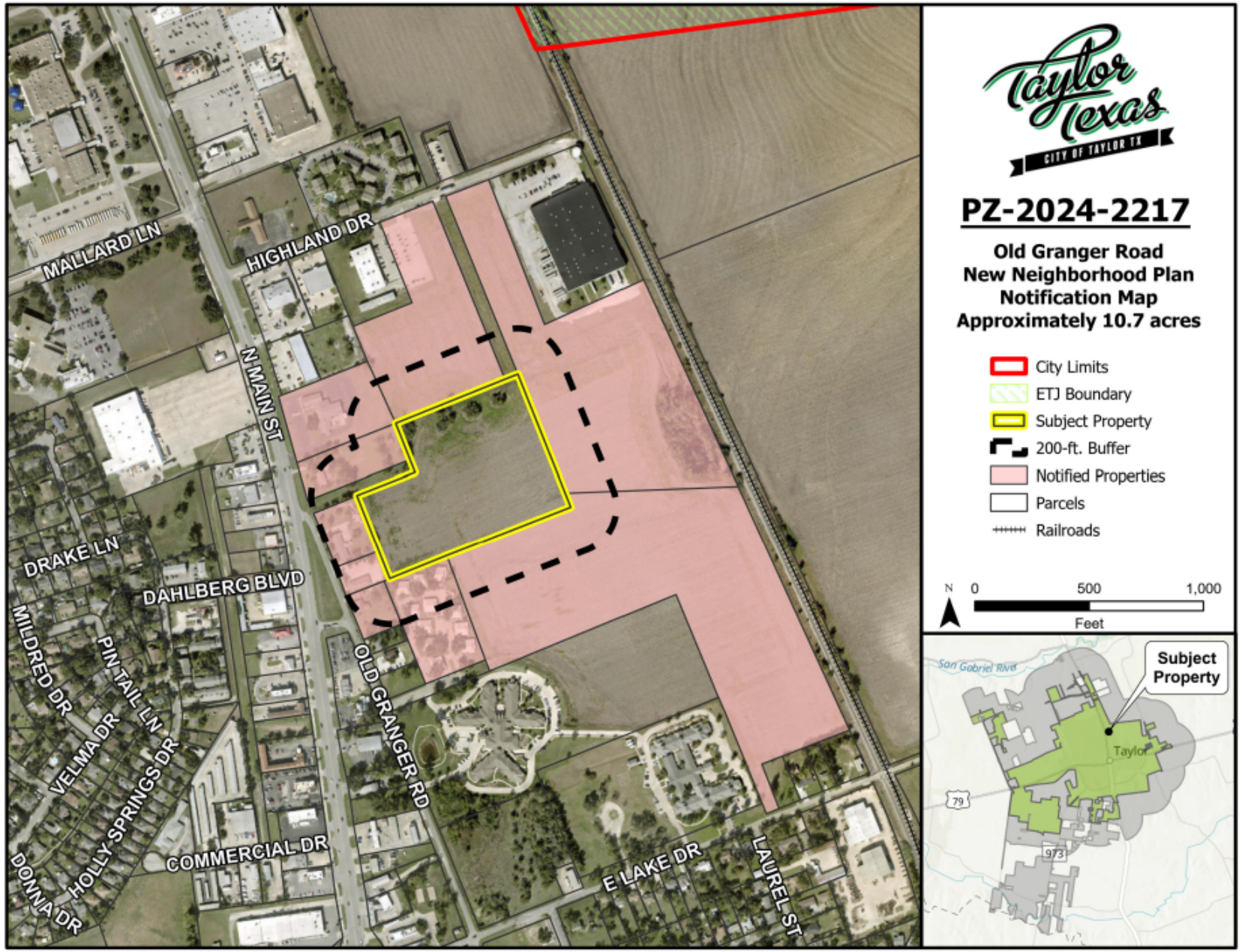
ii. A Warrant for larger street lengths and block sizes is recommended to fit into existing development patterns and minimize crossings of the gas line easement.

iii. A Warrant is recommended for the parking area for buildings in Block D to exceed 1.5 times the building footprint.

iv. A Warrant is recommended in Block E to allow a reduction in the facade build-out and surface parking in the second layer to accommodate the gas line easement. Parking will be screened from the ROW by landscaping.

v. A Warrant is recommended to allow buildings in P5 to be glazed with clear glass, not less than twenty percent (20%) of the first story to accommodate residential development at the ground floor.

Notification Map



Taylor Texas
CITY OF TAYLOR TX

PZ-2024-2217

Old Granger Road
New Neighborhood Plan
Notification Map
Approximately 10.7 acres

- City Limits
- ETJ Boundary
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels
- Railroads

N 0 500 1,000
Feet

- 11 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero responses in opposition or approval of the request from the notified parties.

Taylor Texas
CITY OF TAYLOR TX

THE FOUNDRY – NEIGHBORHOOD PLAN

NOVEMBER 12, 2024



LOCATION


W. LAKE DRIVE
OLD GRANGER RD
MAIN STREET
Dahlberg Blvd
10-ACRE SITE
95

DESIGN PLAN

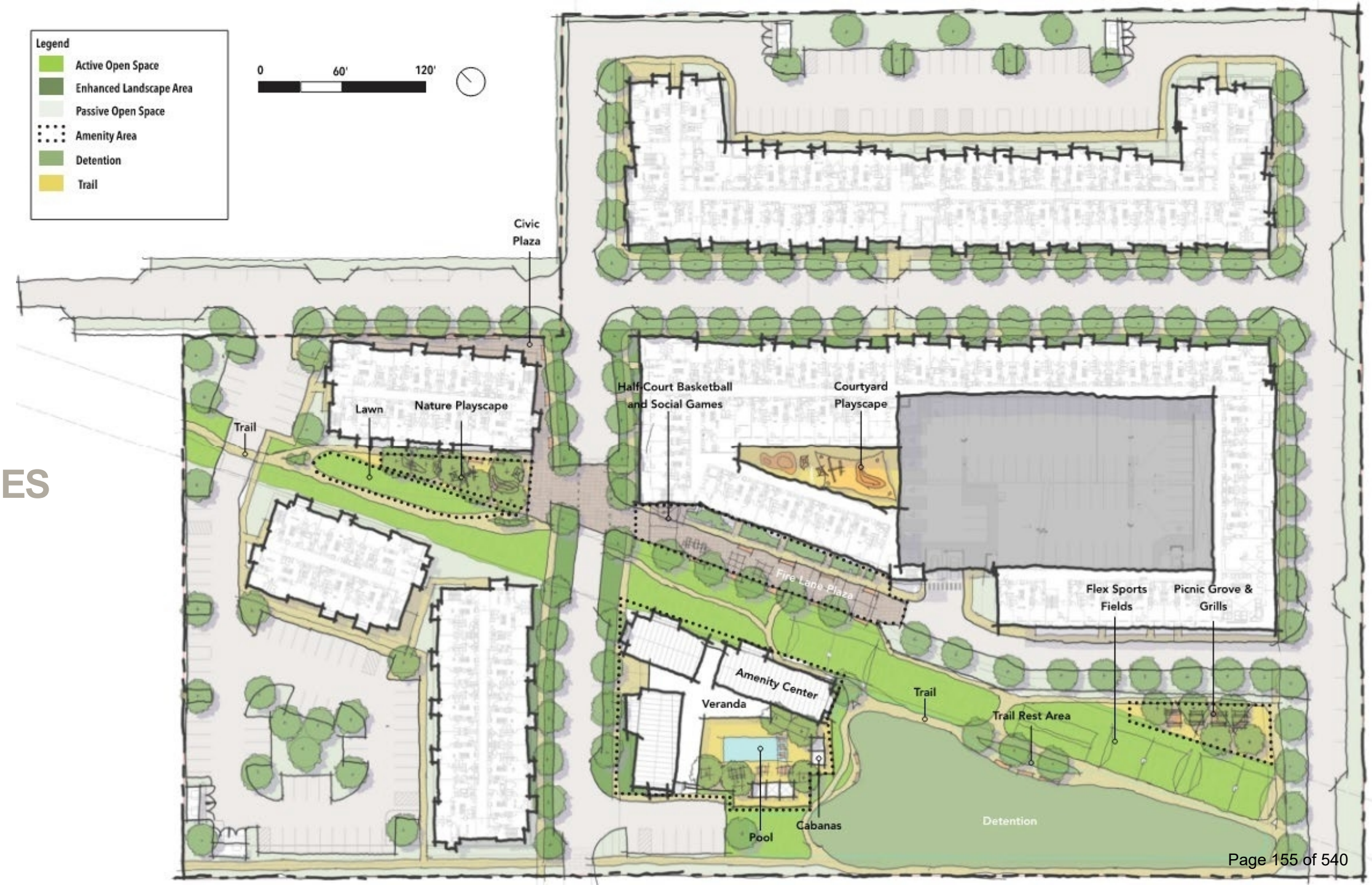
Program
Units: 321
Parking: 542 (1.65 per unit)
Civic / Amenity: 2.3–acres

Design Elements

1. Raised Table Intersection
2. Main St. Intersection
3. Amenity Spaces
4. Pedestrian Bridge
5. Trail Network along Easement



AMENITIES


Legend
Active Open Space
Enhanced Landscape Area
Passive Open Space
Amenity Area
Detention
Trail
0
60'
120'
Civic Plaza
Trail
Lawn
Nature Playscape
Half-Court Basketball and Social Games
Courtyard Playscape
Fire Lane Plaza
Flex Sports Fields
Picnic Grove & Grills
Amenity Center
Veranda
Trail
Trail Rest Area
Pool
Cabanas
Detention

STREET ACTIVATION















P&Z Recommendation

On November 12, 2024, the Planning and Zoning Commission voted to recommend **Approval** of the proposed Neighborhood Plan referred to as The Foundry with the stipulated warrants and variances.

City Council Meeting January 9, 2025 Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 4.

Agenda Title: **Consider approval of Resolution R25-01 Approving the City Investment Policy and Investment Strategy.**

Council Action to be Taken: Approve Resolution R25-01

Department Submitted: Finance

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE / DESCRIPTION

The purpose of Resolution R25-01 is to have the Council review and approve the City's Investment Policy and Strategy.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Chapter 2256 of the Government Code requires that Municipal Governments annually review and adopt an Investment Policy and Strategy.

The City's current Investment Policy and Strategy was initially presented to City Council by our investment advisor and approved by Council on January 11, 2018, and amended to change the maximum maturity of commercial paper on January 9, 2020. There have not been any substantial changes to the policy since. The policy and strategy is reviewed and approved annually as part of the consent agenda.

At this time, staff and our investment advisor are recommending that the policy and strategy remain the same and the only change to the Investment Policy and Strategy is to update the list of approved broker/dealers in Attachment A of the Investment Policy.

Approval of Resolution R25-01 will satisfy the annual review and approval requirements set forth in the Government Code.

3. PROS and CONS

PROS	CONS

• Policy clearly defines the investment and strategy guidelines in order to achieve the City's goals of safety, liquidity, diversification and yield • This investment policy satisfies the statutory requirements of the Public Funds Investment Act (Chapter 2256, Texas Government Code)	•

4. RECOMMENDATION

Staff has reviewed the current Investment Policy and Strategy and are recommending Council approve the policy with the updated broker/dealer list under Attachment A of the Policy.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Resolution R25-01, Investment Policy Attached

RESOLUTION NO. R25-01

A RESOLUTION REVIEWING AND ADOPTING REVISIONS TO THE INVESTMENT POLICY REGARDING FUNDS FOR THE CITY OF TAYLOR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in accordance with the Public Funds Investment Act, Chapter 2256, Texas Government Code, the City Council of the City of Taylor, Texas by resolution adopted an investment policy; and

WHEREAS, Section 2256.005, Tex. Gov't Code requires the City Council to review the investment policies and investment strategies not less than annually and to adopt a resolution stating the review has been completed and recording any changes made to either the investment policies or investment strategies.

WHEREAS, the previous Investment Policy and Strategy was last reviewed and approved by the City Council pursuant to Resolution R24-04 on January 11, 2024.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

SECTION 1.0 That the City of Taylor Investment Policy and Strategy attached hereto as Exhibit "A" is hereby adopted and shall govern the investment policies and investment strategies for the City.

SECTION 2.0 That the City Council has adopted the following changes in the Investment Policy:

- Attachment A of the Investment Policy has been updated to reflect the current list of approved broker/dealers as recommended by our investment advisor.

SECTION 3.0 The Chief Financial Officer of the City is hereby authorized and directed to carry out the provisions of such Investment Policy as the Investment Officer.

INTRODUCED, PASSED AND APPROVED by the City Council on the 9th day of January, 2025.

_____
Dwayne Ariola, Mayor

ATTEST

_____
Lucy Aldrich, City Clerk

R25-01 Exhibit A

INVESTMENT POLICY AND STRATEGY
CITY OF TAYLOR TEXAS
January 9, 2025

I. PURPOSE

A. Purpose

This investment policy satisfies the statutory requirements of the Public Funds investment Act (Chapter 2256, Texas Government Code) and shall be reviewed and adopted by the City Council at least annually. This Policy sets forth the investment and strategy guidelines in order to achieve the City's goals of safety, liquidity, diversification and yield, and preserve the public trust. It sets forth policy and procedures to enhance opportunities for prudent investment.

It is the policy of the City that the administration of its funds and the investment of those funds shall be handled as its highest public trust. Investments shall be made in a manner which provides the maximum security of principal through risk management and diversification while meeting the daily cash flow needs of the City and conforming to all applicable state and City statutes. The receipt of a market rate of return will be secondary to the requirements for safety and liquidity. The earnings from investment will be used in a manner that best serves the interests of the City.

B. Scope

This Investment Policy applies to all investment activities of the City and to all assets of all funds of the City of Taylor at the present time and any funds received in the future, *excluding the Employee Retirement Trust and the deferred compensation plan.* Any funds held in custody by the City of Taylor shall be administered in accordance with the provisions of these policies unless expressly prohibited by law. This Policy establishes guidelines for Council designated investment officers who invest City funds and establishes controls, reporting and review requirements. Bond funds (as defined by the Internal Revenue Service) shall be managed under this policy and in accordance with their governing resolution and all applicable State and Federal law.

II. INVESTMENT OBJECTIVES

A. Safety of Principal

The primary objective of all investment activity is the preservation of capital and the safety of principal in the overall portfolio. Each investment transaction shall seek to ensure first that capital losses are avoided, whether they are from securities defaults or erosion of market value.

B. Maintenance of Adequate Liquidity

The investment portfolio will remain sufficiently liquid to meet the cash flow requirements that might be reasonably anticipated. Liquidity shall be achieved by matching investment maturities with forecasted cash flow requirements, investing in securities with active secondary markets, and maintaining appropriate portfolio diversification. A reasonable liquidity buffer for unanticipated expenses will be maintained.

C. Diversification

The policy of the City of Taylor will be to diversify its portfolio. This will be done to spread the risk of loss resulting from any concentration of assets in a specific maturity, a specific issuer or a specific market sector of investments. Investments of the City shall always be selected for stability of income and reasonable liquidity through active secondary markets.

D. Yield

Consistent with federal and state law, it will be the objective of the Investment Officer(s) to earn a reasonable market yield within the constraints of safety and liquidity. Benchmarks of the one-year Treasury Bills are established to measure risk and yield.

E. Maturity

Portfolio maturities will be staggered, if market conditions are favorable, in a way to achieve the best available yield and interest while providing the necessary liquidity to meet the City's cash needs. The maximum allowable stated final maturity of any individual investment owned by the City will be five years and the maximum dollar weighted average maturity will be two years.

1. Sale of Securities before Maturity

The City Investment Officer(s) may sell securities before maturity if:

a. market conditions present an opportunity for the City to benefit from sale;
b. funds are urgently needed to meet unforeseen expenses, even if there is a loss of interest and/or principal due to the sale;
c. a security has lost its minimum required credit rating as an authorized investment. [Sec. 2256.02], or
d. a brokered certificate of deposit security loses it FDIC insurance.

F. Quality and Capability of Investment Management

It is the City's policy to provide the training required by the Public Funds Investment Act, Sec. 2256.008 for the Investment Officer(s) through courses and seminars offered by professional organizations and associations in order to insure the quality and capability of the City's Investment Officer(s) in making investment decisions. The Council will approve the authorized training sources.

The City may contract with a non-discretionary, SEC registered investment adviser to assist in management of the portfolio(s) and such investment adviser may act as an Investment Officer of the City, if so designated.

III. INVESTMENT STRATEGY

A. General Strategies

In conjunction with the annual policy review, the City Council shall review the investment strategy for each of the City's fund types. The investment strategy must describe the investment objectives for each fund type according to the following priorities:

1. investment suitability,
2. preservation and safety of principal,
3. liquidity,
4. marketability prior to maturity of each investment,
5. diversification, and
6. yield

In order to minimize risk of loss due to interest rate fluctuations, investment maturities will not exceed the anticipated cash flow requirements of the funds except recognized long-term or reserve funds.

The City may commingle the funds from various portfolios for investment purposes. If commingled, the unique needs of all the funds will be considered and met. The total portfolio shall have a maximum weighted average maturity of two years and a maximum maturity of five years.

B. Investment Strategies by Fund Type

Investment strategies by general fund-type follow. Sub-portfolios are created which reflect these fund types.

1. General Operating Funds

General operating funds are controlled by monthly liability needs and require short-term liquidity to meet upcoming liabilities. Diversified investment maturities shall match anticipated monthly cash flow based on the anticipated needs of the City. Short-term investment pools, money market mutual funds or bank deposits shall provide daily liquidity and may be utilized as a competitive yield alternative to fixed maturity investments. A small liquidity buffer can be used to meet unanticipated needs. Marketable securities with active and efficient secondary markets and high credit quality are used in the event of an unanticipated cash requirement.

The dollar weighted average days to maturity for the operating fund portfolio shall equal to or less than two years and the maximum allowable maturity shall be five years. The Investment Officers will monitor and manage the average days to maturity.

2. Bond Proceeds

Bond proceeds used for construction programs have reasonably predictable draw down schedules, therefore investment maturities shall generally follow anticipated cash flow requirements. Because of the potential for variance from the anticipated draw down schedule and actual expenditures most investment securities shall have active and efficient secondary markets. Investment pools and money market mutual funds shall provide readily available funds generally equal to one month's anticipated cash flow needs or as a competitive yield alternative for short term fixed maturity investments. A singular 'flex' repurchase agreement may be utilized with disbursements allowed as necessary to satisfy any expenditure request.

Market conditions and the arbitrage regulations may influence choices for investments. Generally, the City will attempt to meet or exceed the applicable arbitrage yield for the bond issue. If the arbitrage yield cannot be exceeded, then concurrent market conditions will determine the investments. At no time shall the anticipated expenditure schedule be exceeded in an attempt to bolster yield.

3. Repair and Replacement Funds

The investment maturity of repair and replacement funds shall generally be limited to the anticipated cash flow requirement of the budgeted project schedule. Market conditions and the anticipated spending schedule shall determine the investment strategy. Investment securities shall be diversified and sufficiently liquid to cover the unpredictability of emergency repairs.

4. Debt Service Funds

Debt service funds shall be invested to ensure adequate funding for each consecutive debt service payment. The Investment Officer shall invest in such a manner as not to exceed an "un-funded" debt service date. The predictability of each payment guides the investment.

5. Bond Reserve Funds

Bond reserve funds have no anticipated expenditures. The funds are deposited to provide annual debt service payment protection to the City's bondholders. The funds are "returned" to the City at the final debt service payment. Maturities shall generally not exceed the call provisions of the bond issue to reduce the investment's market risk if the City calls the bonds with a need for the reserve fund to be liquidated. No investment maturity shall exceed five years or the final maturity of the bond issue.

Bond resolution constraints and insurance company restrictions create issue-specific considerations in addition to the Investment Policy. Specific maturity and average life limitations will guide investments.

6. Operating Reserve Funds

The operating reserve funds are essentially City savings. Reductions are generally not anticipated. Therefore, the predictability of the cash requirements of other City funds will govern the appropriate maturity mix. Market conditions, City financial condition and risk/return analysis may adjust the strategy.

7. Fiduciary Funds

Fiduciary Funds are used to report assets held in a trustee or agency capacity for others. The funds principal therefore cannot be used to support the City's programs. Since the purpose of these funds is for investment only, market conditions and risk/return analysis may adjust the strategy to the maximum maturity of five years.

IV. AUTHORIZED INVESTMENTS

A. Authorized Investments

City funds, governed by this Policy, shall be invested only in investments authorized by this Policy. Investments described below are authorized and further described by the Public Funds Investment Act (Chapter 2256, Texas Government Code). All securities shall be purchased on a competitive basis.

1. Obligations of the United States, its agencies and instrumentalities, excluding all mortgage-backed securities, with a stated final maturity not to exceed five years.

2. Other obligations, the principal and interest on which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities.

3. Obligations of any US states, agencies, counties, cities, and other political subdivisions of any state having been rated not less than "A" or equivalent by a nationally recognized investment rating firm and a maximum stated maturity of five years.

4. Fully collateralized repurchase agreements having a defined termination date, placed through a primary government securities dealer, as defined by the Federal Reserve, or a bank domiciled in Texas, and secured in accordance with this Policy. The term includes direct security repurchase agreements and reverse repurchase agreements under a master repurchase agreement.

5. Fully insured or collateralized depository certificates of deposit issued by State and national banks domiciled in Texas and collateralized in accordance with this Policy and governed.

6. AAA-rated, SEC registered money market mutual funds in compliance with SEC Rule 2a-7 which strive to maintain a $1 stable net asset value.

7. Local government investment pools which strive to maintain a $1 net asset value as further defined in Section 2256.016 of the Texas Government Code.

8. A1/P1 or equivalent rated commercial paper with a stated maturity of 270 days or fewer from the date of purchase

9. FDIC insured brokered certificates of deposit securities from a bank in any US state, delivered versus payment to the City's safekeeping agent, not to exceed one year to maturity. Before purchase, the Investment Officer or Adviser must verify the FDIC status of the bank on www.fdic.gov to assure that the bank is FDIC insured.

10. Fully insured or collateralized interest-bearing depository accounts in any bank doing business in Texas.

V. INTERNAL CONTROLS

The City shall seek to control the risk of loss due to the failure of a security issuer or grantor. Such risk shall be controlled by investing only in the safest types of securities as defined in the Policy; by qualifying the broker, dealer, and financial institution with whom the City will transact, by collateralization as required by law; and through portfolio diversification by maturity and type.

A. Delivery versus Payment (DVP)

The purchase of all securities shall be executed "delivery versus payment" (DVP) through the City's depository or safekeeping agent. By so doing, City funds are not released until the City has received, through the safekeeping agent, the securities purchased. To perfect DVP, the city's depository or safekeeping agent as a broker/dealer.

B. Loss of Required Credit Rating

The Investment Officer or Investment Adviser shall monitor, on no less than a weekly basis, the credit rating on all authorized investments in the portfolio requiring ratings, based upon independent information from a nationally recognized rating agency. If any security falls below the minimum rating required by Policy, the Investment Officer or Adviser shall notify the City Manager of the loss of rating, conditions affecting the rating and possible loss of principal with liquidation options available, within a reasonable time after the loss of the required rating. Liquidation shall be made on a prudent basis.

C. Monitoring FDIC Insurance

The Investment Officer or Investment Adviser shall monitor, on no less than a weekly basis, the status and ownership of all banks issuing brokered CDs owned by the City based upon information from the FDIC. If any bank has been acquired or merged with another bank in which brokered CDs are owned, the Investment Officer or Adviser shall immediately liquidate any brokered CD which places the City above the FDIC insurance level.

D. Diversification by Investment Type

The City's Portfolio shall be diversified to eliminate the risk of loss resulting from the concentration of assets in a specific maturity, a specific issuer, or a specific class of investments. Investments of the City shall always be selected that provide for stability of income and reasonable liquidity.

Bond proceeds may be invested in a single flex repurchase agreement or SLUG if the Investment Officer determines that such an investment is reasonable or is necessary to comply with Federal arbitrage restrictions.

E. Diversification by Investment Maturity

To minimize risk of loss due to interest rate fluctuations, investment maturities will not exceed the anticipated cash flow requirements of the funds. Portfolios will be laddered to address known monthly liabilities.

F. Ensuring Liquidity

Liquidity shall be achieved by anticipating cash flow requirements, by investing in securities with active secondary markets and by investing in eligible money market mutual funds, local government investment pools and interest-bearing bank accounts.

A security may be liquidated to meet unanticipated cash requirements, to re-deploy cash into other investments expected to outperform current holdings, or otherwise to adjust the portfolio.

VI. COLLATERALIZATION

Consistent with the requirements of State law, the City requires all time and demand deposits to be in Texas banks and to be federally insured or collateralized with eligible securities. Financial institutions serving as City Depositories will be required to sign a Depository Agreement with the City and the custodian of pledged securities. The Agreement will be executed in compliance with FIRREA. The portion of the Agreement shall define the City's rights to the collateral in the event of default, bankruptcy, or regulatory closing and shall establish a perfected security interest in compliance with the FIRREA regulations:

1. Agreement must be in writing;
2. Agreement has to be executed by the Depository and the City contemporaneously with the acquisition of the asset;
3. Agreement must be approved by resolution of the Bank Board of Directors or the bank loan committee and a copy of the meeting minutes must be delivered to the City;
4. Agreement must be part of the Depository's "official record" continuously since its execution.

Repurchase agreements must also be secured in accordance with State law. Each counter party to a repurchase transaction is required to sign a copy of the Public Securities Association Master Repurchase Agreement as approve by the City. An executed copy of this Agreement must be on file before the City will enter into any transactions with a counter party. All Master Repurchase Agreements must be approved by the Administrative Policy Committee.

All securities pledged to the City for these deposits shall be held by an independent third-party institution outside the holding company of the pledging bank.

In order to anticipate market changes and provide a level of additional security for all funds, the market value of the collateral will be maintained at 102% of total principal and accrued interest. The depository will be responsible for monitoring and maintaining the collateral and margins daily. The custodian or pledging bank will provide monthly reports to the City detailing the collateral and including current market values.

A. Allowable Collateral

Acceptable collateral for deposits and repurchase agreements shall include only:

1. obligations of the U.S. Government, its agencies and instrumentalities, including mortgage-backed securities and CMO passing the bank test,
2. US state and local obligations rated A or better,
3. Irrevocable letters of credit from FHLB Banks (for time and demand deposits only).

Preference will be given to pledged securities.

B. Collateral Levels

1. Time and Demand Deposits

The market value of the principal portion of collateral pledged for time and demand deposits must, at all times, be equal to or greater than 102% of the total deposit, less the applicable level of FDIC insurance.

2. Repurchase Agreements

The market value of the principal portion of collateral owned under the repurchase agreement must, at all times, be equal to or greater than 102% of the total outstanding repurchase agreement amount.

C. Monitoring Collateral Adequacy

1. Time and Demand Deposits

The City shall require monthly reports with market values of pledged securities from all financial institutions/custodians holding City time and demand deposits. . The Investment Officers will monitor adequacy of collateralization levels to verify market values and total collateral positions.

2. Repurchase Agreements

Daily monitoring by the provider and Investment Officers of market values of all underlying securities purchased for City repurchase transactions is required.

D. Additional Collateral and Securities

1. Time and Demand Deposits

If the collateral pledged falls below the total value of the deposit less FDIC insurance, the institution will take action or will be notified by the Investment Officers and be required to pledge additional securities no later than the end of the next succeeding business day.

2. Repurchase Agreements

If the value of the securities underlying a repurchase agreement falls below the margin maintenance levels specified above, the provider will immediately provide additional securities.

E. Safekeeping of City Owned Securities

1. Safekeeping Agreement

The City shall contract with its depository or another bank for the safekeeping of securities owned by the City.

2. Safekeeping of Time and Demand Deposit Collateral

All collateral securing time and demand deposits shall be held by a third-party banking institution acceptable to the City.

3. Safekeeping of Repurchase Agreement Securities

The securities purchased under repurchase agreements must be delivered to a third-party custodian approved by the City.

VII. INVESTMENT ADVISORS AND BROKER/DEALERS

Investment selection for all funds shall be based on legality, appropriateness, liquidity, and risk/return considerations. All City investment portfolios shall be pro-actively managed to enhance interest income.

Non-discretionary Investment Advisors shall adhere to the spirit, philosophy and specific term of this Policy and shall invest within the same "Standard of Care." Investment broker/dealers shall adhere to the spirit, philosophy and specific term of this Policy and shall avoid recommending or suggesting transactions outside that "Standard of Care."

Selection of brokers/dealers must be registered with the Texas State Securities Commission, the Securities Exchange Commission, and the Financial Industry Regulatory Association (FINRA) or their successors.

Selection of Investment Advisors and broker/dealers will be performed by the Investment Officer. The Investment Officer will establish criteria to evaluate Investment Advisors and broker/dealers, including:

1. Adherence to the City's policies and strategies;
2. Investment performance and transaction pricing within accepted risk constraints;
3. Responsiveness to the City's request for services, information and open communication;
4. Understanding of the inherent fiduciary responsibility of investing public funds;
5. Similarity in philosophy and strategy with the City's objectives

The City Council will adopt the list of authorized broker/dealers proposed by the Investment Officer at least annually. The list is attached as Attachment A to the Investment Policy.

Broker/dealers shall provide timely transaction confirmations and monthly portfolio reports. Investment Advisers shall provide complete monthly and quarterly reports. Both will receive a copy of the City Investment Policy whenever material changes are made.

Local government pools in which the City participates shall be presented a written copy of this Investment Policy. The pool shall execute a written instrument substantially to the effect that the pool has received and reviewed this Investment Policy and acknowledged that the pool has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities with the City.

VIII. INVESTMENT OFFICERS RESPONSIBILITY AND CONTROLS

A. Authority to Invest

The Chief Financial Officer shall be designated by City Council resolution as the "Investment Officer" of the City. The Investment Officer is authorized to create investment accounts, deposit, withdraw, invest, transfer, execute documentation, and otherwise invest City funds according to this Policy. In his/her absence, the Deputy Chief Financial Officer and/or Senior Accountant may serve as Investment Officer and are subject to the same training requirements and must adhere to the requirements set forth in this Policy. The Investment Officer may invest through the non-discretionary Investment Adviser.

The Investment Officer shall attend at least one training session within twelve months of assuming these duties that addresses investment controls, security risks, strategy risk, market risks, and compliance with the Public Funds Investment Act.

B. Investment Officer Required Training

All designated Investment Officers shall:

1. Attend ten (10) hours of training within 12 months after designation as Investment Officer from an independent source approved by the City Council. Instruction will include the Investment Officer’s legal responsibilities; and

2. Attend eight (8) hours of investment training session not less than once in a two fiscal year period relating to investment responsibilities from an independent source approved by the City Council.

C. Standard of Care

The standard of care shall be the "prudent person rule" and shall be applied in the context of managing the overall portfolio within the applicable City and legal constraints. The Prudent Person Rule states:

Investments shall be made with judgment and care, under circumstances then prevailing, that a person of prudence, discretion and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.

In determining whether an investment officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

1. The investment of all funds over which the officer had responsibility rather than a consideration as to the prudence of a single investment; and

2. Whether the investment decision was consistent with the written investment policy of the City

D. Liability of City Investment Officer

The City Investment Officer is not responsible for any loss of City funds through the failure or negligence of a depository. An Investment Officer who acts as a prudent person as defined in Section VIII. C, and in good faith and in accordance with the provisions of this Investment Policy shall not be personally liable for any loss of City funds. The Investment Officer is not released from responsibility for a loss resulting from the official misconduct or gross negligence of the Investment Officer, including misappropriation of funds.

E. Personnel Authorized to Transact Investment Transactions

All investment transactions and directions concerning collateral levels and substitutions shall be made by the designated Investment Officer(s) and documented fully. Complete monthly reports shall be provided to the City Manager and City Council reporting all transactions.

F. Standards of Ethics

The designated Investment Officer shall adhere to City's Code of Conduct. Additionally, the Investment Officer shall file with the Texas Ethics Commission and the City Council a statement disclosing any personal business relationship as defined in the Public Funds Investment Act (2256.005(i)) with any entity seeking to sell investments to the City with which relationships exist within the second degree by affinity or consanguinity to the Investment Officer.

G. Establishment of Internal Controls

The Chief Financial Officer will oversee the maintenance of a system of internal controls over the investment activities of the city in accordance with this Policy.

IX. REPORTING

A. Monthly and Quarterly Reports

Investment performance will be monitored and evaluated by the Investment Officer(s). The Investment Officer(s) will provide monthly and quarterly comprehensive reports in accordance with the Public Funds Investment Act. The Investment Officer(s) shall sign each quarterly report with a statement of compliance. At a minimum the investment reports shall:

1. Describe in detail all the investment positions of the City,
2. State the reporting period beginning market value; additions or changes to the market value during the period and ending market value for the period of each portfolio or sub-portfolio,
3. State the maturity date of each investment security,
4. State the fund for which each investment security was purchased, and
5. Detail earnings for the period and summarize allocations.

Market prices will be obtained from independent sources.

B. Annual Report and Audit

The City, in conjunction with its annual financial audit, shall perform a compliance audit of management controls on investments and adherence to the City's Investment Policy and Strategies.

X. REVIEW AND AMENDMENT

The City of Taylor City Council shall review its investments policy and investment strategies on no less than an annual basis. It shall be the duty of the Investment Officer to notify the City Council of any significant changes proposed in investment methods or procedures prior to their implementation. The resolution adopting the Policy and Strategies of the City shall note all changes made to the Policy and Strategies.

ATTACHMENT A

APPROVED BROKER/DEALER LIST

CITY OF TAYLOR

January 9, 2025

Academy Securities[2]
Arbor Research & Trading, LLC
Bank of America/Merrill Lynch[1]
Barclays Capital Inc.[1]
Blaylock Van, LLC[2]
BMO Capital Markets[1]
BNY Capital Markets
BOK Financial
Brean Capital
Cantor Fitzgerald & Co.[1]
CastleOak Securities[2]
Citigroup Global Markets Inc[1]
D.A. Davidson
Daiwa Capital Markets[1]
FHN Financial
Goldman Sachs & Co.[1]
Great Pacific[2]
Hilltop Securities
Huntington Bank
InspereX (formerly InCapital)
Jane Street
Jefferies[1]
JPMorgan Securities[1]
Keybanc Capital Markets
Loop Capital Markets[2]
MarketAxess Corporation
Mizuho Securities[1]
Moreton Capital Markets
Morgan Stanley[1]
Multi-Bank Securities[2]
Oppenheimer
Piper Sandler & Co
PNC Capital Markets LLC
Raymond James
RBC Securities[1]
Rice Financial
Robert W. Baird
Santander US Capital Markets[1]
Siebert Williams Shank[2]
Stephens Inc
Stifel Nicolaus
StoneX Group Inc.
TD Securities[1]
Truist Securities Inc.
UBS Financial[1]
UMB Financial Services
U.S. Bancorp Investments
Wells Fargo[1]

The following firms are in compliance with the City's Investment Policy requirements and are in good standing with the Securities and Exchange Commission and State of Texas.

Note: Direct issuers of CP and CDs are considered to be approved counterparties if approved as an issuer.

1 *Primary Government Securities Dealer*
2 *Minority, Woman owned, or Service Disabled-Veteran owned Enterprise*

City Council Meeting
January 9, 2025
Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 5.

Agenda Title: **Concur with Monthly Financial Report for November 2024.**

Council Action to be Taken: Approve by Consent

Department Submitted: Finance

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE / DESCRIPTION

Article 12, Section 12.3 of the City of Taylor's Charter states in part that the City Manager shall prepare and submit to the City Council a written monthly financial report that is in a form satisfactory with the City Council. This report is intended to satisfy the Charter requirement.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Council has approved previous monthly financial reports by consent.

To better accommodate the new agenda software, staff has included the summary that was previously part of the transmittal letter for this item at the beginning of the monthly report.

3. PROS and CONS

PROS	CONS
• Monthly financial reports provide Council with a snapshot of each fund along with a summary of the financial activity that occurred during the month. • Updated financial information can assist Council with their decision-making process.	•

4. RECOMMENDATION

Concur with the preliminary monthly financial report by consent.

5. FUNDING SOURCE

NA

6. TIMELINE

Immediate Consideration

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Monthly Financial Report 11.2024



Monthly Finance Report as of :

November 2024

City of Taylor
400 Porter Street
Taylor, TX 76574

Monthly Financial Report Summary for November 2024

The following provides a brief overview on the preliminary status and/or activity of the major funds or groups of funds as of November 30, 2024.

General Fund:

The General Fund is used to account for all financial transactions not properly includable in other funds. The principal sources of revenues include local property taxes, sales and franchise taxes, licenses and permits, fines and forfeitures, and charges for services. Expenditures include general government, public safety, public works, culture and recreation, and community development.

- Revenues in the General Fund are down by $177,126 or 4% over last fiscal year-to-date. The majority of revenue collected in November was received through property tax and sales tax. Revenues YTD are 12.5% of the budgeted amount.

- Property tax collections amount to $520,856 through November. The amount collected represents approximately 6.6% of budgeted property tax revenues. The timing of individual tax payments can vary year-over-year so comparisons to previous years should keep such fluctuations in mind.

- The City's portion of the total sales tax collection is $1,371,821 through November, down by $1,023,131 or 60% when compared to this same time last year. The payment received in November represents sales that occurred in September. November revenues were lower than the previous year and less than budgeted.

- Expenditures in the General Fund are higher by $309,716 or 9% compared to expenses last fiscal year-to-date. Expenditures of 11% of budget are at a normal level.

- It should be noted when reviewing the level of revenues over expenditures that the majority of budgeted revenues are received in the first half of the year, while expenditures are dispersed more evenly throughout the year. It is common to show a significant budget surplus at mid-year that will regularly decrease over the last six months.

Special Revenue Funds;

The City accounts for resources restricted to, or designated for, specific purposes in special revenue funds.

- The TIF #1 Fund receives the annual transfer from the City and the County for the captured taxes collected in the district in April or May of each year. The revenue reported for November is interest earned. The expenditures budgeted for this fiscal year are related to the debt service payments, grants, administrative expenses, downtown master planning and landscape maintenance.

- Hotel Occupancy Tax collections from the lodging providers are recorded monthly, but the 380 Agreement payment is distributed quarterly. The timing of the 380 Agreement payment can skew the monthly report and result in the fund being reflected in a more positive position than is actually the case.

  Hotel Occupancy Tax of $38,570 was collected in November. November's collection was $5,541 more than November 2023, and fiscal year-to-date HOT collections are $4,419 (13.4%) more than FY 2023.

  Expenditures consist of a pass through to the Chamber, but will also include expenditures for our marketing agreement, 380 Agreement, and a transfer to the Main Street Fund to be used for advertising.

- Main Street revenues reported during the year are from sales and other fund-raising activities. Expenditures are for rental assistance, advertising, city sponsored events and façade grants.

- Municipal Court Special Revenues are budgeted at $17,850 and current revenues total 16% of budget. Expenditures from this fund are for security work and technology at the Municipal Court.

- Library Donation Fund reflects revenues generated from interest income and donations, as well as a grant from St. David's Foundation.

- Transportation User Fee (TUF) Fund – User fees collected in November are reported at $72,580. Expenditures are associated with wage and benefit costs, engineering costs, equipment costs and the cost of materials for street maintenance.

- Municipal Drainage Utility System (MDUS) Fund – Drainage fees collected in November are reported at $55,308. Expenditures are related to wage and benefit costs, engineering costs, and equipment costs.

Enterprise Funds:

The City maintains several Enterprise funds, which are used to account for operations that are more reflective of business-type activities. All activities associated with providing such services are accounted for in these funds. Enterprise funds are primarily funded by user charges and fees.

Sanitation Fund

- Revenues from franchise fees and user charges for services are reported at $183,060. The City contracts its solid waste collection service and expenditures represent the payment to the City's solid waste provider. Fiscal year-to-date cost for solid waste collection services is $394,153.

Utility Fund

- Revenues through November totaled $2,594,109, which includes $2,546,601 in charges for service. User charges are down $444,534 compared to the same period last year. Expenditures fiscal year-to-date total $2,862,499 compared to $3,061,520 a year ago. Year-to-year comparisons in the Utility Fund reflect differences in billing and usage, and such differences can be caused by several factors that can vary throughout the year. This should be kept in mind when comparing individual time periods.

- The Utility Fund is operating at a normal level when compared to budgeted amounts for this period of the fiscal year, with expenditures exceeding revenues by $268,390.

Airport Fund

- Revenues consist of airport hangar rental, sale of fuel and interest income. Hangar rental is reported at $51,549 and revenues from fuel sales are $18,167. Fuel sales are limited by the ongoing project to replace the fuel farm.

- The Airport Fund is operating slightly above budget with expenditures exceeding revenues by $11,622.

Cemetery Fund

- Revenues are reported at $20,813 and are 6% of budgeted amounts. Revenues are dependent on the number of lots sold and graves dug, and these sources can be variable.

- Expenditures of $40,108.55 represent 12% of budgeted amounts.

- Expenditures exceed revenues by $19,295, but this amount excludes any interfund administrative fee transfer.

Other Funds:

- Roadway Impact Fund – There was $62,200 in revenue collected in November. There are no budgeted expenditures in this fund for FY 2024.

- Utility Impact Fund – The Utility Impact Fee Fund has been separated into a Water Impact Fee Fund and a Sewer Impact Fee Fund to better track the receipt and expenditures for the purpose of the fees paid. The Sewer Impact Fees previously recorded in the combined Utility Impact Fee Fund were transferred into this new fund on October 1.

    - Water Impact Fee - There was $60,451 in revenue collected in November.

    - Sewer Impact Fee – There was $51,273 in revenues collected in November.

Internal Service Funds:

Internal Service Funds are an accounting device used to accumulate and allocate costs internally amoung the City's various functions. The City uses internal service funds to account for the maintenance and purchase of equipment.

- The Fleet Operating Fund charges rental fees and replacement fees to the various City departments and these fees are used to off-set the expenditures for repairs and maintenance to the City's vehicles. This same concept is applied to the Fleet Replacement Fund for the purpose of purchasing vehicles.

- Expenditures in the Fleet Operating Fund are operating as anticipated.

- The Fleet Replacement Fund reflects expenditures that includes capital lease payments for purchases are made either monthly, quarterly or annually throughout the year. Expenditures also reflect cash purchases for equipment and vehicles made on behalf of the other funds.

Monthly Investment Report

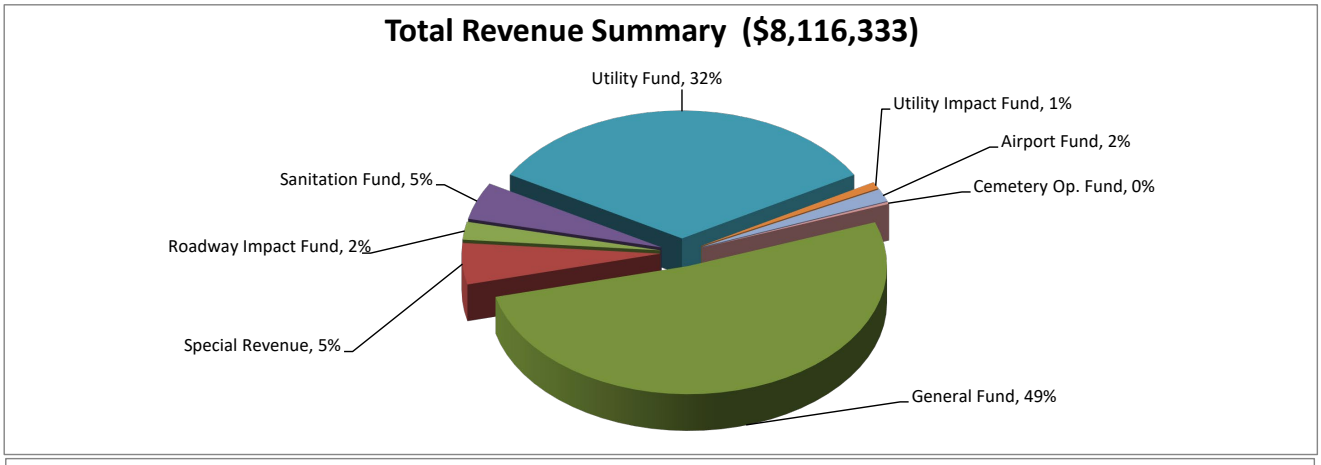
- The Monthly Investment Report from our investment consultant covers the period of November 1 – November 30. This report reflects the coordinated efforts of City staff and Meeder to manage the City funds that are not immediately needed for operational purposes. The report shows the average yield obtained on the City's funds was 4.78% during the reporting period. The portfolio remains heavily invested in our liquid, pooled accounts and other short-term investments that are advantageous with the current inverted yield curve. We continue to monitor the interest rate environment and will adjust the portfolio's weighted average maturity as needed.

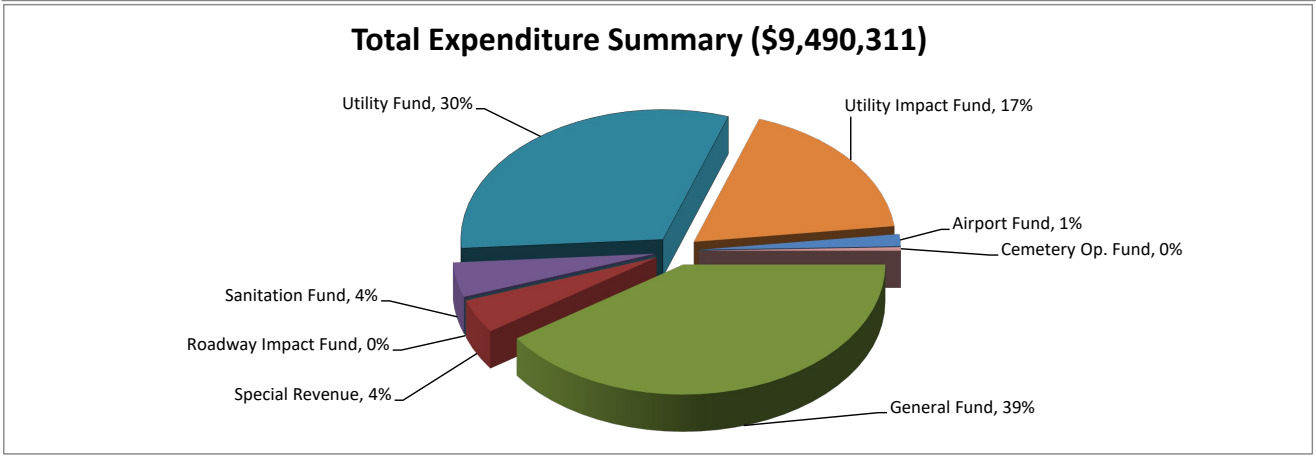
Attachment A

Financial Summary

Summary Revenue/Expenditures
Preliminary Year-to-Date as of November 30, 2024

	Revenue			Expenditures			
	Annual Budget	Actual Y-T-D	% of Budget	Annual Budget	Actual Y-T-D	% of Budget	Surplus/Deficit
General Fund	$ 32,006,622	$ 4,013,808	13%	$ 32,070,459	$ 3,689,858	12%	323,951
Special Revenue Funds							
- Tax Increment Fund (TIF) #2	$ 2,235,000	$ 5,342	0%	$ 2,208,000	$ 7,000	0%	(1,658)
- Tax Increment Fund (TIF) #1	945,000	$ 4,762	1%	831,372	$ 135,125	16%	(130,363)
- Hotel/Motel Tax	350,000	$ 67,452	19%	297,400	$ 13,946	5%	53,506
- Main St. Revenue	94,100	$ 28,426	30%	94,100	$ 34,299	36%	(5,873)
- Municipal Court Sec/Tech	17,850	$ 4,444	25%	29,642	$ 2,778	9%	1,666
- Library Grants/Donations	5,000	$ 15,022	300%	-	$ 1,892	0%	13,130
- Transportation Fund (TUF)	876,000	$ 167,454	19%	867,872	$ 124,670	14%	42,784
- MDUS	663,500	$ 111,329	17%	578,530	$ 68,284	12%	43,045
Special Rev Funds Total	**$ 5,186,450**	**$ 404,231**	**8%**	**$ 4,906,916**	**$ 387,995**	**8%**	**16,237**
Enterprise Funds							
- Sanitation Fund	$ 2,505,000	$ 366,039	15%	$ 2,241,700	$ 394,154	18%	(28,115)
- Utility Fund	17,673,000	$ 2,594,109	15%	17,570,330	$ 2,862,499	16%	(268,390)
- Airport Fund	687,100	$ 125,220	18%	673,704	$ 136,842	20%	(11,622)
- Cemetery Op. Fund	328,500	$ 20,813	6%	328,509	$ 40,109	12%	(19,295)
Roadway Impact Fund	$ 80,000	$ 175,226	219%	$ -	$ -	0%	175,226
Water Impact Fund	$ 250,000	$ 66,170	26%	$ 300,000	$ 1,627,897	543%	(1,561,728)
Sewer Impact Fund	$ -	$ 1,819,524		$ -	$ -	0%	1,819,524
Fleet Service Operating Fund	$ 1,127,959	$ 287,728	26%	$ 998,537	$ 170,187	17%	117,541
Fleet Replacement Fund	$ 4,118,436	$ 62,989	2%	$ 4,118,436	$ 180,771	4%	(117,782)
Total	**$ 63,963,067**	**$ 8,116,333**	**13%**	**$ 63,208,591**	**$ 9,490,311**	**15%**	**(1,373,978)**





Attachment B

Financial Statements by Fund

General Fund
Tax Increment Financing Funds
Hotel Occupancy Tax Fund
Main Street Fund
Municipal Court Special Fee Fund
Library Grant/Donations Fund
Roadway Impact Fee Fund
Transportation User Fee Fund
Municipal Drainage Utility System Fund
Sanitation Fund
Public Utilities Fund
Water Impact Fee Fund
Sewer Impact Fee Fund
Airport Fund
Cemetery Operating Fund
Fleet Services Operating Fund
Fleet Replacement Fund

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

100-GENERAL FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	25,657,000.00	1,159,706.58	1,936,537.64	7.55	0.00	23,720,462.36
320-PERMITS AND LICENSES	1,698,850.00	575,247.45	1,018,555.25	59.96	0.00	680,294.75
330-INTERGOVERNMENTAL REV	397,600.00	0.00	0.00	0.00	0.00	397,600.00
340-CHARGES FOR SERVICES	760,050.00	40,865.81	107,389.93	14.13	0.00	652,660.07
410-FINES AND FORFEITURES	176,500.00	16,975.86	44,022.82	24.94	0.00	132,477.18
420-ASSESSMENTS	8,500.00	0.00	0.00	0.00	0.00	8,500.00
430-USE OF MONEY AND PROP	690,000.00	142,361.08	307,705.67	44.60	0.00	382,294.33
440-DONATIONS FROM PRIVAT	158,000.00	85.75	1,175.75	0.74	0.00	156,824.25
450-INTERFUND OPERATING T	2,460,122.00	30,390.43	598,421.28	24.32	0.00	1,861,700.72
460-PROCEEDS GEN FIXED AS	0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	32,006,622.00	1,965,632.96	4,013,808.34	12.54	0.00	27,992,813.66
EXPENDITURE SUMMARY						
500-CITY COUNCIL	398,284.00	7,116.78	28,311.53	59.14	207,250.00	162,722.47
501-CITY MANAGEMENT	1,020,167.00	83,699.89	163,258.83	16.94	9,527.50	847,380.67
503-PUBLIC INFORMATION	344,517.00	19,896.59	40,692.95	13.23	4,900.00	298,924.05
504-HUMAN RESOURCES	473,595.00	31,972.62	64,480.19	20.57	32,950.00	376,164.81
505-CITY CLERK	213,823.00	15,279.91	33,016.69	16.61	2,500.00	178,306.31
512-FINANCIAL SERVICES	1,081,943.00	77,522.08	154,669.00	19.55	56,821.67	870,452.33
516-MUNICIPAL COURT	408,574.00	22,212.59	59,760.95	28.62	57,187.50	291,625.55
522-DEVELOPMENT SERVICES	2,117,585.00	118,286.75	204,750.89	28.60	400,922.80	1,511,911.31
524-MAIN STREET PROGRAM	221,529.00	15,656.96	31,795.94	14.35	0.00	189,733.06
527-MOODY MUSEUM	20,725.00	489.15	1,729.56	8.35	0.00	18,995.44
532-PUBLIC LIBRARY	767,363.00	49,106.60	105,855.83	17.74	30,272.02	631,235.15
542-FIRE SUPPRESSION/EMER	4,536,734.00	307,385.89	733,953.26	16.46	12,626.62	3,790,154.12
552-POLICE FIELD SERVICES	5,777,814.00	417,596.10	965,292.15	19.70	172,849.75	4,639,672.10
558-ANIMAL CONTROL SECTIO	409,412.00	25,435.27	74,801.05	18.42	600.00	334,010.95
563-STREET & GROUND MAIN	2,955,377.00	139,741.42	401,143.22	32.21	550,753.17	2,003,480.61
565-PARKS & RECREATION	1,641,315.00	148,411.53	288,417.65	63.86	759,653.15	593,244.20
566-INTERNAL SVCS/BLDG	686,906.00	55,098.38	134,421.30	85.45	452,515.00	99,969.70
573-ENGINEERING & INSPECT	900,000.00	54,612.55	54,612.55	41.85	322,041.25	523,346.20
575-INTERNAL SVC/IT DEPT	256,936.00	51,426.24	55,551.62	75.82	139,259.16	62,125.22
592-NON-DEPARTMENTAL	7,837,860.00	26,389.83	93,342.36	2.75	122,556.44	7,621,961.20
*** TOTAL EXPENDITURES ***	32,070,459.00	1,667,337.13	3,689,857.52	21.91	3,335,186.03	25,045,415.45
*** TOTAL PROFIT / (LOSS) ***	(63,837.00)	298,295.83	323,950.82	717.07	(3,335,186.03)	2,947,398.21

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

118-TIF #2

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	2,235,000.00	0.00	0.00	0.00	0.00	2,235,000.00
430-USE OF MONEY AND PROP	0.00	2,582.08	5,341.86	0.00	0.00	(5,341.86)
*** TOTAL REVENUES ***	2,235,000.00	2,582.08	5,341.86	0.24	0.00	2,229,658.14
EXPENDITURE SUMMARY						
520-TIF EXPENSES	2,208,000.00	0.00	7,000.00	0.32	0.00	2,201,000.00
*** TOTAL EXPENDITURES ***	2,208,000.00	0.00	7,000.00	0.32	0.00	2,201,000.00
*** TOTAL PROFIT / (LOSS) ***	27,000.00	2,582.08	(1,658.14)	6.14-	0.00	28,658.14

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

119-TIF (TAX INCREMENT FUND)

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	585,000.00	0.00	0.00	0.00	0.00	585,000.00
330-INTERGOVERNMENTAL REV	350,000.00	0.00	0.00	0.00	0.00	350,000.00
430-USE OF MONEY AND PROP	10,000.00	2,301.85	4,762.04	47.62	0.00	5,237.96
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	945,000.00	2,301.85	4,762.04	0.50	0.00	940,237.96
EXPENDITURE SUMMARY						
520-TIF EXPENSES	831,372.00	9,701.25	135,125.00	26.52	85,370.00	610,877.00
*** TOTAL EXPENDITURES ***	831,372.00	9,701.25	135,125.00	26.52	85,370.00	610,877.00
*** TOTAL PROFIT / (LOSS) ***	113,628.00	(7,399.40)	(130,362.96)	189.86-	(85,370.00)	329,360.96

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

120-HOTEL/MOTEL FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	350,000.00	39,066.85	67,452.09	19.27	0.00	282,547.91
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	350,000.00	39,066.85	67,452.09	19.27	0.00	282,547.91
EXPENDITURE SUMMARY						
612-HOTEL/MOTEL TAX	297,400.00	12,696.09	13,946.09	14.86	30,240.00	253,213.91
*** TOTAL EXPENDITURES ***	297,400.00	12,696.09	13,946.09	14.86	30,240.00	253,213.91
*** TOTAL PROFIT / (LOSS) ***	52,600.00	26,370.76	53,506.00	44.23	(30,240.00)	29,334.00

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

123-MAIN STREET REVENUE FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
440-DONATIONS FROM PRIVAT	41,000.00	(100.00)	27,175.80	66.28	0.00	13,824.20
450-INTERFUND OPERATING T	53,100.00	0.00	1,250.00	2.35	0.00	51,850.00
*** TOTAL REVENUES ***	94,100.00	(100.00)	28,425.80	30.21	0.00	65,674.20
EXPENDITURE SUMMARY						
615-CONTRIBUTE TO CIVIC P	94,100.00	790.79	34,298.70	64.94	26,810.58	32,990.72
*** TOTAL EXPENDITURES ***	94,100.00	790.79	34,298.70	64.94	26,810.58	32,990.72
*** TOTAL PROFIT / (LOSS) ***	0.00	(890.79)	(5,872.90)	0.00	(26,810.58)	32,683.48

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

125-MUNICIPAL CRT SPECIAL FEE

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
410-FINES AND FORFEITURES	17,850.00	1,656.16	4,444.41	24.90	0.00	13,405.59
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	17,850.00	1,656.16	4,444.41	24.90	0.00	13,405.59
EXPENDITURE SUMMARY						
625-MUNICIPAL COURT BLDG	9,642.00	0.00	0.00	0.00	0.00	9,642.00
626-MUNICIPAL CRT TECHNO	20,000.00	0.00	2,778.21	52.87	7,796.00	9,425.79
627-MUN COURT JUDICIAL	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	29,642.00	0.00	2,778.21	35.67	7,796.00	19,067.79
*** TOTAL PROFIT / (LOSS) ***	(11,792.00)	1,656.16	1,666.20	51.98	(7,796.00)	(5,662.20)

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

129-LIBRARY GRANT/DONATION

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	12,500.00	12,500.00	0.00	0.00	(12,500.00)
430-USE OF MONEY AND PROP	5,000.00	1,221.61	2,521.74	50.43	0.00	2,478.26
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	5,000.00	13,721.61	15,021.74	300.43	0.00	(10,021.74)
EXPENDITURE SUMMARY						
624-LIBRARY	0.00	367.93	1,892.12	0.00	0.00	(1,892.12)
*** TOTAL EXPENDITURES ***	0.00	367.93	1,892.12	0.00	0.00	(1,892.12)
*** TOTAL PROFIT / (LOSS) ***	5,000.00	13,353.68	13,129.62	262.59	0.00	(8,129.62)

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

200-ROADWAY IMPACT FEE FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
420-ASSESSMENTS	80,000.00	94,254.00	175,226.07	219.03	0.00	(95,226.07)
*** TOTAL REVENUES ***	80,000.00	94,254.00	175,226.07	219.03	0.00	(95,226.07)
EXPENDITURE SUMMARY						
631-ROADWAY IMPACT FEE	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL EXPENDITURES ***	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL PROFIT / (LOSS) ***	80,000.00	94,254.00	175,226.07	219.03	0.00	(95,226.07)

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

210-TRANSPORTATION FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	22,245.72	0.00	0.00	(22,245.72)
340-CHARGES FOR SERVICES	876,000.00	72,580.30	145,208.40	16.58	0.00	730,791.60
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	876,000.00	72,580.30	167,454.12	19.12	0.00	708,545.88
EXPENDITURE SUMMARY						
632-TRANSPORTATION	867,872.00	12,898.79	124,670.05	57.43	373,780.93	369,421.02
*** TOTAL EXPENDITURES ***	867,872.00	12,898.79	124,670.05	57.43	373,780.93	369,421.02
*** TOTAL PROFIT / (LOSS) ***	8,128.00	59,681.51	42,784.07	72.30-	(373,780.93)	339,124.86

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

300-MUNICIPAL DRAINAGE UTILIT

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	663,500.00	55,617.90	111,328.98	16.78	0.00	552,171.02
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS	0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	663,500.00	55,617.90	111,328.98	16.78	0.00	552,171.02
EXPENDITURE SUMMARY						
750-MUNICIPAL DRAINAGE	578,530.00	23,468.86	68,284.34	11.80	0.00	510,245.66
*** TOTAL EXPENDITURES ***	578,530.00	23,468.86	68,284.34	11.80	0.00	510,245.66
*** TOTAL PROFIT / (LOSS) ***	84,970.00	32,149.04	43,044.64	50.66	0.00	41,925.36

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

320-SANITATION FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
310-TAXES	555,000.00	17,119.11	34,136.71	6.15	0.00	520,863.29
340-CHARGES FOR SERVICES	1,950,000.00	165,941.39	331,902.11	17.02	0.00	1,618,097.89
*** TOTAL REVENUES ***	2,505,000.00	183,060.50	366,038.82	14.61	0.00	2,138,961.18
EXPENDITURE SUMMARY						
721-SANITATION/GARBAGE	2,241,700.00	170,272.61	394,153.50	17.58	0.00	1,847,546.50
*** TOTAL EXPENDITURES ***	2,241,700.00	170,272.61	394,153.50	17.58	0.00	1,847,546.50
*** TOTAL PROFIT / (LOSS) ***	263,300.00	12,787.89	(28,114.68)	10.68-	0.00	291,414.68

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

340-PUBLIC UTILITIES FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
320-PERMITS AND LICENSES	500.00	125.00	475.00	95.00	0.00	25.00
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	16,716,000.00	1,287,205.41	2,546,601.30	15.23	0.00	14,169,398.70
420-ASSESSMENTS	797,000.00	7,782.50	17,132.63	2.15	0.00	779,867.37
430-USE OF MONEY AND PROP	156,500.00	12,516.47	28,281.88	18.07	0.00	128,218.12
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
460-PROCEEDS GEN FIXED AS	3,000.00	609.84	1,617.77	53.93	0.00	1,382.23
470-PROCEEDS GEN LONG TER	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	17,673,000.00	1,308,239.22	2,594,108.58	14.68	0.00	15,078,891.42
EXPENDITURE SUMMARY						
701-UTILITIES ADMINISTRAT	767,911.00	54,869.47	142,078.27	32.67	108,785.51	517,047.22
706-WASTEWATER TREATMENT	2,250,484.00	84,597.42	187,112.17	35.27	606,646.41	1,456,725.42
708-UTILITY DISTRIBUTION/	3,285,821.00	138,368.24	406,915.67	17.66	173,437.38	2,705,467.95
709-UTILITIES NON-DEPARTM	11,266,114.00	328,996.68	2,126,392.61	19.76	99,795.54	9,039,925.85
*** TOTAL EXPENDITURES ***	17,570,330.00	606,831.81	2,862,498.72	21.92	988,664.84	13,719,166.44
*** TOTAL PROFIT / (LOSS) ***	102,670.00	701,407.41	(268,390.14)	224.36-	(988,664.84)	1,359,724.98

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

345-WATER IMPACT FEE FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
340-CHARGES FOR SERVICES	425,000.00	60,451.50	66,169.50	15.57	0.00	358,830.50
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	425,000.00	60,451.50	66,169.50	15.57	0.00	358,830.50
EXPENDITURE SUMMARY						
592-NON-DEPARTMENTAL	300,000.00	3,600.00	1,627,897.24	559.28	49,942.88	(1,377,840.12)
*** TOTAL EXPENDITURES ***	300,000.00	3,600.00	1,627,897.24	559.28	49,942.88	(1,377,840.12)
*** TOTAL PROFIT / (LOSS) ***	125,000.00	56,851.50	(1,561,727.74)	289.34-	(49,942.88)	1,736,670.62

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

346-SEWER IMPACT FEE FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
340-CHARGES FOR SERVICES	0.00	51,273.00	195,227.00	0.00	0.00	(195,227.00)
450-INTERFUND OPERATING T	0.00	0.00	1,624,297.24	0.00	0.00	(1,624,297.24)
*** TOTAL REVENUES ***	0.00	51,273.00	1,819,524.24	0.00	0.00	(1,819,524.24)
EXPENDITURE SUMMARY						
*** TOTAL EXPENDITURES ***	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL PROFIT / (LOSS) ***	0.00	51,273.00	1,819,524.24	0.00	0.00	(1,819,524.24)

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

350-AIRPORT FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
320-PERMITS AND LICENSES	0.00	0.00	0.00	0.00	0.00	0.00
330-INTERGOVERNMENTAL REV	30,000.00	0.00	19,995.80	66.65	0.00	10,004.20
340-CHARGES FOR SERVICES	652,100.00	37,371.31	73,658.35	11.30	0.00	578,441.65
420-ASSESSMENTS	0.00	25,652.61	25,652.61	0.00	0.00	(25,652.61)
430-USE OF MONEY AND PROP	5,000.00	2,858.10	5,912.91	118.26	0.00	(912.91)
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	687,100.00	65,882.02	125,219.67	18.22	0.00	561,880.33
EXPENDITURE SUMMARY						
732-AIRPORT OPERATIONS DE	673,704.00	71,856.39	136,841.89	153.57	897,774.13	(360,912.02)
*** TOTAL EXPENDITURES ***	673,704.00	71,856.39	136,841.89	153.57	897,774.13	(360,912.02)
*** TOTAL PROFIT / (LOSS) ***	13,396.00	(5,974.37)	(11,622.22)	788.57-	(897,774.13)	922,792.35

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

370-CEMETERY OPERATING FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	200,500.00	4,540.00	6,990.00	3.49	0.00	193,510.00
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	3,000.00	50.00	3,650.00	121.67	0.00	(650.00)
440-DONATIONS FROM PRIVAT	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	30,000.00	0.00	1,893.32	6.31	0.00	28,106.68
460-PROCEEDS GEN FIXED AS	95,000.00	1,575.00	8,280.00	8.72	0.00	86,720.00
*** TOTAL REVENUES ***	328,500.00	6,165.00	20,813.32	6.34	0.00	307,686.68
EXPENDITURE SUMMARY						
761-CEMETERY OPERATING DE	328,509.00	20,670.32	40,108.55	45.96	110,879.40	177,521.05
*** TOTAL EXPENDITURES ***	328,509.00	20,670.32	40,108.55	45.96	110,879.40	177,521.05
*** TOTAL PROFIT / (LOSS) ***	(9.00)	(14,505.32)	(19,295.23)	384.78	(110,879.40)	130,165.63

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

382-FLEET SERVICES OPERATING

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
340-CHARGES FOR SERVICES	1,127,959.00	0.00	287,728.00	25.51	0.00	840,231.00
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	0.00	0.00	0.00	0.00	0.00
450-INTERFUND OPERATING T	0.00	0.00	0.00	0.00	0.00	0.00
*** TOTAL REVENUES ***	1,127,959.00	0.00	287,728.00	25.51	0.00	840,231.00
EXPENDITURE SUMMARY						
517-FlEET SERVICES	998,537.00	61,563.78	170,187.40	18.97	19,246.52	809,103.08
*** TOTAL EXPENDITURES ***	998,537.00	61,563.78	170,187.40	18.97	19,246.52	809,103.08
*** TOTAL PROFIT / (LOSS) ***	129,422.00	(61,563.78)	117,540.60	75.95	(19,246.52)	31,127.92

FINANCIAL STATEMENT

AS OF: NOVEMBER 30TH, 2024

384-FLEET REPLACEMENT FUND

FINANCIAL SUMMARY

ACCT # ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
REVENUE SUMMARY						
330-INTERGOVERNMENTAL REV	0.00	0.00	0.00	0.00	0.00	0.00
340-CHARGES FOR SERVICES	690,103.00	0.00	61,046.00	8.85	0.00	629,057.00
420-ASSESSMENTS	0.00	0.00	0.00	0.00	0.00	0.00
430-USE OF MONEY AND PROP	0.00	941.44	1,943.34	0.00	0.00	(1,943.34)
450-INTERFUND OPERATING T	1,400,000.00	0.00	0.00	0.00	0.00	1,400,000.00
460-PROCEEDS GEN FIXED AS	0.00	0.00	0.00	0.00	0.00	0.00
470-PROCEEDS GEN LONG TER	2,028,333.00	0.00	0.00	0.00	0.00	2,028,333.00
*** TOTAL REVENUES ***	4,118,436.00	941.44	62,989.34	1.53	0.00	4,055,446.66
EXPENDITURE SUMMARY						
518-EQUIPMENT REPLACEMENT	4,118,436.00	90,604.56	180,771.22	108.76	4,298,484.02	(360,819.24)
*** TOTAL EXPENDITURES ***	4,118,436.00	90,604.56	180,771.22	108.76	4,298,484.02	(360,819.24)
*** TOTAL PROFIT / (LOSS) ***	0.00	(89,663.12)	(117,781.88)	0.00	(4,298,484.02)	4,416,265.90

Attachment C

Council Report

Checks Posted in November 2024

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	AFLAC		AFLAC NOV 2024 INVOICE	1,350.25
		MISCELLANEOUS	REBECCA IREY	REBECCA IREY:DEPOSIT REFUN	300.00
			COLBY HINTON	COLBY HINTON:DEPOSIT REFUN	300.00
			SHARON TELLEZ	SHARON TELLEZ:DEPOSIT REFU	200.00
			SHAMEIKA ROLLIE	SHAMEIKA ROLLIE:DEPOSIT RE	200.00
			FREEDOM FOREVER LLC	FREEDOM FOREVER LLC:INSP F	55.00
			HAND & HARVEST	HAND & HARVEST:DEPOSIT REF	200.00
		McCREARY, VESELKA, BRAGG & ALLEN PC		CC FEES-OCTOBER 2024	1,067.50
		NATIONWIDE RETIREMENT SOLUTIONS		457B DEF COMP PLAN	3,303.00
				457B DEF COMP PLAN ROTH	155.00
				457B DEF COM PLAN	3,303.00
				457B DEF COM PLAN ROTH	155.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS		OCTOBER 2024 CONTRIBUTIONS	68,267.98
				OCTOBER 2024 CONTRIBUTIONS	5,779.76
		UNITED WAY FOR GREATER AUSTIN		UNITED WAY CONTRIBUTIONS	5.00
				UNITED WAY CONTRIBUTIONS	5.00
		WEX HEALTH, INC. DBA: WEX		38705 FSA	1,326.19
				38705 FSA	1,326.19
		TAYLOR PROFESSIONAL FIREFIGHTER ASSOCI		ACCT #2091015 TAYLOR FF AS	1,190.00
		FREEDOM CENTER CHRISTIAN CHURCH		DEPOSIT REFUND	200.00
		INTERNATIONAL CITY MANAGEMENT ASSOC RE		PLAN ID 307325-CONTRIBUTOR	1,329.69
				PLAN ID 307325-ROTH	916.28
				PLAN ID 307325-CONTRIBUTOR	1,329.69
				PLAN ID 307325-ROTH	906.56
		LIBERTY NATIONAL LIFE INSURANCE		GLOBE LIFE NOV 2024	597.24
		HEALTH CARE SERVICE CORPORATION		BCBS DEC. INV.	26,964.65
				RETIREE DEPENDENT	45.13
				TEDC/CARLSON & WHITE	1,512.73
				ADJ REGINA CARLSON	778.93
				TERM SPOUSE /CARLSON	1,487.76-
		HUMANA INSURANCE COMPANY		CARLSON/WHITE-TEDC	18.67
				HUMANA VISION 2024	349.07
				CARLSON/WHITE -TEDC	114.88
				HUMANA DENTAL 2024	2,745.92
		SYMETRA LIFE INSURANCE COMPANY		SYMETRA VOL LIFE	1,295.15
				SYMETRA VOL LIFE/TEDC	33.40
				ADD SAM WHITE	367.40
		CONSERVE		J. FREDENBURG WG2529173	158.94
				J. FREDENBURG WG2529173	82.79
				TOTAL:	126,748.23
CITY COUNCIL	GENERAL FUND	UNITED SENIORS OF TAYLOR		FY24-25 ANN CONTRIBUTION	3,000.00
		VERIZON WIRELESS		CELLPHONES	202.98
				MIFI	51.91
		THE GREATER TAYLOR FOUNDATION		CELEBRATE TAYLOR LUNCHEON	2,500.00
				TOTAL:	5,754.89
CITY MANAGEMENT	GENERAL FUND	GFOAT		B. LABORDE GFOAT MEMBERSHI	100.00
		GOVERNMENT RESOURCE ASSOCIATES, LLC		GRA SUBSCRIPTION FY 2025	1,200.00
		MISCELLANEOUS	JACOB MESHKE	JACOB MESHKE:ACM CANDIDATE	1,216.42
			JACOB MESHKE	JACOB MESHKE:ACM CANDIDATE	295.83
			MICHAELA DOLLAR	MICHAELA DOLLAR:ACM CANDID	378.30
			MICHAELA DOLLAR	MICHAELA DOLLAR:ACM CANDID	162.86
		ODP BUSINESS SOLUTIONS, LLC		CALENDARS, MARKERS, FLAGS	111.35
				WALL CALENDARS 2025	41.38
				MARKERS	9.35

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	7,392.89
		VERIZON WIRELESS	CELL PHONES	200.74
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	23.13
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	2,935.20
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	19.16
			HUMANA DENTAL 2024	94.48
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	130.93
			DEPT. ADJUSTMENTS	1.64
			SYMETRA LIFE & AD&D	78.30
			DEPT. ADJUSTMENTS	0.90
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
		GARCIA, ERNESTO DBA: SWEET AND CLASSY	DEPOSIT YANTIS/WOOD RETIRE	1,170.00
			TOTAL:	15,658.61
PUBLIC INFORMATION	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	OFFICE SUPPLIES	90.44
			OFFICE SUPPLIES	22.97
			HEADPHONES	11.99
		PNC BANK NATIONAL ASSOCIATION	BEST BUY RETURN ITEM	139.00-
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	1,715.99
		VERIZON WIRELESS	CELL PHONES	91.35
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	23.13
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	1,467.60
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	9.58
			HUMANA DENTAL 2024	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	47.07
			DEPT. ADJUSTMENTS	2.65
			SYMETRA LIFE & AD&D	28.20
			DEPT. ADJUSTMENTS	1.50
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
		SEGUIN, DANIEL	TML CONFERENCE 2024	210.38
			TOTAL:	3,726.84
HUMAN RESOURCES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	HR LOCK BOX	21.77
		TAYLOR OFFICE PRODUCTS INC	EMPLOYEE APPRECIATION INVI	69.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	2,853.33
		VERIZON WIRELESS	CELL PHONES	125.54
		SILVA-GONZALES, CHRISTINE	PRIMA CONFERENCE 2024	42.00
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	1,467.60
		HUB INTERNATIONAL TEXAS, INC.	HUB ANNUAL CONSULT	3,150.00
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	14.37
			HUMANA DENTAL 2024	70.86
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	71.14
			DEPT. ADJUSTMENTS	6.47
			SYMETRA LIFE & AD&D	42.90
			DEPT. ADJUSTMENTS	4.05
			TOTAL:	7,939.03
CITY CLERK	GENERAL FUND	PNC BANK NATIONAL ASSOCIATION	AMER ASSOC NOTARY REFUND T	2.22-
		TAYLOR OFFICE PRODUCTS INC	LUCY ALDRICH/NAME TAGS	33.90
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	2,008.55
		VERIZON WIRELESS	CELL PHONES	54.15
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	23.13
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	9.58
			TERM DIANNA MCLEAN	4.79-
			HUMANA DENTAL 2024	47.24
			TERM DIANNA MCLEAN	23.62-

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TERM DIANNA MCLEAN	23.62-
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	60.06
			DEPT. ADJUSTMENTS	26.70
			SYMETRA LIFE & AD&D	36.00
			DEPT. ADJUSTMENTS	15.90
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.74
			TOTAL:	2,356.70
FINANCIAL SERVICES	GENERAL FUND	ODP BUSINESS SOLUTIONS, LLC	SIGN HERE FLAGS, PEN, DUST	52.10
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	5,657.08
		VERIZON WIRELESS	CELL PHONES	88.34
		BROOKSWATSON & CO., PLLC	FY 24/25 Auditing Service	8,500.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	23.13
		SCHMIDT, SABRINA	TXPPA CONFERENCE	296.14
			TXPPA CONFERENCE	430.11
			TXPPA CONFERENCE	42.00
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	2,201.40
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	19.16
			HUMANA DENTAL 2024	94.48
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	130.05
			DEPT. ADJUSTMENTS	8.02
			SYMETRA LIFE & AD&D	78.15
			DEPT. ADJUSTMENTS	4.95
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	17,720.86
MUNICIPAL COURT	GENERAL FUND	AT&T	MUNICIPAL COURT	253.40
		BRINKS, INCORPORATED	BRINKS MONTHLY SERVICES	905.08
		ODP BUSINESS SOLUTIONS, LLC	COMPUTER INK & PAPER	227.10
			CALENDAR, PENS, RUBBERBAND	117.24
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	1,662.48
		ATMOS ENERGY	NATURAL GAS-109 W 5TH ST	91.02
		VERIZON WIRELESS	CELL PHONES	51.13
		CINTAS CORP DBA FIRST AID & SAFETY	109 W 5TH ST MEDICAL SUPPL	85.94
		WILSON, LUCAS C. DBA: ATTORNEY AT LAW	Judge - Legal Services	3,150.00
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	2,201.40
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	14.37
			HUMANA DENTAL 2024	70.86
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	40.35
			DEPT. ADJUSTMENTS	3.67
			SYMETRA LIFE & AD&D	24.30
			DEPT. ADJUSTMENTS	2.10
			TOTAL:	8,900.44
DEVELOPMENT SERVICES	GENERAL FUND	AMAZON.COM SALES, INC DBA: AMAZON.COM	SENIOR PI UNIFORMS	46.77
			PLANNER MEETING HEADPHONES	16.98
			STANDING DESK FOR PI PLANN	111.99
			PERMIT TECH STANDING DESK	129.09
			IPHONE 14 CASE	16.98
		WATKINS, MICHAEL DEAN DBA:	Project # 2106-00 On Call	8,156.50
		GRANITE MEDIA PARTNERS, INC. DBA: TAYL	PZ-2024-2314/2342 MALLARD	208.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	7,878.94
		VERIZON WIRELESS	CELL PHONES	384.80
		HUMPHREYS, JAMES BRENT DBA: MALLARD &	1106 FISHER ST/ABATEMENT	625.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	23.14
		EILEEN MERRIT INC. DBA ATS ENGINEERS,	MONTHLY INSPECTION FEES	6,031.25

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	7,338.00
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	47.90
			HUMANA DENTAL 2024	236.20
		SYMETRA LIFE INSURANCE COMPANY	DEPT ADJUSTMENTS	10.70
			SYMETRA LTD	154.62
			DEPT. ADJUSTMENTS	57.81
			SYMETRA LIFE & AD&D	92.85
			DEPT. ADJUSTMENTS	28.20
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	31,691.47
MAIN STREET PROGRAM 00	GENERAL FUND	TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	1,484.04
		VERIZON WIRELESS	CELL PHONES	88.34
			IPAD	33.92
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	EQUIPMENT	23.14
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	1,467.60
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	9.58
			HUMANA DENTAL 2024	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	37.37
			DEPT ADJUSTMENTS	3.40
			SYMETRA LIFE & AD&D	22.50
			DEPT. ADJUSTMENTS	1.95
		XEROX FINANCIAL SERVICES	CITY HALL COPIER LEASE	95.75
			TOTAL:	3,314.83
CD-MOODY MUSEUM	GENERAL FUND	GUTIERREZ, EDUARDO	MOODY MUSEUM DOCENT 10/25-	300.00
			TOTAL:	300.00
PUBLIC LIBRARY	GENERAL FUND	AT&T	LIBRARY	430.38
		AMAZON.COM SALES, INC DBA: AMAZON.COM	SCANNER STANDS	38.92
		INGRAM BOOK COMPANY	CHILDREN'S BOOKS	9.55
			CHILDREN'S BOOKS	1,585.60
			Adult Books FY 24/25	16.42
			Adult Books FY 24/25	10.57
			Childrens Books FY24/25	8.49
			Childrens Books FY24/25	4.67
			Childrens Books FY24/25	41.76
			Childrens Books FY24/25	19.81
			Childrens Books FY24/25	8.14
			Adult Books FY 24/25	21.40
			Adult Books FY 24/25	11.99
			Adult Books FY 24/25	437.80
			Adult Books FY 24/25	326.38
			Adult Books FY 24/25	56.25
			Childrens Books FY24/25	974.89
		MISCELLANEOUS ALISON DAHLBERG	ALISON DAHLBERG:RETURNED B	20.00
		ODP BUSINESS SOLUTIONS, LLC	SUPERVISOR PRINTER TONER	219.34
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	4,530.67
		TEXAS STATE LIBRARY AND ARCHIVES COMMI	TEXSHARE DATABASE FY2025	438.00
		ATMOS ENERGY	NATURAL GAS-801 VANCE ST	90.99
		VERIZON WIRELESS	CELL PHONES	51.13
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	LIBRARY INTERNET	164.01
		CINTAS CORP DBA FIRST AID & SAFETY	LIBRARY FIRST AID	23.83
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	4,402.80
			TERM CHRISTIN PACHECO	778.93-
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	28.74

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			ADD TERM CHRISTIN PACHECO	4.79-
			HUMANA DENTAL 2024	141.72
			TERM CHRISTIN PACHECO	23.62-
		SYMETRA LIFE INSURANCE COMPANY	DEPT. ADJUSTMENTS	6.40
			SYMETRA LTD	108.80
			DEPT. ADJUSMENTS	9.02
			SYMETRA LIFE & AD&D	65.70
			DEPT. ADJUSTMENTS	5.40
		FIRETROL PROTECTION SYSTEMS, INC.	LIBRARY FIRE ALARM MONITOR	725.00
			TOTAL:	14,227.23
FIRE DEPARTMENT	GENERAL FUND	AT&T	CITY HALL (CIVIL DEF)	52.59
			VICTORIA STATION	151.30
			FIRE DEPT	212.47
		AMAZON.COM SALES, INC DBA: AMAZON.COM	RETURN OF WATER JUG	127.09-
		AUGUST INDUSTRIES INC.	QRTLY Air Test/Annual	568.00
		BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	1,141.16
		FED EX	FED EX COURIER-SETCOM	30.67
		LOCALITY MEDIA, INC DBA: FIRST DUE	Annual Software Renewal	18,180.24
		PNC BANK NATIONAL ASSOCIATION	FILO APPAREL REFUND TAX	7.59-
			CARHARTT REFUND TAX	16.83-
			SHYHIGH PARTY RENTAL REFUN	26.40-
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	30,674.39
		ATMOS ENERGY	NATURAL GAS-200 WASHBURN S	126.79
			NATURAL GAS-705 CARLOS PAR	107.63
		VERIZON WIRELESS	CELL PHONES	223.26
			DATA CARDS	267.35
		HAYDAY, INC. DBA: CTWP	FD MONTHLY COPIER AGREEMEN	56.28
		MUNICIPAL EMERGENCY SERVICES, INC	ITEMS FOR SQUAD	1,660.00
			BUNKER GLOVES	943.96
		AT&T U-VERSE	FD INTERNET - STA 2	127.69
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	FD INTERNET	401.30
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	22,014.00
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	134.12
			HUMANA DENTAL 2024	661.36
		SYMETRA LIFE INSURANCE COMPANY	DEPT. ADJUSTMENTS	4.00
			SYMETRA LTD	613.53
			DEPT. ADJUSTMENTS	28.82
			SYMETRA LIFE & AD&D	367.35
			DEPT. ADJUSTMENTS	17.25
			TOTAL:	78,587.60
POLICE DEPARTMENT	GENERAL FUND	AT&T	POLICE DEPT POT LINE	60.93
			POLICE DEPT	256.48
			PD INTERNET	1,651.47
		AMAZON.COM SALES, INC DBA: AMAZON.COM	ANGEL TREE ORNAMENTS (VS)	137.20
			PATROL PHONE CASE	14.99
			ANGEL TREE ORNAMENTS (VS)	137.20
			2025 CALENDARS/COFFEE CUPS	304.12
			KEY BOXES, KEY RINGS	189.54
			PC MEMORY	46.52
		CENTRAL TEXAS COLLEGE	D.SANDOVAL BPOC COURSE FEE	110.00
			D. SANDOVAL TCOLE TEST FEE	25.00
		TEXAS DEPARTMENT OF INFORMATION RESOUR	DISPATCH RADIOS CIRCUIT OC	413.28
		FED EX	NNO 2024 AWARD ENTRY MAILI	51.39
		G T DISTRIBUTORS, INC	PD Uniforms FY 24/25	203.98

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PD Uniforms FY 24/25	36.54
			PD Uniforms FY 24/25	83.99
			PD Uniforms FY 24/25	251.97
			PD Uniforms FY 24/25	123.98
		MOSS & MOSS INC. #3000	SPRAY PAIN FOR PARKING LOT	33.79
		MOSS & MOSS INC. #7000	PARKING LOT SPRAY PAINT	33.79
		NANCY RUTH BARRON	SGT OFFICE KEYS	98.00
		PITNEY BOWES GLOBAL FINANCIAL SERVICES	MAIL MACHINE LEASE 09/24-1	219.66
		PNC BANK NATIONAL ASSOCIATION	YUBICO RETURN	1,500.00-
			UOFL REFUND COURSE	550.00-
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	39,560.93
		VERIZON WIRELESS	PD	595.36
			CELL PHONES - VOCA COORDIN	37.21
			CELL PHONES - VOCA VOLUNTE	37.21
			MIFI-VOCA COORDINATOR	37.99
			DATA CARDS	645.85
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	FY25 PD Monthly IT	8,225.82
			FY25 PD Monthly IT	8,225.82
			FZ-55 SET UP FEES 27-31	630.00
		SECURITAS TECHNOLOGY CORPORATION	KEYSCAN BOX MAINT DEC. 202	60.79
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	PD INTERNET NOVEMBER 2024	686.94
		DR. TANIA GLENN & ASSOCIATES, PA	FY25 Mental Health	70.00
		GOVDIRECT, INC	Panasonic Toughbooks	10,011.00
		MOTOROLA SOLUTIONS INC.	Yr 2 Dispatch/handheld	3,123.02
		AVAYA FINANCIAL SERVICES	PD SOFTWARE	355.49
		KONICA MINOLTA PREMIER FINANCE	C250i COPIER LEASE - PATRO	268.11
			C4050i COPIER LEASE RECORD	170.00
			C250i COPIER LEASE (PATROL	268.11
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	27,884.40
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	191.60
			ADD SHANNA MIKEL	14.37
			HUMANA DENTAL 2024	992.04
			ADD SHANNA MIKEL	91.86
		SYMETRA LIFE INSURANCE COMPANY	DEPT. ADJUSTMENTS	12.51
			SYMETRA LTD	821.90
			DEPT. ADJUSTMENTS	47.07
			SYMETRA LIFE & AD&D	482.70
			DEPT. ADJUSTMENTS	27.75
			TOTAL:	106,009.67
ANIMAL CONTROL	GENERAL FUND	AT&T	ANIMAL CONTROL	223.98
		AMAZON.COM SALES, INC DBA: AMAZON.COM	RESCUE DISINFECTANT	224.95
			KENNEL TECH SCRUBS	24.50
			WASH REFILL	161.85
		PNC BANK NATIONAL ASSOCIATION	FLEA ASSASSIN REFUND TAX	51.00-
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	2,218.47
		VERIZON WIRELESS	CELL PHONES	125.55
		KONICA MINOLTA PREMIER FINANCE	ACO COPIER LEASE11/19-12/1	170.00
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	2,935.20
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	19.16
			HUMANA DENTAL 2024	94.48
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	50.22
			DEPT. ADJUSTMENTS	4.56
			SYMETRA LIFE & AD&D	26.85
			DEPT. ADJUSTMENTS	2.40
			TOTAL:	6,231.17

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
STREETS & GROUND MAINT	GENERAL FUND	AT&T	PUBLIC WORKS	325.45
		AMAZON.COM SALES, INC DBA: AMAZON.COM	RETURN-PAPER PLATES-TOO SM	38.00-
			ST,GR-JACKETS	627.06
			C7 REPLACE CHRISTMAS LIGHT	165.93
			ST,GR/TIM & LEE JACKETS	78.38
			PLASTIC FORKS/PLATES	67.84
			WORK GLOVES-JERSEY/LEATHER	129.39
			ZIPPER SWEATSHIRT-T. BICE	34.99
			600 LED LIGHTS-197FT-CHRIS	24.99
			C7 REPLACE CHRISTMAS LIGHT	119.94
			LEATHER WORK GLOVES (M)	40.70
		BIG STATE INDUSTRIAL SUPPLY, INC	(3) FIRST AID KITS #25	209.97
		CENTERLINE SUPPLY, INC	(2) 30MPH SPEED LIMIT @ DA	70.00
			SIGN WEDGES (QTY. 25)	652.50
		GRAINGER, W. W. INC.	ST,GR-M. GARCIA ZIPPER SWE	43.29
		HEART OF TEXAS LANDSCAPE & IRRIGATION	IRRIGATION REPAIRS-MOODY M	188.50
		KRUSE, KELLY D DBA KRUSE ELECTRIC SER	REPAIR LIGHT POLE-BULL BRA	170.00
		THE LEVY COMPANY, INC.	BATTERY REPL-YOUR SPEED RA	1,810.63
		MOSS & MOSS INC. #4000	FLASHLIGHTS	53.98
			AA BATTERIES	6.11
			DUCT TAPE-TROUBLESHOOT LIG	13.48
			KEYS-LIGHT BOXES DOWNTOWN	15.00
			CHAINS/LOCKS FOR GENERATOR	124.17
			HARD HAT-C. GONZALES	16.99
			PLIERS-CHRISTMAS LIGHTS PW	53.98
		PNC BANK NATIONAL ASSOCIATION	HARBOR FREIGHT REFUND TAX	14.02-
		TAYLOR IRON-MACHINE WORKS	#515 WIDEN APRON&ADD PUSHB	2,612.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	11,192.24
		TRACTOR SUPPLY COMPANY	EXTENSION CORDS-CHRISTMAS	119.95
		ATMOS ENERGY	1424 N MAIN ST-NATURAL GAS	98.40
		VERIZON WIRELESS	CELL PHONES	274.38
			GATEWAY SIGN	38.01
		WILLIAMSON COUNTY GRAIN	KILLZALL AQUATIC - 2 QTS.	63.00
			KILLZALL AQUATIC - 1 QT.	31.50
			KILLZALL AQUATIC SPRAY-PON	94.50
		WILLIAMSON COUNTY DEMO FUND	BACHMEYER/MARTINEZ-PEST AP	120.00
		MCCOY'S BUILDING SUPPLY	STUDS/MESH-MOODY DW AREA	194.40
			CONCRETE MIX 80#-MOODY DW	149.25
			(5) 1 GAL BUCKETS-BB SEEDS	14.65
			BULL BRANCH PARK SIDEWALK	274.56
			BULL BRANCH PARK SIDEWALK	61.19
			BULL BRANCH PARK SIDEWALK	4.14
			RETURN STUD-SIDEWALK BULL	6.70-
			BULL BRANCH PARK SIDEWALK	25.05
			BLADE-BULL BR SIDEWALK	91.13
		HAYDAY, INC. DBA: CTWP	ST,GR COPIER MAINT AGMT	114.75
		ARROW MAGNOLIA INTERNATIONAL, INC.	ICE MELT-SIDEWALKS	206.08
		CLOSNER EQUIPMENT CO., INC	RH Endgate Assembly	4,823.24
		CHARTER COMMUNICATIONS HOLDINGS, LLC D	PW INTERNET	231.20
		AVAYA FINANCIAL SERVICES	STS CAMERA	167.58
		COMMUNITY COFFEE COMPANY LLC	1424 N MAIN/COFFEE AND FIL	189.65
		SANCHEZ, JAMIE DBA: JAY'S TREE SERVICE	REIMB FOR CHRISTMAS LIGHTS	365.84
			CHRISTMAS LIGHTS-HTG SQ TR	645.60
			CHRISTMAS LIGHTS-HTG SQ TR	86.08
			CHRISTMAS LIGHTS-HTG SQ TR	172.16
			HERITAGE SQUARE LIGHT SETU	1,000.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		UNIFIRST HOLDINGS INC	ST,GR-UNIFORM RENTAL	400.17
			ST,GR/UNIFORM RENTAL	388.95
			ST,GR-UNIFORM RENTAL	362.85
			ST,GR-UNIFORM RENTAL	333.99
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	11,740.80
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	76.64
			HUMANA DENTAL 2024	377.92
		TURNER SEED COMPANY, LLC DBA: TURNER S	42 LBS BLUEBONNET SEEDS	2,036.00
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	256.83
			DEPT. ADJUSTMENTS	19.93
			SYMETRA LIFE & AD&D	147.00
			DEPT. ADJUSTMENTS	12.30
		COUPLAND HONEY COMPANY	BEE REMOVAL-FIRE FIELD	300.00
			TOTAL:	44,898.46
PARKS & RECREATION	GENERAL FUND	AT&T	PARKS & REC	58.80
		AMAZON.COM SALES, INC DBA: AMAZON.COM	CHRISTMAS GLOW NECKLACES	89.08
			DG MATS	104.15
			CREDIT FIELD DRAG MAT	396.77-
			CREDIT CALENDAR	23.48-
			TREE PLANTING WATERING BAG	535.52
			FLAG POLE FOR MEMORIAL FIE	77.95
			ZIP TIES CART CANVAS	224.50
			DG JANITORIAL ENTRANCE MAT	104.15
			DRAG MATS	448.64
			RUDOLPH RIDE WHEEL BATTERI	18.38
			DICKEY GIVEN JANITOR CLEAN	73.09
			DESK CALENDAR & TRP INK CA	53.18
			JANITORIAL/FEBREZE PLUG-IN	9.66
			GLUE DOTS	6.59
			CREDIT FIELD DRAG MAT	396.77-
		HEART OF TEXAS LANDSCAPE & IRRIGATION	TRP IRRIGATION REPAIRS	1,835.00
			HERITAGE SQ IRRIGATION REP	541.50
			BULL BRANCH REPLACE FAUCET	436.00
			HERITAGE SQ REPR IRRIGATIO	1,064.50
			DG IRRIGATION REPAIRS	806.50
		MISCELLANEOUS APRIL GREEN	APRIL GREEN:FITNESS CLASSE	870.00
		SHARON BOON	SHARON BOON:FITNESS CLASSE	172.50
		APRIL GREEN	APRIL GREEN:FITNESS CLASSE	180.00
		KRUSE, KELLY D DBA KRUSE ELECTRIC SER	MEMORIAL FIELD CONC. BALLA	232.80
		FERGUSON FACILITIES SUPPLY #61	JUMBO/MINI JUMBO TP	337.17
			JANITORIAL SUPPLIES	1,428.77
			JANITORIAL GLOVES	16.32
		WILLIAMS SCOTSMAN, INC. DBA: MOBILE MI	MOBILE MINI LEASE 11/14-12	102.00
		MOSS & MOSS INC. #5000	LOCKS & CHAIN	70.84
			JANITORIAL SUPPLIES	33.24
			MULCH FOR ARBOR DAY	22.46
			THREADED ROD	1.34
			TEFLON TAPE & HOSE BIBB	10.78
			JANITORIAL SUPPLIES	74.66
			IRRIGATION SUPPLIES	45.06
			EXTENSION CORDS	41.38
			CHRISTMAS TREE LIGHTING CO	35.99
			CHRISTMAS TREE COCOA COOLE	35.99
		L AND O SERVICES, LLC DBA: PAUL'S POOL	CLEANING GRANULES	145.99
		PNC BANK NATIONAL ASSOCIATION	DAKTRONICS RETURN	914.71-

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		EWALD KUBOTA INC	STUMP GRINDER INST ELEC KI	457.11
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	7,257.84
		TIME WARNER CABLE DBA SPECTRUM	DICKEY GIVENS INTERNET	100.52
		ATMOS ENERGY	NATURAL GAS-1418 DAVIS ST	99.57
			NATURAL GAS-1418 DAVIS ST	95.12
		VERIZON WIRELESS	CELL PHONES	199.97
			IPAD	33.92
		K. HANES'S INCORPORATED	Murphy Park Tennis Courts	3,984.80
		MCCOY'S BUILDING SUPPLY	ARBOR DAY MULCH	90.88
			ARBOR DAY SHOVELS	129.94
		TEXAS RECREATION & PARK SOCIETY	2025 TRAPS CONVENTION	1,775.00
		ERIC DONNELL JACKSON	TRP BASEBALL CONCESSION LO	110.00
		RYAN SANDERS SPORTS SERVICES, LLC	INFIELD CHALK	578.00
		DAHILL DBA: XEROX BUSINESS SOLUTIONS S	TRPSC XEROX SERVICE	38.46
		WHIRLIX DESIGN INC.	TRP PLAYGROUND REPAIR PART	278.00
		JACKSON, DON DBA: JACKSON FENCING & WE	TRP REPAIR VANDALIZED FENC	1,350.00
		TRUGREEN LIMITED PARTNERSHIP	ROBINSON LAWN SERVICE	315.18
			MALLARD LAWN SERVICE	315.18
			BULL BRANCH LAWN SERVICE	315.18
			ROTARY LAWN SERVICE	315.18
			TRP SOCCER LAWN SERVICE	350.77
			TRP LAWN SERVICE	2,966.40
		AVAYA FINANCIAL SERVICES	TRPSC/PHONE SYSTEM	121.60
			P&R CAMERA	167.58
		MCKAY, CHARLES ANDREW	BAND FOR CHRISTMAS TREE LI	1,000.00
		EZROW CLEANING LLC	DG JANITORIAL CLEANING NOV	282.00
			DG JANITORIAL EXTRA CLEANI	45.00
		NORTHWEST CASCADE INC DBA HONEY BUCKET	MEMORIAL FIELD PORTA POTTY	145.00
			ROTARY PORTA POTTY	65.00
			MEMORIAL FIELD PORTA POTTY	145.00
		JONES, GERALD R.	MONITOR ADULT VOLLEYBALL	400.00
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	6,604.20
			ADD MARIO CHAVANA	733.80
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	47.90
			ADD MARIO CHAVANA	4.79
			HUMANA DENTAL 2024	236.20
			ADD MARIO CHAVANA	23.62
		WADLEY, RANDY DBA: WADLEY TREE FARM LL	TREE REPLACEMENT	2,010.00
			ARBOR DAY TREE PLANT 2024	3,790.00
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	153.32
			DEPT. ADJUSTMENTS	13.65
			SYMETRA LIFE & AD&D	92.40
			DEPT. ADJUSTMENTS	8.40
		BARKER RINKER SEACAT ARCHITECTURE	Wellness/Recreationj Ctr	34,498.52
		HD SUPPLY, INC.	PINESOL/HAND SOAP	232.96
		KENNEDY, STEVEN WILLIAM DBA: THAT APPL	DICKEY GIVENS OVEN REPAIR	331.60
		THE WRIGHT VENTURE COMPANY, LLC	THOR GUARD INSP & ADD REPR	2,405.00
		CMEREK, LARRY	BEGINNER PICKLEBALL LESSON	277.50
		KIRBY BUILT PRODUCTS, LLC	ROBINSON PAVILION MESSAGE	761.94
			TOTAL:	84,366.75
INTERNAL SERVICES/BLDG	GENERAL FUND	ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	BLDG MAINT WIRE/CABLE	8.36
			BLDG MAINT 12V BATTERY	25.39
		AT&T	CITY HALL FAX	708.27
		AMAZON.COM SALES, INC DBA: AMAZON.COM	LABEL TAPE	12.59
			HAND SOAP	55.62

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CITY HALL VACUUM	69.89
		HDR ENGINEERING INC	TO #1 ASSET MANAGEMENT	2,063.19
		HOME DEPOT CREDIT SERVICES	BLDG MAINT TOOLS	270.74
			MOODY REP BOARD	46.47
		KRUSE, KELLY D DBA KRUSE ELECTRIC SER	PD INSTALL EMERGENCY LIGHT	249.90
			CH REPLACE PHOTO EYE LGT P	443.70
			LIBRARY BULBS	266.48
			TRP OFFICE LIGHT OUT/BALLA	77.70
		MOSS & MOSS INC. #6000	DICKEY CENTER MISC SUPPLIE	96.21
			DICKEY GIVENS MISC SUPPLIE	68.78
			FIRE#2 FLUSHER	10.78
			BLDG MAINT FIRE ANT KILLER	4.49
			CEM MISC SUPPLY	0.60
			MAIN ST BRACKET FOR FLAGS	10.29
			PW REP SINK COMING OFF WAL	69.23
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	3,328.88
		ATMOS ENERGY	NATURAL GAS-400 PORTER ST	93.13
		VERIZON WIRELESS	CELL PHONES	199.97
		VIC'S HEAT & AIR	PW AC SERVICE/REPAIR	930.00
		MCCOY'S BUILDING SUPPLY	CH MISC SANDED CUT	27.71
		SPARKLETTS & SIERRA SPRINGS	BLDG MAINT WATER COOLER	101.42
		QUADIENT LEASING USA, INC.	CH POST LEASE 12/20/24-3/1	669.75
		OLTMAN, JASON & JENNA DBA: TAYLOR FIRE	FD1 FIRE EXTINGUISHER	175.00
		CINTAS CORP DBA FIRST AID & SAFETY	CH FIRST AID	53.98
		TALLEY, JORDAN DBA W&J HOME REPAIR	MOODY MUSEUM REPAIRS	2,490.00
		SHARCO TECHNOLOGIES, INC.	CITY HALL/CAMERA PORT SWIT	2,120.00
		AVAYA FINANCIAL SERVICES	CH CAMERA	167.59
		UNIFIRST HOLDINGS INC	MATS-UTILITY MAINTENANCE	3.84
			1424 N MAIN-MATS	16.33
			MATS-UTILITY MAINTENANCE	3.84
			1424 N MAIN MATS	16.33
			MATS-1424 N MAIN	15.31
			MATS-UTILITY MAINTENANCE	3.84
			MATS 1424 N MAIN	15.31
		HEALTH CARE SERVICE CORPORATION	BCBS DEC INV.	2,935.20
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	19.16
			HUMANA DENTAL 2024	94.48
		TEXAS TRADITIONS GROUP, LLC	FS#1 REPAIRS/CAULK & SEALA	872.20
		SYMETRA LIFE INSURANCE COMPANY	DEPT. ADJUSTMENTS	12.25
			SYMETRA LTD	82.99
			DEPT. ADJUSTMENTS	18.98
			SYMETRA LIFE & AD&D	49.95
			DEPT. ADJUSTMENTS	11.40
		TEXAS AIRSYSTEMS, LLC	Replace Blower Motor	6,869.00
		HD SUPPLY, INC.	WRONG ITEM DELIVERED	33.59-
			KITCHEN PAPER TOWELS	33.59
		HERNANDEZ, FELICIA	TEXAS PRIMA CONFERENCE	158.12
			TEXAS PRIMA CONFERENCE	42.00
			TOTAL:	26,156.64
ENGINEERING & INSPECTI	GENERAL FUND	UNION PACIFIC RAILROAD COMPANY	DOLAN ST/INSPECT CONSTRUCT	1,341.30
			TOTAL:	1,341.30
INTERNAL SVC/ I T DEPT	GENERAL FUND	AT&T	CH INTERNET	1,651.47
		SLAPPEY COMMUNICATIONS, LLC DBA: IT VO	ANTIVIRUS SOFTWARE P	624.00
			OUTSOURCE IT SVCS	14,620.68

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
				NETWORK SHARE REMODEL	1,500.00
				ANTIVIRUS SOFTWARE P	624.00
				OUTSOURCE IT SVCS	14,674.08
				ANTIVIRUS SOFTWARE P	624.00
				OUTSOURCE IT SVCS	14,674.08
		CHARTER COMMUNICATIONS HOLDINGS, LLC D		CABLE	89.43
		AVAYA FINANCIAL SERVICES		CH PHONE LEASE	2,344.50
				TOTAL:	51,426.24
NON-DEPARTMENTAL	GENERAL FUND	LANGFORD COMMUNITY MANAGEMENT SERVICES		LHMPP Grant 22-130-0 62-E	6,250.00
		DAVENPORT, GEORGE ADAM		FRED KERLEY MURAL LETTER C	1,150.00
		MARX, RONALD W.		MUSIC ON MAIN P.A. SRVS	750.00
		HEALTH CARE SERVICE CORPORATION		RETIREE COVERAGE	2,935.20
				ADJ LILLIE LAWLER	733.80
				TERM SPOUSE / MCLEAN	1,416.65-
				TERM DIANNA MCLEAN	733.80-
		HUMANA INSURANCE COMPANY		HUMANA VISION RETIREES 202	19.16
				TOTAL:	9,687.71
TIF EXPENDITURES	TIF (TAX INCREMENT	LEONARD, JENNY REBECCA DBA: LIONHEART		Downtown Master Plan	9,251.25
		RICHARDS, JOSHUA DBA: WOODSMAN COMPANY		105 E 3RD ST/TREE TRIMMING	450.00
				TOTAL:	9,701.25
HOTEL/MOTEL TAX	HOTEL/MOTEL FUND	TAYLOR CHAMBER OF COMMERCE		HOTEL/MOTEL COLL OCTOBER 2	12,696.09
				TOTAL:	12,696.09
CONTRIBUTE CIVIC PROGR	MAIN STREET REVENU	AMAZON.COM SALES, INC DBA: AMAZON.COM		COT CHRISTMAS FLOAT DECOR	171.74
		MICHAEL C. PESCHEL		12.7.2024 PA CHRISTMAS PAR	350.00
		FISHER, RUBY		MSCS PERFORMER&VOLUNTEER P	169.05
		HUNTER, KIMBRA DBA: KIMPENS		MSCS VENDOR PENS	100.00
				TOTAL:	790.79
LIBRARY	LIBRARY GRANT/DONA	AMAZON.COM SALES, INC DBA: AMAZON.COM		ST. DAVID'S CHRISTMAS SUPP	195.60
		MISCELLANEOUS	GREEN MAN THERAPEUTIC	GREEN MAN THERAPEUTIC MASS	60.00
			GREEN MAN THERAPEUTIC	GREEN MAN THERAPEUTIC MASS	60.00
			GINA PAJA	GINA PAJA:ST.DAVID'S PROGR	27.54
			GINA PAJA	GINA PAJA:ST.DAVID'S PROGR	24.79
				TOTAL:	367.93
I & S PAYMENT ACCOUNTS	I & S FOR G O BOND	THE BANK OF NEW YORK MELLON		2017 GO PAYING AGENT FEE	825.00
				TOTAL:	825.00
CAPITAL PROJECTS	GENERAL CAPITAL IM	THE C.T. BRANNON CORPORATION		Total Design/Engineering	5,800.00
				TOTAL:	5,800.00
HOME PROGRAM-TDHCA	GENERAL CAPITAL IM	LANGFORD COMMUNITY MANAGEMENT SERVICES		101 FRANKLIN SOFT COST	12,000.00
				110 FRANKLIN SOFT COST	12,000.00
				415 SAMS SOFT COST	12,000.00
				1908 W 3RD ST SOFT COST	12,000.00
		LONGHORN TITLE COMPANY		110 FRANKLIN/C. LINO SETTL	1,662.96
				101 FRANKLIN/D. WARRINER S	1,662.96
				415 SAMS/R. WILLIAMS SETTL	1,662.96
				1908 W 3RD ST/J. LUNA SETT	1,662.96
		FARMERS INSURANCE		110 FRANKLIN ST INSURANCE	1,459.00
				101 FRANKIN ST INSURANCE	677.00
				415 SAMS INSURANCE	621.00

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
				1908 W 3RD ST INSURANCE	761.00
		RM QUALITY CONSTRUCTION, LLC		110 FRANKLIN FINAL DRAW	60,480.00
				1908 W 3RD FINAL DRAW	60,480.00
				415 SAMS FINAL DRAW	60,480.00
				101 FRANKLIN FINAL DRAW	58,500.00
				TOTAL:	298,109.84
NON-DEPARTMENTAL	TRANSPORTATION FUN	TEXAS MUNICIPAL RETIREMENT SYSTEMS		OCTOBER 2024 CONTRIBUTIONS	584.85
		HEALTH CARE SERVICE CORPORATION		BCBS DEC INV.	383.08
		HUMANA INSURANCE COMPANY		HUMANA VISION 2024	9.58
				HUMANA DENTAL 2024	68.24
				TOTAL:	1,045.75
TRANSPORTATION	TRANSPORTATION FUN	TEXAS MUNICIPAL RETIREMENT SYSTEMS		OCTOBER 2024 CONTRIBUTIONS	1,108.71
		HEALTH CARE SERVICE CORPORATION		BCBS DEC. INV.	2,201.40
		HUMANA INSURANCE COMPANY		HUMANA VISION 2024	9.58
				HUMANA DENTAL 2024	47.24
		SYMETRA LIFE INSURANCE COMPANY		SYMETRA LTD	23.30
				DEPT. ADJUSTMENTS	2.12
				SYMETRA LIFE & AD&D	14.10
				DEPT. ADJUSTMENTS	1.35
				TOTAL:	3,407.80
NON-DEPARTMENTAL	MUNICIPAL DRAINAGE	TEXAS MUNICIPAL RETIREMENT SYSTEMS		OCTOBER 2024 CONTRIBUTIONS	1,081.54
		HEALTH CARE SERVICE CORPORATION		BCBS DEC. INV.	1,118.44
		HUMANA INSURANCE COMPANY		HUMANA VISION 2024	9.58
				HUMANA DENTAL 2024	68.24
				TOTAL:	2,277.80
MUNICIPAL DRAINAGE	MUNICIPAL DRAINAGE	TEXAS MUNICIPAL RETIREMENT SYSTEMS		OCTOBER 2024 CONTRIBUTIONS	2,050.28
		SEABREEZE CULVERT		ARCHED PIPE - CAROLINA & R	876.40
		HEALTH CARE SERVICE CORPORATION		BCBS DECV. INV.	2,201.40
		HUMANA INSURANCE COMPANY		HUMANA VISION 2024	14.37
				HUMANA DENTAL 2024	70.86
		SYMETRA LIFE INSURANCE COMPANY		SYMETRA LTD	53.87
				DEPT. ADJUSTMENTS	4.91
				SYMETRA LIFE & AD&D	28.80
				DEPT. ADJUSTMENTS	2.85
				TOTAL:	5,303.74
NON-DEPARTMENTAL	SANITATION FUND	TEXAS COMPTROLLER OF PUBLIC ACCOUNTS		SALES&USE TAX ENDING 10/31	9,664.13
				TOTAL:	9,664.13
SANITATION/TRASH	SANITATION FUND	WASTE CONNECTIONS LONE STAR, INC.		6052 RESIDENTIAL	74,749.08
				6051 RESIDENTIAL RECYCLE	34,914.27
				297 FRONT LOAD	53,489.96
				295 COMMERCIAL TOTERS	7,413.07
				TOTAL:	170,566.38
NON-DEPARTMENTAL	PUBLIC UTILITIES F	AFLAC		AFLAC NOV 2024 INVOICE	67.61
		MISCELLANEOUS	HEUTLINK, AUSTIN	02-1771-14	0.22
			HECHT REAL ESTATE	04-1310-12	16.78
			RURAL MANAGEMENT RES	06-2240-19	48.03
			THIRD COAST UNLIMITE	18-0515-00	9.93
			GALINDO, EVARISTO	18-2040-31	131.00
			MOJICA, EDWARD	21-0660-08	4.67

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		O'BRYAN, CONNOR	22-0040-04	9.82
		CHEN, XI	24-0531-09	26.20
		CAVANAUGH, KATHY	29-0190-02	7.90
		GARCIA, SERGIO	29-1313-03	27.75
		MOTA, LUCIO	29-2221-05	95.28
		AUSTIN ENGINEERING C	33-0003-00	609.34
		JAMES CONSTRUCTION G	33-0005-05	478.04
		DYNAMIC SITE SOLUTIO	33-0360-05	82.96
		RANGER EXCAVATING	33-0496-01	516.00
		GILL, PARKER	36-0342-02	47.07
		NATIONWIDE RETIREMENT SOLUTIONS	457B DEF COMP PLAN	70.00
			457B DEF COM PLAN	70.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	10,083.40
		WEX HEALTH, INC. DBA: WEX	38705 FSA	41.96
			38705 FSA	41.96
		INTERNATIONAL CITY MANAGEMENT ASSOC RE	PLAN ID 307325-CONTRIBUTOR	75.00
			PLAN ID 307325-ROTH	283.27
			PLAN ID 307325-CONTRIBUTOR	50.00
			PLAN ID 307325-ROTH	181.42
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	3,195.24
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	38.32
			HUMANA DENTAL 2024	242.56
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	138.77
			TOTAL:	16,690.50
UTILITIES ADMINISTRATI	PUBLIC UTILITIES F	BRINKS, INCORPORATED	BRINKS MONTHLY SERVICES	1,636.84
		TYLER TECHNOLOGIES, INC	Utility Mter-Reader	250.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	4,745.05
		VERIZON WIRELESS	CELL PHONES	125.55
			IPAD	33.92
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	5,870.40
			ADD YADIRA RAMOS	733.80
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	38.32
			ADD YADIRA RAMOS	4.79
			HUMANA DENTAL 2024	165.34
			ADD YADIRA RAMOS	23.62
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	86.04
			DEPT. ADJUSTMENTS	7.82
			SYMETRA LIFE & AD&D	52.05
			DEPT. ADJUSTMENTS	4.65
			TOTAL:	13,778.19
WASTEWATER TREATMENT	PUBLIC UTILITIES F	AT&T	WASTE WATER	103.88
		AMAZON.COM SALES, INC DBA: AMAZON.COM	BOOTS, BIB COVERALLS, JACK	1,484.56
			PROPANE WEED TORCH	91.98
		AQUA-TECH LABORATORIES, INC.	FY24/25 Water Anaalysis,	2,043.00
			WWTP Industrial Oct 24	14,691.75
		MOSS & MOSS INC. #3000	5 GAL PAIL	17.96
			PLIERS, CHAINS, LINKS	137.90
		NATIONAL INDUSTRIAL & SAFETY SUPPLY LL	HEADLAMPS	788.15
		RISE SKYBEAM/JAB BROADBAND INC.	WWTP INTERNET	134.78
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	3,845.55
		VERIZON WIRELESS	CELL PHONES	128.57
		HD SUPPLY, INC. DBA: USABLUEBOOK	LMI B7 SERIES PUMP	2,118.67
			DO SENSOR	233.11
			BROTH AMPULES & PETRI DISH	1,768.41

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SAMPLE BAGS	163.95
			RETURNED DO METER	1,062.10-
		POLYDYNE INC.	Blanket PO Polymer	24,150.00
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	2,935.20
			TERM JAMES GREEN	733.80-
			TERM TERREN HOLMAN	733.80-
			TERM DYLAN MARTINEZ	1,071.75-
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	14.37
			TERM JAMES GREEN	4.79-
			TERM TERREM HOLMNA	4.79-
			TERM DYLAN MARTNEZ	14.37-
			HUMANA DENTAL 2024	94.48
			TERM JAMES GREEN	23.62-
			TERM TERREM HOLMAN	23.62-
			TERM DYLAN MARTINEZ	91.86-
		SYMETRA LIFE INSURANCE COMPANY	DEPT. ADJUSTMENTS	56.00
			SYMETRA LTD	79.97
			DEPT. ADJUSTMENTS	7.70
			SYMETRA LIFE & AD&D	48.30
			DEPT. ADJUSTMENTS	4.65
			TOTAL:	51,378.39
DISTRIBUTION/COLLECTIO	PUBLIC UTILITIES F	AT&T	PUMP STATION	270.49
		AMAZON.COM SALES, INC DBA: AMAZON.COM	EAR PLUGS	19.79
			ALCOHOL	34.28
			S. ROTTHOFF BOOTS	229.95
			TOILET PAPER	57.72
			BOOTS	214.95
		CITY OF ROUND ROCK	BAC-T'S OCTOBER 2024	1,150.00
		COPELAND QUARRY INC	SANDY LOAM	1,065.30
		MOSS & MOSS INC. #3000	CONCRETE MIX	16.47
			LOCK & PVC CUTTER	33.28
			COUPLING, TEE, SAW	22.91
			CLAMPS	12.58
			SCREWDRIVER & PAIL LID	13.12
			COUPLINGS	29.66
			CONCRETE & SCREWDRIVER	27.56
		POPE MATERIALS INC	FREIGHT 3/8" CRUSHED STONE	993.31
		TEXAS CRUSHED STONE CO.	3/8" CRUSHED STONE	1,496.84
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	10,524.61
		VERIZON WIRELESS	CELL PHONES	351.82
			IPAD	88.34
		HD SUPPLY, INC. DBA: USABLUEBOOK	FLAGS	72.80
		MCCOY'S BUILDING SUPPLY	PIPE INSULATION & DUCT TAP	33.29
			PIPE INSULATION	12.17
		PRO-CHEM, INC.	ODOR OUT	258.88
		HAYDAY, INC. DBA: CTWP	COPIER RENTAL - UM - PPROP	353.97
		TEXAS EXCAVATION SAFETY SYSTEM, INC. D	TEXAS 811 MSG FEES NOV 24	357.65
		CINTAS CORP DBA FIRST AID & SAFETY	1201 N MAIN ST/MED KIT REF	124.05
		COMMUNITY COFFEE COMPANY LLC	1201 N MAIN/COFFEE SERVICE	59.08
		UNIFIRST HOLDINGS INC	UTILITY MAINT-UNIFORM RENT	643.87
			UTILITY MAINT-UNIFORM RENT	354.96
			UTILITY MAINT-UNIFORM RENT	307.11
		HAYDAY, INC. DBA: CTWP	UTILITY MAINT COPIER RENTA	244.99
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	9,539.40
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	76.64

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HUMANA DENTAL 2024	330.68
		FORTILINE, INC	October Parts List	14,106.62
			October Parts List	5,463.37
		SYMETRA LIFE INSURANCE COMPANY	DEPT. ADJUSTMENTS	0.93
			SYMETRA LTD	224.77
			DEPT. ADJUSTMENTS	31.45
			SYMETRA LIFE & AD&D	135.90
			DEPT. ADJUSTMENTS	19.20
			TOTAL:	49,404.76
UTILITIES NONDEPARTMEN	PUBLIC UTILITIES F	BRAZOS RIVER AUTHORITY	EWC WTP/O&M 22139	316,295.31
		LLOYD GOSSELINK ROCHELLE & TOWNSEND, P	TPDES PERMIT PROTEST	106.50
			NMCV PERMIT PROTEST	1,977.50
			TOTAL:	318,379.31
NON-DEPARTMENTAL	AIRPORT FUND	TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	654.02
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	9.65
			TOTAL:	663.67
AIRPORT OPERATIONS DEP	AIRPORT FUND	AT&T	AIRPORT	161.07
		BASSCO SERVICES, INC.	AV GAS REFUELER 10/16-11/1	1,800.00
		MOSS & MOSS INC. #6000	AIRPORT MISC REPAIRS	96.28
			AIRPORT REPAIRS/LGT CONTRO	13.49
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	1,239.85
		VERIZON WIRELESS	CELL PHONES	88.34
		MCCOY'S BUILDING SUPPLY	AIRPORT MISC REPAIRS	160.76
		GRENIER SERVICE COMPANY, LLC DBA:	AIRPORT COMM DOOR REPAIR	2,890.00
			AIRPORT HANGAR DOOR REPAIR	2,330.00
		AVAYA FINANCIAL SERVICES	AIRPORT INTERNET	187.41
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	9.58
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	30.82
			DEPT. ADJUSTMENTS	2.81
			SYMETRA LIFE & AD&D	18.60
			DEPT. ADJUSTMENTS	1.65
		FIRETROL PROTECTION SYSTEMS, INC.	AIRPORT/REPLACE SPRINKLER	600.00
		GAGE & CADE CONSTRUCTION, LLC	New Fuel Facility Const.	47,735.60
			TOTAL:	57,366.26
NON-DEPARTMENTAL	CEMETERY OPERATING	TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	720.64
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	45.13
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	9.58
			HUMANA DENTAL 2024	68.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	21.45
			TOTAL:	865.04
CEMETERY OPERATING DEP	CEMETERY OPERATING	AT&T	CEMETERY	66.33
		MOSS & MOSS INC. #9000	STONE REPAIR TOOLS	34.16
		RABA KISTNER, INC.	Cemetery Barn Const	935.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	1,366.12
		VERIZON WIRELESS	CELL PHONES	51.11
			CEMETERY IPAD	33.92
		KNIPPA, DANIEL	FY25 Grave digging Srvcs	2,900.00
			FY25 Grave digging Srvcs	2,550.00
		UNIFIRST HOLDINGS INC	CEM-UNIFORM RENTAL	23.10
			CEM/UNIFORM RENTAL	23.10
			CEM-UNIFORM RENTAL	21.38

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CEM- UNIFORM RENTAL	21.24
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	1,467.60
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	9.58
			HUMANA DENTAL 2024	47.24
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	31.06
			DEPT. ADJUSTMENTS	2.83
			SYMETRA LIFE & AD&D	18.75
			DEPT. ADJUSTMENTS	1.80
			TOTAL:	9,604.32
NON-DEPARTMENTAL	FLEET SERVICES OPE	AFLAC	AFLAC NOV 2024 INVOICE	48.62
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	1,070.01
		WEX HEALTH, INC. DBA: WEX	38705 FSA	4.42
			38705 FSA	4.42
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	383.08
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA VOL LIFE	2.80
			TOTAL:	1,513.35
FLEET SERVICES SECTION	FLEET SERVICES OPE	ARNOLD OIL COMPANY OF AUSTIN, LP DBA A	WWTP PURUS DEF	49.04
			#619 FUEL/PUMP KIT	296.06
			#619 CONNECTOR KIT WIRING	48.03
			#623 HYD HOSE & FITTING	51.35
			SHOP ABSORBENT	8.67
			SHOP OIL	48.66
			#504 OIL/FILTER	55.78
			#344 FREON	116.40
			ST DEPT MISC PARTS/STICK W	18.98
			#504 FILTER	36.80
			ST DEPT PREMIX	45.98
			ST DEPT PURUS DEF	19.98
			#342 ANTIFREEZE	18.16
			#344 WATER PUMP	145.57
			STOCK XTEND LIFE/ANTIFREEZ	38.20
			#342 HOSE CONNECTOR	25.22
			#344 LIQUID GAS	232.80
			#729 LIGHT/ASSEMBLY	44.08
			#620 HYD PARTS	222.41
			#728 BATTERY	103.24
			BT1 BLADE	4.99
			#349 OIL/FILTER	75.66
			STOCK OIL/FILTER	41.38
			#342 PUMPKIT	145.57
			#342 ANTIFREEZE	27.24
			E2 HYD	159.39
			#539 OIL	47.94
			#343 SENSOR	27.08
			#543 MISC	47.95
			STOCK BLADE	9.98
			STOCK WASH	25.32
			#615 LIGHT	15.75
			R1 PIGTAIL	2.28
			FIRE DEPT PURUS DEF	39.96
			#616 THERMOSTAT	70.50
			#616 ANTIFREEZE	21.92
			#343 WATER PUMP	145.57
			#347 OIL/FILTER	75.66

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			STOCK OIL/FILTER	115.36
			#543 OIL	48.66
		AMAZON.COM SALES, INC DBA: AMAZON.COM	RETURN E2 VALVE EXTENSION	13.72-
			SHOP BATTERY POST	22.96
		METRO FIRE APPARATUS SPECIALISTS, INC	E2 DOOR SWITCH	43.64
		HENNA CHEVROLET INC	#271 KEY	38.18
			#343 MISC PARTS	322.58
			#343 BOLT	35.20
			#342 HOSE	107.58
			#342 FUEL PUMP	340.31
			#343 HOSE	108.85
			#344 HOSE	108.85
			#730 BLADE	47.10
			#343 CONNECTOR	34.70
			STOCK WIRE KIT	72.92
			#343 HARNESS	96.95
		O'REILLY AUTOMOTIVE, INC.	#108 MISC PART	22.99
			#343 TRANSMISSION FLUSH	16.99
			#342 BRAKE PAD/ROTOR	661.59
			#345 WASHER	14.95
			STOCK WASHER	11.50
			#343 RAD DRAIN	22.92
			#543 LIGHT ASSY	151.54
			#543 CAPSULE	10.78
			#543 OIL/FILTER	51.68
		INDUSTRIAL DISPOSAL SUPPLY COMPANY	#568 MISC CLAMP, CLEVIS, P	246.30
		INTERSTATE BATT. N AUSTIN	#52 BATTERY	327.48
			#343 BATTERY	178.95
			#618 BATTERY	178.95
			#345 BATTERY	178.95
			#633 BATTERY	178.95
		EWALD KUBOTA INC	#401 MISC PARTS	193.83
			#625 HYD HOSE	179.23
			#557 BLADE	107.34
			#901 BLADE	107.34
			#557 OIL/FILTER	211.94
			#901 OIL/FILTER	211.94
			#534 CODE CHECK	160.00
		TEXAS MUNICIPAL RETIREMENT SYSTEMS	OCTOBER 2024 CONTRIBUTIONS	2,028.43
		VERIZON WIRELESS	CELLPHONES	125.55
			GPS TRACKING SYSTEM	878.77
		ASSOCIATED SUPPLY COMPANY, INC	#531 EXHAUST	1,269.00
		SIDDONS MARTIN EMERGENCY GROUP LLC	E11 HYDRAULIC LATCH	672.90
			T1 SEAT VALVE	144.74
			T1 TUBE/DIPSTICK	436.43
		CINTAS CORP DBA FIRST AID & SAFETY	FLEET FIRST AID	103.30
		AIRGAS INC DBA AIRGAS USA, LLC	REFILL SHOP WELDER	174.32
		SOUTHERN TIRE MART	#342 TIRES	482.16
			#633 TIRES	151.52
			#620 TIRE REPAIR	250.00
			#102 TIRES	648.40
		T&W TIRE LLC	E2 TIRES	5,215.32
			T1 TIRES	4,864.56
		WEX BANK	NOVEMBER 2024 WEX FUEL	16,367.84
		UNIFIRST HOLDINGS INC	FLEET-UNIFORM RENTAL	52.87
			FLEET/UNIFORM RENTAL	52.87

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FLEET-UNIFORM RENTAL	49.33
			FLEET- UNIFORM RENTAL	48.90
		HEALTH CARE SERVICE CORPORATION	BCBS DEC. INV.	2,935.20
		HUMANA INSURANCE COMPANY	HUMANA VISION 2024	19.16
			HUMANA DENTAL 2024	70.86
		SYMETRA LIFE INSURANCE COMPANY	SYMETRA LTD	49.45
			DEPT. ADJUSTMENTS	4.23
			SYMETRA LIFE & AD&D	29.70
			DEPT. ADJUSTMENTS	2.40
			TOTAL:	44,694.02
FLEET REPLACEMENT	FLEET REPLACEMENT	EWALD KUBOTA INC	V SERIES RTVX1100CWL	23,634.98
			#552 FY25 REPLACEMENT	41,938.86
			#525 REPLACEMENT	17,586.72
		GOVDIRECT, INC	Panasonic Toughbooks	7,444.00
			TOTAL:	90,604.56
UITILITY INFRASTRUCTUR	SAMSUNG INFRASTRUC	LLOYD GOSSELINK ROCHELLE & TOWNSEND, P	WATER CCN AMENDMENTS	2,047.50
			TOTAL:	2,047.50
DEVELOPMENT SERVS	SAMSUNG DRRA ESCRO	HDR ENGINEERING INC	TO # 23 Amendment #2	372,780.70
		VERIZON WIRELESS	CELLPHONES	51.13
			TOTAL:	372,831.83
2023A BOND	2023A BOND	WATKINS, MICHAEL DEAN DBA:	PZ23-0000 Proj #2106-20	247.50
		BARTLETT COCKE GENERAL CONTRACTORS LLC	CMAR Contract A133 A201	25,531.00
			TOTAL:	25,778.50
2024 BOND FIRE	2024 TAX SUPPORTED	RINER ENGINEERING, INC. DBA: A UES COM	GEOtech Invest. FS1	6,250.00
			GEOTech Invest. FS #2	6,650.00
			TOTAL:	12,900.00
2024 BOND STREETS	2024 TAX SUPPORTED	RABA KISTNER, INC.	Geotech Eng. Study TH	79,500.00
			TOTAL:	79,500.00
2022 UTILITY REV BOND	2022 UTILITY REVEN	GRANITE MEDIA PARTNERS, INC. DBA: TAYL	BULL BRANCH INTERCEPTOR IM	208.00
			BULL BRANCH INTERCEPTOR IM	198.00
			TOTAL:	406.00
NON-DEPARTMENTAL	POOLED CASH	PNC BANK NATIONAL ASSOCIATION	10/1/24-10/31/24 TRANSACTI	41,057.52
			TOTAL:	41,057.52

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT

========== FUND TOTALS ==========		
100	GENERAL FUND	647,044.67
119	TIF (TAX INCREMENT FUND)	9,701.25
120	HOTEL/MOTEL FUND	12,696.09
123	MAIN STREET REVENUE FUND	790.79
129	LIBRARY GRANT/DONATION	367.93
140	I & S FOR G O BONDS	825.00
162	GENERAL CAPITAL IMPROVEME	303,909.84
210	TRANSPORTATION FUND	4,453.55
300	MUNICIPAL DRAINAGE UTILIT	7,581.54
320	SANITATION FUND	180,230.51
340	PUBLIC UTILITIES FUND	449,631.15
350	AIRPORT FUND	58,029.93
370	CEMETERY OPERATING FUND	10,469.36
382	FLEET SERVICES OPERATING	46,207.37
384	FLEET REPLACEMENT FUND	90,604.56
501	SAMSUNG INFRASTRUCTURE	2,047.50
502	SAMSUNG DRRA ESCROW	372,831.83
504	2023A BOND	25,778.50
505	2024 TAX SUPPORTED BOND	92,400.00
600	2022 UTILITY REVENUE BOND	406.00
950	POOLED CASH	41,057.52
	GRAND TOTAL:	2,357,064.89

TOTAL PAGES: 19

Attachment D

Balance Sheets by Funds

General Fund
Tax Increment Financing Funds
Hotel Occupancy Tax Fund
Main Street Fund
Municipal Court Special Fee Fund
Library Grant/Donations Fund
Roadway Impact Fee Fund
Transportation User Fee Fund
Municipal Drainage Utility System Fund
Sanitation Fund
Public Utilities Fund
Water Impact Fee Fund
Sewer Impact Fee Fund
Airport Fund
Cemetery Fund
Fleet Services Operating Fund
Fleet Replacement Fund

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
======			
100-100-100	PETTY CASH	0.00	
100-100-102	CLAIM ON POOLED CASH	16,412,167.14	
100-100-103	SECURITY INVESTMENTS	3,120,723.50	
100-100-104	SAFEKEEPING CHECKING ACCT	(7,800.83)	
100-100-105	MONEY MARKET @CNB #4260618	12,308.76	
100-100-107	GEN OPERATING TXCLASS 0008	3,730,631.66	
100-100-108	NED TRUST(MOODY)TEXSTAR	224,702.03	
100-100-113	TEXPOOL 2465300015 N MOODY	23,906.91	
100-120-100	PROPERTY TAXES RECEIVABLE	249,901.78	
100-120-103	MISC. ACCOUNTS RECEIVABLE	10,294.49	
100-120-110	ALLOWANCE UNCOLLECTED TAXES	(54,611.46)	
100-120-120	SALES TAXES RECEIVABLE	(798,317.54)	
100-120-121	MIXED BEV TAX RECEIVABLE	0.00	
100-120-140	GRANTS RECEIVABLE	(41,610.14)	
100-120-141	FRANCHISE TAX RECEIVABLE	6,752.04	
100-120-150	LEASE RECEIVABLE KAPSCH	136,841.39	
100-120-250	DUE FROM FUND 350 FOR LOAN	0.00	
100-120-252	DUE FROM CIP FUND	5,325.00	
100-120-255	DUE FROM OTHER FUNDS	162,531.92	
100-120-302	TEDC REIMBURSE FOR MAIN ST	0.00	
100-170-100	CURRENT YR RES FOR ENCUMBRANCE	(4,659,194.15)	
100-170-101	PRIOR YR RES FOR ENCUMBRANCE	1,304,784.65	
100-170-103	PRE-PAY HEALTH INSURANCE	0.00	
100-180-101	DUE FROM SOURCES-GRANT REVENUE	0.00	
			19,839,337.15
	TOTAL ASSETS		19,839,337.15
			==========
LIABILITIES			
==========			
100-200-100	ACCRUED PAYABLES	0.00	
100-200-110	ENCUMBERED PAYABLE GEN.	(4,659,194.15)	
100-200-111	PRIOR YEAR ENCUMBRANCE	1,304,784.65	
100-200-200	FICA & MEDICARE PAYABLE	(130.98)	
100-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
100-200-202	TMRS PAYABLE	75,559.25	
100-200-203	DEFERRED COMP PAYABLE	1,954.31	
100-200-204	CIVIL SERVICE-SICK LEAVE	0.00	
100-200-205	TEDC SALES TAX PAYABLE	0.00	
100-200-209	CHILD SUPPORT PAYABLE	0.00	
100-200-210	CHILD SUPPORT PAYABLE	(747.71)	
100-200-211	GARNISHMENTS PAYABLE	3,272.94	
100-200-212	LIFE INSURANCE PAYABLE	7,392.35	
100-200-213	DENTAL PAYABLE	(4,884.10)	
100-200-214	AFLAC PAYABLE	5,892.30	
100-200-215	CLOTHES RENTAL PAYABLE	0.00	
100-200-216	CINCINNATI LIFE PAYABLE	5,406.75	
100-200-218	BLUE CHOICE PAYABLE	27.62	
100-200-219	HEALTH INSURANCE PAYABLE	(580.61)	

BALANCE SHEET
AS OF: NOVEMBER 30TH, 2024

100-GENERAL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
100-200-220	S&W PAYABLE 2001-2011	(9,793.98)	
100-200-221	FLEXIBLE SPENDING (FSA) PAYABL	(2,241.81)	
100-200-222	PRE-PAID LEGAL PAYABLE	(4,418.10)	
100-200-228	MISC DEDUCTIONS PAYABLE	0.00	
100-200-229	MET LIFE DENTAL PAYABLE	(551.91)	
100-200-230	UNITED WAY PAYABLE	0.00	
100-200-231	MEMBERSHIP/DUES PAYABLE	200.00	
100-200-232	COURT BOND REFUND PAYABLE	(351.80)	
100-200-233	OTHER A/P PENDING (AUDITOR)	(52,259.66)	
100-200-234	GLOBE LIFE PAYABLE	(2,454.22)	
100-200-235	VISION PLAN PAYABLE	214.44	
100-200-300	RETAINAGE PAYABLE	0.00	
100-200-301	COURT COLLECTIONS	4,322.90	
100-200-401	WAGES PAYABLE	0.00	
100-200-500	ACCOUNTS PAYABLE PENDING	372,769.68	
100-200-502	DUE TO STATE/COURT FEES	43,708.82	
100-200-503	DUE TO COMPT. SALES TAX	0.00	
100-200-504	DUE TO TEDC-MONTHLY SALES TAX	0.00	
100-200-505	DUE TO OMNIBASE SERVICES INC	(588.46)	
100-200-507	DUE TO HEALTH/COBRA FROM OTHER	(28,355.52)	
100-200-508	DUE TO TISD:HOUSING AUTH PILOT	0.00	
100-200-509	DUE TO TMRS FROM TEDC	79.59	
100-210-111	DUE TO I&S (TAX COLLECTIONS)	375,839.00	
100-210-191	DUE TO OTHERS FROM EVIDENCE	0.00	
100-220-100	TAX DISTRIBUTION	0.00	
100-220-110	DEFERRED INFLOW OF RESOURCES	114,679.64	
100-240-100	DEFERRED TAX REVENUE	195,290.32	
100-240-101	UNCLAIMED FUNDS	14,999.34	
100-240-102	DEFERRED REV-BOND PREMIUM	0.00	
100-240-103	DEFERRED REVENUE	41,610.14	
100-240-104	REFUNDABLE FACILITY DEPOSITS	6,304.22	
100-241-110	PREPAYMNT PERMT M2E3LLC 100YRS	2,478.19	
100-241-111	RESERVE CHRISTMAS DONATIONS	4.66	
100-241-113	ESCROW-BONDS POSTED-DEFENDENTS	7,924.45	
	TOTAL LIABILITIES		(2,181,837.45)
EQUITY			
100-265-100	RESTRICTED PORTION FUND BA	0.00	
100-270-100	FUND BALANCE	17,716,011.10	
100-280-100	ASSIGNED FUND BALANCE	32,396.29	
	TOTAL BEGINNING EQUITY	17,748,407.39	
	TOTAL REVENUE	4,013,808.34	
	TOTAL EXPENSES	3,689,857.52	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	323,950.82	
	(WILL CLOSE TO FUND BAL.)	3,948,816.39	
	TOTAL EQUITY & FUND BALANCE		22,021,174.60
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		19,839,337.15

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

118-TIF #2

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
118-100-102	CLAIM ON POOLED CASH	(7,000.00)		
118-100-103	SECURITY INVESTMENTS	0.00		
118-100-104	SAFEKEEPING CHECKING ACCT	0.00		
118-100-115	TEXPOOL 2465300022 TIF #2	666,732.75		
118-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
118-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
118-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			659,732.75	
	TOTAL ASSETS			659,732.75
LIABILITIES				
118-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
118-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
118-200-300	RETAINAGE PAYABLE	0.00		
118-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
118-270-100	FUND BALANCE	146,059.25		
	TOTAL BEGINNING EQUITY	146,059.25		
	TOTAL REVENUE	5,341.86		
	TOTAL EXPENSES	7,000.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(1,658.14)		
	(WILL CLOSE TO FUND BAL.)	515,331.64		
	TOTAL EQUITY & FUND BALANCE		659,732.75	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			659,732.75

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

119-TIF (TAX INCREMENT FUND)

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
119-100-102	CLAIM ON POOLED CASH	122,974.83		
119-100-103	SECURITY INVESTMENTS	0.00		
119-100-104	SAFEKEEPING CHECKING ACCT	0.00		
119-100-115	TEXPOOL 246530004 TIF PROP TAX	594,355.22		
119-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
119-170-100	CURRENT YR RES FOR ENCUMBRANCE	(85,370.00)		
119-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			631,960.05	
	TOTAL ASSETS			631,960.05
				==========
LIABILITIES				
==========				
119-200-110	CURRENT YEAR ENCUMBRANCE	(85,370.00)		
119-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
119-200-300	RETAINAGE PAYABLE	0.00		
119-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		(85,370.00)	
EQUITY				
======				
119-270-100	FUND BALANCE	554,216.72		
	TOTAL BEGINNING EQUITY	554,216.72		
	TOTAL REVENUE	4,762.04		
	TOTAL EXPENSES	135,125.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(130,362.96)		
	(WILL CLOSE TO FUND BAL.)	293,476.29		
	TOTAL EQUITY & FUND BALANCE		717,330.05	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			631,960.05
				==========

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

120-HOTEL/MOTEL FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
120-100-102	CLAIM ON POOLED CASH	232,731.75		
120-120-103	MISC ACCOUNTS RECEIVABLE	24,520.19		
120-170-100	CURRENT YR RES FOR ENCUMBRANCE	(30,240.00)		
120-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			227,011.94	
	TOTAL ASSETS			227,011.94
LIABILITIES				
120-200-110	CURRENT YEAR ENCUMBRANCE	(30,240.00)		
120-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
120-200-500	ACCOUNTS PAYABLE PENDING	12,696.09		
120-200-505	DUE TO SAYDA 380 AGREEMENT	0.00		
	TOTAL LIABILITIES		(17,543.91)	
EQUITY				
120-270-100	FUND BALANCE	130,576.08		
	TOTAL BEGINNING EQUITY	130,576.08		
	TOTAL REVENUE	67,452.09		
	TOTAL EXPENSES	13,946.09		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	53,506.00		
	(WILL CLOSE TO FUND BAL.)	60,473.77		
	TOTAL EQUITY & FUND BALANCE		244,555.85	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			227,011.94

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

123-MAIN STREET REVENUE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
123-100-102	CLAIM ON POOLED CASH	19,160.61	
123-120-103	MISC ACCOUNTS RECEIVABLE	0.00	
123-170-100	CURRENT YR RES FOR ENCUMBRANCE	(38,720.58)	
123-170-101	PRIOR YR RES FOR ENCUMBRANCE	11,910.00	
			(7,649.97)
	TOTAL ASSETS		(7,649.97)
LIABILITIES			
123-200-110	CURRENT YEAR ENCUMBRANCE	(38,720.58)	
123-200-111	PRIOR YEAR ENCUMBRANCE	11,910.00	
123-200-500	ACCOUNTS PAYABLE PENDING	25,033.51	
123-240-100	PRE-REGISTER FESTIVAL/CARSHOW	0.00	
	TOTAL LIABILITIES		(1,777.07)
EQUITY			
123-270-100	FUND BALANCE	61,544.35	
	TOTAL BEGINNING EQUITY	61,544.35	
	TOTAL REVENUE	28,425.80	
	TOTAL EXPENSES	34,298.70	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(5,872.90)	
	(WILL CLOSE TO FUND BAL.)	(61,544.35)	
	TOTAL EQUITY & FUND BALANCE		(5,872.90)
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		(7,649.97)

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

125-MUNICIPAL CRT SPECIAL FEE

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
125-100-102	CLAIM ON POOLED CASH	126,182.07		
125-170-100	CURRENT YR RES FOR ENCUMBRANCE	(24,391.00)		
125-170-101	PRIOR YR RES FOR ENCUMBRANCE	16,595.00		
			118,386.07	
	TOTAL ASSETS			118,386.07
LIABILITIES				
125-200-110	CURRENT YEAR ENCUMBRANCE	(24,391.00)		
125-200-111	PRIOR YEAR ENCUMBRANCE	16,595.00		
125-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		(7,796.00)	
EQUITY				
125-270-100	FUND BALANCE	105,411.00		
	TOTAL BEGINNING EQUITY	105,411.00		
	TOTAL REVENUE	4,444.41		
	TOTAL EXPENSES	2,778.21		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	1,666.20		
	(WILL CLOSE TO FUND BAL.)	19,104.87		
	TOTAL EQUITY & FUND BALANCE		126,182.07	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			118,386.07

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

129-LIBRARY GRANT/DONATION

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
129-100-102	CLAIM ON POOLED CASH	77,668.83		
129-100-103	TEXSTAR: NOBLE TRUST - 3444	1,035.12		
129-100-108	NED TRUST (LIBRARY) TEXSTAR	315,667.42		
129-120-103	MISC ACCTS RECEIVABLE	0.00		
129-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,436.37)		
129-170-101	PRIOR YR RES FOR ENCUMBRANCE	1,436.37		
			394,371.37	
	TOTAL ASSETS			394,371.37
				==========
LIABILITIES				
==========				
129-200-110	CURRENT YEAR ENCUMBRANCE	(1,436.37)		
129-200-111	PRIOR YEAR ENCUMBRANCE	1,436.37		
129-200-233	OTHER A/P PENDING (AUDITOR)	(10,945.00)		
129-200-500	ACCOUNTS PAYABLE PENDING	10,945.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
======				
129-270-100	FUND BALANCE	371,073.85		
	TOTAL BEGINNING EQUITY	371,073.85		
	TOTAL REVENUE	15,021.74		
	TOTAL EXPENSES	1,892.12		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	13,129.62		
	(WILL CLOSE TO FUND BAL.)	10,167.90		
	TOTAL EQUITY & FUND BALANCE		394,371.37	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			394,371.37
				==========

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

200-ROADWAY IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
200-100-102	CLAIM ON POOLED CASH	1,161,009.25		
200-170-100	CURRENT YR RES FOR ENCUMBRANCE	(97,999.32)		
200-170-101	PRIOR YR RES FOR ENCUMBRANCE	97,999.32		
			1,161,009.25	
	TOTAL ASSETS			1,161,009.25
LIABILITIES				
200-200-110	CURRENT YR ENCUMBRANCES	(97,999.32)		
200-200-111	PRIOR YR ENCUMBRANCES	97,999.32		
200-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
200-270-100	FUND BALANCE	724,055.22		
	TOTAL BEGINNING EQUITY	724,055.22		
	TOTAL REVENUE	175,226.07		
	TOTAL EXPENSES	0.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	175,226.07		
	(WILL CLOSE TO FUND BAL.)	261,727.96		
	TOTAL EQUITY & FUND BALANCE		1,161,009.25	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,161,009.25

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

210-TRANSPORTATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
210-100-101	2019 CO BOND FUNDS TEXSTAR	0.00		
210-100-102	CLAIM ON POOLED CASH	1,967,740.16		
210-100-103	SECURITY INVESTMENTS	0.00		
210-100-104	SAFEKEEPING CHECKING ACCT	0.00		
210-120-130	ACCTS RECEIVABLE TRANSPORTATIO	58,308.89		
210-120-131	ALLOWANCE-TRANSPORTATION	(19,352.76)		
210-170-100	CURRENT YR RES FOR ENCUMBRANCE	(380,457.64)		
210-170-101	PRIOR YR RES FOR ENCUMBRANCE	6,676.71		
			1,632,915.36	
	TOTAL ASSETS			1,632,915.36
LIABILITIES				
210-200-100	ACCRUED PAYABLES	0.00		
210-200-110	CURRENT YR ENCUMBRANCES	(380,457.64)		
210-200-111	PRIOR YR ENCUMBRANCES	6,676.71		
210-200-200	FICA & MEDICARE PAYABLE	0.00		
210-200-201	FEDERAL WITHHOLDING PAYABLE	0.00		
210-200-202	TMRS PAYABLE	(2,624.38)		
210-200-209	CHILD SUPPORT PAYABLE	0.00		
210-200-212	LIFE INSURANCE PAYABLE	(45.71)		
210-200-213	DENTAL PAYABLE	118.36		
210-200-219	HEALTH INSURANCE PAYABLE	873.71		
210-200-221	FLEXIBLE SPENDING (FSA) PAYABL	0.00		
210-200-222	PRE-PAID LEGAL PAYABLE	0.00		
210-200-235	VISION PLAN PAYABLE	12.24		
210-200-401	WAGES PAYABLE	0.00		
210-200-500	ACCOUNTS PAYABLE PENDING	0.00		
210-240-101	UNCLAIMED FUNDS	0.00		
	TOTAL LIABILITIES		(375,446.71)	
EQUITY				
210-270-100	FUND BALANCE	1,675,705.08		
	TOTAL BEGINNING EQUITY	1,675,705.08		
	TOTAL REVENUE	167,454.12		
	TOTAL EXPENSES	124,670.05		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	42,784.07		
	(WILL CLOSE TO FUND BAL.)	289,872.92		
	TOTAL EQUITY & FUND BALANCE		2,008,362.07	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,632,915.36

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

300-MUNICIPAL DRAINAGE UTILIT

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
300-100-102	CLAIM ON POOLED CASH	776,931.90		
300-120-100	DRAINAGE RECEIVABLE	30,676.81		
300-120-130	ALLOWANCE FOR DOUBTFUL ACCTS	(6,099.42)		
300-160-206	FIXED ASSET-WORK IN PROGRESS	0.00		
300-170-100	CURRENT YR RES FOR ENCUMBRANCE	(9,441.60)		
300-170-101	PRIOR YR RES FOR ENCUMBRANCE	9,441.60		
300-190-103	ACCUMULATED DEPRECIATION	0.00		
			801,509.29	
	TOTAL ASSETS			801,509.29
LIABILITIES				
300-200-104	ACCRUED INTEREST PAYABLE	0.00		
300-200-110	CURRENT YEAR ENCUMBRANCES	(9,441.60)		
300-200-111	PRIOR YEAR ENCIMBRANCES	9,441.60		
300-200-200	FICA & MEDICARE PAYABLE	0.00		
300-200-201	FEDERAL WITHHOLDING PAYABLE	0.00		
300-200-202	TMRS PAYABLE	1,936.19		
300-200-203	DEFERRED COMP PAYABLE	(5.01)		
300-200-208	ACCRUED VACATION	0.00		
300-200-209	CHILD SUPPORT PAYABLE	0.00		
300-200-212	LIFE INSURANCE PAYABLE	70.99		
300-200-213	DENTAL PAYABLE	11.24		
300-200-219	HEALTH INSURANCE PAYABLE	26.16		
300-200-221	FLEXIBLE SPENDING (FSA) PAYABL	18.52		
300-200-222	PRE-PAID LEGAL PAYABLE	(223.20)		
300-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
300-200-235	VISION PLAN PAYABLE	9.54		
300-200-240	BOND PAYABLE - CURRENT	0.00		
300-200-300	RETAINAGE PAYABLE	0.00		
300-200-401	WAGES PAYABLE	0.00		
300-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		1,844.43	
EQUITY				
300-250-100	CONTRIBUTED CAPITAL-DRAINAGE	0.00		
300-270-100	FUND BALANCE	446,542.54		
	TOTAL BEGINNING EQUITY	446,542.54		
	TOTAL REVENUE	111,328.98		
	TOTAL EXPENSES	68,284.34		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	43,044.64		
	(WILL CLOSE TO FUND BAL.)	310,077.68		
	TOTAL EQUITY & FUND BALANCE		799,664.86	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			801,509.29

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

320-SANITATION FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
320-100-102	CLAIM ON POOLED CASH	986,118.60		
320-120-103	MISC ACCOUNTS RECEIVABLE	0.00		
320-120-130	ACCTS RECEIVABLE GARBAGE	110,607.44		
320-120-131	ALLOWANCE-GARBAGE	(818.82)		
320-120-141	FRANCHISE TAX RECEIVABLE	(18,344.12)		
320-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
320-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			1,077,563.10	
	TOTAL ASSETS			1,077,563.10
LIABILITIES				
320-200-100	ACCRUED PAYABLES	0.00		
320-200-110	CURRENT YR ENCUMBRANCES	0.00		
320-200-111	PRIOR YR ENCUMBRANCES	0.00		
320-200-500	ACCOUNTS PAYABLE PENDING	170,566.38		
320-200-503	DUE TO STATE COMPT SALES TAX	25,016.25		
320-240-101	UNCLAIMED FUNDS	0.00		
	TOTAL LIABILITIES		195,582.63	
EQUITY				
320-270-100	FUND BALANCE	723,463.40		
	TOTAL BEGINNING EQUITY	723,463.40		
	TOTAL REVENUE	366,038.82		
	TOTAL EXPENSES	394,153.50		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(28,114.68)		
	(WILL CLOSE TO FUND BAL.)	186,631.75		
	TOTAL EQUITY & FUND BALANCE		881,980.47	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,077,563.10

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
340-100-100	PETTY CASH	1,600.00	
340-100-101	2019 CO BOND FUNDS TEXSTAR	89,987.21	
340-100-102	CLAIM ON POOLED CASH	4,708,405.22	
340-100-103	SECURITY INVESTMENTS	0.00	
340-100-104	SAFEKEEPING CHECKING ACCT	0.00	
340-100-107	TEXPOOL 2465300012 TOWER RENT	419,779.08	
340-100-110	TEXPOOL 2465300001 UTILITY FD	56,580.99	
340-100-116	UTILITY OPERATING-TXCLASS 0007	1,151,493.65	
340-100-118	TEXPOOL RATE STABILIZATION 18	177,428.69	
340-100-119	TEXPOOL CAPITAL OUTLAY-ASSETS	349,916.30	
340-100-120	TEXPOOL WORKING CAPITAL-CIP	517,162.31	
340-100-121	TEXPOOL 2017 WWTP IMPROVMNTS	0.00	
340-100-122	RESTRICTED CASH-ESCROW	(150,000.00)	
340-120-100	ACCOUNTS RECEIVABLE	633,247.33	
340-120-101	CURRENT REFUND PAYABLE	18,372.24	
340-120-102	UNAPPLIED CREDITS	(60,757.30)	
340-120-103	MISC. ACCOUNTS RECEIVABLE	38,511.00	
340-120-104	AR - AUDIT ACCRUALS	0.00	
340-120-130	ALLOWANCE-ACCTS. RECEIVABLE	(5,303.61)	
340-120-150	LEASE RECEIVABLE VERIZON	6,358.82	
340-120-151	LEASE RECEIVABLE ATT	50,367.90	
340-140-100	INVENTORY	57,236.92	
340-150-100	BOND ISSUANCE COSTS	0.00	
340-150-105	DEFERRED AMT ON REFUNDING	0.00	
340-160-100	LAND	457,201.00	
340-160-200	BUILDINGS	6,363,714.34	
340-160-206	FIXED ASSETS: WORK IN PROGRESS	2,969,035.34	
340-160-225	PLANT DISTRIBUTION/COLLECTION	54,080,074.24	
340-160-235	EQUIPMENT	1,287,936.97	
340-170-100	CURRENT YR RES FOR ENCUMBRANCE	(1,421,707.25)	
340-170-101	PRIOR YR RES FOR ENCUMBRANCE	434,336.40	
340-170-103	PRE-PAY HEALTH INSURANCE	0.00	
340-190-103	ACCUMULATED DEPRECIATION	(28,993,610.43)	
			43,237,367.36
	TOTAL ASSETS		43,237,367.36
LIABILITIES			
340-200-104	ACCRUED INTEREST PAYABLE	133,957.33	
340-200-110	CURRENT YEAR ENCUMBRANCES	(1,421,707.25)	
340-200-111	PRIOR YEAR ENCUMBRANCE	434,336.40	
340-200-200	FICA AND MEDICARE PAYABLE	(526.13)	
340-200-201	FEDERAL WITHHOLDING PAYABLE	(1,073.32)	
340-200-202	TMRS PAYABLE	5,609.12	
340-200-203	DEFERRED COMP PAYABLE	(428.69)	
340-200-204	DEFERRED CHARGES	0.00	
340-200-205	Pension Liability	908,812.74	
340-200-208	ACCRUED VACATION	31,437.53	

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
340-200-209	CHILD SUPPORT PAYABLE	0.00
340-200-210	CHILD SUPPORT PAYABLE	0.00
340-200-211	OPEB-SDBF LIABILITY	56,825.25
340-200-212	LIFE INSURANCE PAYABLE	1,751.08
340-200-213	DENTAL PAYABLE	(26.19)
340-200-214	AFLAC PAYABLE	642.48
340-200-215	CLOTHES RENTAL PAYABLE	0.00
340-200-216	CINCINNATI LIFE PAYABLE	390.42
340-200-218	BLUE CHOICE PAYABLE	175.48
340-200-219	HEALTH INSURANCE PAYABLE	(3,076.70)
340-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00
340-200-222	PRE-PAID LEGAL PAYABLE	(251.40)
340-200-228	MISC. DEDUCTIONS PAYABLE	0.00
340-200-229	MET LIFE DENTAL PAYABLE	(135.78)
340-200-230	UNITED WAY PAYABLE	(1.00)
340-200-233	OTHER A/P PENDING (AUDITOR)	(15,805.47)
340-200-235	VISION PLAN PAYABLE	17.39
340-200-240	BONDS PAYABLE-CURRENT	0.00
340-200-300	RETAINAGE PAYABLE	0.00
340-200-401	WAGES PAYABLE	0.00
340-200-500	ACCOUNTS PAYABLE PENDING	69,752.23
340-200-505	DUE TO OTHER FUNDS	0.00
340-200-999	UNRECONCILED DIFFERENCES	0.00
340-210-100	UNAMORT. BOND DISCOUNT	0.00
340-210-101	BOND PREMIUMS	1,919,947.71
340-210-102	DEFERRED AMT ON REFUNDING	(363,450.74)
340-210-110	DEFERRED OUTFLOW RESORCES TMRS	(158,416.10)
340-210-111	SDBF-DEF OUTFLOW OF RE CONTR	(1,746.32)
340-210-113	SDBF DEF INFLOW ACT EX VS ASS	6,414.64
340-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	14,870.90
340-210-115	DEFERRED OUTFLOW INVST TMRS	(303,727.27)
340-210-118	DEFERRED INFLOW-ACTUAL VS ASSM	(3,999.65)
340-210-119	DEFERRED OUTFLOW-CHNG IN ASSUM	0.00
340-220-110	DEFERRED INFLOW OF RESOURCES	66,816.09
340-230-109	CAPITAL LEASE BANC ONE NEMI	0.00
340-230-114	4.5M CO SERIES 2003 (65%)	0.00
340-230-115	4.2M COMB CO 2006 (4M)	1,940,000.00
340-230-116	10M COMB SERIES 2007 (7M)	3,165,000.00
340-230-117	9.615M COMB SERIES 08 (6.615M)	0.00
340-230-118	8.995 GO REFUNDING 2009	0.00
340-230-119	2.625 GO REF 2010	0.00
340-230-120	5.450M GO REF 2012 (1.460M)	0.00
340-230-121	4.595M 2015 GO REF (1.695M)	655,000.00
340-230-122	8.010M 2016 GO REF (5.065M)	5,065,000.00
340-230-123	5.34M COMB SERIES 2017(2.250M)	2,170,000.00
340-230-124	3.02M GO REF 2017 (1.585M)	1,150,000.00
340-230-125	12.590 M 2019 COs (4.425M)	4,025,000.00
340-230-126	4.035M 2021 GO Ref	0.00
340-230-127	22.91M 2022 CO (10.575M)	19,280,000.00
340-240-100	METER DEPOSITS	611,477.00
340-240-101	UNCLAIMED FUNDS	5,611.58

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

340-PUBLIC UTILITIES FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
340-240-120	ALLOWANCE FOR BAD DEBT	0.00		
	TOTAL LIABILITIES		39,444,473.36	
EQUITY				
======				
340-250-100	CONTRIBUTED CAPITAL-WATER OPER	454,779.30		
340-250-101	CONTRIBUTED CAPITAL SEWER OPER	60,475.00		
340-270-100	FUND BALANCE	3,171,637.04		
	TOTAL BEGINNING EQUITY	3,686,891.34		
	TOTAL REVENUE	2,594,108.58		
	TOTAL EXPENSES	2,862,498.72		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(268,390.14)		
	(WILL CLOSE TO FUND BAL.)	374,392.80		
	TOTAL EQUITY & FUND BALANCE		3,792,894.00	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			43,237,367.36
				==========

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

345-WATER IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
345-100-102	CLAIM ON POOLED CASH	2,771,547.35		
345-100-103	SECURITY INVESTMENTS	0.00		
345-100-104	SAFEKEEPING CHECKING ACCT	0.00		
345-160-206	WORK IN PROGRESS	56,250.00		
345-160-225	PLANT DISTRIBUTION	143,311.29		
345-170-100	CURRENT YR RES FOR ENCUMBRANCE	(188,987.88)		
345-170-101	PRIOR YR RES FOR ENCUMBRANCE	139,045.00		
			2,921,165.76	
	TOTAL ASSETS			2,921,165.76
				==========
LIABILITIES				
==========				
345-200-110	CURRENT YEAR ENCUMBRANCE	(188,987.88)		
345-200-111	PRIOR YEAR ENCUMBRANCE	139,045.00		
345-200-233	OTHER A/P PENDING (AUDITOR)	0.00		
345-200-500	ACCOUNTS PAYABLE PENDING	3,600.00		
	TOTAL LIABILITIES		(46,342.88)	
EQUITY				
======				
345-270-100	FUND BALANCE	3,671,017.11		
	TOTAL BEGINNING EQUITY	3,671,017.11		
	TOTAL REVENUE	66,169.50		
	TOTAL EXPENSES	1,627,897.24		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(1,561,727.74)		
	(WILL CLOSE TO FUND BAL.)	858,219.27		
	TOTAL EQUITY & FUND BALANCE		2,967,508.64	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			2,921,165.76
				==========

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

346-SEWER IMPACT FEE FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
346-100-102	CLAIM ON POOLED CASH	1,819,524.24		
346-160-206	WORK IN PROGRESS	0.00		
346-160-225	PLANT DISTRIBUTION	0.00		
346-170-100	CURRENT YR RES FOR ENCUMBRANCE	0.00		
346-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00		
			1,819,524.24	
	TOTAL ASSETS			1,819,524.24
				==========
LIABILITIES				
==========				
346-200-110	CURRENT YEAR ENCUMBRANCE	0.00		
346-200-111	PRIOR YEAR ENCUMBRANCE	0.00		
346-200-500	ACCOUNTS PAYABLE PENDING	0.00		
	TOTAL LIABILITIES		0.00	
EQUITY				
======				
346-270-100	FUND BALANCE	0.00		
	TOTAL BEGINNING EQUITY	0.00		
	TOTAL REVENUE	1,819,524.24		
	TOTAL EXPENSES	0.00		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	1,819,524.24		
	TOTAL EQUITY & FUND BALANCE		1,819,524.24	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,819,524.24
				==========

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
======			
350-100-102	CLAIM ON POOLED CASH	(249,149.09)	
350-100-106	TEXPOOL 2017 AIRPORT CONST	737,993.02	
350-120-100	AIRPORT RECEIVABLES	14,358.60	
350-120-101	REFUND CHECKS PAYABLE	0.00	
350-120-103	MISC. ACCOUNTS RECEIVABLE	(385.00)	
350-120-140	GRANTS RECEIVABLE	0.00	
350-120-250	DUE FROM OTHER FUNDS (AUDITOR)	0.00	
350-150-100	BOND ISSUANCE COSTS	0.00	
350-150-105	DEFERRED AMT ON REFUNDING	0.00	
350-160-100	LAND	859,833.00	
350-160-200	T-HANGERS (BUILDINGS)	4,344,298.10	
350-160-206	FIXED ASSETS:WORK IN PROGRESS	57,509.50	
350-160-210	EQUIPMENT	118,846.06	
350-160-300	RUNWAY	2,238,415.96	
350-160-335	FIELD EQUIPMENT	0.00	
350-170-100	CURRENT YR RES FOR ENCUMBRANCE	(897,774.13)	
350-170-101	PRIOR YR RES FOR ENCUMBRANCE	0.00	
350-170-103	PRE-PAY HEALTH INSURANCE	0.00	
350-190-103	ACCUMULATED DEPRECIATION	(2,376,995.58)	
		4,846,950.44	
	TOTAL ASSETS		4,846,950.44
			==========
LIABILITIES			
==========			
350-200-100	ACCRUED ACCOUNTS PAYABLE	0.00	
350-200-110	CURRENT YEAR ENCUMBRANCE	(897,774.13)	
350-200-111	PRIOR YEAR ENCUMBRANCE	0.00	
350-200-200	FICA AND MEDICARE PAYABLE	0.00	
350-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
350-200-202	TMRS PAYABLE	155.59	
350-200-210	NET PENSION LIABILITY	33,196.33	
350-200-211	NEW OPED-SDBF LIABILITY	2,075.66	
350-200-212	LIFE INSURANCE PAYABLE	(1.60)	
350-200-213	DENTAL PAYABLE	42.71	
350-200-214	AFLAC PAYABLE	0.00	
350-200-219	HEALTH INSURANCE PAYABLE	(13.58)	
350-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	47.22	
350-200-222	PRE-PAID LEGAL	0.00	
350-200-228	MISC. DEDUCTIONS PAYABLE	0.00	
350-200-233	OTHER A/P PENDING (AUDITOR)	(617.76)	
350-200-235	VISION PLAN PAYABLE	4.37	
350-200-240	BONDS PAYABLE-CURRENT	0.00	
350-200-401	WAGES PAYABLE	0.00	
350-200-500	ACCOUNTS PAYABLE PENDING	6,804.34	
350-200-501	DUE TO FUND 100 (LOAN ADVANCE)	0.00	
350-200-502	DUE TO FUND 100	0.00	
350-200-505	DUE TO OTHER FUNDS	0.00	
350-200-999	UNRECONCILED DIFFERENCE	(271.67)	

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

350-AIRPORT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
350-210-100	UNAMORT. BOND DISCOUNT	0.00		
350-210-101	BOND PREMIUMS	16,385.76		
350-210-110	DEFERRED OUTFLOW TMRS CONT	(5,786.49)		
350-210-111	SDBF DEF OUTFLOW RE CONTRIB	(63.79)		
350-210-113	SDBF DEF INFLOW ACT EXP VS ASS	234.31		
350-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	543.19		
350-210-115	DEFERRED OUTLOW INVST TMRS	(11,094.29)		
350-210-118	DEFERRED INFLOW ACT VS ASSMPT	(146.10)		
350-210-119	DEFERRED OUTFLOW CNGS IN ASSUM	0.00		
350-230-101	LONG TERM DEBT	0.00		
350-230-102	BOND PAYABLE-$290K REF 2010	0.00		
350-230-103	5.34M COMB SERIES 2017(1.445M)	1,200,000.00		
350-240-101	ACCRUED INTEREST PAYABLE	4,521.80		
	TOTAL LIABILITIES		348,241.87	
EQUITY				
======				
350-250-100	CONTRIBUTED CAPITAL GRANT	4,274,320.92		
350-250-101	CONTRIBUTED CAPITAL CITY	75,265.82		
350-280-100	RETAINED EARNINGS	178,525.25		
350-281-100	PRIOR PERIOD ADJUSTMENTS	442,482.09		
	TOTAL BEGINNING EQUITY	4,970,594.08		
	TOTAL REVENUE	125,219.67		
	TOTAL EXPENSES	136,841.89		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(11,622.22)		
	(WILL CLOSE TO FUND BAL.)	(460,263.29)		
	TOTAL EQUITY & FUND BALANCE		4,498,708.57	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			4,846,950.44

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
======			
370-100-102	CLAIM ON POOLED CASH	183,031.27	
370-100-103	SECURITY INVESTMENTS	0.00	
370-100-104	SAFEKEEPING CHECKING ACCCT	0.00	
370-120-103	MISC. ACCOUNTS RECEIVABLE	0.00	
370-160-206	FIXED ASSETS-WORK IN PROGRESS	0.00	
370-160-225	INFRASTRUCTURE	10,032.80	
370-160-301	VEHICLES	36,464.95	
370-170-100	CURRENT YR RES FOR ENCUMBRANCE	(124,799.23)	
370-170-101	PRIOR YR RES FOR ENCUMBRANCE	13,919.83	
370-170-103	PRE-PAY HEALTH INSURANCE	0.00	
370-190-103	ACCUMULATED DEPRECIATION	(6,338.01)	
			112,311.61
	TOTAL ASSETS		112,311.61
			==========
LIABILITIES			
==========			
370-200-110	CURRENT YR ENCUMBRANCE	(124,799.23)	
370-200-111	PRIOR YEAR ENCUMBRANCE	13,919.83	
370-200-200	FICA & MEDICARE PAYABLE	0.00	
370-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
370-200-202	TMRS PAYABLE	(116.37)	
370-200-208	ACCRUED VACATION	4,139.43	
370-200-210	NET PENSION LIABILITY	48,552.83	
370-200-211	NEW OPEB-SDBF LIABILITY	3,035.86	
370-200-212	LIFE INSURANCE PAYABLE	(34.02)	
370-200-213	ASSURANT DENTAL PAYABLE	(71.80)	
370-200-214	AFLAC PAYABLE	0.00	
370-200-219	HEALTH INSURANCE PAYABLE	272.87	
370-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
370-200-222	PRE-PAID LEGAL	0.00	
370-200-228	MISC DEDUCTIONS PAYABLE	0.00	
370-200-233	OTHER A/P PENDING (AUDITOR)	(1,342.29)	
370-200-235	VISION PLAN PAYABLE	(8.31)	
370-200-401	WAGES PAYABLE	0.00	
370-200-500	ACCOUNTS PAYABLE PENDING	1,918.30	
370-210-100	DUE TO CEMETERY LAND PURCHASE	0.00	
370-210-110	DEFERRED OUTFLOW CONT TMRS	(8,463.30)	
370-210-111	SDBF DEF OUTFLOW RES CONTRIB	(93.30)	
370-210-113	SDBF DEF INFLOW ACT EX VS ASSU	342.70	
370-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	794.47	
370-210-115	DEFERRED OUTFLOW INVST TMRS	(16,226.47)	
370-210-118	DEFERRED INFLOW ACTUAL VS ASSM	(213.68)	
370-210-119	DEFERRED OUTFLOW-CHG ASSUMP	0.00	
	TOTAL LIABILITIES		(78,392.48)

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

370-CEMETERY OPERATING FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
EQUITY				
370-270-100	FUND BALANCE	222,324.10		
	TOTAL BEGINNING EQUITY	222,324.10		
	TOTAL REVENUE	20,813.32		
	TOTAL EXPENSES	40,108.55		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(19,295.23)		
	(WILL CLOSE TO FUND BAL.)	(12,324.78)		
	TOTAL EQUITY & FUND BALANCE		190,704.09	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			112,311.61

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
======			
382-100-102	CLAIM ON POOLED CASH	580,017.98	
382-100-104	SAFEKEEPING CHECKING ACCT	0.00	
382-120-250	DUE FROM OTHER FUNDS	0.00	
382-160-206	ESCROW FOR EQUIPMENT PURCHASES	0.00	
382-160-301	VEHICLES	0.00	
382-160-303	OFFICE EQUIPMENT	0.00	
382-160-305	FIELD EQUIPMENT	0.00	
382-160-306	HEAVY EQUIPMENT	0.00	
382-160-320	EQUIPMENT	0.00	
382-170-100	CURRENT YR RES FOR ENCUMBRANCE	(94,128.47)	
382-170-101	PRIOR YR RES FOR ENCUMBRANCE	74,881.95	
382-170-103	PRE-PAY HEALTH INSURANCE	0.00	
382-190-103	ACCUMULATED DEPRECIATION	0.00	
			560,771.46
	TOTAL ASSETS		560,771.46
			==========
LIABILITIES			
==========			
382-200-110	CURRENT YEAR ENCUMBRANCE	(94,128.47)	
382-200-111	PRIOR YEAR ENCUMBRANCE	74,881.95	
382-200-200	FICA AND MEDICARE PAYABLE	0.00	
382-200-201	FEDERAL WITHHOLDING PAYABLE	0.00	
382-200-202	TMRS PAYABLE	475.04	
382-200-203	DEFERRED COMP PAYABLE	0.00	
382-200-208	ACCRUED VACATION	4,944.81	
382-200-210	NET PENSION LIABILITY	111,361.36	
382-200-211	NEW OPEB-SDBF LIABILITY	7,490.51	
382-200-212	LIFE INSURANCE PAYABLE	(341.32)	
382-200-213	DENTAL PAYABLE	(226.31)	
382-200-214	AFLAC PAYABLE	148.96	
382-200-215	CLOTHES RENTAL PAYABLE	0.00	
382-200-216	CINCINNATI LIFE PAYABLE	261.10	
382-200-218	BLUE CHOICE PAYABLE	0.00	
382-200-219	HEALTH INSURANCE PAYABLE	(244.38)	
382-200-221	FLEXIBLE SPENDING(FSA) PAYABLE	0.00	
382-200-222	PRE-PAID LEGAL PAYABLE	(626.20)	
382-200-228	MISC DEDUCTIONS PAYABLE	0.00	
382-200-229	MET LIFE DENTAL PAYABLE	0.00	
382-200-233	OTHER A/P PENDING (AUDITOR)	(2,723.96)	
382-200-235	VISION PLAN PAYABLE	(32.18)	
382-200-401	WAGES PAYABLE	0.00	
382-200-500	ACCOUNTS PAYABLE PENDING	26,114.62	
382-210-110	DEFERRED OUTFLOW CONTB TMRS	(19,411.52)	
382-210-111	SDBF DEF OUTFLOW RES CONTRI	(213.99)	
382-210-113	SDBF DEF INFLOW ACT EXP VS ASS	786.02	
382-210-114	SDBF DEF OUTFLOW CHNG ASSUMPT	1,822.21	
382-210-115	DEFERRED OUTFLOW INVST TMRS	(37,217.22)	
382-210-118	DEFERRED INFLOW ACTUAL VS ASSM	(490.10)	

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

382-FLEET SERVICES OPERATING

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
382-210-119	DEFERRED OUTLOW-CHNG IN ASSUMP	0.00		
382-240-101	UNCLAIMED FUNDS	78.32		
	TOTAL LIABILITIES		72,709.25	
EQUITY				
382-260-121	RESERVE:FUTURE EQUIP PURCHASES	0.00		
382-270-100	FUND BALANCE	(47,066.34)		
	TOTAL BEGINNING EQUITY	(47,066.34)		
	TOTAL REVENUE	287,728.00		
	TOTAL EXPENSES	170,187.40		
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	117,540.60		
	(WILL CLOSE TO FUND BAL.)	417,587.95		
	TOTAL EQUITY & FUND BALANCE		488,062.21	
	TOTAL LIABILITIES, EQUITY & FUND BALANCE			560,771.46

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2024

384-FLEET REPLACEMENT FUND

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
======			
384-100-102	CLAIM ON POOLED CASH	561,940.93	
384-100-104	CAPITAL EQUIP ACCT 2139517	0.00	
384-100-105	SIGNATURE BANK EQUIP (ESCROW)	0.00	
384-100-106	FROST LEASING ESCROW 010597724	0.00	
384-100-107	UMB BANK CLAYTON HOLDINGS	0.00	
384-100-108	2018 FLEET/EQUIP TEXSTAR 20180	244,058.53	
384-100-109	GOVERNMENT CAPITAL CORP	0.00	
384-100-110	US BANCORP GOVERNMENT LEAS	0.00	
384-100-111	US BANCORP GOV ESCROW	0.00	
384-120-103	MISC ACCOUNTS RECEIVABLE	0.00	
384-140-100	PREPAID CAP LEASE	0.00	
384-150-100	BOND ISSUANCE COSTS	0.00	
384-160-206	FIXED ASSETS-WORK IN PROGRESS	103,164.89	
384-160-320	MACHINERY & EQUIPMENT	9,019,552.02	
384-170-100	CURRENT YR RES FOR ENCUMBRANCE	(8,109,774.85)	
384-170-101	PRIOR YR RES FOR ENCUMBRANCE	3,865,694.83	
384-190-103	ACCUMULATED DEPRECIATION	(7,315,204.10)	
			(1,630,567.75)
	TOTAL ASSETS		(1,630,567.75)
			==========
LIABILITIES			
==========			
384-200-104	ACCRUED INTEREST PAYALBE	0.00	
384-200-110	CURRENT YEAR ENCUMBRANCE	(8,055,370.85)	
384-200-111	PRIOR YEAR ENCUMBRANCE	3,811,290.83	
384-200-500	ACCOUNTS PAYABLE PENDING	7,444.00	
384-200-505	DUE TO OTHER FUNDS	0.00	
384-210-101	UNAMORT BOND PREMIUM	30,724.49	
384-230-103	5.44M COMB SERIES 2015(2.66M)	1,125,000.00	
384-230-115	CAPITAL LEASE PAYABLE-CURRENT	0.00	
384-230-120	CAP LEASE PAYABLE-NONCURRENT	144,729.14	
384-230-125	NOTES PAYABLE	815,834.57	
384-240-101	ACCRUED INTEREST PAYABLE	19,775.36	
	TOTAL LIABILITIES		(2,100,572.46)
EQUITY			
======			
384-270-100	FUND BALANCE	529,824.97	
	TOTAL BEGINNING EQUITY	529,824.97	
	TOTAL REVENUE	62,989.34	
	TOTAL EXPENSES	180,771.22	
	TOTAL INCREASE/(DECREASE) IN FUND BAL.	(117,781.88)	
	(WILL CLOSE TO FUND BAL.)	57,961.62	
	TOTAL EQUITY & FUND BALANCE		470,004.71
	TOTAL LIABILITIES, EQUITY & FUND BALANCE		(1,630,567.75)
			==========

Attachment E

Sales Tax Tracking Report

Sales Tax Tracking (Total Amount) FY 2024-25

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Actual	2024-25 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	468,966	1,023,003	1,764,706	863,245	1,891,788	(1,028,543)	-54.4%	(901,461)	-51.1%
November	581,787	1,242,415	1,428,563	965,850	1,923,882	(958,032)	-49.8%	(462,713)	-37.2%
December	475,711	1,743,702	5,654,663	940,035	1,672,033	(731,999)	-43.8%	(4,714,628)	-270.4%
January	421,763	1,660,588	3,353,527		1,877,980				0.0%
February	678,554	2,494,516	3,904,364		2,051,760				0.0%
March	503,163	1,900,982	2,485,884		1,727,512				0.0%
April	453,235	688,276	2,121,020		1,806,692				0.0%
May	710,906	3,804,360	2,134,048		1,989,598				0.0%
June	612,055	2,176,802	1,569,566		1,880,623				0.0%
July	849,121	1,964,244	1,606,989		1,931,819				0.0%
August	703,460	2,438,379	1,437,011		1,897,289				0.0%
Sept.	867,785	2,749,238	1,466,994		1,801,830				0.0%
	$ 7,326,507	$ 23,886,505	$ 28,927,334		$ 22,452,808			$ (6,078,802)	

Sales Tax Tracking (Taylor EDC Portion) FY 2024-25

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Actual
October	$ 117,242	$ 255,751	$ 441,177	$ 215,811
November	$ 145,447	$ 310,604	$ 357,141	$ 241,463
December	$ 118,928	$ 435,926	$ 1,413,666	$ 235,009
January	$ 105,441	$ 415,147	$ 838,382	$ -
February	$ 169,639	$ 623,629	$ 976,091	$ -
March	$ 125,791	$ 475,245	$ 621,471	$ -
April	$ 113,309	$ 172,069	$ 530,255	$ -
May	$ 177,727	$ 951,090	$ 533,512	$ -
June	$ 153,014	$ 544,201	$ 392,392	$ -
July	$ 212,280	$ 491,061	$ 401,747	$ -
August	$ 175,865	$ 609,595	$ 359,253	$ -
Sept.	$ 216,946	$ 687,310	$ 366,748	$ -
	1,831,627	5,971,626	7,231,834	692,282

Sales Tax Tracking (City's Portion) FY 2024-25

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Actual	2024-25 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	351,725	767,252	1,323,530	647,434	1,418,841	(771,407)	-54.4%	(676,096)	-51.1%
November	436,341	931,811	1,071,422	724,388	1,442,912	(718,524)	-49.8%	(347,035)	-37.2%
December	356,784	1,307,777	4,240,997	705,026	1,254,025	(548,999)	-43.8%	(3,535,971)	-270.4%
January	316,322	1,245,441	2,515,145		1,408,485				0.0%
February	508,916	1,870,887	2,928,273		1,538,820				0.0%
March	377,372	1,425,736	1,864,413		1,295,634				0.0%
April	339,926	516,207	1,590,765		1,355,019				0.0%
May	533,180	2,853,270	1,600,536		1,492,199				0.0%
June	459,041	1,632,602	1,177,175		1,410,467				0.0%
July	636,841	1,473,183	1,205,242		1,448,865				0.0%
August	527,595	1,828,784	1,077,759		1,422,967				0.0%
Sept.	650,839	2,061,929	1,100,245		1,351,373				0.0%

Cumulative Year-to-Date (City's Portion) FY 2024-25

	2021-22 Actual	2022-23 Actual	2023-24 Actual	2024-25 Actual	2024-25 Estimated Amount	$ Difference from Actual to Est. Amt	% from Actual	$ Difference from Prior Year Amount	% from Pr. Yr. Actual
October	351,725	767,252	1,323,530	647,434	1,418,841	(771,407)	-54.4%	(676,096)	-51.1%
November	788,065	1,699,063	2,394,952	1,371,821	2,861,753	(1,489,932)	-52.1%	(1,023,131)	-60.2%
December	1,144,849	3,006,840	6,635,949	2,076,847	4,115,778	(2,038,931)	-49.5%	(4,559,102)	-151.6%
January	1,461,171	4,252,281	9,151,095		5,524,263				0.0%
February	1,970,087	6,123,168	12,079,367		7,063,083				0.0%
March	2,347,459	7,548,905	13,943,780		8,358,717				0.0%
April	2,687,385	8,065,111	15,534,545		9,713,736				0.0%
May	3,220,565	10,918,381	17,135,081		11,205,935				0.0%
June	3,679,606	12,550,983	18,312,255		12,616,402				0.0%
July	4,316,447	14,024,166	19,517,497		14,065,267				0.0%
August	4,844,041	15,852,950	20,595,256		15,488,233				0.0%
Sept.	5,494,880	17,914,879	21,695,501		16,839,606				0.0%
% Y-T-D Increase over prior year	32.0%	226.0%	21.1%						

Attachment F

Monthly Investment Report

City of Taylor

Investment Report

As of November 30, 2024



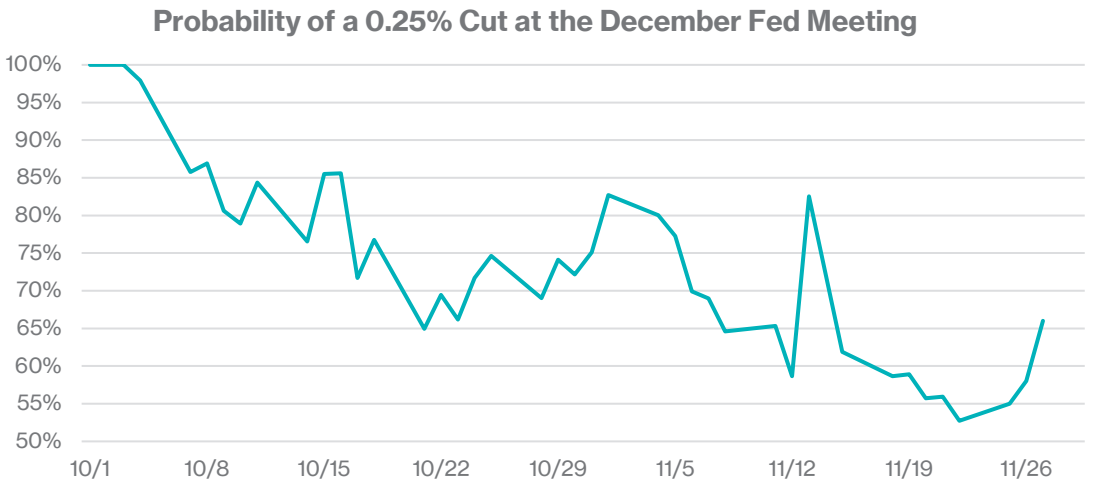
MEEDER
PUBLIC FUNDS

OBSERVATIONS AND EXPECTATIONS

- Most market participants are expecting a December 18th Fed rate cut
- The unemployment rate remains historically low, but has climbed
- Inflation's rate of change has fallen but is up about 24% from pre-COVID levels
- Average U.S. Treasury rates moved somewhat higher in November

December Fed Meeting: To Cut or Not To Cut

- With recently released economic data, market participants are expecting about a 65% chance of a 0.25% cut at the December Fed meeting.
- This probability was much higher in October when economic metrics were less robust.

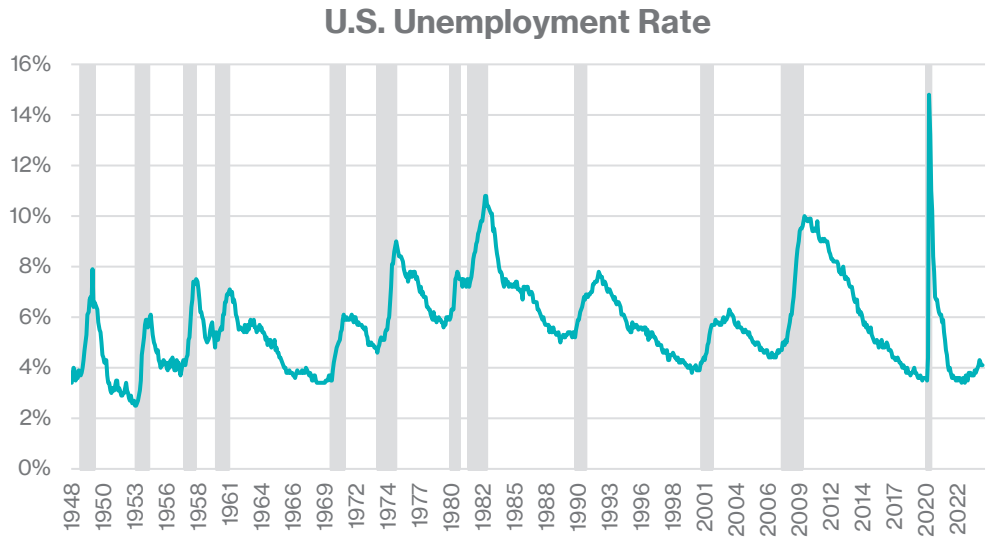


SOURCES: BLOOMBERG, CME

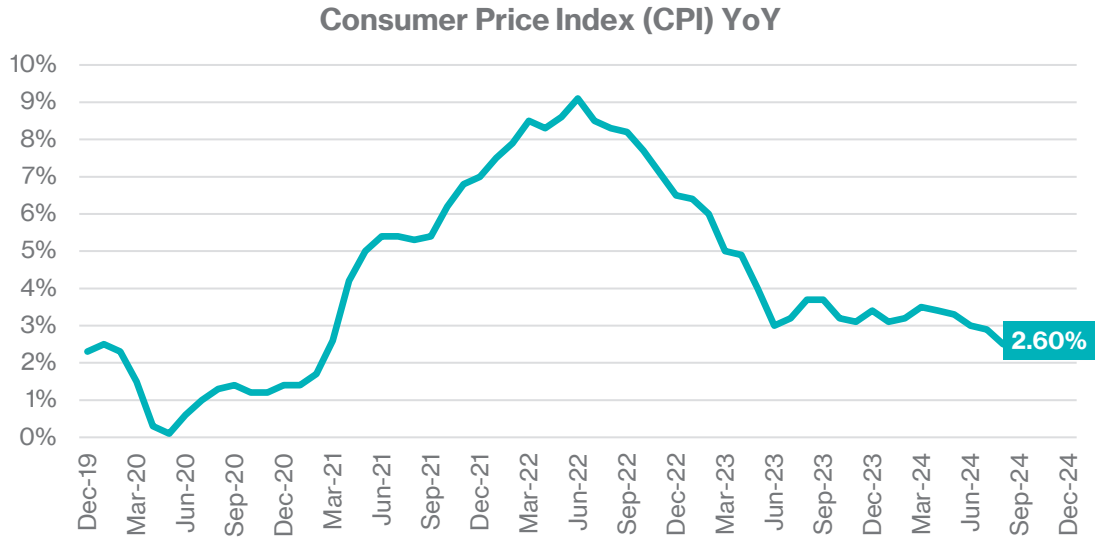
A Solid Job Market With Signs of Softness

- The U.S. unemployment rate hit a low for this cycle at 3.4% last year.
- The current rate of 4.1% is an extremely low rate by historical standards.
- In the past, when the unemployment rate increased by more than 0.5% from its recent low, the U.S. economy experienced a slow down or recession soon thereafter.

SOURCE: BLOOMBERG, BUREAU OF LABOR STATISTICS, SHADED AREAS ARE RECESSIONS



Inflation's YoY Rate of Change Remains Below 3%

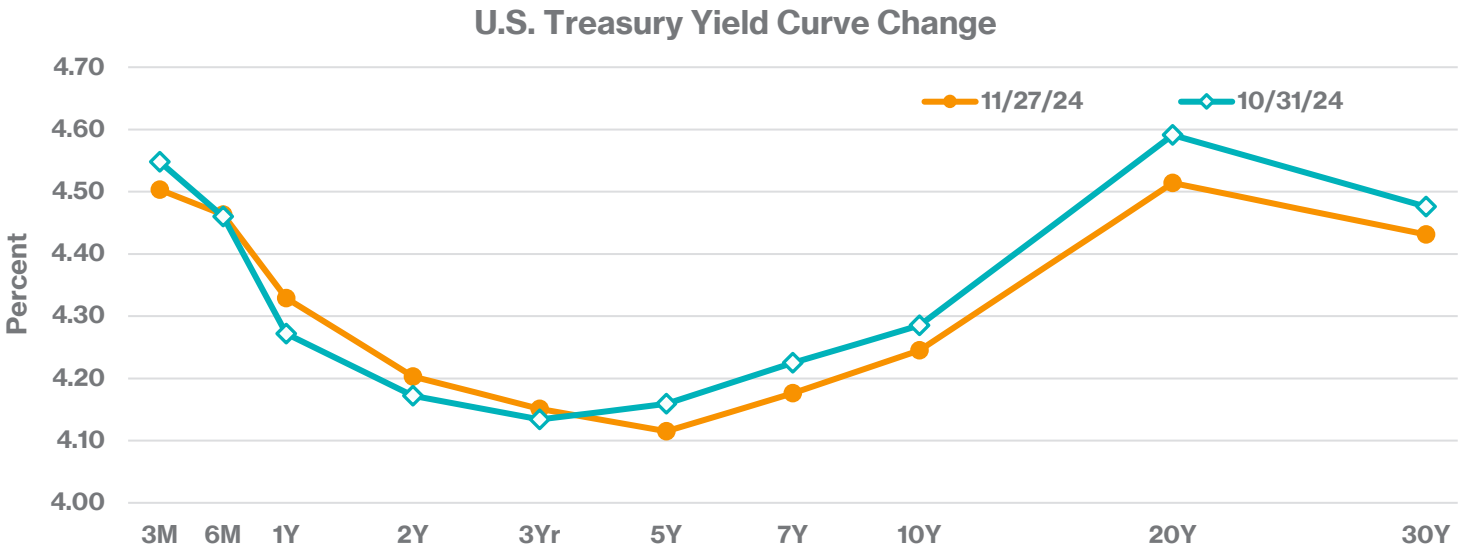


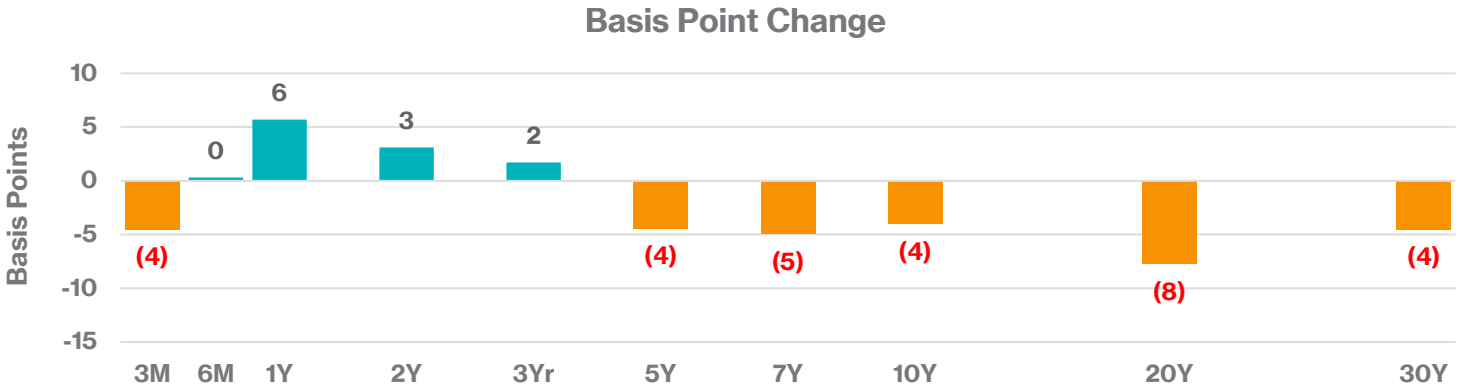
- Inflation's rate of change had declined materially from the June 2022 cycle high.
- Cumulative inflation however is up about 24% since pre-COVID.
- The Federal Reserve and Bloomberg's survey of economists expect the YoY rate to be slightly lower in 2025.

SOURCES: BLOOMBERG, BUREAU OF LABOR STATISTICS

Treasury Rates Were Mixed for the Month of November

MEEDER PUBLIC FUNDS





SOURCE: BLOOMBERG

MEEDER PUBLIC FUNDS

Contents

Portfolio Summary	6
Portfolio Overview	7
Summary by Type	8
Position Statement	11
Cash Reconciliation Report	16
Transaction Statement	17
Amortization Schedule	18
Accrued Interest Schedule	19
Earnings by Fund	22

MEEDER
PUBLIC FUNDS

Portfolio Summary

4.78
Weighted Average Yield to Maturity

0.01
Weighted Average Maturity (Years)

0.01
Portfolio Effective Duration (Years)

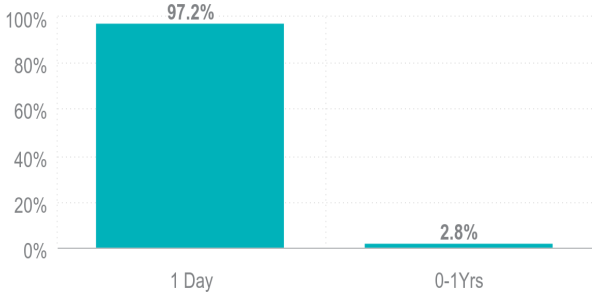
0.01
Weighted Average Life (Years)

AAA
Average Credit Rating

Portfolio Position

Par Value	$143,892,179
Principal Cost	$143,840,644
Book Value	$143,866,939
Market Value	$143,866,302
Unrealized Gain/Loss	($638)
Accrued Interest	$51,116

Maturity Distribution



Sector Allocation



LGIP	97.23%
U.S. Agencies	2.08%
Commercial Paper	0.68%
Money Market Funds	0.01%

MEEDER PUBLIC FUNDS

Portfolio Overview

SECURITY TYPE	PAR VALUE	MARKET VALUE	BOOK VALUE	% OF PORTFOLIO	DAYS TO MATURITY	YIELD
LGIP	139,879,870.31	139,879,870.31	139,879,870.31	97.23%	1	4.78
Money Market Funds	12,308.76	12,308.76	12,308.76	0.01%	1	0.40
Commercial Paper	1,000,000.00	977,572.79	977,572.79	0.68%	188	4.44
U.S. Agencies	3,000,000.00	2,996,550.00	2,997,187.58	2.08%	100	4.79
TOTAL	**143,892,179.07**	**143,866,301.86**	**143,866,939.44**	**100.00%**	**4**	**4.78**

CASH AND ACCRUED INTEREST						
Purchased Accrued Interest		0.00	0.00			
TOTAL CASH AND INVESTMENTS	**143,892,179.07**	**143,866,301.86**	**143,866,939.44**		**4**	**4.78**

TOTAL EARNINGS

CURRENT MONTH
572,470.77

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
2019 BOND FUND						
LGIP	1	654,913.39	654,913.39	0.46	4.64	1
TOTAL	**1**	**654,913.39**	**654,913.39**	**0.46**	**4.64**	**1**
2022 DEBT NON-TAX SUPPORTED						
LGIP	1	5,566,938.28	5,566,938.28	3.87	4.82	1
TOTAL	**1**	**5,566,938.28**	**5,566,938.28**	**3.87**	**4.82**	**1**
2022 DEBT TAX SUPPORTED						
LGIP	1	4,594,629.35	4,594,629.35	3.19	4.82	1
TOTAL	**1**	**4,594,629.35**	**4,594,629.35**	**3.19**	**4.82**	**1**
2022 TAX SUPPORTED LIMITED TAX						
LGIP	1	5,321,193.80	5,321,193.80	3.70	4.82	1
TOTAL	**1**	**5,321,193.80**	**5,321,193.80**	**3.70**	**4.82**	**1**
2023A TAX & REVENUE CO						
LGIP	1	55,148,686.55	55,148,686.55	38.32	4.82	1
TOTAL	**1**	**55,148,686.55**	**55,148,686.55**	**38.33**	**4.82**	**1**
2024 DNTS						
LGIP	1	9,251,904.99	9,251,904.99	6.43	4.82	1
TOTAL	**1**	**9,251,904.99**	**9,251,904.99**	**6.43**	**4.82**	**1**
2024 DTS						
LGIP	1	19,939,929.01	19,939,929.01	13.86	4.82	1
TOTAL	**1**	**19,939,929.01**	**19,939,929.01**	**13.86**	**4.82**	**1**

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
AIRPORT FUND						
LGIP	1	737,993.02	737,993.02	0.51	4.67	1
TOTAL	**1**	**737,993.02**	**737,993.02**	**0.51**	**4.67**	**1**
CEMETERY PERMANENT FUND						
LGIP	3	64,580.98	64,580.98	0.04	4.64	1
TOTAL	**3**	**64,580.98**	**64,580.98**	**0.04**	**4.64**	**1**
FLEET REPLACEMENT FUND						
LGIP	1	244,058.53	244,058.53	0.17	4.64	1
TOTAL	**1**	**244,058.53**	**244,058.53**	**0.17**	**4.64**	**1**
GENERAL FUND						
LGIP	3	34,421,593.42	34,421,593.42	23.92	4.69	1
Money Market Funds	1	12,308.76	12,308.76	0.01	0.40	1
Commercial Paper	2	1,000,000.00	977,572.79	0.68	4.44	188
U.S. Agencies	3	3,000,000.00	2,997,187.58	2.12	4.79	100
TOTAL	**9**	**38,433,902.18**	**38,408,662.55**	**26.70**	**4.69**	**14**
SPECIAL REV-TAX INCREMENT FUND						
LGIP	1	1,261,087.97	1,261,087.97	0.88	4.67	1
TOTAL	**1**	**1,261,087.97**	**1,261,087.97**	**0.88**	**4.67**	**1**
UTILITY FUND						
LGIP	2	2,672,361.02	2,672,361.02	1.86	4.73	1

MEEDER PUBLIC FUNDS

Summary by Type

SECURITY TYPE	# OF SECURITIES	PAR VALUE	BOOK VALUE	% OF PORTFOLIO	YIELD	DAYS TO FINAL MATURITY
TOTAL	2	2,672,361.02	2,672,361.02	1.86	4.73	1
GRAND TOTAL	24	143,892,179.07	143,866,939.44	100.00	4.78	4

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
2019 BOND FUND												
LGIP												
TEXSTAR	TexSTAR	11/30/2024 11/30/2024	654,913.39	654,913.39 0.00	654,913.39	4.64		1	1.00 654,913.39	0.00 654,913.39	0.46	AAA
LGIP TOTAL			**654,913.39**	**654,913.39** **0.00**	**654,913.39**	**4.64**		**1**	**1.00** **654,913.39**	**0.00** **654,913.39**	**0.46**	**AAA**
2019 BOND FUND TOTAL			654,913.39	654,913.39 0.00	654,913.39	4.64		1	654,913.39	0.00 654,913.39	0.46	AAA
2022 DEBT NON-TAX SUPPORTED												
LGIP												
TXCLASS	Texas CLASS	11/30/2024 11/30/2024	5,566,938.28	5,566,938.28 0.00	5,566,938.28	4.82		1	1.00 5,566,938.28	0.00 5,566,938.28	3.87	AAA
LGIP TOTAL			**5,566,938.28**	**5,566,938.28** **0.00**	**5,566,938.28**	**4.82**		**1**	**1.00** **5,566,938.28**	**0.00** **5,566,938.28**	**3.87**	**AAA**
2022 DEBT NON-TAX SUPPORTED TOTAL			5,566,938.28	5,566,938.28 0.00	5,566,938.28	4.82		1	5,566,938.28	0.00 5,566,938.28	3.87	AAA
2022 DEBT TAX SUPPORTED												
LGIP												
TXCLASS	Texas CLASS	11/30/2024 11/30/2024	4,594,629.35	4,594,629.35 0.00	4,594,629.35	4.82		1	1.00 4,594,629.35	0.00 4,594,629.35	3.19	AAA
LGIP TOTAL			**4,594,629.35**	**4,594,629.35** **0.00**	**4,594,629.35**	**4.82**		**1**	**1.00** **4,594,629.35**	**0.00** **4,594,629.35**	**3.19**	**AAA**
2022 DEBT TAX SUPPORTED TOTAL			4,594,629.35	4,594,629.35 0.00	4,594,629.35	4.82		1	4,594,629.35	0.00 4,594,629.35	3.19	AAA
2022 TAX SUPPORTED LIMITED TAX												
LGIP												
TXCLASS	Texas CLASS	11/30/2024 11/30/2024	5,321,193.80	5,321,193.80 0.00	5,321,193.80	4.82		1	1.00 5,321,193.80	0.00 5,321,193.80	3.70	AAA
LGIP TOTAL			**5,321,193.80**	**5,321,193.80** **0.00**	**5,321,193.80**	**4.82**		**1**	**1.00** **5,321,193.80**	**0.00** **5,321,193.80**	**3.70**	**AAA**

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
2022 TAX SUPPORTED LIMITED TAX TOTAL			5,321,193.80	5,321,193.80 0.00	5,321,193.80	4.82		1	5,321,193.80	0.00 5,321,193.80	3.70	AAA
2023A TAX & REVENUE CO												
LGIP												
TXCLASS	Texas CLASS	11/30/2024 11/30/2024	55,148,686.55	55,148,686.55 0.00	55,148,686.55	4.82		1	1.00 55,148,686.55	0.00 55,148,686.55	38.33	AAA
LGIP TOTAL			**55,148,686.55**	**55,148,686.55 0.00**	**55,148,686.55**	**4.82**		**1**	**1.00 55,148,686.55**	**0.00 55,148,686.55**	**38.33**	**AAA**
2023A TAX & REVENUE CO TOTAL			55,148,686.55	55,148,686.55 0.00	55,148,686.55	4.82		1	55,148,686.55	0.00 55,148,686.55	38.33	AAA
2024 DNTS												
LGIP												
TXCLASS	Texas CLASS	11/30/2024 11/30/2024	9,251,904.99	9,251,904.99 0.00	9,251,904.99	4.82		1	1.00 9,251,904.99	0.00 9,251,904.99	6.43	AAA
LGIP TOTAL			**9,251,904.99**	**9,251,904.99 0.00**	**9,251,904.99**	**4.82**		**1**	**1.00 9,251,904.99**	**0.00 9,251,904.99**	**6.43**	**AAA**
2024 DNTS TOTAL			9,251,904.99	9,251,904.99 0.00	9,251,904.99	4.82		1	9,251,904.99	0.00 9,251,904.99	6.43	AAA
2024 DTS												
LGIP												
TXCLASS	Texas CLASS	11/30/2024 11/30/2024	19,939,929.01	19,939,929.01 0.00	19,939,929.01	4.82		1	1.00 19,939,929.01	0.00 19,939,929.01	13.86	AAA
LGIP TOTAL			**19,939,929.01**	**19,939,929.01 0.00**	**19,939,929.01**	**4.82**		**1**	**1.00 19,939,929.01**	**0.00 19,939,929.01**	**13.86**	**AAA**
2024 DTS TOTAL			19,939,929.01	19,939,929.01 0.00	19,939,929.01	4.82		1	19,939,929.01	0.00 19,939,929.01	13.86	AAA
AIRPORT FUND												
LGIP												

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
TEXPOOL	TexPool	11/30/2024 11/30/2024	737,993.02	737,993.02 0.00	737,993.02	4.67		1	1.00 737,993.02	0.00 737,993.02	0.51	AAA
LGIP TOTAL			**737,993.02**	**737,993.02 0.00**	**737,993.02**	**4.67**		**1**	**1.00 737,993.02**	**0.00 737,993.02**	**0.51**	**AAA**
AIRPORT FUND TOTAL			**737,993.02**	**737,993.02 0.00**	**737,993.02**	**4.67**		**1**	**737,993.02**	**0.00 737,993.02**	**0.51**	**AAA**
CEMETERY PERMANENT FUND												
LGIP												
TEXSTAR	TexSTAR	11/30/2024 11/30/2024	63,199.21	63,199.21 0.00	63,199.21	4.64		1	1.00 63,199.21	0.00 63,199.21	0.04	AAA
TXCLASS	Texas CLASS	11/30/2024 11/30/2024	976.49	976.49 0.00	976.49	4.82		1	1.00 976.49	0.00 976.49	0.00	AAA
TEXPOOL	TexPool	11/30/2024 11/30/2024	405.28	405.28 0.00	405.28	4.67		1	1.00 405.28	0.00 405.28	0.00	AAA
LGIP TOTAL			**64,580.98**	**64,580.98 0.00**	**64,580.98**	**4.64**		**1**	**1.00 64,580.98**	**0.00 64,580.98**	**0.04**	**AAA**
CEMETERY PERMANENT FUND TOTAL			**64,580.98**	**64,580.98 0.00**	**64,580.98**	**4.64**		**1**	**64,580.98**	**0.00 64,580.98**	**0.04**	**AAA**
FLEET REPLACEMENT FUND												
LGIP												
TEXSTAR	TexSTAR	11/30/2024 11/30/2024	244,058.53	244,058.53 0.00	244,058.53	4.64		1	1.00 244,058.53	0.00 244,058.53	0.17	AAA
LGIP TOTAL			**244,058.53**	**244,058.53 0.00**	**244,058.53**	**4.64**		**1**	**1.00 244,058.53**	**0.00 244,058.53**	**0.17**	**AAA**
FLEET REPLACEMENT FUND TOTAL			**244,058.53**	**244,058.53 0.00**	**244,058.53**	**4.64**		**1**	**244,058.53**	**0.00 244,058.53**	**0.17**	**AAA**
GENERAL FUND												
LGIP												
TXCLASS	Texas CLASS	11/30/2024 11/30/2024	3,730,631.66	3,730,631.66 0.00	3,730,631.66	4.82		1	1.00 3,730,631.66	0.00 3,730,631.66	2.59	AAA

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
TEXPOOL	TexPool	11/30/2024 11/30/2024	29,705,736.89	29,705,736.89 0.00	29,705,736.89	4.67		1	1.00 29,705,736.89	0.00 29,705,736.89	20.65	AAA
TEXSTAR	TexSTAR	11/30/2024 11/30/2024	985,224.87	985,224.87 0.00	985,224.87	4.64		1	1.00 985,224.87	0.00 985,224.87	0.68	AAA
LGIP TOTAL			**34,421,593.42**	**34,421,593.42 0.00**	**34,421,593.42**	**4.69**		**1**	**1.00 34,421,593.42**	**0.00 34,421,593.42**	**23.93**	**AAA**
MONEY MARKET FUNDS												
60618	City National Bank MMF - Public Funds	11/30/2024 11/30/2024	12,308.76	12,308.76 0.00	12,308.76	0.40		1	1.00 12,308.76	0.00 12,308.76	0.01	NA
MONEY MARKET FUNDS TOTAL			**12,308.76**	**12,308.76 0.00**	**12,308.76**	**0.40**		**1**	**1.00 12,308.76**	**0.00 12,308.76**	**0.01**	**NA**
COMMERCIAL PAPER												
62479LT62	MUFG BANK NY 06/06/25	09/11/2024 09/11/2024	300,000.00	290,357.50 0.00	290,357.50	4.44	06/06/2025	188	97.76 293,271.84	(0.00) 293,271.84	0.20	P-1
62479LT62	MUFG BANK NY 06/06/25	09/11/2024 09/11/2024	700,000.00	677,500.83 0.00	677,500.83	4.44	06/06/2025	188	97.76 684,300.95	0.00 684,300.95	0.48	P-1
COMMERCIAL PAPER TOTAL			**1,000,000.00**	**967,858.33 0.00**	**967,858.33**	**4.44**		**188**	**97.76 977,572.79**	**0.00 977,572.79**	**0.68**	**A-1+**
U.S. AGENCIES												
3130ATUR6	FHLBANKS 4.625 12/13/24	06/28/2023 06/30/2023	1,000,000.00	993,035.38 0.00	993,035.38	5.13	12/13/2024	13	100.00 999,980.00	137.50 999,842.50	0.70	Aaa AA+
3130AUZC1	FHLBANKS 4.625 03/14/25	03/10/2023 03/14/2023	1,000,000.00	995,701.21 0.00	995,701.21	4.85	03/14/2025	104	100.00 1,000,000.00	607.94 999,392.06	0.70	Aaa AA+
3130AVYU0	FHLBANKS 3.950 06/02/25	06/01/2023 06/05/2023	1,000,000.00	991,870.00 0.00	991,870.00	4.38	06/02/2025	184	99.66 996,570.00	(1,383.02) 997,953.02	0.69	Aaa AA+
U.S. AGENCIES TOTAL			**3,000,000.00**	**2,980,606.59 0.00**	**2,980,606.59**	**4.79**		**100**	**99.89 2,996,550.00**	**(637.58) 2,997,187.58**	**2.08**	**AA+**
GENERAL FUND TOTAL			**38,433,902.18**	**38,382,367.10 0.00**	**38,382,367.10**	**4.69**		**14**	**38,408,024.97**	**(637.58) 38,408,662.55**	**26.70**	**AAA**
SPECIAL REV-TAX INCREMENT FUND												
LGIP												
TEXPOOL	TexPool	11/30/2024 11/30/2024	1,261,087.97	1,261,087.97 0.00	1,261,087.97	4.67		1	1.00 1,261,087.97	0.00 1,261,087.97	0.88	AAA
LGIP TOTAL			**1,261,087.97**	**1,261,087.97 0.00**	**1,261,087.97**	**4.67**		**1**	**1.00 1,261,087.97**	**0.00 1,261,087.97**	**0.88**	**AAA**
SPECIAL REV-TAX INCREMENT FUND TOTAL			**1,261,087.97**	**1,261,087.97 0.00**	**1,261,087.97**	**4.67**		**1**	**1,261,087.97**	**0.00 1,261,087.97**	**0.88**	**AAA**

MEEDER PUBLIC FUNDS

Position Statement

CUSIP	DESCRIPTION	TRADE DATE SETTLE DATE	PAR VALUE	PRINCIPAL COST PURCHASED INTEREST	TOTAL COST	YIELD TO MATURITY	MATURITY DATE	DAYS TO MATURITY	MARKET PRICE MARKET VALUE	UNREALIZED GAIN/LOSS BOOK VALUE	% OF MV	MOODY'S S&P RATING
UTILITY FUND												
LGIP												
TXCLASS	Texas CLASS	11/30/2024 11/30/2024	1,151,493.65	1,151,493.65 0.00	1,151,493.65	4.82		1	1.00 1,151,493.65	0.00 1,151,493.65	0.80	AAA
TEXPOOL	TexPool	11/30/2024 11/30/2024	1,520,867.37	1,520,867.37 0.00	1,520,867.37	4.67		1	1.00 1,520,867.37	0.00 1,520,867.37	1.06	AAA
LGIP TOTAL			**2,672,361.02**	**2,672,361.02 0.00**	**2,672,361.02**	**4.73**		**1**	**1.00 2,672,361.02**	**0.00 2,672,361.02**	**1.86**	**AAA**
UTILITY FUND TOTAL			**2,672,361.02**	**2,672,361.02 0.00**	**2,672,361.02**	**4.73**		**1**	**2,672,361.02**	**0.00 2,672,361.02**	**1.86**	**AAA**
GRAND TOTAL			**143,892,179.07**	**143,840,643.99 0.00**	**143,840,643.99**	**4.78**		**4**	**143,866,301.86**	**(637.58) 143,866,939.44**	**100.00**	**AAA**

MEEDER PUBLIC FUNDS

Cash Reconciliation Report

MEEDER PUBLIC FUNDS

Transaction Statement

NO ACTIVITY DURING CURRENT PERIOD

MEEDER PUBLIC FUNDS

Amortization Schedule

CUSIP	DESCRIPTION	PAR VALUE	PRINCIPAL COST	ORIGINAL PREMIUM OR DISCOUNT	BEGINNING BOOK VALUE	CURRENT PERIOD AMORT	ENDING BOOK VALUE	TOTAL AMORTIZATION	UNAMORTIZED BALANCE
GENERAL FUND									
3130AVYU0	FHLBANKS 3.950 06/02/25	1,000,000.00	991,870.00	(8,130.00)	997,617.45	335.57	997,953.02	6,083.02	(2,046.98)
3130AUZC1	FHLBANKS 4.625 03/14/25	1,000,000.00	995,701.21	(4,298.79)	999,214.98	177.07	999,392.06	3,690.85	(607.94)
3130ATUR6	FHLBANKS 4.625 12/13/24	1,000,000.00	993,035.38	(6,964.62)	999,448.76	393.74	999,842.50	6,807.12	(157.50)
62479LT62	MUFG BANK NY 06/06/25	700,000.00	677,500.83	(22,499.17)	681,782.39	2,518.56	684,300.95	6,800.12	(15,699.05)
62479LT62	MUFG BANK NY 06/06/25	300,000.00	290,357.50	(9,642.50)	292,192.45	1,079.38	293,271.84	2,914.34	(6,728.16)
TOTAL		**4,000,000.00**	**3,948,464.92**	**(51,535.08)**	**3,970,256.04**	**4,504.33**	**3,974,760.37**	**26,295.45**	**(25,239.63)**
GRAND TOTAL		**4,000,000.00**	**3,948,464.92**	**(51,535.08)**	**3,970,256.04**	**4,504.33**	**3,974,760.37**	**26,295.45**	**(25,239.63)**

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
2019 BOND FUND									
TEXSTAR	TexSTAR	2024-11-30	654,913.39	654,913.39	0.00	0.00	2,526.19	2,526.19	0.00
TOTAL			**654,913.39**	**654,913.39**	**0.00**	**0.00**	**2,526.19**	**2,526.19**	**0.00**
2022 DEBT NON-TAX SUPPORTED									
TXCLASS	Texas CLASS	2024-11-30	5,566,938.28	5,566,938.28	0.00	0.00	22,235.63	22,235.63	0.00
TOTAL			**5,566,938.28**	**5,566,938.28**	**0.00**	**0.00**	**22,235.63**	**22,235.63**	**0.00**
2022 DEBT TAX SUPPORTED									
TXCLASS	Texas CLASS	2024-11-30	4,594,629.35	4,594,629.35	0.00	0.00	18,352.03	18,352.03	0.00
TOTAL			**4,594,629.35**	**4,594,629.35**	**0.00**	**0.00**	**18,352.03**	**18,352.03**	**0.00**
2022 TAX SUPPORTED LIMITED TAX									
TXCLASS	Texas CLASS	2024-11-30	5,321,193.80	5,321,193.80	0.00	0.00	21,254.08	21,254.08	0.00
TOTAL			**5,321,193.80**	**5,321,193.80**	**0.00**	**0.00**	**21,254.08**	**21,254.08**	**0.00**
2023A TAX & REVENUE CO									
TXCLASS	Texas CLASS	2024-11-30	55,148,686.55	55,148,686.55	0.00	0.00	220,276.57	220,276.57	0.00
TOTAL			**55,148,686.55**	**55,148,686.55**	**0.00**	**0.00**	**220,276.57**	**220,276.57**	**0.00**
2024 DNTS									
TXCLASS	Texas CLASS	2024-11-30	9,251,904.99	9,251,904.99	0.00	0.00	36,954.23	36,954.23	0.00
TOTAL			**9,251,904.99**	**9,251,904.99**	**0.00**	**0.00**	**36,954.23**	**36,954.23**	**0.00**
2024 DTS									
TXCLASS	Texas CLASS	2024-11-30	19,939,929.01	19,939,929.01	0.00	0.00	79,644.68	79,644.68	0.00
TOTAL			**19,939,929.01**	**19,939,929.01**	**0.00**	**0.00**	**79,644.68**	**79,644.68**	**0.00**

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
AIRPORT FUND									
TEXPOOL	TexPool	2024-11-30	737,993.02	737,993.02	0.00	0.00	2,858.10	2,858.10	0.00
TOTAL			**737,993.02**	**737,993.02**	**0.00**	**0.00**	**2,858.10**	**2,858.10**	**0.00**
CEMETERY PERMANENT FUND									
TEXPOOL	TexPool	2024-11-30	405.28	405.28	0.00	0.00	1.50	1.50	0.00
TEXSTAR	TexSTAR	2024-11-30	63,199.21	63,199.21	0.00	0.00	243.77	243.77	0.00
TXCLASS	Texas CLASS	2024-11-30	976.49	976.49	0.00	0.00	3.91	3.91	0.00
TOTAL			**64,580.98**	**64,580.98**	**0.00**	**0.00**	**249.18**	**249.18**	**0.00**
FLEET REPLACEMENT FUND									
TEXSTAR	TexSTAR	2024-11-30	244,058.53	244,058.53	0.00	0.00	941.44	941.44	0.00
TOTAL			**244,058.53**	**244,058.53**	**0.00**	**0.00**	**941.44**	**941.44**	**0.00**
GENERAL FUND									
60618	City National Bank MMF - Public Funds	2024-11-30	12,308.76	12,308.76	0.00	0.00	4.03	4.03	0.00
3130AVYU0	FHLBANKS 3.950 06/02/25	2023-06-05	1,000,000.00	991,870.00	16,348.61	0.00	3,291.67	0.00	19,640.28
3130AUZC1	FHLBANKS 4.625 03/14/25	2023-03-14	1,000,000.00	995,701.21	6,038.19	0.00	3,854.17	0.00	9,892.36
3130ATUR6	FHLBANKS 4.625 12/13/24	2023-06-30	1,000,000.00	993,035.38	17,729.17	0.00	3,854.17	0.00	21,583.33
62479LT62	MUFG BANK NY 06/06/25	2024-09-11	700,000.00	677,500.83	0.00	0.00	0.00	0.00	0.00
62479LT62	MUFG BANK NY 06/06/25	2024-09-11	300,000.00	290,357.50	0.00	0.00	0.00	0.00	0.00
TEXPOOL	TexPool	2024-11-30	29,705,736.89	29,705,736.89	0.00	0.00	117,595.72	117,595.72	0.00
TEXSTAR	TexSTAR	2024-11-30	985,224.87	985,224.87	0.00	0.00	3,800.28	3,800.28	0.00
TXCLASS	Texas CLASS	2024-11-30	3,730,631.66	3,730,631.66	0.00	0.00	14,900.99	14,900.99	0.00
TOTAL			**38,433,902.18**	**38,382,367.10**	**40,115.97**	**0.00**	**147,301.02**	**136,301.02**	**51,115.97**

MEEDER PUBLIC FUNDS

Accrued Interest Schedule

IDENTIFIER	DESCRIPTION	SETTLE DATE	PAR VALUE	PRINCIPAL COST	BEGINNING ACCRUED INTEREST	PURCHASED INTEREST	CURRENT PERIOD ACCRUAL	INTEREST RECEIVED	ENDING ACCRUED INTEREST
SPECIAL REV-TAX INCREMENT FUND									
TEXPOOL	TexPool	2024-11-30	1,261,087.97	1,261,087.97	0.00	0.00	4,883.93	4,883.93	0.00
TOTAL			**1,261,087.97**	**1,261,087.97**	**0.00**	**0.00**	**4,883.93**	**4,883.93**	**0.00**
UTILITY FUND									
TEXPOOL	TexPool	2024-11-30	1,520,867.37	1,520,867.37	0.00	0.00	5,890.03	5,890.03	0.00
TXCLASS	Texas CLASS	2024-11-30	1,151,493.65	1,151,493.65	0.00	0.00	4,599.33	4,599.33	0.00
TOTAL			**2,672,361.02**	**2,672,361.02**	**0.00**	**0.00**	**10,489.36**	**10,489.36**	**0.00**
GRAND TOTAL			**143,892,179.07**	**143,840,643.99**	**40,115.97**	**0.00**	**567,966.44**	**556,966.44**	**51,115.97**

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
2019 BOND FUND											
TEXSTAR	TexSTAR	654,913.39	652,387.20	654,913.39	11/30/2024	5.30	4.64	2,526.19	0.00	0.00	2,526.19
TOTAL		**654,913.39**	**652,387.20**	**654,913.39**		**5.30**	**4.64**	**2,526.19**	**0.00**	**0.00**	**2,526.19**
2022 DEBT NON-TAX SUPPORTED											
TXCLASS	Texas CLASS	5,566,938.28	5,544,702.65	5,566,938.28	11/30/2024	0.00	4.82	22,235.63	0.00	0.00	22,235.63
TOTAL		**5,566,938.28**	**5,544,702.65**	**5,566,938.28**		**0.00**	**4.82**	**22,235.63**	**0.00**	**0.00**	**22,235.63**
2022 DEBT TAX SUPPORTED											
TXCLASS	Texas CLASS	4,594,629.35	4,576,277.32	4,594,629.35	11/30/2024	0.00	4.82	18,352.03	0.00	0.00	18,352.03
TOTAL		**4,594,629.35**	**4,576,277.32**	**4,594,629.35**		**0.00**	**4.82**	**18,352.03**	**0.00**	**0.00**	**18,352.03**
2022 TAX SUPPORTED LIMITED TAX											
TXCLASS	Texas CLASS	5,321,193.80	5,299,939.72	5,321,193.80	11/30/2024	0.00	4.82	21,254.08	0.00	0.00	21,254.08
TOTAL		**5,321,193.80**	**5,299,939.72**	**5,321,193.80**		**0.00**	**4.82**	**21,254.08**	**0.00**	**0.00**	**21,254.08**
2023A TAX & REVENUE CO											
TXCLASS	Texas CLASS	55,148,686.55	54,928,409.98	55,148,686.55	11/30/2024	0.00	4.82	220,276.57	0.00	0.00	220,276.57
TOTAL		**55,148,686.55**	**54,928,409.98**	**55,148,686.55**		**0.00**	**4.82**	**220,276.57**	**0.00**	**0.00**	**220,276.57**
2024 DNTS											
TXCLASS	Texas CLASS	9,251,904.99	9,214,950.76	9,251,904.99	11/30/2024	0.00	4.82	36,954.23	0.00	0.00	36,954.23
TOTAL		**9,251,904.99**	**9,214,950.76**	**9,251,904.99**		**0.00**	**4.82**	**36,954.23**	**0.00**	**0.00**	**36,954.23**
2024 DTS											
TXCLASS	Texas CLASS	19,939,929.01	19,860,284.33	19,939,929.01	11/30/2024	0.00	4.82	79,644.68	0.00	0.00	79,644.68
TOTAL		**19,939,929.01**	**19,860,284.33**	**19,939,929.01**		**0.00**	**4.82**	**79,644.68**	**0.00**	**0.00**	**79,644.68**

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
AIRPORT FUND											
TEXPOOL	TexPool	737,993.02	735,134.92	737,993.02	11/30/2024	5.34	4.67	2,858.10	0.00	0.00	2,858.10
TOTAL		**737,993.02**	**735,134.92**	**737,993.02**		**5.34**	**4.67**	**2,858.10**	**0.00**	**0.00**	**2,858.10**
CEMETERY PERMANENT FUND											
TEXPOOL	TexPool	405.28	403.78	405.28	11/30/2024	5.34	4.67	1.50	0.00	0.00	1.50
TEXSTAR	TexSTAR	63,199.21	62,955.44	63,199.21	11/30/2024	5.30	4.64	243.77	0.00	0.00	243.77
TXCLASS	Texas CLASS	976.49	972.58	976.49	11/30/2024	0.00	4.82	3.91	0.00	0.00	3.91
TOTAL		**64,580.98**	**64,331.80**	**64,580.98**		**5.22**	**4.64**	**249.18**	**0.00**	**0.00**	**249.18**
FLEET REPLACEMENT FUND											
TEXSTAR	TexSTAR	244,058.53	243,117.09	244,058.53	11/30/2024	5.30	4.64	941.44	0.00	0.00	941.44
TOTAL		**244,058.53**	**243,117.09**	**244,058.53**		**5.30**	**4.64**	**941.44**	**0.00**	**0.00**	**941.44**
GENERAL FUND											
3130ATUR6	FHLBANKS 4.625 12/13/24	1,000,000.00	999,448.76	999,842.50	12/13/2024	4.63	5.13	3,854.17	393.74	0.00	4,247.91
3130AUZC1	FHLBANKS 4.625 03/14/25	1,000,000.00	999,214.98	999,392.06	03/14/2025	4.63	4.85	3,854.17	177.07	0.00	4,031.24
3130AVYU0	FHLBANKS 3.950 06/02/25	1,000,000.00	997,617.45	997,953.02	06/02/2025	3.95	4.38	3,291.67	335.57	0.00	3,627.24
60618	City National Bank MMF - Public Funds	12,308.76	12,304.73	12,308.76	11/30/2024	0.11	0.40	4.03	0.00	0.00	4.03
62479LT62	MUFG BANK NY 06/06/25	300,000.00	292,192.45	293,271.84	06/06/2025	0.00	4.44	0.00	1,079.38	0.00	1,079.38
62479LT62	MUFG BANK NY 06/06/25	700,000.00	681,782.39	684,300.95	06/06/2025	0.00	4.44	0.00	2,518.56	0.00	2,518.56
TEXPOOL	TexPool	29,705,736.89	30,342,412.50	29,705,736.89	11/30/2024	5.34	4.67	117,595.72	0.00	0.00	117,595.72
TEXSTAR	TexSTAR	985,224.87	981,424.59	985,224.87	11/30/2024	5.30	4.64	3,800.28	0.00	0.00	3,800.28
TXCLASS	Texas CLASS	3,730,631.66	3,715,730.67	3,730,631.66	11/30/2024	0.00	4.82	14,900.99	0.00	0.00	14,900.99
TOTAL		**38,433,902.18**	**39,022,128.53**	**38,408,662.55**		**4.61**	**4.69**	**147,301.02**	**4,504.33**	**0.00**	**151,805.35**

MEEDER PUBLIC FUNDS

Earnings by Fund

CUSIP	DESCRIPTION	ENDING PAR VALUE	BEGINNING BOOK VALUE	ENDING BOOK VALUE	FINAL MATURITY	COUPON RATE	YIELD	INTEREST EARNED	NET AMORTIZATION/ ACCRETION INCOME	NET REALIZED GAIN/LOSS	ADJUSTED INTEREST EARNINGS
SPECIAL REV-TAX INCREMENT FUND											
TEXPOOL	TexPool	1,261,087.97	1,256,204.04	1,261,087.97	11/30/2024	5.34	4.67	4,883.93	0.00	0.00	4,883.93
TOTAL		**1,261,087.97**	**1,256,204.04**	**1,261,087.97**		**5.34**	**4.67**	**4,883.93**	**0.00**	**0.00**	**4,883.93**
UTILITY FUND											
TEXPOOL	TexPool	1,520,867.37	1,514,977.34	1,520,867.37	11/30/2024	5.34	4.67	5,890.03	0.00	0.00	5,890.03
TXCLASS	Texas CLASS	1,151,493.65	1,146,894.32	1,151,493.65	11/30/2024	0.00	4.82	4,599.33	0.00	0.00	4,599.33
TOTAL		**2,672,361.02**	**2,661,871.66**	**2,672,361.02**		**3.04**	**4.73**	**10,489.36**	**0.00**	**0.00**	**10,489.36**
GRAND TOTAL		**143,892,179.07**	**144,059,740.00**	**143,866,939.44**		**1.40**	**4.78**	**567,966.44**	**4,504.33**	**0.00**	**572,470.77**

Disclosure

Meeder provides monthly statements for its investment management clients to provide information about the investment portfolio. The information should not be used for audit or confirmation purposes. Please review your custodial statements and report any inaccuracies or discrepancies.

Certain information and data has been supplied by unaffiliated third parties. Although Meeder believes the information is reliable, it cannot warrant the accuracy of information offered by third parties. Market value may reflect prices received from pricing vendors when current market quotations are not available. Prices may not reflect firm bids or offers and may differ from the value at which the security can be sold.

Statements may include positions from unmanaged accounts provided for reporting purposes. Unmanaged accounts are managed directly by the client and are not included in the accounts managed by Meeder. This information is provided as a client convenience and Meeder assumes no responsibility for performance of these accounts or the accuracy of the data reported.

Investing involves risk. Past performance is no guarantee of future results. Debt and fixed income securities are subject to credit and interest rate risk. The investment return and principal value of an investment will fluctuate so that an investors shares, when redeemed, may be worth more or less than their original cost. Current performance may be lower or higher than the performance data quoted.

Investment advisory services provided by Meeder Public Funds, Inc. Please contact us if you would like to receive a copy of our current ADV disclosure brochure or privacy policy.

© 2024 Meeder Investment Management

City Council Meeting
January 9, 2025
Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 6.

Agenda Title: **Consider authorizing the City Manager or his designee to sign and submit a Subdivision Participation Form for the Kroger Opioid Settlement.**

Council Action to be Taken: Approve authorizing the City Manager or his designee to sign and submit the subdivision participation form for the Kroger Opioid Settlement.

Department Submitted: City Management

Staff Contact: Jeffery Jenkins, Deputy City Manager

1. PURPOSE / DESCRIPTION

This agenda item is for Council to approve authorizing the City Manager or his designee to sign and submit a Subdivision Participation Form for the Kroger Opioid Settlement. This would allow the City to receive settlement allocation.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The City has received notification that the Attorney General's Office representing Texas and many other cities, settled with Kroger over opioid claims. To receive settlement dollars the City of Taylor must send in the settlement participation form.

The proposed Settlement requires Kroger to pay $83 million (the “Settlement Amount”) to Texas and its political subdivisions. Of the Settlement Amount, the vast majority is earmarked for use by Texas and its subdivisions to remediate and abate the impacts of the opioid crisis. The Settlement also contains injunctive relief provisions governing the opioid marketing as well as the sale and dispensing practices at the heart of the opioid claims in the lawsuits.

Taylor’s allocation percentage is 0.038630000%. It is estimated that the City will receive $4,364.16 from the settlement. The City of Taylor previously passed a resolution in 2021 participating in the overall suits and allocation of any settlement funds received.

Although the City has previously signed on to other opioid settlements and adopted the Texas

Term Sheet, this Kroger settlement is a new one and the City is required to sign and submit the participation form. When submitting the form, the City has to include the identity and email address of the individual who is authorized to sign formal and binding documents on behalf of the City. Staff is requesting that City Council authorize the City Manager or his designee to sign the Subdivision Participation Form on behalf of the City of Taylor.

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Staff recommends City Council authorize the City Manager or his designee to sign and submit the Subdivision Participation Form.

5. FUNDING SOURCE

Possible one-time allocation for City of Taylor in the amount of $4,364.16.

6. TIMELINE

N/A

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. Email from Texas Attorney General's Office
2. Kroger-Subdivision-Participation-Form (Fillable)
3. List of Opioid Remediation Uses
4. R21-41 Approving agreement, Opioid Settlement allocation

Lucy Aldrich

From: Bonnie Freymuth <Bonnie.Freymuth@oag.texas.gov>
Sent: Monday, December 23, 2024 12:36 PM
To: Lydia Collins; Lucy Aldrich
Subject: FW: NOTICE: KROGER OPIOID SETTLEMENT (Taylor)
Attachments: Kroger-Subdivision-Participation-Form (Fillable).pdf; List of Opioid Remediation Uses.pdf; Taylor, City of_Resolution.pdf

Importance: High

Caution! This message was sent from outside your organization.

From: Bonnie Freymuth
Sent: Friday, December 20, 2024 3:49 PM
To: rocio.lopez@taylortx.gov; brian.laborde@taylortx.gov; dianna.mclean@taylortx.gov; jeffrey.wood@taylortx.gov
Cc: Opioids <opioids@oag.texas.gov>; Stephanie Eberhardt <Stephanie.Eberhardt@oag.texas.gov>; Dylan Castro <Dylan.Castro@oag.texas.gov>
Subject: FW: NOTICE: KROGER OPIOID SETTLEMENT (Taylor)

Good afternoon,

The Office of the Attorney General of Texas has reached out to you because there is a ***very short*** turn-around time for you to complete and return the Kroger Opioid Settlement sign-on form. I am forwarding and following up on the email that was distributed to subdivisions last month and providing some additional information to help Taylor make an informed decision.

Attached is a single, 3-page participation form. This is the *only document* that Taylor must complete and return to participate in the Kroger opioid settlement. Taylor previously submitted its resolution and adopted the Texas Term Sheet when it signed on to prior settlements, so there is **no need** to repeat those steps. A copy of Taylor's Resolution is attached for ease of access and review. Completion and return of the participation form should take only a few minutes of your time.

If you have not done so already, please complete and return the attached form to **opioids@oag.texas.gov as soon as possible**, preferably by **December 29, 2024**. If this matter will go onto a council agenda, please let me know the date on which the council meeting will occur. If council review is necessary but not possible before the end of this month, you may return the completed form by **January 28, 2025**.

Here are the ***estimates*** for (1) what Taylor would receive in the direct payment from this settlement, and (2) Region 8's estimated opioid abatement trust funds*:

County/City	Allocation %	Kroger Settlement
Taylor	0.038630000%	$4,364.16

Region 8: Bell, Blanco, Burnet, Lampasas, Llano, Milam, Mills, San Saba, Williamson	3.495024675%	$1,566,218.04

*Participation is the ***only*** way to ensure that your community has access to the regional trust fund; Region 8 has been allocated an estimated total of **$53,355,298.14** across all settlements to-date.

As a reminder - a direct payment is not "grant" money, rather it is payment to each participating subdivision pursuant to an agreed settlement with Kroger (as it was with prior defendants). There is **no** prescribed time frame during which subdivisions must spend the direct payment funds and there are **no accounting or reporting requirements**. Direct payments can be used for any purpose that has an opioid nexus (the objective must be linked in some way to opioid abatement – including past, present, or future expenses). I've attached a list of potential uses that is not comprehensive but will give you an idea of how those funds might be utilized.

- For questions about payment(s) received to-date or specific accounting information, please email the Texas Treasury Safekeeping Trust Company at opioidabatementfund@ttstc.texas.gov.
- For questions about the **timing** of funds from any settlement to-date, or information about **accessing regional abatement trust funds**, please email the Texas Comptroller of Public Accounts–Texas Opioid Abatement Fund Council at OAFC.Public@cpa.texas.gov, or visit their website (https://comptroller.texas.gov/programs/opioid-council/).
- Recently, the Opioid Abatement Fund Council (OAFC) announced the availability of up to $10 million in grant funds to expand the recovery peer support specialist workforce in Texas. Proposed projects must be based on a required needs assessment and designed to implement strategies that will increase the number of individuals in the peer-to-peer workforce. Applications must be submitted through the OAFC's Electronic Grant Management System, which can be accessed in the Notice of Funding Availability (NOFA) posted on the Electronic State Business Daily website. The deadline for submitting grant applications is Feb. 11, 2025, 2 p.m. CST. Late applications will not be accepted. Email oafc.nofa@cpa.texas.gov for additional information.

Scroll down to read additional information contained in the 11/14 email below, and please forward this information to any attorneys or other officials who will participate in Taylor's decision to join the Kroger settlement. For more information, please visit our website at: https://www.texasattorneygeneral.gov/globalopioidsettlement, and of course, you can call or email us with any questions. Thank you for your time; I look forward to hearing from you soon.

Sincerely,

Bonnie Freymuth
Legal Assistant
Office of the Attorney General of Texas
(512) 936-0814

From: Opioids <opioids@oag.texas.gov>
Sent: Thursday, November 14, 2024 4:05 PM
To: Opioids <opioids@oag.texas.gov>
Subject: NOTICE: KROGER OPIOID SETTLEMENT

TO LOCAL POLITICAL SUBDIVISIONS:
IMPORTANT INFORMATION ABOUT NEW OPIOID SETTLEMENT WITH KROGER.
SUBDIVISIONS MUST SUBMIT SIGNED DOCUMENTATION TO PARTICIPATE.
THE DEADLINE FOR PARTICIPATION IS DECEMBER 29, 2024.

This letter is part of the formal notice required by the Settlement.

If your subdivision is represented by an attorney with respect to opioid claims, please immediately contact them.

Please note that this settlement is a NEW opioid settlement; your subdivision may have previously submitted documents for the Distributors, Janssen/J&J, Endo, Teva, Allergan, Walmart, Walgreens, CVS, and Mallinckrodt settlements.

To participate in the Kroger settlement, you will need to submit new documentation.

WHY IS YOUR SUBDIVISION RECEIVING THIS NOTICE?

You are receiving this letter because Texas settled with Kroger, and your subdivision may participate in this Settlement. This notice is being sent directly to subdivisions who are not litigating against Kroger. If you are represented by an attorney with respect to opioid claims, please immediately contact them. Please note that there is no need for subdivisions to be represented by an attorney or to have filed a lawsuit to participate in the Settlement.

Your subdivision may have already signed on to other opioid settlements and adopted the Texas Term Sheet. **If so, do not disregard this notice. This is a new settlement with Kroger.** If you have already signed on to the Kroger Settlement, you may disregard this notice.

HOW DO YOU PARTICIPATE IN THE SETTLEMENTS?

All required documentation must be executed and submitted to the email address: opioids@oag.texas.gov. Your subdivision will need to submit the **Subdivision Participation Form** for the Kroger settlement to opioids@oag.texas.gov. Please also be sure to include in the Form the identity and email address of the individual who is authorized to sign formal and binding documents on behalf of your subdivision.

SETTLEMENT OVERVIEW

The proposed Settlement requires Kroger to pay $83 million (the "Settlement Amount") to Texas and its political subdivisions. Of the Settlement Amount, the vast majority is earmarked for use by Texas and its subdivisions to remediate and abate the impacts of the opioid crisis. The Settlement also contains injunctive relief provisions

governing the opioid marketing as well as the sale and dispensing practices at the heart of the opioid claims in the lawsuits.

The subdivisions within Texas are entitled to decide whether they wish to participate in the settlement. Any subdivision that does not participate cannot directly share in any of the settlement funds.

WHERE CAN YOU FIND MORE INFORMATION?

This email is intended to provide a brief overview of the Settlement. Detailed information about the Settlement may be found at the website set up by Office of the Attorney General of Texas: https://www.texasattorneygeneral.gov/globalopioidsettlement.

WHY YOU SHOULD PARTICIPATE

Texas and the Litigating Political Subdivisions in Texas support of this settlement.

Subdivision participation is strongly encouraged, for the following reasons:

First, the amounts to be paid under the Settlement, while insufficient to abate the epidemic fully, will contribute to allowing Texas and its local governments to commence with meaningful change designed to curb opioid addiction, overdose, and death, following on the Distributors and Johnson & Johnson/Janssen settlements from 2021, the Teva and Endo settlements from 2022, the Mallinckrodt bankruptcy settlement in 2023, and the Allergan, CVS, Walmart, and Walgreens settlements from 2023;

Second, time is of the essence. The opioid epidemic continues to devastate communities around the country, and it is critical that the funds begin to flow to allow governments to address the epidemic in their communities ***as soon as possible***; and

Third, you know first-hand the effects of the opioid epidemic on your community. Funds from this settlement will be used to commence abatement of the crisis and provide relief to your citizens while litigation and settlement discussions proceed against numerous other defendants in the opioid industry.

HOW WILL SETTLEMENT FUNDS BE ALLOCATED IN TEXAS?

The Texas Term Sheet, which sets the allocation between subdivisions and the State, can be found on the Texas Attorney General's website. Any questions concerning the status or terms of the Texas Term Sheet and allocations in Texas can be directed to the Texas Attorney General's Office.

You may be contacted by the Texas Attorney General's Office with additional information regarding the allocation of settlement funds in Texas. Subdivisions with representation can expect information from their attorneys. We encourage you to review all materials and to follow up with any questions. The terms of these settlements are complex, and we want to be sure you have all the information you need to make your decision.

As with the other opioid settlements, the Texas Comptroller of Public Accounts and the Texas Opioid Council will disburse funds to participating political subdivisions in Texas.

NEXT STEPS

This settlement requires that you take affirmative steps to 'opt in' to the settlement. If you do not act, you will not receive any settlement funds.

First, have your authorizing person(s) or body begin to review the materials on the website concerning the settlement agreement terms and the Texas Term Sheet. Develop a list of questions for your counsel or the Texas Attorney General's Office. Your subdivision will need to begin the process of deciding whether to participate in the proposed settlement, and subdivisions are encouraged to work through this process well before the **December 29, 2024,** deadline. Again, the Texas Attorney General's Office, your counsel, and other contacts within the state are available to discuss the specifics of the settlements within your state and we encourage you to discuss the terms and benefits of the settlements with them.

Second, should you decide to proceed with participating, your subdivision will need to submit your signed Subdivision Participation Form to opioids@oag.texas.gov.

NOTE: If your subdivision has not already done so, your subdivision will need to adopt the Texas Term Sheet and its intrastate allocation schedule. If your subdivision has previously signed on to the Distributors, J&J/Janssen, Endo, Teva, Allergan, CVS, Walmart, and Walgreens settlements, you will have already adopted the Texas Term Sheet. There is no need to readopt the Texas Term Sheet. If you have NOT adopted the Texas Term Sheet, please contact opioids@oag.texas.gov.

We urge you to view the Texas Attorney General's website at your earliest convenience. Information and documents regarding the settlement can be found on the settlement website at: https://www.texasattorneygeneral.gov/globalopioidsettlement

Questions regarding the opioid settlements can be directed to: opioids@oag.texas.gov.

FREQUENTLY ASKED QUESTIONS

1. **My subdivision already signed up for opioid settlements, is that good enough for these new settlements?**

No, you will need to submit a new **Subdivision Participation Form** for the Kroger Settlement; opting into the other settlements does not sign you up for this one.

2. **Does my subdivision need to pass a resolution to sign up for this settlement?**

This depends on the specifics of what your county or city is required to do to release legal claims. If your city manager, for example, is authorized to generally enter into opioid settlements, you may not need a resolution. Consult your legal counsel for advice.

If your subdivision has already adopted the Texas Term Sheet to sign on to a previous opioid settlement, you do NOT need to adopt an additional resolution to readopt the Texas Term Sheet.

3. **When will my subdivision receive funds from this settlement and/or the other settlements?**

Funds for the Distributors, J&J/Janssen, Endo, Teva, Allergan, CVS, Walmart, and Walgreens, and Mallinckrodt settlements have been paid to the Texas Comptroller of Public Accounts and the Texas Opioid Council, and those funds continue to be distributed to participating subdivisions.

4. **How much will my subdivision receive from the Kroger Settlement?**

If you have questions about your subdivision's individual allocation amount, please contact opioids@oag.texas.gov.

5. **What are all the different Texas opioid settlements?**

Here is a summary of all the opioid settlements between Texas and its political subdivisions and the various manufacturers, distributors, and retail pharmacies:

Date Announced	Company	Amount
February 2021	McKinsey	$38.4 million
July 2021	AmerisourceBergan, Cardinal Health, and McKesson	$1.271 billion
July 2021	Janssen	$296.9 million
December 2021	Endo	$63 million
February 2021	Teva	$150 million plus $75 million in product plus $57 million from MFN
June 2021	Mallinckrodt	$26.6 million
December 2022	Allergan	$135.7 million
December 2022	Walmart	$170 million
December 2022	CVS	$300.3 million
December 2022	Walgreens	$326.6 million
February 2024	Publicis	$21.5 million
October 2024	Kroger	$83 million
Total	**13 companies**	**$3.016 billion**

Exhibit A

TEXAS SETTLEMENT SUBDIVISION PARTICIPATION AND RELEASE FORM

Political Subdivision:	Texas
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above ("Texas Political Subdivision"), in order to obtain and in consideration for the benefits provided to the Texas Political Subdivision pursuant to the Kroger Texas Settlement Agreement and Full Release of All Claims dated October 30, 2024 ("Kroger Texas Settlement"), and acting through the undersigned authorized official, hereby elects to participate in the Kroger Texas Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Texas Political Subdivision above is aware of and has reviewed the Kroger Settlement Agreement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Texas Political Subdivision elects to participate in the Kroger Texas Settlement and become a Participating Texas Political Subdivision as provided therein.

2. The Texas Political Subdivision shall immediately cease any and all litigation activities as to the Released Entities and Released Claims and, within 14 days of executing this Participation and Release Form, its counsel shall work with Kroger's counsel to dismiss with prejudice any Released Claims that it has filed.

3. The Texas Political Subdivision agrees to the terms of the Kroger Texas Settlement pertaining to Texas Political Subdivisions as provided therein.

4. By agreeing to the terms of the Kroger Texas Settlement and becoming a Releasor, the Texas Political Subdivision is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date of the Release.

5. The Texas Political Subdivision agrees to use any monies it received through the Kroger Texas Settlement solely for the purposes provided therein.

6. The Texas Political Subdivision submits to the exclusive jurisdiction and authority of the Texas Consolidated Litigation Court as defined in the Kroger Texas Settlement. For the avoidance of doubt, nothing contained in this Participation and Release Form, or the Kroger Texas Settlement, constitutes consent to jurisdiction, express or implied, over the Texas Political Subdivision or its selected counsel to the jurisdiction of any other court (including without limitation MDL 2804, the MDL 2804 Fee Panel, the MDL 2804 Enforcement Committee, or the Court in which any Texas Consent Judgment is filed) for any purpose whatsoever.

7. The Texas Political Subdivision, as a Participating Texas Subdivision, has the right to enforce the Kroger Texas Settlement in the Texas Consolidated Litigation Court as provided therein.

8. The Texas Political Subdivision, as a Participating Texas Subdivision, hereby becomes a Releasor for all purposes in the Kroger Texas Settlement, including but not limited to all provisions of Section V (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Texas Political Subdivision hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entities in any forum whatsoever. The releases provided for in the Kroger Texas Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entity the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Texas Political Subdivision to release claims. The Kroger Texas Settlement shall be a complete bar to any Released Claim.

9. The Texas Political Subdivision hereby takes on all rights and obligations of a Participating Texas Subdivision as set forth in the Kroger Texas Settlement.

10. In connection with the releases provided for in the Kroger Texas Settlement, each Texas Political Subdivision expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Texas Political Subdivision hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Kroger Texas Settlement.

11. The Texas Political Subdivision acknowledges, agrees, and understands that the Maximum Texas Settlement Amount to be paid under the Kroger Texas Settlement for the benefit of the Participating Texas Political Subdivision, is less than or equal to the amount, in the aggregate, of the Alleged Harms allegedly suffered by the governmental entity, constitutes restitution and remediation for damage or harm allegedly caused by Kroger in order to restore, in whole or part, the governmental entity to the same position or condition that it would be in had it not suffered the Alleged Harms; and constitutes restitution and remediation for damage or harm allegedly caused by the potential violation of a law and/or is an amount paid to come into compliance with the law.

12. Nothing herein is intended to modify in any way the terms of the Kroger Texas Settlement Agreement, to which the Texas Political Subdivision hereby agrees. To the extent this Participation and Release Form is interpreted differently from the Kroger Texas Settlement, the Kroger Texas Settlement controls.

I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Texas Political Subdivision.

Signature: _____

Name: _____

Title: _____

Date: _____

EXHIBIT E

List of Opioid Remediation Uses

Schedule A
Core Strategies

States and Qualifying Block Grantees shall choose from among the abatement strategies listed in Schedule B. However, priority shall be given to the following core abatement strategies ("*Core Strategies*").[14]

A. **NALOXONE OR OTHER FDA-APPROVED DRUG TO REVERSE OPIOID OVERDOSES**

1. Expand training for first responders, schools, community support groups and families; and

2. Increase distribution to individuals who are uninsured or whose insurance does not cover the needed service.

B. **MEDICATION-ASSISTED TREATMENT ("*MAT*") DISTRIBUTION AND OTHER OPIOID-RELATED TREATMENT**

1. Increase distribution of MAT to individuals who are uninsured or whose insurance does not cover the needed service;

2. Provide education to school-based and youth-focused programs that discourage or prevent misuse;

3. Provide MAT education and awareness training to healthcare providers, EMTs, law enforcement, and other first responders; and

4. Provide treatment and recovery support services such as residential and inpatient treatment, intensive outpatient treatment, outpatient therapy or counseling, and recovery housing that allow or integrate medication and with other support services.

[14] As used in this Schedule A, words like "expand," "fund," "provide" or the like shall not indicate a preference for new or existing programs.

C. **PREGNANT & POSTPARTUM WOMEN**

1. Expand Screening, Brief Intervention, and Referral to Treatment ("*SBIRT*") services to non-Medicaid eligible or uninsured pregnant women;

2. Expand comprehensive evidence-based treatment and recovery services, including MAT, for women with co-occurring Opioid Use Disorder ("*OUD*") and other Substance Use Disorder ("*SUD*")/Mental Health disorders for uninsured individuals for up to 12 months postpartum; and

3. Provide comprehensive wrap-around services to individuals with OUD, including housing, transportation, job placement/training, and childcare.

D. **EXPANDING TREATMENT FOR NEONATAL ABSTINENCE SYNDROME ("*NAS*")**

1. Expand comprehensive evidence-based and recovery support for NAS babies;

2. Expand services for better continuum of care with infant-need dyad; and

3. Expand long-term treatment and services for medical monitoring of NAS babies and their families.

E. **EXPANSION OF WARM HAND-OFF PROGRAMS AND RECOVERY SERVICES**

1. Expand services such as navigators and on-call teams to begin MAT in hospital emergency departments;

2. Expand warm hand-off services to transition to recovery services;

3. Broaden scope of recovery services to include co-occurring SUD or mental health conditions;

4. Provide comprehensive wrap-around services to individuals in recovery, including housing, transportation, job placement/training, and childcare; and

5. Hire additional social workers or other behavioral health workers to facilitate expansions above.

F. **TREATMENT FOR INCARCERATED POPULATION**

1. Provide evidence-based treatment and recovery support, including MAT for persons with OUD and co-occurring SUD/MH disorders within and transitioning out of the criminal justice system; and

2. Increase funding for jails to provide treatment to inmates with OUD.

G. **PREVENTION PROGRAMS**

1. Funding for media campaigns to prevent opioid use (similar to the FDA's "Real Cost" campaign to prevent youth from misusing tobacco);

2. Funding for evidence-based prevention programs in schools;

3. Funding for medical provider education and outreach regarding best prescribing practices for opioids consistent with the 2016 CDC guidelines, including providers at hospitals (academic detailing);

4. Funding for community drug disposal programs; and

5. Funding and training for first responders to participate in pre-arrest diversion programs, post-overdose response teams, or similar strategies that connect at-risk individuals to behavioral health services and supports.

H. **EXPANDING SYRINGE SERVICE PROGRAMS**

1. Provide comprehensive syringe services programs with more wrap-around services, including linkage to OUD treatment, access to sterile syringes and linkage to care and treatment of infectious diseases.

I. **EVIDENCE-BASED DATA COLLECTION AND RESEARCH ANALYZING THE EFFECTIVENESS OF THE ABATEMENT STRATEGIES WITHIN THE STATE**

Schedule B
Approved Uses

Support treatment of Opioid Use Disorder (OUD) and any co-occurring Substance Use Disorder or Mental Health (SUD/MH) conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

PART ONE: TREATMENT

A. TREAT OPIOID USE DISORDER (OUD)

Support treatment of Opioid Use Disorder ("*OUD*") and any co-occurring Substance Use Disorder or Mental Health ("*SUD/MH*") conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:[15]

1. Expand availability of treatment for OUD and any co-occurring SUD/MH conditions, including all forms of Medication-Assisted Treatment ("*MAT*") approved by the U.S. Food and Drug Administration.

2. Support and reimburse evidence-based services that adhere to the American Society of Addiction Medicine ("*ASAM*") continuum of care for OUD and any co-occurring SUD/MH conditions.

3. Expand telehealth to increase access to treatment for OUD and any co-occurring SUD/MH conditions, including MAT, as well as counseling, psychiatric support, and other treatment and recovery support services.

4. Improve oversight of Opioid Treatment Programs ("*OTPs*") to assure evidence-based or evidence-informed practices such as adequate methadone dosing and low threshold approaches to treatment.

5. Support mobile intervention, treatment, and recovery services, offered by qualified professionals and service providers, such as peer recovery coaches, for persons with OUD and any co-occurring SUD/MH conditions and for persons who have experienced an opioid overdose.

6. Provide treatment of trauma for individuals with OUD (*e.g.*, violence, sexual assault, human trafficking, or adverse childhood experiences) and family members (*e.g.*, surviving family members after an overdose or overdose fatality), and training of health care personnel to identify and address such trauma.

7. Support evidence-based withdrawal management services for people with OUD and any co-occurring mental health conditions.

[15] As used in this Schedule B, words like "expand," "fund," "provide" or the like shall not indicate a preference for new or existing programs.

8. Provide training on MAT for health care providers, first responders, students, or other supporting professionals, such as peer recovery coaches or recovery outreach specialists, including telementoring to assist community-based providers in rural or underserved areas.

9. Support workforce development for addiction professionals who work with persons with OUD and any co-occurring SUD/MH conditions.

10. Offer fellowships for addiction medicine specialists for direct patient care, instructors, and clinical research for treatments.

11. Offer scholarships and supports for behavioral health practitioners or workers involved in addressing OUD and any co-occurring SUD/MH or mental health conditions, including, but not limited to, training, scholarships, fellowships, loan repayment programs, or other incentives for providers to work in rural or underserved areas.

12. Provide funding and training for clinicians to obtain a waiver under the federal Drug Addiction Treatment Act of 2000 ("*DATA 2000*") to prescribe MAT for OUD, and provide technical assistance and professional support to clinicians who have obtained a DATA 2000 waiver.

13. Disseminate of web-based training curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service–Opioids web-based training curriculum and motivational interviewing.

14. Develop and disseminate new curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service for Medication–Assisted Treatment.

B. SUPPORT PEOPLE IN TREATMENT AND RECOVERY

Support people in recovery from OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the programs or strategies that:

1. Provide comprehensive wrap-around services to individuals with OUD and any co-occurring SUD/MH conditions, including housing, transportation, education, job placement, job training, or childcare.

2. Provide the full continuum of care of treatment and recovery services for OUD and any co-occurring SUD/MH conditions, including supportive housing, peer support services and counseling, community navigators, case management, and connections to community-based services.

3. Provide counseling, peer-support, recovery case management and residential treatment with access to medications for those who need it to persons with OUD and any co-occurring SUD/MH conditions.

4. Provide access to housing for people with OUD and any co-occurring SUD/MH conditions, including supportive housing, recovery housing, housing assistance programs, training for housing providers, or recovery housing programs that allow or integrate FDA-approved mediation with other support services.

5. Provide community support services, including social and legal services, to assist in deinstitutionalizing persons with OUD and any co-occurring SUD/MH conditions.

6. Support or expand peer-recovery centers, which may include support groups, social events, computer access, or other services for persons with OUD and any co-occurring SUD/MH conditions.

7. Provide or support transportation to treatment or recovery programs or services for persons with OUD and any co-occurring SUD/MH conditions.

8. Provide employment training or educational services for persons in treatment for or recovery from OUD and any co-occurring SUD/MH conditions.

9. Identify successful recovery programs such as physician, pilot, and college recovery programs, and provide support and technical assistance to increase the number and capacity of high-quality programs to help those in recovery.

10. Engage non-profits, faith-based communities, and community coalitions to support people in treatment and recovery and to support family members in their efforts to support the person with OUD in the family.

11. Provide training and development of procedures for government staff to appropriately interact and provide social and other services to individuals with or in recovery from OUD, including reducing stigma.

12. Support stigma reduction efforts regarding treatment and support for persons with OUD, including reducing the stigma on effective treatment.

13. Create or support culturally appropriate services and programs for persons with OUD and any co-occurring SUD/MH conditions, including new Americans.

14. Create and/or support recovery high schools.

15. Hire or train behavioral health workers to provide or expand any of the services or supports listed above.

C. CONNECT PEOPLE WHO NEED HELP TO THE HELP THEY NEED (CONNECTIONS TO CARE)

Provide connections to care for people who have—or are at risk of developing—OUD and any co-occurring SUD/MH conditions through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:

1. Ensure that health care providers are screening for OUD and other risk factors and know how to appropriately counsel and treat (or refer if necessary) a patient for OUD treatment.

2. Fund SBIRT programs to reduce the transition from use to disorders, including SBIRT services to pregnant women who are uninsured or not eligible for Medicaid.

3. Provide training and long-term implementation of SBIRT in key systems (health, schools, colleges, criminal justice, and probation), with a focus on youth and young adults when transition from misuse to opioid disorder is common.

4. Purchase automated versions of SBIRT and support ongoing costs of the technology.

5. Expand services such as navigators and on-call teams to begin MAT in hospital emergency departments.

6. Provide training for emergency room personnel treating opioid overdose patients on post-discharge planning, including community referrals for MAT, recovery case management or support services.

7. Support hospital programs that transition persons with OUD and any co-occurring SUD/MH conditions, or persons who have experienced an opioid overdose, into clinically appropriate follow-up care through a bridge clinic or similar approach.

8. Support crisis stabilization centers that serve as an alternative to hospital emergency departments for persons with OUD and any co-occurring SUD/MH conditions or persons that have experienced an opioid overdose.

9. Support the work of Emergency Medical Systems, including peer support specialists, to connect individuals to treatment or other appropriate services following an opioid overdose or other opioid-related adverse event.

10. Provide funding for peer support specialists or recovery coaches in emergency departments, detox facilities, recovery centers, recovery housing, or similar settings; offer services, supports, or connections to care to persons with OUD and any co-occurring SUD/MH conditions or to persons who have experienced an opioid overdose.

11. Expand warm hand-off services to transition to recovery services.

12. Create or support school-based contacts that parents can engage with to seek immediate treatment services for their child; and support prevention, intervention, treatment, and recovery programs focused on young people.

13. Develop and support best practices on addressing OUD in the workplace.

14. Support assistance programs for health care providers with OUD.

15. Engage non-profits and the faith community as a system to support outreach for treatment.

16. Support centralized call centers that provide information and connections to appropriate services and supports for persons with OUD and any co-occurring SUD/MH conditions.

D. ADDRESS THE NEEDS OF CRIMINAL JUSTICE-INVOLVED PERSONS

Address the needs of persons with OUD and any co-occurring SUD/MH conditions who are involved in, are at risk of becoming involved in, or are transitioning out of the criminal justice system through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:

1. Support pre-arrest or pre-arraignment diversion and deflection strategies for persons with OUD and any co-occurring SUD/MH conditions, including established strategies such as:

    1. Self-referral strategies such as the Angel Programs or the Police Assisted Addiction Recovery Initiative ("*PAARI*");

    2. Active outreach strategies such as the Drug Abuse Response Team ("*DART*") model;

    3. "Naloxone Plus" strategies, which work to ensure that individuals who have received naloxone to reverse the effects of an overdose are then linked to treatment programs or other appropriate services;

    4. Officer prevention strategies, such as the Law Enforcement Assisted Diversion ("*LEAD*") model;

    5. Officer intervention strategies such as the Leon County, Florida Adult Civil Citation Network or the Chicago Westside Narcotics Diversion to Treatment Initiative; or

    6. Co-responder and/or alternative responder models to address OUD-related 911 calls with greater SUD expertise.

2. Support pre-trial services that connect individuals with OUD and any co-occurring SUD/MH conditions to evidence-informed treatment, including MAT, and related services.

3. Support treatment and recovery courts that provide evidence-based options for persons with OUD and any co-occurring SUD/MH conditions.

4. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions who are incarcerated in jail or prison.

5. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH conditions who are leaving jail or prison or have recently left jail or prison, are on probation or parole, are under community corrections supervision, or are in re-entry programs or facilities.

6. Support critical time interventions ("*CTI*"), particularly for individuals living with dual-diagnosis OUD/serious mental illness, and services for individuals who face immediate risks and service needs and risks upon release from correctional settings.

7. Provide training on best practices for addressing the needs of criminal justice-involved persons with OUD and any co-occurring SUD/MH conditions to law enforcement, correctional, or judicial personnel or to providers of treatment, recovery, harm reduction, case management, or other services offered in connection with any of the strategies described in this section.

E. ADDRESS THE NEEDS OF PREGNANT OR PARENTING WOMEN AND THEIR FAMILIES, INCLUDING BABIES WITH NEONATAL ABSTINENCE SYNDROME

Address the needs of pregnant or parenting women with OUD and any co-occurring SUD/MH conditions, and the needs of their families, including babies with neonatal abstinence syndrome ("*NAS*"), through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, those that:

1. Support evidence-based or evidence-informed treatment, including MAT, recovery services and supports, and prevention services for pregnant women—or women who could become pregnant—who have OUD and any co-occurring SUD/MH conditions, and other measures to educate and provide support to families affected by Neonatal Abstinence Syndrome.

2. Expand comprehensive evidence-based treatment and recovery services, including MAT, for uninsured women with OUD and any co-occurring SUD/MH conditions for up to 12 months postpartum.

3. Provide training for obstetricians or other healthcare personnel who work with pregnant women and their families regarding treatment of OUD and any co-occurring SUD/MH conditions.

4. Expand comprehensive evidence-based treatment and recovery support for NAS babies; expand services for better continuum of care with infant-need dyad; and expand long-term treatment and services for medical monitoring of NAS babies and their families.

5. Provide training to health care providers who work with pregnant or parenting women on best practices for compliance with federal requirements that children born with NAS get referred to appropriate services and receive a plan of safe care.

6. Provide child and family supports for parenting women with OUD and any co-occurring SUD/MH conditions.

7. Provide enhanced family support and child care services for parents with OUD and any co-occurring SUD/MH conditions.

8. Provide enhanced support for children and family members suffering trauma as a result of addiction in the family; and offer trauma-informed behavioral health treatment for adverse childhood events.

9. Offer home-based wrap-around services to persons with OUD and any co-occurring SUD/MH conditions, including, but not limited to, parent skills training.

10. Provide support for Children's Services—Fund additional positions and services, including supportive housing and other residential services, relating to children being removed from the home and/or placed in foster care due to custodial opioid use.

PART TWO: PREVENTION

F. PREVENT OVER-PRESCRIBING AND ENSURE APPROPRIATE PRESCRIBING AND DISPENSING OF OPIOIDS

Support efforts to prevent over-prescribing and ensure appropriate prescribing and dispensing of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Funding medical provider education and outreach regarding best prescribing practices for opioids consistent with the Guidelines for Prescribing Opioids for Chronic Pain from the U.S. Centers for Disease Control and Prevention, including providers at hospitals (academic detailing).

2. Training for health care providers regarding safe and responsible opioid prescribing, dosing, and tapering patients off opioids.

3. Continuing Medical Education (CME) on appropriate prescribing of opioids.

4. Providing Support for non-opioid pain treatment alternatives, including training providers to offer or refer to multi-modal, evidence-informed treatment of pain.

5. Supporting enhancements or improvements to Prescription Drug Monitoring Programs ("*PDMPs*"), including, but not limited to, improvements that:

1. Increase the number of prescribers using PDMPs;

2. Improve point-of-care decision-making by increasing the quantity, quality, or format of data available to prescribers using PDMPs, by improving the interface that prescribers use to access PDMP data, or both; or

3. Enable states to use PDMP data in support of surveillance or intervention strategies, including MAT referrals and follow-up for individuals identified within PDMP data as likely to experience OUD in a manner that complies with all relevant privacy and security laws and rules.

6. Ensuring PDMPs incorporate available overdose/naloxone deployment data, including the United States Department of Transportation's Emergency Medical Technician overdose database in a manner that complies with all relevant privacy and security laws and rules.

7. Increasing electronic prescribing to prevent diversion or forgery.

8. Educating dispensers on appropriate opioid dispensing.

G. PREVENT MISUSE OF OPIOIDS

Support efforts to discourage or prevent misuse of opioids through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Funding media campaigns to prevent opioid misuse.

2. Corrective advertising or affirmative public education campaigns based on evidence.

3. Public education relating to drug disposal.

4. Drug take-back disposal or destruction programs.

5. Funding community anti-drug coalitions that engage in drug prevention efforts.

6. Supporting community coalitions in implementing evidence-informed prevention, such as reduced social access and physical access, stigma reduction—including staffing, educational campaigns, support for people in treatment or recovery, or training of coalitions in evidence-informed implementation, including the Strategic Prevention Framework developed by the U.S. Substance Abuse and Mental Health Services Administration ("*SAMHSA*").

7. Engaging non-profits and faith-based communities as systems to support prevention.

8. Funding evidence-based prevention programs in schools or evidence-informed school and community education programs and campaigns for students, families, school employees, school athletic programs, parent-teacher and student associations, and others.

9. School-based or youth-focused programs or strategies that have demonstrated effectiveness in preventing drug misuse and seem likely to be effective in preventing the uptake and use of opioids.

10. Create or support community-based education or intervention services for families, youth, and adolescents at risk for OUD and any co-occurring SUD/MH conditions.

11. Support evidence-informed programs or curricula to address mental health needs of young people who may be at risk of misusing opioids or other drugs, including emotional modulation and resilience skills.

12. Support greater access to mental health services and supports for young people, including services and supports provided by school nurses, behavioral health workers or other school staff, to address mental health needs in young people that (when not properly addressed) increase the risk of opioid or another drug misuse.

H. PREVENT OVERDOSE DEATHS AND OTHER HARMS (HARM REDUCTION)

Support efforts to prevent or reduce overdose deaths or other opioid-related harms through evidence-based or evidence-informed programs or strategies that may include, but are not limited to, the following:

1. Increased availability and distribution of naloxone and other drugs that treat overdoses for first responders, overdose patients, individuals with OUD and their friends and family members, schools, community navigators and outreach workers, persons being released from jail or prison, or other members of the general public.

2. Public health entities providing free naloxone to anyone in the community.

3. Training and education regarding naloxone and other drugs that treat overdoses for first responders, overdose patients, patients taking opioids, families, schools, community support groups, and other members of the general public.

4. Enabling school nurses and other school staff to respond to opioid overdoses, and provide them with naloxone, training, and support.

5. Expanding, improving, or developing data tracking software and applications for overdoses/naloxone revivals.

6. Public education relating to emergency responses to overdoses.

7. Public education relating to immunity and Good Samaritan laws.

8. Educating first responders regarding the existence and operation of immunity and Good Samaritan laws.

9. Syringe service programs and other evidence-informed programs to reduce harms associated with intravenous drug use, including supplies, staffing, space, peer support services, referrals to treatment, fentanyl checking, connections to care, and the full range of harm reduction and treatment services provided by these programs.

10. Expanding access to testing and treatment for infectious diseases such as HIV and Hepatitis C resulting from intravenous opioid use.

11. Supporting mobile units that offer or provide referrals to harm reduction services, treatment, recovery supports, health care, or other appropriate services to persons that use opioids or persons with OUD and any co-occurring SUD/MH conditions.

12. Providing training in harm reduction strategies to health care providers, students, peer recovery coaches, recovery outreach specialists, or other professionals that provide care to persons who use opioids or persons with OUD and any co-occurring SUD/MH conditions.

13. Supporting screening for fentanyl in routine clinical toxicology testing.

PART THREE: OTHER STRATEGIES

I. FIRST RESPONDERS

In addition to items in section C, D and H relating to first responders, support the following:

1. Education of law enforcement or other first responders regarding appropriate practices and precautions when dealing with fentanyl or other drugs.

2. Provision of wellness and support services for first responders and others who experience secondary trauma associated with opioid-related emergency events.

J. LEADERSHIP, PLANNING AND COORDINATION

Support efforts to provide leadership, planning, coordination, facilitations, training and technical assistance to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, the following:

1. Statewide, regional, local or community regional planning to identify root causes of addiction and overdose, goals for reducing harms related to the opioid epidemic, and areas and populations with the greatest needs for treatment

intervention services, and to support training and technical assistance and other strategies to abate the opioid epidemic described in this opioid abatement strategy list.

2. A dashboard to (a) share reports, recommendations, or plans to spend opioid settlement funds; (b) to show how opioid settlement funds have been spent; (c) to report program or strategy outcomes; or (d) to track, share or visualize key opioid- or health-related indicators and supports as identified through collaborative statewide, regional, local or community processes.

3. Invest in infrastructure or staffing at government or not-for-profit agencies to support collaborative, cross-system coordination with the purpose of preventing overprescribing, opioid misuse, or opioid overdoses, treating those with OUD and any co-occurring SUD/MH conditions, supporting them in treatment or recovery, connecting them to care, or implementing other strategies to abate the opioid epidemic described in this opioid abatement strategy list.

4. Provide resources to staff government oversight and management of opioid abatement programs.

K. TRAINING

In addition to the training referred to throughout this document, support training to abate the opioid epidemic through activities, programs, or strategies that may include, but are not limited to, those that:

1. Provide funding for staff training or networking programs and services to improve the capability of government, community, and not-for-profit entities to abate the opioid crisis.

2. Support infrastructure and staffing for collaborative cross-system coordination to prevent opioid misuse, prevent overdoses, and treat those with OUD and any co-occurring SUD/MH conditions, or implement other strategies to abate the opioid epidemic described in this opioid abatement strategy list (*e.g.*, health care, primary care, pharmacies, PDMPs, etc.).

L. RESEARCH

Support opioid abatement research that may include, but is not limited to, the following:

1. Monitoring, surveillance, data collection and evaluation of programs and strategies described in this opioid abatement strategy list.

2. Research non-opioid treatment of chronic pain.

3. Research on improved service delivery for modalities such as SBIRT that demonstrate promising but mixed results in populations vulnerable to opioid use disorders.

4. Research on novel harm reduction and prevention efforts such as the provision of fentanyl test strips.

5. Research on innovative supply-side enforcement efforts such as improved detection of mail-based delivery of synthetic opioids.

6. Expanded research on swift/certain/fair models to reduce and deter opioid misuse within criminal justice populations that build upon promising approaches used to address other substances (*e.g.*, Hawaii HOPE and Dakota 24/7).

7. Epidemiological surveillance of OUD-related behaviors in critical populations, including individuals entering the criminal justice system, including, but not limited to approaches modeled on the Arrestee Drug Abuse Monitoring ("*ADAM*") system.

8. Qualitative and quantitative research regarding public health risks and harm reduction opportunities within illicit drug markets, including surveys of market participants who sell or distribute illicit opioids.

9. Geospatial analysis of access barriers to MAT and their association with treatment engagement and treatment outcomes.

RESOLUTION R21-41

RESOLUTION SUPPORTING AND APPROVING THE AGREEMENT ENTITLED TEXAS OPIOD ABATEMENT FUND COUNCIL AND SETTLEMENT ALLOCATION TERM SHEET ALSO KNOWN AS THE "TEXAS TERM SHEET" FOR THE ALLOCATION OF ANY AND ALL OPIOD SETTLEMENT FUNDS WITHIN THE STATE OF TEXAS.

BE IT RESOLVED BY THE CITY OF TAYLOR:

WHEREAS, the City of Taylor obtained information indicating that certain drug companies andtheir corporate affiliates, parents, subsidiaries, and such other defendants as may be added to the litigation (collectively, "Defendants") have engaged in fraudulent and/or reckless marketing and/ordistribution of opioids that have resulted in addictions and overdoses; and

WHEREAS, these actions, conduct and misconduct have resulted in significant financial costs to the City; and

WHEREAS, on May 13, 2020, the State of Texas, through the Office of the Attorney General, and a negotiation group for Texas political subdivisions entered into an Agreement entitled Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet (hereafter, the Texas TermSheet) approving the allocation of any and all opioid settlement funds within the State of Texas. The Texas Term Sheet is attached hereto as Exhibit "A"; and

WHEREAS, Special Counsel and the State of Texas have recommended that the City Council for the City of Taylor support the adoption and approval the Texas Term Sheet in its entirety.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS:

1. Support the adoption and approval the Texas Term Sheet in its entirety; and

2. Finds as follows:

a. There is a substantial need for repayment of opioid-related expenditures andpayment to abate opioid-related harms in and about the City of Taylor; and

b. The City Council supports in its entirety and hereby adopts the allocation method for opioid settlement proceeds as set forth in the STATE OF TEXAS AND TEXAS POLITICAL SUBDIVISIONS' OPIOID ABATEMENT FUND COUNCIL AND SETTLEMENT ALLOCATION TERM SHEET, attached hereto as Exhibit A. The City Council understands that the purpose of this Texas Term Sheet is to permit collaboration between the State of Texas and Political Subdivisions to explore and potentially effectuate resolution of the Opioid Litigation against Pharmaceutical Supply Chain Participants as defined therein. We also understand that an additional purpose is to create an effective means of distributing any potential settlement funds obtained under this Texas Term Sheet between the State of Texas and Political Subdivisions in a manner and means that would promote an effective and meaningful use of the funds in abating theopioid epidemic in the city of Taylor and throughout Texas.

PASSED AND APPROVED this 28 day of October, 2021.

Brandt Rydell
Mayor
City of Taylor, Texas

ATTEST:

Dianna Barker
City Secretary

APPROVED AS TO FORM:

Ted W. Hejl
City Attorney

TEXAS OPIOID ABATEMENT FUND COUNCIL AND SETTLEMENT ALLOCATION TERM SHEET

WHEREAS, the people of the State of Texas and its communities have been harmed through the National and Statewide epidemic caused by licit and illicit opioid use and distribution within the State of Texas; and now,

WHEREAS, the State of Texas, though its elected representatives and counsel, including the Honorable Ken Paxton, Attorney General of the State of Texas, and certain Political Subdivisions, through their elected representatives and counsel, are separately engaged in litigation seeking to hold those entities in the supply chain accountable for the damage caused; and now,

WHEREAS, the State of Texas, through its Attorney General and its Political Subdivisions, share a common desire to abate and alleviate the impacts of the epidemic throughout the State of Texas; and now,

THEREFORE, the State of Texas and its Political Subdivisions, subject to completing formal documents effectuating the Parties' agreements, enter into this State of Texas and Texas Political Subdivisions' Opioid Abatement Fund Council and Settlement Allocation Term Sheet (Texas Term Sheet) relating to the allocation and use of the proceeds of any Settlements as described.

A. Definitions

As used in this Texas Term Sheet:

1. "The State" shall mean the State of Texas acting through its Attorney General.
2. "Political Subdivision(s)" shall mean any Texas municipality and county.
3. "The Parties" shall mean the State of Texas, the Political Subdivisions, and the Plaintiffs' Steering Committee and Liaison Counsel (PSC) in the Texas Opioid MDL, *In Re: Texas Opioid Litigation*, MDL No. 2018-63587, in the 152d District Court of Harris County, Texas.
4. "Litigating Political Subdivision" means a Political Subdivision that filed suit in the state courts of the State of Texas prior to the Execution Date of this Agreement, whether or not such case was transferred to Texas Opioid MDL, or removed to federal court.
5. "National Fund" shall mean any national fund established for the benefit of the Texas Political Subdivisions. In no event shall any National Fund be used to create federal jurisdiction, equitable or otherwise, over the Texas Political Subdivisions or those similarly situated state-court litigants who are included in the state coalition, nor shall the National Fund require participating in a class action or signing a participation agreement as part of the criteria for participating in the National Fund.
6. "Negotiating Committee" shall mean a three-member group comprising four representatives for each of (1) the State; (2) the PSC; and (3) Texas'

Political Subdivisions (collectively, "Members"). The State shall be represented by the Texas Attorney General or his designees. The PSC shall be represented by attorneys Mikal Watts, Jeffrey Simon, Dara Hegar, Dan Downey, or their designees. Texas' Political Subdivisions shall be represented by Clay Jenkins (Dallas County Judge), Terrence O'Rourke (Special Assistant County Attorney, Harris County), Nelson Wolff (Bexar County Judge), and Nathaniel Moran (Smith County Judge) or their designees.

7. "Settlement" shall mean the negotiated resolution of legal or equitable claims against a Pharmaceutical Supply Chain Participant that includes the State and Political Subdivisions.
8. "Opioid Funds" shall mean monetary amounts obtained through a Settlement as defined in this Texas Term Sheet.
8. "Approved Purpose(s)" shall mean those uses identified in Exhibit A hereto.
9. "Pharmaceutical Supply Chain" shall mean the process and channels through which opioids or opioids products are manufactured, marketed, promoted, distributed, or dispensed.

10. "Pharmaceutical Supply Chain Participant" shall mean any entity that engages in or has engaged in the manufacture, marketing, promotion, distribution, or dispensing of an opioid analgesic.

11. "Texas Opioid Council" shall mean the Council described in Exhibit A hereto, which has the purpose of ensuring the funds recovered by Texas (through the joint actions of the Attorney General and the Texas Political Subdivisions) are allocated fairly and spent to remediate the opioid crisis in Texas, using efficient and cost-effective methods that are directed to the hardest hit regions in Texas while also ensuring that all Texans benefit from prevention and recovery efforts.

B. Allocation of Settlement Proceeds

1. All Opioid Funds distributed in Texas shall be divided with 15% going to Political Subdivisions ("Subdivision Share"), 70% to the Texas Opioid Abatement Fund through the Texas Opioid Council (Texas Abatement Fund Share) identified and described on Exhibits A and C hereto, and 15% to the Office of the Texas Attorney General as Counsel for the State of Texas ("State Share"). Out of the Texas Opioid Abatement Fund, reasonable expenses up to 1% shall be paid to the Texas Comptroller for the administration of the Texas Opioid Council pursuant to the Opioid

Abatement Fund (Texas Settlement) Opioid Council Agreement, Exhibit A hereto.

2. The Subdivisions Share shall be allocated in accordance with the division of proceeds on Exhibit B hereto.
3. The Texas Abatement Fund Share shall be allocated to the Opioid Council to be apportioned in accordance with the guidelines of Exhibit A, and Exhibit C hereto.
4. In the event a Subdivision merges, dissolves, or ceases to exist, the allocation percentage for that Subdivision shall be redistributed as directed by the settlement document, and if not specified, equitably based on the composition of the successor Subdivision. If a Subdivision for any reason is excluded from a specific settlement, the allocation percentage for that Subdivision shall be redistributed as directed by the settlement document, and if not specified, equitably among the participating Subdivisions.
5. Funds obtained from parties unrelated to the Litigation, via grant, bequest, gift or the like, separate and distinct from the Litigation, may be directed to the Texas Opioid Council and disbursed as set forth below.
6. The Subdivision share shall be initially deposited and paid in cash directly to the Subdivision under the authority and guidance of the Texas MDL Court, who shall direct any Settlement funds to be held in trust in a

segregated account to benefit the Subdivisions and to be promptly distributed as set forth herein and in accordance with Exhibit B.

7. Nothing in this Texas Term Sheet should alter or change any Subdivision's rights to pursue its own claim. Rather, the intent of this Texas Term Sheet is to join all parties to disburse settlement proceeds from one or more defendants to all parties participating in that settlement within Texas.
8. Opioid Funds from the Texas Abatement Fund Share shall be directed to the Texas Opioid Council and used in accordance with the guidelines as set out on Exhibit A hereto, and the Texas Abatement Fund Share shall be distributed to the Texas Opioid Council under the authority and guidance of the Texas MDL Court, consistent with Exhibits A and C, and the by-laws of the Texas Opioid Council documents and disbursed as set forth therein, including without limitation all abatement funds and the 1% holdback for expenses.
9. The State of Texas and the Political Subdivisions understand and acknowledge that additional steps may need to be undertaken to assist the Texas Opioid Council in its mission, at a predictable level of funding, regardless of external factors.

C. Payment of Counsel and Litigation Expenses

1. Any Master Settlement Agreement settlement will govern the payment of fees and litigation expenses to the Parties. The Parties agree to direct control of any Texas Political Subdivision fees and expenses to the "Texas Opioid Fee and Expense Fund," which shall be allocated and distributed by the Texas MDL Court, *In re: Texas Opioid Litigation*, MDL No. 2018-63587, in the 152nd District Court of Harris County, Texas, and with the intent to compensate all counsel for Texas Political Subdivisions who have not chosen to otherwise seek compensation for fees and expenses from any federal MDL common benefit fund.

2. The Parties agree that no portion of the State of Texas 15% allocation share from any settlement shall be administered through the National Fund, the Texas MDL Court, or Texas Opioid Fee and Expense Fund, but shall be directed for payment to the State of Texas by the State of Texas.

3. The State of Texas and the Texas Political Subdivisions, and their respective attorneys, agree that all fees – whether contingent, hourly, fixed or otherwise – owed by the Texas Political Subdivisions shall be paid out of the National Fund or as otherwise provided for herein to the Texas Opioid Fee and Expense Fund to be distributed by the 152nd

District Court of Harris County, Texas pursuant to its past and future orders.

4. From any opioid-related settlements with McKesson, Cardinal Health, ABDC, and Johnson & Johnson, and for any future opioid-related settlements negotiated, in whole or in part, by the Negotiating Committee with any other Pharmaceutical Supply Chain Participant, the funds to be deposited in the Texas Opioid Fee and Expense Fund shall be 9.3925% of the combined Texas Political Subdivision and Texas Abatement Fund portions of each payment (annual or otherwise) to the State of Texas for that settlement, plus expenses from the National Fund, and shall be sought by Texas Political Subdivision Counsel initially through the National Fund. The Texas Political Subdivisions' percentage share of fees and expenses from the National Fund shall be directed to the Texas Opioid Fee and Expense Fund in the Texas MDL, as soon as is practical, for allocation and distribution in accordance with the guidelines herein.

5. If the National Fund share to the Texas Political Subdivisions is insufficient to cover the guaranteed 9.3925%, plus expenses from the National Fund, per subsection 4, immediately *supra*, or if payment from the National Fund is not received within 12 months after the date the

first payment is made by the Defendants pursuant to the settlement, then the Texas Political Subdivisions shall recover up to 12.5% of the Texas Political Subdivision Share to make up any difference.

6. If the National Fund and the Texas Political Subdivision share are insufficient to cover the guaranteed 9.3925%, plus expenses from the National Fund, or if payment from the National Fund is not received within 12 months after the date the first payment is made by the Defendants pursuant to the settlement, then the Texas Political Subdivisions shall recover up to 8.75% of the Abatement Fund Share to make up any difference. In no event shall the Texas Political Subdivision share exceed 9.3925% of the combined Texas Political Subdivision and Texas Abatement Fund portions of any settlement, plus expenses from the National Fund. In the event that any payment is received from the National Fund such that the total amount in fees and expenses exceeds 9.3925%, the Texas Political Subdivisions shall return any amounts received greater than 9.3925% of the combined Texas Political Subdivision and Texas Abatement Fund portions to those respective Funds.

7. For each settlement utilizing a National Fund, the Texas Political Subdivisions need only make one attempt at seeking fees and expenses there.

8. The total amount of the Texas Opioid Fee and Expense Fund shall be reduced proportionally, according to the agreed upon allocation of the Texas Subdivision Fund, for any Texas litigating Political Subdivision that (1) fails to enter the settlement; and (2) was filed in Texas state court, and was transferred to the Texas MDL (or removed before or during transfer to the Texas MDL) as of the execution date of this Agreement.

D. The Texas Opioid Council and Texas Abatement Fund

The Texas Opioid Council and Texas Abatement Fund is described in detail at Exhibit A, incorporated herein by reference.

E. Settlement Negotiations

1. The State and Negotiating Committee agree to inform each other in advance of any negotiations relating to a Texas-only settlement with a Pharmaceutical Supply Chain Participant that includes both the State and its Political Subdivisions and shall provide each other the opportunity to participate in all such negotiations. Any Texas-only Settlement agreed to with the State and Negotiating Committee shall be subject to the approval

of a majority of litigating Political Subdivisions. The Parties further agree to keep each other reasonably informed of all other global settlement negotiations with Pharmaceutical Supply Chain Participants and to include the Negotiating Committee or designees. Neither this provision, nor any other, shall be construed to state or imply that either the State or the Negotiating Committee is unauthorized to engage in settlement negotiations with Pharmaceutical Supply Chain Participants without prior consent or contemporaneous participation of the other, or that either party is entitled to participate as an active or direct participant in settlement negotiations with the other. Rather, while the State's and Negotiation Committee's efforts to achieve worthwhile settlements are to be collaborative, incremental stages need not be so.

2. Any Master Settlement Agreement (MSA) shall be subject to the approval and jurisdiction of the Texas MDL Court.
3. As this is a Texas-specific effort, the Committee shall be Chaired by the Attorney General. However, the Attorney General, or his designees, shall endeavor to coordinate any publicity or other efforts to speak publicly with the other Committee Members.
4. The State of Texas, the Texas MDL Plaintiff's Steering Committee representatives, or the Political Subdivision representatives may withdraw

from coordinated Settlement discussions detailed in this Section upon 10 business days' written notice to the remaining Committee Members and counsel for any affected Pharmaceutical Supply Chain Participant. The withdrawal of any Member releases the remaining Committee Members from the restrictions and obligations in this Section.

5. The obligations in this Section shall not affect any Party's right to proceed with trial or, within 30 days of the date upon which a trial involving that Party's claims against a specific Pharmaceutical Supply Chain Participant is scheduled to begin, reach a case specific resolution with that particular Pharmaceutical Supply Chain Participant.

F. Amendments

The Parties agree to make such amendments as necessary to implement the intent of this agreement.

Acknowledgment of Agreement

We, the undersigned, have participated in the drafting of the above Texas Term Sheet, including consideration based on comments solicited from Political Subdivisions. This document has been collaboratively drafted to maintain all individual claims while allowing the State and its Political Subdivisions to cooperate in exploring all possible means of resolution. Nothing in this agreement binds any party to any specific outcome. Any resolution under this document will require

acceptance by the State of Texas and a majority of the Litigating Political Subdivisions.

We, the undersigned, hereby accept the STATE OF TEXAS AND TEXAS POLITICAL SUBDIVISIONS' OPIOID ABATEMENT FUND COUNCIL AND SETTLEMENT ALLOCATION TERM SHEET. We understand that the purpose of this Texas Term Sheet is to permit collaboration between the State of Texas and Political Subdivisions to explore and potentially effectuate earlier resolution of the Opioid Litigation against Pharmaceutical Supply Chain Participants. We also understand that an additional purpose is to create an effective means of distributing any potential settlement funds obtained under this Texas Term Sheet between the State of Texas and Political Subdivisions in a manner and means that would promote an effective and meaningful use of the funds in abating the opioid epidemic throughout Texas.

Executed this 13 day of May, 2020.

FOR THE STATE OF TEXAS:

KENNETH PAXTON, JR.
ATTORNEY GENERAL

FOR THE SUBDIVISIONS
AND TEXAS MDL PSC:

MIKAL WATTS
WATTS GUERRA LLP

JEFFREY SIMON
SIMON GREENSTONE PANATIER, PC

DARA HEGAR
LANIER LAW FIRM, PC

DAN DOWNEY
DAN DOWNEY, PC

:sas

EXHIBIT A

Opioid Abatement Fund (Texas) Settlement

Opioid Council

As part of the settlement agreement and upon its execution, the parties will form the Texas Opioid Council (Council) to establish the framework that ensures the funds recovered by Texas (through the joint actions of the Attorney General and the state's political subdivisions) are allocated fairly and spent to remediate the opioid crisis in Texas, using efficient and cost-effective methods that are directed to the hardest hit regions in Texas while also ensuring that all Texans benefit from prevention and recovery efforts.

I. Structure

The Council will be responsible for the processes and procedures governing the spending of the funds held in the Texas Abatement Fund, which will be approximately 70% of all funds obtained through settlement and/or litigation of the claims asserted by the State and its subdivisions in the investigations and litigation related to the manufacturing, marketing, distribution, and sale of opioids and related pharmaceuticals.

Money paid into the abatement fund will be held by an independent administrator, who shall be responsible for the ministerial task of releasing funds solely as authorized below by the Council, and accounting for all payments to and from the fund.

The Council will be formed when a court of competent jurisdiction enters an order settling the matter, including any order of a bankruptcy court. The Council's members must be appointed within sixty (60) days of the date the order is entered.

A. Membership

The Council shall be comprised of the following thirteen (13) members:

1. *Statewide Members*.

Six members appointed by the Governor and Attorney General to represent the State's interest in opioid abatement. The statewide members are appointed as follows:

a. The Governor shall appoint three (3) members who are licensed health professionals with significant experience in opioid interventions;
b. The Attorney General shall appoint three (3) members who are licensed professionals with significant experience in opioid incidences; and
c. The Governor will appoint the Chair of the Council as a non-voting member. The Chair may only cast a vote in the event there is a tie of the membership.

2. *Regional Members*.

Six (6) members appointed by the State's political subdivisions to represent their designated Texas Health and Human Services Commission "HHSC" Regional Healthcare

Partnership (Regions) to ensure dedicated regional, urban, and rural representation on the Council. The regional appointees must be from either academia or the medical profession with significant experience in opioid interventions. The regional members are appointed as follows:

a. One member representing Regions 9 and 10 (Dallas Ft-Worth);
b. One member representing Region 3 (Houston);
c. One member representing Regions 11, 12, 13, 14, 15, 19 (West Texas);
d. One member representing Regions 6, 7, 8, 16 (Austin-San Antonio);
e. One member representing Regions 1, 2, 17, 18 (East Texas); and
f. One member representing Regions 4, 5, 20 (South Texas).

B. Terms

All members of the Council are appointed to serve staggered two-year terms, with the terms of members expiring February 1 of each year. A member may serve no more than two consecutive terms, for a total of four consecutive years. For the first term, four (4) members (two (2) statewide and two (2) for the subdivisions) will serve a three-year term. A vacancy on the Council shall be filled for the unexpired term in the same manner as the original appointment. The Governor will appoint the Chair of the Council who will not vote on Council business unless there is a tie vote, and the subdivisions will appoint a Vice-Chair voting member from one of the regional members.

C. Governance

1. Administration

The Council is attached administratively to the Comptroller. The Council is an independent, quasi-governmental agency because it is responsible for the statewide distribution of the abatement settlement funds. The Council is exempt from the following statutes:

a. Chapter 316 of the Government Code (Appropriations);
b. Chapter 322 of the Government Code (Legislative Budget Board);
c. Chapter 325 of the Government Code (Sunset);
d. Chapter 783 of the Government Code (Uniform Grants and Contract Management);
e. Chapter 2001 of the Government Code (Administrative Procedure);
f. Chapter 2052 of the Government Code (State Agency Reports and Publications);
g. Chapter 2261 of the Government Code (State Contracting Standards and Oversight);
h. Chapter 2262 of the Government Code (Statewide Contract Management);

i. Chapter 262 of the Local Government Code (Purchasing and Contracting Authority of Counties); and
j. Chapter 271 of the Local Government Code (Purchasing and Contracting Authority of Municipalities, Counties, and Certain Other Local Governments).

2. Transparency

The Council will abide by state laws relating to open meetings and public information, including Chapters 551 and 552 of the Texas Government Code.

i. The Council shall hold at least four regular meetings each year. The Council may hold additional meetings on the request of the Chair or on the written request of three members of the council. All meetings shall be open to the public, and public notice of meetings shall be given as required by state law.
ii. The Council may convene in a closed, non-public meeting:
    a. If the Commission must discuss:
        1. Negotiation of contract awards; and
        2. Matters specifically exempted from disclosure by federal and state statutes.
    b. All minutes and documents of a closed meeting shall remain under seal, subject to release only order of a court of competent jurisdiction.

3. Authority

The Council does not have rulemaking authority. The terms of each Judgment, Master Settlement Agreement, or any Bankruptcy Settlement for Texas control the authority of the Council and the Council may not stray outside the bounds of the authority and power vested by such settlements. Should the Council require legal assistance in determining their authority, the Council may direct the executive director to seek legal advice from the Attorney General to clarify the issue.

D. Operation and Expenses

The independent administrator will set aside up to one (1) percent of the settlement funds for the administration of the Council for reasonable costs and expenses of operating the foregoing duties, including educational activities.

1. Executive Director

The Comptroller will employ the executive director of the Council and other personnel as necessary to administer the duties of the Council and carry out the functions of the Council. The executive director must have at least 10 years of experience in government or public administration and is classified as a Director V/B30 under the State Auditor's State Classification. The Comptroller will pay the salaries of the Council employees from the

one (1) percent of the settlement funds set aside for the administration of the Council. The Comptroller will request funds from the Texas Abatement Fund Point of Contact.

2. *Travel Reimbursement*

A person appointed to the Council is entitled to reimbursement for the travel expenses incurred in attending Council duties. A member of the Council may be reimbursed for actual expenses for meals, lodging, transportation, and incidental expenses in accordance with travel rates set by the federal General Services Administration.

II. Duties/Roles

It is the duty of the Council to determine and approve the opioid abatement strategies and funding awards.

A. Approved Abatement Strategies

The Council will develop the approved Texas list of abatement strategies based on but not limited to the existing national list of opioid abatement strategies (see attached Appendix A) for implementing the Texas Abatement Fund.

1. The Council shall only approve strategies which are evidence-informed strategies.
2. The Texas list of abatement strategies must be approved by majority vote. The majority vote must include a majority from both sides of the statewide members and regional members in order to be approved, e.g., at least four (4) of six (6) members on each side.

B. Texas Abatement Fund Point of Contact

The Council will determine a single point of contact called the Abatement Fund Point of Contact (POC) to be established as the sole entity authorized to receive requests for funds and approve expenditures in Texas and order the release of funds from the Texas Abatement Fund by the independent administrator. The POC may be an independent third party selected by the Council with expertise in banking or financial management. The POC will manage the Opioid Council Bank Account (Account). Upon a vote, the Council will direct the POC to contact the independent administrator to release funds to the Account. The Account is outside the State Treasury and not managed by any state or local officials. The POC is responsible for payments to the qualified entities selected by the Council for abatement fund awards. The POC will submit a monthly financial statement on the Account to the Council.

C. Auditor

An independent auditor appointed by the Council will perform an audit on the Account on an annual basis and report its findings, if any, to the Council.

D. Funding Allocation

The Council is the sole decision-maker on the funding allocation process of the abatement funds. The Council will develop the application and award process based on the parameters outlined below. An entity seeking funds from the Council must apply for funds; no funds will be awarded without an application. The executive director and personnel may assist the Council in gathering and compiling the applications for consideration; however, the Council members are the sole decision-makers of awards and funding determination. The Council will use the following processes to award funds:

1. *Statewide Funds.* The Council will consider, adopt and approve the allocation methodology attached as Exhibit C, based upon population health data and prevalence of opioid incidences, at the Council's initial meeting. Adoption of such methodology will allow each Region to customize the approved abatement strategies to fit its communities' needs. The statewide regional funds will account for seventy-five (75) percent of the total overall funds, less the one (1) percent administrative expense described herein.

2. *Targeted Funds.* Each Region shall reserve twenty-five (25) percent of the overall funds, for targeted interventions in the specific Region as identified by opioid incidence data. The Council must approve on an annual basis the uses for the targeted abatement strategies and applications available to every Region, including education and outreach programs. Each Region without approved uses for the targeted funds from the Council, based upon a greater percentage of opioid incidents compared to its population, is subject to transfer of all or a portion of the targeted funds for that Region for uses based upon all Regions' targeted funding needs as approved by the Council on an annual basis.

3. *Annual Allocation.* Statewide regional funds and targeted funds will be allocated on an annual basis. If a Region lapses its funds, the funds will be reallocated based on all Regions' funding needs.

E. Appeal Process

The Council will establish an appeal process to permit the applicants for funding (state or subdivisions) to challenge decisions by the Council-designated point of contact on requests for funds or expenditures.

1. To challenge a decision by the designated point of contact, the State or a subdivision must file an appeal with the Council within thirty (30) days of the decision. The Council then has thirty (30) days to consider and rule on the appeal.
2. If the Council denies the appeal, the party may file an appeal with the state district court of record where the final opioid judgment or Master Settlement Agreement is filed. The Texas Rules of Civil Procedure and Rules of Evidence will govern these proceedings. The Council may request representation from the Attorney General in these proceedings.

In making its determination, the state district court shall apply the same clear error standards contained herein that the Council must follow when rendering its decision.

3. The state district court will make the final decision and the decision is not appealable.
4. Challenges will be limited and subject to penalty if abused.
5. Attorneys' fees and costs are not recoverable in these appeals.

F. Education

The Council may determine that a percentage of the funds in the Abatement Fund from the targeted funds be used to develop an education and outreach program to provide materials on the consequences of opioid drug use, prevention and interventions. Any material developed will include online resources and toolkits for communities.

EXHIBIT B

Exhibit B: Municipal Area Allocations: 15% of Total ($150 million)

(County numbers refer to distribution to the county governments after payment to cities within county borders has been made. Minimum distribution to each county is $1000.)

Municipal Area	Allocation	Municipal Area	Allocation
Abbott	$688	Lakeport	$463
Abernathy	$110	Lakeside	$4,474
Abilene	$563,818	Lakeside City	$222
Ackerly	$21	Lakeview	$427
Addison	$58,094	Lakeway	$31,657
Adrian	$181	Lakewood Village	$557
Agua Dulce	$43	Lamar County	$141,598
Alamo	$22,121	Lamb County	$50,681
Alamo Heights	$28,198	Lamesa	$29,656
Alba	$3,196	Lampasas	$28,211
Albany	$180	Lampasas County	$42,818
Aledo	$331	Lancaster	$90,653
Alice	$71,291	Laredo	$763,174
Allen	$315,081	Latexo	$124
Alma	$1,107	Lavaca County	$45,973
Alpine	$29,686	Lavon	$7,435
Alto	$3,767	Lawn	$58
Alton	$11,540	League City	$302,418
Alvarado	$29,029	Leakey	$256
Alvin	$113,962	Leander	$88,641
Alvord	$358	Leary	$797
Amarillo	$987,661	Lee County	$30,457
Ames	$5,571	Lefors	$159
Amherst	$22	Leon County	$67,393
Anahuac	$542	Leon Valley	$23,258
Anderson	$19	Leona	$883
Anderson County	$268,763	Leonard	$8,505
Andrews	$18,983	Leroy	$176
Andrews County	$37,606	Levelland	$46,848
Angelina County	$229,956	Lewisville	$382,094
Angleton	$62,791	Lexington	$2,318
Angus	$331	Liberty	$72,343
Anna	$9,075	Liberty County	$531,212
Annetta	$5,956	Liberty Hill	$2,780
Annetta North	$34	Limestone County	$135,684

(Table continues on multiple pages below)

Annetta South	$602
Annona	$738
Anson	$5,134
Anthony	$4,514
Anton	$444
Appleby	$1,551
Aquilla	$208
Aransas County	$266,512
Aransas Pass	$57,813
Archer City	$10,554
Archer County	$45,534
Arcola	$7,290
Argyle	$11,406
Arlington	$735,803
Armstrong County	$974
Arp	$2,009
Asherton	$112
Aspermont	$9
Atascosa County	$176,903
Athens	$105,942
Atlanta	$30,995
Aubrey	$15,141
Aurora	$1,849
Austin County	$76,030
Austin	$4,877,716
Austwell	$109
Avery	$138
Avinger	$1,115
Azle	$32,213
Bailey	$950
Bailey County	$15,377
Bailey's Prairie	$5,604
Baird	$2,802
Balch Springs	$27,358
Balcones Heights	$23,811
Ballinger	$9,172
Balmorhea	$63
Bandera	$2,893
Bandera County	$86,815
Bangs	$3,050
Lincoln Park	$677
Lindale	$24,202
Linden	$3,661
Lindsay	$1,228
Lipan	$44
Lipscomb County	$10,132
Little Elm	$69,326
Little River-Academy	$798
Littlefield	$7,678
Live Oak	$32,740
Live Oak County	$39,716
Liverpool	$1,435
Livingston	$73,165
Llano	$23,121
Llano County	$115,647
Lockhart	$49,050
Lockney	$3,301
Log Cabin	$1,960
Lometa	$1,176
Lone Oak	$1,705
Lone Star	$8,283
Longview	$482,254
Loraine	$188
Lorena	$3,390
Lorenzo	$11,358
Los Fresnos	$11,185
Los Indios	$159
Los Ybanez	$0
Lott	$1,516
Lovelady	$249
Loving County	$1,000
Lowry Crossing	$783
Lubbock	$319,867
Lubbock County	$1,379,719
Lucas	$5,266
Lueders	$508
Lufkin	$281,592
Luling	$29,421
Lumberton	$36,609
Lyford	$3,071

Bardwell	$362
Barry	$200
Barstow	$61
Bartlett	$3,374
Bartonville	$8,887
Bastrop	$46,320
Bastrop County	$343,960
Bay City	$57,912
Baylor County	$29,832
Bayou Vista	$6,240
Bayside	$242
Baytown	$216,066
Bayview	$41
Beach City	$12,505
Bear Creek	$906
Beasley	$130
Beaumont	$683,010
Beckville	$1,247
Bedford	$94,314
Bedias	$3,475
Bee Cave	$12,863
Bee County	$97,844
Beeville	$24,027
Bell County	$650,748
Bellaire	$41,264
Bellevue	$56
Bellmead	$14,487
Bells	$1,891
Bellville	$7,488
Belton	$72,680
Benavides	$152
Benbrook	$43,919
Benjamin	$951
Berryville	$14,379
Bertram	$182
Beverly Hills	$4,336
Bevil Oaks	$549
Bexar County	$7,007,152
Big Lake	$547
Big Sandy	$4,579
Lynn County	$6,275
Lytle	$7,223
Mabank	$19,443
Madison County	$49,492
Madisonville	$11,458
Magnolia	$26,031
Malakoff	$12,614
Malone	$439
Manor	$12,499
Mansfield	$150,788
Manvel	$12,305
Marble Falls	$37,039
Marfa	$65
Marietta	$338
Marion	$275
Marion County	$54,728
Marlin	$21,634
Marquez	$1,322
Marshall	$108,371
Mart	$928
Martin County	$10,862
Martindale	$2,437
Mason	$777
Mason County	$3,134
Matador	$1,203
Matagorda County	$135,239
Mathis	$15,720
Maud	$423
Maverick County	$115,919
Maypearl	$986
McAllen	$364,424
McCamey	$542
McGregor	$9,155
McKinney	$450,383
McLean	$14
McLendon-Chisholm	$411
Mcculloch County	$20,021
Mclennan County	$529,641
Mcmullen County	$1,000
Meadow	$1,121

Big Spring	$189,928	Meadowlakes	$905
Big Wells	$236	Meadows Place	$18,148
Bishop	$8,213	Medina County	$48,355
Bishop Hills	$323	Megargel	$611
Blackwell	$31	Melissa	$15,381
Blanco	$6,191	Melvin	$345
Blanco County	$49,223	Memphis	$7,203
Blanket	$147	Menard	$991
Bloomburg	$1,010	Menard County	$14,717
Blooming Grove	$352	Mercedes	$21,441
Blossom	$198	Meridian	$3,546
Blue Mound	$2,888	Merkel	$10,117
Blue Ridge	$1,345	Mertens	$239
Blum	$1,622	Mertzon	$29
Boerne	$45,576	Mesquite	$310,709
Bogata	$3,649	Mexia	$21,096
Bonham	$100,909	Miami	$455
Bonney	$2,510	Midland County	$279,927
Booker	$1,036	Midland	$521,849
Borden County	$1,000	Midlothian	$95,799
Borger	$69,680	Midway	$78
Bosque County	$71,073	Milam County	$97,386
Bovina	$173	Milano	$904
Bowie	$83,620	Mildred	$286
Bowie County	$233,190	Miles	$93
Boyd	$6,953	Milford	$6,177
Brackettville	$8	Miller's Cove	$97
Brady	$27,480	Millican	$417
Brazoria	$11,537	Mills County	$19,931
Brazoria County	$1,021,090	Millsap	$34
Brazos Bend	$462	Mineola	$48,719
Brazos Country	$902	Mineral Wells	$92,061
Brazos County	$342,087	Mingus	$189
Breckenridge	$23,976	Mission	$124,768
Bremond	$5,554	Missouri City	$209,633
Brenham	$54,750	Mitchell County	$20,850
Brewster County	$60,087	Mobeetie	$52
Briarcliff	$572	Mobile City	$2,034
Briaroaks	$57	Monahans	$5,849
Bridge City	$80,756	Mont Belvieu	$19,669

Bridgeport	$33,301	Montague County	$94,796
Briscoe County	$977	Montgomery	$1,884
Broaddus	$31	Montgomery County	$2,700,911
Bronte	$99	Moody	$828
Brooks County	$20,710	Moore County	$40,627
Brookshire	$6,406	Moore Station	$772
Brookside Village	$1,110	Moran	$50
Brown County	$193,417	Morgan	$605
Browndell	$152	Morgan's Point	$3,105
Brownfield	$14,452	Morgan's Point Resort	$8,024
Brownsboro	$3,176	Morris County	$53,328
Brownsville	$425,057	Morton	$167
Brownwood	$166,572	Motley County	$3,344
Bruceville-Eddy	$1,692	Moulton	$999
Bryan	$246,897	Mount Calm	$605
Bryson	$1,228	Mount Enterprise	$1,832
Buckholts	$1,113	Mount Pleasant	$65,684
Buda	$10,784	Mount Vernon	$6,049
Buffalo	$11,866	Mountain City	$1,548
Buffalo Gap	$88	Muenster	$4,656
Buffalo Springs	$188	Muleshoe	$4,910
Bullard	$7,487	Mullin	$384
Bulverde	$14,436	Munday	$2,047
Bunker Hill Village	$472	Murchison	$2,302
Burkburnett	$37,844	Murphy	$51,893
Burke	$1,114	Mustang	$7
Burleson County	$70,244	Mustang Ridge	$2,462
Burleson	$151,779	Nacogdoches	$205,992
Burnet	$33,345	Nacogdoches County	$198,583
Burnet County	$189,829	Naples	$4,224
Burton	$937	Nash	$7,999
Byers	$77	Nassau Bay	$11,247
Bynum	$380	Natalia	$625
Cactus	$4,779	Navarro	$334
Caddo Mills	$43	Navarro County	$103,513
Caldwell	$18,245	Navasota	$37,676
Caldwell County	$86,413	Nazareth	$124
Calhoun County	$127,926	Nederland	$44,585
Callahan County	$12,894	Needville	$10,341
Callisburg	$101	Nevada	$237

Calvert	$772	New Berlin	$4
Cameron	$11,091	New Boston	$6,953
Cameron County	$537,026	New Braunfels	$307,313
Camp County	$28,851	New Chapel Hill	$288
Camp Wood	$422	New Deal	$338
Campbell	$1,116	New Fairview	$2,334
Canadian	$1,090	New Home	$9
Caney City	$2,005	New Hope	$1,024
Canton	$56,734	New London	$4,129
Canyon	$26,251	New Summerfield	$442
Carbon	$620	New Waverly	$2,562
Carl's Corner	$48	Newark	$520
Carmine	$385	Newcastle	$914
Carrizo Springs	$1,671	Newton	$6,102
Carrollton	$310,255	Newton County	$158,006
Carson County	$29,493	Neylandville	$163
Carthage	$18,927	Niederwald	$16
Cashion Community	$322	Nixon	$2,283
Cass County	$93,155	Nocona	$16,536
Castle Hills	$12,780	Nolan County	$50,262
Castro County	$4,420	Nolanville	$4,247
Castroville	$4,525	Nome	$391
Cedar Hill	$70,127	Noonday	$226
Cedar Park	$185,567	Nordheim	$697
Celeste	$1,280	Normangee	$6,192
Celina	$18,283	North Cleveland	$105
Center	$58,838	North Richland Hills	$146,419
Centerville	$385	Northlake	$8,905
Chambers County	$153,188	Novice	$76
Chandler	$17,364	Nueces County	$1,367,932
Channing	$2	O'Brien	$76
Charlotte	$4,257	O'Donnell	$27
Cherokee County	$156,612	Oak Grove	$2,769
Chester	$1,174	Oak Leaf	$612
Chico	$2,928	Oak Point	$9,011
Childress	$37,916	Oak Ridge	$358
Childress County	$50,582	Oak Ridge North	$33,512
Chillicothe	$172	Oak Valley	$7
China	$522	Oakwood	$148
China Grove	$598	Ochiltree County	$15,476

Chireno	$1,568
Christine	$354
Cibolo	$13,690
Cisco	$7,218
Clarendon	$114
Clarksville	$20,891
Clarksville City	$54
Claude	$26
Clay County	$72,050
Clear Lake Shores	$6,682
Cleburne	$228,184
Cleveland	$96,897
Clifton	$9,939
Clint	$375
Clute	$51,350
Clyde	$17,287
Coahoma	$2,291
Cochran County	$3,389
Cockrell Hill	$512
Coffee City	$1,087
Coke County	$5,522
Coldspring	$447
Coleman	$5,442
Coleman County	$4,164
College Station	$258,147
Colleyville	$46,049
Collin County	$1,266,721
Collingsworth County	$19,234
Collinsville	$1,831
Colmesneil	$2,211
Colorado City	$8,405
Colorado County	$49,084
Columbus	$6,867
Comal County	$396,142
Comanche	$16,503
Comanche County	$50,964
Combes	$1,710
Combine	$1,892
Commerce	$33,869
Como	$415
Odem	$7,420
Odessa	$559,163
Oglesby	$29
Old River-Winfree	$21,653
Oldham County	$10,318
Olmos Park	$9,801
Olney	$6,088
Olton	$1,197
Omaha	$4,185
Onalaska	$31,654
Opdyke West	$479
Orange	$311,339
Orange County	$689,818
Orange Grove	$1,677
Orchard	$867
Ore City	$6,806
Overton	$7,900
Ovilla	$13,391
Oyster Creek	$9,633
Paducah	$125
Paint Rock	$141
Palacios	$14,036
Palestine	$178,009
Palisades	$240
Palm Valley	$1,918
Palmer	$12,666
Palmhurst	$4,660
Palmview	$7,577
Palo Pinto County	$124,621
Pampa	$67,227
Panhandle	$9,536
Panola County	$80,699
Panorama Village	$1,292
Pantego	$12,898
Paradise	$52
Paris	$201,180
Parker	$10,307
Parker County	$476,254
Parmer County	$15,866
Pasadena	$356,536

Concho County	$3,859	Pattison	$1,148
Conroe	$466,671	Patton Village	$9,268
Converse	$27,693	Payne Springs	$1,770
Cooke County	$200,451	Pearland	$333,752
Cool	$731	Pearsall	$11,570
Coolidge	$243	Pecan Gap	$719
Cooper	$362	Pecan Hill	$229
Coppell	$86,593	Pecos	$7,622
Copper Canyon	$489	Pecos County	$46,997
Copperas Cove	$133,492	Pelican Bay	$1,199
Corinth	$75,298	Penelope	$415
Corpus Christi	$1,812,707	Penitas	$312
Corral City	$143	Perryton	$23,364
Corrigan	$21,318	Petersburg	$1,691
Corsicana	$87,310	Petrolia	$17
Coryell County	$123,659	Petronila	$5
Cottle County	$875	Pflugerville	$86,408
Cottonwood	$289	Pharr	$144,721
Cottonwood Shores	$1,203	Pilot Point	$11,613
Cotulla	$1,251	Pine Forest	$3,894
Coupland	$266	Pine Island	$3,141
Cove	$387	Pinehurst	$32,671
Covington	$519	Pineland	$4,138
Coyote Flats	$1,472	Piney Point Village	$15,738
Crandall	$12,094	Pittsburg	$20,526
Crane	$10,599	Plains	$129
Crane County	$26,146	Plainview	$60,298
Cranfills Gap	$128	Plano	$1,151,608
Crawford	$383	Pleak	$270
Creedmoor	$16	Pleasant Valley	$308
Cresson	$1,086	Pleasanton	$29,011
Crockett	$23,403	Plum Grove	$258
Crockett County	$18,210	Point	$1,519
Crosby County	$18,388	Point Blank	$355
Crosbyton	$1,498	Point Comfort	$447
Cross Plains	$4,877	Point Venture	$588
Cross Roads	$244	Polk County	$370,831
Cross Timber	$542	Ponder	$1,282
Crowell	$6,335	Port Aransas	$31,022
Crowley	$22,345	Port Arthur	$367,945

Crystal City	$19,412	Port Isabel	$9,802
Cuero	$24,689	Port Lavaca	$11,752
Culberson County	$789	Port Neches	$38,849
Cumby	$5,320	Portland	$76,517
Cuney	$606	Post	$2,332
Cushing	$1,120	Post Oak Bend City	$1,034
Cut and Shoot	$2,141	Poteet	$6,767
DISH	$19	Poth	$3,974
Daingerfield	$12,476	Potter County	$371,701
Daisetta	$5,370	Pottsboro	$12,302
Dalhart	$11,609	Powell	$110
Dallam County	$21,686	Poynor	$1,180
Dallas County	$8,538,291	Prairie View	$7,600
Dallas	$2,999,902	Premont	$3,321
Dalworthington Gardens	$6,060	Presidio	$148
Danbury	$4,231	Presidio County	$787
Darrouzett	$101	Primera	$2,958
Dawson	$600	Princeton	$19,245
Dawson County	$46,911	Progreso	$8,072
Dayton	$47,122	Progreso Lakes	$39
Dayton Lakes	$38	Prosper	$22,770
De Kalb	$1,035	Providence Village	$508
De Leon	$8,218	Putnam	$14
De Witt County	$68,895	Pyote	$22
DeCordova	$13,778	Quanah	$207
DeSoto	$72,400	Queen City	$4,837
Deaf Smith County	$34,532	Quinlan	$7,304
Dean	$141	Quintana	$492
Decatur	$56,669	Quitaque	$8
Deer Park	$49,388	Quitman	$15,619
Del Rio	$59,056	Rains County	$53,190
Dell City	$15	Ralls	$3,967
Delta County	$30,584	Rancho Viejo	$3,836
Denison	$210,426	Randall County	$278,126
Denton	$458,334	Ranger	$12,186
Denton County	$1,132,298	Rankin	$1,613
Denver City	$2,104	Ransom Canyon	$930
Deport	$42	Ravenna	$685
Detroit	$965	Raymondville	$7,466
Devers	$191	Reagan County	$25,215

Devine	$4,354
Diboll	$25,533
Dickens	$71
Dickens County	$1,873
Dickinson	$83,683
Dilley	$2,633
Dimmit County	$33,294
Dimmitt	$1,012
Dodd City	$1,211
Dodson	$447
Domino	$196
Donley County	$22,370
Donna	$13,798
Dorchester	$231
Double Oak	$4,765
Douglassville	$574
Dripping Springs	$811
Driscoll	$39
Dublin	$14,478
Dumas	$26,229
Duncanville	$58,328
Duval County	$49,109
Eagle Lake	$4,882
Eagle Pass	$56,005
Early	$14,838
Earth	$242
East Bernard	$5,554
East Mountain	$2,494
East Tawakoni	$2,723
Eastland	$15,896
Eastland County	$52,275
Easton	$329
Ector	$1,108
Ector County	$480,000
Edcouch	$4,101
Eden	$497
Edgecliff Village	$2,232
Edgewood	$13,154
Edinburg	$120,884
Edmonson	$136
Real County	$5,073
Red Lick	$23
Red Oak	$26,843
Red River County	$29,306
Redwater	$1,058
Reeves County	$103,350
Refugio	$8,839
Refugio County	$46,216
Reklaw	$1,136
Reno	$3,791
Reno	$11,164
Retreat	$52
Rhome	$12,285
Rice	$1,972
Richardson	$260,315
Richland	$210
Richland Hills	$24,438
Richland Springs	$2,234
Richmond	$77,606
Richwood	$12,112
Riesel	$1,118
Rio Bravo	$8,548
Rio Grande City	$25,947
Rio Hondo	$3,550
Rio Vista	$4,419
Rising Star	$1,933
River Oaks	$11,917
Riverside	$858
Roanoke	$275
Roaring Springs	$461
Robert Lee	$85
Roberts County	$547
Robertson County	$44,642
Robinson	$18,002
Robstown	$40,154
Roby	$428
Rochester	$674
Rockdale	$20,973
Rockport	$54,253
Rocksprings	$25

Edna	$18,194	Rockwall	$114,308
Edom	$2,149	Rockwall County	$168,820
Edwards County	$975	Rocky Mound	$280
El Campo	$31,700	Rogers	$3,818
El Cenizo	$621	Rollingwood	$4,754
El Lago	$5,604	Roma	$16,629
El Paso	$1,224,371	Roman Forest	$8,610
El Paso County	$2,592,121	Ropesville	$2,122
Eldorado	$50	Roscoe	$778
Electra	$15,716	Rose City	$4,012
Elgin	$26,284	Rose Hill Acres	$2,311
Elkhart	$301	Rosebud	$1,489
Ellis County	$315,372	Rosenberg	$126,593
Elmendorf	$746	Ross	$147
Elsa	$7,720	Rosser	$549
Emhouse	$83	Rotan	$1,493
Emory	$3,878	Round Mountain	$454
Enchanted Oaks	$1,299	Round Rock	$475,992
Encinal	$1,515	Round Top	$140
Ennis	$81,839	Rowlett	$99,963
Erath County	$102,616	Roxton	$47
Escobares	$40	Royse City	$23,494
Estelline	$909	Rule	$800
Euless	$92,824	Runaway Bay	$6,931
Eureka	$334	Runge	$255
Eustace	$2,089	Runnels County	$33,831
Evant	$2,068	Rusk	$17,991
Everman	$7,692	Rusk County	$151,390
Fair Oaks Ranch	$8,077	Sabinal	$1,811
Fairchilds	$81	Sabine County	$46,479
Fairfield	$1,245	Sachse	$23,400
Fairview	$32,245	Sadler	$925
Falfurrias	$2,221	Saginaw	$31,973
Falls City	$41	Salado	$3,210
Falls County	$34,522	San Angelo	$536,509
Fannin County	$131,653	San Antonio	$4,365,416
Farmers Branch	$94,532	San Augustine	$25,182
Farmersville	$10,532	San Augustine County	$37,854
Farwell	$343	San Benito	$40,015
Fate	$3,473	San Diego	$11,771

Fayette County	$92,440	San Elizario	$7,831
Fayetteville	$391	San Felipe	$1,498
Ferris	$13,873	San Jacinto County	$197,398
Fisher County	$5,518	San Juan	$28,845
Flatonia	$5,661	San Leanna	$36
Florence	$3,949	San Marcos	$325,688
Floresville	$21,699	San Patricio	$4,213
Flower Mound	$215,256	San Patricio County	$271,916
Floyd County	$9,049	San Perlita	$2,219
Floydada	$6,357	San Saba	$10,057
Foard County	$5,764	San Saba County	$17,562
Follett	$212	Sanctuary	$17
Forest Hill	$26,132	Sandy Oaks	$9,863
Forney	$80,112	Sandy Point	$1,637
Forsan	$576	Sanford	$308
Fort Bend County	$1,506,719	Sanger	$22,237
Fort Stockton	$4,411	Sansom Park	$223
Fort Worth	$2,120,790	Santa Anna	$329
Franklin	$3,931	Santa Clara	$87
Franklin County	$25,783	Santa Fe	$33,272
Frankston	$274	Santa Rosa	$2,138
Fredericksburg	$56,486	Savoy	$2,349
Freeport	$72,973	Schertz	$60,110
Freer	$3,271	Schleicher County	$5,695
Freestone County	$50,495	Schulenburg	$2,560
Friendswood	$140,330	Scotland	$148
Frio County	$19,954	Scottsville	$708
Friona	$2,848	Scurry	$1,110
Frisco	$405,309	Scurry County	$73,116
Fritch	$4,548	Seabrook	$30,270
Frost	$321	Seadrift	$991
Fruitvale	$2,344	Seagoville	$17,106
Fulshear	$5,272	Seagraves	$7,531
Fulton	$1,602	Sealy	$20,637
Gaines County	$54,347	Seguin	$376,538
Gainesville	$153,980	Selma	$22,429
Galena Park	$13,093	Seminole	$16,092
Gallatin	$1,253	Seven Oaks	$3,917
Galveston	$488,187	Seven Points	$7,452
Galveston County	$1,124,093	Seymour	$14,218

Ganado	$5,510
Garden Ridge	$11,351
Garland	$420,244
Garrett	$2,510
Garrison	$3,555
Gary City	$450
Garza County	$8,944
Gatesville	$26,994
George West	$6,207
Georgetown	$225,896
Gholson	$1,505
Giddings	$12,674
Gillespie County	$63,191
Gilmer	$33,951
Gladewater	$24,638
Glasscock County	$1,000
Glen Rose	$540
Glenn Heights	$16,593
Godley	$3,115
Goldsmith	$677
Goldthwaite	$1,225
Goliad	$3,563
Goliad County	$34,660
Golinda	$100
Gonzales	$14,882
Gonzales County	$33,230
Goodlow	$221
Goodrich	$9,643
Gordon	$365
Goree	$749
Gorman	$3,107
Graford	$23
Graham	$235,428
Granbury	$71,735
Grand Prairie	$445,439
Grand Saline	$36,413
Grandfalls	$65
Grandview	$6,600
Granger	$2,741
Granite Shoals	$11,834
Shackelford County	$1,288
Shady Shores	$594
Shallowater	$1,907
Shamrock	$4,328
Shavano Park	$3,178
Shelby County	$109,925
Shenandoah	$47,122
Shepherd	$147
Sherman	$330,585
Sherman County	$7,930
Shiner	$4,042
Shorcacres	$958
Silsbee	$66,442
Silverton	$14
Simonton	$1,906
Sinton	$23,658
Skellytown	$400
Slaton	$154
Smiley	$655
Smith County	$758,961
Smithville	$17,009
Smyer	$300
Snook	$1,422
Snyder	$9,018
Socorro	$11,125
Somerset	$1,527
Somervell County	$57,076
Somerville	$3,806
Sonora	$7,337
Sour Lake	$17,856
South Houston	$25,620
South Mountain	$154
South Padre Island	$30,629
Southlake	$70,846
Southmayd	$7,096
Southside Place	$885
Spearman	$14,000
Splendora	$7,756
Spofford	$7
Spring Valley Village	$16,404

Granjeno	$43
Grapeland	$7,287
Grapevine	$129,195
Gray County	$65,884
Grays Prairie	$17
Grayson County	$539,083
Greenville	$203,112
Gregg County	$243,744
Gregory	$4,697
Grey Forest	$474
Grimes County	$94,878
Groesbeck	$5,745
Groom	$965
Groves	$40,752
Groveton	$8,827
Gruver	$1,166
Guadalupe County	$146,824
Gun Barrel City	$36,302
Gunter	$4,609
Gustine	$34
Hackberry	$94
Hale Center	$6,042
Hale County	$79,150
Hall County	$8,933
Hallettsville	$6,895
Hallsburg	$272
Hallsville	$10,239
Haltom City	$71,800
Hamilton	$3,581
Hamilton County	$66,357
Hamlin	$4,656
Hansford County	$16,416
Happy	$327
Hardeman County	$15,219
Hardin	$100
Hardin County	$379,800
Harker Heights	$113,681
Harlingen	$165,429
Harris County	$14,966,202
Harrison County	$185,910
Springlake	$3
Springtown	$14,244
Spur	$427
St. Hedwig	$111
St. Jo	$7,360
St. Paul	$21
Stafford	$75,145
Stagecoach	$3,036
Stamford	$398
Stanton	$3,838
Staples	$19
Star Harbor	$151
Starr County	$99,896
Stephens County	$35,244
Stephenville	$83,472
Sterling City	$62
Sterling County	$939
Stinnett	$4,097
Stockdale	$741
Stonewall County	$1,822
Stratford	$8,378
Strawn	$987
Streetman	$5
Sudan	$32
Sugar Land	$321,561
Sullivan City	$6,121
Sulphur Springs	$124,603
Sun Valley	$4
Sundown	$2,592
Sunnyvale	$3,248
Sunray	$2,571
Sunrise Beach Village	$2,083
Sunset Valley	$9,425
Surfside Beach	$6,530
Sutton County	$6,541
Sweeny	$4,503
Sweetwater	$68,248
Swisher County	$7,251
Taft	$5,861
Tahoka	$430

Hart	$86
Hartley County	$786
Haskell	$10,829
Haskell County	$22,011
Haslet	$1,908
Hawk Cove	$674
Hawkins	$7,932
Hawley	$931
Hays	$506
Hays County	$529,489
Hearne	$16,824
Heath	$28,751
Hebron	$687
Hedley	$70
Hedwig Village	$13,067
Helotes	$15,790
Hemphill	$8,035
Hemphill County	$14,394
Hempstead	$21,240
Henderson	$59,966
Henderson County	$327,965
Henrietta	$2,720
Hereford	$20,423
Hewitt	$19,776
Hickory Creek	$16,510
Hico	$5,534
Hidalgo	$26,621
Hidalgo County	$1,253,103
Hideaway	$922
Higgins	$43
Highland Haven	$320
Highland Park	$43,383
Highland Village	$50,315
Hill Country Village	$6,485
Hill County	$127,477
Hillcrest	$5,345
Hillsboro	$46,609
Hilshire Village	$859
Hitchcock	$28,796
Hockley County	$46,407
Talco	$372
Talty	$9,124
Tarrant County	$6,171,159
Tatum	$972
Taylor	$57,945
Taylor County	$351,078
Taylor Lake Village	$412
Taylor Landing	$153
Teague	$1,714
Tehuacana	$12
Temple	$280,747
Tenaha	$4,718
Terrell	$148,706
Terrell County	$5,737
Terrell Hills	$9,858
Terry County	$25,423
Texarkana	$192,094
Texas City	$298,702
Texhoma	$156
Texline	$865
The Colony	$114,297
The Hills	$1,004
Thompsons	$1,897
Thorndale	$1,595
Thornton	$270
Thorntonville	$87
Thrall	$825
Three Rivers	$4,669
Throckmorton	$29
Throckmorton County	$5,695
Tiki Island	$2,178
Timbercreek Canyon	$369
Timpson	$12,642
Tioga	$2,390
Tira	$185
Titus County	$70,611
Toco	$4
Todd Mission	$1,680
Tolar	$2,369
Tom Bean	$2,293

Holiday Lakes	$1,795
Holland	$77
Holliday	$5,910
Hollywood Park	$9,424
Hondo	$115,288
Honey Grove	$7,196
Hood County	$292,105
Hooks	$2,702
Hopkins County	$149,518
Horizon City	$7,520
Horseshoe Bay	$48,173
Houston County	$78,648
Houston	$7,021,793
Howard County	$89,330
Howardwick	$84
Howe	$9,177
Hubbard	$3,635
Hudson	$6,840
Hudson Oaks	$15,637
Hudspeth County	$985
Hughes Springs	$4,442
Humble	$73,952
Hunt County	$309,851
Hunters Creek Village	$14,708
Huntington	$8,792
Huntsville	$80,373
Hurst	$99,187
Hutchins	$9,551
Hutchinson County	$74,630
Hutto	$38,346
Huxley	$738
Idalou	$1,999
Impact	$8
Indian Lake	$473
Industry	$604
Ingleside on the Bay	$142
Ingleside	$40,487
Ingram	$5,243
Iola	$3,164
Iowa Colony	$4,090
Tom Green County	$282,427
Tomball	$34,620
Tool	$14,787
Toyah	$40
Travis County	$4,703,473
Trent	$63
Trenton	$3,089
Trinidad	$5,859
Trinity	$23,652
Trinity County	$105,766
Trophy Club	$29,370
Troup	$7,918
Troy	$5,320
Tulia	$8,911
Turkey	$737
Tuscola	$138
Tye	$1,766
Tyler	$723,829
Tyler County	$131,743
Uhland	$1,545
Uncertain	$185
Union Grove	$994
Union Valley	$666
Universal City	$28,428
University Park	$50,833
Upshur County	$128,300
Upton County	$8,499
Uvalde	$18,439
Uvalde County	$36,244
Val Verde County	$117,815
Valentine	$207
Valley Mills	$2,228
Valley View	$1,824
Van	$6,206
Van Alstyne	$43,749
Van Horn	$211
Van Zandt County	$248,747
Vega	$974
Venus	$9,792
Vernon	$81,337

Iowa Park	$23,487	Victoria	$84,598
Iraan	$56	Victoria County	$520,886
Iredell	$216	Vidor	$95,620
Irion County	$9,105	Vinton	$622
Irving	$427,818	Volente	$333
Italy	$5,349	Von Ormy	$513
Itasca	$8,694	Waco	$512,007
Ivanhoe	$26	Waelder	$3,427
Jacinto City	$14,141	Wake Village	$174
Jack County	$14,799	Walker County	$184,624
Jacksboro	$23,254	Waller County	$126,206
Jackson County	$37,984	Waller	$11,295
Jacksonville	$80,179	Wallis	$2,698
Jamaica Beach	$4,913	Walnut Springs	$183
Jarrell	$2,423	Ward County	$67,920
Jasper	$78,422	Warren City	$66
Jasper County	$248,855	Washington County	$83,727
Jayton	$63	Waskom	$5,346
Jeff Davis County	$8,500	Watauga	$33,216
Jefferson	$11,194	Waxahachie	$152,094
Jefferson County	$756,614	Weatherford	$207,872
Jersey Village	$36,347	Webb County	$505,304
Jewett	$9,338	Webberville	$1,280
Jim Hogg County	$12,718	Webster	$53,202
Jim Wells County	$166,539	Weimar	$5,830
Joaquin	$810	Weinert	$234
Johnson City	$3,581	Weir	$443
Johnson County	$408,692	Wellington	$9,111
Jolly	$26	Wellman	$383
Jones County	$22,001	Wells	$1,357
Jones Creek	$5,078	Weslaco	$73,949
Jonestown	$6,419	West	$3,522
Josephine	$881	West Columbia	$17,958
Joshua	$20,619	West Lake Hills	$17,056
Jourdanton	$9,600	West Orange	$42,452
Junction	$4,825	West Tawakoni	$6,995
Justin	$8,575	West University Place	$34,672
Karnes City	$11,632	Westbrook	$43
Karnes County	$35,249	Westlake	$41,540
Katy	$52,467	Weston	$266

Kaufman	$27,607
Kaufman County	$353,047
Keene	$38,296
Keller	$79,189
Kemah	$28,325
Kemp	$6,419
Kempner	$330
Kendall County	$100,643
Kendleton	$13
Kenedy	$676
Kenedy County	$1,000
Kenefick	$416
Kennard	$132
Kennedale	$21,024
Kent County	$939
Kerens	$1,924
Kermit	$5,652
Kerr County	$218,452
Kerrville	$190,357
Kilgore	$105,583
Killeen	$535,650
Kimble County	$20,480
King County	$1,000
Kingsville	$20,083
Kinney County	$2,142
Kirby	$8,752
Kirbyville	$10,690
Kirvin	$2
Kleberg County	$124,109
Knollwood	$1,160
Knox City	$1,962
Knox County	$11,730
Kosse	$2,468
Kountze	$19,716
Kress	$186
Krugerville	$1,508
Krum	$9,661
Kurten	$686
Kyle	$51,835
La Feria	$10,381
Weston Lakes	$189
Westover Hills	$4,509
Westworth Village	$7,842
Wharton	$31,700
Wharton County	$72,887
Wheeler	$447
Wheeler County	$26,273
White Deer	$1,273
White Oak	$15,305
White Settlement	$23,304
Whiteface	$155
Whitehouse	$29,017
Whitesboro	$18,932
Whitewright	$7,098
Whitney	$73
Wichita County	$552,371
Wichita Falls	$832,574
Wickett	$87
Wilbarger County	$55,124
Willacy County	$24,581
Williamson County	$1,195,987
Willis	$24,384
Willow Park	$26,737
Wills Point	$43,765
Wilmer	$426
Wilson	$12
Wilson County	$121,034
Wimberley	$724
Windcrest	$12,908
Windom	$1,087
Windthorst	$3,385
Winfield	$290
Wink	$120
Winkler County	$61,163
Winnsboro	$28,791
Winona	$319
Winters	$6,229
Wise County	$289,074
Wixon Valley	$441
Wolfe City	$5,466

La Grange	$9,623	Wolfforth	$4,022
La Grulla	$1,708	Wood County	$267,048
La Joya	$8,457	Woodbranch	$9,617
La Marque	$98,930	Woodcreek	$358
La Porte	$91,532	Woodloch	$1,012
La Salle County	$14,975	Woodsboro	$1,130
La Vernia	$3,217	Woodson	$122
La Villa	$572	Woodville	$20,340
La Ward	$321	Woodway	$25,713
LaCoste	$159	Wortham	$376
Lacy-Lakeview	$11,599	Wylie	$114,708
Ladonia	$2,011	Yantis	$2,072
Lago Vista	$13,768	Yoakum County	$34,924
Laguna Vista	$3,689	Yoakum	$20,210
Lake Bridgeport	$232	Yorktown	$5,447
Lake City	$2,918	Young County	$44,120
Lake Dallas	$25,314	Zapata County	$56,480
Lake Jackson	$75,781	Zavala County	$38,147
Lake Tanglewood	$613	Zavalla	$1,088
Lake Worth	$20,051		

EXHIBIT C

Exhibit C: TX Opioid Council & Health Care Region Allocations plus Administrative Costs
70% of Total ($700 million)

Health Care Region Allocation*: $693 million; Administrative Costs: $7 million		
Region	Counties in Health Care Region	Allocation
1	Anderson, Bowie, Camp, Cass, Cherokee, Delta, Fannin, Franklin, Freestone, Gregg, Harrison, Henderson, Hopkins, Houston, Hunt, Lamar, Marion, Morris, Panola, Rains, Red, River, Rusk, Smith, Titus, Trinity, Upshur, Van, Zandt, Wood	$38,223,336
2	Angelina, Brazoria, Galveston, Hardin, Jasper, Jefferson, Liberty, Nacogdoches, Newton, Orange, Polk, Sabine, San Augustine, San Jacinto, Shelby, Tyler	$54,149,215
3	Austin, Calhoun, Chambers, Colorado, Fort Bend, Harris, Matagorda, Waller, Wharton	$120,965,680
4	Aransas, Bee, Brooks, De Witt, Duval, Goliad, Gonzales, Jackson, Jim Wells, Karnes, Kenedy, Kleberg, Lavaca, Live Oak, Nueces, Refugio, San Patricio, Victoria	$27,047,477
5	Cameron, Hidalgo, Starr, Willacy	$17,619,875
6	Atascosa, Bandera, Bexar, Comal, Dimmit, Edwards, Frio, Gillespie, Guadalupe, Kendall, Kerr, Kinney, La Salle, McMullen, Medina, Real, Uvalde, Val Verde, Wilson, Zavala	$68,228,047
7	Bastrop, Caldwell, Fayette, Hays, Lee, Travis	$50,489,691
8	Bell, Blanco, Burnet, Lampasas, Llano, Milam, Mills, San Saba, Williamson	$24,220,521
9	Dallas, Kaufman	$66,492,094
10	Ellis, Erath, Hood, Johnson, Navarro, Parker, Somervell, Tarrant, Wise	$65,538,414
11	Brown, Callahan, Comanche, Eastland, Fisher, Haskell, Jones, Knox, Mitchell, Nolan, Palo Pinto, Shackelford, Stephens, Stonewall, Taylor	$9,509,818
12	Armstrong, Bailey, Borden, Briscoe, Carson, Castro, Childress, Cochran, Collingsworth, Cottle, Crosby, Dallam, Dawson, Deaf Smith, Dickens, Donley, Floyd, Gaines, Garza, Gray, Hale, Hall, Hansford, Hartley, Hemphill, Hockley, Hutchinson, Kent, King, Lamb, Lipscomb, Lubbock, Lynn, Moore, Motley, Ochiltree, Oldham, Parmer, Potter, Randall, Roberts, Scurry, Sherman, Swisher, Terry, Wheeler, Yoakum	$23,498,027
13	Coke, Coleman, Concho, Crockett, Irion, Kimble, Mason, McCulloch, Menard, Pecos, Reagan, Runnels, Schleicher, Sterling, Sutton, Terrell, Tom Green	$5,195,605
14	Andrews, Brewster, Crane, Culberson, Ector, Glasscock, Howard, Jeff Davis, Loving, Martin, Midland, Presidio, Reeves, Upton, Ward, Winkler	$12,124,354
15	El Paso, Hudspeth	$17,994,285
16	Bosque, Coryell, Falls, Hamilton, Hill, Limestone, McLennan	$9,452,018
17	Brazos, Burleson, Grimes, Leon, Madison, Montgomery, Robertson, Walker, Washington	$23,042,947
18	Collin, Denton, Grayson, Rockwall	$39,787,684
19	Archer, Baylor, Clay, Cooke, Foard, Hardeman, Jack, Montague, Throckmorton, Wichita, Wilbarger, Young	$12,665,268
20	Jim Hogg, Maverick, Webb, Zapata	$6,755,656
	Administrative Costs	$7,000,000

* Each Region shall reserve 25% of its allocation for Targeted Funds under the guidelines of Exhibit A.

EXHIBIT K

Settlement Participation Form

Governmental Entity: City of Taylor	State: Texas
Authorized Official: Brian LaBorde	
Address 1: 400 Porter Street	
Address 2:	
City, State, Zip: Taylor, Tx. 76574	
Phone: 512 352 3677	
Email: brian.LaBorde@taylortx.gov	

The governmental entity identified above ("Governmental Entity"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated July 21, 2021 ("Janssen Settlement"), and acting through the undersigned authorized official, hereby elects to participate in the Janssen Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Janssen Settlement, understands that all terms in this Election and Release have the meanings defined therein, and agrees that by this Election, the Governmental Entity elects to participate in the Janssen Settlement and become a Participating Subdivision as provided therein.

2. The Governmental Entity shall, within 14 days of the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed.

3. The Governmental Entity agrees to the terms of the Janssen Settlement pertaining to Subdivisions as defined therein.

4. By agreeing to the terms of the Janssen Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.

5. The Governmental Entity agrees to use any monies it receives through the Janssen Settlement solely for the purposes provided therein.

6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Janssen Settlement.

7. The Governmental Entity has the right to enforce the Janssen Settlement as provided therein.

8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Janssen Settlement, including but not limited to all provisions of

Section IV (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Janssen Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Janssen Settlement shall be a complete bar to any Released Claim.

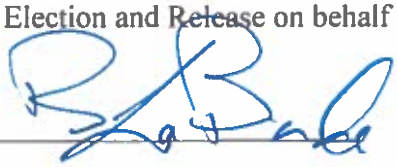
9. In connection with the releases provided for in the Janssen Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Janssen Settlement.

10. Nothing herein is intended to modify in any way the terms of the Janssen Settlement, to which Governmental Entity hereby agrees. To the extent this Election and Release is interpreted differently from the Janssen Settlement in any respect, the Janssen Settlement controls.

I have all necessary power and authorization to execute this Election and Release on behalf of the Governmental Entity.

Signature: 

Name: Brian LaBorde

Title: City Manager

Date: 10-29-21

EXHIBIT K

Subdivision Settlement Participation Form

Governmental Entity: City of Taylor	State: Texas
Authorized Official: Brian LaBorde	
Address 1: 400 Porter St.	
Address 2:	
City, State, Zip: Taylor TX 76574	
Phone: 512 352 3677	
Email: brian.laborde@taylortx.gov	

The governmental entity identified above ("*Governmental Entity*"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated July 21, 2021 ("*Distributor Settlement*"), and acting through the undersigned authorized official, hereby elects to participate in the Distributor Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Distributor Settlement, understands that all terms in this Participation Form have the meanings defined therein, and agrees that by signing this Participation Form, the Governmental Entity elects to participate in the Distributor Settlement and become a Participating Subdivision as provided therein.

2. The Governmental Entity shall, within 14 days of the Reference Date and prior to the filing of the Consent Judgment, secure the dismissal with prejudice of any Released Claims that it has filed.

3. The Governmental Entity agrees to the terms of the Distributor Settlement pertaining to Subdivisions as defined therein.

4. By agreeing to the terms of the Distributor Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.

5. The Governmental Entity agrees to use any monies it receives through the Distributor Settlement solely for the purposes provided therein.

6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Distributor Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Distributor Settlement.

7. The Governmental Entity has the right to enforce the Distributor Settlement as provided therein.

8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Distributor Settlement, including, but not limited to, all provisions of Part XI, and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Distributor Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Distributor Settlement shall be a complete bar to any Released Claim.

9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Distributor Settlement.

10. In connection with the releases provided for in the Distributor Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release, and that if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Distributor Settlement.

11. Nothing herein is intended to modify in any way the terms of the Distributor Settlement, to which Governmental Entity hereby agrees. To the extent this Participation Form is interpreted differently from the Distributor Settlement in any respect, the Distributor Settlement controls.

I have all necessary power and authorization to execute this Participation Form on behalf of the Governmental Entity.

Signature: B LaBorde

Name: Brian LaBorde

Title: City Manager

Date: 10-29-21

EXHIBIT K

Settlement Participation Form

Governmental Entity: City of Taylor	State: Texas
Authorized Official: Brian LaBorde, City Manager	
Address 1: 400 Porter St.	
Address 2:	
City, State, Zip: Taylor, TX 76574	
Phone: 512-352-3677	
Email: brian.laborde@taylortx.gov	

The governmental entity identified above ("Governmental Entity"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated July 21, 2021 ("Janssen Settlement"), and acting through the undersigned authorized official, hereby elects to participate in the Janssen Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Janssen Settlement, understands that all terms in this Election and Release have the meanings defined therein, and agrees that by this Election, the Governmental Entity elects to participate in the Janssen Settlement and become a Participating Subdivision as provided therein.

2. The Governmental Entity shall, within 14 days of the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed.

3. The Governmental Entity agrees to the terms of the Janssen Settlement pertaining to Subdivisions as defined therein.

4. By agreeing to the terms of the Janssen Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.

5. The Governmental Entity agrees to use any monies it receives through the Janssen Settlement solely for the purposes provided therein.

6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Janssen Settlement.

7. The Governmental Entity has the right to enforce the Janssen Settlement as provided therein.

8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Janssen Settlement, including but not limited to all provisions of

Section IV (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Janssen Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Janssen Settlement shall be a complete bar to any Released Claim.

9. In connection with the releases provided for in the Janssen Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Janssen Settlement.

10. Nothing herein is intended to modify in any way the terms of the Janssen Settlement, to which Governmental Entity hereby agrees. To the extent this Election and Release is interpreted differently from the Janssen Settlement in any respect, the Janssen Settlement controls.

I have all necessary power and authorization to execute this Election and Release on behalf of the Governmental Entity.

Signature: B. LaBorde

Name: Brian LaBorde

Title: City Manager

Date: 11/22/21

EXHIBIT K

Subdivision Settlement Participation Form

Governmental Entity: City of Taylor	State: Texas
Authorized Official: Brian LaBorde, City Manager	
Address 1: 400 Porter St	
Address 2:	
City, State, Zip: Taylor, TX 76574	
Phone: 512-352-3677	
Email: brian.laborde@taylortx.gov	

The governmental entity identified above ("*Governmental Entity*"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated July 21, 2021 ("*Distributor Settlement*"), and acting through the undersigned authorized official, hereby elects to participate in the Distributor Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Distributor Settlement, understands that all terms in this Participation Form have the meanings defined therein, and agrees that by signing this Participation Form, the Governmental Entity elects to participate in the Distributor Settlement and become a Participating Subdivision as provided therein.

2. The Governmental Entity shall, within 14 days of the Reference Date and prior to the filing of the Consent Judgment, secure the dismissal with prejudice of any Released Claims that it has filed.

3. The Governmental Entity agrees to the terms of the Distributor Settlement pertaining to Subdivisions as defined therein.

4. By agreeing to the terms of the Distributor Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.

5. The Governmental Entity agrees to use any monies it receives through the Distributor Settlement solely for the purposes provided therein.

6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Distributor Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Distributor Settlement.

7. The Governmental Entity has the right to enforce the Distributor Settlement as provided therein.

8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Distributor Settlement, including, but not limited to, all provisions of Part XI, and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Distributor Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Distributor Settlement shall be a complete bar to any Released Claim.

9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Distributor Settlement.

10. In connection with the releases provided for in the Distributor Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release, and that if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Distributor Settlement.

11. Nothing herein is intended to modify in any way the terms of the Distributor Settlement, to which Governmental Entity hereby agrees. To the extent this Participation Form is interpreted differently from the Distributor Settlement in any respect, the Distributor Settlement controls.

I have all necessary power and authorization to execute this Participation Form on behalf of the Governmental Entity.

Signature: B. LaBorde

Name: Brian LaBorde

Title: City Manager

Date: 11/22/21

City Council Meeting
January 9, 2025
Transmittal Letter

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☒ Economic Vitality

Agenda Item #: **9**

Agenda Title: Hold Public Hearing and introduce Ordinance 2025-## establishing Reinvestment Zone No.11

Council Action to be taken: Public Hearing and introduce Ordinance.

Department Submitted: City Management

Staff Contact: Brian LaBorde, City Manager; and Ben White, President/CEO, Taylor Economic Development Corporation.

1. PURPOSE/DESCRIPTION

In accordance with CH 312 of the Texas Tax Code, City is required to hold a public hearing to designate a Reinvestment Zone, Zone #11, Taylor Port Zone, prior to consider any tax abatements for any developments. The purpose for such zone is to allow for incentives to attract and/or retain economic development.

2. BACKGROUND / PRIOR COUNCIL ACTIONS TAKEN

The request for such zone is to be considered for Lot 3B (called 26.292 acres) of RCR Taylor Logistics Park Replat of Phase 2, Block 2, Lot 3, as recorded in Instrument No. 2023055776 of the Official Public Records of Williamson County, Texas. Seven-day notice of such public hearing was published in the newspaper prior to Council consideration.

3. STAFF ANALYSIS (How and Why)

This is a CH 312 reinvestment zone out of the Local Government Code and such zone is required prior to any incentive agreement consideration. Any incentive agreement after creation of the zone will need Council approval.

Ben White, President/CEO, Taylor Economic Development Corporation will be in attendance to answer any questions with regards such zone creation.

4. RECOMMENDATION

Public Hearing followed by consideration of ordinance.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- Notice of Public Hearing
- Ordinance

ORDINANCE NO. 2025-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, DESIGNATING REINVESTMENT ZONE NO. 11; PROVIDING ELIGIBILITY OF THE ZONE FOR COMMERCIAL-INDUSTRIAL TAX ABATEMENT; CONTAINING FINDINGS THAT THE AREA QUALIFIES TO BE DESIGNATED AS A REINVESTMENT ZONE AND THE IMPROVEMENTS SOUGHT ARE FEASIBLE AND PRACTICABLE AND OF BENEFIT TO THE LAND AND THE CITY; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALING CLAUSE; AND PROVIDING FOR THE EFFECTIVE DATE OF SAID ORDINANCE.

WHEREAS, the City Council of the City of Taylor, Texas, has caused notice to be published in a newspaper having general circulation in the City and has delivered such notice to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone described herein; and

WHEREAS, the City Council of the City of Taylor, Texas, has conducted a public hearing on the designation of the area described herein as a reinvestment zone on January 9th, 2025 at 6:00 p.m. in the Council Chambers at the City Hall at which interested parties were allowed to speak and present evidence for or against the designation;

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

SECTION 1. That the City Council of the City of Taylor, Texas, finds that the area described herein will, if designated as a reinvestment zone, be reasonably likely to contribute to the retention or expansion of primary employment, or to attract major investment in the zone that will be of benefit to the property and contribute to the economic development of the City. The City Council further finds that the improvements sought are feasible and practicable and would be of benefit to the land to be included in the zone and to the City after the expiration of a tax abatement agreement.

SECTION 2. That pursuant to the provisions of Section 312.201 of the Texas Tax Code, the real property described in Exhibit "A" and made a part hereof for all purposes, is hereby designated as a reinvestment zone and for identification is assigned the name "Reinvestment Zone No. 11" or "Taylor Port Zone".

SECTION 3. That the property within Reinvestment Zone No. 11 is eligible for commercial-industrial tax abatement effective on January 1, 2025. The designation of Reinvestment Zone No. 11 does not obligate the City of Taylor to enter any tax abatement agreement with any person or entity for the abatement of taxes for any real or personal property located in Reinvestment Zone No. 11, nor does it obligate the City of Taylor to enter any agreements with any person or entity for the City to provide any incentives.

SECTION 4. That should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance or as amended hereby, which shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Taylor in conflict with the provisions of this Ordinance shall be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict herewith shall remain in full force and effect.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication, as the law and charter in such cases provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ON THIS THE ____TH DAY OF _____ 2025.

CITY OF TAYLOR, TEXAS

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder, City Attorney

EXHIBIT "A"

BEGINNING at a 5/8 inch iron rod found with ID. Cap (RITD, LLC - RPLS 6452) for the southwest corner of Lot 3B (called 26.292 acres) of RCR Taylor Logistics Park Replat of Phase 2, Block 2, Lot 3, as recorded in Instrument No. 2023055776 of the Official Public Records of Williamson County, Texas for the northwest corner hereof, common with the northwest corner of said RCR Taylor Logistics Park Lot 3A (called 20.120 acres), also being on an east line of the Possession and Use Agreement Between RCR Taylor Land, L.P. & Williamson County, Texas Tract called 12.327 acres as recorded in Instrument No. 2021124409 of said Official Public Records, being the east right-of-way line of FM 3349;

THENCE along the south and west lines of said Phase 2, Block 2, Lot 3B, for north and east lines hereof, being along the north and east lines of said Lot 3A, the following calls:

> S 82° 20' 49" E, 113.81 feet to a 5/8 inch iron rod found with ID. Cap (RITD, LLC - RPLS 6452) for an angle point hereof and of said Lot 3B;
>
> N 72° 58' 00" E, 1060.08 feet to a 5/8 inch iron rod found with ID. Cap (RITD, LLC - RPLS 6452) for an interior corner of Phase 2, Lot 3B common with the north corner hereof;
>
> S 17° 02' 00" E, 416.36 feet to a 5/8 inch iron rod found with ID. Cap (RITD, LLC – RPLS 6452) for an angle point hereof and being in the west line of RCR Taylor Logistics Park Amending Plat 3 Phase 1, Lot 1A3 (called 102.19 acres) recorded in Document No. 2023095246 of the Official Public Records of Williamson County, Texas;
>
> S 07° 36' 04" W, 1545.14 feet to a 5/8 inch iron rod found with ID. Cap (RITD, LLC - RPLS 6452) For a tangent point hereof and of Phase 1 Lot 1A3, being at the beginning of a curve to the right;

THENCE along an east line hereof, common with a west line of Phase1, Lot 1A3, being along said curve to the right, through a central angle of 65° 01' 18", having a radius of 55.00 feet, a chord of S 40° 06' 43" W, 59.12 feet, for an arc distance of 62.42 feet to a 5/8 inch iron rod found for a tangent point hereof, and of said Phase 1 Lot 13A, at the end of said curve to the right;

THENCE along a south line hereof and the north line of Lot 1A3, S 72° 37' 23" W, 540.39 feet to a 5/8 inch iron rod found for a tangent point hereof and of said Phase 1, Lot 1A3, at the beginning of a curve to the left;

THENCE along an east line hereof and a west line of Phase 1 Lot 1A3, being along said curve to the left, through a central angle of 64° 56' 10", having a radius of 80.00 feet, a chord of S 40° 09' 35" W, 85.89 feet, for an arc distance of 90.67 feet to a 5/8 inch iron rod found with ID. Cap (RITD, LLC – RPLS 6452) for a tangent point hereof, and of said Phase 1, Lot1A3, and at the end of said curve to the left;

MISCELLANEOUS FOR SALE

FOR SALE: 55 gallon ink drums $10, wood pallets $2, and end rolls $5. Call Granite Printing, 512-352-3687, or come by 2675 CR 374, Circleville, TX.

BUILDING & CONSTRUCTION

Eulenfeld Construction
• Remodeling
• Foundation Repair
• Interior & Exterior Painting
• Major & Minor Repairs
INSURED
365-7174

AUTOS

TOP CASH paid for Junk Cars with or without title. Call 254-913-9613.

PETS

Available for Adoption or Foster! To find out the availability of adoptions, please contact the: Taylor Animal Shelter 701 E. Fourth St., Taylor. Call 512-352-5483 for an appointment.

LOTS AND ACREAGE FOR SALE

Land for sale in Boerne, Texas. Two acres $195,000, one acre $103,500. Located at 3 Hillview Lane. Just outside the Boerne city limits in Kendall County. Can be used for residential or commercial uses. For information, call JEFF at 830-249-2441.

PUBLIC & LEGAL NOTICES

Notice of Public Hearing

Annual Texas Academic Performance Report (TAPR)

January 16, 2025 at 6:00 pm in the Coupland Library

APPLICATION HAS BEEN MADE WITH THE TEXAS ALCOHOLIC BEVERAGE COMMISSION FOR A WINERY PERMIT BY MERIDIAN HIVE, LLC dba MERIDIAN HIVE MEADERY, TO BE LOCATED AT 1331 W 2ND STREET, TAYLOR, WILLIAMSON COUNTY, TEXAS 76574. OFFICERS OF SAID LLC ARE WILLIAM CAYCE RIVERS, CEO, ERIC LOWE, MANAGER AND MIKE SIMMONS, MANAGER.

NOTICE OF ABANDONED VEHICLE THE FOLLOWING WAS TOWED AND BEING STORED AT RANDY'S WRECKER SERVICE, 811-8 W 2ND ST, TAYLOR TX. (512)-365-3616, TDLR VSF LICENSE NUMBER: #0550233VSF.

PUBLIC & LEGAL NOTICES

1997 MINI DUMP TRLR, BLUE, VIN# 1C9DG1226V130 5032. FEES DUE, $557.41 AND $22.85 DAILY STORAGE FEE, MAY BE CLAIMED WITH PROOF OF OWNERSHIP AND PAYING TOTAL CHARGES DUE. WWW.TDLR.TEXAS.GOV/COMPLAINTS

Notice of Public Sale. Lockerfox.com. In accordance with the Texas property code, Chapter 59, **RightSpace Storage - Taylor, 4105 W 2nd St , Taylor, TX, 76574,** will conduct a public auction to satisfy a landlord's lien. Units will be sold to the highest bidder online at **Lockerfox.com.** A $100 credit card clean up deposit is required. Seller reserves the right to withdraw any unit or not accept any bid at time of sale. Sale will be held online at Lockerfox.com starting on or before **Thursday January 09, 2025 at 10:00 am** and bidding will close on or after **Thursday January 16, 2025 at 10:00 am.** General description of contents: general household/personal goods/other contents. Names of tenants as they appear on the lease: **Gabe Carr.** Tenants may redeem their goods for full payment with a money order or cashier's check only up to time of auction. Call **RightSpace Storage - Taylor at (512) 309-4627**

Notice of Public Sale Pursuant to Chapter 59 of the Texas Property Code, **TJO 10 X 10 Management, Ltd** Managing properties listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.selfstorageauction.com. Property will be sold to highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw property from sale. Property may be sold by the space. General description of property being sold includes contents such as household/personal goods/misc items in spaces for the following tenants: **Wednesday January 15, 2025 at 12:00 pm. Windmill Mini Storage @ 204 Commercial Dr, Taylor, TX, 76574, www.SelfStorageAuction.com. SHERRI MOORE, DIANE BLOMQUIST, TASHA UPTON.**

PUBLIC & LEGAL NOTICES

NOTICE OF REQUIREMENT TO COMPLY WITH THE SUBDIVISION AND SERVICE EXTENSION POLICY OF SOUTHWEST MILAM WATER SUPPLY CORPORATION

Pursuant to Chapter 13.2502 of the Texas Water Code, Southwest Milam Water Supply Corporation hereby gives notice that any person who subdivides land by dividing any lot, tract, or parcel of land within the service area of Southwest Milam Water Supply Corporation Certificate of Convenience and Necessity No. 10027 in Milam, Burleson, Lee, and Williamson Counties into two or more lots or sites for the purpose of sale or development, whether immediate or future, including re-subdivision of land for which a plat has been filed and recorded, or a request for more than two water connections on a single contiguous tract of land must comply with Section F: Non- Standard Service Requirements (the "Subdivision Policy") contained in Southwest Milam Water Supply Corporation's tariff.

Southwest Milam Water Supply Corporation is not required to extend retail water service to a service applicant in a subdivision where the developer of the subdivision has failed to comply with the Subdivision Policy.

Applicable elements of the Subdivision include:

Evaluation by Southwest Milam Water Supply Corporation of the impact a proposed subdivision service extension will make on Southwest Milam Water Supply Corporation's system and payment of the costs for this evaluation.

Payment of reasonable costs or fees by the developer for providing water service capacity. Forfeiture of reserved water supply capacity for failure to pay applicable fees.

Payment of costs on any improvements to Southwest Milam Water Supply Corporation's system that is necessary to provide the water service.

Construction according to design approved by Southwest Milam Water Supply Corporation and dedication by the developer of water facilities within the subdivision following inspection.

If any member or applicant is installing a concrete or asphalt driveway, or if a waterline extension is required to service the property, they must notify the corporation in writing and pay the cost to encase the waterline at every concrete or asphalt driveway location.

Southwest Milam Water Supply Corporation's tariff and a map showing Southwest Milam Water Supply Corporation's service area may be reviewed at Southwest Milam Water Supply Corporation's office at 706 East Cameron Avenue, Rockdale, Texas; the tariff/policy and service are map are recorded at the Public Utility Commission of Texas in Austin, Texas and may be reviewed by contacting the PUC, c/o Central Records, 1701 N Congress/PO Box 13326, Austin, Texas 78711.

"This institution is an equal opportunity provider"

PUBLIC & LEGAL NOTICES

CITY OF TAYLOR
NOTICE OF PUBLIC HEARING
DESIGNATION OF REINVESTMENT ZONE No. 11

The City of Taylor City Council will conduct a public hearing at 6:00 p.m. on January 9, 2025, in the City Hall Council Chamber at 400 Porter Street Taylor, Texas to consider a reinvestment zone for tax abatement purposes under Chapter 312 Texas Tax Code.

At the hearing, interested persons are entitled to speak and present evidence for or against the designation of the property described below as Reinvestment Zone 11.

BEGINNING at a 5/8 inch iron rod found with ID. Cap (RITD, LLC - RPLS 6452) for the southwest corner of Lot 3B (called 26.292 acres) of RCR Taylor Logistics Park Replat of Phase 2, Block 2, Lot 3, as recorded in Instrument No. 2023055776 of the Official Public Records of Williamson County, Texas for the northwest corner hereof, common with the northwest corner of said RCR Taylor Logistics Park Lot 3A (called 20.120 acres), also being on an east line of the Possession and Use Agreement Between RCR Taylor Land, L.P. & Williamson County, Texas Tract called 12.327 acres as recorded in Instrument No. 2021124409 of said Official Public Records, being the east right-of-way line of FM 3349;

THENCE along the south and west lines of said Phase 2, Block 2, Lot 3B, for north and east lines hereof, being along the north and east lines of said Lot 3A, the following calls:

S 82° 20' 49" E, 113.81 feet to a 5/8 inch iron rod found with ID. Cap (RITD, LLC - RPLS 6452) for an angle point hereof and of said Lot 3B;

N 72° 58' 00" E, 1060.08 feet to a 5/8 inch iron rod found with ID. Cap (RITD, LLC - RPLS 6452) for an interior corner of Phase 2, Lot 3B common with the north corner hereof;

S 17° 02' 00" E, 416.36 feet to a 5/8 inch iron rod found with ID. Cap (RITD, LLC – RPLS 6452) for an angle point hereof and being in the west line of RCR Taylor Logistics Park Amending Plat 3 Phase 1, Lot 1A3 (called 102.19 acres) recorded in Document No. 2023095246 of the Official Public Records of Williamson County, Texas;

S 07° 36' 04" W, 1545.14 feet to a 5/8 inch iron rod found with ID. Cap (RITD, LLC - RPLS 6452) For a tangent point hereof and of Phase 1 Lot 1A3, being at the beginning of a curve to the right;

THENCE along an east line hereof, common with a west line of Phase1, Lot 1A3, being along said curve to the right, through a central angle of 65° 01' 18", having a radius of 55.00 feet, a chord of S 40° 06' 43" W, 59.12 feet, for an arc distance of 62.42 feet to a 5/8 inch iron rod found for a tangent point hereof, and of said Phase 1 Lot 13A, at the end of said curve to the right;

THENCE along a south line hereof and the north line of Lot 1A3, S 72° 37' 23" W, 540.39 feet to a 5/8 inch iron rod found for a tangent point hereof and of said Phase 1, Lot 1A3, at the beginning of a curve to the left;

THENCE along an east line hereof and a west line of Phase 1 Lot 1A3, being along said curve to the left, through a central angle of 64° 56' 10", having a radius of 80.00 feet, a chord of S 40° 09' 35" W, 85.89 feet, for an arc distance of 90.67 feet to a 5/8 inch iron rod found with ID. Cap (RITD, LLC – RPLS 6452) for a tangent point hereof, and of said Phase 1, Lot1A3, and at the end of said curve to the left;



NEED EXTRA CASH !!! ???
I BUY RVs & MOBILE HOMES
Travel Trailers • 5th Wheels
Goosenecks • Bumper Pulls
In Any Area!!! Any Condition!!!
Old/New !!! Dirty or Clean !!!
I PAY CA$H 956-466-7001
No Title – No Problem – We Can Apply For One
ANR Enterprises

WE BUY OIL, GAS, & MINERAL RIGHTS
Both non-producing and producing including Non-Participating Royalty Interest (NPRI)
Provide us your desired price for an offer evaluation.
CALL TODAY: **806.620.1422**
LOBO MINERALS, LLC
PO Box 1800 • Lubbock, TX 79408-1800
LoboMineralsLLC@gmail.com



Got something to sell?
Do in the classifieds.

A BIG HIGH FIVE

TO ALL OUR LOYAL
CUSTOMERS AND SUBSCRIBERS
TAYLOR PRESS
211 W. Third | Taylor, TX 76574 | 512-352-8535 | taylorpress.net

TEXAS STATEWIDE CLASSIFIED ADVERTISING NETWORK
TexSCAN
TexSCAN Week of Dec. 29, 2024-Jan. 4, 2025

BASEBALL TOURS

Bob's Baseball Tours — Sports Lover's Tour: See an NHL & NBA game, visit Pro Football Hall of Fame and tour Lambeau Field & see 4 MLB games from April 8-16., $2,800/person based on double hotel occupancy. Ultimate Baseball Tour: See 7 MLB in 11 days incl. Yankee Stadium, Fenway Park & Wrigley Field, also Pro Football and Baseball Halls of Fame and a day at the Little League World Series, Aug. 11-21, 2025. Call or text for FREE brochure 507-217-1326, www.bobsbaseballtours.com.

CHARITY

Donate your car, truck, boat, RV and more to support our veterans! Schedule a FAST, FREE vehicle pickup and receive a top tax deduction! Call Veteran Car Donations at 1-855-808-4152 today!

CELLULAR PHONE SERVICE

Consumer Cellular - the same reliable, nationwide coverage as the largest carriers. No long-term contract, no hidden fees and activation is free. All plans feature unlimited talk and text, starting at just $20/month. For more information, call 1-855-493-3803.

ENERGY

Backup power — peace of mind. Get a standard warranty of 7 years, $849 value. Call 888-925-0261, Briggs & Stratton Energy Solutions.

Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 1-855-704-8579 today to schedule a free quote. It's not just a generator. It's a power move.

LEGAL ASSISTANCE

Wesley Financial Group, LLC — Timeshare Cancellation Experts. Over $50,000,000 in timeshare debt and fees cancelled in 2019. Get free informational package and learn how to get rid of your timeshare! Free consultations. Over 450 positive reviews. Call 855-501-6864.

HOME IMPROVEMENT

Jim's Metal Roof Coatings — Roof coating: leak repair, bin tops, roofing (metal/galvanized); painting: metal building (steel or aluminum), house (exterior). 325-436-4039.

Jacuzzi Bath Remodel can install a new, custom bath or shower in as little as one day. For a limited time, waiving ALL installation costs! (Additional terms apply. Subject to change and vary by dealer. (Offer ends 3/30/25.) Call 1-855-965-0841.

MEDICAL

Portable Oxygen Concentrator May Be Covered by Medicare! Reclaim independence and mobility with the compact design and long-lasting battery of Inogen One. Free information kit! Call 866-747-9983.

DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 400 plus procedures. Real dental insurance - NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-855-901-0467 www.dental50plus.com/txpress #6258

OIL & GAS RIGHTS

We buy oil, gas & mineral rights. Both non-producing and producing including Non-Participating Royalty Interest (NPRI). Provide us your desired price for an offer evaluation. Call today: 806-620-1422. Lobo Minerals, LLC, PO Box 1800, Lubbock, TX 79408-1800, LoboMineralsLLC@gmail.com.

WATER DAMAGE

WATER DAMAGE CLEANUP & RESTORATION: A small amount of water can lead to major damage in your home. Our trusted professionals do complete repairs to protect your family and your home's value! Call 24/7: 1-877-727-3027. Have zip code of service location ready when you call!

WANTED

Need Extra Cash — I Buy RVs & Mobile Homes –Travel Trailers, 5th Wheels, Goosenecks, Bumper Pulls. In Any Area, Any Condition – Old/New, Dirty or Clean! I PAY CA$H. No Title – No Problem, we can apply for one. We go anywhere in Texas. ANR Enterprises, 956-466-7001!

Texas Press Statewide Classified Network
200 Participating Texas Newspapers • Regional Ads
Start At $250 • Email ads@texaspress.com

NOTICE: While most advertisers are reputable, we **cannot guarantee products or services advertised.** We urge readers to use caution and when in doubt, contact the Texas Attorney General at 800-621-0508 or the Federal Trade Commission at 877-FTC-HELP. The FTC web site is www.ftc.gov/bizop.

City Council Meeting
January 9, 2025
Transmittal Letter

STRATEGIC PILLAR	
☐	Streets/Infrastructure
☐	Quality of Life
☒	Economic Vitality

Agenda Item #: **10**

Agenda Title: Consideration on a First Amendment to Tax Abatement Agreement between Soulbrain TX LLC and City of Taylor

Council Action to be taken: Consideration on First Amendment to original agreement.

Department Submitted: City Management

Staff Contact: Brian LaBorde, City Manager; and Ben White, President/CEO, Taylor Economic Development Corporation.

1. PURPOSE/DESCRIPTION

A request has been made by Soulbrain TX LLC, "Soulbrain", to amend Section 3.11 of the original agreement regarding the creation, fill, and maintain at least fifty (50) employment positions. Soulbrain is requesting a phased-in approach as they ramp up to full operations and to allow for time to recruit.

2. BACKGROUND / PRIOR COUNCIL ACTIONS TAKEN

Original agreement was entered into in 2024 with the creation of a tax abatement zone #10 within the RCR Railpark, attached herein.

3. STAFF ANALYSIS (How and Why)

Soulbrain is requesting a phased in approach over a five- year period as follows:

Employment Period 1: Three (3) Employment Positions
Employment Period 2: Eight (8) Employment Positions
Employment Period 3: Seventeen (17) Employment Positions
Employment Period 4: Twenty-Three (23) Employment Positions
Employment Period 5: Fifty (50) Employment Positions"

4. RECOMMENDATION

Consideration of the first amendment agreement.

5. FUNDING SOURCE

N/A

6. TIMELINE

N/A

7. OTHER OPTIONS (In order of preference)

N/A

8. ATTACHMENTS

- First Amendment to Tax Abatement Agreement
- CH 312 30-day notice on first amendment published on city website on Dec 6, 2024.
- Original Ch 312 Tax Abatement Agreement with Soulbrain TX LLC.

Notice of Consideration of Approval of Tax Abatement Agreement
Provided Pursuant to Texas Tax Code Section 312.207

The City Council of the City of Taylor will consider the approval of the First Amendment to the tax abatement agreement with Soulbrain TX LLC at its regularly scheduled City Council meeting on January 9, 2025 at 6:00 p.m..

1. The name of the applicant for tax abatement is Soulbrain TX LLC, and the name of the property owner is Soulbrain TX LLC.

2. The name of the Reinvestment Zone in which the property subject to the agreement is located is "Reinvestment Zone No. 10" or "Soulbrain Zone".

3. The location of the Reinvestment Zone No. 10 is described below.

4. A general description of the nature of the improvements included in the tax abatement agreement are: (i) a phosphoric acid plant and other buildings and ancillary facilities constructed on the property supporting the operation of the plant that Company will construct on the property during phase I of the project; and (ii) a hydrofluoric acid plant and other buildings and ancillary facilities constructed on the property supporting the operation of the plant that Company will construct on the property during phase II of the project (collectively the "Improvements").

5. Estimated cost of the Improvements is approximately $175,000,000.00 for phase I of the project and $400,000,000.00 for phase II of the project.

Description of Reinvestment Zone No. 10

Tract 1: Lot 9, Block 4, RCR-Taylor Logistics Park Final Plat, Phase 2, Blocks 3, 4, 5, and 6, a subdivision in Williamson County, Texas, according the map or plat thereof recorded under Document No. 2023095569 of the Official Public Records of Williamson County, Texas.

Tract 2: Lot 1A, Block 6, RCR-Taylor Logistics Park Amending Plat of Phase 2, Block 6, Lot 1, a subdivision in Williamson County, Texas, according the map or plat thereof recorded under Document No. 2023104579 of the Official Public Records of Williamson County, Texas.

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

TAX ABATEMENT AGREEMENT

This Tax Abatement Agreement (the "Agreement") is made by and between the City of Taylor, a Texas home rule municipality ("City"), and Soulbrain TX LLC, a Texas limited liability company ("Company") (each a "Party" and collectively the "Parties"), acting by and through their authorized representatives.

WITNESSETH:

WHEREAS, Company owns the real property described in **Exhibit "A"** attached hereto (the "Land"); and

WHEREAS, Company intends to design and construct a phosphoric acid plant and other buildings and ancillary facilities constructed on the Land supporting the operation of the plant that Company will construct on the Land (hereinafter defined as the Phase I Facility), and a hydrofluoric acid plant and other buildings and ancillary facilities constructed on the Land supporting the operation of the plant that Company will construct on the Land (hereinafter defined as the Phase II Facility"); and

WHEREAS, the City Council of the City of Taylor, Texas (the "City Council"), passed an Ordinance (the "Ordinance") establishing Tax Abatement Reinvestment Zone No. 10 (the "Zone"), for commercial/industrial tax abatement, as authorized by the Property Redevelopment and Tax Abatement Act, Chapter 312 of the Texas Tax Code, as amended (the "Act"); and

WHEREAS, City adopted guidelines for tax abatement which are still in effect (the "Tax Abatement Guidelines"); and

WHEREAS, the Tax Abatement Guidelines contain appropriate guidelines and criteria governing tax abatement agreements to be entered by City as contemplated by the Act; and

WHEREAS, City has adopted a resolution stating that it elects to be eligible to participate in tax abatement, which is still in effect; and

WHEREAS, to maintain and enhance the commercial and industrial economic and employment base of the Taylor area, it is in the best interests of the taxpayers for the City to enter into this Agreement in accordance with said Ordinance, the Tax Abatement Guidelines, and the Act; and

WHEREAS, the operations of Company will create permanent new jobs in the City; and

WHEREAS, the City Council finds that the contemplated use of the Premises (hereinafter defined), and the contemplated Improvements are consistent with encouraging development of the Zone in accordance with the purposes for its creation and/or in compliance with the Tax Abatement Guidelines, the Zone, the Act, and all other applicable laws; and

WHEREAS, the City Council finds that the Improvements sought are feasible and practicable and would be of benefit to the Premises to be included in the Zone and to the City after expiration of this Agreement; and

WHEREAS, City delivered to the presiding officer of the governing body of each taxing unit in which the property subject to the Agreement is located, a written notice that the City intends to enter into this Agreement, which notice also included a copy of this Agreement; and

WHEREAS, City, as required by Tax Code Section 312.207, caused notice to be posted of the meeting at which this Agreement is to be approved by the City Council.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, including the expansion of primary employment, the attraction of major investment in the Zone, which contributes to the economic development of the City and the enhancement of the tax base in the City, the Parties agree as follows:

Article I
Definitions

Wherever used in this Agreement, the following terms shall have the meanings ascribed to them:

"Appraisal District" shall mean the Williamson Central Appraisal District, or its successor.

"Bankruptcy or Insolvency" shall mean the dissolution or termination of a Party's existence as a going business, insolvency, appointment of receiver for any part of a Party's property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such Party, and such proceeding is not dismissed within ninety (90) days after the filing thereof.

"Base Year Taxable Value" shall mean the Taxable Value for the Land for the year in which the Tax Abatement Agreement is executed (2024).

"Capital Investment" shall mean the capitalized cost incurred and paid by Company or a Company affiliate to construct the respective Facility on the Land, (not including cost of the Land), equipment purchases, contractor's fees, insurance, and hard and soft construction costs incurred in connection with the construction of each respective Facility on the Land and in order to cause operations to commence within such Facility.

"City" shall mean the City of Taylor, Texas.

"City Economic Development Agreement" shall mean that certain Chapter 380 agreement by and between City and Company regarding use tax sharing dated approximate date herewith.

"Commencement Date" shall mean the date the final certificate of occupancy is issued by City for the occupancy of the respective Facility by Company.

"Commencement of Construction" shall mean that (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained for construction of Phase I Facility or the Phase II Facility, as the case may be; (ii) all necessary permits for the construction of the Phase I Facility or the Phase II Facility, as the case may be, pursuant to the respective plans therefore having been issued by all applicable governmental authorities; and (iii) grading of the Land or the construction of the vertical elements of the Phase I Facility or the Phase II Facility as the case may be, has commenced.

"Company" shall mean Soulbrain TX LLC, a Texas limited liability company.

"Company Affiliate" shall mean any entity that directly or indirectly, through one or more intermediaries, controls, is controlled by or is under common control with, Company. The term "control" shall mean direct or indirect ownership of more than fifty percent (50%) of the voting stock of a corporation (or equivalent equity interest for other types of entities) or the power to direct or cause the direction of the management and policies of the controlled entity, whether through the ownership of voting securities, by contract or otherwise.

"Completion of Construction" shall mean that: (i) the construction of the respective Facility has been substantially completed; and (ii) a certificate of occupancy has been issued by the City for the occupancy of the Phase I Facility or Phase II Facility by the Company, as the case may be.

"County" shall mean Williamson County, Texas.

"County Agreement" shall mean that certain economic development agreement pursuant to Chapter 311 or Chapter 312 of the Texas Tax Code by and between County and Company dated approximate date herewith.

"Effective Date" shall mean the last date of execution of this Agreement.

"Employment Period" shall mean each twelve (12) consecutive month period following the Commencement Date during the Term of this Agreement.

"Employment Positions" shall mean FTE Position eligible for employee benefits that have been created, maintained, and filled at the respective Facility per Employment Period.

"Expiration Date" shall mean the tenth (10) anniversary of the date of the First Year of Abatement for the Phase II Facility; provided however if Company has not timely caused Commencement of Construction of the Phase I Facility on or before January 1, 2029 and/or

timely cause Completion of Construction of the Phase II Facility on or before January 1, 2029 and Completion of Construction of the Phase II Facility has not occurred on or before January 1, 2033, the Expiration Date shall be tenth (10th) anniversary of the First Year of Abatement for the Phase I Facility.

"Facility" shall mean the Phase I Facility or the Phase II Facility, as the case may be.

"First Year of Abatement" shall mean January 1 of the calendar year immediately following the date the City has issued a certificate of occupancy for the occupancy of the respective Facility.

"Force Majeure" shall mean an occurrence of any contingency or cause beyond the reasonable control of a Party including, without limitation, acts of God or the public enemy, war, riot, terrorism, civil commotion, insurrection, government or de facto governmental action, restrictions or interferences (unless caused by the intentional acts or omissions of the Party), fires, explosions, floods or other inclement weather, strikes, slowdowns or work stoppages, incidence of disease or other illness that reaches outbreak, epidemic, or pandemic proportions or similar causes affecting the area in which the Real Property is located that results in a reduction of labor force or work stoppage in order to comply with local, state, or national disaster orders, construction delays, shortages or unavailability of supplies, materials or labor, necessary condemnation proceedings, or any other circumstances which are reasonably beyond the control of the Party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstances are similar to any of those enumerated or not, in which case the Party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such obligation or performance shall be extended for a period of time equal to the period such Party was delayed, provided the Party whose performance is delayed provides written notice to the other Party not later than fifteen (15) business days after the last day of the month of the occurrence of the event(s) or condition(s) causing the delay or the date the Party whose performance has been delayed becomes aware or should have reasonably known of the event, describing such event(s) and/or condition(s) and the date on which such event(s) and/or condition(s) occurred.

"FTE Position" or "FTE" means a position filled by an individual scheduled to work for a combined total of at least 2,080 hours during an Employment Period.

"Impositions" shall mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary, and extraordinary, foreseen, and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on Company or any property or any business owned by Company within City.

"Improvements" or "Project" shall collectively mean the Phase I Facility and the Phase II Facility consisting of one or more improvements constructed on the Land housing either the Phase I or Phase II Facility and other buildings and ancillary facilities constructed on the Land supporting the operation of such Facilities that Company will construct on the Land and other ancillary facilities, such as reasonably required parking and landscaping more fully described in

the submittals filed by Company with the City, from time to time, in order to obtain a building permit(s).

"Land" shall mean the real property described in **Exhibit "A"**.

"Phase" means, as applicable, the construction phase of the Project during which the Phase I Facility is constructed or the construction phase of the Project during which the Phase II Facility is constructed.

"Phase I Capital Investment" means Company's obligation to make a Capital Investment of $175,000,000.00 on the Land to construct the Phase I Facility.

"Phase II Capital Investment" means Company's obligation to make a Capital Investment of $400,000,000.00 on the Land to construct its Phase II Facility.

"Phase I Facility" means the phosphoric acid plant and other buildings containing no less than 60,000 square feet of industrial space and ancillary facilities constructed on the Land being a part of the Project supporting the operation of the plant that Company will construct on the Land. Phase I Facility does not include the Land or tangible personal property.

"Phase II Facility" means the hydrofluoric acid plant and other buildings containing no less than 60,000 square feet of industrial space and ancillary facilities constructed on the Land being a part of the Project supporting the operation of the plant that Company will construct on the Land. Phase II Facility does not include the Land or tangible personal property.

"Premises" shall mean collectively, the Land and Improvements following construction thereof.

"Real Property" shall collectively mean the Land and Improvements following construction thereof.

"Related Agreement" shall mean the TEDC Agreement, the City Economic Development Agreement, and any agreement (not including this Agreement) by and between City, TEDC and Company, or any Company Affiliate.

"Required Use" shall mean the continuous operation of the Company's United States Corporate headquarters and the Phase Facility I for the purpose of a phosphoric acid plant, and the continuous operation of the Phase II Facility for the purpose of a hydrofluoric acid plant, provided Completion of Construction of the Phase II Facility is achieved.

"Substantial Change in Ownership or Control" means (i) a merger or consolidation approved by the Company's stockholders in which fifty percent (50%) or more of the Company's outstanding securities are transferred to a person or persons different from the persons holding those securities immediately prior to such transaction; (ii) any stockholder-approved sale, transfer, or other disposition of all or substantially of the Company's assets in complete liquidation or dissolution of the Company; or (iii) the acquisition, directly or indirectly,

by any person or related group of persons (other than the Company or a person that directly or indirectly controls, is controlled by, or under common control with the Company) of beneficial ownership (within the meaning of Rule 13d-3 of the Securities Exchange Act of 1936) or fifty percent (50%) or more of the Company's outstanding securities.

"Tax Year" shall have the meaning assigned to such term in Section 1.04 the Texas Tax Code (i.e., the calendar year).

"Taxable Value" means the appraised value as certified by the Appraisal District as of January 1 of a given year.

"TEDC" shall mean the Taylor Economic Development Corporation, a Texas non-profit sales tax corporation.

"TEDC Agreement" shall mean that certain Economic Development Performance Agreement by and between TEDC and Company dated approximate date herewith.

Article II
General Provisions

2.1 Company is the owner of the Land, which is located within the city limits of City and within the Zone. Company intends to construct, or cause to be constructed, the Improvements on the Land.

2.2 The Premises is not in an improvement project financed by tax increment bonds.

2.3 This Agreement is entered into subject to the rights of the holders of outstanding bonds of the City.

2.4 The Premises are not owned or leased by any member of the Taylor City Council or any member of the Taylor Planning and Zoning Commission.

2.5 Company shall, before May 1 of each calendar year that the Agreement is in effect, certify in writing to the City that Company is in compliance with each term of the Agreement.

2.6 The Premises at all times shall be used in the manner (i) that is consistent with the City's Comprehensive Zoning Ordinance, as amended, and (ii) that, during the period taxes are abated hereunder, is consistent with the general purposes of encouraging development or redevelopment within the Zone.

Article III
Tax Abatement Authorized

3.1 This Agreement is authorized by the Act and in accordance with the City Tax Abatement Guidelines and approved by resolution of the City Council.

3.2 Abatement.

(a) Phase I Facility. Subject to the terms and conditions of this Agreement and provided the Minimum Taxable Value as set forth in Section 3.7 for the Phase I Facility, excluding the Land, has been achieved for the respective Tax Year, City hereby grants Company an abatement of twenty-five percent (25%) of the Taxable Value of Phase I Facility for a period of ten (10) consecutive years beginning with the First Year of Abatement for the Phase I Facility. The actual percentage of Taxable Value of the Phase I Facility subject to abatement for each year this Agreement is in effect will apply only to the portion of the Taxable Value of the Phase I Facility that exceeds the Base Year Taxable Value. The failure of the Phase I Facility to achieve the Minimum Taxable Value as set forth in Section 3.7 as of January 1 of any given Tax Year shall not be an event of default subject to termination and repayment of the abated taxes pursuant to Article V hereof but shall result in the forfeiture of the tax abatement for the Phase I Facility for such Tax Year.

(b) Phase II Facility. Subject to the terms and conditions of this Agreement and provided the Minimum Taxable Value as set forth in Section 3.7 for the Phase II Facility, excluding the Land, has been achieved for the respective Tax Year, City hereby grants Company an abatement of twenty-five percent (25%) of the Taxable Value of the Phase II Facility for a period of ten (10) consecutive years beginning with the First Year of Abatement for the Phase II Facility. The actual percentage of Taxable Value of the Phase II Facility subject to abatement for each year this Agreement is in effect will apply only to the portion of the Taxable Value of the Phase II Facility that exceeds the Base Year Taxable Value. The failure of the Phase II Facility to achieve the Minimum Taxable Value as set forth in Section 3.7 as of January 1 of any given Tax Year shall not be an event of default subject to termination and repayment of the abated taxes pursuant to Article V hereof but shall result in the forfeiture of the tax abatement for the Phase II Facility for such Tax Year.

3.3 The period of tax abatement herein authorized shall be for a period of ten (10) consecutive years beginning with the First Year of Abatement for the respective Facility.

3.4 During the period of tax abatement herein authorized, Company shall be subject to all taxation not abated, including but not limited to, sales tax and ad valorem taxation.

3.5 Required Use. During the term of this Agreement, beginning on the Commencement Date for the respective Facility and continuing until the Expiration Date, the Real Property shall not be used for any purpose other than the Required Use, and the operation of the Real Property in conformance with the Required Use shall not cease for more than thirty (30) continuous days except in connection with, and to the extent of, an event of Force Majeure or casualty, or for reasonable periods of time not to exceed ninety (90) days for expansion, re-equipping or remodeling.

3.6 Continuous Ownership and Operation. Company or Company Affiliate shall, beginning on the Commencement Date for the respective Facility and continuing thereafter until the Expiration Date, continuously own the Real Property and operate the respective Facility.

3.7 Capital Investment.

(a) The Capital Investment for Phase I Facility shall be no less than $175,000,000.00 as of the date of Completion of Construction thereof.

(b) The Capital Investment for Phase II Facility shall be no less than $400,000,000.00 as of the date of Completion of Construction thereof.

(c) Company shall within thirty (30) days after the date of Completion of Construction of each of the Phase I Facility and the Phase II Facility, provide City copies of invoices, bills, receipts, invoices, and such other evidence of the costs incurred and paid by Company evidencing the required Capital Investment.

3.8 Minimum Taxable Value.

(a) The Minimum Taxable Value for Phase I Facility shall be no less than $100,000,000.00 for a period of ten (10) consecutive years beginning with the First Year of Abatement for the Phase I Facility.

(b) The Minium Taxable Value for Phase II Facility shall be no less than $100,000,000.00 for a period of ten (10) consecutive years beginning with the First Year of Abatement for the Phase II Facility.

3.9 Promotion of City. Company will designate and promote the City as its U.S. headquarters for the semiconductor industry.

3.10 Job Fairs. Company shall conduct one or more job fairs in the City, which may be operated in conjunction with the Taylor Chamber of Commerce, to advertise, recruit and provide employment opportunities for residents of the City to be employed by Company at the Improvements.

3.11 Employment.

(a) The Company shall, beginning on the Commencement Date for the Phase I Facility and continuing until the Expiration Date, create, fill, and maintain at least fifty (50) Employment Positions at the Improvements. In the event of a voluntary or involuntary termination or elimination of an Employment Position that causes the number of required Employment Positions to fall below the minimum numbers set forth above, the Company shall not be in breach or default of this Agreement, provided the required number of Employment Positions is re-established not later than 90-days after the date the termination or elimination occurs that results in the number of Employment Positions to fall below the required minimum number. If the total number of Employment Positions falls below the required minimum number and is not re-established at the conclusion of the said 90-day period, then the City may terminate this Agreement. The Company shall provide written notification to the City not later than 30 days after the reduction referenced in this Section occurs, which notice shall contain the

reduction in levels of the Employment Positions and the Company's plan for restoring the required number of Employment Positions. The Company shall provide the City with written notification at the conclusion of said 90-day period as to the status of the re-establishment of the required number of Employment Positions.

(b) The Company shall during the term of this Agreement, endeavor to: (i) maintain a diverse and well represented workforce; (ii) work with its local employment recruiting agency to enhance recruiting of potential minority job applicants and residents of the City; and (iii) conduct and hold one or more job and recruiting fairs for new hires for the Project and work with the Texas Workforce Commission to assist in the recruitment and hiring of individuals who reside in or who are representative of the City.

(c) Company shall require its general construction contractor and major construction subcontractors to hold recruiting fairs in the City; and to employ residents of the City and utilize a diverse workforce for any work performed at the Project.

3.12 Company shall to the extent commercially available for the Project, acquire goods and services from businesses and individuals located in the City and continue its current practice of utilizing local small businesses to provide goods and services for the Project and Company's local operations; and

3.13 Annual Civic Donations for Emergency Response and Preparedness. Each calendar year or partial calendar year during the term of this Agreement beginning with the calendar year 2025 and continuing until the Expiration Date, Company (or Company Affiliate) shall contribute not less than Twenty-Five Thousand and No/100 Dollars ($25,000.00) per year for each year during the term of this Agreement (each an "Annual Civic Donation") to the City for purposes of contributing funding for the City costs for emergency response and preparedness associated with Company operations. Nothing in this Section shall prohibit Company from donating to the City an additional amount greater than the Annual Civic Donation.

3.14 Internship Program. Company agrees to provide a high school internship program for local high school students that live in Williamson County or School District or School they attend is located in Williamson County; provided however Company shall provide no less than two (2) internship positions reserved for students attending Taylor Independent School District.

3.15 Chamber Membership. Company shall if not already, become a member of the Taylor Chamber of Commerce and maintain such membership during the term of this Agreement.

3.16 Term. The term of this Agreement shall begin on the Effective Date and shall continue until the Expiration Date, unless sooner terminated as provided herein.

Article IV
Improvements

4.1 Company intends to construct or cause to be constructed the Improvements on the Land. Nothing in this Agreement shall obligate Company to construct the Improvements on the Land, but said actions are conditions precedent to tax abatement for the Company pursuant to this Agreement.

4.2 Phase I Facility. As a condition precedent to the initiation of the tax abatement pursuant to this Agreement for the Phase I Facility, Company agrees, subject to events of Force Majeure to cause: cause Commencement of Construction of the Phase 1 Facility to occur on or before January 1, 2025, and, subject to events of Force Majeure, cause Completion of Construction of the Phase 1 Facility to occur on or before January 1, 2029.

4.3 Phase II Facility. As a condition precedent to the initiation of the tax abatement pursuant to this Agreement for the Phase II Facility Company shall, subject to events of Force Majeure, cause Commencement of Construction of the Phase II Facility to occur on or before January 1, 2029; and subject to events of Force Majeure, cause Completion of Construction of the Phase II on or before January 1, 2033. Notwithstanding anything contained in this Agreement to the contrary, the Company's failure to construct the Phase II Facility within the time periods set forth in this Agreement shall not be a breach or default of this Agreement, it being agreed by the Parties that such failure shall result in the Company not receiving any tax abatement for Phase II facility.

4.4 Construction plans for the Improvements constructed on the Land will be filed with the City, which shall be deemed to be incorporated by reference herein and made a part hereof for all purposes.

4.5 Company agrees to maintain the Premises during the term of this Agreement in accordance with all applicable state and local laws, codes, and regulations.

4.6 City, its agents and employees shall have the right of access to the Premises during and following construction of the Improvements to inspect the Improvements at reasonable times and with reasonable notice to Company and in accordance with visitor access and security policies of the Company to ensure that the construction and maintenance of the Improvements are in accordance with this Agreement and all applicable state and local laws and regulations (or valid waiver thereof).

Article V
Default; Recapture

5.1 In the event: (i) Company fails to fails to cause the Commencement or Completion of Construction of the Improvements in accordance with this Agreement; (ii) Company has delinquent ad valorem taxes owed to the City (provided Company retains the right to timely and properly protest such taxes); (iii) Company has an event of Bankruptcy or Insolvency; or (iv) Company breaches any of the terms and conditions of this Agreement, or a Related Agreement, then Company, after the expiration of the notice and cure periods described below, shall be in default of

this Agreement. As liquidated damages in the event of such default, the Company shall, not later than thirty (30) days after delivery of written demand, pay to the City all taxes which otherwise would have been paid by the Company to the City without benefit of a tax abatement, for the respective Facility at the statutory rate for delinquent taxes as determined by Section 33.01 of the Tax Code, as amended, but without penalty. The Parties acknowledge that actual damages in the event of default termination would be speculative and difficult to determine. The Parties further agree that any abated tax, including interest, as a result of this Agreement, shall be recoverable against Company, its successors and assigns and shall constitute a tax lien against the Premises, and shall become due, owing, and shall be paid to City within thirty (30) days after notice of termination.

5.2 Upon breach by Company of any of the obligations under this Agreement, City shall notify Company in writing, which shall have thirty (30) days from receipt of the notice in which to cure any such breach. If the breach cannot reasonably be cured within such 30-day period, and Company has diligently pursued such remedies as shall be reasonably necessary to cure such default, then City may extend the period in which the breach must be cured.

5.3 If Company fails to cure the breach within the time provided as specified above or, as such time period may be extended, City, at its sole option, shall have the right to terminate this Agreement by providing written notice to Company.

5.4 Upon termination of this Agreement by City, all taxes abated as a result of this Agreement shall become a debt to City as liquidated damages and shall become due and payable to City not later than thirty (30) days after a notice of termination is delivered. City shall have all remedies for the collection of the abated taxes provided generally in the Tax Code for the collection of delinquent property taxes. The computation of the abated taxes for the purposes of this Agreement shall be based upon the full Taxable Value of the respective Facility without tax abatement for the years in which tax abatement hereunder was received by Company, as determined by the Willimson Central Appraisal District, multiplied by the tax rate of the years in question, as calculated by City Tax Assessor-Collector. The liquidated damages shall incur penalties as provided for delinquent taxes and shall commence to accrue after expiration of the thirty (30) day payment period.

Article VI
Annual Application for Tax Exemption

It shall be the responsibility of the Company, pursuant to the Texas Tax Code, to file an annual exemption application for the respective Facility with the Chief Appraiser for the Appraisal District. A copy of the exemption application shall be submitted to the City upon request.

Article VII
Annual Rendition

Company shall annually render the value of the respective Facility to the Appraisal District and provide a copy of the same to the City upon written request.

Article VIII
Miscellaneous

8.1 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the Party at the address set forth below (or such other address as is designated by the applicable Party from time to time) or on the day received as sent by courier or otherwise hand delivered.

If intended for City, to:

Attn: Brian LaBorde
City Manager
City of Taylor, Texas
400 Porter Street
Taylor, Texas 76574

With a copy to:

Mark Schroeder
City Attorney
Hejl & Schroeder, P.C.
311 Talbot
P.O. Box 192
Taylor, Texas 76574

If intended for Company, to:

Attn: Jong Kook Park, CEO
Soulbrain TX LLC
13785 Research Blvd., Suite 125
Austin, Texas 78750

With a copy to:

Attn: Greta Goldsby
Drenner Group
2705 Bee Caves Road, Suite 100
Austin, Texas 78746
Email: Ggoldsby@drennergroup.com

8.2 Authorization. This Agreement was authorized by resolution of the City Council approved by its Council meeting authorizing the Mayor to execute this Agreement on behalf of the City.

8.3 Representations of Company. Company hereby represents and warrants to City that as of the Effective Date:

(a) Company is duly organized and existing and in good standing as a Texas limited liability company under the laws of the State of Texas and is in good standing in the State of Texas. Company is registered with the Texas Secretary of State and authorized to transact business in the State of Texas.

(b) Company has the power, authority and legal right to enter into and perform its obligations set forth in this Agreement, and the execution, delivery and performance hereof (i) will not, to the best of its knowledge, violate any applicable judgment, order, law or regulation applicable to Company, and (ii) do not constitute a default under, or result in the creation of any lien, charge, encumbrance or security interest upon any assets of Company under, any agreement or instrument to which Company is a party or by which Company or its assets may be bound or affected.

(c) This Agreement has been duly authorized, executed and delivered by Company and constitutes a legal, valid, and binding obligation of Company, enforceable in accordance with its terms.

(d) The execution, delivery and performance of this Agreement by Company do not require the consent or approval of any person that has not been obtained.

(e) Company will acquire all necessary rights, licenses, permits and authority to continue its business in the State of Texas and to maintain all such necessary rights, licenses, permits, and authority for the duration of this Agreement.

(f) To Company's knowledge, no litigation or governmental proceeding is pending, threatened against, or affecting Company that could result in any material adverse change in Company's business, properties, or operation and that no consent, approval, authorization, registration, or declaration with any governmental authority is required in connection with the execution of or transactions in this Agreement.

(g) There are no bankruptcy proceedings currently pending or contemplated by Company, and Company has not been informed of any potential involuntary bankruptcy proceedings.

(h) Company will timely prior to the delinquency date pay all taxes due and owing by it to all taxing authorities having jurisdiction, including all employment, income, franchise, and all other taxes due and owing by it to all local, state, and federal entities.

(i) Company will notify City in writing within thirty (30) days after changes in ownership, board chairman, president, CEO, area manager, or any other key personnel occurring during the Term and/or any Substantial Change in Ownership or Control of Company during the term.

(j) Company will comply fully with all applicable state and federal law, including not discriminating against any person on the basis of race, color, national origin, sex, or disability.

(k) Company represents and warrants that during the term of this Agreement that Company shall not request, require or discharge of its wastewater from the operation of the Project into the City's wastewater system.

8.4 Severability. In the event any section, subsection, paragraph, sentence, phrase, or word herein is held invalid, illegal, or unconstitutional, the balance of this Agreement shall stand, shall be enforceable and shall be read as if the Parties intended at all times to delete said invalid section, subsection, paragraph, sentence, phrase, or word.

8.5 Governing Law. This Agreement shall be governed by the laws of the State of Texas without regard to the application of any conflict of laws doctrines. Venue for any action concerning this Agreement shall be in the State District Court of Williamson County, Texas or in the U.S.

District Court for the Western District of Texas, Austin Division. The Parties agree to submit to the personal and subject matter jurisdiction of said Courts.

8.6 Compliance with applicable Law. Company shall comply with all applicable state, federal and local laws, including all applicable City ordinances, regulations, and Codes in the development of the Land, the construction of the Project and the operation of the Project.

8.7 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument. This Agreement may be executed in facsimile or electronically transmitted portable document format (".PDF") or by electronic means, and such signatures shall have the same force of law as one executed and witnessed by the parties in person.

8.8 Entire Agreement. This Agreement, together with the other agreements listed in the definition of Conditions Precedent, is the entire agreement between the Parties with respect to the subject matter of this Agreement. There is no other collateral oral or written agreement between the Parties that in any manner relates to the subject matter of this Agreement, except as provided in any Exhibits attached hereto or as that are otherwise expressly identified and described in this Agreement as being an agreement to be entered concurrently with or subsequent to this Effective Date of this Agreement.

8.9 Recitals. The determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

8.10 Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

8.11 Assignment. This Agreement shall be binding on and inure to the benefit of the Parties to it and their respective heirs, executors, administrators, legal representatives, successors, and permitted assigns. This Agreement may not be assigned by the Company without the prior written consent of the City which shall not be unreasonably withheld, conditioned, or delayed, except this Agreement may be assigned in whole and not in part by Company to a Company Affiliate which will continue the operation of the respective Facility with written notice to City prior to such assignment and further provided such assignee assumes the obligations, liabilities and responsibilities of Company in writing in a form reasonably approved by City.

8.12 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

8.13 Employment of Undocumented Workers. During the term of this Agreement, the Company agrees not to knowingly employ any undocumented workers and, if convicted of a violation under 8 U.S.C. Section 1324a (f), the Company as convicted in violation of 8 U.S.C. Section 1324a (f), shall repay the taxes abated herein, and any other funds received by the Company from the City as of the date of such violation within 120 days after the date the

Company is notified by the City of such violation, plus interest at the rate of four percent (4%) compounded annually from the date of violation until paid. Company is not liable, and shall not be liable for repayment, for a violation of this section by a subsidiary, affiliate, or franchisee of such Parties or by a person with whom such Party contracts.

8.14 Right of Offset. The City may at its option, offset any amounts due and payable under this Agreement against any debt (including taxes) lawfully due to the City and/or TEDC from the Company, regardless of whether the amount due arises pursuant to the terms of this Agreement or a Related Agreement or otherwise and regardless of whether the debt due the City and/or TEDC has been reduced to judgment by a court.

8.15 Conditions Precedent. The following are conditions precedent to this Agreement and the obligations of the Parties pursuant to this Agreement are expressly conditioned upon the following: (i) the full execution of the County Agreement; (ii) the full execution of the TEDC Agreement; and (iii) the full execution of the City Economic Development Agreement.

[Signature page to follow]

EXECUTED in duplicate originals the 25 day of July, 2024.

CITY OF TAYLOR, TEXAS

By: _____
Dwayne Ariola, Mayor

Agreed as to Form:

By: _____
Mark Schroeder, City Attorney

EXECUTED in duplicate originals the 25th day of June, 2024.

SOULBRAIN TX LLC

BY: _____
Jongkook Park, President

EXHIBIT "A"
PROPERTY DESCRIPTION

Tract 1: Lot 9, Block 4, RCR-Taylor Logistics Park Final Plat, Phase 2, Blocks 3, 4, 5, and 6, a subdivision in Williamson County, Texas, according the map or plat thereof recorded under Document No. 2023095569 of the Official Public Records of Williamson County, Texas.

Tract 2: Lot 1A, Block 6, RCR-Taylor Logistics Park Amending Plat of Phase 2, Block 6, Lot 1, a subdivision in Williamson County, Texas, according the map or plat thereof recorded under Document No. 2023104579 of the Official Public Records of Williamson County, Texas.

STATE OF TEXAS	§	**FIRST AMENDMENT TO**
	§	**TAX ABATEMENT AGREEMENT**
COUNTY OF WILLIAMSON	§	

This First Amendment to Tax Abatement Agreement (this "First Amendment") is entered into by and between the City of Taylor, Texas (the "City"), and Soulbrain TX LLC, a Texas limited liability company ("Company") (each a "Party" and collectively the "Parties"), acting by and through their authorized representatives.

W I T N E S S E T H:

WHEREAS, the Parties previous entered that certain *Tax Abatement Agreement* dated July 25, 2024 (the "Tax Abatement Agreement"); and

WHEREAS, the Parties desire to amend Section 3.11 (a) of the Tax Abetment Agreement as set forth herein;

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged the Parties agree as follows:

1. That Section 3.11 (a) of the Tax Abatement Agreement is hereby amended to read as follows:

"3.11 Employment.

(a) The Company shall, beginning on the Commencement Date for the Phase I Facility and continuing until the Expiration Date, create, fill, and maintain at least fifty (50) Employment Positions at the Improvements in accordance with the phased in schedule set forth below over a 5-year period. In the event of a voluntary or involuntary termination or elimination of an Employment Position that causes the number of required Employment Positions to fall below the minimum numbers set forth above, the Company shall not be in breach or default of this Agreement, provided the required number of Employment Positions is re-established not later than 90-days after the date the termination or elimination occurs that results in the number of Employment Positions to fall below the required minimum number. If the total number of Employment Positions falls below the required minimum number and is not re-established at the conclusion of the said 90-day period, then the City may terminate this Agreement. The Company shall provide written notification to the City not later than 30 days after the reduction referenced in this Section occurs, which notice shall contain the reduction in levels of the Employment Positions and the Company's plan for restoring the required number of Employment Positions. The Company shall provide the City with written notification at the conclusion of said 90-day period as to the status of the re-establishment of the required number of Employment Positions.

Employment Positions Phased Schedule

Employment Period 1: Three (3) Employment Positions
Employment Period 2: Eight (8) Employment Positions
Employment Period 3: Seventeen (17) Employment Positions
Employment Period 4: Twenty-Three (23) Employment Positions
Employment Period 5: Fifty (50) Employment Positions"

2. That this First Amendment is authorized by the Tax Code and is in accordance with the City Tax Abatement Guidelines and was authorized by resolution of the City Council authorizing the Mayor to execute this First Amendment on behalf of the City.

3. That the Tax Abatement Agreement shall remain in full force and effect except as amended herein.

4. That this First Amendment may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument. This First Amendment may be executed in facsimile or electronically transmitted portable document format (".PDF") or by electronic means, and such signatures shall have the same force of law as one executed and witnessed by the parties in person.

5. That each Party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this First Amendment. Each Party represents and warrants that this First Amendment is a valid and binding obligation, enforceable against the Parties in accordance with the terms hereof.

6. That this First Amendment shall become effective on the last date of execution hereof.

[Signature page to follow]

EXECUTED in duplicate originals the ____ day of _____, 2025.

CITY OF TAYLOR, TEXAS

By: _____
Dwayne Ariola, Mayor

Agreed as to Form:

By:_____
Mark Schroeder, City Attorney

EXECUTED in duplicate originals the 1st day of January, 2025.

SOULBRAIN TX LLC

BY:_____
Jongkook (Jon) Park, President

City Council Meeting
January 9, 2025
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 9.

Agenda Title: **Consideration with possible action on Ordinance 2025-02 regarding a request for a Special Use Permit to construct a 300-foot Cell Tower on property generally located at 118 Cratis Lane, legally described as the JM Caffey Subdivision, Block One, Lot One, approximately 2.031 acres, more particularly described by Williamson County Appraisal District Parcel R575270, Taylor, Williamson County, Texas.**

Council Action to be Taken: Consideration and possible action on Ordinance 2025-02.

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

This Special Use Permit is to construct a 300 foot tall lattice type cell tower at 118 Cratis Lane. The height exceeds what is allowed by ordinance, therefore the applicant must receive a SUP.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicant is requesting a Special Use Permit (SUP) to construct a 300-foot-tall lattice wireless communications facility (Cell Tower). Requirements for cell tower construction and permitting are found in the Telecommunications Ordinance 97-2, which requires an SUP for towers that are proposed to exceed 120 feet in height.

Section 6 - A.2.c of the telecommunications ordinance requires the following:

- **For lattice towers, the distance between the base of the structure and all residential structures must not be less than four (4) times the height of the cell tower if it is over one hundred twenty (120) feet.**

This would require the minimum separation from the tower base and the nearest residential structure to be 1,200 feet. Using the provided aerial overlayed site plan, the nearest residential structure is to the north (2904 S. Main Street), about 113 feet from the tower. The request to

place a 300-foot lattice tower at the proposed location is in direct violation of the city's telecommunication ordinance and would likely negatively impact public health, safety, or general welfare of the residences in the area less than the required 1,200 feet.

The City Council held the public hearing at the Dec. 12, 2024 City Council meeting but did not take action as the applicant had requested a postponement to the January 9, 2025 meeting.

3. PROS and CONS

PROS	CONS
• Equivalent service is provided for customers in the area.	• Immediately adjacent to residential areas and therefore in violation of the distance requirements of the Telecommunication Ordinance.

4. RECOMMENDATION

On November 12, 2024, the Planning and Zoning Commission held a public hearing and voted to recommend approval of the Special Use Permit request. Staff recommends denial based on the tower's height and proximity to a residential structure.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission Public Hearing and Recommendation to City Council - November 12, 2024
City Council Public hearing and introduce Ordinance - December 12, 2024
City Council Consider Ordinance - January 9, 2025

7. OTHER OPTIONS

Reduce the height of the tower (120' is the maximum allowed without a SUP in industrial/employment center districts)
Deny

8. ATTACHMENTS

1. PZ 2024-2319 211709 - Formal Request - 11.20.24
2. _06_PZ_2024-2319 118 Cratis Ln SUP Staff Report
3. _06a_PZ-2024-2319_118 Cratis Lane SUP LOI
4. _06b_PZ-2024-2319_118 Cratis Lane SUP Proposed Construction Package
5. _06c_PZ-2024-2319_118 Cratis SUP Supporting Docs Fall Letter

6. _06c_PZ-2024-2319_118 Cratis SUP Supporting Docs Reloc Plot
7. _06c_PZ-2024-2319_118 Cratis SUP Supporting Docs Replacement Plots
8. _06c_PZ-2024-2319_118 Cratis SUP Supporting Docs TIA
9. _06d_PZ-2024-2319-118 Cratis SUP Location Map
10. _06e_PZ-2024-2319_118 Cratis SUP Current Zoning
11. _06f_PZ-2024-2319_118 Cratis SUP Growth Sector
12. _06g_PZ-2024-2319_118 Cratis SUP Future Land Use
13. _06h_PZ-2024-2319_118 Cratis SUP Notification Map
14. _06i_PZ-2024-2319_118 Cratis SUP Ordinance 2025-02
15. _06i1_PZ-2024-2319_118 Cratis SUP Deed_Exhibit A
16. _06i2_PZ-2024-2319_118 Cratis SUP Proposed Zoning_Exhibit B
17. PZ-2024-2319_PPT

CRAFTON
COMMUNICATIONS

City of Taylor TX
Development Services
400 Porter St
Taylor, TX 76574

November 20, 2024

Re: Site Number: ATC 211709 County Road
Application #: PZ-2024-2319
Site Address: 118 Cratis Lane

To whom it may concern:

American Tower Corporation has submitted for an SUP for the construction of a 300 foot cell tower located at the address above. Approval was received from the City of Taylor TX Planning and Zoning Commission at their 11/12 meeting.

We are formally requesting that the Public Hearing on this project be postponed to the January 9th and January 23rd meeting.

If you have any questions, please do not hesitate to call and / or email me. I can be reached at 205-443-3429 or hcarrico@craftongroup.com

Thank you,

Hope Carrico
Project Manager

2918 Clairmont Avenue South, Birmingham, Alabama 35205 Phone: 205-682-7525/Fax: 205-623-1155
Birmingham/Dallas/Huntsville
www.CraftonGroup.com

City of Taylor

PZ-2024-2319

Specific Use Permit

Staff Report

Item Details

Subject Property:	118 Cratis Lane
Total Acreage:	Approximately 2.031 acres
Legal Description:	Approximately 2.031 acres of land legally described as the JM Caffey Subdivision, Block One, Lot One, Taylor, Williamson County, Texas
Applicant:	Hope Carrico, Crafton Communications
Property Owner(s):	David Caffey
Request:	A request for a Special Use Permit to construct a 300-foot Cell Tower
Case History:	This is the First hearing of this request.

Overview of Applicant's Request & Background

The subject property is an undeveloped vacant lot zoned Place Type P2 – Rural with adjacent residential homes bordering the norther lot boundary. The subject property was platted in 2018 and consists of one block and two lots. Lot one is the proposed location of the lattice communication tower and lot two consists of a residential structure and several accessory structures. The applicant is requesting a Special Use Permit (SUP) to construct a 300-foot-tall lattice wireless communications facility (Cell Tower). Requirements for cell tower construction and permitting are found in the Telecommunications Ordinance 97-2, which requires an SUP for Towers that are proposed to exceed 120-feet in height.

Location:

The subject property is located at 118 Cratis Lane at the northwest corner of Cratis Lane and South Main Street.

Physical and Natural Features:

The subject property is vacant land that is relatively flat with sparce foliage.

Growth Sector Designations:

The subject property is located within the Future Growth Sector (G-1). The Future Growth Sector consists of areas that have value as open space or agricultural land and where there are significant barriers to development. This includes large-lot homesteads and farmland with limited infrastructure availability. Expansion into this area is not anticipated during the time frame of this plan.

Future Land Use and Zoning Designations:

The subject property is assigned to the Future Land Use designation of Area of Minimal Change. Areas of minimal change are characterized as areas lacking in street and utility infrastructure. These areas are not intended to accommodate future growth and redevelopment and should generally remain unchanged during the time frame of the Envision Taylor Comprehensive Plan.

The subject property is currently zoned P2 – Rural Place Type which consist of mainly large, sparsely settled land used for agricultural purposes and food production. Rural living (sparsely settled lands) is to be located in a manner that does not cause a nuisance to more intensely inhabited areas.

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P2 – Rural	Future Growth Sector (G-1)	Area of Minimal Change	Large Lot Residential
South	P2	Future Growth Sector (G-1)	Area of Minimal Change	Vacant Agricultural Land & Large Lot Residential
East	ETJ	Future Growth Sector (G-1)	Area of Minimal Change	Vacant Agricultural Land
West	P2	Future Growth Sector (G-1)	Area of Minimal Change	Vacant Agricultural Land & Large Lot Residential

Transportation

The subject property gains access off Cratis Lane.

Utilities

The subject property is partially located within the City of Taylor water and CCN and not located within a wastewater CCN.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the specific user permit request. Seven (7) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, October 27, 2024.

Staff Analysis

The request for a Special Use Permit aims to permit the use of the subject property for a 300-foot-tall lattice construction wireless communication facility. The applicant is currently operating a tower at 213 Cratis Lane, just south of this proposed location. The existing tower off-site needs to be removed due to land lease expiration.

Section 6 - A.2.c of the telecommunications ordinance requires the following:

- **For lattice towers, the distance between the base of the structure and all Residential Structures must not be less than, four (4) times the Height of the cell tower if it is over one hundred twenty (120) feet.**

This would require the minimum separation from the tower base and the nearest residential structure to be 1,200 feet. Using the provided aerial overlayed site plan, the nearest residential structure is to the north (2904 S. Main Street), about 113-feet from the tower. The request to place a 300-foot lattice tower at the proposed location is in direct violation of the city's telecommunication ordinance and would likely negatively impact public health, safety, or general welfare of the residences in the area less than the required 1,200 feet.

Staff Recommendation

For the reasons stated in the staff analysis, staff recommends **denial** of the requested Special Use Permit.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for rezonings and recommends to City Council either in favor of or opposition to each request. In determining a recommendation on a rezoning request, the Planning and Zoning Commission members consider the following factors:

Is the Special Use Permit consistent with the Comprehensive Plan?

- The Special Use Permit is not consistent with the Comprehensive Plan.

Is the Special Use Permit compatible with the surrounding area?

- The use is not compatible with the surrounding existing residential. The height of the tower exceeds the allowed height limits for residential adjacency for wireless communication facilities.

Does the rezoning promote the public health, safety, or general welfare?

- Staff analysis determined that the subject property is **not** in accordance with the Planning Principles and Policy Guide in the Comprehensive Plan that aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Public utilities are scarce in the immediate area, specifically wastewater. This request would not require any water or wastewater utilities.

Do current conditions indicate that a rezoning is necessary?

- Conditions do indicate that a Special Use Permit is necessary to allow the cell tower.

Attachments:

a) Letter of Intent from Applicant
b) Proposed Construction Package
c) Supporting Documents from Applicant
d) Location Map

e) Zoning Map
f) Growth Sectors Map
g) Future Land Use Map
h) Notification Map
i) Draft Ordinance
    1. Exhibit A – Deed
    2. Exhibit B – Proposed Zoning Map

City of Taylor TX
400 Porter St
Taylor, TX 76574

June 7, 2024

Re: Site Number: 211709 STRELO County Road
Address: 118 Cratis Lane, Taylor, TX 76574

To whom it may concern:

American Tower Corporation is applying for a Special Use Permit for the construction of a new 300' telecommunications tower in the City of Taylor TX.

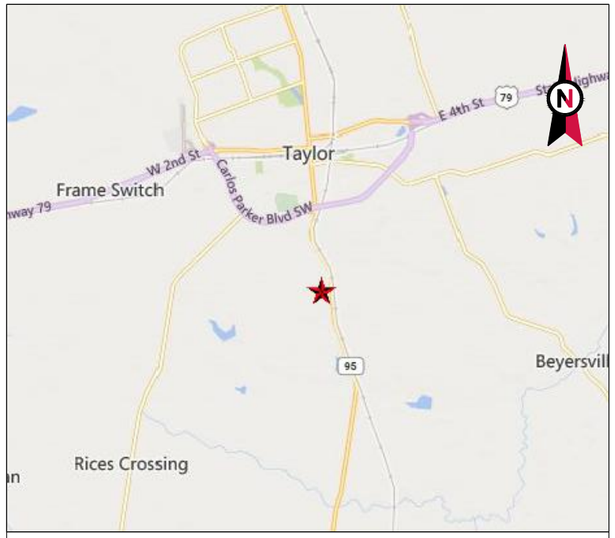
As requested by Mr. Colin Harrison on May 23rd, 2024 via electronic mail, please find the following responses in blue below to each question:

Why you cannot replace the mast at the existing site? The ground lease at the existing site is expiring and American Tower must dismantle the existing tower.
Why you cannot collocate at an existing mast (alternative site analysis)? Once the existing tower has been dismantled, the collocators must continue to provide service to their customers in the immediate vicinity of the existing site. There are no other existing towers which could replicate their design objectives and coverage areas.
Why you cannot find an alternative location with an employment center place type designation (alternative site analysis)? The nearest Employment Center designation is outside the viable area for relocation of the existing site.
What are the special circumstances that justify this site for a 300ft high mast? The existing tower, which will be dismantled, is 300 feet tall, and American Tower Corporation will need to replicate the antenna positions above ground level on the new tower.
Compliance with radio Frequency: The carriers will operate within their FCC licensed frequencies.

Please let me know if this adequately answers your questions or if you have any additional questions.

Thank you,

Hope Carrico
Office: (205) 443-3429
hcarrico@craftongroup.com



VICINITY MAP

AMERICAN TOWER®

SITE NAME: STRELO COUNTY ROAD
SITE NUMBER: 211709
SITE ADDRESS: 118 CRATIS LN
TAYLOR, TX 76574



LOCATION MAP

STRATEGIC RELOCATION ZONING DRAWINGS

COMPLIANCE CODE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2018 INTERNATIONAL BUILDING CODE (IBC)
2. 2020 NATIONAL ELECTRIC CODE (NEC)
3. LOCAL BUILDING CODE
4. CITY/COUNTY ORDINANCES

SURVEY INFORMATION

1. TOPOGRAPHY OBTAINED FROM SURVEY
2. BOUNDARY INFORMATION WAS OBTAINED FROM SURVEY PLAN DATED 05/10/24 BY SMW ENGINEERING GROUP, INC.

UTILITY COMPANIES

POWER COMPANY: NA

TELEPHONE COMPANY: NA

811 Know what's below. Call before you dig.

PROJECT SUMMARY

SITE ADDRESS:

118 CRATIS LN
TAYLOR, TX 76574
COUNTY: WILLIAMSON

GEOGRAPHIC COORDINATES:

LATITUDE: 30.53693056

LONGITUDE: -97.40418611

GROUND ELEVATION: 600' AMSL

ZONING INFORMATION:

JURISDICTION: WILLIAMSON COUNTY

PARCEL NUMBER: R575269

ZONING: B-2

PROJECT TEAM

TOWER OWNER:

AMERICAN TOWER CORPORATION
10 PRESIDENTIAL WAY
WOBURN, MA 01801

PROPERTY OWNER:

DAVID R. CAFFEY
118 CRATIS LANE
TAYLOR, TX 76574

ENGINEER:

ATC TOWER SERVICES
1 FENTON MAIN STREET SUITE 300
CARY, NC 27511

PROJECT DESCRIPTION

THIS SUBMITTAL IS FOR THE ZONING FOR THE CITY OF TAYLOR, TX. THESE PLANS REPRESENT PROPOSED SITE DEVELOPMENTS.

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. FACILITY WILL MEET OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS.
4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
5. HANDICAP ACCESS IS NOT REQUIRED.
6. THE FACILITY WILL NOT GENERATE NOISE IN EXCESS OF 50db AT THE PROPERTY LINES.

PROJECT LOCATION DIRECTIONS

FROM I-35 AND US-79 IN ROUND ROCK, TEXAS, HEAD EAST ON US-79 TO TAYLOR, TEXAS FOR 17.9 MILES TO TEXAS HIWAY 95 TURN RIGHT ONTO TX-95 HEAD SOUTH ON TX-95 FOR 1.5 MILES TO CR-400 TURN RIGHT GO 500 FT THEN IMMEDIATELY TURN RIGHT ONTO SITE RD.

SHEET INDEX

SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
G-001	TITLE SHEET	C	06/27/24	ST
G-002	GENERAL NOTES	A	05/10/24	PN
V-101	SURVEY			
V-102	SURVEY			
C-101	OVERALL SITE PLAN & BOM	A	05/10/24	PN
C-201	GRADING PLAN	B	06/04/24	PN
C-202	GRADING PROFILE	B	06/04/24	PN
C-203	GRADING PROFILE	B	06/04/24	PN
C-401	COMPOUND PLAN	A	05/10/24	PN
C-402	TOWER ELEVATION	A	05/10/24	PN
C-501	CONSTRUCTION DETAILS	A	05/10/24	PN
C-502	CONSTRUCTION DETAILS	A	05/10/24	PN
C-503	SIGNAGE	A	05/10/24	PN
E-401	GROUNDING LAYOUT	B	06/04/24	PN
E-501	ELECTRICAL DETAILS	A	05/10/24	PN
E-601	ELECTRICAL ONE LINE DIAGRAM	A	05/10/24	PN
R-601	SPECIAL INSPECTIONS WORKSHEET	A	05/10/24	PN

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24
B	COMMENT UPDATE	PN	06/04/24
C	UPDATE CODE REFERENCE	ST	06/27/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

TITLE SHEET

SHEET NUMBER:	REVISION:
G-001	C

Copyright © 2017 ATC IP LLC, All Rights Reserved.

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSI/EIA/TIA-222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS FOR WIRELESS TOWER SITES.
2. CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
4. ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
5. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
6. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
7. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS, ETC.
9. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
10. INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE ATC CM PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE ATC CM PRIOR TO PROCEEDING.
11. EACH CONTRACTOR SHALL COOPERATE WITH THE ATC CM, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
12. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE ATC CONSTRUCTION MANAGER.
13. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
14. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR WILL NOTIFY THE ATC CONSTRUCTION MANAGER IMMEDIATELY.
15. CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
16. ALL ROOF WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED ROOFING CONTRACTOR IN COORDINATION WITH ANY CONTRACTOR WARRANTING THE ROOF TO ENSURE THAT THE WARRANTY IS MAINTAINED.
17. CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
18. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH LANDLORD AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
19. CONTRACTOR SHALL FURNISH ATC WITH THREE AS-BUILT SETS OF DRAWINGS UPON COMPLETION OF WORK.
20. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH ATC CM TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.
21. PRIOR TO SUBMISSION OF BID, CONTRACTOR WILL COORDINATE WITH ATC CONSTRUCTION MANAGER TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY ATC. ALL REQUIRED PERMITS NOT OBTAINED BY ATC MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
22. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO ATC FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
23. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO ATC SPECIFICATIONS, AND AS SHOWN IN THESE PLANS.
24. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
25. CONTRACTOR SHALL NOTIFY ATC CM A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.

EROSION AND SEDIMENTATION CONTROL PLAN NOTES:

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED FACILITY. THE EQUIPMENT ANTICIPATED TO BE USED FOR THE CONSTRUCTION INCLUDES THE FOLLOWING: BACKHOES, BULLDOZERS, LOADERS, TRUCKS, CRANES, COMPACTORS, AND GRADERS. THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER, AND ABUTTING LANDS:

1. ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM AMERICAN TOWER PRIOR TO IMPLEMENTATION.
2. THE LIMITS OF DISTURBANCE (LOD) SHOULD BE MARKED PRIOR TO DISTURBANCE ACTIVITIES (I.E. SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.).
3. A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE DURING CONSTRUCTION UNTIL THE SITE IS STABILIZED. (AS APPLICABLE)
4. PRIOR TO GRUBBING OR ANY EARTHMOVING OPERATION, SILTATION FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION. (CONSULT ATC CM AS REQUIRED)
5. STONE CHECK DAMS WILL BE INSTALLED IN THE DRAINAGE DITCHES TO PREVENT EROSION PRIOR TO THE STABILIZATION OF THE CHANNELS. EROSION CONTROL BLANKETS WILL ALSO BE INSTALLED IN ALL DITCHES TO BE REVEGETATED.
6. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY UNDISTURBED LAND AREA WILL BE COMPLETED WITHIN FIFTEEN CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THIRTY CALENDAR DAYS OF EXPOSURE OF SOIL. ALL DISTURBED AREAS WILL BE MULCHED FOR EROSION CONTROL UPON COMPLETION OF ROUGH GRADING. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED.
7. ANY EXPOSED SLOPES GREATER THAN 2:1 AND NEWLY CONSTRUCTED DRAINAGE DITCHES WILL BE STABILIZED WITH EROSION CONTROL BLANKET TO PREVENT EROSION DURING CONSTRUCTION AND TO FACILITATE REVEGETATION AFTER LOAMING AND SEEDING.
8. TO PROVIDE PROTECTION AGAINST EROSION, RIPRAP WILL BE PLACED AT ALL CULVERT INLETS AND OUTLETS AS SHOWN ON THE ATTACHED DRAWINGS.
9. IN AREAS OF CONSTRUCTION DEWATERING, ISOLATED SETTLEMENT TRAPS WILL BE CONSTRUCTED ADJACENT TO THE ACTIVITY. WATER WILL BE PUMPED FROM THE EXCAVATIONS TO THESE DEPRESSION AREAS FOR SEDIMENT REMOVAL. ADDITIONAL SEDIMENTATION PROTECTION WILL BE PROVIDED BY THE INSTALLATION OF HAYBALE BARRIERS BETWEEN THE BASINS AND THE RECEIVING DRAINAGE COARSE.
10. NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE BASE OF STOCKPILES AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. UPHILL OF THE STOCKPILES, STABILIZED DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES.
11. FINAL SEEDING WILL BE APPLIED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION.
12. SHOULD CONSTRUCTION OCCUR AFTER NOVEMBER 15, ADDITIONAL EROSION CONTROL METHODS WILL BE IMPLEMENTED. ALL DISTURBED AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE. PRIOR TO FREEZING, ADDITIONAL EROSION CONTROL DEVICES WILL BE INSTALLED AS APPROPRIATE INSPECTION OF THESE EROSION CONTROL ITEMS WILL BE CONSTANT, WITH PARTICULAR ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS OR THAWS.
13. FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED BY A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
14. THE CONTRACTOR WILL REGULARLY INSPECT THE PROJECT'S EROSION AND SEDIMENTATION CONTROLS DURING THE ENTIRE ACTIVE CONSTRUCTION STAGES. THE INSPECTIONS WILL BE PERFORMED WEEKLY AND AFTER ALL RUNOFF EVENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF ALL EROSION AND SEDIMENTATION CONTROLS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. SEDIMENT THAT HAS BEEN TRAPPED BY THE SILT BARRIER WILL BE REMOVED AS REQUIRED, AND IN ALL CASES, BEFORE THE ACCUMULATION HAS REACHED HALF THE HEIGHT OF THE FENCE. THE SILT BARRIER WILL BE RE-ANCHORED, REPAIRED, OR REPLACED AS NECESSARY. ALL OTHER CONTROLS WILL BE INSPECTED ON THE SAME SCHEDULE. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATION OF THOSE INSTALLED WILL BE REQUIRED.
15. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
16. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
17. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
18. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION AND/OR THE CONTRACTOR SHALL NOTIFY THE ATC CONSTRUCTION MANAGER.
19. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

CONSTRUCTION SEQUENCE:

1. REMOVE EXISTING FENCE AS SHOWN ON SITE PLAN.
2. INSTALL GRAVEL.
3. INSTALL PROPOSED CHAIN-LINK FENCE AS SHOWN ON PLANS.
4. CONSTRUCT PROPOSED TOWER PER TOWER MANUFACTURER'S SPECIFICATIONS.
5. INSTALL ANY REQUIRED ICE BRIDGES PER ATC SPECIFICATIONS.
6. DECONSTRUCT EXISTING TOWER ONLY ONCE THE PROPOSED TOWER IS ERECTED AND IN FULL WORKING CONDITION.
7. IF CONSTRUCTION IS TERMINATED OR SUSPENDED PRIOR TO CONSTRUCTION COMPLETION, ALL EXPOSED SOIL AREAS SHALL BE SEEDED WITH TEMPORARY SEEDING AND MULCHED IMMEDIATELY.

CONCRETE AND REINFORCING STEEL NOTES:

1. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF ALL APPLICABLE CODES INCLUDING: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND SUBMITTED TO ENGINEER PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL BE NORMAL WEIGHT, 6 % AIR ENTRAINED (+/- 1.5%) WITH A MAXIMUM 4" SLUMP AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4500 PSI UNLESS OTHERWISE NOTED.
4. THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT:	ASTM C-150, TYPE 1 OR 2
REINFORCEMENT:	ASTM A-185, PLAIN STEEL WELDED WIRE FABRIC
REINFORCEMENT BARS:	ASTM A615, GRADE 60, DEFORMED
NORMAL WEIGHT AGGREGATE:	ASTM C-33
WATER:	DRINKABLE
ADMIXTURES:	NON-CHLORIDE CONTAINING

5. MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED):
   A. CONCRETE CAST AGAINST EARTH: 3"
   B. ALL OTHER CONCRETE: 2"
6. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4, UNLESS NOTED OTHERWISE.
7. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL, OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ATC CM APPROVAL WHEN DRILLING HOLES IN CONCRETE.
8. ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI 301.
9. DO NOT WELD OR TACK WELD REINFORCING STEEL.
10. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
11. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
12. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
13. DO NOT ALLOW REINFORCEMENT, CONCRETE OR SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 3 DAYS AFTER PLACEMENT.
14. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR 7 DAYS, MINIMUM.
15. CONCRETE SHALL BE RUBBED TO A ROUGH GROUT FINISH. PADS SHALL BE SEALED BY STEEL TROWEL.
16. UNLESS OTHERWISE NOTED:
   A. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
   B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
17. SPLICING OF REINFORCEMENT IS PERMITTED ONLY AT LOCATIONS SHOWN IN THE CONTRACT DRAWINGS OR AS ACCEPTED BY THE ENGINEER. UNLESS OTHERWISE SHOWN OR NOTED REINFORCING STEEL SHALL BE SPLICED TO DEVELOP ITS FULL TENSILE CAPACITY (CLASS A) IN ACCORDANCE WITH ACI 318.
18. REINFORCING BAR DEVELOPMENT LENGTHS, AS COMPUTED IN ACCORDANCE WITH ACI 318, FORM THE BASIS FOR BAR EMBEDMENT LENGTHS AND BAR SPLICED LENGTHS SHOWN IN THE DRAWINGS. APPLY APPROPRIATE MODIFICATION FACTORS FOR TOP STEEL, BAR SPACING, COVER AND THE LIKE.
19. DETAILING OF REINFORCING STEEL SHALL CONFORM TO "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).
20. ALL SLAB CONSTRUCTION SHALL BE CAST MONOLITHICALLY WITHOUT HORIZONTAL CONSTRUCTION JOINTS, UNLESS SHOWN IN THE CONTRACT DRAWINGS.
21. LOCATION OF ALL CONSTRUCTION JOINTS ARE SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONFORMANCE WITH ACI 318, AND ACCEPTANCE OF THE ENGINEER. DRAWINGS SHOWING LOCATION OF DETAILS OF THE PROPOSED CONSTRUCTION JOINTS SHALL BE SUBMITTED WITH REINFORCING STEEL PLACEMENT DRAWINGS
22. SPLICES OF WWF, AT ALL SPLICED EDGES, SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS 2 INCHES, NOR LESS THAN 8".
23. BAR SUPPORTS SHALL BE ALL-GALVINIZED METAL WITH PLASTIC TIPS.
24. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE TO PREVENT DISPLACEMENT BY CONSTRUCTION TRAFFIC OR CONCRETE. TIE WIRE SHALL BE 16 GAUGE CONFORMING TO ASTM A82
25. SLAB ON GROUND
   A. COMPACT STRUCTURAL FILL TO 95% DENSITY AND THEN PLACE 6" GRAVEL BENEATH SLAB.
   B. PROVIDE VAPOR BARRIER BENEATH SLAB ON GROUND.

GENERAL FOUNDATION NOTES:

(APPLICABLE FOR EQUIPMENT SHELTER ONLY)

1. THOROUGHLY COMPACT BOTTOM OF EXCAVATIONS PRIOR TO PLACING RIGID INSULATION BARRIER. BACKFILL AND COMPACTION PROCEDURES SHALL BE DONE PER INDUSTRY STANDARDS.
2. ALL REINFORCING STEEL SHALL BE ASTM A615 - GRADE 60. SECURE REINFORCING IN PLACE TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT.
3. VERIFY DETAILS AND DIMENSIONS WITH SHELTER DRAWINGS. NOTIFY ATC CM OF ANY DISCREPANCIES.
4. INSULATION BARRIER PROVIDED IS FOR FROST PROTECTION IN LIEU OF STANDARD FOUNDATIONS WITH BEARING AT CODE REQUIRED FROST DEPTH.
5. SHELTER MUST BE ANCHORED TO ITS FOUNDATION. ANCHOR IN ACCORDANCE WITH SHELTER MANUFACTURER SPECIFICATIONS.

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

GENERAL NOTES

SHEET NUMBER:	REVISION:
G-002	A

Copyright © 2017 ATC IP LLC, All Rights Reserved.

PROJECT SUMMARY

FIELD SURVEY DATE: 03/25/2024

SITE ADDRESS: 118 CRATIS LANE, TAYLOR, TX 76574

PARCEL INFORMATION
OWNER: DAVID R. CAFFEY
OWNER ADDRESS:118 CRATIS LANE, TAYLOR, TX 76574
APN: R575270
INSTRUMENT NO. 2016028692

TOTAL AREAS:
PARENT PARCEL: 4.294 ACRES±
ATC LEASE AREA: 0.23 ACRES± (10000.0 SQ. FT.)
30' ACCESS & UTILITY EASEMENT: 0.08 ACRES± (3617.2 SQ. FT.)

GEOGRAPHIC COORDINATES OF TOWER:
LATITUDE: 30°32'12.94" N LONGITUDE: 97°24'15.07" W
VERTICAL. DATUM: NAVD 1988 HORIZONTAL DATUM: NAD83
GROUND ELEVATION: 588'

BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE.

FLOODPLAIN:
PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X.
COMMUNITY PANEL NO. : 48491C0542F DATED: 12/20/2019

BOUNDARY NOTE
THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT. ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.

ENCROACHMENT STATEMENT
AT THE TIME OF THIS SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA, PARENT PARCEL, OR THE ACCESS AND UTILITY EASEMENT.

ZONING INFORMATION

ZONE: B-2 (GERNERAL BUSINESS)

SETBACKS:	REQUIRED:	EXISTING:
FRONT:	NONE	NONE
SIDE:	NONE	NONE
REAR:	NONE	NONE
HEIGHT:	300'	NONE
BULK:	N/A	N/A

*ALL SITE RESTRICTIONS WERE OBTAINED FROM THE LOCAL MUNICIPALITY.

SURVEYOR'S NOTES

1. THIS IS AN ALTA SURVEY, MADE ON THE GROUND UNDER THE SUPERVISION OF A TEXAS REGISTERED LAND SURVEYOR. DATE OF FIELD SURVEY IS MARCH 25, 2024.
2. THE FOLLOWING SURVEYING INSTRUMENTS WERE USED AT TIME OF FIELD VISIT: TOPCON GM-55 AND TOPCON HIPER SR G.P.S. RECEIVER, (R.T.K. NETWORK CAPABLE).
3. BEARINGS ARE BASED ON TEXAS CENTRAL STATE PLANE COORDINATES NAD 83 BY GPS OBSERVATION.
4. NO UNDERGROUND UTILITIES, UNDERGROUND ENCROACHMENTS OR BUILDING FOUNDATIONS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.
5. BENCHMARK USED IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION, PID BM0788. ONSITE BENCHMARK IS AS SHOWN HEREON. ELEVATIONS SHOWN ARE IN FEET AND REFER TO NAVD 88.
6. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF AN ALTA SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.
7. ATTENTION IS DIRECTED TO THE FACT THAT THIS SURVEY MAY HAVE BEEN REDUCED OR ENLARGED IN SIZE DUE TO REPRODUCTION. THIS SHOULD BE TAKEN INTO CONSIDERATION WHEN OBTAINING SCALED DATA.
8. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF AN ABSTRACT TITLE SEARCH.
9. SURVEYOR HEREBY STATES THE GEODETIC COORDINATES AND THE ELEVATION SHOWN FOR THE CENTERLINE OF THE TOWER ARE ACCURATE TO WITHIN +/- 20 FEET HORIZONTALLY AND TO WITHIN +/- 3 FEET VERTICALLY (FAA ACCURACY CODE 1A).
10. SURVEY SHOWN HEREON CONFORMS TO THE MINIMUM REQUIREMENTS AS SET FORTH BY THE STATE BOARD FOR A CLASS "A" SURVEY.
11. FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF NOT LESS THAN ONE-FOOT IN 15,000 FEET (1':15,000') AND AN ANGULAR ERROR THAT DOES NOT EXCEED 10 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED. FIELD TRAVERSE WAS NOT ADJUSTED.
12. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A STATE LICENSED SURVEYOR AND MAPPER.
13. THERE IS ACCESS TO THE ATC LEASE AREA PER THE AS-SURVEYED ACCESS & UTILITY EASEMENT SHOWN HEREON FROM CRATIS LANE.
14. THE LOCATION OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY.
15. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
16. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
18. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
19. THIS SURVEY WAS PREPARED TO SHOW THE INTERESTS OF AMERICAN TOWER CORPORATION AND IMPROVEMENTS PROXIMAL TO SAID INTERESTS. IT DOES NOT CONSTITUTE AN ALTA SURVEY OF THE ENTIRE PARENT PARCEL.
20. ALL CALLS ARE AS SURVEYED, UNLESS OTHERWISE NOTED.
21. NO COMPANY NAME OR POLE NUMBER LABELED ON UTILITY POLES AT THE TIME OF THIS SURVEY.

LEGAL DESCRIPTION

PARENT PARCEL - AS PROVIDED: (FROM TITLE)
SITUATED IN THE COUNTY OF WILLIAMSON, STATE OF TEXAS:
LOT ONE (1) AND TWO (2), BLOCK 1, JMS ADDITION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NO. 2012012418, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

PARCEL ID R575270 (ACCOUNT: R-13-1012-0001-0002)

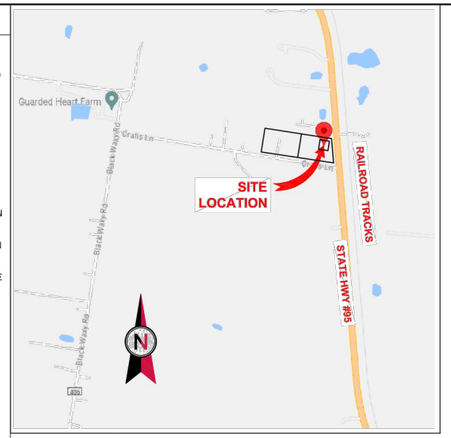
THIS BEING THE SAME PROPERTY CONVEYED TO DAVID R. CAFFEY FROM FEDERICO BUENTELLO, A MARRIED MAN, NOT JOINED HEREIN BY MY SPOUSE IN A DEED DATED APRIL 5, 2016 AND RECORDED APRIL 6, 2016 AS INSTRUMENT NO. 2016028692.

ATC LEASE AREA - AS SURVEYED:
A PORTION OF THE DAVID R. CAFFEY TRACT LYING AND BEING SITUATED IN LOT ONE (1) AND TWO (2), BLOCK 1, JMS ADDITION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 2016028692, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

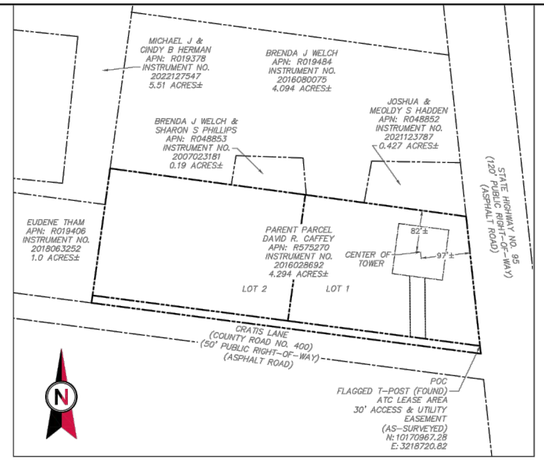
COMMENCING AT A FOUND FLAGGED T-POST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 95 AND MARKING THE SE CORNER OF LOT 1 OF SAID CAFFEY TRACT; SAID FLAGGED T-POST HAVING TEXAS CENTRAL STATE PLANE COORDINATES OF N:10170967.28, E:3218720.82; THENCE N 29°49'20" W A DISTANCE OF 149.97 FEET TO THE POINT OF BEGINNING; THENCE N 82°33'29" W A DISTANCE OF 100.00 FEET TO A SET 5/8" REBAR; THENCE N 07°26'31" E A DISTANCE OF 100.00 FEET TO A SET 5/8" REBAR; THENCE S 82°33'29" E A DISTANCE OF 100.00 FEET TO A SET 5/8" REBAR; THENCE S 07°26'31" W A DISTANCE OF 100.00 FEET TO A SET 5/8" REBAR AND THE POINT OF BEGINNING. CONTAINING 0.23 ACRES (10000.0 SQ. FT.) MORE OR LESS.

30' ACCESS & UTILITY EASEMENT - AS SURVEYED:
A PORTION OF THE DAVID R. CAFFEY TRACT LYING AND BEING SITUATED IN LOT ONE (1) AND TWO (2), BLOCK 1, JMS ADDITION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS RECORDED IN INSTRUMENT NO. 2016028692, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

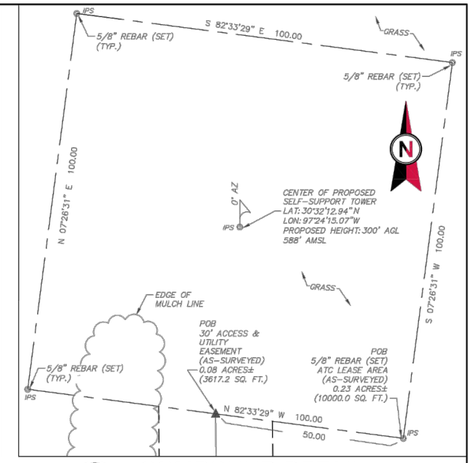
COMMENCING AT A FOUND FLAGGED T-POST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 95 AND MARKING THE SE CORNER OF LOT 1 OF SAID CAFFEY TRACT; SAID FLAGGED T-POST HAVING TEXAS CENTRAL STATE PLANE COORDINATES OF N:10170967.28, E:3218720.82; THENCE N 29°49'20" W A DISTANCE OF 149.97 FEET TO A SET 5/8" REBAR; THENCE N 82°33'29" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF AN EASEMENT 30.00 FEET IN WIDTH AND LYING 15.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE S 00°35'43" E A DISTANCE OF 120.57 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CRATIS LANE (COUNTY ROAD NO. 400) AND THE POINT OF ENDING. CONTAINING 0.08 ACRES± (3617.2 SQ. FT.) MORE OR LESS.



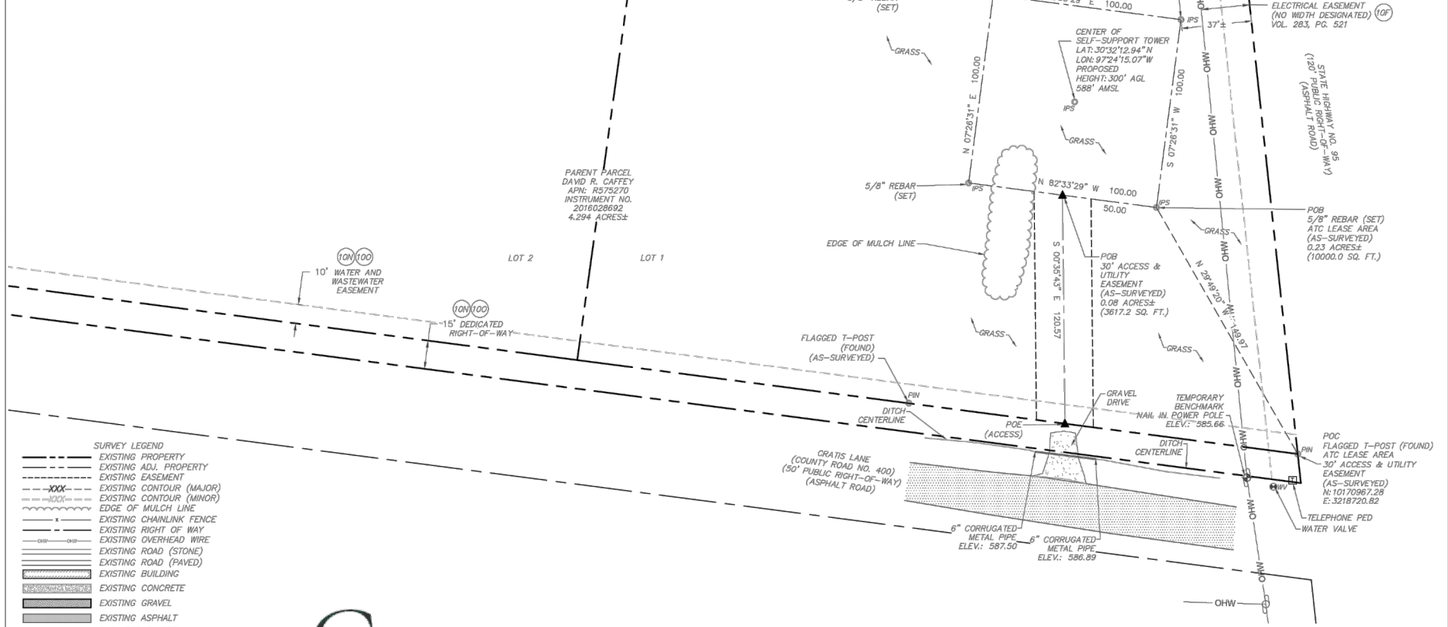
2 VICINITY MAP
NTS



3 PARENT PARCEL
0 300' 600'
SCALE: 1"=300' (11X17)
1"=150' (22X34)



4 COMPOUND DETAIL
0 40' 80'
SCALE: 1"=40' (11X17)
1"=20' (22X34)



SURVEY LEGEND

	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING EASEMENT
XXX	EXISTING CONTOUR (MAJOR)
XXX	EXISTING CONTOUR (MINOR)
	EDGE OF MULCH LINE
	EXISTING CHAINLINK FENCE
	EXISTING RIGHT OF WAY
OHW OHW	EXISTING OVERHEAD WIRE
	EXISTING ROAD (STONE)
	EXISTING ROAD (PAVED)
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING ASPHALT
IPS	5/8" REBAR (SET)
PIN	SURVEY PINS/PROPERTY CORNER
	SURVEY BENCHMARK
	EXISTING UTILITY POLE
	EXISTING TELEPHONE PED
	CALCULATED POINT
WV	EXISTING WATER VALVE
(M)	AS SURVEYED
(R)	AS PROVIDED
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
POE	POINT OF ENDING

COXLEVIN
CONSULTING GROUP
INFO@COXLEVIN.COM

1 SURVEY PLAN
0 80' 160'
SCALE: 1"=80' (11X17)
1"=40' (22X34)

TEXAS CENTRAL
GRID TO TRUE NORTH CONVERGENCE 1°30'30.8191"
TRUE NORTH TO MAGNETIC DECLINATION 3°0' E
COMBINED SCALE FACTOR 0.99991435

811 Know what's below. Call before you dig.

AMERICAN TOWER®
ATC TOWER SERVICES, INC.
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
FAX: (919) 466-5415

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	PRELIM	MGC	04/03/24
0	FINAL	MGC	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LANE
TAYLOR, TX 76574

SURVEY CERTIFICATE:
TO AMERICAN TOWER CORPORATION AND WESTCOR LAND TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B) (TO THE EXTENT, GRAPHICALLY DEPICT ON SURVEY DRAWING THE ZONING SETBACK LINES), 7(A), 7(B)(1), 7(C), 8, 9, 13, AND 14 TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/25/24.

DATE OF PLAT OR MAP: 04/03/24

WILLIAM H. SOMMERVILLE, III
TEXAS LICENSE NO. 6094

STATE OF TEXAS REGISTERED WILLIAM H. SOMMERVILLE, III 6094 PROFESSIONAL LAND SURVEYOR

SMW ENGINEERING GROUP, INC.
SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
PROJECT NO. 24-10205

DRAWN BY:	MGC
APPROVED BY:	WHS
DATE DRAWN:	04/03/24
ATC JOB NO:	211706

ALTA/TITLE AND BOUNDARY PLAN

SHEET NUMBER:	REVISION:
V-101 SHEET 1 OF 2	0

Copyright © 2024 ATC IP LLC, All Rights Reserved.

PROJECT SUMMARY

FIELD SURVEY DATE: 03/25/2024

SITE ADDRESS: 118 CRATIS LANE, TAYLOR, TX 76574

PARCEL INFORMATION
OWNER: DAVID R. CAFFEY
OWNER ADDRESS:118 CRATIS LANE, TAYLOR, TX 76574
APN: R575270
INSTRUMENT NO. 2016028692

TOTAL AREAS:
PARENT PARCEL: 4.294 ACRES±
ATC LEASE AREA: 0.23 ACRES± (10000.0 SQ. FT.)
30' ACCESS & UTILITY EASEMENT: 0.08 ACRES± (3617.2 SQ. FT.)

GEOGRAPHIC COORDINATES OF TOWER:
LATITUDE: 30°32'12.93" N LONGITUDE: 97°24'14.93" W
VERTICAL. DATUM: NAVD 1988 HORIZONTAL DATUM: NAD83
GROUND ELEVATION: 588'

BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, CENTRAL ZONE.

FLOODPLAIN:
PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X.
COMMUNITY PANEL NO. : 48491C0542F DATED: 12/20/2019

BOUNDARY NOTE
THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PARENT TRACT. ANY PARENT TRACT PROPERTY LINES SHOWN HEREON ARE FROM SUPPLIED INFORMATION AND MAY NOT BE FIELD VERIFIED.

ENCROACHMENT STATEMENT
AT THE TIME OF THIS SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA, PARENT PARCEL, OR THE ACCESS AND UTILITY EASEMENT.

ZONING INFORMATION

ZONE: B-2 (GERNERAL BUSINESS)

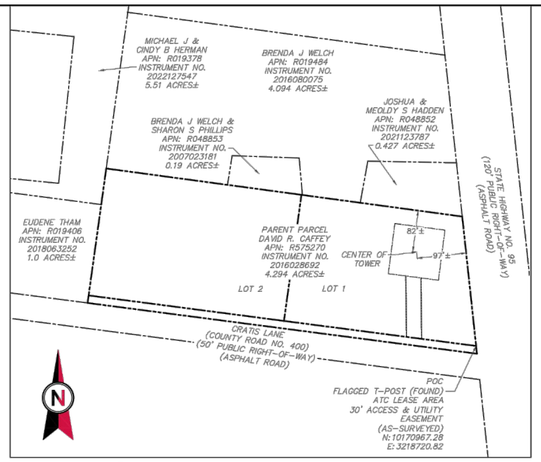
SETBACKS:	REQUIRED:	EXISTING:
FRONT:	NONE	NONE
SIDE:	NONE	NONE
REAR:	NONE	NONE
HEIGHT:	300'	NONE
BULK:	N/A	N/A

*ALL SITE RESTRICTIONS WERE OBTAINED FROM THE LOCAL MUNICIPALITY.

NOTES CORRESPONDING TO SCHEDULE B

THE COMMITMENT FOR TITLE INSURANCE ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY COMMITMENT NO. ATC-169554-C WITH AN EFFECTIVE DATE OF FEBRUARY 29, 2024 CONTAINS THE FOLLOWING ITEMS.

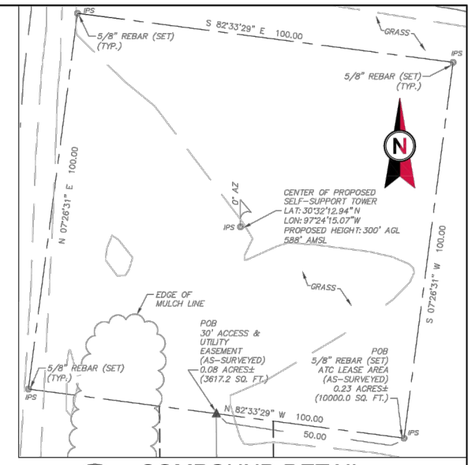
1-9 STANDARD EXCEPTIONS, CONTAINS NO SURVEY MATTERS
10A-E STANDARD EXCEPTIONS, CONTAINS NO SURVEY MATTERS
10F) EASEMENT BETWEEN J E MATTECK, BY ERNEST MATTECK AS ATTORNEY IN FACT; AND TEXAS POWER & LIGHT COMPANY, DATED MARCH 17, 1937 AND RECORDED APRIL 17, 1937 IN (BOOK) 283 (PAGE) 521, IN WILLIAMSON COUNTY, TEXAS. DOES AFFECT PARENT TRACT, AS SHOWN HEREON
10G) RIGHT OF WAY EASEMENT BETWEEN FRED MERKLE & OTTIE MERKLE; AND MANVILLE WATER SUPPLY CORP., DATED FEBRUARY 12, 1993 AND RECORDED APRIL 1, 1993 IN (BOOK) 2278 (PAGE) 880 (INSTRUMENT) 11905, IN WILLIAMSON COUNTY, TEXAS. DOES NOT AFFECT THE SUBJECT ATC LEASE AREA AND EASEMENT AS SHOWN HEREON
10H) NOTICE TO PURCHASER BETWEEN PAULINE KRUSE MERKLE AND HANS EVERETT ROBERSON, DATED JANUARY 7, 2002 AND RECORDED JANUARY 8, 2002 IN (INSTRUMENT) 2002002445, IN WILLIAMSON COUNTY, TEXAS. STANDARD EXCEPTION, CONTAINS NO SURVEY MATTERS
10I) ORDINANCE NO. 2010-39 DATED OCTOBER 14, 2010 AND RECORDED OCTOBER 25, 2010 IN (INSTRUMENT) 2010077735, IN WILLIAMSON COUNTY, TEXAS. DOES AFFECT PARENT TRACT, THEREFORE IS BLANKET IN NATURE OVER THE SUBJECT ATC LEASE AREA AND EASEMENT
10J) METER RIGHT OF WAY EASEMENT BETWEEN DAVID R CAFFEY; AND MANVILLE WATER SUPPLY CORPORATION, A TEXAS NON-PROFIT CORPORATION, DATED APRIL 13, 2016 AND RECORDED MAY 4, 2016 IN (INSTRUMENT) 2016037481, IN WILLIAMSON COUNTY, TEXAS. DOES AFFECT PARENT TRACT, THEREFORE IS BLANKET IN NATURE OVER THE SUBJECT ATC LEASE AREA AND EASEMENT
10K) UTILITY DISTRICT NOTICE FOR LOWER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT DATED APRIL 5, 2016 AND RECORDED APRIL 6, 2016 IN (INSTRUMENT) 2016028693, IN WILLIAMSON COUNTY, TEXAS. STANDARD EXCEPTION, CONTAINS NO SURVEY MATTERS
10L) TERMS AND CONDITIONS OF AN UNRECORDED AGREEMENT, AS EVIDENCED BY A(N) COMPROMISE SETTLEMENT AGREEMENT AND RELEASE BETWEEN CITY OF TAYLOR, TEXAS, A HOME RULE CITY AND DAVID CAFFEY, DATED JULY 8, 2019 AND RECORDED AUGUST 6, 2019 IN (INSTRUMENT) 2019072511, IN WILLIAMSON COUNTY, TEXAS. STANDARD EXCEPTION, CONTAINS NO SURVEY MATTERS
10M) OSSF ROUTINE MAINTENANCE AFFIDAVIT TO THE PUBLIC DATED MARCH 20, 2020 AND RECORDED MARCH 20, 2020 IN (INSTRUMENT) 2020028804, IN WILLIAMSON COUNTY, TEXAS. DOES AFFECT PARENT TRACT, THEREFORE IS BLANKET IN NATURE OVER THE SUBJECT ATC LEASE AREA AND EASEMENT
10N) ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "FINAL PLAT JMS ADDITION CITY OF TAYLOR, TEXAS" DATED MAY 1, 2011 AND RECORDED FEBRUARY 22, 2012 IN , (INSTRUMENT) 2012012418 IN WILLIAMSON COUNTY, TEXAS. DOES AFFECT PARENT TRACT, THEREFORE IS BLANKET IN NATURE OVER THE SUBJECT ATC LEASE AREA AND EASEMENT
10O) ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "FINAL PLAT OF THE JM CAFFEY SUBDIVISION" DATED OCTOBER 4, 2018 AND RECORDED OCTOBER 17, 2018 IN , (INSTRUMENT) 2018092789 IN WILLIAMSON COUNTY, TEXAS. DOES AFFECT PARENT TRACT, THEREFORE IS BLANKET IN NATURE OVER THE SUBJECT ATC LEASE AREA AND EASEMENT



1 PARENT PARCEL

0 300' 600'

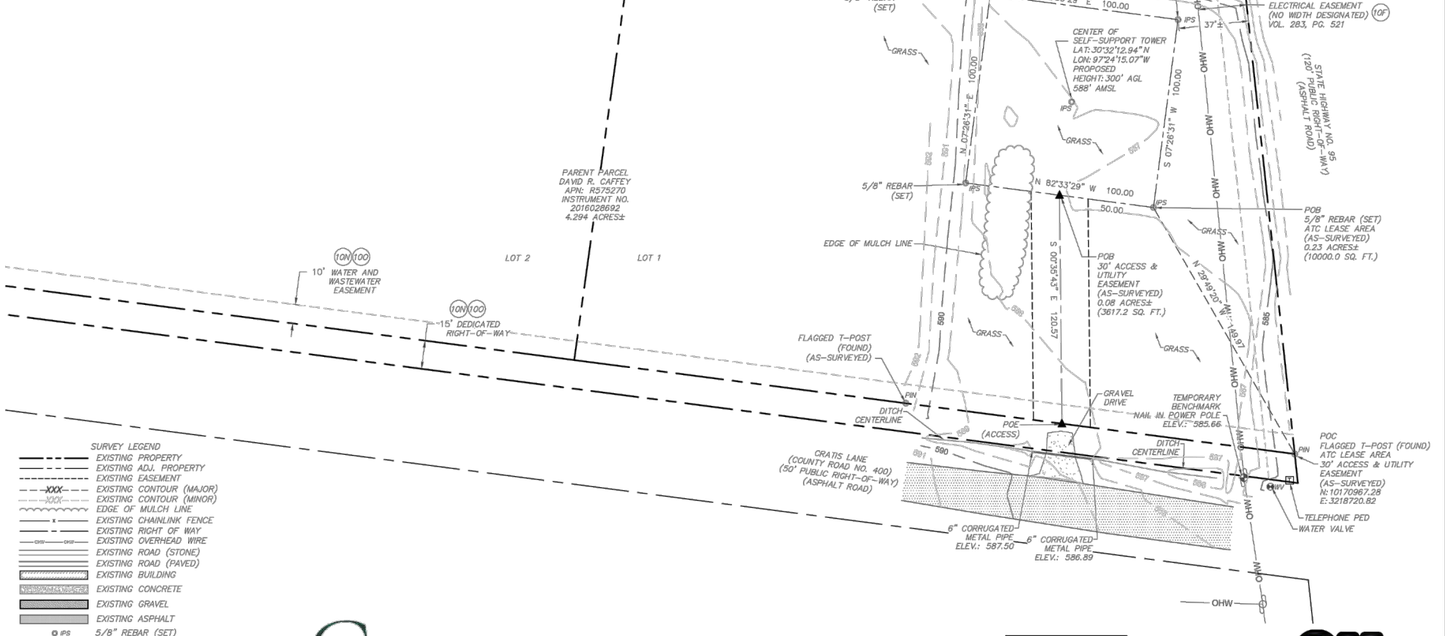
SCALE: 1"=300' (11X17)
1"=150' (22X34)



2 COMPOUND DETAIL

0 40' 80'

SCALE: 1"=40' (11X17)
1"=20' (22X34)



SURVEY LEGEND

- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING EASEMENT
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EDGE OF MULCH LINE
- EXISTING CHAINLINK FENCE
- EXISTING RIGHT OF WAY
- EXISTING OVERHEAD WIRE
- EXISTING ROAD (STONE)
- EXISTING ROAD (PAVED)
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING ASPHALT
- IPS 5/8" REBAR (SET)
- PIN SURVEY PINS/PROPERTY CORNER
- SURVEY BENCHMARK
- EXISTING UTILITY POLE
- EXISTING TELEPHONE PED
- CALCULATED POINT
- WV EXISTING WATER VALVE
- (M) AS SURVEYED
- (R) AS PROVIDED
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- POE POINT OF ENDING

COXLEVIN
CONSULTING GROUP
INFO@COXLEVIN.COM

3 EXISTING CONDITIONS PLAN

0 80' 160'

SCALE: 1"=80' (11X17)
1"=40' (22X34)

TEXAS CENTRAL
GRID TO TRUE NORTH CONVERGENCE 1°30'30.8191"
TRUE NORTH TO MAGNETIC DECLINATION 3°0' E
COMBINED SCALE FACTOR 0.99991435

811 Know what's below. Call before you dig.

AMERICAN TOWER®
ATC TOWER SERVICES, INC.
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
FAX: (919) 466-5415

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	PRELIM	MGC	04/03/24
0	FINAL	MGC	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LANE
TAYLOR, TX 76574

SURVEY CERTIFICATE:
TO AMERICAN TOWER CORPORATION AND WESTCOR LAND TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(B) (TO THE EXTENT, GRAPHICALLY DEPICT ON SURVEY DRAWING THE ZONING SETBACK LINES), 7(A), 7(B)(1), 7(C), 8, 9, 13, AND 14 TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/25/24 .

DATE OF PLAT OR MAP: 04/03/24

WILLIAM H. SOMMERVILLE, III
TEXAS LICENSE NO. 6094

STATE OF TEXAS REGISTERED WILLIAM H. SOMMERVILLE, III 6094 PROFESSIONAL LAND SURVEYOR

SMW ENGINEERING GROUP, INC.
SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
PROJECT NO. 24-10205

DRAWN BY:	MGC
APPROVED BY:	WHS
DATE DRAWN:	04/03/24
ATC JOB NO:	211706

EXISTING CONDITIONS AND TOPOGRAPHY PLAN

SHEET NUMBER:	REVISION:
V-102	0
SHEET 2 OF 2	

Copyright © 2024 ATC IP LLC, All Rights Reserved.

BOM NOTES:

1. ENGINEERS ESTIMATED GRAVEL QUANTITY IS BASED ON THE LENGTH AND WIDTH OF THE ROAD AND DOES NOT CONSIDER COMPACTION. CONTRACTOR SHALL DETERMINE REQUIRED COMPACTED QUANTITY OF GRAVEL PER QUARRY RECOMMENDATION.
2. QUANTITY OF MATERIALS SHOWN IN THE PROVIDED TABLE ARE ESTIMATED BASED ON THE PROPOSED ENGINEERING DESIGN. ANY CHANGES TO QUANTITIES SHALL BE DISCUSSED AND CONFIRMED WITH THE ATC CONSTRUCTION MANAGER.

BID DESCRIPTION	UNIT OF MEASURE	ESTIMATED QUANTITY
MATERIAL - CIVIL (CONTRACTOR PROVIDED)		
GROUNDING	EACH	0
CONDUIT	LF ±	0
LANDSCAPING	LF ±	145
FENCE AND GATE(S)	LF ±	250
BOLLARD(S)	EACH	0
FILL	CY ±	0

MATERIAL - ACCESS ROAD (CONTRACTOR PROVIDED)			
RETENTION WALL	LF ±	0	
CONCRETE, ASPHALT AND/OR RECYCLED CONCRETE AND ASPHALT	CY ±	0	
ROAD STONE	CY ± & TON ±	31	43
COMPOUND STONE	CY ± & TON ±	72	101
RIP RAP	CY ±	0	
CULVERT	EACH	0	
WATER / EROSION CONTROL MATERIAL	SQ. FT. ±	0	
GEOTEXTILE FABRIC	SQ. FT. ±	0	

LABOR - CIVIL		
COMPOUND REPAIR / INSTALLATION	SQ. FT. ±	3900
BOLLARD INSTALLATION / REPAIR	EACH	0

LEGEND

- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING EASEMENT
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING TREELINE
- EXISTING CHAINLINK FENCE
- EXISTING BUILDING
- EXISTING STORM DRAIN
- EXISTING ROAD (DIRT)
- EXISTING ROAD (STONE)
- EXISTING ROAD (PAVED)
- EXISTING CONCRETE
- EXISTING LEASE AREA
- EXISTING OVERHEAD WIRE
- EXISTING UTILITY POLE



1 OVERALL SITE PLAN

0 100' 200'

SCALE: 1"=100' (11X17)
1"=50' (22X34)

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

OVERALL SITE PLAN & BOM

SHEET NUMBER:	REVISION:
C-101	A

Copyright © 2017 ATC IP LLC, All Rights Reserved.

CUT/FILL VOLUMES	CUT (YD^3)	FILL (YD^3)	NET (YD^3)	
ACCESS ROAD	0.00	31.56	31.56	FILL
COMPOUND	0.00	72.22	72.22	FILL
		TOTAL	103.78	FILL

STONE REQUIRED FOR ROAD	AVG STONE DEPTH (IN.)	WIDTH (FT.)	LENGTH (FT.)	STONE IMPORT (YD^3)	STONE IMPORT (TONS)
COMPOUND	6	60	65	72.22	98.29
ROAD COARSE	6	12.00	142	31.56	42.95
			TOTAL	103.78	141.24

* CUT / FILL CALCULATIONS ARE APPROXIMATE. THE AMOUNT OF TOPSOIL THAT WILL NEED TO BE REMOVED AND THE COMPACTION AND SHRINKAGE FACTORS WILL VARY BASED ON SITE CONDITIONS.

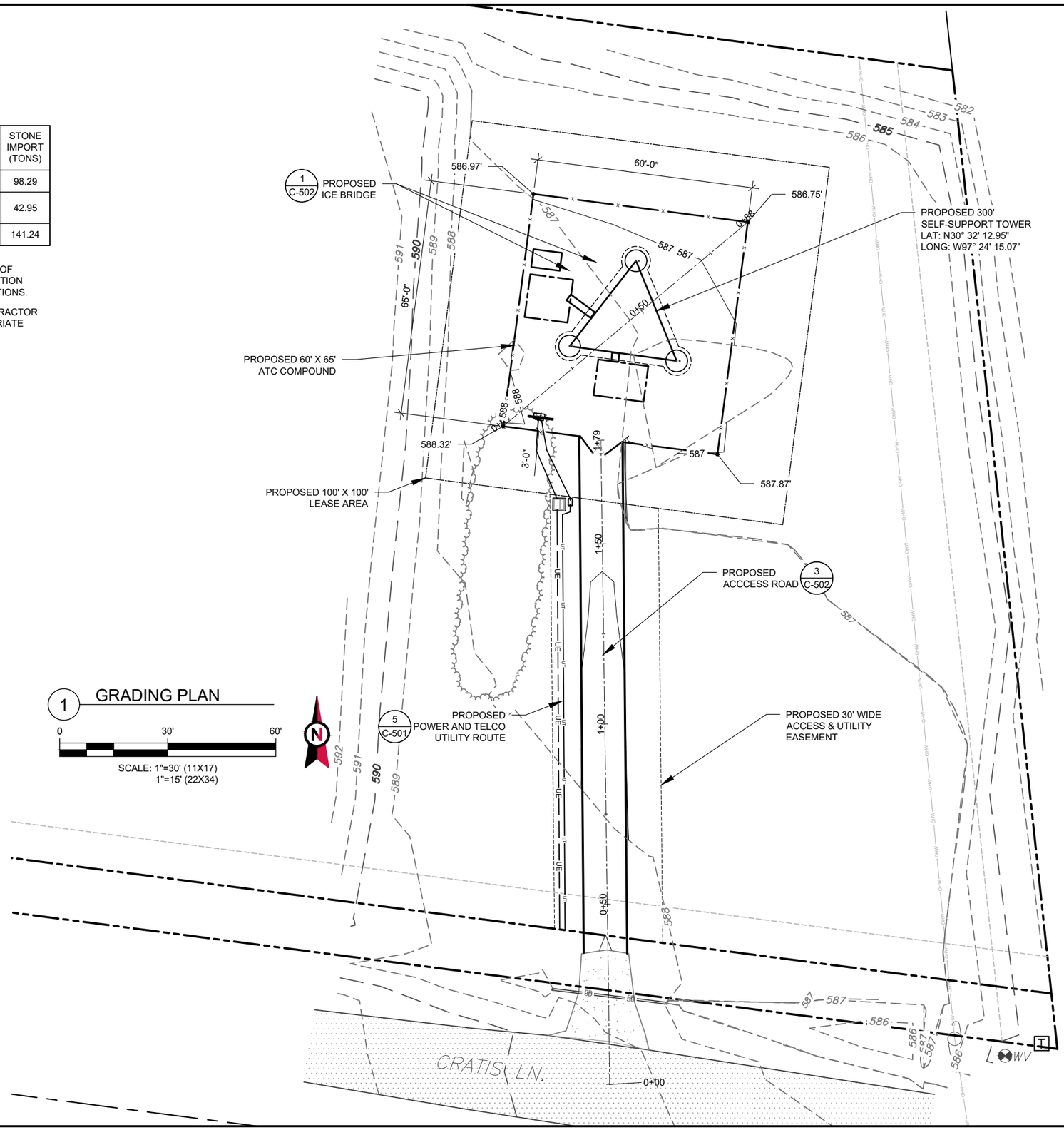
* AMOUNT OF STONE TO IMPORT IS APPROXIMATE. THE CONTRACTOR SHALL FOLLOW THE DETAILS ON THE PLANS TO THE APPROPRIATE STONE DEPTHS.

LEGEND

- EXISTING PROPERTY
- EXISTING ADJ. PROPERTY
- EXISTING EASEMENT
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING TREELINE
- EXISTING CHAINLINK FENCE
- EXISTING BUILDING
- EXISTING STORM DRAIN
- EXISTING ROAD (DIRT)
- EXISTING ROAD (STONE)
- EXISTING ROAD (PAVED)
- EXISTING CONCRETE
- EXISTING LEASE AREA
- EXISTING OVERHEAD WIRE
- EXISTING UTILITY POLE

CIVIL LEGEND

- PROPOSED DITCH
- PROPOSED CULVERT
- PROPOSED WATERBAR
- PROPOSED OUTLET PROTECTION
- PROPOSED STONE CHECK DAM
- PROPOSED LEASE AREA
- PROPOSED EASEMENT
- PROPOSED ACCESS ROAD
- PROPOSED EDGE OF CLEARING
- PROPOSED CONTOUR (MINOR)
- PROPOSED CONTOUR (MAJOR)
- PROPOSED FENCE



1 GRADING PLAN

0 30' 60'

SCALE: 1"=30' (11X17)
1"=15' (22X34)

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24
B	COMMENT UPDATE	PN	06/04/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

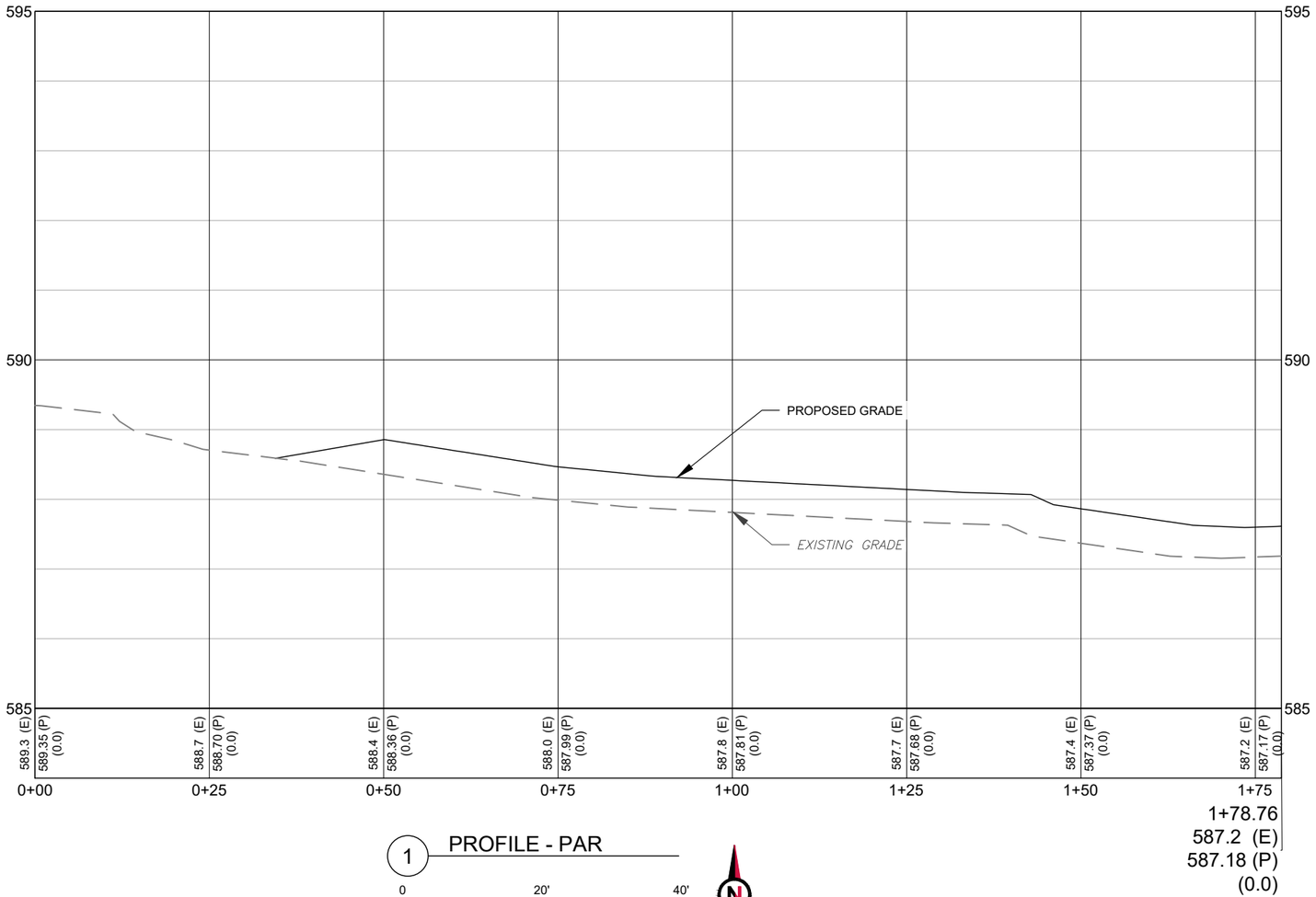
PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

GRADING PLAN

SHEET NUMBER:	REVISION:
C-201	B

Copyright © 2017 ATC IP LLC, All Rights Reserved.



1 PROFILE - PAR

0 20' 40'

SCALE: 1"=20' (11X17)
1"=10' (22X34)

N

AMERICAN TOWER®

ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

Copyright © 2017 ATC IP LLC, All Rights Reserved.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24
B	COMMENT UPDATE	PN	06/04/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

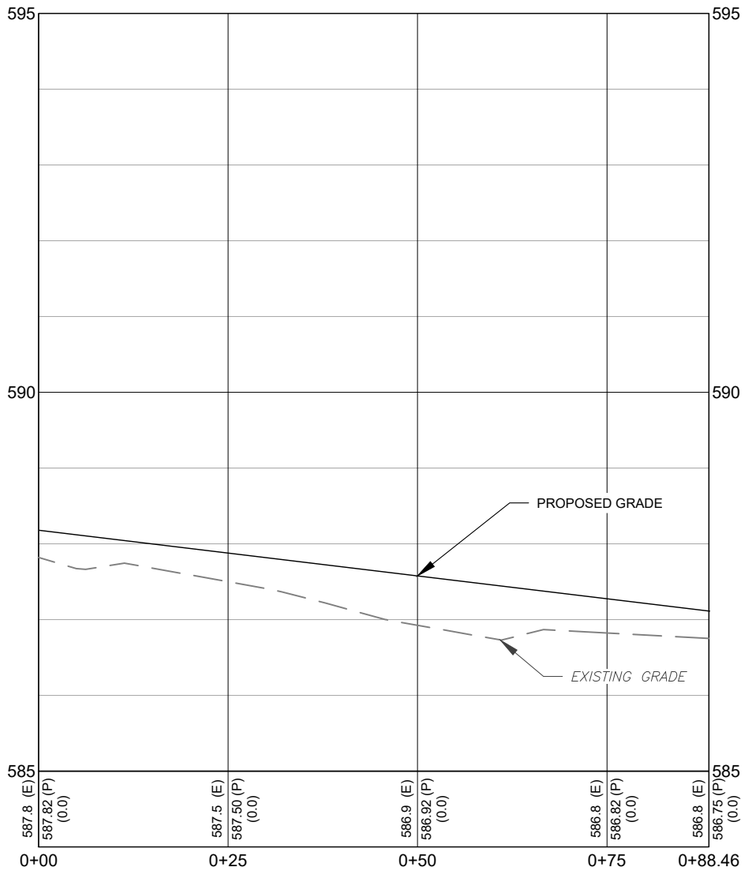
SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

GRADING PROFILE

SHEET NUMBER:	REVISION:
C-202	B



2 PROFILE - COMPOUND

0 20' 40'

SCALE: 1"=20' (11X17)
1"=10' (22X34)

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24
B	COMMENT UPDATE	PN	06/04/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

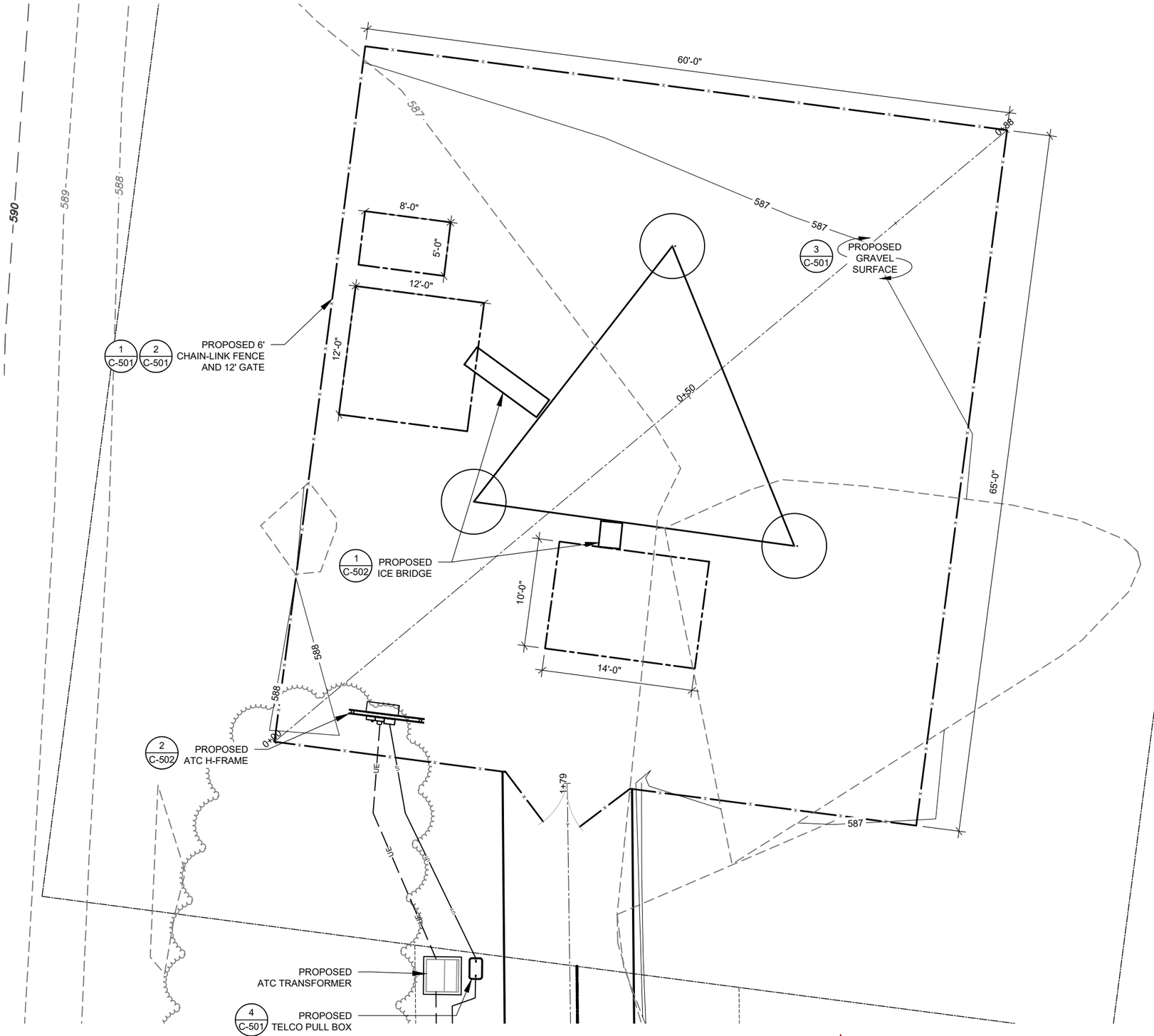
PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

GRADING PROFILE

SHEET NUMBER:	REVISION:
C-203	B

Copyright © 2017 ATC IP LLC, All Rights Reserved.



1 COMPOUND PLAN

0 10' 20'

SCALE: 1"=10' (11X17)
1"=5' (22X34)

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

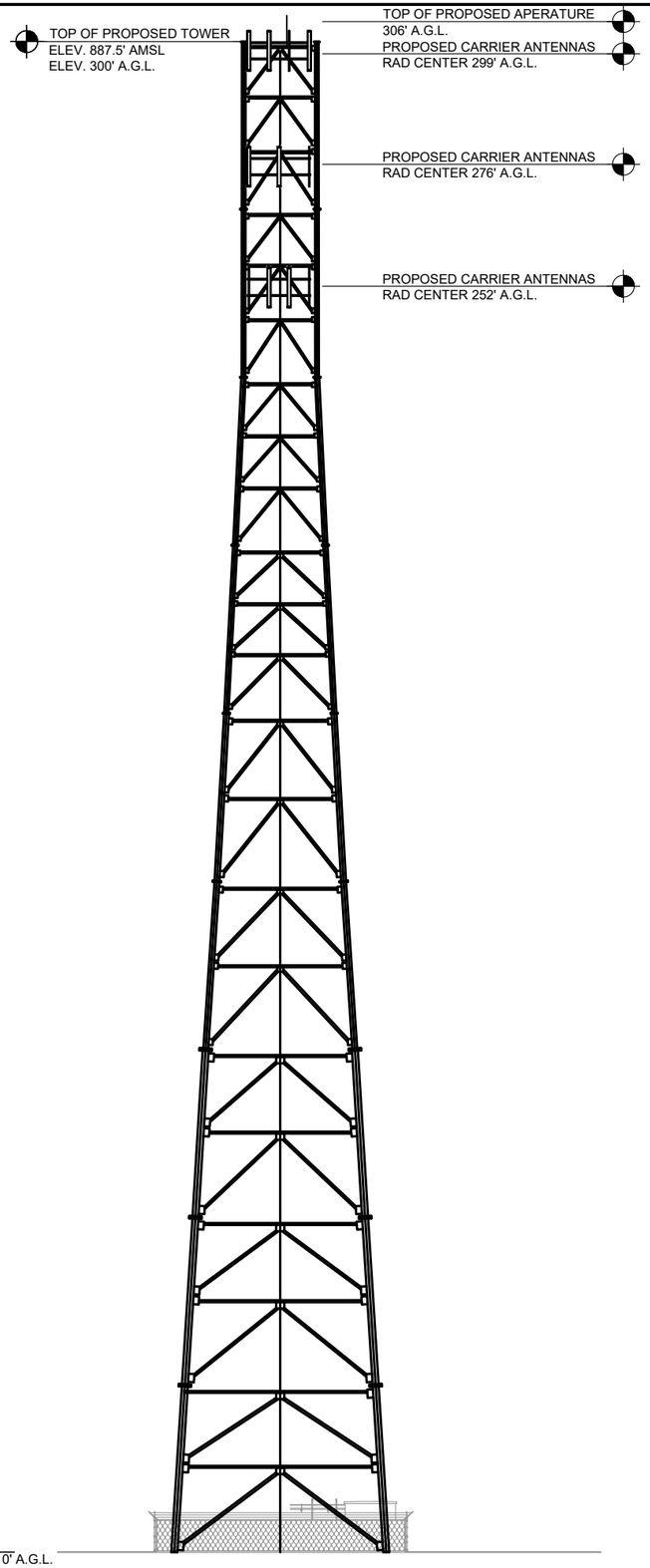
PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

COMPOUND PLAN

SHEET NUMBER:	REVISION:
C-401	A

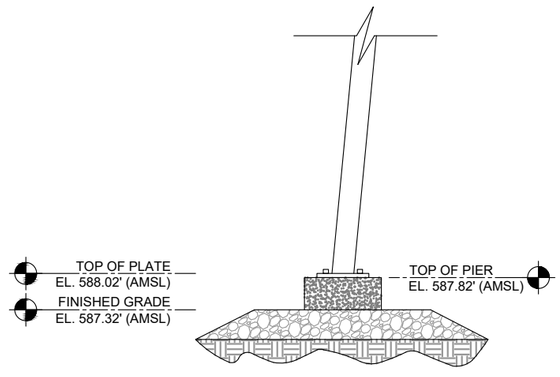
Copyright © 2017 ATC IP LLC, All Rights Reserved.



1 PROPOSED TOWER ELEVATION
SCALE: NOT TO SCALE

TOWER NOTE:

1. CARRIER LOADING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REPRESENT ACTUAL FINAL LOADING. PLEASE REFER TO THE LATEST RFDS OR APPLICATION FOR CONFIRMATION.



TOWER BASE TABLE			
LEG	FINISHED GRADE (FT)	TOP OF PIER (FT)	EXPOSED CONCRETE (FT)
A	587.1	587.8	0.7
B	587.3	587.8	0.5
C	587.3	587.8	0.5

2 TOWER BASE ELEVATION
SCALE: NOT TO SCALE

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

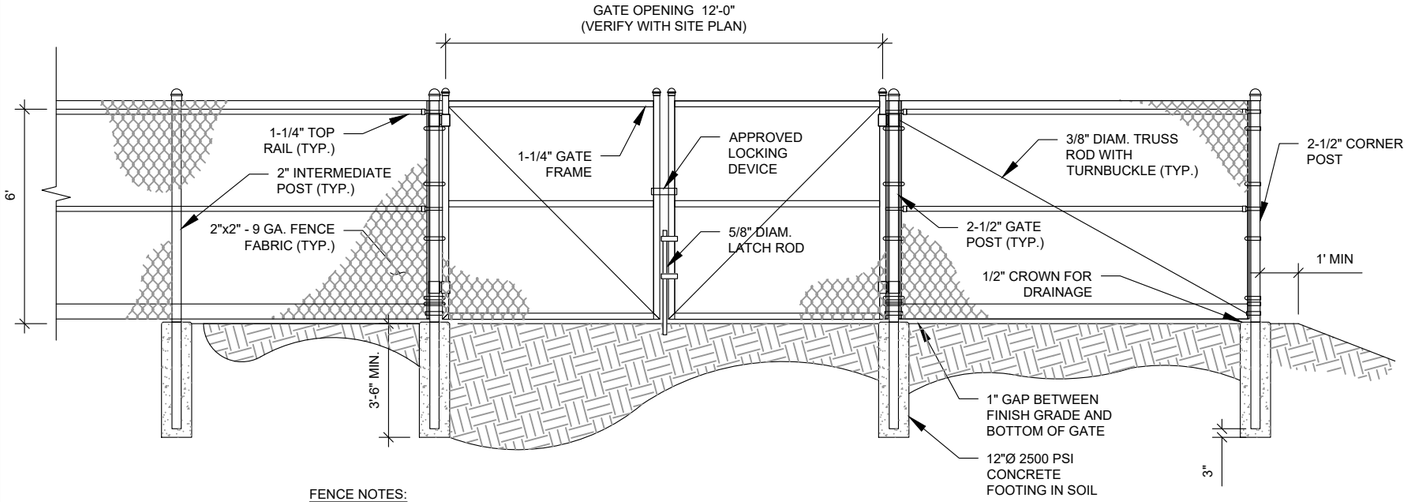
DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

TOWER ELEVATION

SHEET NUMBER: C-402

REVISION: A

Copyright © 2017 ATC IP LLC, All Rights Reserved.

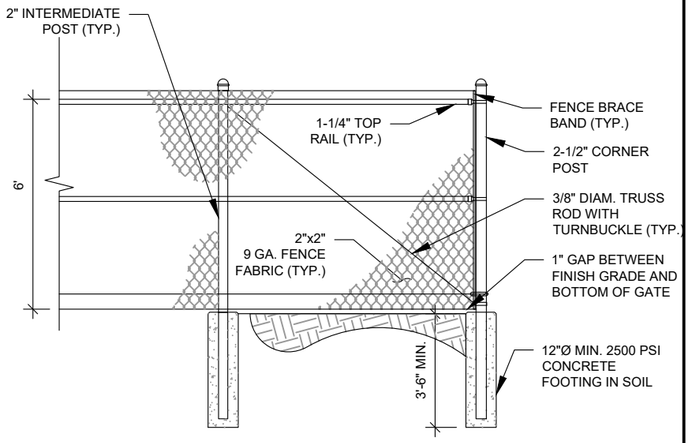


FENCE NOTES:

1. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL. TACK WELD GATE HINGE TO POST FOR SECURITY.
2. POSTS NOT TO EXCEED A MAXIMUM SEPARATION OF 10 FEET.

AMERICAN TOWER CONSTRUCTION SPECIFICATION:
1. DIVISION 32 EXTERIOR IMPROVEMENTS SECTION 0323113 FOR CHAIN LINK FENCE AND GATES

1 GATE AND FENCE DETAIL
SCALE: NOT TO SCALE

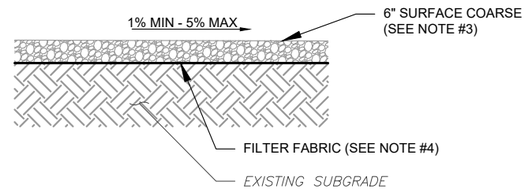


FENCE NOTES:

1. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL. TACK WELD GATE HINGE TO POST FOR SECURITY.
2. POSTS NOT TO EXCEED A MAXIMUM SEPARATION OF 10 FEET.

AMERICAN TOWER CONSTRUCTION SPECIFICATION:
1. DIVISION 32 EXTERIOR IMPROVEMENTS SECTION 0323113 FOR CHAIN LINK FENCE AND GATES

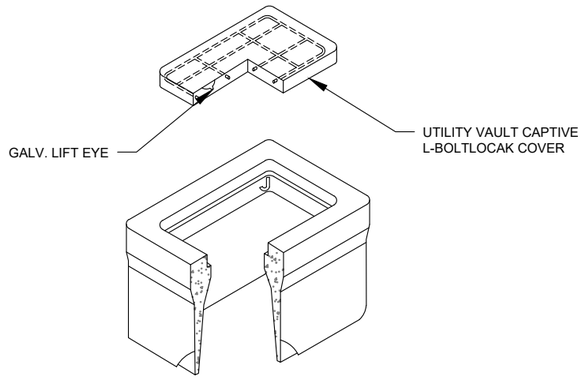
2 FENCE DETAIL
SCALE: N.T.S.



NOTES:

1. CONTRACTOR TO CONTACT ALL UTILITIES FOR LOCATION OF UNDERGROUND SERVICES. SERVICE LOCATIONS TO BE CONFIRMED PRIOR TO CONSTRUCTION.
2. REMOVE ALL UNSUITABLE OR DELETERIOUS MATERIAL AS REQUIRED. COMPACT UNDERLYING SOIL TO 90% OF MAXIMUM DENSITY. REPLACE REMOVED SOIL WITH 8" LIFTS OF GRANULAR "B" MATERIAL TO A DEPTH OF 4" BELOW PROPOSED GRADE. COMPACT TO MINIMUM 95% OF MAXIMUM DRY DENSITY ALL COMPACTION SHALL BE IN ACCORDANCE WITH THE MOST RECENT IBC. REVIEW WITH PROJECT MANAGER AND GEOTECT PRIOR TO CONSTRUCTION.
3. SURFACE COARSE OF GRANULAR "A" MATERIAL SHALL CONSIST OF EVENLY GRADED MIXTURE OF CRUSHED STONE OR GRAVEL, WITH 100% PASSING THROUGH 3/4" SIEVE AND NOT MORE THAN 5% PASSING THROUGH #4 SIEVE.
4. PROVIDE GEOTEXTILE FABRIC UNDER WASHED CHIPPED STONE COMPOUND UNLESS NOTED OTHERWISE. WOVEN GEOTEXTILE:US FABRICS: US 230 OR APPROVED EQUIVALENT. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER MASTER SPECIFICATIONS.

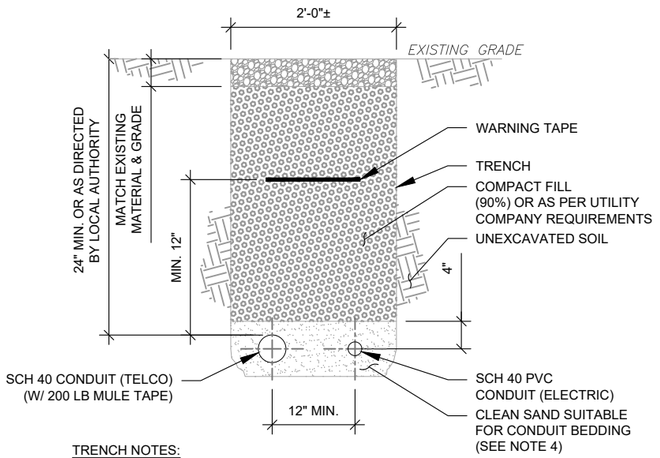
3 COMPOUND CROSS SECTION
SCALE: NOT TO SCALE



NOTES:

1. INSTALL ON 3/4" AGGREGATE WHICH SHALL EXTEND A MINIMUM OF 6" BEYOND ALL SIDES OF THE BOX AND BE A MINIMUM OF 4" DEEP, BELOW THE BOX.
2. SIZED APPROPRIATELY FOR THE APPLICATION PER NEC.
3. CAP TO HAVE POWER/ELEC OR TELCO SHOWN.

4 TYPICAL PULL BOX
SCALE: NOT TO SCALE



TRENCH NOTES:

1. IF FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL, EXCAVATED MATERIAL MAY BE USED FOR BACKFILL. IF NOT, PROVIDE CLEAN, COMPACTIBLE MATERIAL. COMPACT IN 8" LIFTS. REMOVE ANY LARGE ROCKS PRIOR TO BACKFILLING. CONTRACTOR TO VERIFY LOCATION OF EXISTING U/G UTILITIES PRIOR TO DIGGING.
2. IF CURRENT AS-BUILT DRAWINGS ARE NOT AVAILABLE CONTRACTOR SHALL HAND DIG U/G TRENCHING.
3. CONCRETE ENCASE CONDUIT IN MINIMUM 2" THICK ENVELOPE WHEN INSTALLING UNDER SITE ACCESS ROAD AND EXTEND 6" BEYOND ROAD.
4. CONFIRM SPACING AND DEPTH WITH NEC OR LOCAL CODE REQUIREMENTS

5 TELCO AND POWER JOINT TRENCH CONDUIT
SCALE: NOT TO SCALE

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

CONSTRUCTION DETAILS

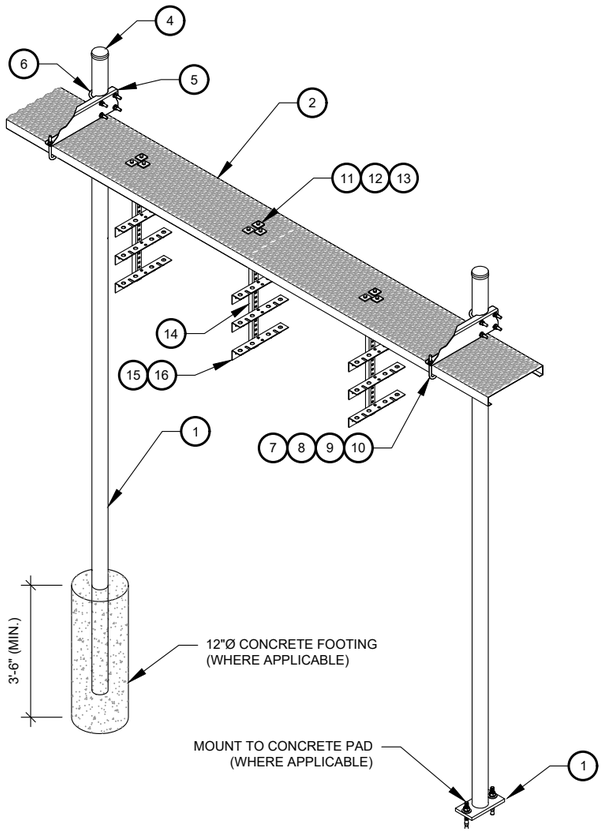
SHEET NUMBER: C-501

REVISION: A

Copyright © 2017 ATC IP LLC, All Rights Reserved.

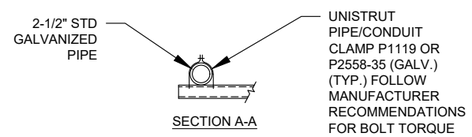
CONSTRUCTION NOTE:

1. WHERE POSSIBLE AND AS APPLICABLE, THE CONTRACTOR SHALL UTILIZE EXISTING ICE BRIDGE, CABLE LADDER, COAX SUPPORTS, AND COAX PORTS. BEFORE UTILIZING, CONTRACTOR SHALL VERIFY THAT ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW ICE BRIDGE, CABLE LADDER, COAX SUPPORT, AND COAX PORT, AS REQUIRED, WITH THE ATC CONSTRUCTION MANAGER.
2. INSTALL ICE BRIDGE TO ALLOW 7 FEET CLEARANCE ABOVE GRADE TO LOWEST APPURTENANCE.



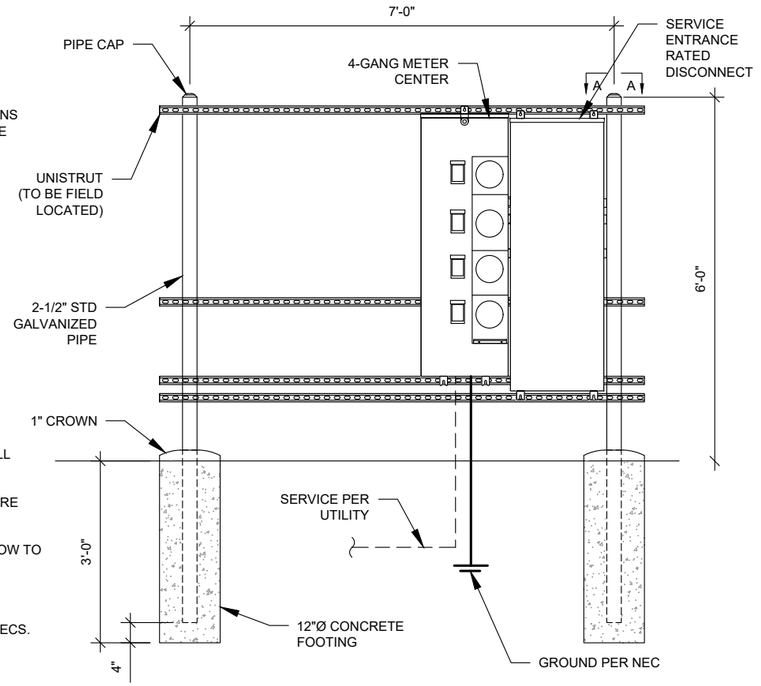
WB-K210-B WAVEGUIDE BRIDGE KIT - BILL OF MATERIALS (INCLUDED WITH KIT UNLESS NOTED OTHERWISE)					
ITEM	PART NUMBER	DESCRIPTION	ITEM	PART NUMBER	DESCRIPTION
1	MF126.01 MF-130	10'-4" COLUMN & BASE SHOE* 13'-4" PIPE COLUMN	9	GWL-04	1/2" GALV LOCK WASHER
2	WB-CY210	SAFETY GRATING 24" X 10'	10	GN-04	1/2" GALV HEX NUT
3	WBK110BHK	HARDWARE KIT (ITEMS 4-16)	11	GB-03205	3/8" X 2" GALV BOLT KIT
4	PC-034	PIPE CAP 3-1/2"	12	MT-387	SQUARE WASHER, 1-1/2" X 1-1/2" W/ 7/16" HOLE
5	WBLB243.08	24" WAVEGUIDE BRIDGE SUPPORT BRACKET	13	GWF-03	3/8" GALV FLAT WASHER
6	GUB-4356	1/2" X 3-5/8" X 6" GALV U-BOLT	14	WBT243.01	VERTICAL TRAPEZE SECTION
7	WB-JB-6	1/2" J-BOLT	15	GB-03105	3/8" X 1" GALV BOLT KIT
8	GWF-04	1/2" GALV FLAT WASHER	16	WBT243.02	HORIZONTAL TRAPEZE SECTION
CONTRACTOR SHALL USE PARTS MANUFACTURED BY COMMSCOPE OR APPROVED EQUIVALENT. *BASE SHOE NOT INCLUDED IN WB-K210-B KIT, ORDER COLUMN SEPARATELY OR KIT WB-K210-S.					

1 24" WAVEGUIDE BRIDGE KIT
SCALE: NOT TO SCALE

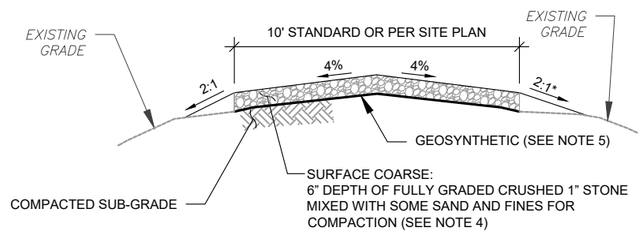


H-FRAME NOTES:

1. IF IT IS NECESSARY TO EXTEND THE H-FRAME, AN ADDITIONAL POST WILL ALWAYS BE REQUIRED.
2. PROPOSED UNISTRUTS TO BE FIELD CUT AND SHOULD NOT EXTEND MORE THAN 6 INCHES BEYOND THE LAST POST.
3. SPRAY ENDS OF UNISTRUT WITH COLD GALVANIZING SPRAY PAINT, ALLOW TO DRY, THEN COVER WITH RUBBER PROTECTIVE CAPS FOR SAFETY.
4. UNISTRUT TO BE CUT FLUSH WITH NO SHARP OR JAGGED EDGES.
5. ALL PROPOSED HARDWARE TO BE MOUNTED PER MANUFACTURERS SPECS.
6. METER CENTER TO FOLLOW HEIGHT REQUIREMENTS PER UTILITY.



2 UTILITY H-FRAME
SCALE: N.T.S.



NOTES:
1. SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED. REMOVE ALL TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD OR A MIN. DEPTH OF 6".
2. TYPICAL ACCESS ROAD COMPACTION SHALL BE WITH SHEEPSFOOT ROLLER OR RUBBER TIRED ROLLERS WEIGHING AT LEAST EIGHT TONS FOR BASE COURSE AND SMOOTH DRUM VIBRATOR ROLLERS FOR SURFACE COURSE/FINISH GRADE.
3. THE PREFERRED CUT AND FILL SLOPE IS 2:1, HOWEVER THE ENGINEER OF RECORD MAY REVISE THE CUT SLOPE TO 1:1 OR 1.5:1 IF CUT SLOPE IS ROCK OR WELL CEMENTED SOIL AND THE FILL SLOPE TO 3:1 OR GREATER IF THE FILL SLOPE IS POOR SOILS AND PRONE TO LANDSLIDES OR SEVERE EROSION.
4. REFER TO SIEVE ANALYSIS IN ATC SPECIFICATIONS SECTION 312000 PART 2.1 SOIL MATERIALS FOR APPROVED GRADATION. COMMON REFERENCED NAMES ARE CRUSHER RUN, ABC, 2A, 2RC.
5. GEOSYNTHETIC: APPROVED PRODUCTS ARE US FABRICS: US 2600 AND SOLMAX: MIRAFI RS 380I. CONTRACTOR MAY SUBMIT DESIGN ALTERNATIVE AS OUTLINED IN THE AMERICAN TOWER CONSTRUCTION SPECS.
6. MARGINAL SOIL CONDITIONS ARE FOR ROADS OVER LOOSE SANDY SILTS, SANDY AND FIRM CLAYS. MEDIUM TO STIFF SOIL FEEL CONDITIONS. CBR BETWEEN 1.0 TO 4.0.

AMERICAN TOWER CONSTRUCTION SPECIFICATION:
1. DIVISION 31 EARTHWORK SECTION 0312000 FOR ACCESS ROADS AND EARTH WORK
2. DIVISION 31 EARTHWORK SECTION 0312500 FOR EROSION AND SEDIMENT CONTROLS

3 STA 0+00 - STA 1+47
CROWNED ROAD ON RIDGELINE
SCALE: NOT TO SCALE

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

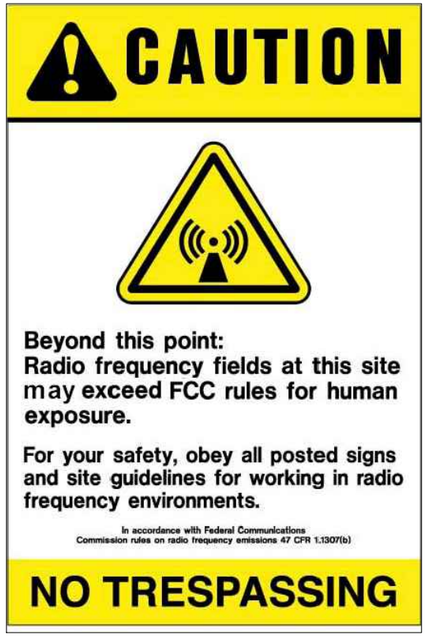
PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

CONSTRUCTION DETAILS

SHEET NUMBER:	REVISION:
C-502	A

Copyright © 2017 ATC IP LLC, All Rights Reserved.

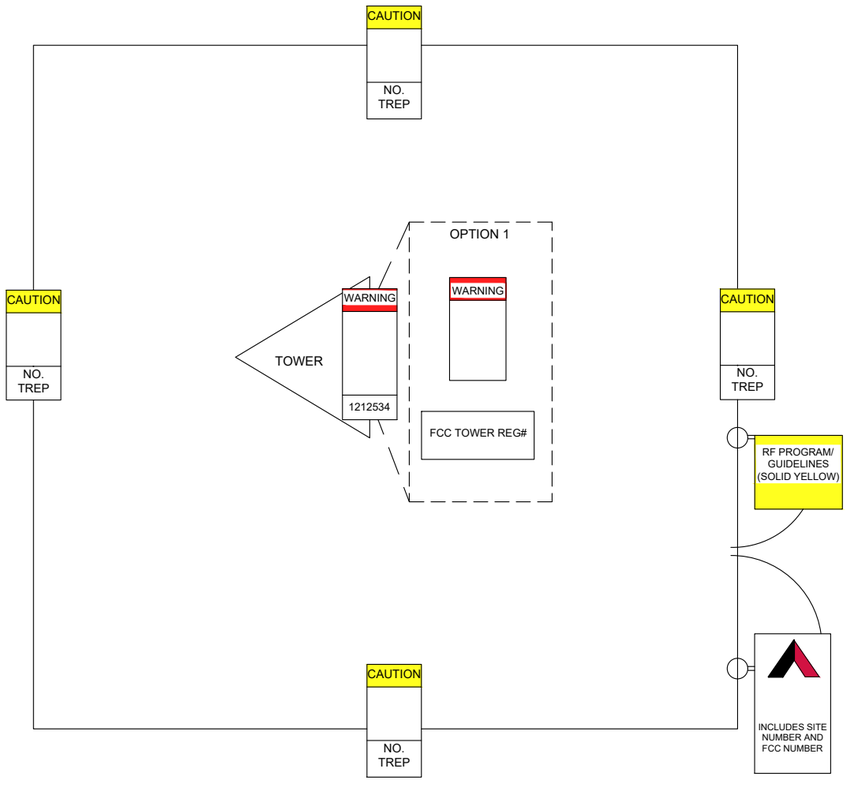


ATC CAUTION AND NO TRESPASSING SIGN



ATC RF WARNING AND FCC NUMBER SIGN

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'.



FCC TOWER REGISTRATION #

TO BE DETERMINED

Posting of sign required by law

ATC STAND-ALONE FCC TOWER REGISTRATION SIGN

THERE MUST BE AN ATC SIGN WITH SITE INFORMATION AND FCC REGISTRATION NUMBER AT BOTH THE ACCESS ROAD GATE (GATE OFF OF MAIN ROAD, IF APPLICABLE) AND COMPOUND FENCE (IF NO COMPOUND FENCE, THEN IN A CONSPICUOUS PLACE UPON DRIVE UP). IN ADDITION, PLEASE LOOK AT DIAGRAM FOR ALL ADDITIONAL SIGNS REQUIRED.

OPTION 1 MAY BE USED TO POST TOWER REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT HAVE SPACE FOR THE TOWER REGISTRATION NUMBER.

IMPORTANT: FOR ANY ATC SIGN THAT DOES NOT MEET THE ATC SPECIFICATION FOR SIGNAGE (I.E., SHARPIE/PAINT PEN, WORN LABELS, ETC.), BRING IT INTO COMPLIANCE (RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE PERMANENT SIGN (YOU CAN ORDER THESE THROUGH THE WAREHOUSE).

ONLY LABELS PRINTED BY A ZEBRA LABEL PRINTER WILL BE ACCEPTED.

NOTICE

GUIDELINES FOR WORKING IN RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME) awareness training.
- All personnel entering this site must be authorized.
- Obey all posted signs.
- Assume all antennas are active.
- Before working on antennas, notify owners and disable appropriate transmitters.
- Maintain minimum 3 feet clearance from all antennas.
- Do not stop in front of antennas.
- Use personal RF monitors while working near antennas.
- Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN

18"

12"

AMERICAN TOWER

SITE NAME :	STRELO COUNTY ROAD
SITE NUMBER :	211709
FCC REGISTRATION # :	TO BE DETERMINED

FOR LEASING INFORMATION: 877-282-7483 877-ATC-SITE

FOR EMERGENCIES CALL: 877-518-6937 877-51-TOWER

NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

ATC SITE SIGN

REPLACEMENT OF SIGNAGE:

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

NOTE:

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY. NO HIGH-VOLTAGE EQUIPMENT PRESENT.

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

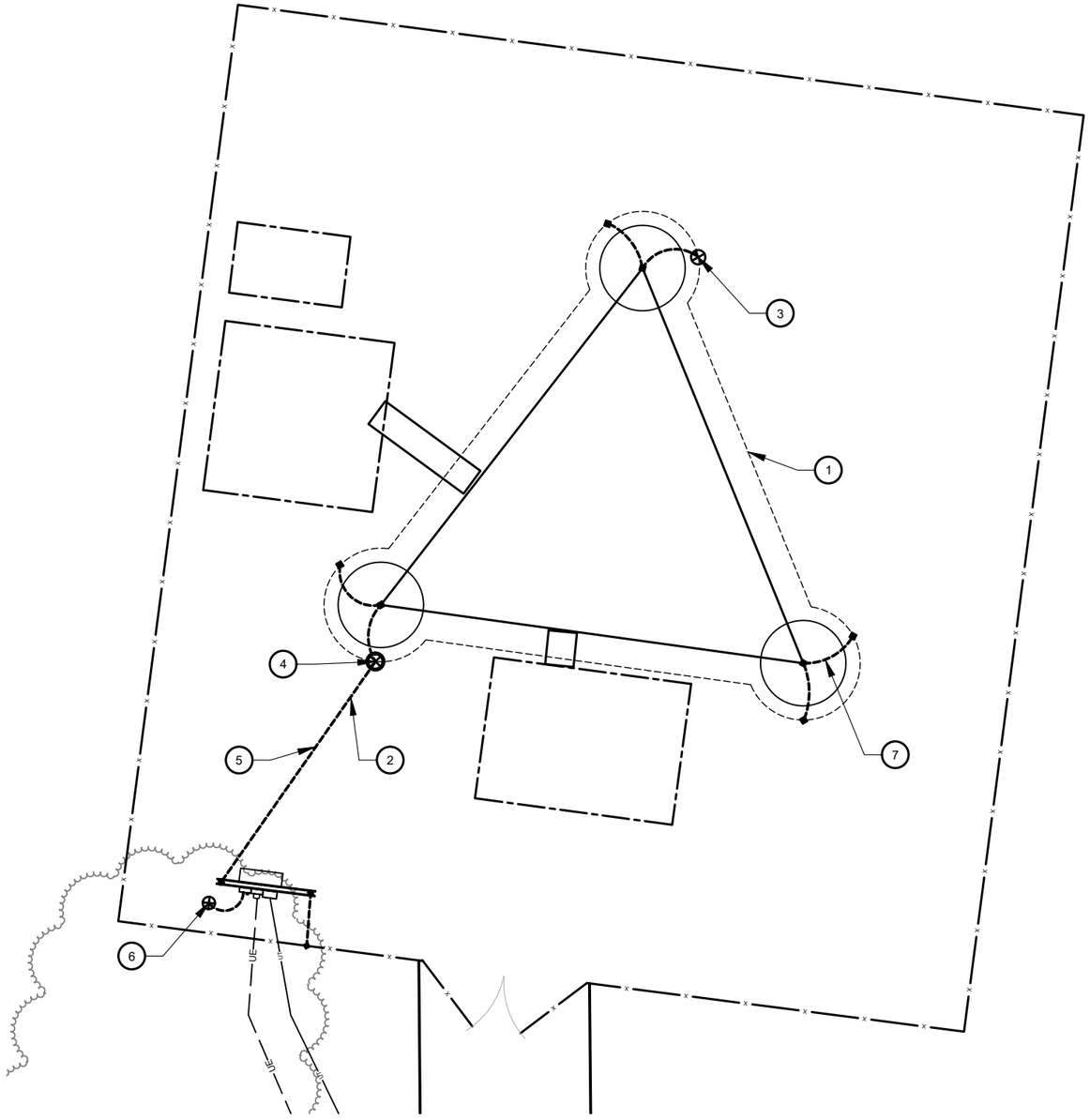
PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

SIGNAGE

SHEET NUMBER:	REVISION:
C-503	A

Copyright © 2017 ATC IP LLC, All Rights Reserved.



1 GROUNDING PLAN

0 10' 20'

SCALE: 1"=10' (11X17)
1"=5' (22X34)

GROUNDING PLAN NOTES:

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
2. ALL GROUND CONNECTIONS SHALL BE EXOTHERMIC WELDED. ALL WIRES SHALL BE COPPER.
3. CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE. GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY OWNER REPRESENTATIVE.
4. REFER TO ATC CONSTRUCTION SPEC AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
5. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY OWNER REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CONNECTIONS AND GROUND RING
6. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
7. TO AVOID TOWER FOUNDATION, GROUND RODS MAY BE INSTALLED AT AN ANGLE OR TOWER GROUND RING MAY BE EXTENDED AS NEEDED.

KEYED NOTES:

1. #2 AWG SBTC TOWER GROUND RING. (MIN 2 FT FROM FOUNDATION)
2. #2 AWG SBTC TOWER RING RADIALS. GROUNDING RADIAL (TYP.) SEE TRENCH DETAIL 4 ON SHEET E-501. MAINTAIN DEPTH AND MINIMUM 15 FT. SEPARATION FROM OTHER RADIALS AT ENDS AND MINIMUM 5 FT. SEPARATION AT GROUNDING SYSTEMS AND BUILDING FOUNDATIONS.
3. 3/4Ø" X 10 FT GROUND ROD (TYP). SEE DETAIL 2 ON SHEET E-501
4. 3/4Ø" X 10 FT GROUND ROD WITH TEST WELL (MIN. ONE PER SITE ON TOWER GROUND RING). SEE DETAIL 5 ON SHEET E-501.
5. BOND TO ELECTRICAL SERVICE AT MAIN BONDING JUMPER WITH #2 AWG SBTC. PARALLEL CONNECTION AWAY FROM TOWER. SEE DETAIL 1 ON SHEET E-501.
6. SERVICE GROUND ROD SIZE MINIMUM PER NEC OR AS OTHERWISE INDICATED. PLACE MINIMUM OF 10' FROM ALL OTHER GROUND RODS.
7. TOWER TO GROUND RING BONDS. SEE DETAIL 3 ON SHEET E-501.

INSTALLATION NOTES:

1. INSTALL STANDARD LEVEL I DESIGN (BASE BID) WHICH INCLUDES:
   1.1. TOWER RING, 1 GROUND ROD PER LEG, SERVICE GROUND ROD AT H-FRAME, RADIALS TO H-FRAME. ADDITIONAL WORK NECESSARY BELOW SHALL BE CONSIDERED AN ALLOWANCE.
2. MEASURE GROUNDING SYSTEM RESISTANCE WITH A 3-PROBE TEST PRIOR TO BACKFILL/DEMOBILIZATION AND PRIOR TO CONNECTION OF UTILITY POWER NEUTRAL TO THE SYSTEM.
3. IF GROUNDING SYSTEM RESISTANCE IS GREATER THAN 10 OHMS COORDINATE WITH ATC ENGINEER OF RECORD.

GROUNDING PLAN LEGEND:

- GROUND WIRE
- EXOTHERMIC WELD
- MECHANICAL WELD
- COPPER GROUND ROD
- TEST WELL

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24
B	COMMENT UPDATE	PN	06/04/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

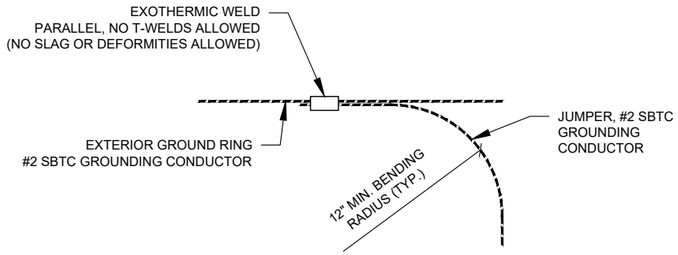
PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

GROUNDING LAYOUT

SHEET NUMBER:	REVISION:
E-401	B

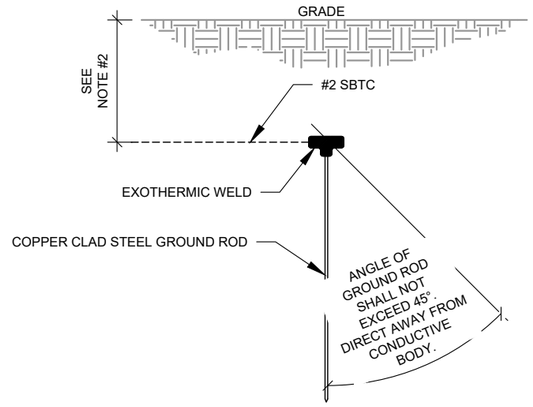
Copyright © 2017 ATC IP LLC, All Rights Reserved.



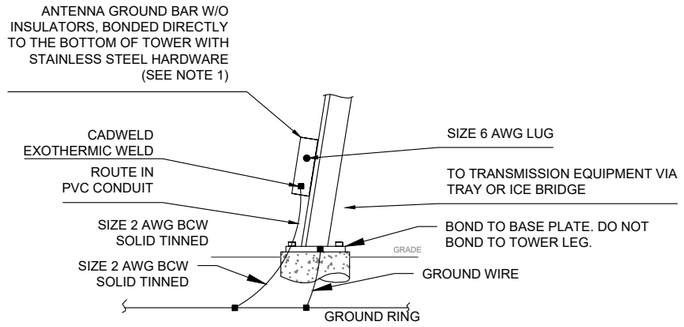
1 TIE CONNECTION DETAIL
SCALE: N.T.S.

NOTES:

1. LOCATE BEFORE DIGGING.
2. ALL RING AND RADIAL DEPTHS AT 30" OR 6" BELOW FROST LINE, WHICHEVER IS GREATER.
3. WELD GROUND TO FENCE AS LOW AS POSSIBLE TO DETER COPPER THEFT



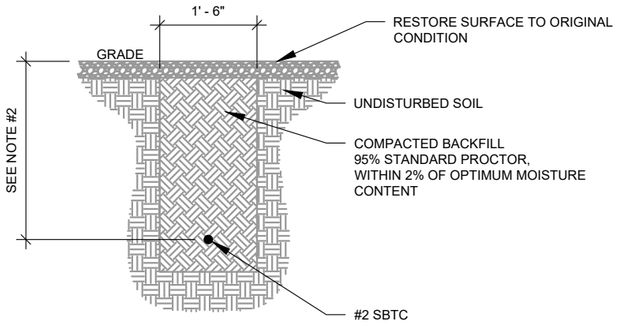
2 GROUND ROD DETAIL
SCALE: N.T.S.



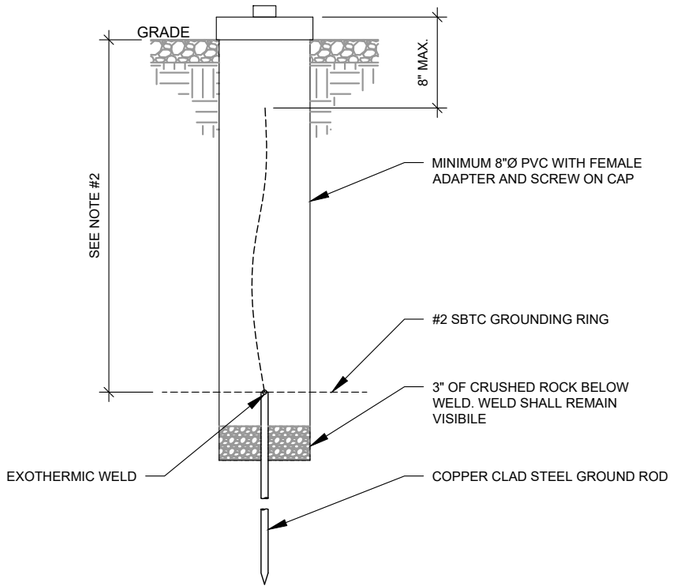
NOTE:

1. NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATIONS AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED. GROUND BAR IS NOT REQUIRED FOR SITES WITH ONE COAX CABLE.

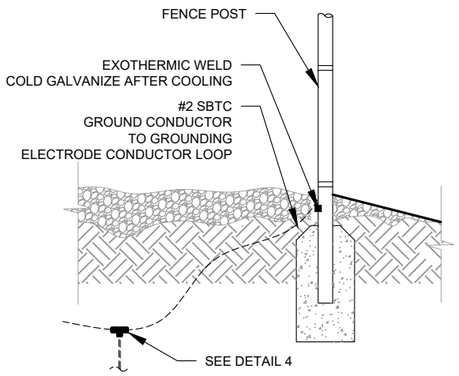
3 TOWER GROUNDING
SCALE: NOT TO SCALE



4 GROUND CONNECTION TRENCH DETAIL (STD.)
SCALE: N.T.S.



5 TEST WELL DETAIL
SCALE: N.T.S.



6 FENCE GROUNDING DETAIL
SCALE: N.T.S.

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

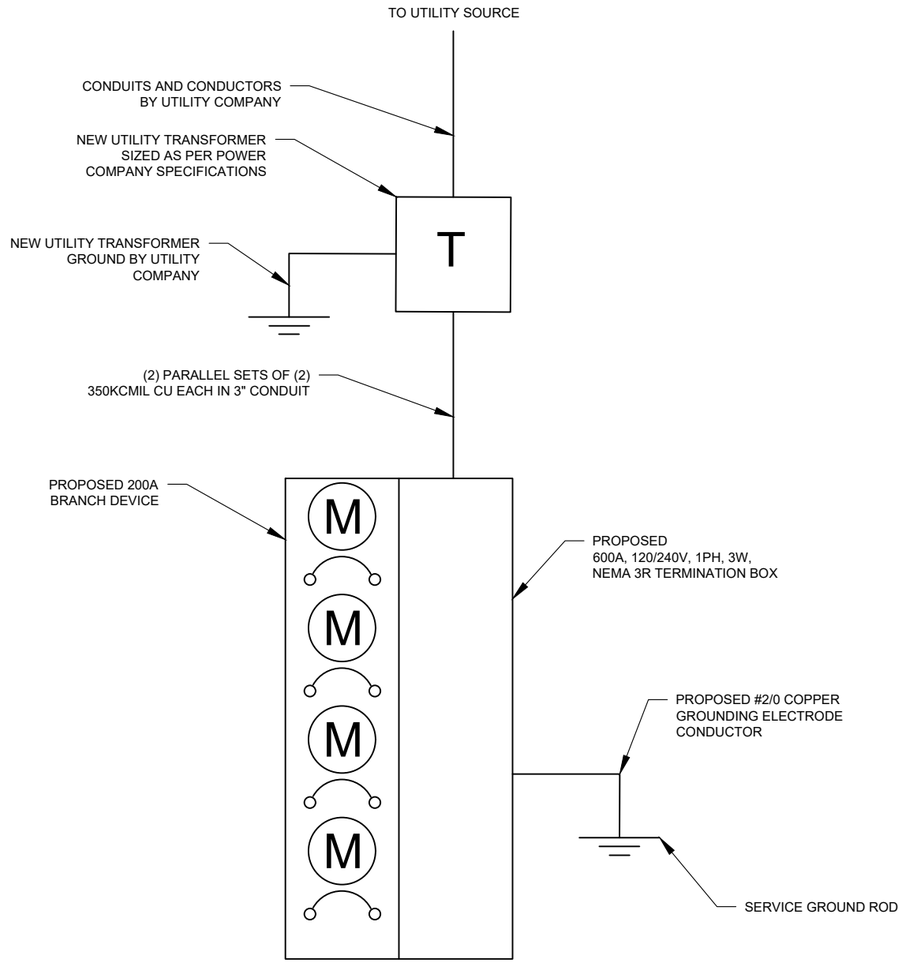
PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

ELECTRICAL DETAILS

SHEET NUMBER:	REVISION:
E-501	A

Copyright © 2017 ATC IP LLC, All Rights Reserved.



1 ELECTRICAL ONE-LINE DIAGRAM

SCALE: N.T.S.

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

ELECTRICAL ONE LINE DIAGRAM

SHEET NUMBER:	REVISION:
E-601	A

Copyright © 2017 ATC IP LLC, All Rights Reserved.

CAP EX INSPECTION NOTES

THE SPECIAL INSPECTION (SI) PROCEDURE IS INTENDED TO CONFIRM THAT CONSTRUCTION AND INSTALLATION MEETS ENGINEERING DESIGN, ATC PROCEDURES AND ATC STANDARD SPECIFICATIONS FOR WIRELESS TOWER SITES.

TO ENSURE THAT THE REQUIREMENTS OF THE SI ARE MET, IT IS VITAL THAT THE GENERAL CONTRACTOR AND THE INSPECTOR BEGIN COMMUNICATING AND COORDINATING AS SOON AS A PO IS RECEIVED FROM AMERICAN TOWER CORPORATION (ATC). IT IS EXPECTED THAT EACH PARTY WILL PROACTIVELY REACH OUT TO THE OTHER PARTY. IF CONTACT INFORMATION IS NOT KNOWN, CONTACT YOUR AMERICAN TOWER POINT OF CONTACT.

SPECIAL INSPECTOR

THE SPECIAL INSPECTOR IS REQUIRED TO CONTACT THE GENERAL CONTRACTOR AS SOON AS RECEIVING A PO FROM ATC. UPON RECEIVING A PO FROM ATC THE SPECIAL INSPECTOR AT A MINIMUM MUST:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE GENERAL CONTRACTOR TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- ANY CONCERNS WITH THE SCOPE OF WORK OR PROJECT COMMITMENT MUST BE RELAYED TO THE ATC POINT OF CONTACT IMMEDIATELY.

THE SPECIAL INSPECTOR IS RESPONSIBLE FOR COLLECTING ALL GENERAL CONTRACTOR INSPECTION AND TEST REPORTS, REVIEWING THESE DOCUMENTS FOR ADHERENCE TO CONTRACT DOCUMENTS, CONDUCTING THE IN-FIELD INSPECTIONS, AND SUBMITTING THE SI REPORT TO AMERICAN TOWER CORPORATION.

GENERAL CONTRACTOR

THE GENERAL CONTRACTOR IS REQUIRED TO CONTACT THE SI INSPECTOR AS SOON AS RECEIVING A PO FOR THE MODIFICATION INSTALLATION OR TURNKEY PROJECT TO, AT A MINIMUM:

- REVIEW THE REQUIREMENTS OF THE SI CHECKLIST.
- WORK WITH THE SI TO DEVELOP A SCHEDULE TO CONDUCT ON-SITE INSPECTIONS, INCLUDING FOUNDATION INSPECTIONS.
- BETTER UNDERSTAND ALL INSPECTION AND TESTING REQUIREMENTS.

THE GENERAL CONTRACTOR SHALL PERFORM AND RECORD THE TEST AND INSPECTION RESULTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SI CHECKLIST.

CAP EX SPECIAL INSPECTION CHECKLIST

INSPECTION ITEM	DESCRIPTION	INSPECTION TESTING REQUIRED	RESPONSIBILITY	SI REVIEW REQUIRED			INSPECTION FREQUENCY	
				PRE CX	DURING CX	POST CX	PERIODIC	CONTINUOUS
SPECIAL INSPECTION FIELD WORK & REPORT	DOCUMENTATION AND SITE VISIT CONDUCTED BY AN ATC APPROVED SPECIAL INSPECTOR AS REQUIRED BY ATC AND OTHER AUTHORITIES HAVING JURISDICTION. INSPECTION PARAMETERS TO FOLLOW ATC'S STANDARD SPECIFICATION FOR WIRELESS TOWER SITES.	N	SI					
ENGINEERING ASSEMBLY DRAWINGS	GC SHALL SUBMIT DRAWINGS TO SI FOR INCLUSION IN SI REPORT	N	GC					
FABRICATED MATERIAL VERIFICATION & INSPECTION	MTR AND OR MILL CERTIFICATIONS FOR SUPPLIED MATERIALS GC SHALL SUPPLY SI WITH REPORTS TO BE INCLUDED IN SI REPORT WHEN REQUIRED BY ATC	N	SI					
ROAD INSPECTION	STONE SHOULD HAVE A MINIMUM DEPTH OF 6". ENTRANCE SHALL HAVE A MINIMUM WIDTH OF 20' FOR A MINIMUM LENGTH OF 30' AND A 30' RADIUS, IF POSSIBLE. TRAVEL LANE SHALL HAVE A MIN. WIDTH OF 12' IN THE TANGENTS AND 15' AT THE CURVES. ROAD HAS NO SIGNS OF RILLS AND EROSION. ROAD IS PROPERLY CROWNED OR SUPER-ELEVATED. ALL DIMENSIONS AND DEPTHS SHALL BE PER THE PLANS OR ABOVE UNLESS UNLESS OTHERWISE SPECIFIED.	Y	GC / SI			✔		
DITCH INSPECTION	A DITCH SHOULD BE INSTALLED PER THE APPROVED PLANS. INSPECT EROSION PROBLEMS, DAMAGE TO VEGETATION, SEDIMENT AND DEBRIS ACCUMULATION (ADDRESS WHEN >3 INCHES AT ANY SPOT OR COVERING VEGETATION). INSPECT FOR POOLS OF STANDING WATER. IF REQUIRED, DEWATER AND DISCHARGE TO AN APPROVED LOCATION AND RESTORE GRADE TO PROVIDE POSITIVE DRAINAGE. VEGETATION ALONG THE SURFACE OF THE DITCH SHOULD BE KEPT IN GOOD CONDITION, AND ANY BARE SPOTS IMMEDIATELY RE-VEGETATED. IF THE DITCH IS RIP-RAP VERIFY IF ADDITIONAL RIP-RAP NEEDS TO BE INSTALLED. THE CHANNEL SHOULD BE CLEANED WHENEVER THE TOTAL DEPTH IS REDUCED BY 25% AT ANY LOCATION OR A MINIMUM 9" DEPTH IS NOT ACHIEVED.	N	SI					
CHECK DAM INSPECTION	INSPECT AND CORRECT CHECK DAMS WHEN SIGNS OF ALTERED WATER FLOW (CHANNELIZATION, OBSTRUCTIONS, EROSION ETC.) ARE IDENTIFIED.CHECK DAMS SHOULD BE HALF OF THE DITCH HEIGHT. A CHECK DAM SHALL BE INSTALLED AT THE CULVERT TO PREVENT BYPASS FLOW.	N	SI					
WATER BAR INSPECTION	IS THE WATER BAR FUNCTIONING PROPERLY AND PREVENT WATER FROM TRAVELING DOWN THE ROADWAY IN STEEP SLOPES OR AT CURVES. SHOULD BE CONSTRUCTED AND MAINTAINED AT A CROSS SLOPE OF 2% AND DISCHARGE TO A DITCH OR WELL VEGETATED AREA.	N	SI					
TURN-OUT INSPECTION	IS THE TURNOUT LOCATED TO TAKE ADVANTAGE OF NATURAL DRAINAGE COURSES OR BUFFER AREAS WHERE POSSIBLE? INSPECT AND VERIFY IF THE TURNOUTS ARE FUNCTIONING PROPERLY AND IF EARTHEN BERMS OR RIP-RAP IS NECESSARY TO MAINTAIN THE DRAINAGE PATTERN.	N	SI					
CULVERT INSPECTION	INSTALLED THE CORRECT SIZE AND MATERIAL TYPE AND AT THE PROPER LOCATIONS WITH A MINIMUM OF 1' COVER. CULVERTS SHOULD BE KEPT CLEAN AND ENSURE WATER FLOW. UNLESS AT A LOW POINT ALL A DOWNSTREAM EARTHEN OR STONE BERM SHALL BE INSTALLED AT THE CULVERT TO PREVENT BYPASS FLOW.	N	SI					
OUTLET PROTECTION INSPECTION	SHALL BE INSTALLED ON LEVEL GRADE TO PREVENT SCOUR AND EROSION AT PIPE OR CHANNEL OUTFALL.DISPLACED RIP-RAP SHALL BE REPLACED. DEPTH SHALL BE 1.5 TIMES THE STONE SIZE OR MIN OF 9". A MINIMUM LENGTH OF 8' IS REQUIRED. MIN STONE SIZE: AASHTO R-3 RIP RAP (3"-6" CLEAN STONE).	N	SI					
BASIN INSPECTION	UP GRADIENT CULVERTS, CATCH BASINS AND INLETS OF BASIN SHOULD BE INSPECTED AND CLEANED. VEGETATION ALONG THE SURFACE OF THE BASIN SHOULD BE MAINTAINED IN GOOD CONDITION, AND ANY BARE SPOTS REVEGETATED AS SOON AS POSSIBLE. INSPECT FOR ACCUMULATION OF SEDIMENT, DAMAGE TO OUTLET CONTROL STRUCTURES, EROSION CONTROL MEASURES, SIGNS OF WATER CONTAMINATION/SPILLS, AND SLOPE STABILITY IN THE BERMS AND PONDING OF WATER GREATER THAN 72 HOURS SINCE THE LAST RUNOFF EVENT.	N	SI					
SILT FENCE INSPECTION	ALL SILT FENCE AND STAKES SHOULD BE REMOVED BY THE CONTRACTOR AFTER THE SITES HAS ACHIEVED STABILIZATION. NO LONG TERM MAINTENANCE IS REQUIRED.	N	SI					
SEEDING INSPECTION	SITES SHOULD OBTAIN AND MAINTAIN AT LEAST 70% STABILIZATION. STONE IS CONSIDERED STABILIZED.	N	SI					
COMPACTION VERIFICATION	CONTRACTOR SHALL PROVIDE AN INDEPENDENT THIRD PARTY CERTIFIED INSPECTION WHICH PROVIDES TEST RESULTS FOR COMPACTION TEST OF SOILS IN PLACE TO ASTM STANDARDS.	N	GC / TA					
COMPOUND INSPECTION	THE COMPOUND SHALL HAVE A MAXIMUM GRADE OF 5% AND A MINIMUM OF 1% IN ANY DIRECTION. A 1' MINIMUM GRAVEL APRON AROUND THE COMPOUND WITH A DITCH INSTALLED PER THE PLANS SURROUNDING THE UP GRADIENT PERIMETER OF THE COMPOUND. THE DITCH SHALL FREELY GRAVITY DRAIN TO AN APPROPRIATE LOCATION WITH NO IMPACT TO DOWN GRADIENT FEATURES SUCH AS THE ACCESS ROAD OR OTHER STRUCTURES.	Y	GC / TA			✔		
SLOPE STABILITY INSPECTION	EROSION CONTROL BLANKETS SHALL BE USED ON ALL SLOPES GREATER THAN 2H:1V OR STEEPER OR AS DIRECTED BY LOCAL REGULATING AGENCIES, AND WHERE POTENTIAL EXISTS FOR SEDIMENT POLLUTION TO RECEIVING SURFACE WATERS. SINCE ROCK SLOPES POSE LITTLE, IF ANY, POTENTIAL FOR EROSION, CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILL SLOPES DO NOT NEED TO BE BLANKETED.	N	SI					
POWER AND GROUNDING	POWER PANELS, DISCONNECTS, ATS, TROUGH, H-FRAME, CONDUIT AND GROUNDING SYSTEMS ARE IN CONFORMANCE WITH THE DESIGN DRAWINGS	Y	SI			✔		
GC AS-BUILT DRAWINGS WITH CONSTRUCTION RED-LINES	GC SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS TO SI FOR APPROVAL/REVIEW AND INCLUSION IN SI REPORT	Y	GC			✔		
SI AS-BUILT DRAWINGS WITH INSPECTION RED-LINES (AS REQUIRED)	SI SHALL SUBMIT "AS-BUILT" DRAWINGS INDICATING ANY APPROVED CHANGES TO ENGINEERED PLANS WITHIN SI REPORT	N	SI					
PHOTOGRAPHS	PHOTOGRAPHIC EVIDENCE OF SPECIAL INSPECTION, ON SITE REMEDIATION, AND ITEMS FAILING INSPECTION & REQUIRING FOLLOW UP TO BE INCLUDED WITHIN THE SI REPORT. COMPLETE PHOTO LOG IS TO BE SUBMITTED WITHIN SI REPORT.	Y	GC / SI			✔		

NOTE:
1. SPECIAL INSPECTIONS ARE INTENDED TO BE A COLLABORATIVE EFFORT BETWEEN GC AND SI. WHENEVER POSSIBLE GC IS TO PROVIDE SI WITH PHOTOGRAPHIC OR OTHER ACCEPTABLE EVIDENCE OF PROPER INSTALLATION IF PERIODIC INSPECTION FREQUENCY IS ACCEPTABLE. THE GC AND SI SHALL WORK TO COMPILE EVIDENCE OF PROPER CONSTRUCTION AND LIMIT THE NUMBER OF SI SITE VISITS REQUIRED.
2. GC TO REFERENCE TOWER AND FOUNDATION DRAWINGS FOR SPECIAL INSPECTION REQUIREMENTS.

TABLE KEY:
SI - ATC APPROVED SPECIAL INSPECTOR
GC - GENERAL CONTRACTOR
CX - CONSTRUCTION
CM - CONSTRUCTION MANAGER
TA - 3RD PARTY TESTING AGENCY
ATC - AMERICAN TOWER CORPORATION

COMMENTS:
NO CIVIL SPECIAL INSPECTION REQUIRED. ONLY GC REDLINES AND PHOTOS REQUIRED.

AMERICAN TOWER®
ATC TOWER SERVICES, LLC
1 FENTON MAIN STREET
SUITE 300
CARY, NC 27511
PHONE: (919) 468-0112
COA: F-6274

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
A	PRELIM	PN	05/10/24

ATC SITE NUMBER:
211709

ATC SITE NAME:
STRELO COUNTY ROAD

SITE ADDRESS:
118 CRATIS LN
TAYLOR, TX 76574

SEAL:

PRELIMINARY: NOT FOR CONSTRUCTION

DATE DRAWN:	05/10/24
ATC JOB NO:	14864232_D4
OPS JOB NO:	14115314
ATC LEGACY #:	410545

SPECIAL INSPECTIONS WORKSHEET

SHEET NUMBER:	REVISION:
R-601	A

Copyright © 2017 ATC IP LLC, All Rights Reserved.

August 6, 2024

Aurore Dresser
American Tower Corporation
3500 Regency Parkway, Suite 100
Cary, NC 27518

RE: Proposed 300' Sabre Self-Supporting Tower for Strelo County Road, TX

Dear Ms. Dresser,

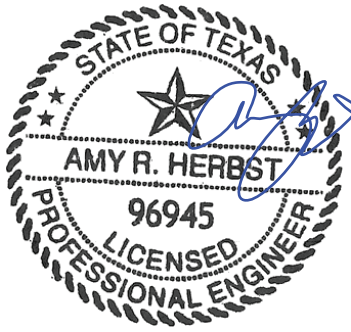
Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 108 mph and 30 mph + 1" ice, Risk Category II, Exposure C, Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles*. In the unlikely event of total separation, this would result in a fall radius within 50% of the lease area.

Sincerely,

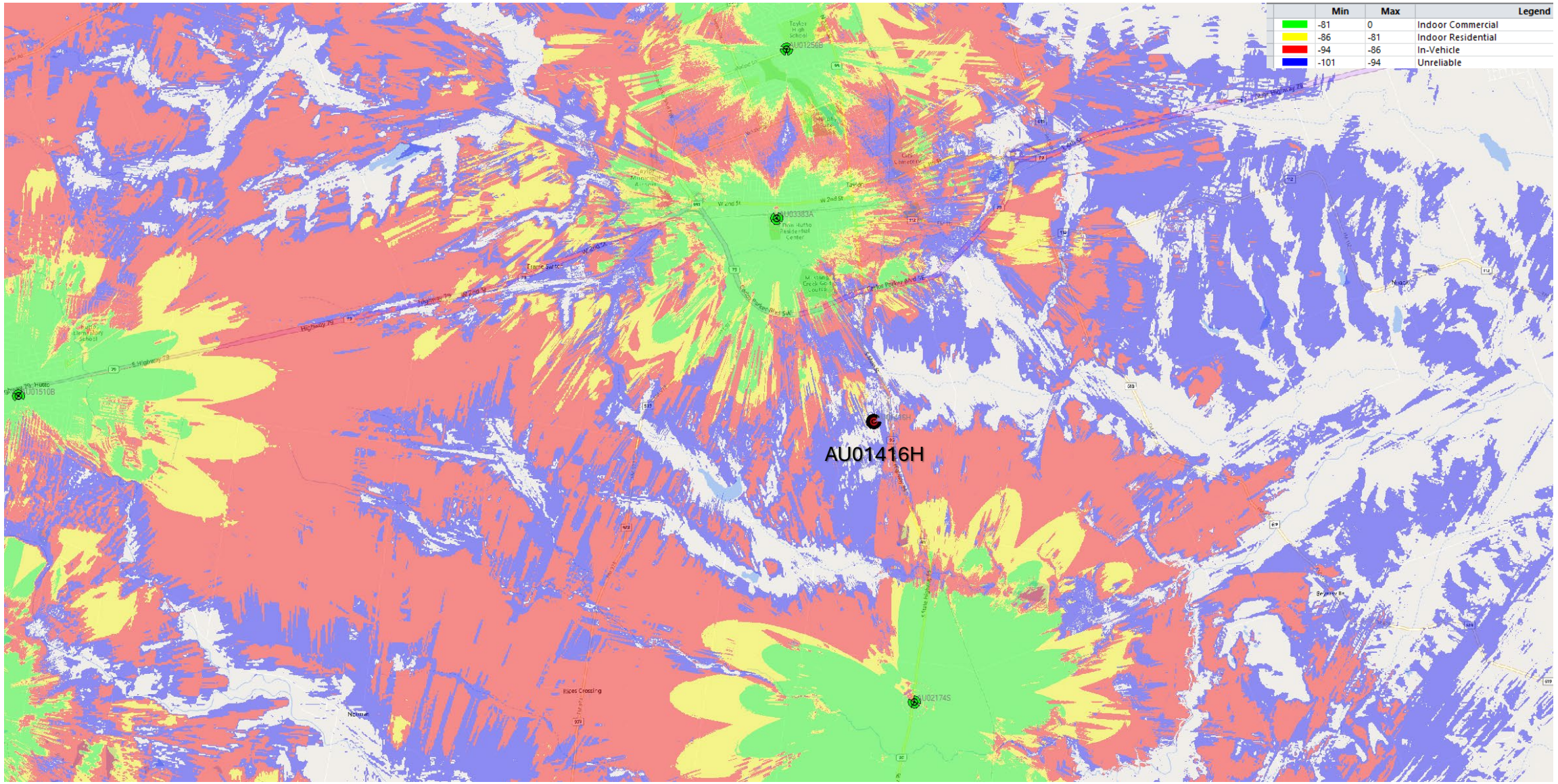


8/6/24

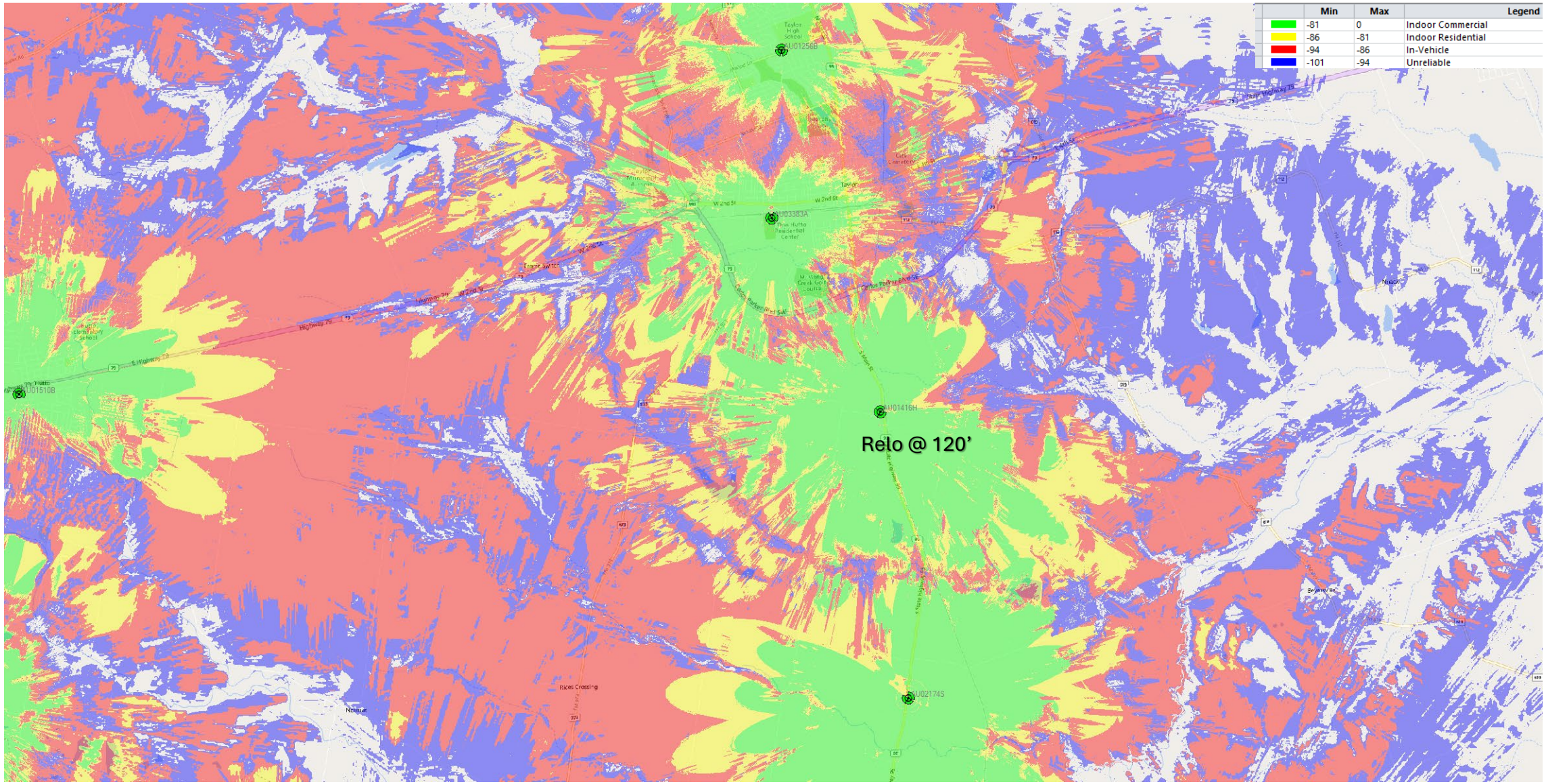
Amy R. Herbst, P.E.
Senior Design Engineer

Sabre Communications Corporation
Texas Registration Number F-4365

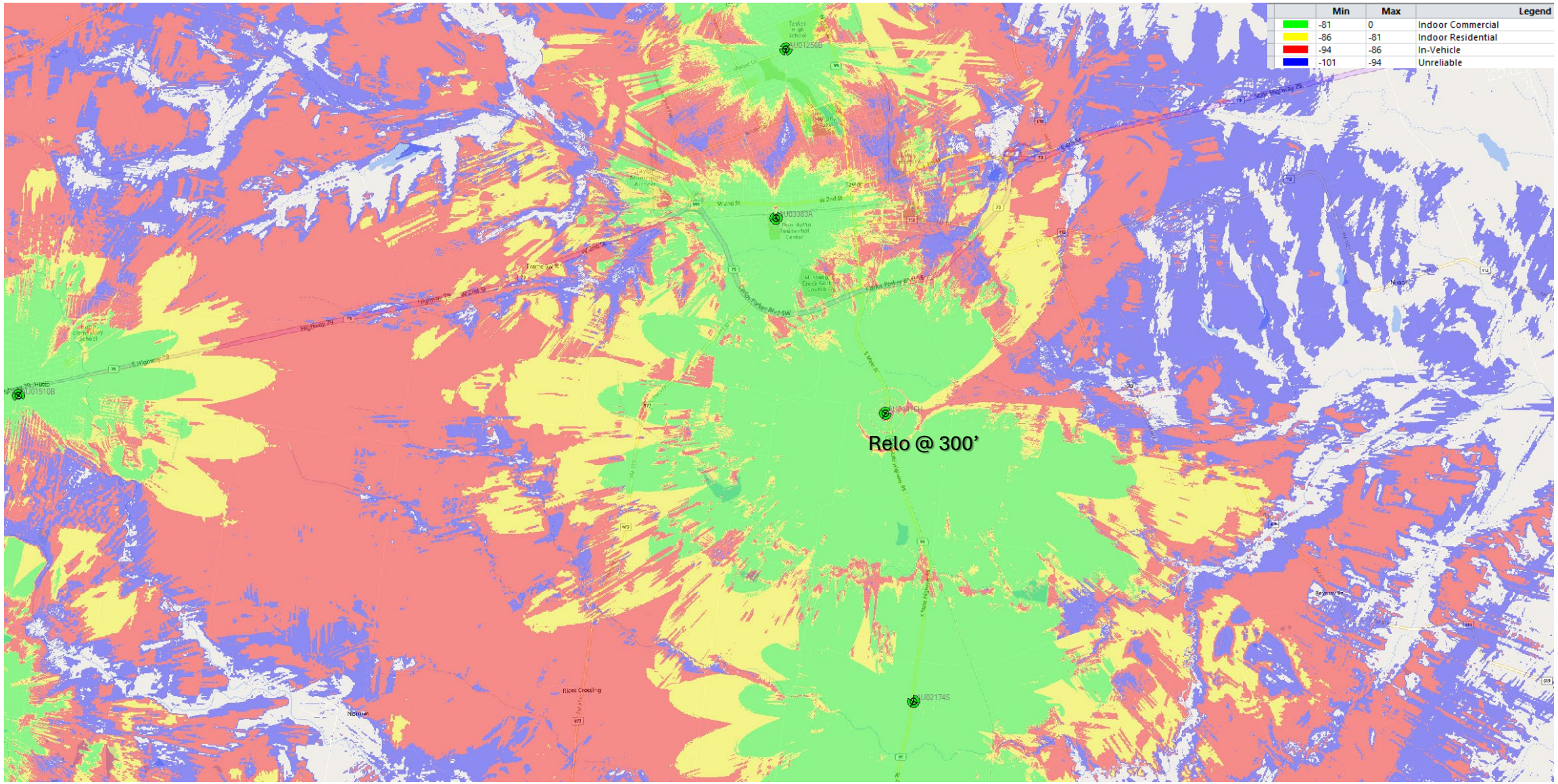
AU01416H – NR2500 No Coverage



AU01416H NR2500 RSRP– Relocation @ 120 ft. Rad Center



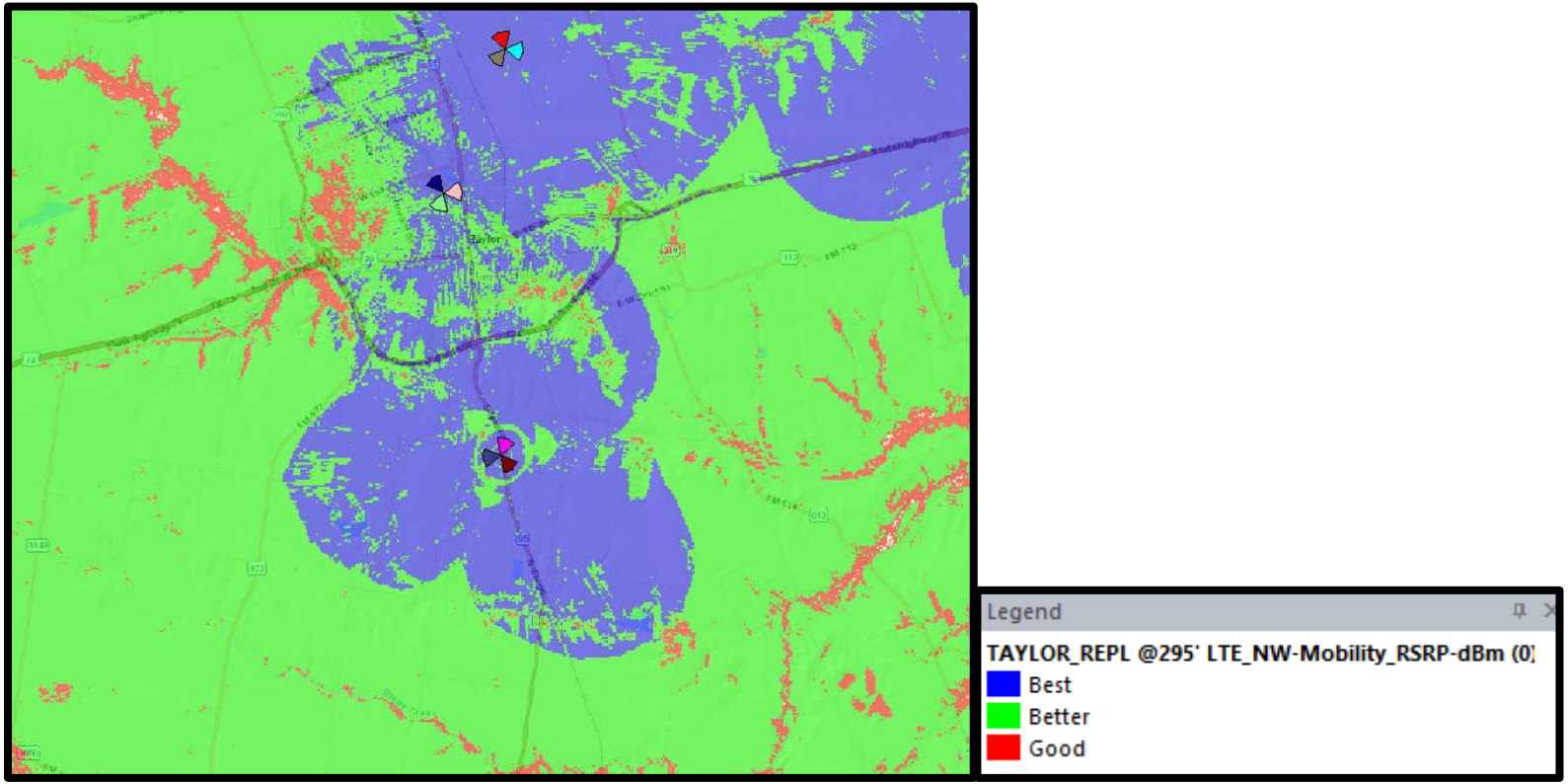
AU01416H NR2500 RSRP– Relocation @ 3000 ft. Rad Center



Taylor Replacement Coverage Plots

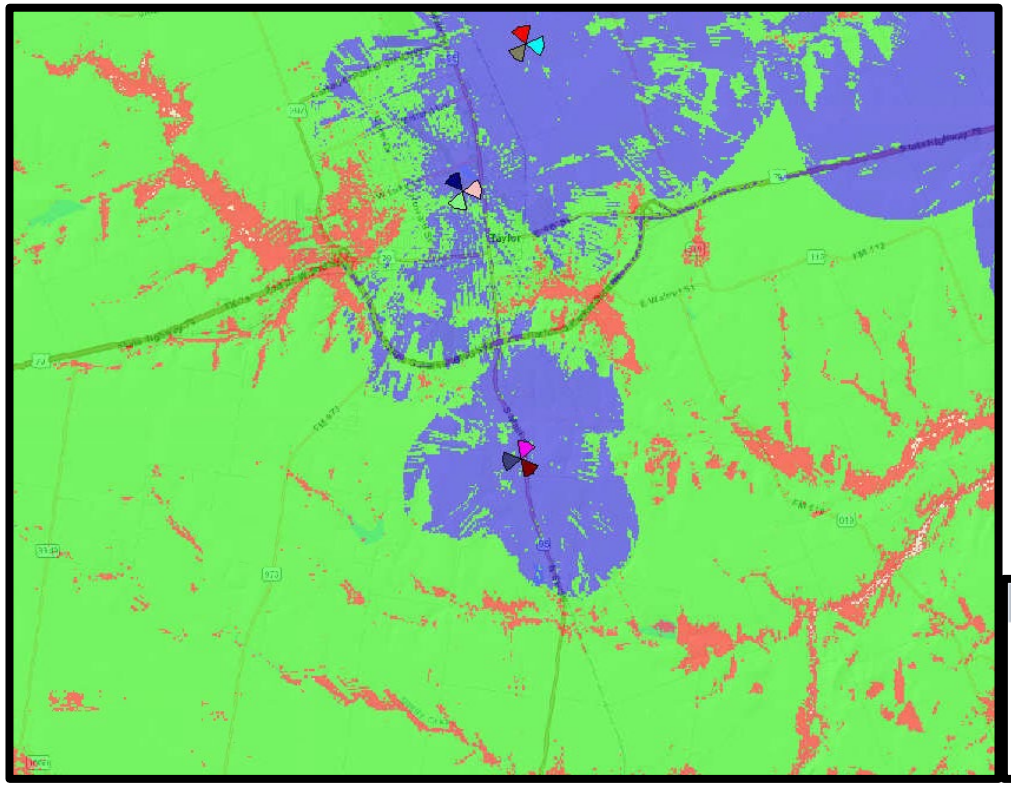
July 2024

Taylor Area Coverage with Proposed TAYLOR_REPL Site at 300’



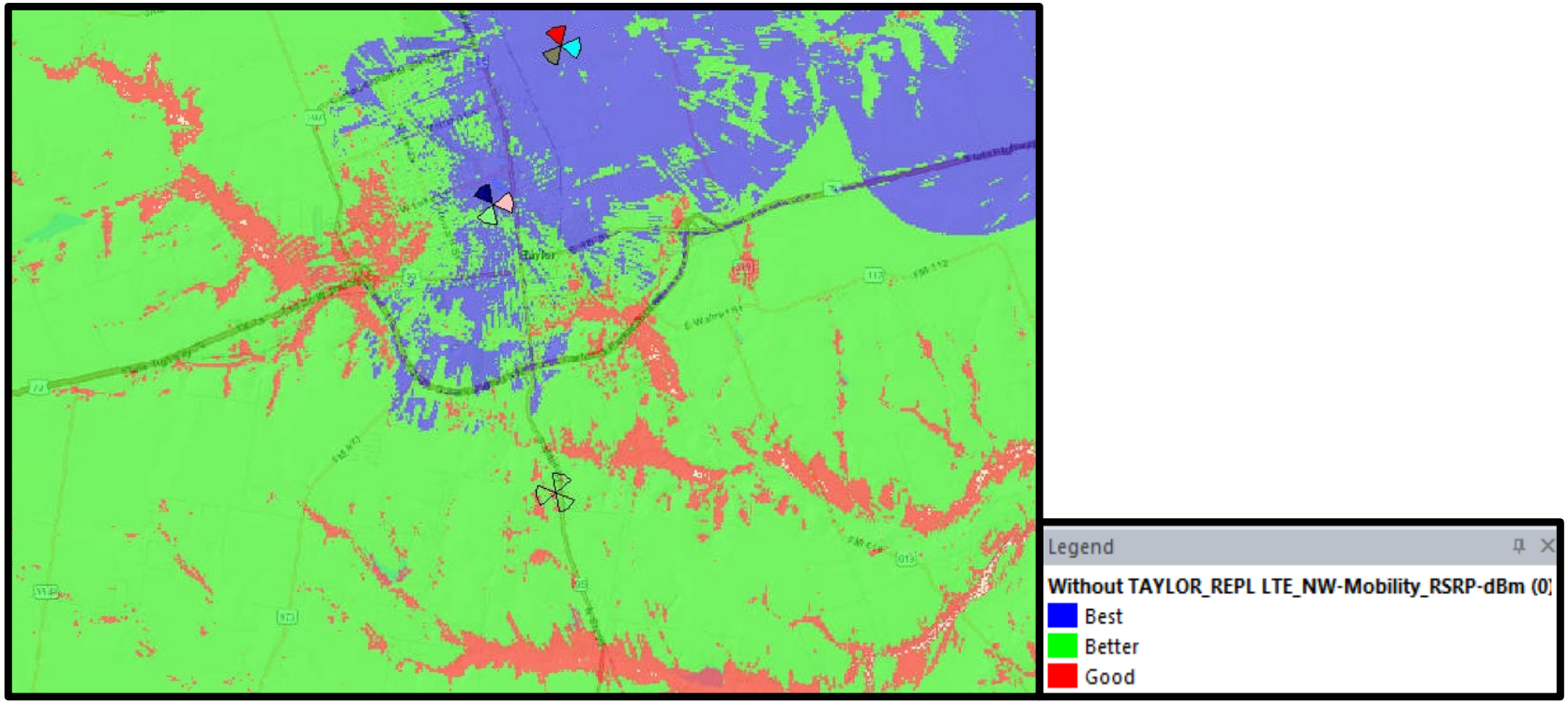
Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Taylor Area Coverage with Proposed TAYLOR_REPL Site at 120’



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Taylor Area Coverage without Proposed TAYLOR_REPL Site



Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.



Hope Carrico

From: Colin Harrison <colin.harrison@taylortx.gov>
Sent: Friday, June 21, 2024 11:07 AM
To: Hope Carrico
Cc: Beverley Ashton
Subject: RE: Telecommunications mast at 118 Cratis Lane

No traffic impact analysis is required for a telecommunication mast. You can use this email as a waiver.

Regards
Colin

Colin Harrison
Director Development Services

From: Hope Carrico <hcarrico@craftongroup.com>
Sent: Friday, June 21, 2024 11:03 AM
To: Colin Harrison <colin.harrison@taylortx.gov>
Cc: Beverley Ashton <beverley.ashton@taylortx.gov>
Subject: RE: Telecommunications mast at 118 Cratis Lane

Caution! This message was sent from outside your organization.

Good Morning Mr. Harrison,

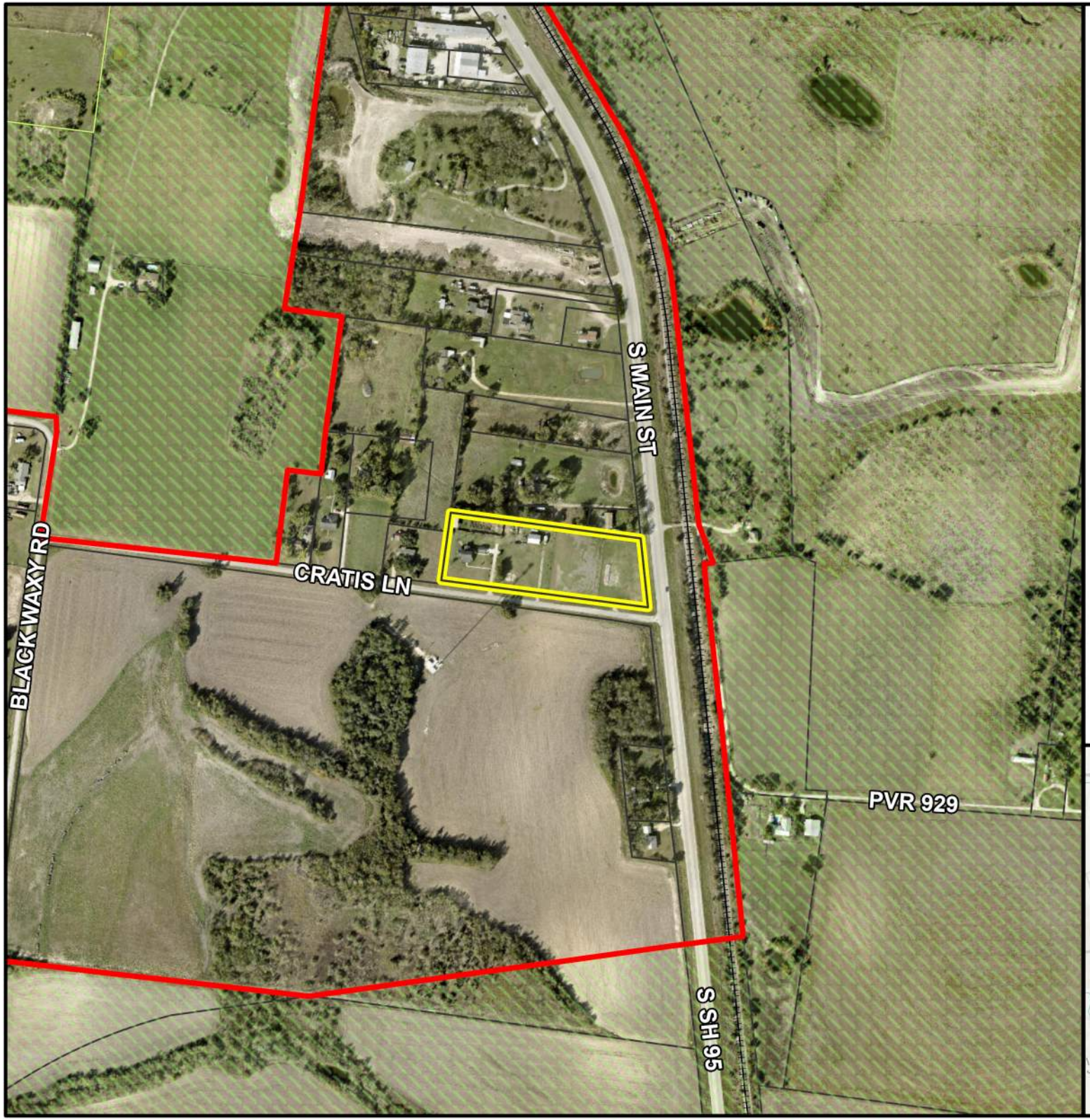
Thank you for providing the information required for a complete submittal for this project. We are in the process of securing all the requirements, and are aiming to make the 8/2 submittal.

One of the items on the checklist is a waiver from the City Engineer for a traffic impact analysis. Would you be able to provide a contact I can discuss this requirement with?

Thank you,

Hope Carrico
Project Manager
Crafton Communications, Inc.
2918 Clairmont Avenue South
Birmingham, Alabama 35205
Office: (205) 443-3429
hcarrico@craftongroup.com



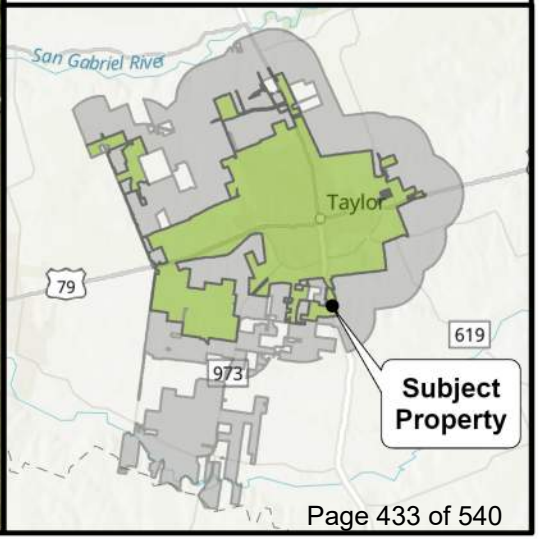


PZ-2024-2319

118 Cratis Lane
Special Use Permit
Location Map
Approximately 4.3 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 500 1,000
Feet





PZ-2024-2319

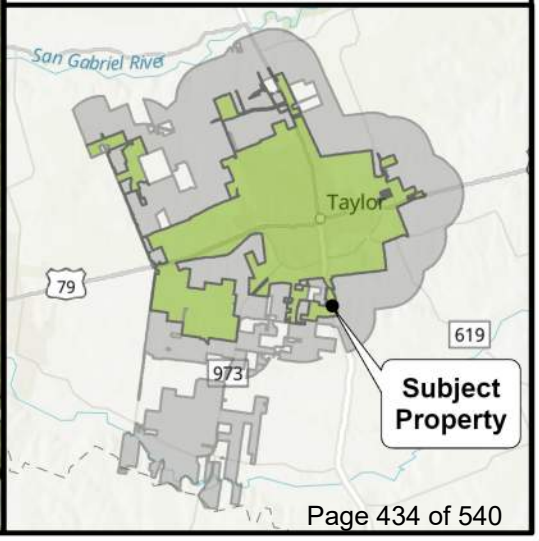
118 Cratis Lane
Special Use Permit
Current Zoning Map
Approximately 4.3 acres

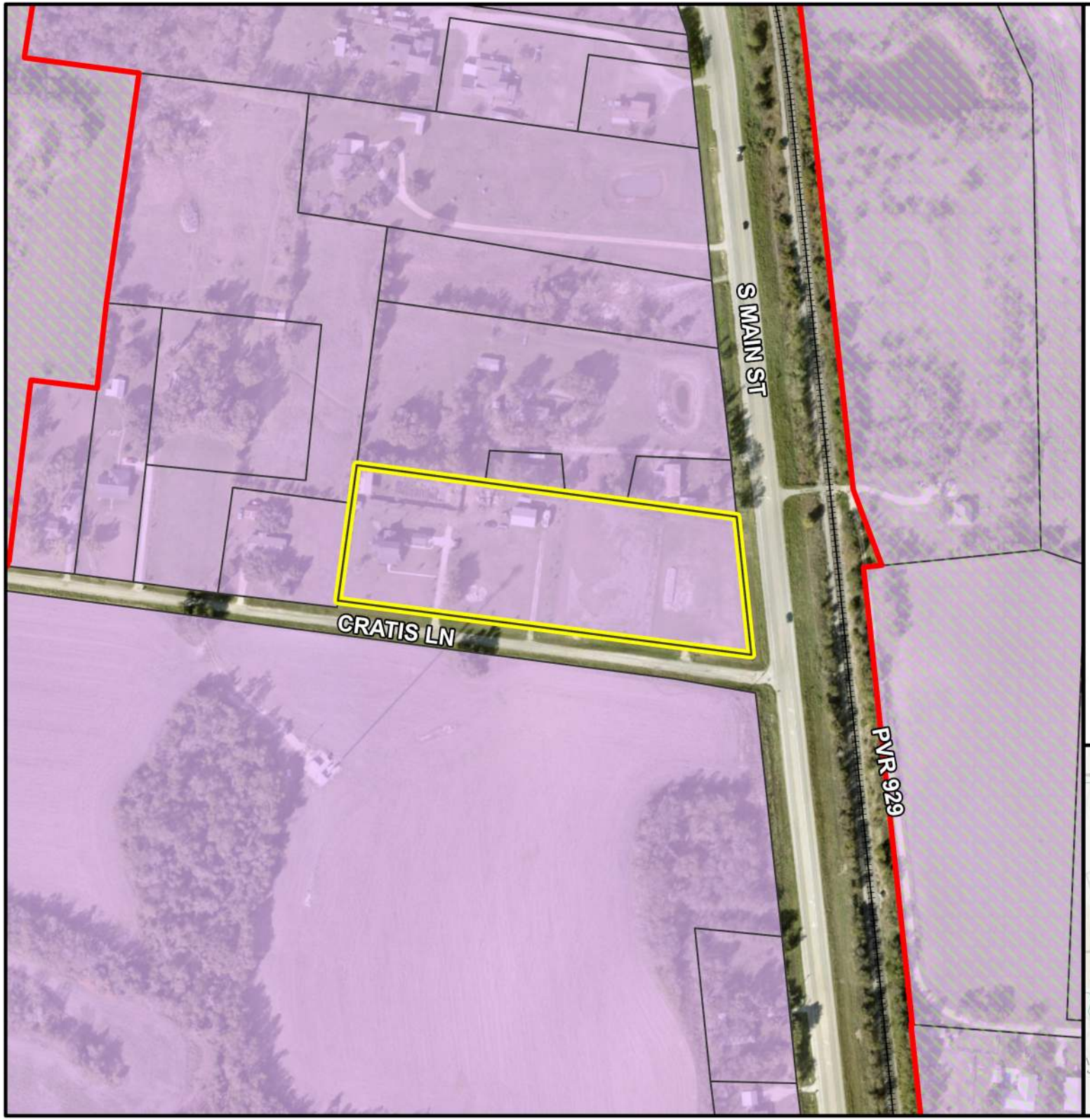
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Place Type Zoning

- P2: Rural

N 0 260 520
Feet





PZ-2024-2319

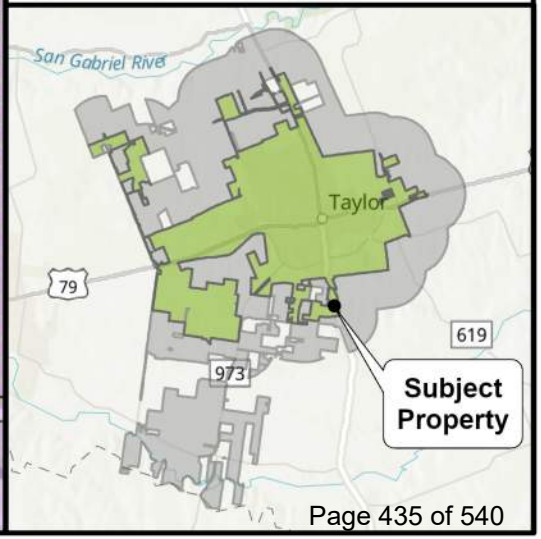
118 Cratis Lane
Special Use Permit
Growth Sector Map
Approximately 4.3 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Future Growth Sector (G-1)

N 0 260 520
Feet





PZ-2024-2319

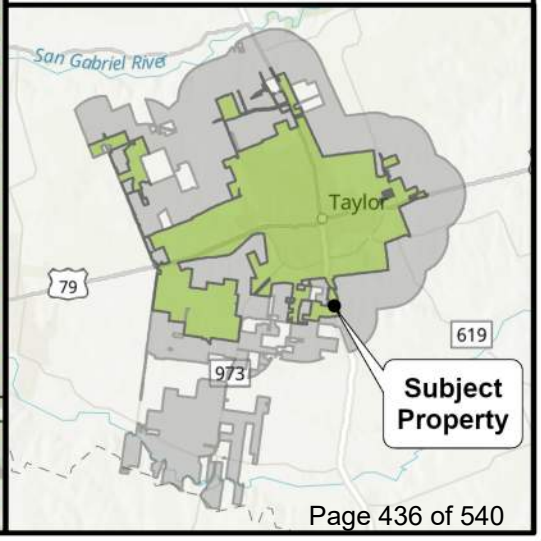
118 Cratis Lane
Special Use Permit
Future Land Use Map
Approximately 4.3 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Future Land Use

- Area of Minimal Change

N 0 260 520
Feet



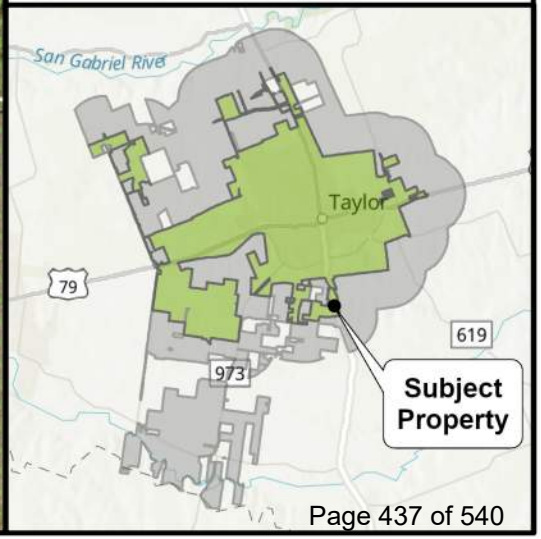


PZ-2024-2319

118 Cratis Lane
Special Use Permit
Notification Map
Approximately 4.3 acres

- City Limits
- ETJ Boundary
- Subject Property
- 200-ft. Buffer
- Notified Properties
- Parcels

N 0 500 1,000
Feet



ORDINANCE NO. 2025-02

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A WIRELESS TELECOMMUNICATION TOWER GENERALLY LOCATED AT 118 CRATIS LANE, LEGALLY DESCRIBED AS APPROXIMATELY 2.031 ACRES OF LAND IN THE JM CAFFEY SUBDIVISION, BLOCK ONE, LOT ONE, TAYLOR, WILLIAMSON COUNTY, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council, after proper notice, conducted a public hearing on December 12, 2024, to consider the request made by Hope Carrico, Crafton Communications, Applicant of the property, respectively, which property is shown in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to request a Specific Use Permit for a a wireless communication facility, which is required if wireless communication facility towers exceed a height of 120-feet within an Industrial zoned district in accordance with Ordinance 97-2.

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on November 12, 2024, to consider the request for a Specific Use Permit, and recommended approval of the request to the City Council; and

WHEREAS, the City Council, after the public hearing, approves the request for the Property Specific Use Permit.

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 approved for a Specific Use Permit for a Wireless Telecommunication Tower greater than 120-feet in height.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit for the Property as shown in Exhibit "B" attached hereto and incorporated herein for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2025-02 was introduced before the Taylor City Council on the 12th day of December, 2024.

PASSED, APPROVED, and ADOPTED on the 9th day of January 2025.

_____
Dwanye Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder, City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-02, passed and approved by the City Council of the City of Taylor, Texas, on the 9th day of January 2025, 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 _____ 2025.

_____
Lucy Aldrich,
City Clerk

EXHIBIT A

(Survey/Legal Description)

16053207

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

THE STATE OF TEXAS §
§ **KNOW ALL BY THESE PRESENTS: THAT**
COUNTY OF WILLIAMSON §

FEDERICO BUENTELLO, A MARRIED MAN, NOT JOINED HEREIN BY MY SPOUSE AS THE PROPERTY HEREIN CONVEYED CONSTITUTES NO PART OF OUR HOMESTEAD ("Grantor"), whose mailing address is **2901 DAVIS STREET, TAYLOR, TEXAS 76574**, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash and other good and valuable consideration to Grantor in hand paid by **DAVID R. CAFFEY** ("Grantee"), whose mailing address is 2300 Willow Lane Taylor, TX 76574, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee, Grantor's entire undivided ownership interest in the real property, together with all improvements thereon, described as follows (the "Property"):

> **LOT ONE (1) AND TWO (2), BLOCK 1, JMS ADDITION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER DOCUMENT NO.2012012418, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging to have and to hold unto Grantee, and Grantee's heirs, successors and assigns, forever; and Grantor does hereby bind itself and its heirs and successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, provided, however, that this conveyance is made by Grantor and accepted by Grantee subject to (i) all Schedule B items on the owner title policy issued to Grantee on the date hereof; (ii) the liens securing payment of ad valorem taxes for the current and all subsequent years and (iii) easements, liens, reservations, covenants, conditions, and restrictions of record in Williamson County, Texas, or visible or apparent on the ground to the extent the foregoing affect the Property. By acceptance of this deed, Grantee assumes and agrees to perform all of the obligations of Grantor under said easements, reservations, covenants, conditions and restrictions, and agrees to pay and indemnifies and agrees to hold Grantor harmless from and against all ad valorem taxes relating to the Property, for the current and all subsequent years.

Unofficial Document

When the context requires, singular nouns and pronouns include the plural.

EXECUTED AS OF AND EFFECTIVE the 5th day of April, 2016.

GRANTOR:

FEDERICO BUENTELLO

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF Williamson §

Before me, a Notary Public, on the 5th day of April, 2016, personally appeared **FEDERICO BUENTELLO**, who acknowledged that he did sign the foregoing instrument, and acknowledged to me that he executed the same for the uses and purposes and consideration therein expressed.

CHASATY RENAE HUCKABAY
Notary Public, State of Texas
Expires MAY 11, 2016
I.D.# 01196748-2

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Return to
Longhorn Title Co., Inc.
309 N. Main
Taylor, TX 76574

2016028692
Electronically Recorded
OFFICIAL PUBLIC RECORDS
Nancy E. Rister

Nancy E. Rister, County Clerk
4/6/2016 11:42 AM
Pages: 2 Fee: $ 25.00
Williamson County Texas

Unofficial Document



PZ-2024-2319

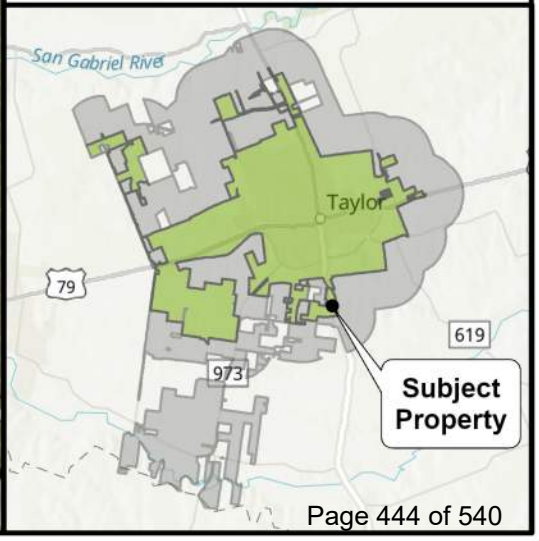
118 Cratis Lane
Special Use Permit
Proposed Zoning Map
Approximately 4.3 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels
- Special Use Permit

Place Type Zoning

- P2: Rural

N 0 260 520
Feet

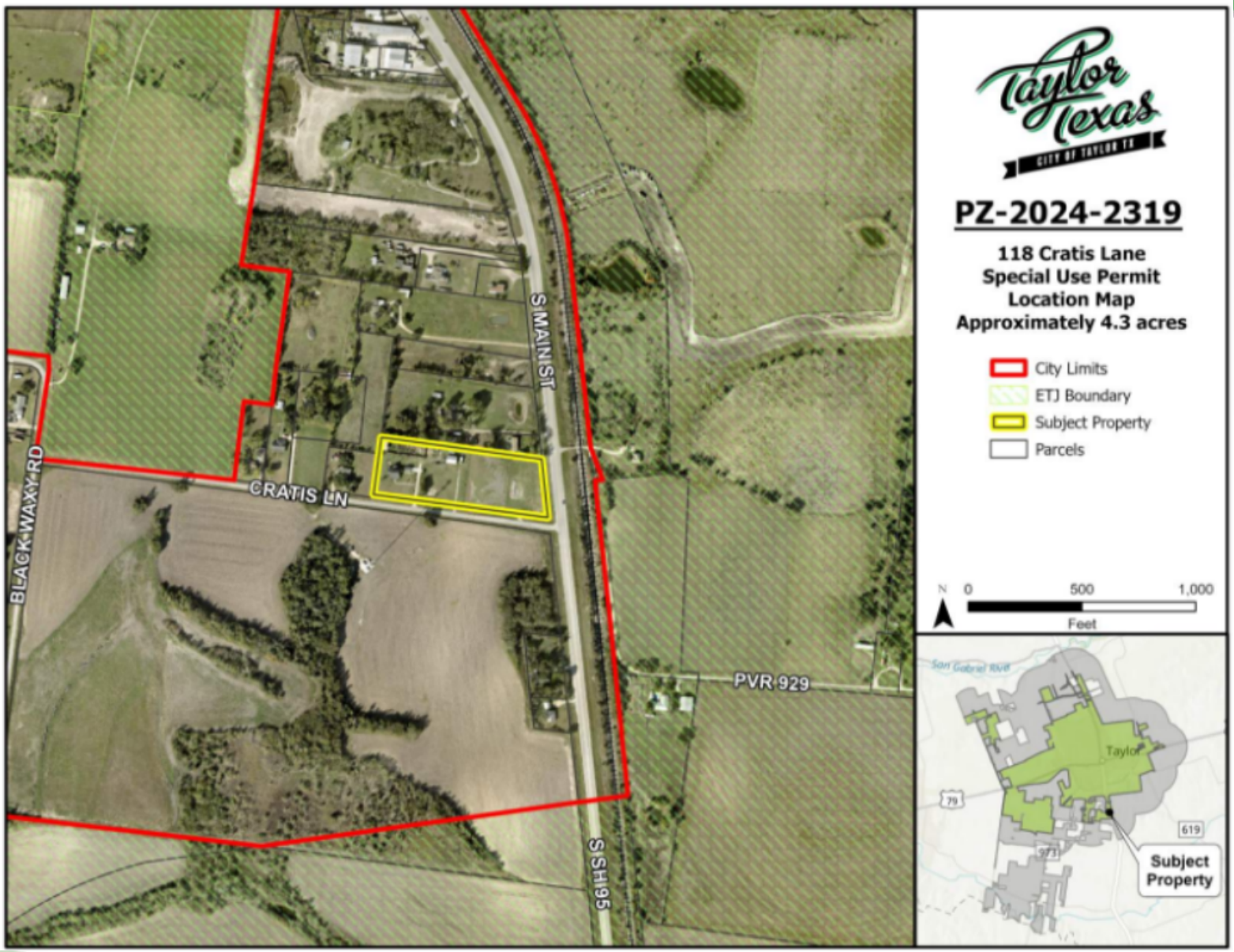


PZ-2024-2319

Special Use Permit

118 Cratis Lane

Location Map

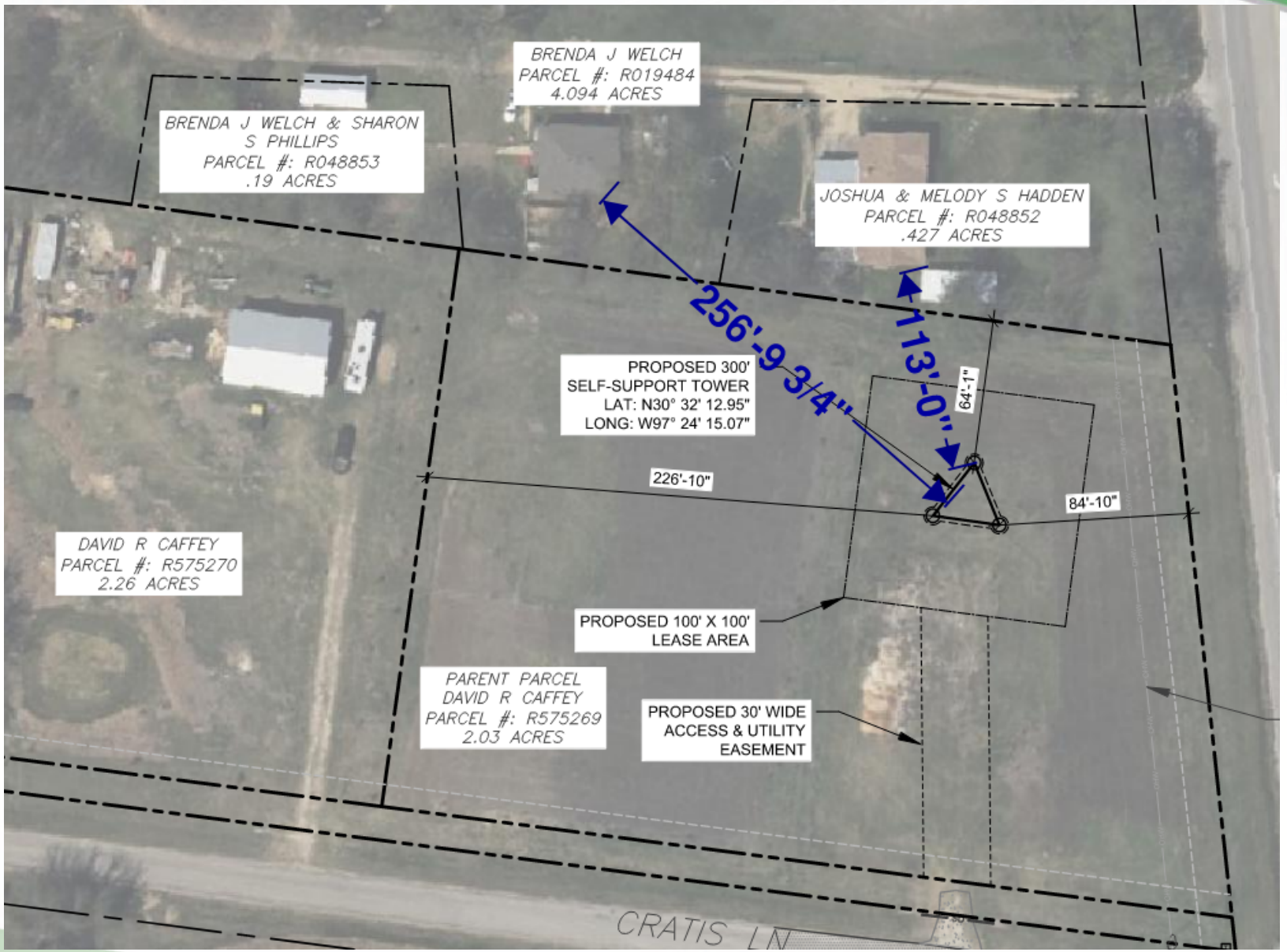


Site Photo

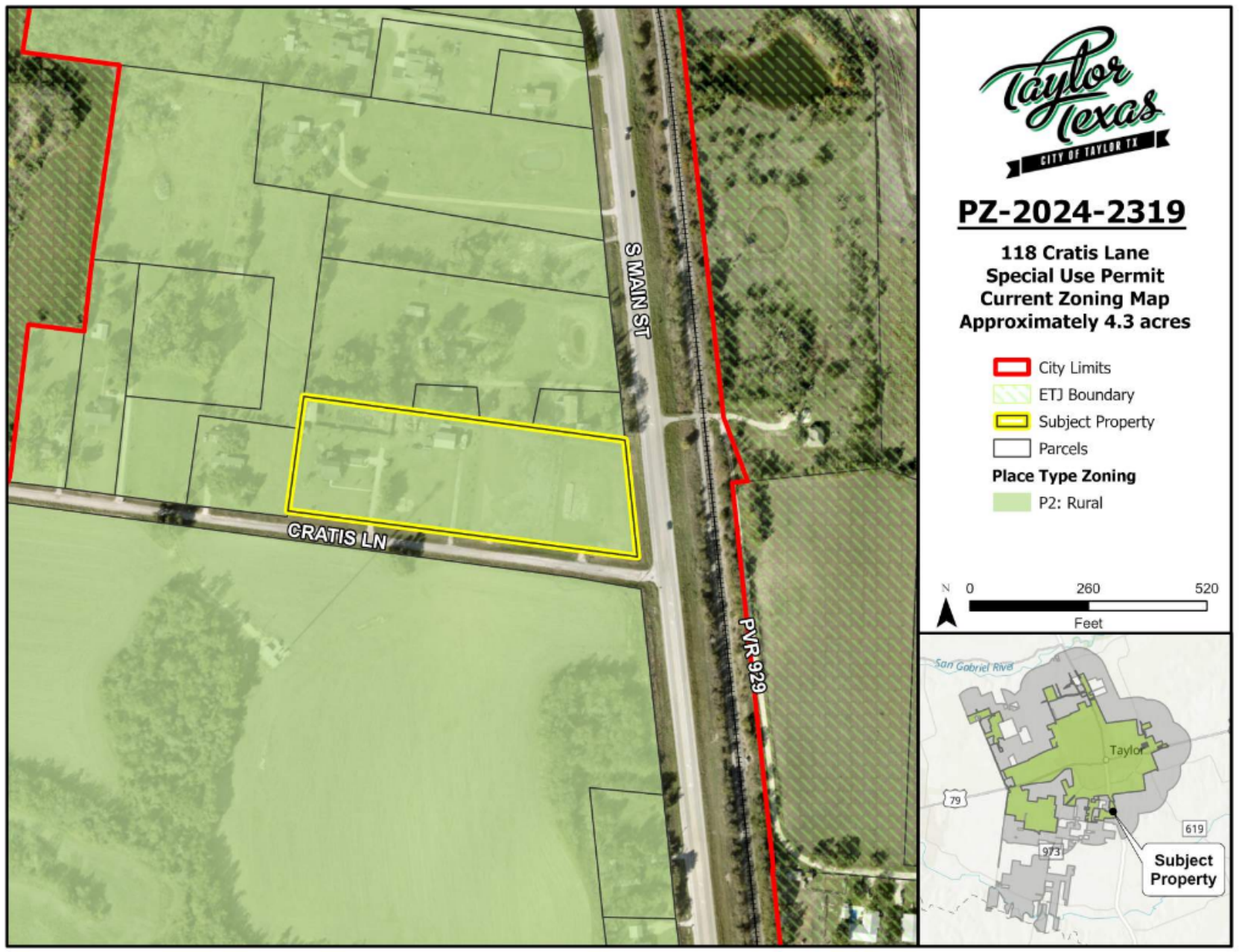


Google Street View Image

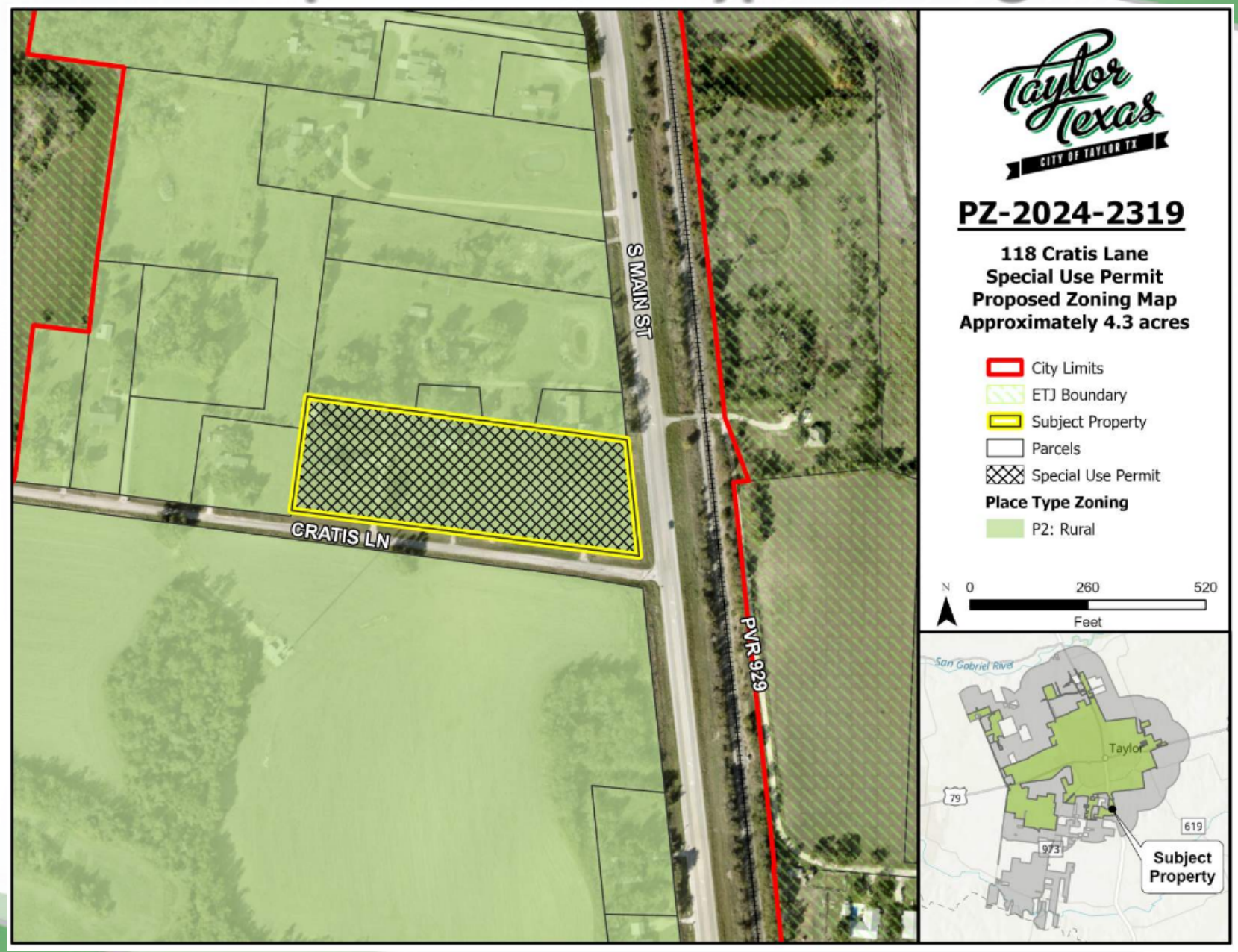
Residential Adjacency



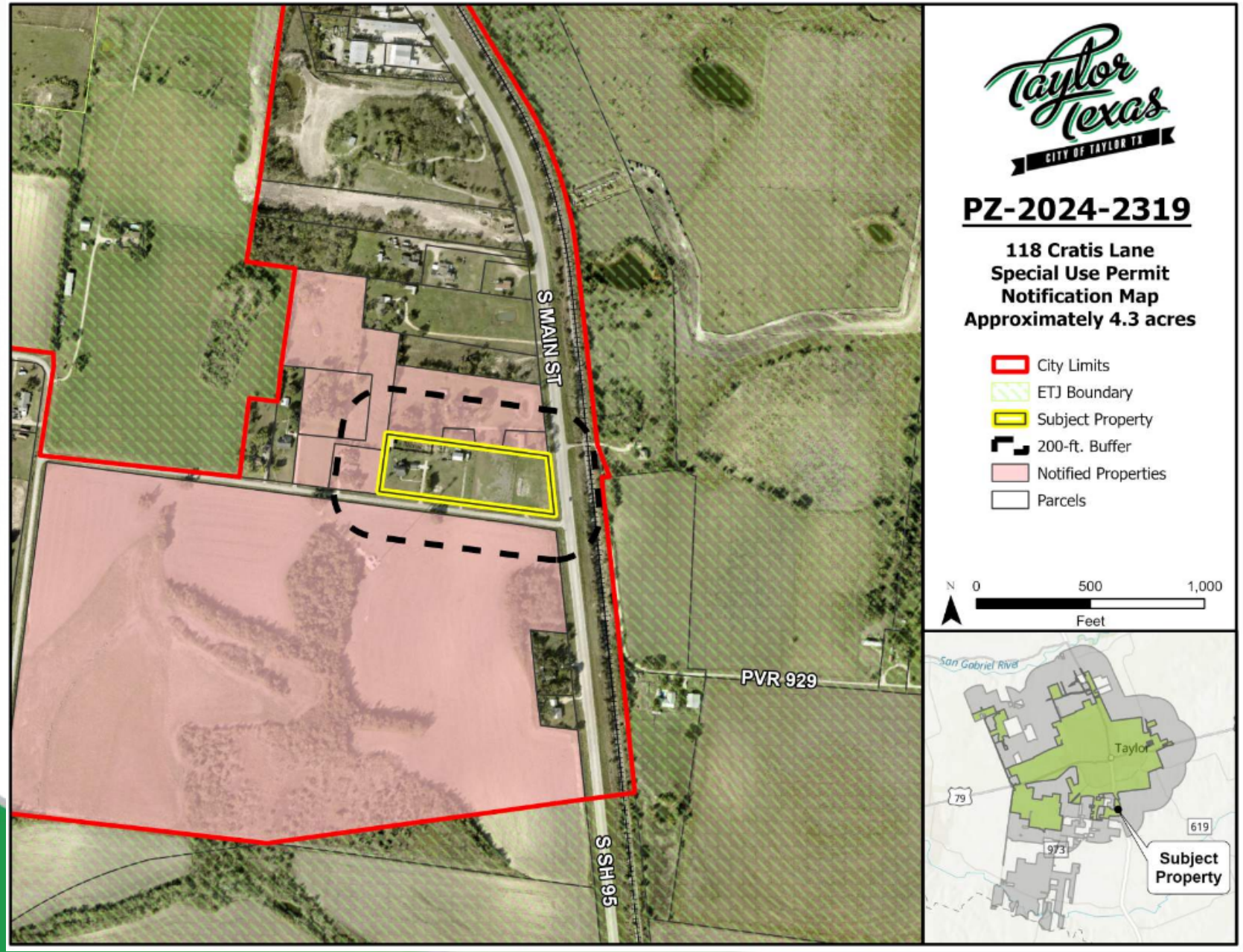
Existing Place Type Zoning



Proposed Place Type Zoning



Notification Map



- 7 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received zero responses in opposition or approval of the request from the notified parties.

Analysis

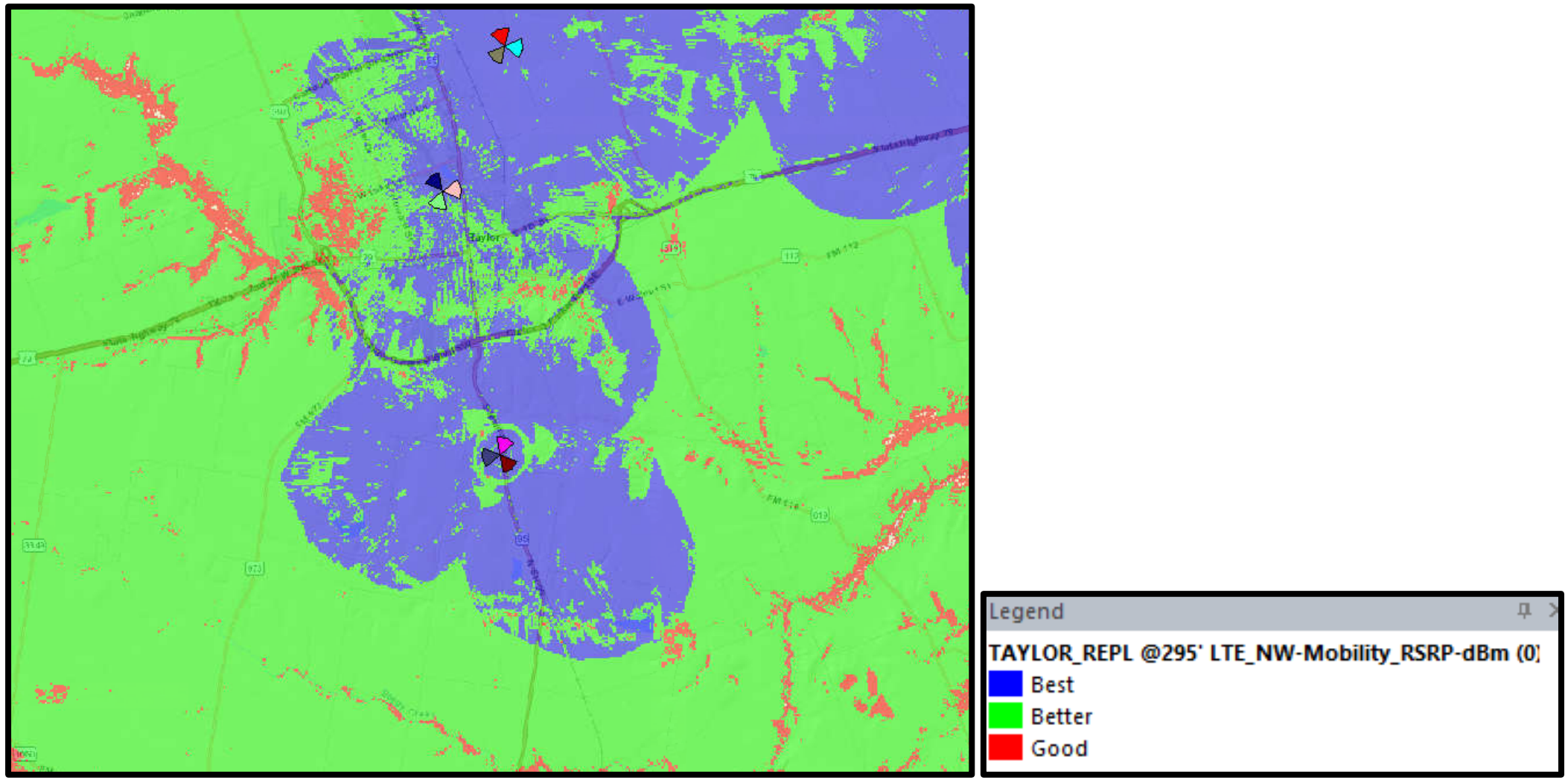
Staff recommends **Denial** of the Special Use Permit to for a 300-foot-tall cell tower.

The request to place a 300-foot lattice tower at the proposed location is in direct violation of the city's telecommunication ordinance and would likely negatively impact public health, safety, or general welfare of the residences in the area less than the required 1,200 feet.

Taylor Replacement Coverage Plots

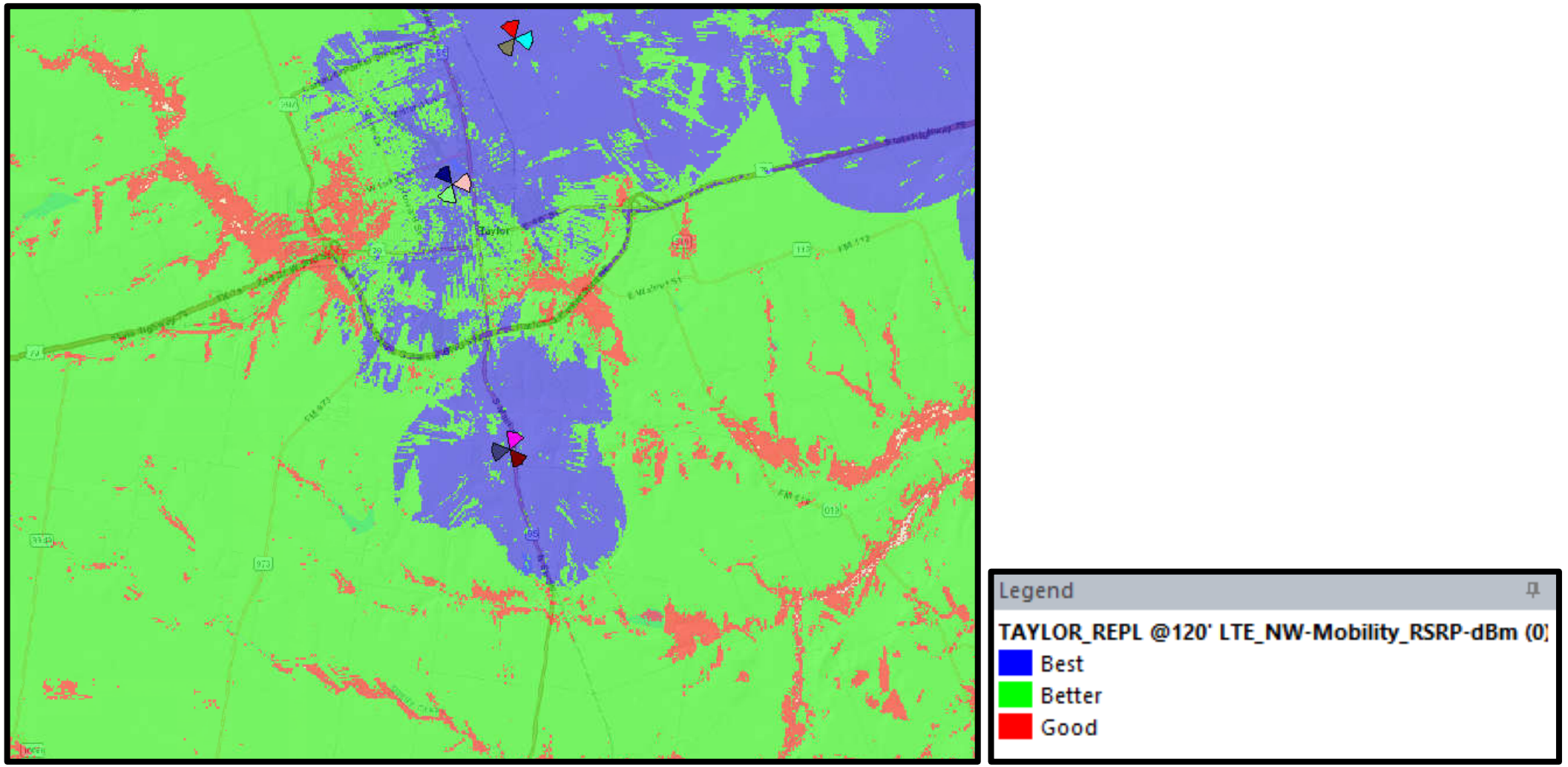
July 2024

Taylor Area Coverage with Proposed TAYLOR_REPL Site at 300’



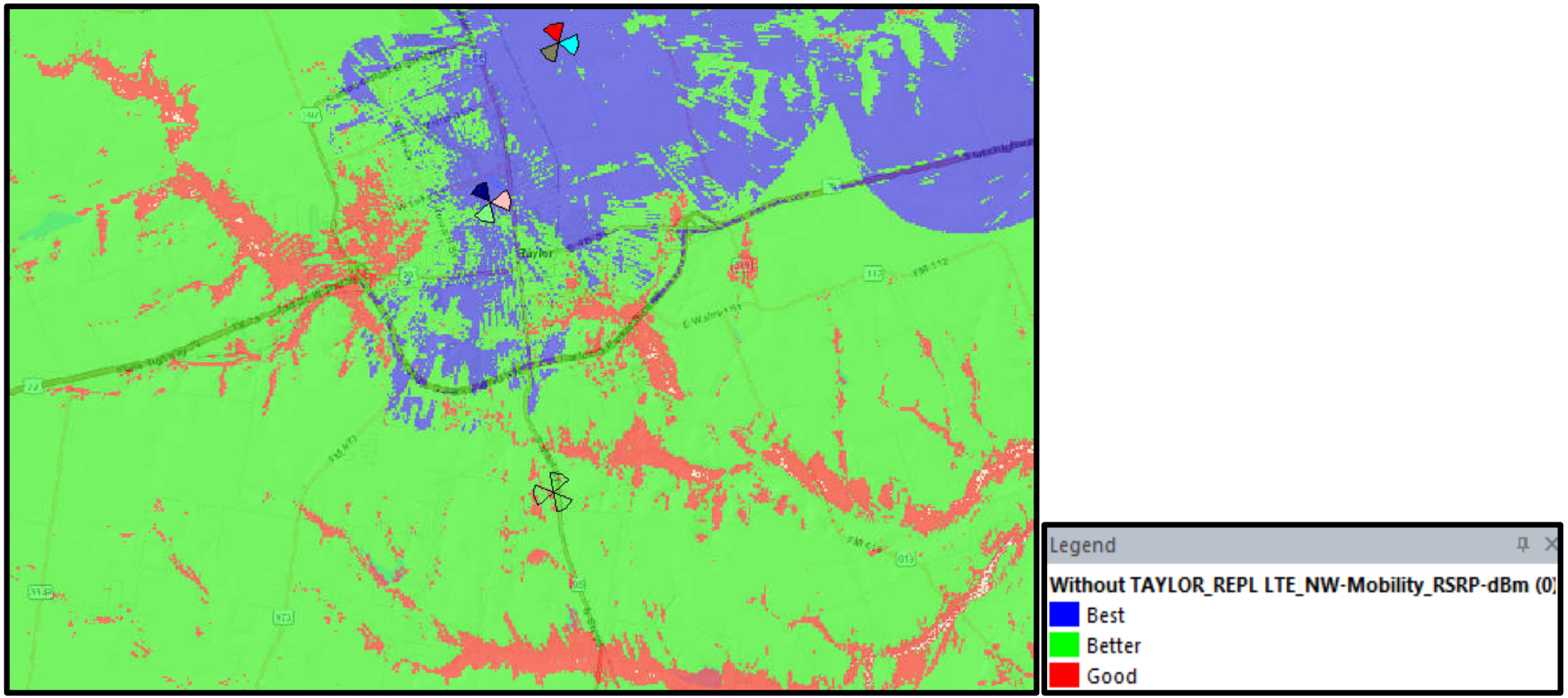
Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Taylor Area Coverage with Proposed TAYLOR_REPL Site at 120’



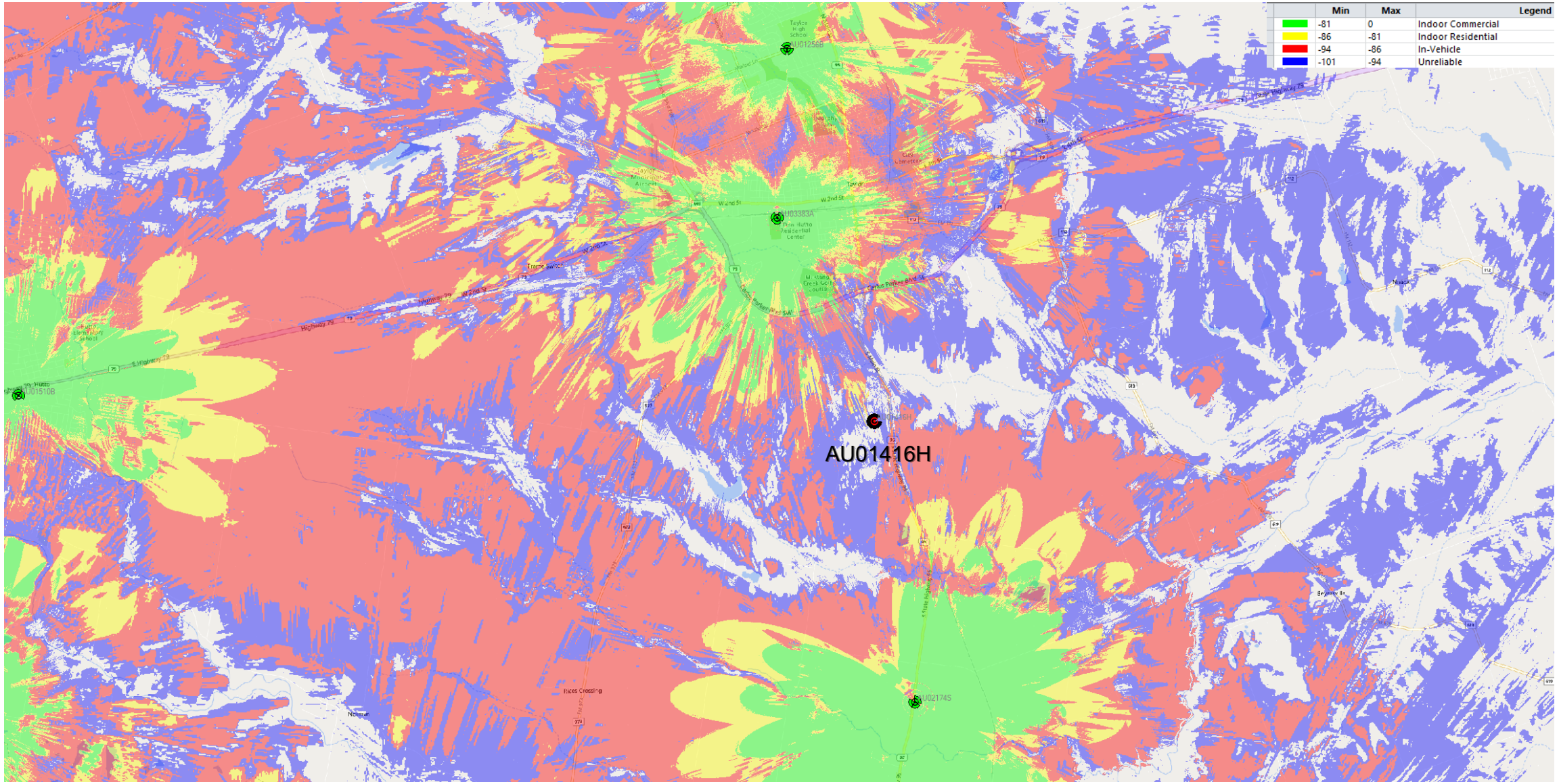
Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Taylor Area Coverage without Proposed TAYLOR_REPL Site

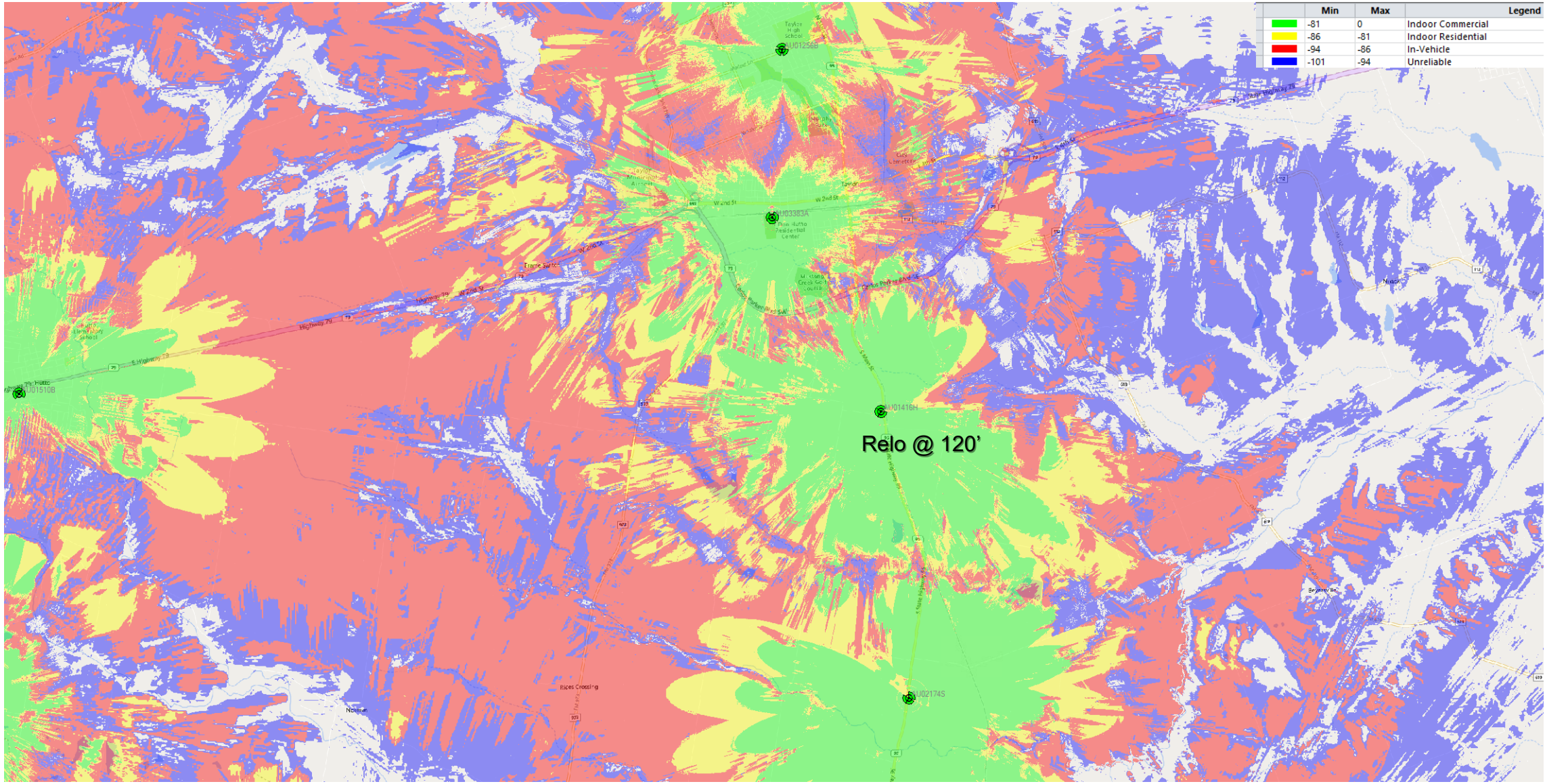


Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

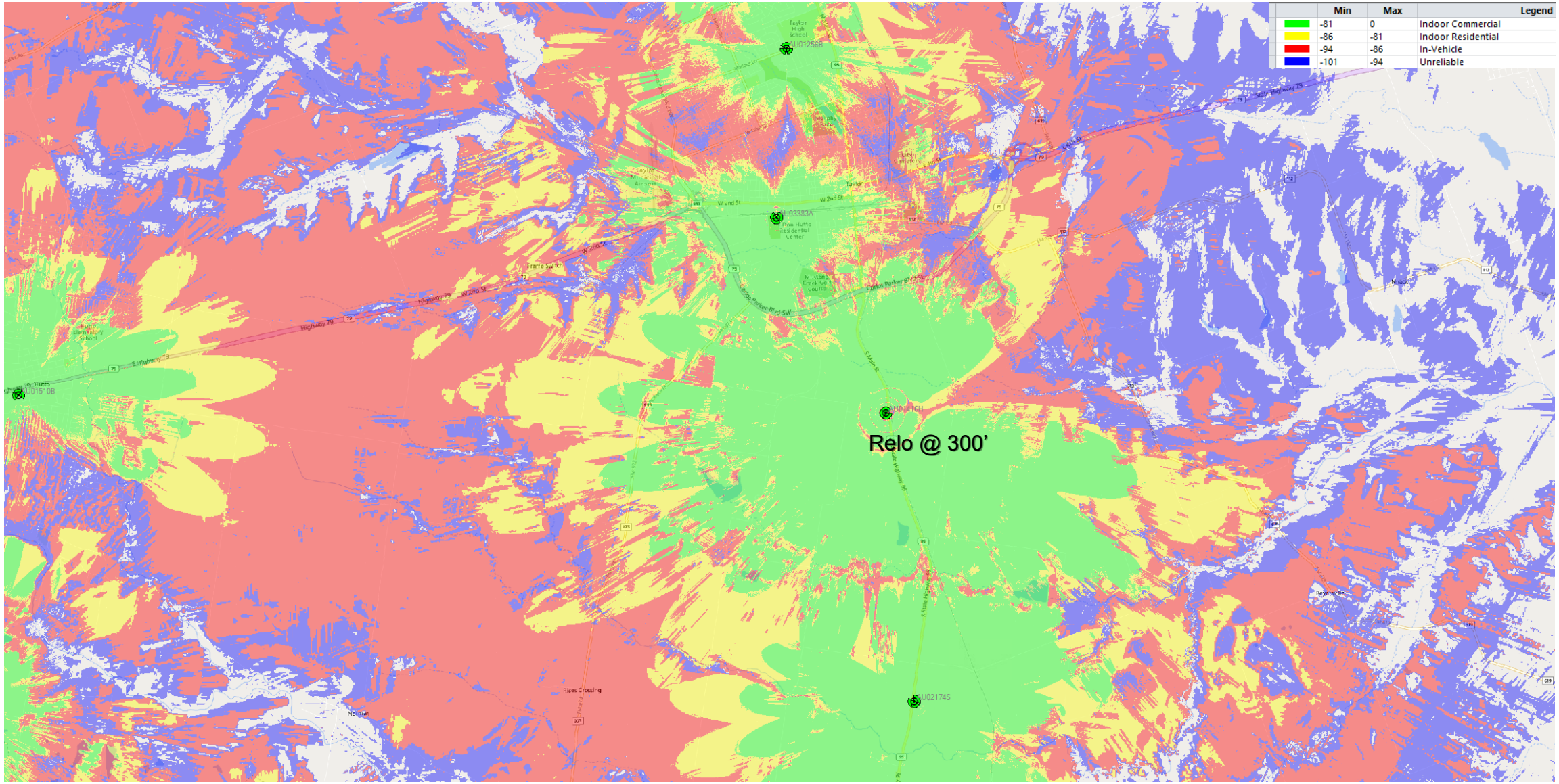
AU01416H – NR2500 No Coverage



AU01416H NR2500 RSRP– Relocation @ 120 ft. Rad Center



AU01416H NR2500 RSRP– Relocation @ 3000 ft. Rad Center



City Council Meeting January 9, 2025 Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 10.

Agenda Title: **Consider approval of Ordinance 2025-01 regarding a proposed Voluntary Annexation of approximately 163.25 acres, on petition by the applicant, BGE, Inc., generally located at 1051 County Road 401, in the extraterritorial jurisdiction of the City of Taylor, more particularly described by the Williamson Central Appraisal District Parcels R620763, R620762, R019655, R019236, R019969, R655885, R381849, and the Official Public Records of Williamson County, Texas, Document No. 2019032467, 2019032468, and 2021187922, part of and out of the G.M. Reese Survey, Abstract No. 533, and the H.T. & B.R.R. Co. Survey, Abstract No. 315, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.**

Council Action to be Taken: Consider approval of Ordinance 2025-01.

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

The property owner, Prophet Capital Management, Ltd., and their applicant, BGE Inc., have submitted a petition for voluntary annexation to bring the subject property into the City of Taylor city limits and is in the process of collaborating with the city's Development Services Department to create an Employment Center Plan.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The property owner, Prophet Capital Management, Ltd. and their applicant, BGE Inc., approached the Development Services Department to begin the process to develop the 163 acres. The subject property is within the Employment Center Special Zone Future Land Use designation and would therefore be developed in line with the Employment Center Place Type. The applicant has submitted an Employment Center Plan that is under review. The applicant requested that the voluntary annexation be presented ahead of the Employment Center Plan. If

approved, the subject property will take the P2 - Rural Place Type. Upon completion of the Employment Center Plan, the Place Type and Plan will be considered for amendment by the Planning and Zoning Commission and City Council.

3. PROS and CONS

PROS	CONS
• Increases the area of the City of Taylor City Limits. • Ad valorem and sales taxes available to the City (dependent on types of uses constructed - industrial is planned) • Extension of City services • Property development is regulated by the City's LDC and Comprehensive Plan	•

4. RECOMMENDATION

Staff recommends approval of the voluntary annexation of approximately 163.25 acres, on petition by the applicant, BGE, Inc., generally located at 1051 County Road 401, in the extraterritorial jurisdiction of the City of Taylor.

5. FUNDING SOURCE

N/A

6. TIMELINE

City Council Public Hearing and Ordinance Introduction - December 12, 2024
City Council Consideration of Ordinance Approval - January 9, 2024

7. OTHER OPTIONS

8. ATTACHMENTS

1. _01_PZ-2024-2290_Taylor HQ Vol Annex LOI
2. _02_PZ-2024-2290_Taylor HQ Vol Annex Petition_Signed
3. 03_PZ-2024-2290_Taylor HQ Vol Annex_Ordinance 2025-01
4. _03a_PZ-2024-2290_Taylor HQ Vol Annex_Survey Exhibit A
5. _03b_PZ-2024-2290_Taylor HQ Vol Annex_Service Plan Exhibit B
6. _04_PZ-2024-2290_Taylor HQ Vol Annex_Location Map
7. _05_PZ-2024-2290_Taylor HQ Vol Annex_Proposed Zoning

8. PZ-2024-2290_PPT

August 30, 2024

Tom Yantis, Assistant City Manager
Courtney Peres, Planning Manager
City of Taylor
400 Porter Street
Taylor, Texas 76574

RE: Taylor HQ – Voluntary Annexation Petition / Letter of Intent

Dear Tom and Courtney:

BGE, Inc., on behalf of the property owners, respectfully submit this request for Voluntary Annexation for Taylor HQ, a proposed industrial development, in conjunction with the Employment Center Plan request under concurrent review. The site's adjacency to the Samsung development will strengthen this area as an industrial and employment center hub for the region.

Site Information

The subject property is approximately 160 acres located at 1051 CR 401 across the county road from Samsung. The Castlewood residential subdivision is adjacent to the site to the east along FM 973. WCAD parcels comprising the overall property are:

R620763	R620762	R019655	R019236
R019969	R655885	R381849	

The site has access to CR 401 via two (2) adjacent tracts/easements through Samsung property, with additional access to FM 973.

Please fee free to contact me with any questions or should you require additional information.

Sincerely,

Erin Welch
Project Manager, Site Development

Attachments

cc: James Williams, Bill Guthrey, Phillip McDavid, Phillip Sharp, Mike Rosamond – KDC
David DuPerier – Texas Land Man
Chad Michel, Chris Bruck – Alliance Architects
Daryl Benkendorfer, Scott Scroggs – Benkendorfer & Associates
Brian Grace, P.E., Thomas Pharr, P.E., Jonathan Jones, P.E. – BGE, Inc.

ANNEXATION OR CITY LIMITS EXTENSION

TO THE MAYOR AND GOVERNING BODY OF THE CITY OF TAYLOR, TEXAS.

The undersigned owners of the hereinafter described tract of land, which is (1) one-half mile or less in width, (2) contiguous to the city limits, and (3) vacant and without residents, or on which less than three (3) qualified voters reside, hereby petition your Honorable Body to extend the present city limits so as to include as a part of the City of Taylor, Texas, the property described in Exhibit "A", attached hereto and made a part hereof.

We hereby certify, under oath, that:
WE ARE THE TRUE AND ONLY OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, as conveyed to us in Deed(s) recorded as Document No. 2019032467, Document No. 2019032468, and Document No. 2021187922, Official Public Records of Williamson County.

Owner(s)

SUBSCRIBED AND SWORN TO BEFORE ME, a notary public, by Rebecca Ballard this 24th day of October, 2024, A.D.

REBECCA D. BALLARD
Notary Public, State of Texas
Comm. Expires 12-07-2025
Notary ID 125517243

Notary Public, State of Texas

ACKNOWLEDGMENT (INDIVIDUAL)

This instrument was acknowledged before me on the ___ day of _____, 20__, by _____.

Notary Public, State of Texas

ACKNOWLEDGMENT (CORPORATE)

This instrument was acknowledged before me on the 24th day of October, 2024, by Kurt Rechner, the Authorized Signatory of Prophet Capital Management, Ltd, a Texas Partnership, on behalf of said Prophet Capital Management, Ltd.

REBECCA D. BALLARD
Notary Public, State of Texas
Comm. Expires 12-07-2025
Notary ID 125517243

Notary Public, State of Texas

For Office Use Only	
DATE RECEIVED:	10/24/2024
CITY COUNCIL HEARING DATE:	December 12, 2024

Taylor HQ

Legal Description (per WCAD data)

Primary Tracts

151.17 acres of land out of the H.T. & B.R.R. Co. SUR, AW0315, the George M. Reese SUR, and the "Little" James C. Eaves SUR, Williamson County, Texas, being that certain Roland Teichelman, Viola Moehnke, Lorene Decker and Emery C. Teichelman 150-acre Tract recorded as Tract 1 in Vol 1608, Pg 847, Deed Records of Williamson County, Texas.

0.86 acre of land, 20 foot wide, access easement out of the H.T. & B.R.R. Co. SUR 7, being that certain Roland Teichelman, Viola Moehnke, Lorene Decker and Emery C. Teichelman 150-acre Tract recorded as Tract 1 in Vol 1608, Pg 847, Deed Records of Williamson County, Texas.

8.59 acres of land out of the H.T. & B.R.R. Co. SUR, AW0315, in Williamson County, Texas, same being a portion of that certain Eugene Mundkowsky 79.21-acre tract as recorded in Vol 837, Pg 121, Deed Records of Williamson County, Texas.

Access Tracts

1.13 acres out of the H.T. & B.R.R. Co. SUR, AW0315

1.5 acres out of the H.T. & B.R.R. Co. SUR, AW0315

ORDINANCE NO. 2025-01

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY; AND ADOPTING A SERVICE PLAN OR AGREEMENT.

WHEREAS, the Taylor City Council conducted a public hearing on December 12, 2024, to consider the request made by the applicant, BGE Inc., whose property is legally described in Exhibit "A" attached hereto and incorporated by reference herein for all purposes ("Property"), to annex approximately 163.25 acres from the Extraterritorial Jurisdiction; and

WHEREAS, §43.0671 of the Texas Local Government Code and the Charter of the City of Taylor, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state; and

WHEREAS, the procedures prescribed by the Texas Local Government Code and Charter of the City of Taylor, Texas, and the laws of this state have been duly followed with respect to the following territory, consisting of approximately 163.25 acres, generally located at 1051 County Road 401, and further described in Exhibits "A".

WHEREAS, the City Council, after the public hearing, approves the request for Voluntary Annexation.

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

SECTION 1. That the heretofore described property is hereby annexed to the City of Taylor, Williamson County, Texas, and that the boundary limits of the City of Taylor be and the same are hereby extended to include the above described territory within the city limits of the City of Taylor, and the same shall hereafter be included within the territorial limits of said city, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City of Taylor and they shall be bound by the acts, ordinances, resolutions, and regulations of said city.

SECTION 2. A service plan or agreement for the property annexed is hereby adopted and attached as Exhibit "B"

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the annexation of approximate 163.25 acres as P2 – Rural Place Type.

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 2025-01 was introduced before the Taylor City Council on the 12th day of December 2024.

PASSED, APPROVED, and ADOPTED on the 9th day of January, 2025.

_____
Dwayne Ariola, Mayor

ATTEST:

_____
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

_____
Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

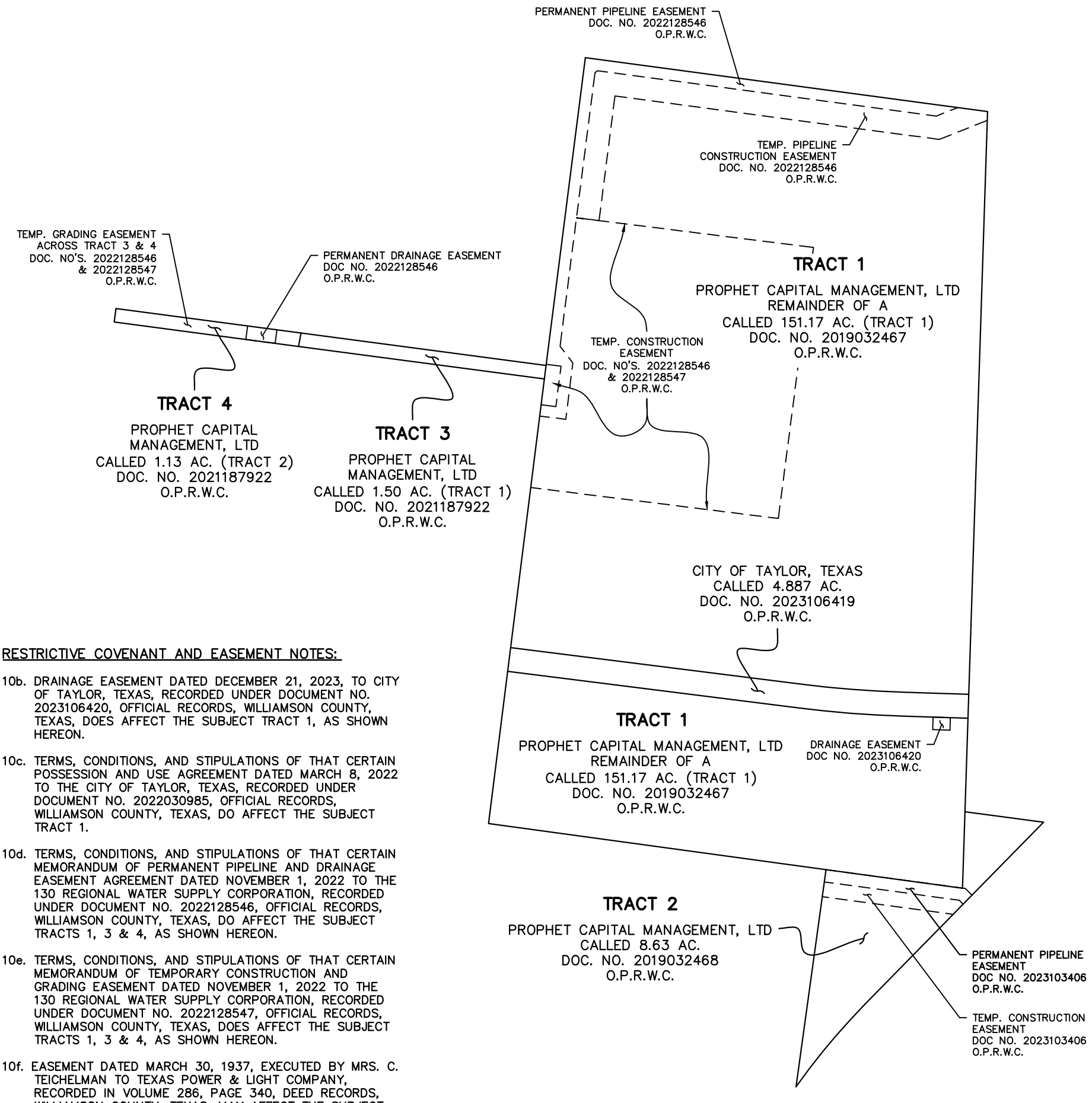
COUNTY OF WILLIAMSON

I, Lucy Aldrich, 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. 2025-01, passed and approved by the City Council of the City of Taylor, Texas, on the 9th day of January, 2025, 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 _____, 2025.

_____
Lucy Aldrich
City Clerk

DEED & EASEMENT EXHIBIT



RESTRICTIVE COVENANT AND EASEMENT NOTES:

10b. DRAINAGE EASEMENT DATED DECEMBER 21, 2023, TO CITY OF TAYLOR, TEXAS, RECORDED UNDER DOCUMENT NO. 2023106420, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 1, AS SHOWN HEREON.

10c. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN POSSESSION AND USE AGREEMENT DATED MARCH 8, 2022 TO THE CITY OF TAYLOR, TEXAS, RECORDED UNDER DOCUMENT NO. 2022030985, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACT 1.

10d. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN MEMORANDUM OF PERMANENT PIPELINE AND DRAINAGE EASEMENT AGREEMENT DATED NOVEMBER 1, 2022 TO THE 130 REGIONAL WATER SUPPLY CORPORATION, RECORDED UNDER DOCUMENT NO. 2022128546, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DO AFFECT THE SUBJECT TRACTS 1, 3 & 4, AS SHOWN HEREON.

10e. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN MEMORANDUM OF TEMPORARY CONSTRUCTION AND GRADING EASEMENT DATED NOVEMBER 1, 2022 TO THE 130 REGIONAL WATER SUPPLY CORPORATION, RECORDED UNDER DOCUMENT NO. 2022128547, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACTS 1, 3 & 4, AS SHOWN HEREON.

10f. EASEMENT DATED MARCH 30, 1937, EXECUTED BY MRS. C. TEICHELMAN TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 286, PAGE 340, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. MAY AFFECT THE SUBJECT TRACTS 1 AND 2, BUT CANNOT BE PLOTTED FROM INFORMATION CURRENTLY AVAILABLE.

10g. EASEMENT FILED JUNE 5, 1937, EXECUTED BY MRS. C. TEICHELMAN TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 288, PAGE 18, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACTS 1 AND 2, BUT CANNOT BE PLOTTED FROM INFORMATION CURRENTLY AVAILABLE.

10h. EASEMENT DATED APRIL 24, 1959, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 430, PAGE 602, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACT 2, BUT CANNOT BE PLOTTED FROM INFORMATION CURRENTLY AVAILABLE.

10i. RIGHT OF WAY EASEMENT DATED JUNE 30, 1982, EXECUTED BY EUGENE MUNDKOWSKY TO MANVILLE WATER SUPPLY CORPORATION, RECORDED IN VOLUME 925, PAGE 676, DEED RECORDS, WILLIAMSON COUNTY, TEXA, DOES AFFECT THE SUBJECT TRACT 2. (NOT PLOTTABLE)

10j. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN PERMANENT PIPELINE EASEMENT AGREEMENT DATED NOVEMBER 17, 2023 TO THE 130 REGIONAL WATER SUPPLY CORPORATION, RECORDED UNDER DOCUMENT NO. 2023103406, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, DOES AFFECT THE SUBJECT TRACT 2 AND 1, AS SHOWN HEREON.

10k. EASEMENT DATED APRIL 21, 1952, TO TEXAS POWER & LIGHT COMPANY, RECORDED IN VOLUME 381, PAGE 141, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACTS 3 & 4, BUT CANNOT BE PLOTTED FROM INFORMATION CURRENTLY AVAILABLE.

10l. EASEMENT DATED OCTOBER 1, 1974, TO TEXAS POWER & LIGHT COMPANY & & SOUTHWESTERN BELL TELEPHONE COMPANY OF TX, RECORDED IN VOLUME 608, PAGE 192, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, MAY AFFECT THE SUBJECT TRACTS 3 & 4, BUT CANNOT BE PLOTTED FORM INFORMATION CURRENTLY AVAILABLE.

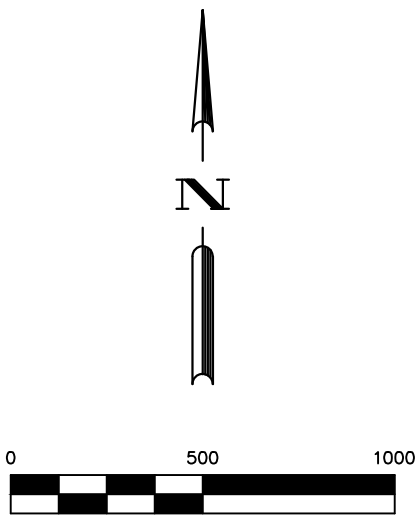
10o. THE RIGHTS OF LOWER BRUSHY CREEK WATER CONTROL AND IMPROVEMENT DISTRICT LEVY TAXES AND ISSUE BONDS.

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE 4203.

2. THIS EXHIBIT WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY BY TEXAN TITLE INSURANCE COMPANY AND COUNTERSIGNED BY LONGHORN TITLE COMPANY, LLC, UNDER G.F. NO. TAY2402988, DATED EFFECTIVE JULY 25, 2024 AND ISSUED AUGUST 8, 2024.

3. THIS IS NOT A BOUNDARY SURVEY.



BGE, Inc.
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Licensed Surveying Firm No. 10106502

Copyright 2024

SCALE: 1"=500'

SHEET 1

OF 1

VOLUNTARY ANNEXATION SERVICE PLAN

This **Voluntary Annexation Service Plan** ("**Service Plan**"), which is incorporated by reference as additional terms, conditions, and provisions of that certain, shall constitute, and is hereby deemed to be, the written agreement between the City of Taylor, Texas ("City") and Prophet Capital Management LTD ("Owner") required by Section 43.0672 of the Texas Local Government Code relating to the provision of municipal services to the Property upon enactment by the City of an ordinance annexing the Property into the City's corporate limits in response to the Company's voluntary petition requesting annexation ("**the Petition**") delivered to the City pursuant to Section 43.0671 of the Texas Local Government Code. For purposes of this Service Plan, the Property, as described in Exhibit "A" to the Petition, shall be referred to as the "**Annexed Area**".

The City will provide the Annexed Area with Municipal Services in compliance with the Texas Local Government Code in accordance with the following schedule A-K:

A. **CODE ENFORCEMENT, BUILDING INSPECTION, ETC.:** The City will provide code enforcement, building inspection services, and permit issuances to the area immediately upon annexation to the Annexed Area and in accordance with Article IV, Article V.

B. **EMERGENCY MEDICAL SERVICES:** Emergency Medical Services will be provided to the Annexed Area by Williamson County EMS and the City's Fire Department. Said services will be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area and in accordance with City budget appropriations.

C. **FIRE:** The City has a full-time career fire department under the direction of the Fire Chief, and Assistant Fire Chief to provide fire protection and paramedic-level emergency medical services. Upon the effective date of the annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the proposed Annexed Area in accordance with City budget appropriations.

D. **POLICE:** The City provides municipal police protection to its businesses and residents, including routine patrols throughout the City and law enforcement services upon call. Upon the effective date of the Annexation, said services will also be made available to the Annexed Area on the same basis as they are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Property and in accordance with City budget appropriations.

E. WATER SERVICE AND MAINTENANCE OF WATER FACILITIES: Water service will be provided in accordance with the applicable codes and departmental policy as development occurs in the area. Inspection of water distribution lines will be provided under the statues of the State of Texas. Any water service will be provided by the City utility department on the same terms, conditions, and requirements as are applied to all similarly situated areas and customers of the City and subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. Water services will be provided to the Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with City codes and ordinances.

F. SANITARY SEWER SERVICE AND MAINTENANCE: Sanitary sewer service will be provided in accordance with applicable City codes and departmental policy as development occurs within the Area. Any sewer service will be provided by the City utility department on the same terms, conditions, and requirements applied to all similarly situated areas and customers of the City, subject to all ordinances, regulations, and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its policies. Sanitary sewer services will be provided to the Area at the expense of the developer thereof in accordance with the then current development standards and subdivision regulations of the City. Extension of service shall comply with applicable codes and ordinances.

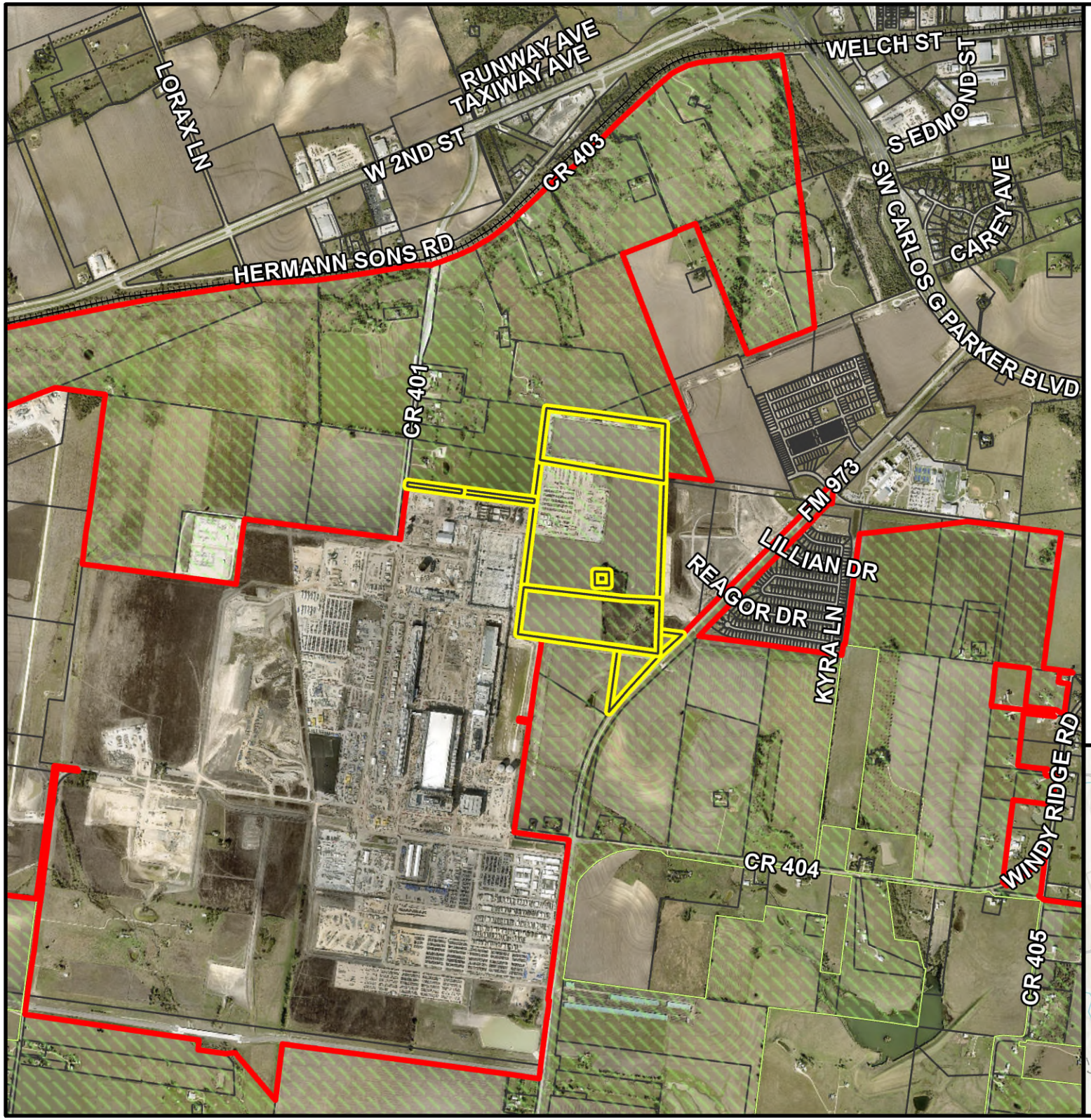
G. SOLID WASTE COLLECTION: Solid Waste Collection services will be provided to the Annexed Area upon annexation in accordance with ordinances and City policies in effect at the time of annexation and within the City's budget appropriations.

H. MAINTENANCE OF ROADS, STREET, AND STREET LIGHTING: The City will begin maintenance of current roads and streets within the Annexed Area and as required by city ordinance upon the effective date of the Annexation. Such streets and roads shall be maintained in their current condition and on the same basis as other areas in the City with topography, land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Any such resurfacing or upgrade shall be made in accordance with current City policies and adopted Standard Construction Details or as approved by the City Engineer. The City will coordinate any request for street lighting with electric providers in accordance with City policy.

I. PUBLIC LIBRARY SERVICES AND OTHER PUBLICLY OWNED FACILITIES, BUILDINGS AND SERVICES: At this time there are no public library services in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public library and other publicly owned facilities, buildings, and services within the City on the same basis as other residents of the City upon annexation with such privileges being provided within the City budget appropriations.

J. PARKS, PLAYGROUNDS AND OTHER PUBLIC RECREATION FACILITIES AND SERVICES: At this time there are no parks, playgrounds, or other public recreation facilities in the Annexed Area. Property owners and residents of the Annexed Area may use the City's existing public parks, playgrounds, and other recreational facilities and services of the City on the same basis as other residents of the City upon annexation and in accordance with City budget appropriations.

K. GENERAL MUNICIPAL ADMINISTRATION: General municipal administration services will be available to the Annexed Area upon the effective date of the Annexation. This Service Plan provides for full municipal services to the Annexed Area that are adequate to serve the Annexed Area on the same basis as municipal services are made available to other parts of the City with land uses and population densities similar to those reasonably contemplated or projected in the Annexed Area. Further, municipal services are equal to or greater than the services and level of such services in existence in the Annexed Area immediately preceding the effective date of Annexation. This Service Plan does not constitute a right to a superior level of services in the Annexed Area; provided.



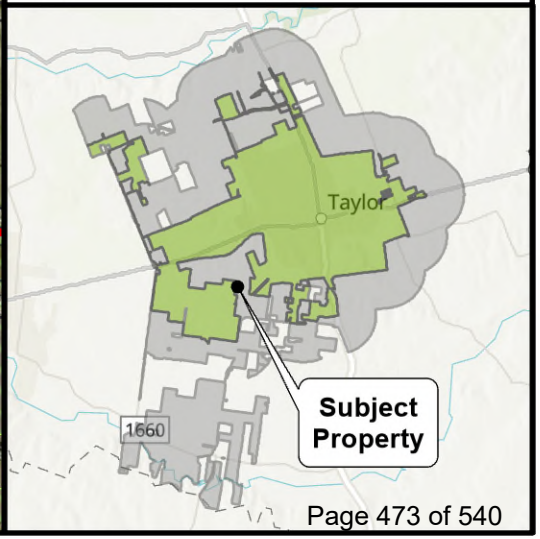
Taylor Texas
CITY OF TAYLOR TX

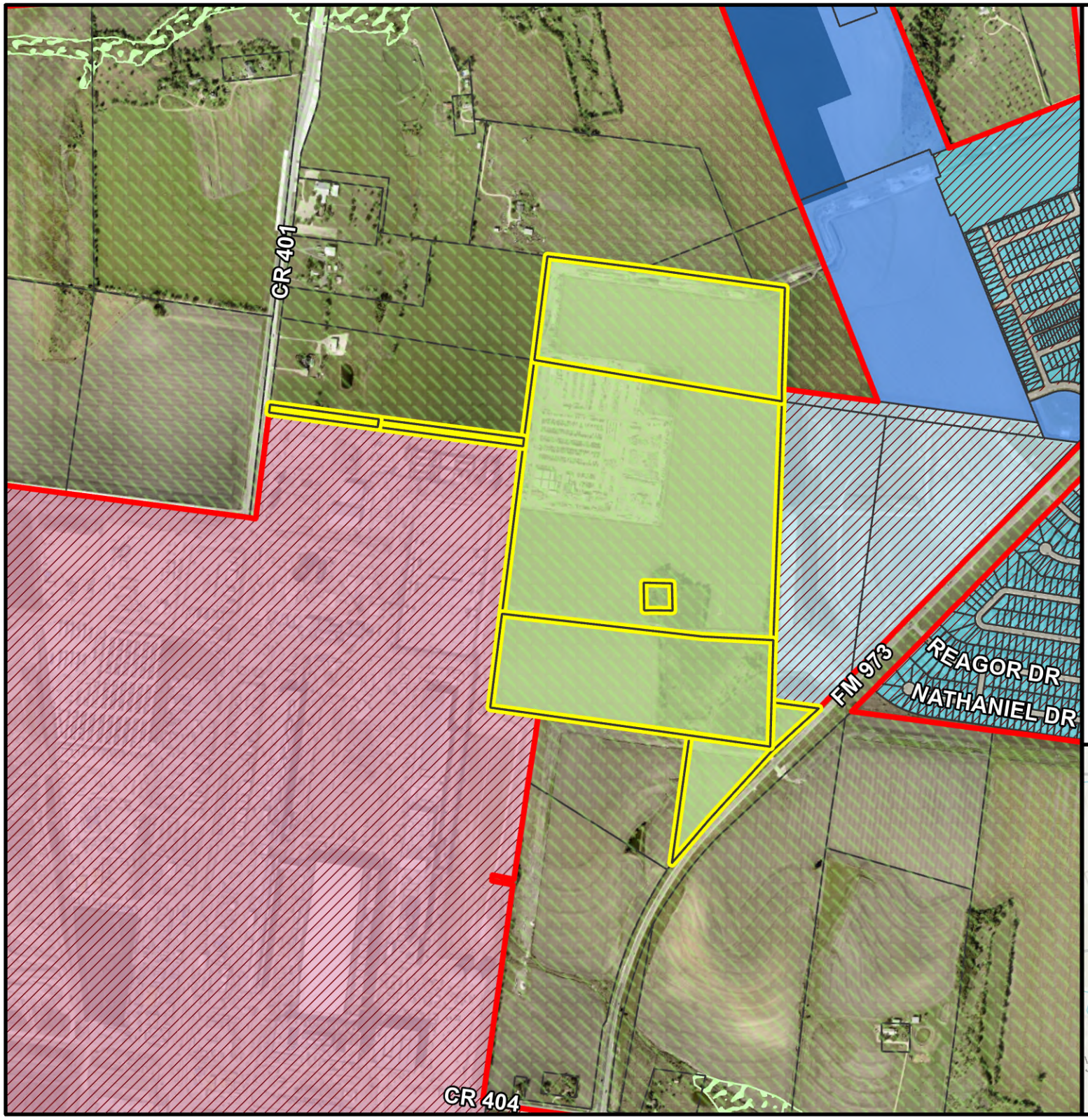
PZ-2024-2290

1051 CR 401
Annexation
Location Map
Approximately 162 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

N 0 2,000 4,000
Feet





PZ-2024-2290

1051 CR 401
Annexation
Proposed Zoning Map
Approximately 162 acres

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

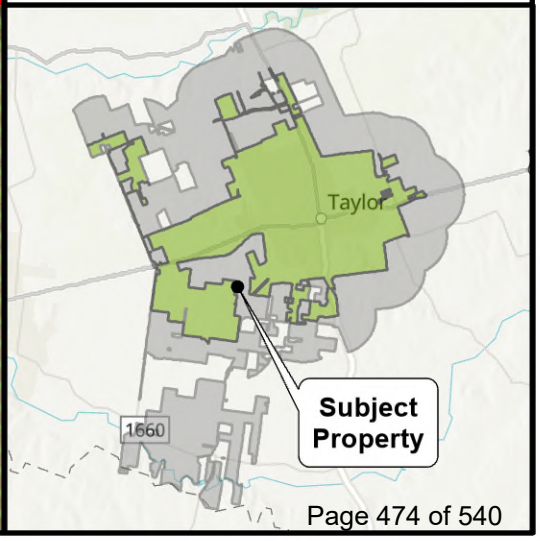
Overlay Zoning

- Planned Development Overlay
- P1: Nature

Place Type Zoning

- P2: Rural
- P2.5: Large Lot
- P3: Neighborhood
- P4: Mix
- P5: Urban Center
- EC: Employment Center

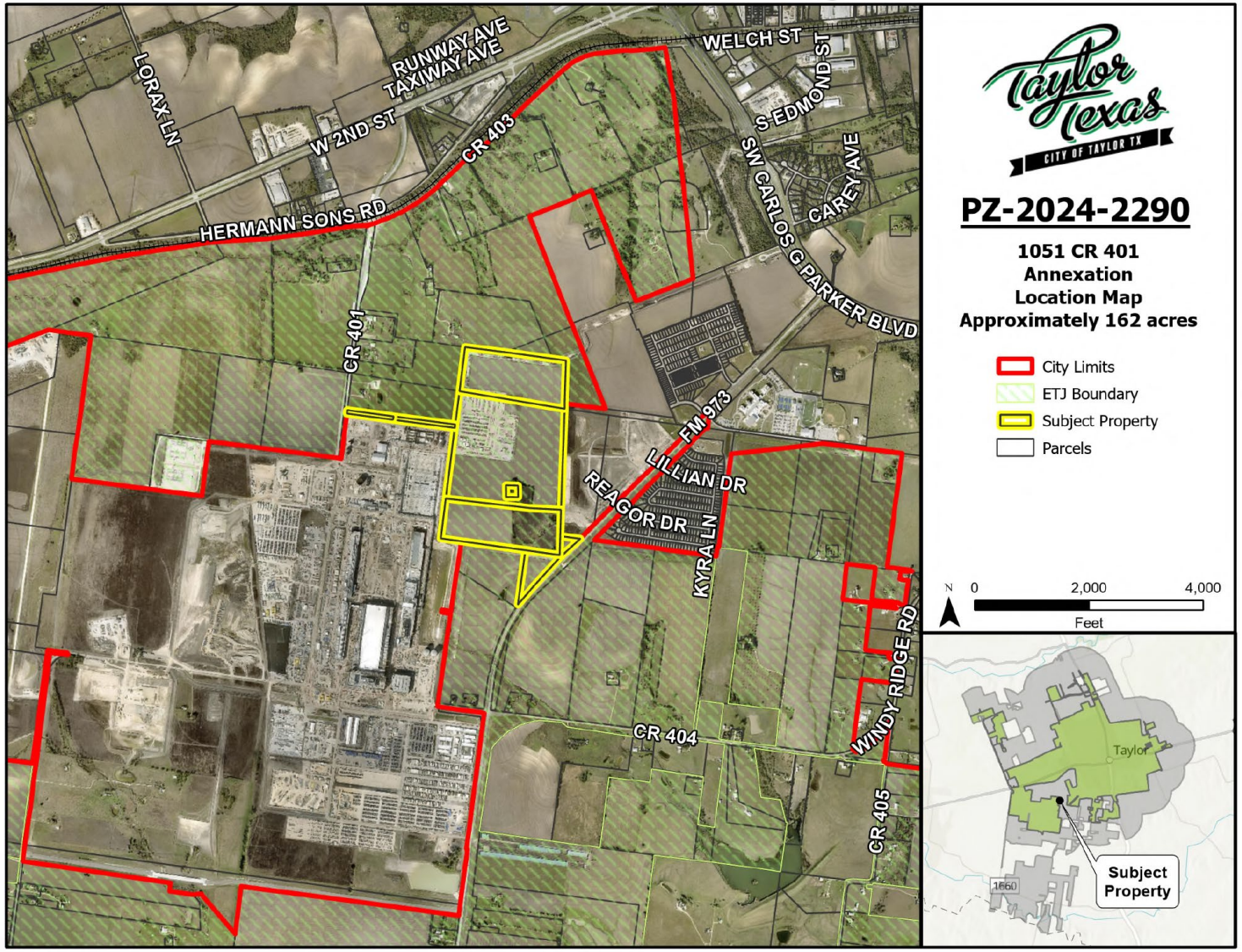
N 0 1,000 2,000 Feet



PZ-2024-2290

Voluntary Annexation – Taylor HQ

Location Map



Address/Location: 1051 CR 401

City Council Meeting
January 9, 2025
Transmittal Letter

STRATEGIC PILLAR
Quality of Life

Agenda Item Number: 11.

Agenda Title: **Consideration with possible action on an Alternative Landscape Plan and to seek relief from mitigation through a fee in lieu of the Boxwood Two Site Development Plan, generally located at 2002 West 2nd Street, legally described as Boxwood Subdivision, Block One, Lot Three, 2.013 acres, more particularly described by Williamson Central Appraisal District Parcel R665492, Taylor, Williamson County, Texas.**

Council Action to be Taken: Consider a request and take action on an Alternative Landscape Plan and to seek relief from mitigation through a fee in lieu

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

The Boxwood Two development, located at 2002 W. 2nd Street, is requested an alternative landscaping plan as they cannot accommodate all the required trees on the property. Staff is recommending a fee-in-lieu for the unmitigated trees, however the Planning and Zoning Commission recommended approval of the alternative plan without the fee-in-lieu.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The applicant received an approved landscape plan within their Site Development Plan submission (PZ-2022-1456). The applicant and contractor made in the field deviations to the approved landscape plan that altered the overall calculation due to the removal of trees on site. The removal and replacement of caliper inches required recalculation to the landscape plan and thus an amended quantity of trees to be placed on the subject property. The applicant requested an alternative Landscape Plan in which they will pay a fee in lieu instead of mitigating 159 tree caliper inches, which is equivalent to the planting of 53 new trees.

Per the City's vegetation code, the development was required 33 trees before credits were applied for tree preservation. However, during a site inspection, additional trees that were shown as preserved had been removed so a revised landscaping plan was submitted. With this revised plan,

the mitigation requirement was increased and after credited trees were applied they had 162 caliper inches, or 54 trees remaining (there was discrepancy of 1 tree between the applicants submittal and staffs review - 159 caliper inches vs. 162 caliper inches). The mitigation rate for protected trees is 1:1. The city's vegetation code (Sec. 28-31(8)) allows for an alternative landscaping plan to be considered by the Planning and Zoning Commission and City Council under the following conditions: *the planning and zoning commission and city council may, upon completion of the following, grant relief from tree mitigation requirements in situations where the individual circumstances, such as the presence of existing facilities, unusual topography, or number of protected trees on site that limit the applicant's ability to comply with the landscaping requirements.* In this circumstance, the number of required trees exceeds the amount that can placed on the property without impacting the trees' health or residential structures.

Under the tree mitigation section of the vegetation code (Sec. 28-31(4)), *Any trees that are removed or damaged as a result of the approval of a tree removal permit shall be mitigated for on the same site as the proposed development. In the event that mitigation is not feasible on the same site as the proposed development, an applicant may request to donate trees, meeting the mitigation requirements of this section, to be planted at public parks, schools, or other approved public facilities throughout the city or provide a fee in-lieu of payment which will be used to place trees at public parks, schools, or other approved public facilities throughout the city.* Since the property cannot accommodate the additional trees, the applicant could either donate an equivalent number of trees to the city for planting on city property or pay a fee-in-lieu so the city may purchase trees for city property. A fee-in-lieu was discussed with applicant and a recommended rate of $194.67 per trees ($10,512) was recommended by staff after received three quotes from area nurseries.

The Planning and Zoning Commission considered this request at their Dec. 12, 2024 meeting. They recommended approval of the alternative landscaping plan but without a fee-in-lieu. The Planning and Zoning Commission noted that this issue should have been addressed earlier in the process during plan review and not at a final site walk, and they felt assessing the fee at this stage of the development was an undue burden.

3. PROS and CONS

PROS	CONS
• If approved with fee-in-lieu, would allow for funding of trees on city property	•

4. RECOMMENDATION

On December 10, 2024, the Planning and Zoning Commission voted to recommend approval of the Alternative Landscape Plan provided on 11/20/2024 without mitigation fees.

5. FUNDING SOURCE

N/A

6. TIMELINE

Planning and Zoning Commission - December 10, 2024
City Council Introduction and Action - January 9, 2025

7. OTHER OPTIONS

Approve the alternative landscaping plan with a fee-in-lieu of $194.67 per tree
Modify and approve the alternative landscaping plan (with or without a fee-in-lieu)
Deny the alternative landscaping plan

8. ATTACHMENTS

1. _04_PZ-2022-1456 Boxwood 2 staff report_rev
2. _04a_PZ-2022-1456 Letter of Intent from Applicant
3. _04b_PZ-2022-1456 - Location Map
4. _04c_PZ-2022-1456-Landscape Rev 11.18.2024 - PM Comments
5. _04d_PZ-2022-1456Boxwood 2 Landscaping Table
6. PZ-2022-1456_PPT

City of Taylor

PZ-2022-1456

Alternative Landscape Plan

Staff Report

Item Details

Agenda Item:	4
Subject Property:	2002 West 2nd Street
Total Acreage:	Approximately 2.013 acres
Legal Description:	Approximately 2.013 acres of land part of The Boxwoods At 2nd Sreet Condos of the Boxwood Subdivision, Block , Lot 3, more particularly described by Williamson Central Appraisal District Parcel R665492, Taylor, Williamson County, Texas.
Applicant:	Turnstyle Homes, LLC.
Property Owner(s):	Rachel Lowder, Larry Magehee
Request:	A request to seek an Alternative Landscape Plan in which the seek relief from mitigation through a fee in lieu.
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant received an approved landscape plan within their Site Development Plan submission (PZ-2022-1456). The applicant and contractor made in the field deviations to the approved landscape plan that altered the overall calculation due to the removal of trees on site. The removal and replacement of caliper inches required recalculation to the landscape plan and thus an amended quantity of trees to be placed on the subject property. The applicant requested an alternative Landscape Plan in which they will pay a fee in lieu instead of mitigating 159 tree caliper inches, which is equivalent to the planting of 53 new trees.

Location:

The subject property consists of 14 duplexes in a condo regime. The subject property fronts onto the northern side of West 2nd Street and east of the intersection of Debus Drive and West Second Street.

Physical and Natural Features:

The subject property consists of 14 duplexes in a condo regime with a detention pond in the northwestern side and a creek that flows from north to south on the western side of the property.

Growth Sector Designations:

The subject property is located within Infill Growth Sector (G-4), which includes areas that are already developed and served by infrastructure. These areas are intended for higher intensity uses than those currently in place (Envision Taylor Comprehensive Plan page 50). Additionally, the property is partially within the Reserved Open Sector (O-2) along the western side. The Reserved Open Sector consists of land that is not yet protected but is valuable as open space (Envision Taylor Comprehensive Plan page 50).

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Open Space on the western side and the Neighborhood Infill designation on the remainder of the property.

Infill Neighborhoods represent existing developed areas in Taylor with access to existing streets and utility infrastructure. Infill development is anticipated to fill vacant and underutilized lots within the City of Taylor.

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P4 – Mix	(G-4) Infill Neighborhood Growth Sector	Neighborhood Infill	Single Family Residential
South	P4 – Mix	(G-4) Infill Neighborhood Growth Sector	Open Space	Commercial Use
East	P5 – Urban Center	(G-4) Infill Neighborhood Sector	Market: Community	Single Family Residential
West	P4 – Mix	(G-5) Infill Growth Sector	Neighborhood Infill	Commercial Use

Transportation

The subject property gains access off West Second Street. West Second is a Community Boulevard, which is a moderate-speed, high-volume street.

Utilities

The subject property is located within the City of Taylor water and wastewater CCN. A 12-inch water line is located on the northern side of West Second Street, and there is also a 12-inch wastewater line on the southern side of West Second Street.

Public Notification

Public Notice was not required for this request

Staff Analysis

The Vegetation Ordinance (Chapter 28) and specifically the tree mitigation section aims to preserve, protect, and enhance the ecological and aesthetic environments of the city, as well as promote the pleasant appearance and character of neighborhoods and high-intensity commercial

and industrial corridors. The Protected Tree List is meant to promote native trees that support water conservation and efficiency.

The subject property demonstrated a tree survey that was lush in existing foliage and reputable species. Due to the existing mature trees on site the applicant took advantage of the credit for trees that would ultimately reduce the quantity of new plantings from the landscape requirements. A plan was reviewed and approved but, in the field, changes occurred without prior approval of a modified landscape plan. Certain trees that were considered for credit were removed from the subject property and therefore required a recalculation of the required landscaping on site.

The applicant is seeking relief from tree mitigation requirements outlined in Section 28-31 (8), which requires consideration by the Planning and Zoning Commission and ultimate decision by City Council.

Staff Recommendation

Staff determined that there are 162-inches in need of mitigation, which equates to 54 trees. The discrepancy between staff and the applicant calculations is due to tree #1279 not having an undisturbed area of 100 feet or 50% of the canopy, whichever is larger See document "PZ-2022-1456-Landscape Rev with comments 11.18.2024".

After inquiring with nearby nurseries (Snooper Nursery, Cantu Nursery, and Farmers Nursery), the average price for a protected tree that is 6 feet tall with a 3-inch diameter is $194.67. Staff's determination for the cost of lost protected trees is $10,512.

Staff is amenable to an alternative Landscape Plan with the fee in lieu cost of $10,512.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission is charged with reviewing all requests for mitigation relief and recommendations to City Council either in favor of or opposition to each request. In determining a recommendation on a mitigation request, the Planning and Zoning Commission members consider the following factors:

Are there circumstances, such as the presence of existing facilities, unusual topography, or number of protected trees on site that limit the applicant's ability to comply

- Yes, accommodating 54 additional trees would be difficult on the remaining area of the site.

Does relief from mitigation maintain public health, safety, or general welfare?

- Staff analysis determined that relief from mitigation will not negatively impact the site's intended shading. Additionally, reducing the required number of trees will likely promote the healthy growth of the newly planted trees.

Attachments:

1. Letter of Intent from Applicant
2. Location Map

3. PZ-2022-1456-Landscape revisions with comments 11.18.2024
4. Staff Calculation of mitigation requirements

Turnstyle Homes, LLC.

11-22-2024

Preston Gunn
Planner, Development Services
City of Taylor
400 Porter St. Taylor, TX 76574

Dear Mr. Gunn:

We are seeking approval of a fee in lieu of tree plantings at the Boxwoods at 2nd Street community.

1) Thirty-two (32) additional trees have been planted in this community.
2) Fifteen (15) of the 32 additional trees go toward the landscape calculations to complete the landscape requirements as a new multifamily development.
3) Seventeen (17) of the 32 additional trees go toward mitigation requirements (17 trees x 3”=51”) for the trees removed during construction for roads, foundations, and utilities (see site plan).
4) One hundred fifty-nine (159) additional inches (159” / 3” = 53 additional trees) are needed to meet mitigation requirements per the city calculations for removed trees.

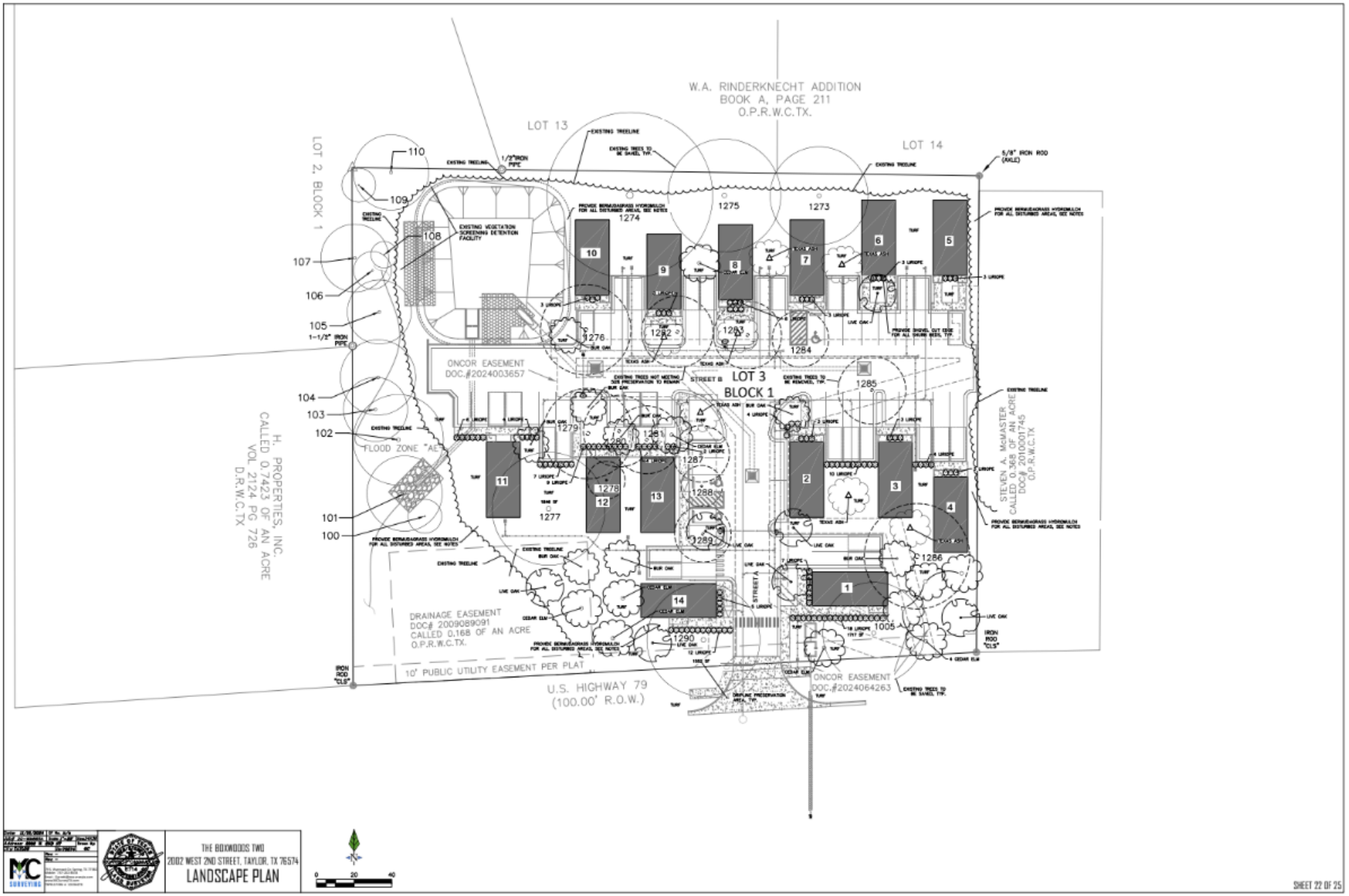
The property is currently saturated with existing and new trees. The recommended planting distance for the tree species planted is 20-50 feet apart. We are asking to pay a fee in lieu of the additional inches needed to meet the requirements because there is not sufficient space to add 53 more trees. We appreciate the consideration.

Sincerely,

Rachel Lowder
Digitally signed by Rachel Lowder
Date: 2024.11.22 13:22:26 -06'00'

Larry Magehee
Digitally signed by Larry Magehee
Date: 2024.11.22 13:22:11 -06'00'

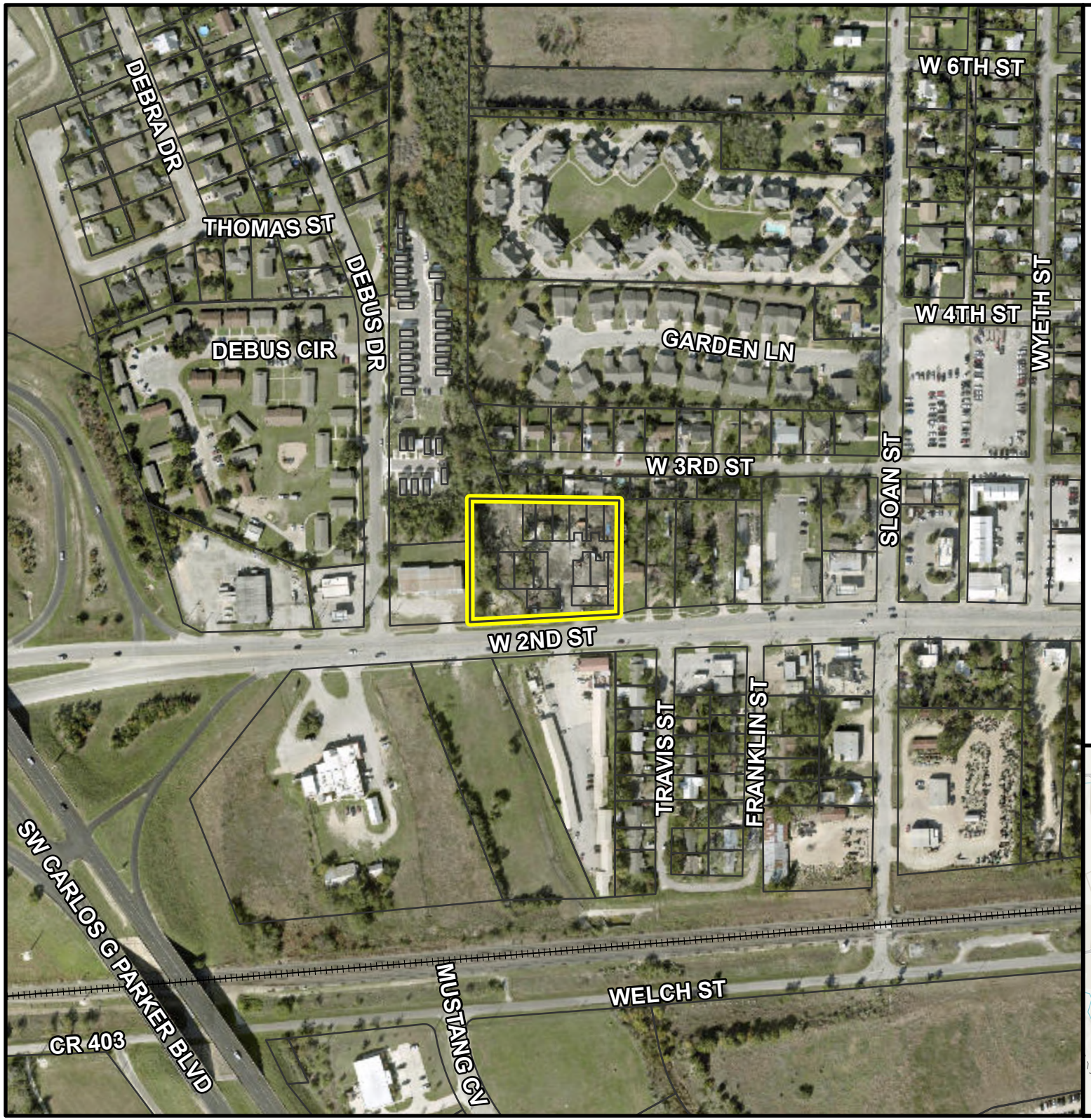
Rachel Lowder & Larry Magehee
Managing Members
Turnstyle Homes, LLC.



THE BOXWOODS TWO
2002 WEST 2ND STREET, TAYLOR, TX 76574

LANDSCAPE PLAN

SHEET 22 OF 25



PZ-2022-1456

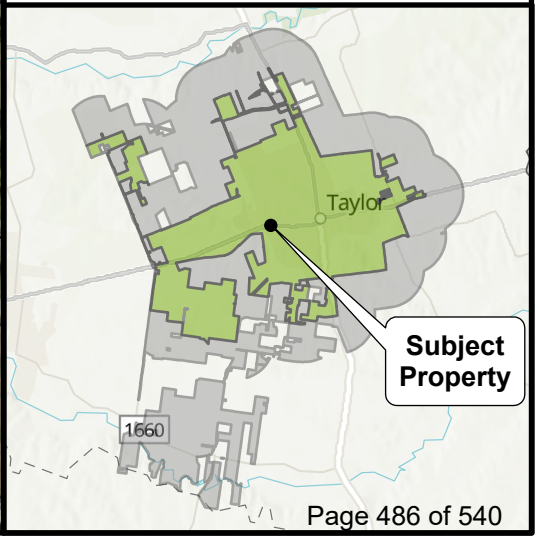
2002 West 2nd Street
Alternative Landscape Plan
Location Map
Approximately 2 acres

Subject Property

Parcels

N 0 310 620

Feet



SITE DEVELOPMENT PLAN

FOR

BOXWOODS TWO

2002 WEST 2ND ST.
TAYLOR, TEXAS 76574

BOXWOODS TWO

OWNER: ONE WORLD DEVELOPMENT, LLC.
LARRY G. MAGEHEE
222 CADDO LAKE DRIVE
GEORGETOWN, TX 78628
LARRYGMAGEHEE@ME.COM

ENGINEER: TRINE ENGINEERING, PLLC
JAVIER BARAJAS, P.E.
5811 BLUE BLUFF RD
AUSTIN, TEXAS 78724
PHONE: (512) 913-5080
FAX: (512) 628-3528
E-MAIL:
JBARAJAS@TRINEENGINEERING.COM

SURVEYOR: MANUEL CARRIZALES, RPLS
4807 GONDOLA AVENUE
EDINBURG, TEXAS 78542
PHONE: (512) 470-1489
E-MAIL: FNFCAD@GMAIL.COM

LEGAL DESCRIPTION:

BEING 2.013 ACRES DESCRIBED IN A WARRANTY DEED CONVEYED TO ONE WORLD DEVELOPMENT, LLC RECORDED IN DOCUMENT NO. 2021043578 AND BOXWOOD SUBDIVISION PER DOCUMENT NO. 2021100139 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SITE INFORMATION/PROPOSED IMPROVEMENTS:

THIS COMMERCIAL PROJECT CONSIST OF 15 DUPLEX BUILDINGS (30 TOTAL UNITS), THE CONSTRUCTION OF STREETS, UTILITIES, AND DRAINAGE CONTROL.

WATERSHED AND CLASSIFICATION:

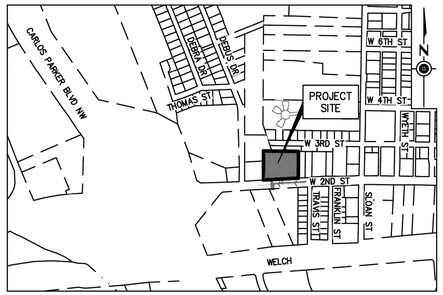
THIS TRACT FALLS WITHIN THE TURKEY CREEK-BRUSHY CREEK WATERSHED, THE RIVER BASIN FOR THIS WATERSHED IS BRAZOS RIVER BASIN, THE MUSTANG CREEK IS THE SUB WATERSHED AND THE SAN GABRIEL IS THE RIVER SUB BASIN (PER TEXAS PARKS & WILDLIFE, TEXAS WATERSHED VIEWER DATE 03/06/2020)

AQUIFER:

THIS TRACT FALLS OUTSIDE THE RECHARGE ZONE AND THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.

FLOODPLAIN:

A PORTION OF THIS TRACT FALLS WITHIN ZONE AE DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NUMBER 48491C0533F, EFFECTIVE DATE DECEMBER 20, 2019, WILLIAMSON COUNTY, TEXAS.



PROJECT LOCATION MAP
N.T.S.

MAPSCO MAP 352G

SUBMITTAL DATE: 2/4/2021

Sheet List Table		
Sheet Number		Sheet Title
1	C1.1	COVER SHEET
2	C1.2	GENERAL CONSTRUCTION NOTES
3	C2.1	EXISTING PLAT
4	C3.1	EROSION, SEDIMENTATION CONTROL & TREE PROTECTION PLAN
5	C3.2	EROSION, SEDIMENTATION CONTROL & TREE PROTECTION DETAILS
6	C4.1	EXISTING & PROPOSED DRAINAGE AREA MAP
7	C5.1	SITE PLAN
8	C5.2	DIMENSIONAL CONTROL PLAN
9	C5.3	SITE PLAN DETAILS (1 of 2)
10	C5.4	SITE PLAN DETAILS (2 of 2)
11	C6.1	GRADING PLAN
12	C6.2	STORM DRAIN PLAN
13	C7.1	DETENTION POND PLAN
14	C7.2	DETENTION POND DETAILS
15	C8.1	FIRE LINE CONNECTION AT ROW
16	C8.2	FIRE LINE PLAN
17	C8.3	WATER PLAN
18	C8.4	WASTEWATER PLAN
19	C8.5	WATER & WASTEWATER DETAILS (1 of 2)
20	C8.6	WATER & WASTEWATER DETAILS (2 of 2)
21	C9.1	TRAFFIC CONTROL DETAILS
C1 22	L1	LANDSCAPE PLAN
23	L2	LANDSCAPE DETAILS
24	PH.1	PHOTOMETRICS SITE PLAN
25	PH.2	PHOTOMETRICS DETAILS

SUBMITTED BY:

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED
PROFESSIONAL ENGINEER

11/15/2024 ~~8/4/2023~~

JAVIER BARAJAS, P.E. DATE

I, JAVIER BARAJAS, P.E. CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSE, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL APPROVAL BY ALL REQUIRED GOVERNMENTAL AUTHORITIES.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

APPROVED BY:

Shailaja Roos 9/18/2023

CITY OF TAYLOR DATE

PZ-2022-1456

SITE DEVELOPMENT PERMIT NUMBER DATE

REVISIONS/CORRECTIONS							
NO.	REVISION DESCRIPTION	SUBMISSION DATE	SHEET NO. REVISED (R) ADD (A) VOID (V)	TOTAL SHEETS IN PLAN SET	TOTAL SITE IMP. CVR. (SF/ %)	NET CHANGE IN IMP CVR (SF)	CITY OF TAYLOR APPROVAL/ DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022					
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023					
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023					
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023					
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023					
C1	REPLACED LNDSCP SHEETS PER TREE LOCATION CHANGES		22R, 23R	25	42.19%	0	

PROJECT DATA TABLE	
LOT AREA	2.013 ACRES/ 87,686 SF
SETBACKS PER ORDINANCE (RESIDENTIAL)	FRONT 25'/ REAR 10'/ INTERIOR SIDE 5'/ STREET SIDE 25'
FIRE PROTECTION	PER PROPOSED TWO FIRE HYDRANTS SERVED OFF OF AN PROPOSED 8" CONNECTED ONTO THE CITY EXIST. 6" WATERLINE THAT RUNS PARALLEL TO 2ND STREET.
SURVEY BENCHMARK	SQ CUT AT CORNER OF CURB INLET LOCATED TO THE EAST OF CULVERT UPSTREAM HEADWALL EL =554.92
OCCUPANCY/ CONSTRUCTION TYPE	R-3/ TYPE-V
ZONING/ USE	B-1/ TWO FAMILY DWELLING (DUPLEX)

UTILITY PROVIDERS	
WATER	CITY OF TAYLOR UTILITY DEPARTMENT PHONE (512) 352-2066
WASTEWATER	CITY OF TAYLOR UTILITY DEPARTMENT PHONE (512) 352-2066
ELECTRIC	ONCOR PHONE 1 (800) 313-4747
GAS	ATMOS PHONE 1(800) 460-3030
TELEPHONE	TBD
CABLE	TBD

TRINE ENGINEERING
CIVIL SURVEYING CONSTRUCTION
TBPE FIRM REGISTRATION No. F-22228

SHEET No.	1 OF 25
DATE:	~~8/4/2023~~ 11/15/2024
	C1.1
PROJECT No:	205.02.01

PLOT DATE: Friday, August 04, 2023 - 11:10 AM
FILE NAME: P:\BOXWOODS\2023_LARRY MAGEHEE\02_BOXWOODS\TWO\01_BOXWOODS @ 2ND\01_CD\DWG\PLANS\205.02.01 C1.1 COVER.DWG

GENERAL CONSTRUCTION NOTES:

1. GENERAL CONTRACTOR SHALL CALL FOR ALL UTILITY LOCATES PRIOR TO ANY CONSTRUCTION. WATER & WASTEWATER OWNED BY THE CITY OF TAYLOR CAN BE LOCATED BY CALLING THE UTILITY DEPARTMENT 512-352-3251. ALLOW THREE BUSINESS DAYS FOR UTILITY LOCATES BY THE CITY OF TAYLOR.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF TAYLOR ENGINEERING MANUAL.
3. THE CONTRACTOR SHALL GIVE THE CITY A MINIMUM OF 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. THE PHASES OF CONSTRUCTION ARE AS FOLLOWS:
4. PRIOR TO CITY ACCEPTANCE OF ALL IMPROVEMENTS, ALL GRADED AND DISTURBED AREAS ARE TO BE RE-VEGETATED IN ACCORDANCE WITH THE CITY OF AUSTIN SPECIFICATION ITEM #604 UNLESS ANOTHER RE-VEGETATION SPECIFICATION IS SPECIFICALLY IDENTIFIED IN THE PLANS AND/OR BID FORM. WHEN APPROPRIATE IN THE OPINION OF THE PUBLIC WORKS DEPARTMENT, THE CITY OF TAYLOR MAY REQUIRE NATIVE GRASSES TO BE USED.
5. THE CONTRACTOR SHALL PROVIDE THE CITY OF TAYLOR COPIES OF ALL TEST RESULTS PRIOR TO ACCEPTANCE OF THIS PROJECT.
6. CITY, OWNER, ENGINEER, CONTRACTOR, REPRESENTATIVES OF ALL UTILITY COMPANIES, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE THE MEETING WITH THE CITY OF TAYLOR ENGINEERING DEPARTMENT 48 HOURS PRIOR TO THIS PRE-CONSTRUCTION MEETING (512-352-3633).
7. EXCESS SOIL SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE. NOTIFY THE CITY OF TAYLOR FOR APPROVAL IF THE DISPOSAL SITE IS INSIDE THE CITY'S JURISDICTIONAL BOUNDARIES.
8. BURNING IS PROHIBITED. NO BLASTING IS ALLOWED.
9. ANY CHANGES OR REVISIONS TO THESE PLANS MUST FIRST BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER FOR REVIEW AND WRITTEN APPROVAL.
10. THE CONTRACTOR WILL REIMBURSE THE CITY FOR ALL COST INCURRED AS A RESULT OF ANY DAMAGE TO ANY CITY UTILITY BY THE CONTRACTOR, REGARDLESS OF THESE PLANS.
11. PRIOR TO CITY ACCEPTANCE OF THIS PROJECT, AN ENGINEER'S CONCURRENCE LETTER AND 22"X34" RECORD DRAWINGS (ONE MYLAR COPY, ONE BLUE-LINE OR XEROX, AND A DIGITAL COPY ON A CD ROM) SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT. THE CONSULTING ENGINEER AND CONTRACTOR SHALL VERIFY THAT ALL FINAL REVISIONS AND CHANGES HAVE BEEN MADE TO THE MYLAR, BLUE-LINE, AND DIGITAL COPY PRIOR TO CITY SUBMITTAL. RECORD CONSTRUCTION DRAWINGS SHALL BE PROVIDED TO THE CITY IN DIGITAL FORMAT AS AUTOCAD *.DWG FILES, OR ESRI *.SHP FILES ON CD ROM. LINE WEIGHTS, LINE TYPES AND TEXT SIZE SHALL BE SUCH THAT IF HALF-SIZE PRINTS (11"X 17") WERE PRODUCED, THE PLANS WOULD STILL BE LEGIBLE. ALL REQUIRED DIGITAL FILES SHALL CONTAIN A MINIMUM OF TWO (2) CONTROL POINTS REFERENCED TO THE STATE PLANE GRID COORDINATE SYSTEM - TEXAS CENTRAL ZONE (4203), IN US FEET AND SHALL INCLUDE ROTATION INFORMATION AND SCALE FACTOR REQUIRED TO REDUCE SURFACE COORDINATES TO GRID COORDINATES IN US FEET. HALF-SIZE PLANS MAY ALSO BE REQUIRED (SEE CONTRACT).
12. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF TAYLOR MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
13. A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ANY PARTIAL OR COMPLETE ROADWAY CLOSURES.
14. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND MAINTAINED AT ALL TIMES, TO THE SATISFACTION OF THE CITY. THIS PROJECT WILL NOT BE ACCEPTED UNTIL THE SITE HAS BEEN CLEANED AND RE-VEGETATED TO THE SATISFACTION OF THE CITY.
15. SIGNS ARE NOT PERMITTED IN PUBLIC UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
16. INSPECT TEMPORARY EROSION CONTROLS ON A DAILY BASIS. ADJUST THE CONTROLS AND/OR REMOVE ANY SEDIMENT BUILDUP AS NECESSARY.
17. CONTRACTOR WILL BE RESPONSIBLE FOR KEEPING ROADS AND DRIVES ADJACENT TO AND NEAR THE SITE FREE FROM SOIL, SEDIMENT AND DEBRIS. CONTRACTOR WILL NOT REMOVE SOIL, SEDIMENT OR DEBRIS FROM ANY AREA OR VEHICLE BY MEANS OF WATER, ONLY SHOVELING AND SWEEPING WILL BE ALLOWED. CONTRACTOR WILL BE RESPONSIBLE FOR DUST CONTROL FROM THE SITE.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO PRIVATE PROPERTY, WHICH OCCURRED AS A RESULT OF ANY PORTION OF THIS PROJECT. ANY DAMAGE TO PRIVATE PROPERTY SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION. THE CONTRACTOR SHALL COORDINATE ALL REPAIRS TO PRIVATE PROPERTY WITH THE PROPERTY OWNER. CONTRACTOR SHALL PAY AND/OR SETTLE WITH PRIVATE PROPERTY OWNER FOR ALL COSTS RELATED TO ANY THE CITY WILL NOT PROVIDE SEPARATE PAY FOR REPAIR OF ANY DAMAGES, REIMBURSEMENTS OR SETTLEMENTS.
19. CONTRACTOR SHALL PROVIDE THE SERVICES OF THE CITY'S APPROVED SCADA CONSULTANT AND CONTROLS INSTRUMENTATION CONSULTANT. (WHEN APPLICABLE TO SCADA) THE COST OF THE CONSULTANT AND/OR ANY EQUIPMENT SHALL BE SUBSIDIARY TO THE COST OF THE PROJECT (NO SEPARATE PAY) UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL UTILITY RELOCATIONS. INCLUDING BUT NOT LIMITED TO: ONCOR ELECTRIC, ATMOS GAS, AT&T TELEPHONE, UNITED STATED POST OFFICE, TIME WARNER CABLE TELEVISION, CITY OF TAYLOR WATER & WASTEWATER. CONTRACTOR SHALL CALL 800-DIG-TESS AND MAINTAIN ALL CONFIRMATION NUMBERS.
21. IF TELEPHONE SERVICE IS REQUIRED BY THIS PROJECT, THE CONTRACTOR SHALL COORDINATE WITH PHONE COMPANY TO PROVIDE/EXTEND/RE-LOCATE THE SERVICE. NO SEPARATE PAY WILL BE PROVIDED AND THE CITY SHALL NOT BE RESPONSIBLE FOR SCHEDULING OR COORDINATING WITH PHONE COMPANY.
22. ELECTRIC AND/OR TELEPHONE POLES THAT NEED TO BE RE-LOCATED FOR THIS PROJECT WILL BE AT THE EXPENSE OF THE CONTRACTOR. THE CITY OF TAYLOR WILL NOT PROVIDE SEPARATE PAY FOR POLE RE-LOCATION AND THE COST OF THE RELOCATION IS CONSIDERED SUBSIDIARY TO THE PROJECT BID. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING POLES THAT MAY CONFLICT WITH THESE PLANS AND MAKING ARRANGEMENTS TO RESOLVE THE CONFLICT WITH THE APPROPRIATE UTILITY. IF ELECTRIC, TELEPHONE, OR CATV SERVICE WILL BE INTERRUPTED AS A RESULT OF THE RE-LOCATION; THE CITY SHALL APPROVE THE MAXIMUM ALLOWABLE TIME THE SERVICE WILL BE INTERRUPTED.
23. THE CONTRACTOR SHALL MAKE APPLICATIONS TO THE ELECTRIC COMPANY FOR ELECTRIC SERVICE IF NEW SERVICE IS REQUIRED. THE CITY WILL ASSUME THE SERVICE UPON ACCEPTANCE OF THE PROJECT (IF REQUIRED), THE CONTRACTOR WILL PAY FOR ELECTRIC POWER UNTIL THE METER IS TRANSFERRED TO THE CITY OF TAYLOR. IMPACT FEES AND APPLICATION FEES REQUIRED BY THE ELECTRIC COMPANY WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS SPECIFICALLY IDENTIFIED IN THE CONTRACT.
24. THE CONTRACTOR SHALL PROVIDE COMBINATION LOCKS FOR ALL GATES, HATCHES, VAULTS, AND MCC BOXES. EACH LOCK SHALL BE PRE-APPROVED AND SET TO THE CITY'S REQUIREMENTS. (NO SEPARATE PAY)
25. ALL WORK ON THESE PLANS SHALL BE PERFORMED. PAY FOR WORK SHOWN ON THESE PLANS, WHICH ARE NOT IDENTIFIED IN THE CONTRACT, SHALL BE CONSIDERED INCIDENTAL TO THE ITEMS SPECIFICALLY IDENTIFIED FOR PAYMENT.
26. THE CONTRACTOR SHALL PROVIDE A COMPETENT AND QUALIFIED SUPERINTENDENT TO SUPERVISE ALL WORK. THE SUPERINTENDENT SHALL BE PRESENT DURING ALL CONSTRUCTION ACTIVITIES.
27. ANY SURVEY MONUMENTS DAMAGED OR MOVED AS A RESULT OF THIS PROJECT SHALL BE REPLACED TO EQUAL OR BETTER CONDITION. A TEXAS REGISTERED LAND SURVEYOR SHALL OVERSEE THE REPLACEMENT AND CERTIFY THE REPLACEMENT FOR ITS INTENDED USE. NO SEPARATE PAY WILL BE PROVIDED.
28. ADEQUATE DRAINAGE CONDITIONS, IN ACCORDANCE WITH THE CITY ENGINEERING MANUAL, SHALL BE MAINTAINED AT ALL TIMES.
29. ANY TREE REMOVED OR DAMAGED BY THIS PROJECT, WHICH IS NOT SPECIFICALLY IDENTIFIED TO BE REMOVED BY THE PLANS, WILL BE REPLACED ACCORDING TO THE REQUIREMENTS OF THE CITY OF TAYLOR CODE OF ORDINANCES. NO SEPARATE PAY WILL BE PROVIDED.
30. THE CONTRACTOR SHALL UNCOVER ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND VERIFY THEIR LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL NOTIFY THE CITY AND THE ENGINEER, IN WRITING, OF ANY CONFLICTS PRIOR TO ANY OTHER CONSTRUCTION INCLUDING BUT NOT LIMITED TO EXACT LOCATIONS OF CONFLICTS WITH PROPOSED OR EXISTING UTILITIES. NO ADDITIONAL PAY UNLESS SPECIFICALLY IDENTIFIED FOR PAYMENT IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO MAKE HIS OWN SUB-SURFACE INVESTIGATION PRIOR TO BID.
31. ONLY STAINLESS STEEL CASING SPACERS ARE ALLOWED IN ENCASEMENT PIPE(S).
32. NO SEPARATE PAY WILL BE GIVEN TO DE-WATER TRENCHES OR OTHER EXCAVATED AREAS.
33. SOIL MATERIAL IMPORTED FOR RE-VEGETATION OF DISTURBED AREAS SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT. A SAMPLE (SUBMITTAL) IS REQUIRED.
34. THE CONTRACTOR SHALL PERFORM PUMPING STATIONS AND/OR LIFT STATION START-UP INDEPENDENTLY: PRIOR TO REQUESTING WITNESS OR ACCEPTANCE BY THE CITY. WHEN A FINAL START-UP FAILS TO BE COMPLETE AND ACCEPTABLE AND WHEN CITY PERSONNEL ARE PRESENT AT START-UP, EACH ADDITIONAL START-UP WILL BE CHARGED TO THE CONTRACTOR, AS LIQUIDATED DAMAGES, $500.00 PER ADDITIONAL MEETING.
35. SHUTOUT OF ANY CUSTOMERS OF THE CITY'S UTILITY DUE TO TIE-INS SHALL ONLY BE SCHEDULED FOR NIGHTTIME WORK UNLESS APPROVED BY THE ENGINEERING DEPARTMENT. THE CITY'S FIELD REPRESENTATIVE SHALL COORDINATE AND INSPECT ALL NIGHTTIME SHUTOUTS AND TIE-INS. THE CONTRACTOR SHALL REQUEST SHUTOUTS TWO WEEKS IN ADVANCE. SHUTOUTS WILL ONLY BE ALLOWED IN THE FOLLOWING TIMES AND ARE SUBJECT TO APPROVAL BY THE CITY: 10 PM – 6 AM; BEGINNING ON TUESDAY, WEDNESDAY OR THURSDAY NIGHT(S), NO EXTRA TIME WILL BE GRANTED TO THE CONTRACT FOR UNSCHEDULED WORK IN THE TIME PERIOD ALLOWED OR DUE TO REQUESTS OUTSIDE THE APPROVED TIME PERIODS.

STREET NOTES:

1. NO TRENCHING OF COMPACTED BASE WILL BE ALLOWED. A PENALTY AND/OR FINE MAY BE IMPOSED TO THE GENERAL CONTRACTOR IF TRENCHING OF COMPACTED BASE OCCURS WITHOUT CITY APPROVAL, REGARDLESS OF WHO PERFORMED THE TRENCHING.
2. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY OF TAYLOR HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, OR ANY OTHER ACCESSIBILITY LEGISLATION, AND DOES NOT WARRANTY OR APPROVE THESE PLANS FOR ANY ACCESSIBILITY STANDARDS.
3. STREET BARRICADES SHALL BE INSTALLED ON ALL DEAD END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB SAFETY.
4. ANY DAMAGE CAUSED TO EXISTING PAVEMENT, CURBS, SIDEWALKS, RAMPS, ETC., SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY PRIOR TO ACCEPTANCE OF THIS PROJECT.
5. DENSITY TESTING OF COMPACTED SUB-GRADE MATERIAL, FIRST COURSE AND SECOND COURSE COMPACTED BASE, SHALL BE MADE AT 500 FOOT INTERVALS. ANY FAILED TESTS WILL BE RETESTED AT THE EXPENSE OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL COORDINATE WITH THE CITY'S FIELD REPRESENTATIVE 48 HOURS PRIOR TO SCHEDULED DENSITY TESTING. THE CITY'S FIELD REPRESENTATIVE SHALL WITNESS ALL TESTING.
7. THE CONTRACTOR SHALL SCHEDULE ALL TESTING WITH AN APPROVED MATERIALS TESTING LABORATORY AND NOTIFY THE CITY'S FIELD REPRESENTATIVE OF THE TIME AND LOCATION OF ALL TESTS.
8. TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES TO BE INSTALLED AS DIRECTED BY THE CITY OF TAYLOR PRIOR TO CITY ACCEPTANCE OF THIS PROJECT.
9. SLOPE OF NATURAL GROUND ADJACENT TO THE RIGHT-OF-WAY SHALL NOT EXCEED 4:1. IF A 4:1 SLOPE IS NOT POSSIBLE, A RETAINING WALL OR SOME OTHER FORM OF SLOPE PROTECTION APPROVED BY THE CITY SHALL BE PLACED IN A LOCATION ACCEPTABLE TO THE CITY.
10. THE CITY, ENGINEER, CONTRACTOR, AND A REPRESENTATIVE FROM THE TESTING LAB SHALL ATTEND A PRE-PAVING CONFERENCE PRIOR TO THE START OF PAVING. THE CONTRACTOR SHALL GIVE THE CITY'S FIELD REPRESENTATIVE 48 HOURS NOTICE PRIOR TO THIS MEETING.
11. FAILED TESTS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

WASTEWATER NOTES:

1. THE CONTRACTOR, WITH CITY APPROVAL, SHALL RAISE MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES TO FINISHED PAVEMENT GRADE AT THE CONTRACTOR'S EXPENSE. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
2. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS MAY NOT BE ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BIDDING THE PROJECT.
3. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8-MIL POLYETHYLENE WRAP, ACCORDING TO THE COA SPECIFICATION.
4. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF TAYLOR MINIMUM COVER SPECIFICATIONS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS.
5. ALL WASTEWATER LINES SHALL BE TV VIDEO TAPED ACCORDING TO COA 510. THE CONTRACTOR SHALL SUPPLY TWO COPIES TO THE CITY'S FIELD REPRESENTATIVE.
6. GASKETED PVC SEWER MAIN FITTINGS SHALL BE USED TO CONNECT SDR-35 PVC TO SDR-26 PVC PRESSURE PIPE OR C-900.
7. SDR-35 WW IS NOT ALLOWED.
8. ALL SANITARY SEWERS, EXCLUDING SERVICE LINES, SHALL BE MANDREL TESTED PER TCEQ CRITERIA. A MANDREL TEST WILL NOT BE PERFORMED UNTIL BACKFILL HAS BEEN IN PLACE FOR A MINIMUM OF 30 DAYS.
9. ALL SANITARY SEWERS, INCLUDING SERVICE LINES, SHALL BE AIR TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS.
10. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE, UNLESS SPECIFIED OTHERWISE BY THE CITY.
11. CITY TO BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
12. WATER OR WASTEWATER LINE CROSSINGS SHALL BE INSTALLED PER TCEQ REQUIREMENTS.
13. ALL MANHOLE LIDS OUTSIDE THE PAVEMENT SHALL BE BOLTED.
14. CONTRACTOR TO NOTIFY CITY OF TAYLOR 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES. INSPECTION OF CONNECTIONS TO EXISTING UTILITIES IS REQUIRED.
15. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF AUSTIN STANDARD SPECIFICATIONS.
16. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
17. PIPING IN AND AROUND LIFT STATION VALVE VAULTS WILL BE PAINTED AND/OR COATED TO THE CITY'S SPECIFICATIONS.
18. MCC'S, JUNCTION BOXES OR ANY HOUSING FOR ELECTRICAL COMPONENTS SHALL BE NEMA 4X STAINLESS STEEL. PAINTED METAL OR ANY OTHER TYPE OF BOX WILL NOT BE ACCEPTED UNLESS SPECIFICALLY IDENTIFIED IN THE PLANS.

WATER NOTES:

1. THE TOP OF VALVE STEMS SHALL BE AT LEAST 18", AND NO MORE THAN 36", BELOW FINISHED GRADE. VALVE STEM RISERS SHALL BE WELDED ON EACH END TO THE CITY'S SATISFACTION.
2. FIRE HYDRANT LEADS TO BE DUCTILE IRON, CLASS 350, AND INSTALLED PER CITY OF TAYLOR STANDARD SPECIFICATIONS AND DETAIL.
3. THE CONTRACTOR SHALL PROVIDE CUTS FOR ALL WATER LINES AND FH BURY LINES IN ACCORDANCE WITH THE CONTRACT.
4. APPROVED 5 1/4" FIRE HYDRANTS: AMERICAN FLOW CONTROL, B84B MUELLER COMPANY, SUPER CENTURION 250, CLOW MEDALLION HYDRANT.
5. *ALL FIRE HYDRANTS MUST MEET CITY OF TAYLOR THREAD SPECIFICATIONS (NATIONAL THREAD).
6. *BLUE REFLECTOR MARKERS SHALL BE LOCATED ON THE CENTERLINE OF THE PAVEMENT ACROSS FROM ALL FIRE HYDRANTS. PAVEMENT MARKERS AT INTERSECTIONS SHALL BE FOUR-SIDED.
7. ALL WATER LINES, INCLUDING SERVICE LINES, SHALL BE PRESSURE AND LEAK TESTED PER CITY OF AUSTIN STANDARD SPECIFICATIONS AND WITNESSED BY THE CITY OF TAYLOR REPRESENTATIVE. ALL FAILED TESTS SHALL BE THE FISCAL RESPONSIBILITY OF THE CONTRACTOR, AND THE CONTRACTOR MAY BE REQUIRED TO RE-TEST LINES IF THE TESTING IS NOT WITNESSED BY THE CITY. CONTRACTOR MUST NOTIFY THE CITY OF TAYLOR 48 HOURS PRIOR TO ANY TESTING.
8. ALL WATER LINES SHALL BE STERILIZED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS. THE CONTRACTOR IS RESPONSIBLE FOR STERILIZATION AND THE CITY OF TAYLOR IS RESPONSIBLE FOR SUBMITTING BACTERIOLOGICAL SAMPLES TO THE STATE UNLESS OTHERWISE APPROVED BY THE ENGINEERING DEPARTMENT.
9. ALL WATER VALVE RISERS NOT IN PAVEMENT SHALL BE SET IN CONCRETE IN ACCORDANCE WITH THE CITY'S SPECIFICATIONS AND DETAILS. THE STANDARD DETAIL IS AVAILABLE ON THE CITY'S WEB SITE.
10. DENSITY TESTING OF COMPACTED BACKFILL SHALL BE MADE AT A RATE OF ONE TEST PER TWO FOOT LIFTS PER 500 FEET OF INSTALLED PIPE UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
11. CONTRACTOR TO OBTAIN A WATER METER FROM THE CITY OF TAYLOR FOR ANY WATER THAT MAY BE REQUIRED DURING CONSTRUCTION. (512-352-3251).
12. ALL WATER PIPE AND APPURTENANCES LARGER THAN 12" SHALL HAVE A MAXIMUM OPERATING PRESSURE GREATER THAN 250 PSI UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
13. MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES SHALL BE RAISED TO FINISHED PAVEMENT GRADE AT THE CONTRACTOR'S EXPENSE WITH CITY INSPECTION. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION.
14. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE TOTALLY ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. THE ENGINEER AND/OR THE CITY MAKE NO GUARANTEE OR WARRANTY TO THE ACCURACY OF THESE PLANS.
15. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH AT LEAST 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH THE COA SPECIFICATION.
16. ALL WATER MAINS, WASTEWATER MAINS AND SERVICE LINES SHALL MEET CITY OF AUSTIN SPECIFICATIONS MINIMUM COVER REQUIREMENTS. ALL STREETS ARE TO BE CUT TO SUBGRADE PRIOR TO INSTALLATION OF WATER MAINS.
17. CITY TO BE GIVEN 48 HOURS NOTICE PRIOR TO ALL TESTING OF WATER AND WASTEWATER LINES. CITY INSPECTION IS REQUIRED FOR ALL TESTING OF WATER AND WASTEWATER LINES.
18. ALL WATER VALVES OVER 24" IN SIZE SHALL HAVE A BY-PASS LINE AND VALVE INSTALLED. BY-PASS VALVES AND LINES ARE SUBSIDIARY TO THE COST OF THE VALVE UNLESS SPECIFICALLY IDENTIFIED ON THE BID FORM.
19. CONTRACTOR TO NOTIFY CITY OF TAYLOR 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES. INSPECTION IS REQUIRED.
20. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF TAYLOR STANDARD DETAILS.
21. TRACER TAPE SHALL BE INSTALLED ON ALL WATER AND WASTEWATER MAINS IN ACCORDANCE WITH CITY OF AUSTIN STANDARDS REGARDLESS OF THE TYPE OF PIPE OR DEPTH OF PIPE INSTALLED.
22. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
23. THE CITY CONSIDERS PROTECTION OF ITS WATER SYSTEM PARAMOUNT TO CONSTRUCTION ACTIVITIES. CITY PERSONNEL WILL OPERATE, OR AUTHORIZE THE CONTRACTOR TO OPERATE, ALL WATER VALVES THAT WILL PASS THROUGH THE CITY'S POTABLE WATER. THE CONTRACTOR MAY NOT OPERATE ANY WATER VALVE, EXISTING OR PROPOSED, THAT WILL ALLOW WATER FROM THE CITY'S WATER SYSTEM TO FLOW TO A PROPOSED OR EXISTING WATER SYSTEM WITHOUT THE EXPRESS CONSENT OF THE CITY. NOTIFY THE CITY TWO BUSINESS DAYS IN ADVANCE OF ANY REQUEST TO OPERATE A WATER VALVE. THE GENERAL CONTRACTOR MAY BE FINED $500 OR MORE, INCLUDING ADDITIONAL THEFT OF WATER FINES, IF A WATER VALVE IS OPERATED IN AN UNAUTHORIZED MANNER, REGARDLESS OF WHO OPERATED THE VALVE.

STORM SEWER NOTES:

1. THE CONTRACTOR WITH CITY INSPECTION SHALL RAISE MANHOLE FRAMES AND COVERS AND WATER VALVE BOXES TO FINISHED PAVEMENT GRADE. ALL UTILITY ADJUSTMENTS SHALL BE COMPLETED PRIOR TO FINAL PAVING CONSTRUCTION. THE CONTRACTOR WILL BACKFILL AROUND MANHOLES AND JUNCTION BOXES WITH CLASS A CONCRETE.
2. ALL MANHOLE LIDS SHALL BE 32" OR LARGER, UNLESS EXPRESSLY APPROVED IN WRITING BY THE ENGINEERING DEPARTMENT. ALL LIDS OUTSIDE THE PAVEMENT WILL BE BOLTED.
3. THE LOCATION OF ANY EXISTING UTILITY LINES SHOWN ON THESE PLANS IS THE BEST AVAILABLE AND MAY NOT BE TOTALLY ACCURATE. ANY DAMAGE TO EXISTING UTILITY LINES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
4. CONTRACTOR TO NOTIFY CITY OF TAYLOR 48 HOURS PRIOR TO CONNECTING TO EXISTING UTILITIES.
5. ALL PIPE BEDDING MATERIAL SHALL CONFORM TO CITY OF TAYLOR STANDARD DETAILS.
6. UNLESS OTHERWISE SPECIFIED BY THE ENGINEER ALL CONCRETE IS TO BE CLASS "A" (5 SACK, 3000 PSI ~ 28-DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 60.
7. CONTRACTOR TO INSTALL AND MAINTAIN GEO-TEXTILE FABRIC BARRIER (INLET PROTECTION) AROUND STORM SEWER LEADS AND INLETS TO PREVENT SILT AND OTHER MATERIAL FROM ENTERING THE STORM SEWER COLLECTION SYSTEM.

SEQUENCE OF CONSTRUCTION:

1. THE PROPOSED DEVELOPMENT WILL CONSIST OF SINGLE FAMILY HOMES, WITH STREET IMPROVEMENTS, UTILITIES AND DRAINAGE CONTROLS.
2. THE CONTRACTOR MUST CALL ONE-CALL CENTER AT 1 (800) AND THE CITY OF TAYLOR UTILITY DEPARTMENT TO HAVE EXISTING UTILITIES LOCATED ON THE GROUND PRIOR TO ANY CONSTRUCTION ACTIVITY.
3. INSTALL TEMPORARY EROSION CONTROL MEASURES, THE TREE PROTECTION, AND STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. ONCE INSTALLED, SCHEDULE THE PRE-CONSTRUCTION CONFERENCE AT LEAST 72 HOURS IN ADVANCE.
4. CONVENE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF TAYLOR STAFF, CONSULTING ENGINEER, CONTRACTOR AND ANY OTHER AFFECTED PARTIES.
5. CLEAR AND GRUB THE SITE.
6. BEGIN CONSTRUCTION OF DRAINAGE CHANNEL IMPROVEMENTS.
7. ROUGH CUT/FILL/COMPACT TO SUBGRADE ALL PARKING AREAS, DRIVES AND BUILDING SLAB IMPROVEMENTS.
8. INSTALL ALL UTILITY AND DRAINAGE IMPROVEMENTS.
9. FINISH OUT PROPOSED DRIVEWAY AND PARKING GRADES TO SUBGRADE.
10. FORM CONCRETE PAVEMENT, INCLUDING ALL REINFORCEMENT, EXPANSION JOINTS, ETC. AND PLACE CONCRETE PAVEMENT.
11. PLACE ALL PAVEMENT MARKINGS AND INSTALL PROJECT SIGNAGE.
12. INSPECT AND RESTORE ANY AREAS DISTURBED BY CONSTRUCTION.
13. CONCRETE FINAL GRADING AND RESTORATION OF DISTURBED AREAS.
14. COMPLETE PERMANENT EROSION AND RESTORATION MEASURES FOR THE SITE AS INDICATED IN THE CITY OF TAYLOR GENERAL CONSTRUCTION NOTES (NOTE #4)
15. OBTAIN CONCURRENCE LETTER FROM PROJECT ENGINEER AND LANDSCAPE ARCHITECT.
16. SCHEDULE FINAL INSPECTION WITH CITY STAFF, OWNERS REPRESENTATIVE, CONSULTING ENGINEER AND LANDSCAPE ARCHITECT.
17. ADDRESS PUNCH LIST ITEMS.
18. REMOVE AND DISPOSE OF TEMPORARY EROSION CONTROLS ONCE INSTRUCTED BY CITY AND CONSULTING ENGINEER.
19. RESTORE ANY AREAS DISTURBED WITH THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

AMERICANS WITH DISABILITIES ACT:

1. THE CITY HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS. REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

EROSION CONTROL NOTES:

CITY OF TAYLOR EROSION NOTES AS ADOPTED PER INTERNATIONAL BUILDING CODE 2009, APPENDIX J, SECTION J110 – EROSION CONTROL.

J110.1 GENERAL. THE FACES OF CUT AND FILL SLOPES SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION. THIS CONTROL SHALL BE PERMITTED TO CONSIST OF EFFECTIVE PLANTING.

EXCEPTION: EROSION CONTROL MEASURES NEED NOT TO BE PROVIDED ON CUT SLOPES NOT SUBJECT TO EROSION DUE TO THE EROSION-RESISTANT CHARACTER OF THE MATERIALS.

EROSION CONTROL FOR THE SLOPES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND PRIOR TO CALLING FOR FINAL INSPECTION.

J110.2 OTHER DEVICES. WHEN NECESSARY, CHECK DAMS, CRIBBING, RIP-RAP OR OTHER DEVICES OR METHODS SHALL BE EMPLOYED TO CONTROL EROSION AND PROVIDE SAFETY.

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING
TBPE FIRM REGISTRATION No. F-22228

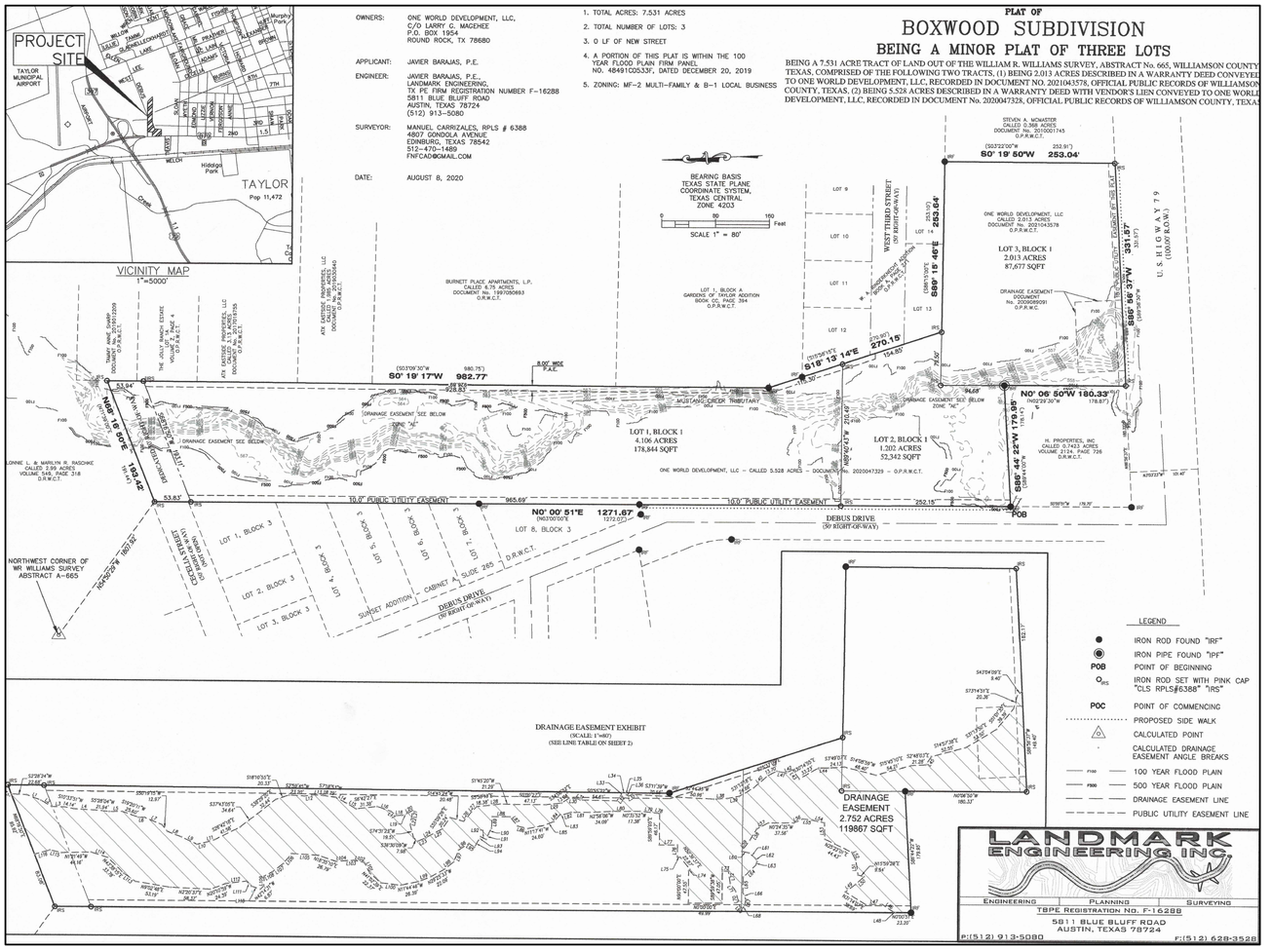
GENERAL CONSTRUCTION NOTES

BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 2 OF 25
DATE: 8/4/2023
C1.2
PROJECT No: 205.02.01

PLOT DATE: Friday, August 04, 2023 11:10:26 AM
FILE NAME: P:\LIB_PROJECTS\205_LARRY MAGHEE\02_BOXWOODS\TWO\01_BOXWO



Doc # 2021100139

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

I, ONE WORLD DEVELOPMENT, LLC, OWNER(S), OF THE CERTAIN 5.528 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2020047328 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, 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 BOXWOOD SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 11th DAY OF June 2021.

ONE WORLD DEVELOPMENT, LLC.
LARRY C. MAGEHEE, PRESIDENT
P.O. BOX 1954
ROUND ROCK, TX 78680

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 LARRY C. MAGEHEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF June 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: September 26, 2023

DAVID RODRIGUEZ
Notary Public, State of Texas
Notary ID# 12319563-0
My Commission Expires
SEPTEMBER 26, 2023

STATE OF Texas | KNOW ALL MEN BY THESE PRESENTS
COUNTY OF Williamson |

I, ONE WORLD DEVELOPMENT, LLC, OWNER(S), OF THE CERTAIN 2.013 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2021043578 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, 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 BOXWOOD SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 11th DAY OF June 2021.

ONE WORLD DEVELOPMENT, LLC.
LARRY C. MAGEHEE, PRESIDENT
P.O. BOX 1954
ROUND ROCK, TX 78680

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 LARRY C. MAGEHEE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF June 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: September 26, 2023

DAVID RODRIGUEZ
Notary Public, State of Texas
Notary ID# 12319563-0
My Commission Expires
SEPTEMBER 26, 2023

DEVELOPMENT SERVICE DIRECTOR

I, TOM YANTIS, 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

June 28, 2021
DATE

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

I, RACHEL A. LOWDER, LIEN HOLDER OF THE CERTAIN 5.528 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020047328 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS., DO HEREBY CONSENT TO THE BOXWOOD SUBDIVISION OF SAID PLAT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR, THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS BOXWOOD SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 11 DAY OF June 2021.

RACHEL A. LOWDER
1227 RED BUD LANE
ROUND ROCK, TEXAS 78664

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 RACHEL A. LOWDER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 11th DAY OF June 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: September 26, 2023

DAVID RODRIGUEZ
Notary Public, State of Texas
Notary ID# 12319563-0
My Commission Expires
SEPTEMBER 26, 2023

CITY OF TAYLOR
WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT OR PLANS PREPARED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE CURRENT CITY OF TAYLOR FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON BY ANY PERSON OTHER THAN THE CITY OF TAYLOR. THE UNDERSIGNED CLAIMS NO RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR ERRONEOUS CERTIFICATION BASED ON REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT. FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0533F, EFFECTIVE DATE: DECEMBER 20, 2019.

CITY OF TAYLOR — FLOODPLAIN ADMINISTRATOR — DATE: June 23, 2021

CITY OF TAYLOR

METES AND BOUNDS

BEING A 7.531 ACRE TRACT OF LAND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT No. 665, WILLIAMSON COUNTY, TEXAS, COMPRISED OF THE FOLLOWING TWO TRACTS, (1) BEING 2.013 ACRES DESCRIBED IN A WARRANTY DEED CONVEYED TO ONE WORLD DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 2021043578, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (2) BEING 5.528 ACRES DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO ONE WORLD DEVELOPMENT, LLC, RECORDED IN DOCUMENT No. 2020047328, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 7.531 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CAPPED IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF DEBUS DRIVE, BEING THE MOST WESTERLY SOUTHWEST CORNER OF THE SAID ONE WORLD DEVELOPMENT, ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN 0.7423 ACRE TRACT OF LAND CONVEYED TO H. PROPERTIES, INC., RECORDED IN VOLUME 2124, PAGE 726, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE MOST WESTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N0°00'51"E, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF DEBUS DRIVE, AT A DISTANCE OF 1187.84 FEET PASS AN IRON ROD WITH PINK CAP SET AT THE SOUTH LINE OF A 50.0' ROAD RIGHT-OF-WAY DEDICATED BY THIS PLAT, AND CONTINUING A TOTAL DISTANCE OF 1271.67 FEET TO AN IRON ROD WITH PINK CAP SET, SAME BEING ALONG THE EAST LINE OF SUNSET ADDITION TO THE CITY OF TAYLOR, A POINT ON THE BOUNDARY LINE OF A CALLED 2.99 ACRES TRACT OF LAND, CONVEYED TO CONNIE L. AND MARILYN L. RASCHKE, RECORDED IN VOLUME 549, PAGE 318, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S89°18'50"E, ALONG THE BOUNDARY LINE OF THE SAID 2.99 ACRES RASCHKE TRACT, A DISTANCE OF 193.42 FEET TO AN IRON ROD WITH PINK CAP SET, THE WEST LINE OF A TRACT OF LAND CONVEYED TO TAMMY ANNE SHARP, RECORDED IN DOCUMENT NO. 2019012209, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S0°19'17"W, A DISTANCE OF 53.94 FEET PASS AN IRON ROD WITH A PINK CAP SET AT A 50.00' ROAD RIGHT-OF-WAY DEDICATED BY THIS PLAT, CONTINUING A TOTAL DISTANCE DISTANCE OF 982.77 FEET TO AN IRON ROD FOUND, BEING AN ANGLE POINT OF LOT 8, BLOCK 3, GARDENS OF TAYLOR ADDITION, RECORDED IN BOOK CC, PAGE 394, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S18°13'14"E, A DISTANCE OF 270.15 FEET TO AN IRON ROD WITH PINK CAP SET, AT A CORNER OF W.A. RINDERKNECHT ADDITION TO THE CITY OF TAYLOR, RECORDED IN BOOK A, PAGE 211, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S89°15'48"E, ALONG THE SOUTH LINE OF THE SAID W.A. RINDERKNECHT TRACT, A DISTANCE OF 253.64 FEET TO AN IRON ROD FOUND, THE NORTHWEST CORNER OF A CALLED 0.368 ACRE TRACT CONVEYED TO STEVEN A. MCMASTER, RECORDED IN DOCUMENT NO. 2001074415, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S0°19'50"W, ALONG THE WEST LINE OF THE SAID MCMASTER TRACT, A DISTANCE OF 253.04 FEET TO AN IRON ROD WITH PINK CAP SET, THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 79, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S88°36'37"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF THE SAID U.S. HIGHWAY NO. 79, A DISTANCE OF 331.57 FEET TO THE AN IRON ROD WITH PINK CAP SET, THE SOUTHEAST CORNER OF A CALLED 0.7423 ACRE TRACT CONVEYED TO H. PROPERTIES, INC. RECORDED IN VOLUME 2124, PAGE 726, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N0°06'50"W, ALONG THE EAST LINE OF THE SAID H. PROPERTIES, INC. TRACT, A DISTANCE OF 180.33 FEET TO A IRON PIPE FOUND, THE NORTHEAST CORNER OF THE SAID H. PROPERTIES, INC. TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S88°44'22"W, ALONG THE NORTH LINE OF THE SAID H. PROPERTIES, INC. TRACT, A DISTANCE OF 179.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.531 ACRES OF LAND MORE OR LESS.

PLAT OF
BOXWOOD SUBDIVISION
BEING A MINOR PLAT OF THREE LOTS
BEING A 7.531 ACRE TRACT OF LAND OUT OF THE WILLIAM R. WILLIAMS SURVEY, ABSTRACT No. 665, WILLIAMSON COUNTY, TEXAS, COMPRISED OF THE FOLLOWING TWO TRACTS. (1) BEING 2.013 ACRES DESCRIBED IN A WARRANTY DEED CONVEYED TO ONE WORLD DEVELOPMENT, LLC, RECORDED IN DOCUMENT NO. 2021043578, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (2) BEING 5.528 ACRES DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO ONE WORLD DEVELOPMENT, LLC, RECORDED IN DOCUMENT No. 2020047328, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
—WATER: TAYLOR WATER SUPPLY
—WASTEWATER/SEPTIC: TAYLOR WASTEWATER
—ELECTRIC: ONCOR ELECTRIC CO-OPERATIVE

2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS. THE DRAINAGE EASEMENT IS TO BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

3. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0533F, EFFECTIVE DATE OF DECEMBER 20, 2019.

4. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.

5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.

6. MINIMUM FIRE FLOW OF 1,000 GALLONS PER MINUTES FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.

I, JAVIER BARAJAS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DEMOTED 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 COMPLIES TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON, TEXAS,

THIS 10TH DAY OF June 2021.

JAVIER BARAJAS — DATE 6/10/2021
REGISTERED PROFESSIONAL ENGINEER
No. 99998 STATE OF TEXAS

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON, TEXAS,

THIS 7th DAY OF June 2021.

MANUEL CARRIZALES, RPLS No. 6388 — DATE 6-7-2021
4807 GONDOLA AVENUE
EDINBURG, TEXAS 78542
512-470-1489
fnfcad@gmail.com

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 6th DAY OF July 2021 A.D., AT 10:16 O'CLOCK, A M., AND DULY RECORDED THIS DAY OF July 6th 2021 A.D., AT 10:32 O'CLOCK, A M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2021100139

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: Brenda McKenzie DEPUTY

LANDMARK ENGINEERING INC.
ENGINEERING PLANNING SURVEYING
TBPE REGISTRATION No. F-16288
5811 BLUE BLUFF ROAD AUSTIN, TEXAS 78724
P:(512) 913-5080 F:(512) 628-3528

DRAINAGE EASEMENT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	22.87'	S20°50'07"W
L2	18.78'	S30°03'29"W
L3	18.53'	S1°06'11"W
L4	31.16'	S3°05'12"W
L5	19.44'	S0°35'52"E
L6	8.84'	S0°35'52"E
L7	28.06'	S22°01'43"W
L8	22.60'	S21°34'32"W
L9	25.30'	S24°51'09"W
L10	14.11'	S12°32'36"E
L11	13.73'	S17°43'41"E
L12	12.60'	S9°28'24"E
L13	15.01'	S7°39'24"W
L14	18.21'	S28°16'53"W
L15	16.74'	S30°01'37"W
L16	21.18'	S17°58'45"W
L17	10.16'	S37°27'04"W
L18	9.27'	S0°55'30"E
L19	9.47'	S21°19'14"E
L20	7.36'	S31°48'51"E
L21	10.97'	N83°11'05"W
L22	11.14'	N80°23'30"W
L23	12.66'	S23°23'23"E
L24	8.74'	S29°22'35"E
L25	19.17'	S28°40'35"E
L26	17.18'	S50°01'39"E
L27	11.91'	S46°54'47"E
L28	16.86'	S7°34'30"E
L29	23.03'	S6°24'10"E
L30	12.41'	S2°40'44"W
L31	4.52'	S26°21'06"E
L32	10.44'	S53°03'17"E
L33	4.17'	S74°52'54"E
L34	5.70'	S0°19'17"W
L35	3.34'	S73°05'30"W
L36	4.14'	S28°00'29"E
L37	5.97'	S26°06'09"E
L38	20.16'	S3°02'09"E
L39	18.09'	S10°09'28"E
L40	29.11'	S40°41'34"E
L41	13.88'	S9°42'36"W
L42	10.55'	S26°09'44"E
L43	16.88'	S3°25'54"W
L44	14.43'	S0°35'52"E
L45	14.87'	S55°34'01"E
L46	20.03'	N34°05'17"E
L47	24.66'	N0°51'53"W
L48	3.16'	N16°13'49"E
L49	18.69'	S35°55'52"E
L50	17.18'	S4°23'46"E
L51	22.04'	N80°36'12"E
L52	12.52'	N82°09'42"E
L53	24.29'	N88°10'27"E
L54	18.91'	N1°26'38"E
L55	14.26'	N5°14'53"E
L56	14.33'	N25°37'01"W
L57	19.22'	N26°37'51"W
L58	18.79'	N58°47'56"W
L59	20.54'	N54°16'32"W
L60	11.22'	S12°31'29"W
L61	11.86'	S39°36'55"W
L62	5.31'	S81°26'31"W
L63	5.51'	N72°34'21"W
L64	25.61'	N42°32'01"W
L65	22.44'	N88°56'44"W
L66	11.73'	S67°02'05"W
L67	8.49'	N79°48'07"W
L68	6.43'	N51°30'34"W
L69	4.27'	N42°15'14"E
L70	24.17'	N73°34'58"E
L71	13.92'	N55°29'33"E
L72	17.77'	N80°40'48"E
L73	9.22'	N10°00'00"E
L74	2.87'	S44°59'33"E
L75	4.38'	N0°00'00"E
L76	18.00'	S89°59'05"E
L77	27.00'	N0°00'55"E
L78	4.06'	N14°12'19"E
L79	25.18'	N5°44'40"E
L80	23.63'	N0°35'52"W
L81	27.80'	N0°02'02"W
L82	11.66'	N16°57'11"W
L83	5.99'	N5°51'47"W
L84	13.06'	N50°01'32"W
L85	15.33'	N21°23'35"W
L86	15.89'	N13°00'36"E
L87	18.05'	N50°09'57"E
L88	26.30'	N0°15'14"E
L89	17.41'	N87°01'22"W
L90	9.46'	N82°53'35"W
L91	8.77'	N67°16'28"W
L92	9.39'	N35°31'28"E
L93	5.95'	N61°13'06"W
L94	11.86'	N60°21'47"W
L95	9.97'	N31°45'49"E
L96	17.68'	N33°31'18"W
L97	18.87'	N0°15'25"W
L98	17.86'	N38°17'53"W
L99	20.39'	N21°28'17"W
L100	29.88'	N5°44'39"E
L101	17.23'	N61°58'47"E
L102	14.63'	N12°00'17"E
L103	10.90'	N2°39'56"W
L104	17.31'	N4°04'17"W
L105	40.18'	N3°10'08"E
L106	18.87'	N50°53'25"W
L107	20.46'	N36°51'28"W
L108	13.87'	N28°35'35"W
L109	14.53'	N88°49'56"W
L110	13.80'	N17°59'22"E
L111	10.78'	N43°01'17"E
L112	30.71'	N70°38'58"W
L113	21.16'	N34°22'43"E
L114	25.61'	N17°12'34"E
L115	17.62'	N12°51'25"E
L116	23.53'	N16°22'11"W

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

PROJECT No: 205.02.01 | SHEET No. C2.1 | DATE: 8/4/2023 | 3 OF 25

EXISTING PLAT

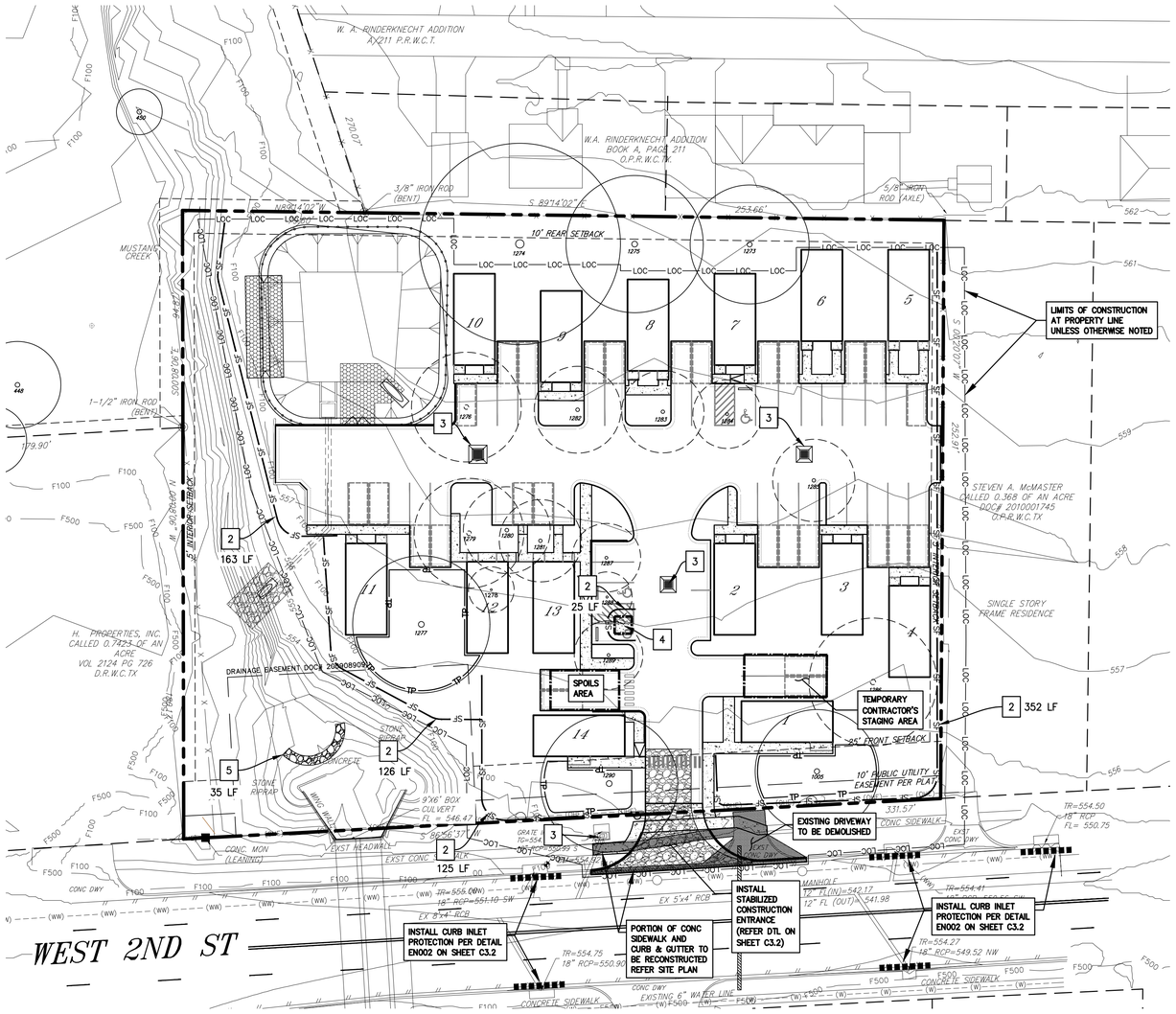
BOXWOODS TWO

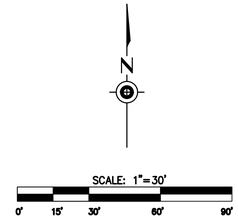
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

TRINE ENGINEERING — CIVIL SURVEYING CONSTRUCTION

TBPE FIRM REGISTRATION No. F-22228

8/4/2023





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- (OHE) OVERHEAD UTILITIES
- F100 100 YR FLOOD FEMA
- F500 500 YR FLOOD FEMA
- 101 EXISTING CONTOUR
- MH MANHOLE
- POWER POLE
- 101 PROPOSED CONTOUR
- LOC LOC LOC LIMITS OF CONSTRUCTION
- SF SF SILT FENCE
- TP TP SILT FENCE

KEYNOTES

ITEM	DESCRIPTION
2	INSTALL SILT FENCE (REFER TO DETAIL ON SHEET C3.2)
3	INSTALL INLET PROTECTION (REFER TO DETAIL ON SHEET C3.2)
4	INSTALL A WASHOUT AREA (REFER TO DETAIL 10 ON SHEET C3.2)
5	INSTALL ROCK BERM (REFER TO DETAIL ON SHEET C3.2)

TREE TABLE

TAG	TRUNK DIA(IN)	CANOPY (FT)	SPECIES
1005	27	54	PECAN
1273	26	52	PECAN
1274	44	88	PECAN
1275	30	60	PECAN
* 1276	24	48	PECAN
1277	30	60	PECAN
* 1278	10	20	PECAN
* 1279	24	48	PECAN
* 1280	19	38	PECAN
* 1281	18	36	PECAN
* 1282	19	38	PECAN
* 1283	18	36	PECAN
* 1284	15	30	PECAN
* 1285	18	36	PECAN
* 1286	28	56	PECAN
* 1287	15	30	PECAN
* 1288	11	22	PECAN
* 1289	15	30	PECAN
1290	30	60	PECAN
TOTAL	421	842	

* TREE TO BE REMOVED

LOC	8,395 SY
SILT FENCE	665 LF
ROCK BERM	35 LF

GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. EROSION CONTROL NOTES ARE FOUND IN THE GENERAL NOTES SHEET. REFER TO DETAILS SHEETS FOR EROSION CONTROL DETAILS.
3. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS. ANY DAMAGE BY THE CONTRACTOR TO THE EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS OWN EXPENSE. THE CONTRACTOR SHALL CONTACT THE CITY UTILITY DEPARTMENT AS INDICATED IN THE CITY OF TAYLOR GENERAL CONSTRUCTION NOTES, NOTE #1. GENERAL CONSTRUCTION NOTES PLAN SHEET C1.1. FOR OTHER UTILITIES REFER TO NOTE #20, CITY OF TAYLOR GENERAL CONSTRUCTION NOTES, PLAN SHEET C1.1.
4. ANY DIRT, MUD , ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREET SHALL BE CLEANED UP IMMEDIATELY.
5. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY.
6. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION SEDIMENTATION CONTROLS ON-SITE TO KEEP THE PROJECT IN COMPLIANCE WITH THE CITY OF TAYLOR RULES AND REGULATIONS.
7. THE CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS AN IRRIGATION TRUCK AND MULCHING AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
8. SILT FENCE INSTALLATION SHALL COMPLY WITH CITY OF TAYLOR. SILT FENCE TYPE SHALL BE HANES GEO COMPONENTS SILT FENCE OR APPROVED EQUAL. MULCH SOCKS SHALL COMPLY WITH CITY OF TAYLOR.
9. IF DISTURBED AREAS ARE NOT TO BE WORKED ON FOR 14-DAYS, DISTURBED AREAS NEED TO BE STABILIZED BY RE-VEGETATION, MULCH, TARP OR RE-VEGETATION MATTING.
10. THE CONTRACTOR WILL CLEANUP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
11. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF TAYLOR DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE: CONSTRUCTION IS PROHIBITED: AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
12. ALL EROSION CONTROLS WILL BE REMOVED WHEN APPROVED BY CITY OF TAYLOR INSPECTOR.

Approved by Shai Roos
09/18/23 [04:04 PM]

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

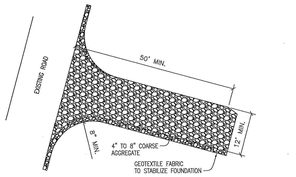
TRINE ENGINEERING
TBPE FIRM REGISTRATION No. F-22228

EROSION, SEDIMENTATION CONTROL & TREE PROTECTION PLAN

BOXWOODS TWO
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 4 OF 25
DATE: 8/4/2023
C3.1
PROJECT No: 205.02.01

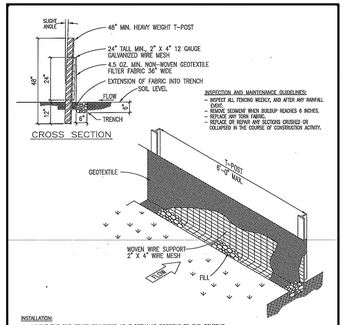
PLOT DATE: Friday, August 04, 2023 11:10:37 AM
FILE NAME: P:\LEI_PROJECTS\205_LARRY MAGSHEEN\D_BOXWOODS\TWO\01_BOXWOODS @ 2ND\01_CD\DWG\PLANS\205.02.01 C3.1 EROSION.DWG



INSTALLATION:
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION ENTRANCE ONTO A PUBLIC STREET WILL NOT BE ACCEPTED.
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

INSPECTIONS AND MAINTENANCE GUIDELINES:
- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
- WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT POND.
- ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

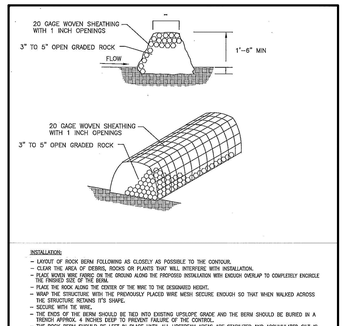
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STABILIZED CONSTRUCTION ENTRANCE	EN 001



INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL EVENT.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
- REPLACE ANY TORN FABRIC.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.

INSTALLATION:
- LAYOUT THE SILT FENCE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS, PLANTS (INCLUDING GRASSES TALLER THAN 3") TO LAY THE FABRIC FLAT. DIG A 4" DEEP, SURFACE ENCHANCE 6" DEEP X 6" WIDE TRENCH ON UPSTREAM SIDE OF FACE PER PLANS.
- DRIVE THE HEAVY DUTY T-POST AT LEAST 12 INCHES INTO THE GROUND AND AT A SLIGHT ANGLE TOWARDS THE FLOW.
- ATTACH 36" X 4' 14 GAUGE WELDED WIRE MESH TO THE T-POST WITH 11 1/2 GAUGE GALVANIZED T-POST CLIPS. THE TOP OF THE WIRE TO BE 24" ABOVE GROUND LEVEL. THE WELDED WIRE MESH TO BE OVERLAPPED 6" AND TIED AT LEAST 6 TIMES WITH WIRE RINGS.
- THE SILT FENCE TO BE INSTALLED WITH A SLOPE A MINIMUM OF 1" WIDE PLACED ON THE UPHILL SIDE OF THE FENCE AND EXTENDING 6" MINIMUM UP THE POST. THE FABRIC TO BE TIGHT AND FREE OF SAGS.
- ANCHOR THE SILT FENCE BY BACKFILLING WITH EXCAVATED DIRT AND ROCKS (NOT LARGER THAN 3").
- GEOTEXTILE SPLICES SHOULD BE A MINIMUM OF 18" WIDE ATTACHED IN AT LEAST 6 PLACES. SPLICES IN CONCENTRATED FLOW AREAS WILL NOT BE ACCEPTED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

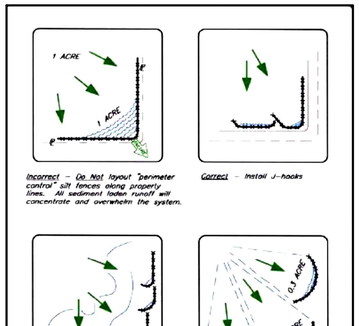
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	SILT FENCE DETAIL	EN 003



INSTALLATION:
- LAYOUT OF ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE OF THE BERM.
- PLACE THE ROCK ALONG THE CENTER OF THE WIRE TO THE DESIGNATED HEIGHT.
- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN WALKED ACROSS THE STRUCTURE RETAINS IT'S SHAPE.
- SECURE WITH TIE WIRE.
- THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROX. 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.
- THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT IS REMOVED.

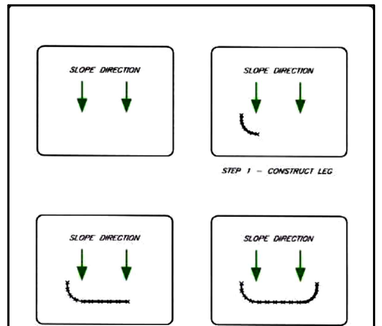
INSPECTIONS AND MAINTENANCE GUIDELINES:
- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL EVENT BY THE RESPONSIBLE PARTY. FOR INSTALLATION IN STREAM BEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
- REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER.
- REPAIR ANY LOOSE WIRE SHEATHING.
- THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
- THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DMAGE, ETC.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	ROCK BERM DETAIL	EN 004



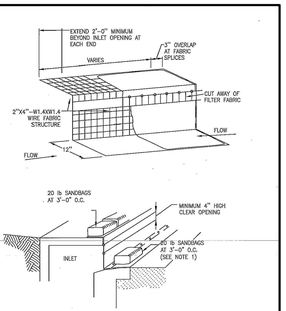
SILT FENCE PLACEMENT FOR PERIMETER CONTROL

FILE: SF-PERIMETER CONTROL



SILT FENCE TYPICAL PLACEMENT–ONE SLOPE

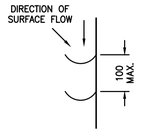
FILE: SF-ONE SLOPE



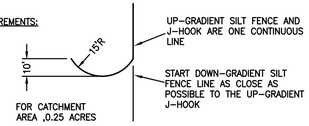
NOTES:
1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM WATER BEGINS TO OVERTOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

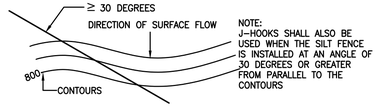
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	FILTER DIKE CURB INLET PROTECTION	EN 002

SPACING REQUIREMENTS:

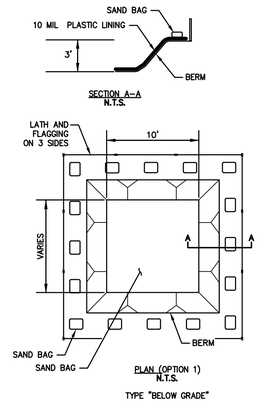


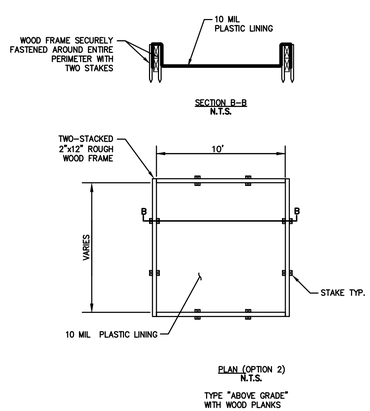
SIZING REQUIREMENTS:





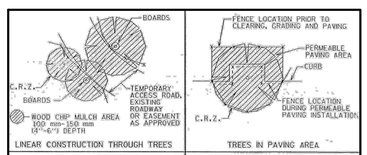
J-HOOK DETAIL
PLAN VIEW



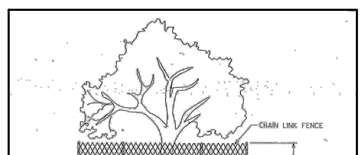


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

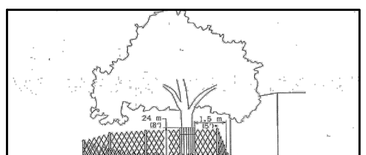
CONCRETE WASHOUT



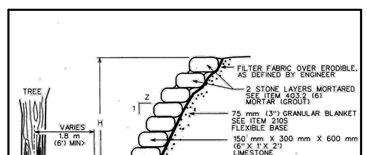
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S–1



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROPTECTION FENCE TYPE A – CHAIN LINK
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S–2



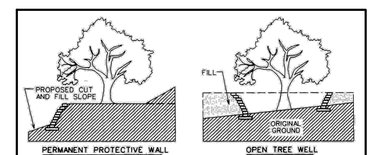
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE A – CHAIN LINK
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S–4



THIS STANDARD APPLIES ONLY UNDER THE FOLLOWING CONDITIONS:
A. H AND Z ARE SPECIFIED ON THE DRAWING.
B. GROUNDWATER IS NO HIGHER THAN THE BOTTOM OF THE FOOTING.
C. THE MATERIAL BELOW THE FOOTING IS FIRM AND STABLE.
D. THE MATERIAL BEHIND THE WALL HAS A LEVEL SURFACE.
E. THE MATERIAL IN FRONT OF THE WALL HAS A SLOPE NO STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL.
F. THE FACE OF THE WALL IS NO STEEPER THAN 1 HORIZONTAL TO 2 VERTICAL.
G. SURCHARGE LOADS BEHIND THE WALL ARE NO CLOSER THAN DISTANCE H FROM THE TOP OF WALL.

NOTES:
1. DESIGN AND CONSTRUCTION OF ROCK WALL SHALL CONFORM TO THE REQUIREMENTS OF CITY CODE 16-7-2, PLACEMENT OF FENCES IN STREET CORNER AREAS, AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL FOR MINIMUM SIGHT DISTANCE.
2. CONCRETE SHALL CONFORM TO ITEM 403S, "CONCRETE FOR STRUCTURES".

CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	SLOPE PROTECTION AND TREE WELLS
7/26/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 610S–6 1 OF 2



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	SLOPE PROTECTION AND TREE WELLS
7/26/06 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 610S–6 2 OF 2

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING

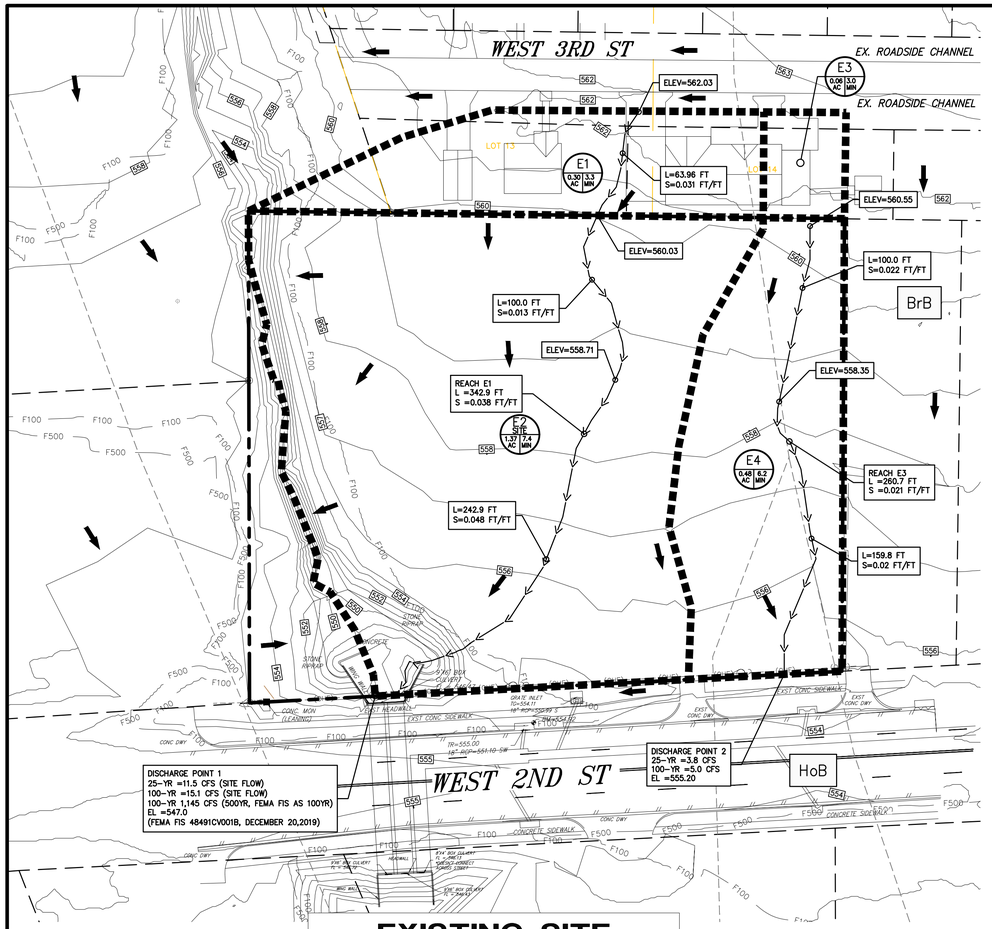
TBPE FIRM REGISTRATION No. F–22228

EROSION, SEDIMENTATION CONTROL & TREE PROTECTION DETAILS

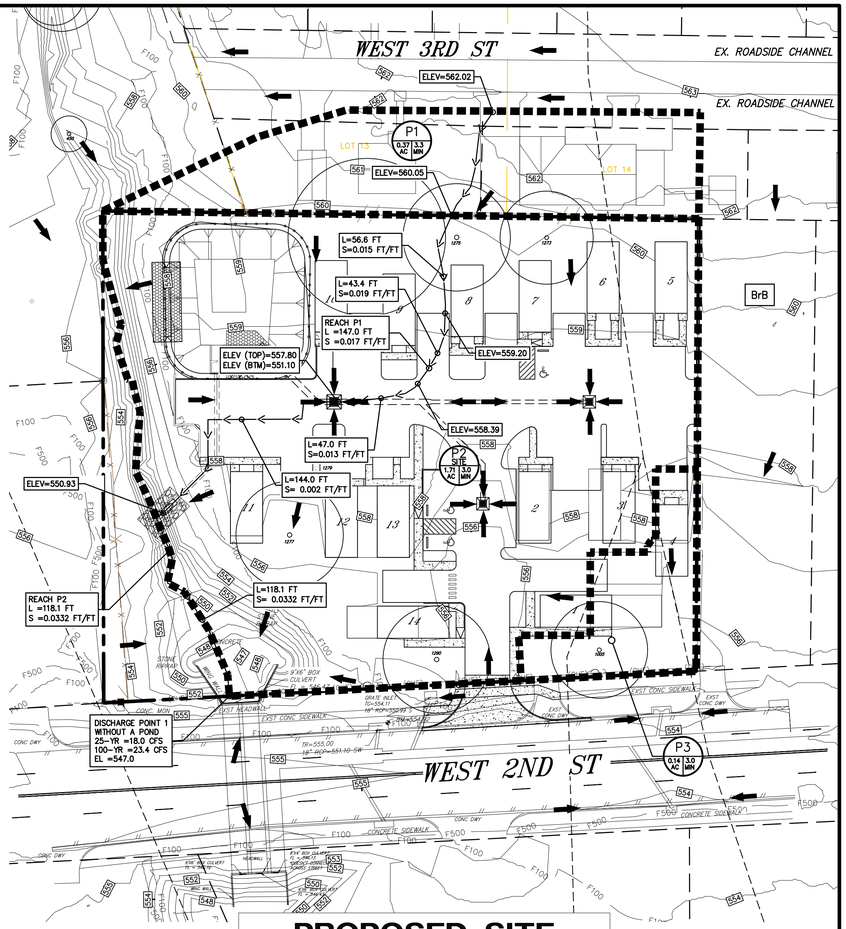
BOXWOODS TWO
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 5 OF 25
DATE: 8/4/2023
C3.2
PROJECT No: 205.02.01

PLOT DATE: Friday, August 04, 2023 11:11:06 AM
FILE NAME: P:\LEI_PROJECTS\205_LARRY MAGEE\REV02_BOXWOODS\TWO\01_BOXWOODS TWO\01_BOXWOODS @ 2NDST_CIVIL\PLANS\205.02.01 C3.2 EROSION DTLS.DWG



EXISTING SITE DRAINAGE AREA MAP



PROPOSED SITE DRAINAGE AREA MAP

SCALE: 1"=40'
0' 20' 40' 80' 120'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE AREA BOUNDARY
- TIME OF CONCENTRATION PATH
- FLOW ARROW
- P1 (AREA AC / TIME MIN) DRAINAGE AREA INFORMATION TIME SHOWN IS LAG TIME

RUNOFF CALCULATIONS

EXISTING CONDITIONS RUNOFF

BASIN AREA NO.	BASIN AREA (AC)	BASIN AREA (MI2)	RUNOFF CN	BASIN % IMP	T(lag) (min.)	RUNOFF, Q (CFS) 2-YR	10-YR	25-YR	100-YR
E1	0.30	0.000475	92	38.4	3.3	1.4	2.2	2.7	3.5
E2	1.37	0.002138	89	0.0	7.4	4.6	7.5	9.3	12.3
DISCHARGE POINT 1	1.67	0.002613				5.8	9.3	11.5	15.1
E3	0.06	0.000097	94	53.8	3.0	0.3	0.5	0.6	0.7
E4	0.48	0.000748	89	0.0	6.2	1.7	2.7	3.4	4.4
DISCHARGE POINT 2	0.54	0.000845				1.9	3.1	3.8	5.0

SOURCES:
1. UNITED STATES DEPARTMENT OF AGRICULTURE - SOIL CONSERVATION SERVICE TECHNICAL RELEASE NO. 55 (2ND EDITION, JUNE 1986) 210-VI, URBEN HYDROLOGY FOR SMALL WATERSHEDS.
2. UNITED STATES ARMY CORPS OF ENGINEERS, HEC-HMS 4.9
3. NATIONAL RESOURCES CONSERVATION SERVICE - WEB SOIL SURVEY NATIONAL COOPERATIVE SOIL SURVEY.
4. ALL OFFISTE FLOW WAS CALCULATED BASED ON FULLY DEVELOPED CONDITIONS USING TABLE 2-2A FROM RELEASE NO. 55 (2ND EDITION, JUNE 1986) 210-VI, URBAN HYDROLOGY FOR SMALL WATERSHEDS.
5. ATLAS 14 RAINFALL DATA PER CITY OF TAYLOR ENGINEERING MANUAL, TABLE 8-1: DDF TABLE FOR CITY OF TAYLOR.
6. FOR DETAILED RUNOFF CURVE NUMBER (CN) AND TIME OF CONCENTRATION (Tc) CALCULATIONS REFER TO ENGINEERING REPORT.

DWELLING UNIT NO.	BASE FLOOD ELEVATION (500-YR)	UNIT FF ELEVATION
12	555.23	559.20
15	555.0	558.20

BASE FLOOD ELEVATIONS PER FEMA FLOOD INSURANCE STUDY VOLUME 6 OF 7 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS REVISED DECEMBER 20, 2019. FLOOD INSURANCE STUDY NUMBER 48491CV006B.

RUNOFF CALCULATIONS W/O DETENTION POND ATTENUATION

PROPOSED CONDITIONS RUNOFF

BASIN AREA NO.	BASIN AREA (AC)	BASIN AREA (MI2)	RUNOFF CN	BASIN % IMP	T(lag) (min.)	RUNOFF, Q (CFS) 2-YR	10-YR	25-YR	100-YR
P1	0.37	0.000572	93	41.0	3.3	1.7	2.6	3.2	4.2
P2	1.71	0.002666	93	47.9	3.0	8.3	12.7	15.6	20.2
DISCHARGE POINT 1	2.07	0.003238				9.5	14.7	18.0	23.4
P3	0.14	0.000219	91	21.6	3.0	0.6	1.0	1.3	1.6

RUNOFF CALCULATIONS WITH DETENTION POND ATTENUATION

PROPOSED CONDITIONS RUNOFF

BASIN AREA NO.	BASIN AREA (AC)	BASIN AREA (MI2)	RUNOFF CN	BASIN % IMP	T(lag) (min.)	RUNOFF, Q (CFS) 2-YR	10-YR	25-YR	100-YR
P1	0.37	0.000572	93	41.0	3.3	1.7	2.6	3.2	4.2
P2	1.71	0.002666	93	47.9	3.0	8.3	12.7	15.6	20.2
POND RELEASE						5.8	8.1	10.6	15.1
DISCHARGE POINT 1	2.07	0.003238				5.8	8.1	10.6	14.8
P3	0.14	0.000219	91	21.6	3.0	0.6	1.0	1.3	1.6

SOURCES:
1. UNITED STATES DEPARTMENT OF AGRICULTURE - SOIL CONSERVATION SERVICE TECHNICAL RELEASE NO. 55 (2ND EDITION, JUNE 1986) 210-VI, URBEN HYDROLOGY FOR SMALL WATERSHEDS.
2. UNITED STATES ARMY CORPS OF ENGINEERS, HEC-HMS 4.9
3. NATIONAL RESOURCES CONSERVATION SERVICE - WEB SOIL SURVEY NATIONAL COOPERATIVE SOIL SURVEY.
4. ALL OFFISTE FLOW WAS CALCULATED BASED ON FULLY DEVELOPED CONDITIONS USING TABLE 2-2A FROM RELEASE NO. 55 (2ND EDITION, JUNE 1986) 210-VI, URBAN HYDROLOGY FOR SMALL WATERSHEDS.
5. ATLAS 14 RAINFALL DATA PER CITY OF TAYLOR ENGINEERING MANUAL, TABLE 8-1: DDF TABLE FOR CITY OF TAYLOR.
6. FOR DETAILED RUNOFF CURVE NUMBER (CN) AND TIME OF CONCENTRATION (Tc) CALCULATIONS REFER TO ENGINEERING REPORT.

Approved by Shai Roos
09/18/23 [04:04 PM]

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARKAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

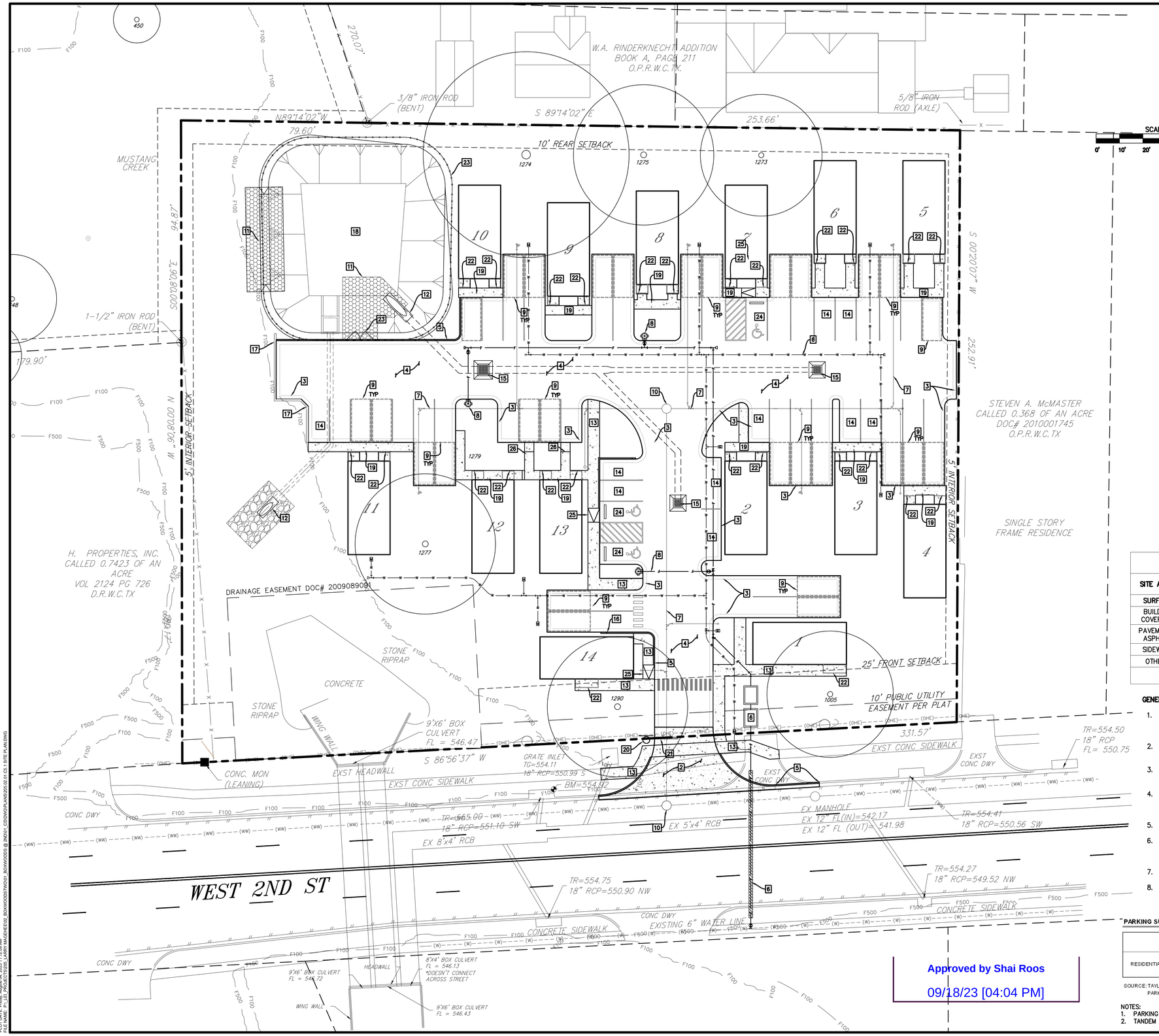
CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING
TBPE FIRM REGISTRATION No. F-22228

EXISTING & PROPOSED DRAINAGE AREA MAP
BOXWOODS TWO
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 6 OF 25
DATE: 8/4/2023
C4.1
PROJECT No: 205.02.01

PLOT DATE: Friday, August 04, 2023 11:11:50 AM
FILE NAME: P:_LIB_PROJECTS\205_LARRY WAGNER\02_BOXWOODS\01WORK_BOXWOODS @ 2ND\01_CIVIL\WIP\PLANS\205.02.01 C4.1 DRAINAGE.DWG



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- (OHE) OVERHEAD UTILITIES
- F100 100 YR FLOOD FEMA
- F500 500 YR FLOOD FEMA
- MH MANHOLE
- POWER POLE

SCALE: 1"=20'
0' 10' 20' 40' 60'

KEYNOTES	
ITEM	DESCRIPTION
2	CONSTRUCT CONCRETE DRIVEWAY (REFER TO DETAIL PV005 ON SHEET C5.3) (REFER TO GRADING PLAN FOR DRIVEWAY SPOT ELEVATIONS
3	CONSTRUCT 18" WIDE CONCRETE RIBBON CURB (REFER TO DETAIL PV008 ON SHEET C5.3)
4	CONSTRUCT FLEXIBLE PAVEMENT PER GEOTECHNICAL RECOMMENDATIONS (REFER TO PAVEMENT DESIGN ON SHEET C5.4 DETAIL 5, REFER TO GRADING PLAN FOR SPOT ELEVATIONS)
5	CONSTRUCT CONCRETE CURB & GUTTER (PER TO DETAIL PV007 ON SHEET C5.3)
6	INSTALL A WATER SERVICE SYSTEM (REFER TO SHEET C8.3)
7	INSTALL A WASTEWATER LINE SYSTEM (REFER TO SHEET C8.4)
8	INSTALL A STANDARD FIRE HYDRANT ASSEMBLY (REFER TO SHEET C8.2)
9	INSTALL CAR CANOPY (PER ARCHITECTURAL PLANS)
10	INSTALL WASTEWATER MANHOLE (REFER TO SHEET C8.4)
11	SHOREFLEX EMERGENCY OVERFLOW SPILLWAY PERMANENT EROSION PROTECTION AND MAINTENANCE ACCESS (128 SURFACE SY), TOPSOIL AND SEED.
12	INSTALL SAFETY END TREATMENT, REFER TO DETENTION POND SHEET C7.1
13	CONSTRUCT 5' WIDE CONCRETE SIDEWALK PER DETAIL PV006 ON SHEET C5.3 (REFER TO GRADING PLAN FOR SPOT ELEVATIONS)
14	GUEST PARKING
15	INSTALL CONCRETE GRATE INLET (REFER DETENTION POND PLAN TO SHEET C7.1)
16	CONSTRUCT CURB END TRANSITION (REFER TO DETAIL 11 ON SHEET C5.3)
17	CONCRETE RETAINING WALL (REFER TO GRADING PLAN SHEET)
18	STORMWATER DETENTION POND
19	CONSTRUCT 4' WIDE CONCRETE SIDEWALK PER DETAIL PV006 ON SHEET C5.3
20	STOP SIGN (SEE PAVEMENT PLAN, SHEET C5.4)
21	STOP BAR (SEE PAVEMENT PLAN, SHEET C5.4)
22	INSTALL COVERED FRONT PORCH
23	6' TALL SAFETY FENCE AND 12' WIDE MAINTENANCE ACCESS GATE (TYPE BY OWNER)
24	CONSTRUCT A HANDICAP PARKING SPACE (REFER TO DETAILS 7, 8, 9 & 10 ON SHEET C5.3) REFER TO GRADING PLAN FOR SPOT ELEVATIONS
25	CONSTRUCT HANDICAP RAMP
26	STEP(S)

IMPERVIOUS COVER CALCULATION

SITE AREA:	2.01	AC	87,677	SF				
SURFACE	EXISTING	%	DEMO	%	PROPOSED	%	TOTAL	%
BUILDING COVERAGE	0.00	0.00	0.00	0.00	10,080.00	11.50	10,080.00	11.50
PAVEMENT/ ASPHALT	0.00	0.00	0.00	0.00	23,702.68	27.03	23,702.68	27.03
SIDEWALK	0.00	0.00	0.00	0.00	3,211.25	3.66	3,211.25	3.66
OTHERS	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	**0.00**	**0.00**	**0.00**	**36,993.93**	**42.19**	**36,993.93**	**42.19**

GENERAL NOTES:

1. ALL WORK AND MATERIAL SHALL COMPLY WITH ALL STATE OF TEXAS LOCAL GOVERNMENT CODES, TEXAS STANDARD SPECIFICATIONS 2004, O.S.H.A. STANDARDS AND LOCAL CITY ADOPTED STANDARDS AND SPECIFICATIONS.
2. PAVEMENT CROSS SECTIONS PER STRUCTURAL AND OR GEOTECHNICAL RECOMMENDATIONS.
3. MINIMUM VERTICAL CLEARANCE, INCLUDING TREE LIMBS FOR DRIVEWAY AND INTERNAL FIRE ACCESS, LARGE VEHICLE CIRCULATION AREAS SHALL BE NO LESS THAN 13'-6".
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND PRECISE BUILDING DIMENSIONS, ARCHITECTURAL FEATURES AND EXACT BUILDING UTILITY SERVICE LOCATIONS.
5. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
6. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
7. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
8. FOR DRIVEWAY CONSTRUCTION: THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

PARKING SUMMARY TABLE

USE	DWELLING UNITS	PARKING RATIO (SPACE:SF)	PARKING SPACES REQUIRED	PARKING PROVIDED		
				REGULAR SPACES	HANDICAP SPACES	TOTAL SPACES
RESIDENTIAL/ TWO FAMILY STRUCTURE	28	2 PER DWELLING UNIT	56	66	3	69

SOURCE: TAYLOR, TEXAS -CODE OF ORDINANCES/ APPENDIX B-ZONING ORDINANCE CHAPTER 6, SECTION 6.1 OFF-STREET PARKING TABLE 6.1

NOTES:
1. PARKING SPACES WITH CANOPIES ARE EQUAL TO TWO PER UNIT FOR A TOTAL OF 28 CANOPIES.
2. TANDEM PARKING STALLS PER DIMENSIONS DEPICTED HEREON (37'x9').

Approved by Shai Roos
09/18/23 [04:04 PM]

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

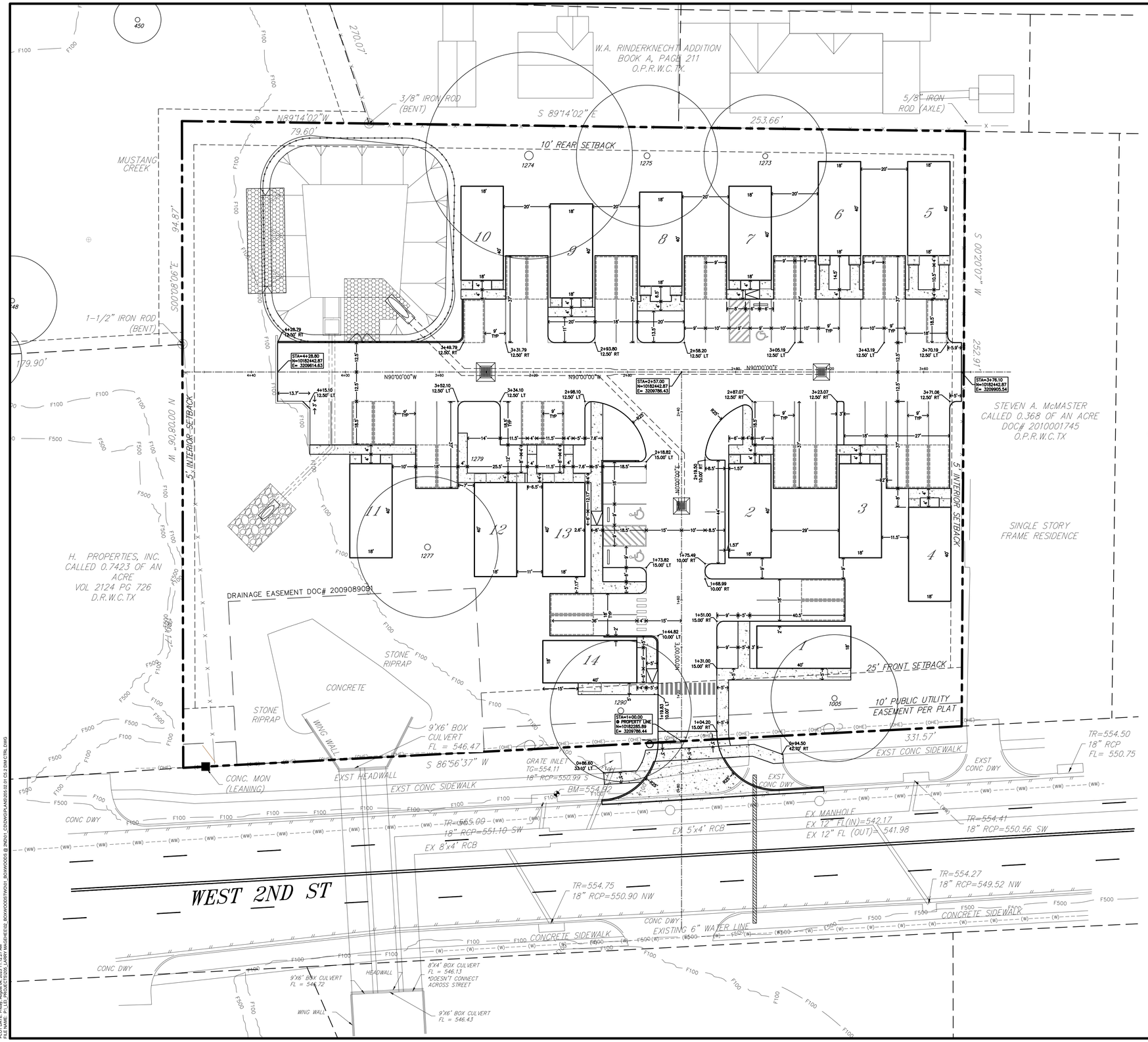
TRINE ENGINEERING
TBPE FIRM REGISTRATION No. F-22228

SITE PLAN

BOXWOODS TWO
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 7 OF 25
DATE: 8/4/2023
C5.1
PROJECT No: 205.02.01

PLOT DATE: Friday, August 04, 2023 11:12:06 AM
FILE NAME: P:_LEI_PROJECTS\205_LARRY MAGHE\E02_BOXWOODSTWO\01_BOXWOODS @ 2ND\01_CSD\DWG\PLANS\205.02.01 C5.1 SITE PLAN.DWG



SCALE: 1"=20'

0' 10' 20' 40' 60'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- (OHE) OVERHEAD UTILITIES
- F100 100 YR FLOOD FEMA
- F500 500 YR FLOOD FEMA
- (MH) MANHOLE
- POWER POLE

GENERAL NOTES:

1. ALL WORK AND MATERIAL SHALL COMPLY WITH ALL STATE OF TEXAS LOCAL GOVERNMENT CODES, TEXAS STANDARD SPECIFICATIONS 2004, O.S.H.A. STANDARDS AND LOCAL CITY ADOPTED STANDARDS AND SPECIFICATIONS.
2. PAVEMENT CROSS SECTIONS PER STRUCTURAL AND OR GEOTECHNICAL RECOMMENDATIONS.
3. MINIMUM VERTICAL CLEARANCE, INCLUDING TREE LIMBS FOR DRIVEWAY AND INTERNAL FIRE ACCESS, LARGE VEHICLE CIRCULATION AREAS SHALL BE NO LESS THAN 13'-6".
4. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND PRECISE BUILDING DIMENSIONS, ARCHITECTURAL FEATURES AND EXACT BUILDING UTILITY SERVICE LOCATIONS.
5. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
6. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE DEVELOPMENT SERVICES DEPARTMENT.
7. ADDITIONAL ELECTRIC EASEMENTS MAY BE REQUIRED AT A LATER DATE.
8. FOR DRIVEWAY CONSTRUCTION: THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS FOR RELOCATION OF, OR DAMAGE TO UTILITIES.

Approved by Shai Roos
09/18/23 [04:04 PM]

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

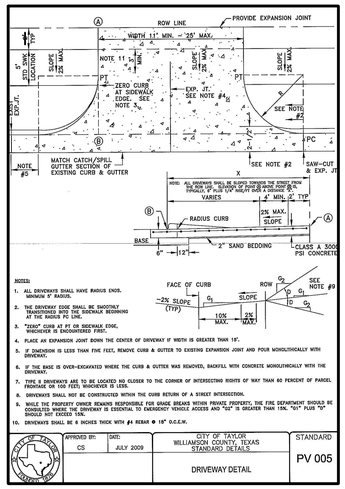
TRINE ENGINEERING
TBPE FIRM REGISTRATION No. F-22228

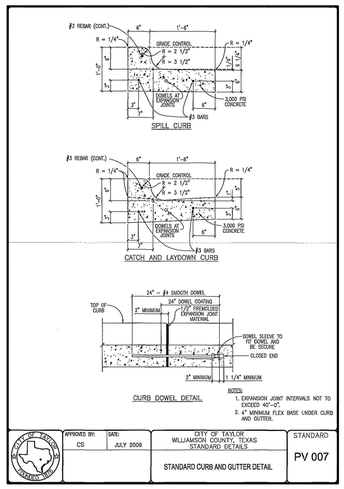
DIMENSIONAL CONTROL PLAN

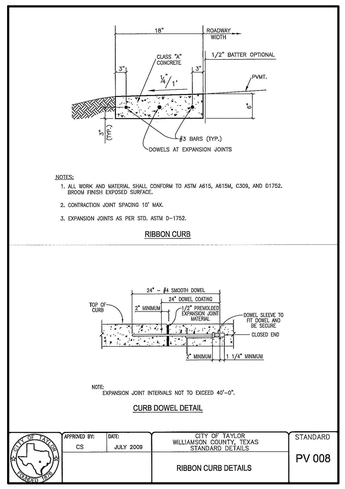
BOXWOODS TWO
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

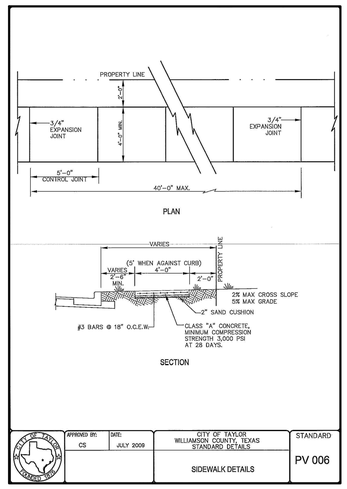
SHEET No. 8 OF 25
DATE: 8/4/2023
C5.2
PROJECT No: 205.02.01

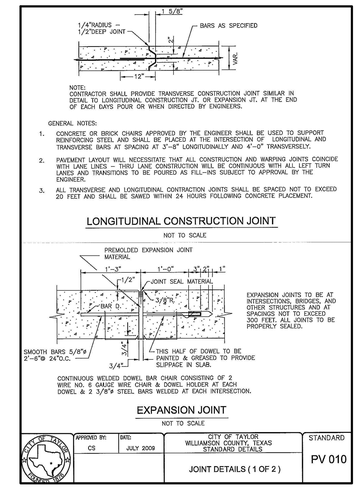
PLOT DATE: Friday, August 04, 2023 11:12:27 AM
FILE NAME: P:_LEI_PROJECTS\205_LARRY MAGHEE\02_BOXWOODS\TWO\01_BOXWOODS TWO\01_CSD\DWG\PLANS\205.02.01 C3.2 DIM CTRL.DWG

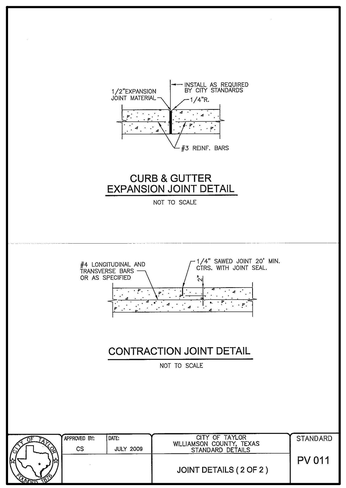


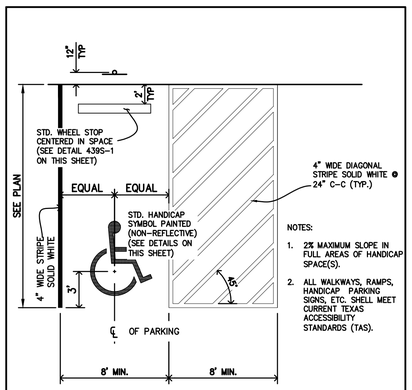


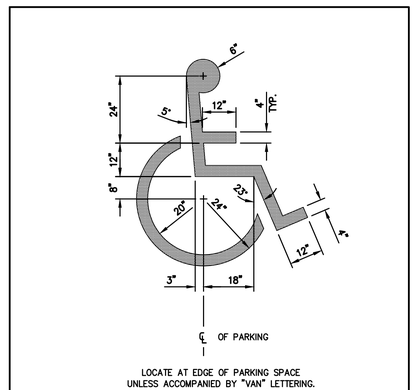


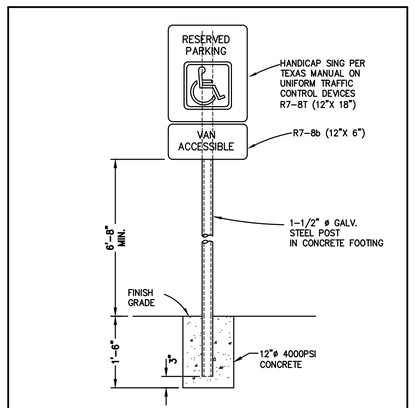


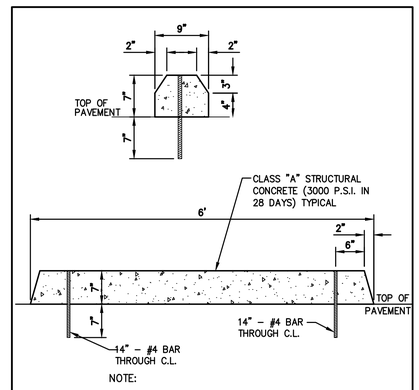


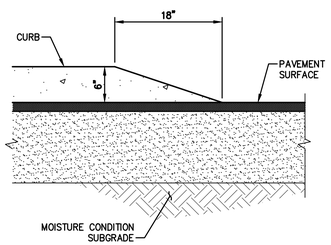


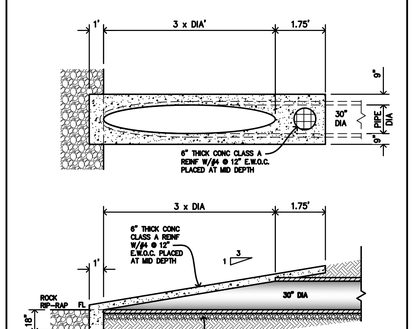


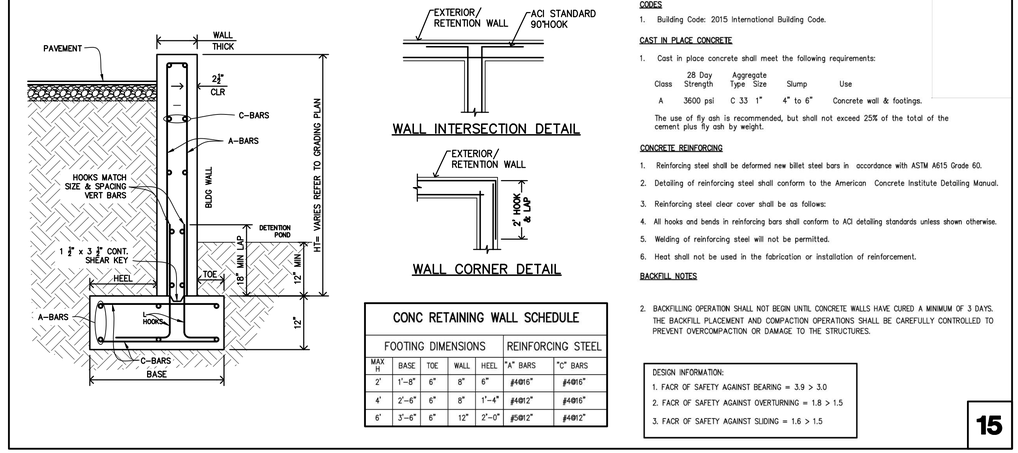












NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

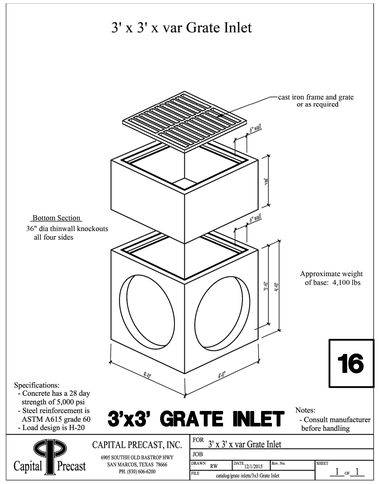
TRINE ENGINEERING
TBPE FIRM REGISTRATION No. F-22228

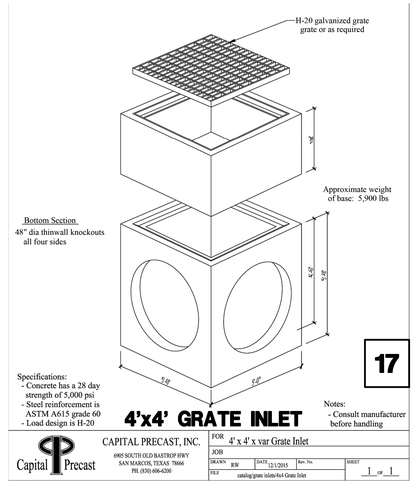
SITE PLAN DETAILS (1 of 2)

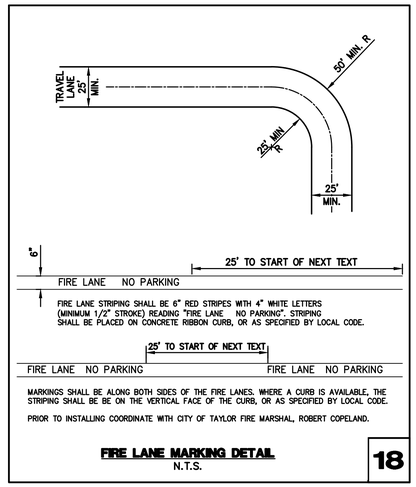
BOXWOODS TWO
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 9 OF 25
DATE: 8/4/2023
C5.3
PROJECT No: 205.02.01

PLOT DATE: Friday, August 04, 2023 11:12:39 AM
FILE NAME: P:\LEI_PROJECTS\205_LARRY MAGEE\BIDS_BOXWOODS TWO\01_BOXWOODS @ 2ND ST_CD\DWGS\PLANS\205.02.01 C5.3 SP DTLS.DWG







SUBSURFACE EXPLORATION, LABORATORY TESTING PROGRAM AND FOUNDATION AND PAVEMENT DESIGN RECOMMENDATIONS FOR THE PROPOSED TAYLOR DEVELOPMENT
DEBUS DRIVE
TAYLOR, TEXAS

RETL JOB NUMBER: G320035

PREPARED FOR:

MR. LARRY MAGHEE
P.O. BOX 1954
ROUND ROCK, TEXAS 78680

FEBRUARY 21, 2020

PREPARED BY:

ROCK ENGINEERING & TESTING LABORATORY, INC.
7 ROUNDVILLE LANE
ROUND ROCK, TEXAS 78664
PHONE: (512) 284-8022; FAX: (512) 284-7764

TEXAS BOARD OF PROFESSIONAL ENGINEERS
FIRM REGISTRATION NUMBER - 2101

STATE OF TEXAS
ARNIE K. HAMMOCK
94448
LICENSED
PROFESSIONAL ENGINEER
5/21/2020

Brian Geiger
Brian Geiger, P.E.
Geotechnical Engineer

A. Kirk Hammock
Arnie K. Hammock, P.E.
Vice President – Round Rock

Mr. Larry Maghee
February 21, 2020
RETL Job No.: G319221

PROPOSED TAYLOR DEVELOPMENT
Debus Drive
Taylor, Texas

Flexible Pavement

The following flexible pavement sections were determined using the above information and assumptions in conjunction with Chart 3.1 included in the *Guide for Design of Pavement Structures*, published by AASHTO in 1993 and the City of Taylor Subdivision Ordinance. The recommended light, medium, and heavy-duty flexible pavement section, using the locally available base material, are provided in the following table:

Flexible Pavement

Pavement Constituent	Light Duty	Medium Duty	Heavy Duty
HMAC Type D	2"	2½"	3"
Crushed Limestone Base Material	10"	12"	14"
Lime stabilized Subgrade	8"	8"	8"

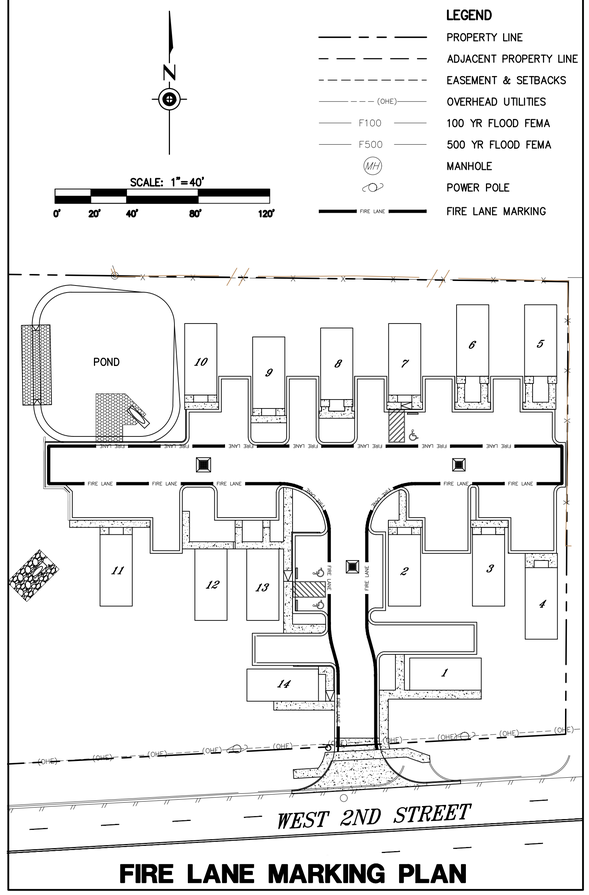
Rigid Concrete Pavements

The use of concrete for paving has become more prevalent in recent years due to the long-term maintenance cost benefits of concrete pavement compared to asphalt pavements. The recommended light, medium, and heavy-duty rigid concrete pavement sections are provided in the following table:

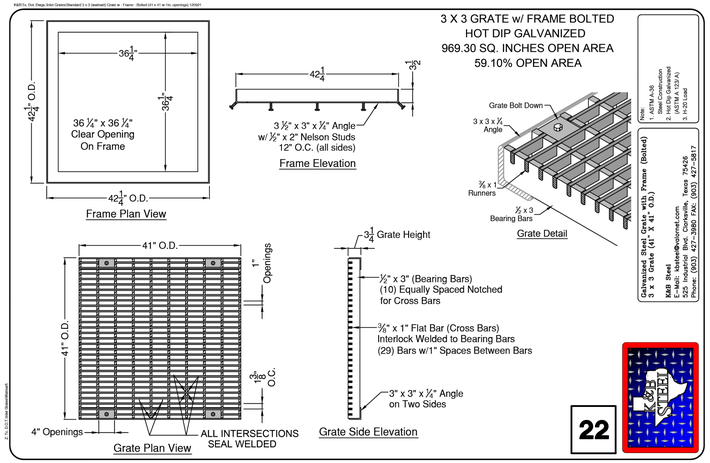
Rigid Pavement	Light Duty	Medium Duty	Heavy Duty
Reinforced Concrete	6"	7"	8"
Lime stabilized Subgrade	8"	8"	8"

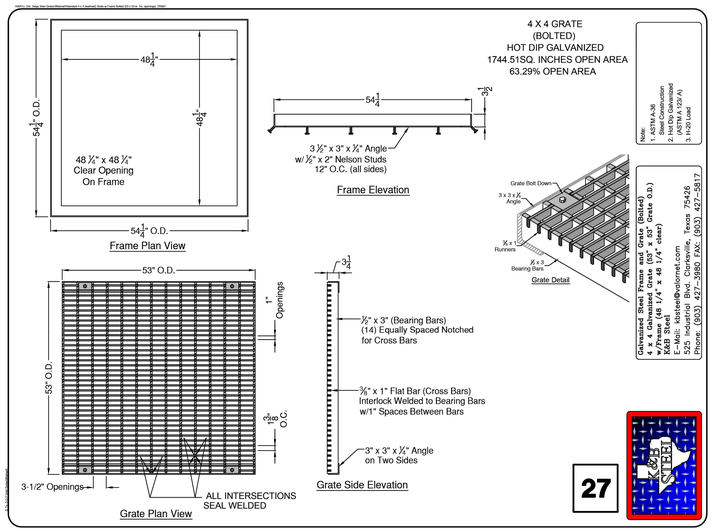
Concrete pavement is recommended in areas that receive continuous repetitive traffic such as the parking lot entrances and trash dump approach areas. The heavy-duty concrete at the location of the trash dumpster should be 7-inches in thickness and be large enough to accommodate both the front and rear wheels of the vehicles used to pick up the trash dumpsters.

Maintenance or operations managers need to stress the importance of placing the trash dumpsters in their proper locations to reduce the distress trash pickup operations place on the pavement.



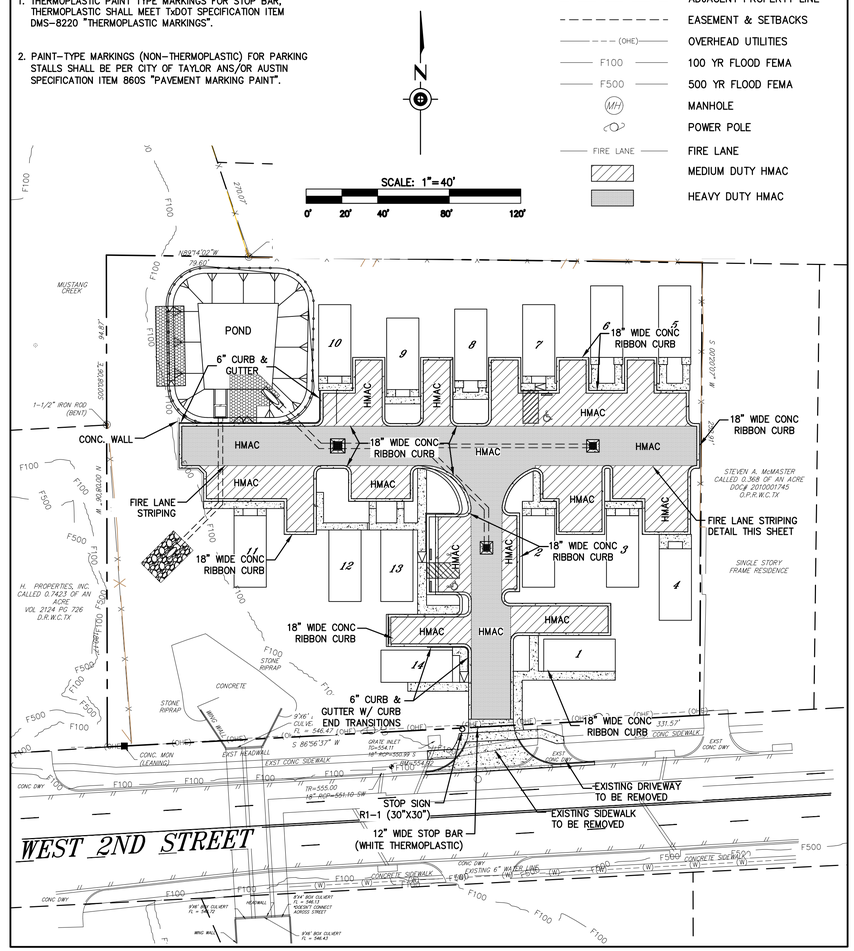
FIRE LANE MARKING PLAN





NOTES:

1. THERMOPLASTIC PAINT TYPE MARKINGS FOR STOP BAR, THERMOPLASTIC SHALL MEET TxDOT SPECIFICATION ITEM DMS-8220 "THERMOPLASTIC MARKINGS".
2. PAINT-TYPE MARKINGS (NON-THERMOPLASTIC) FOR PARKING STALLS SHALL BE PER CITY OF TAYLOR ANS/OR AUSTIN SPECIFICATION ITEM 860S "PAVEMENT MARKING PAINT".



PAVEMENT PLAN

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED
PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING

TBPE FIRM REGISTRATION No. F-22228

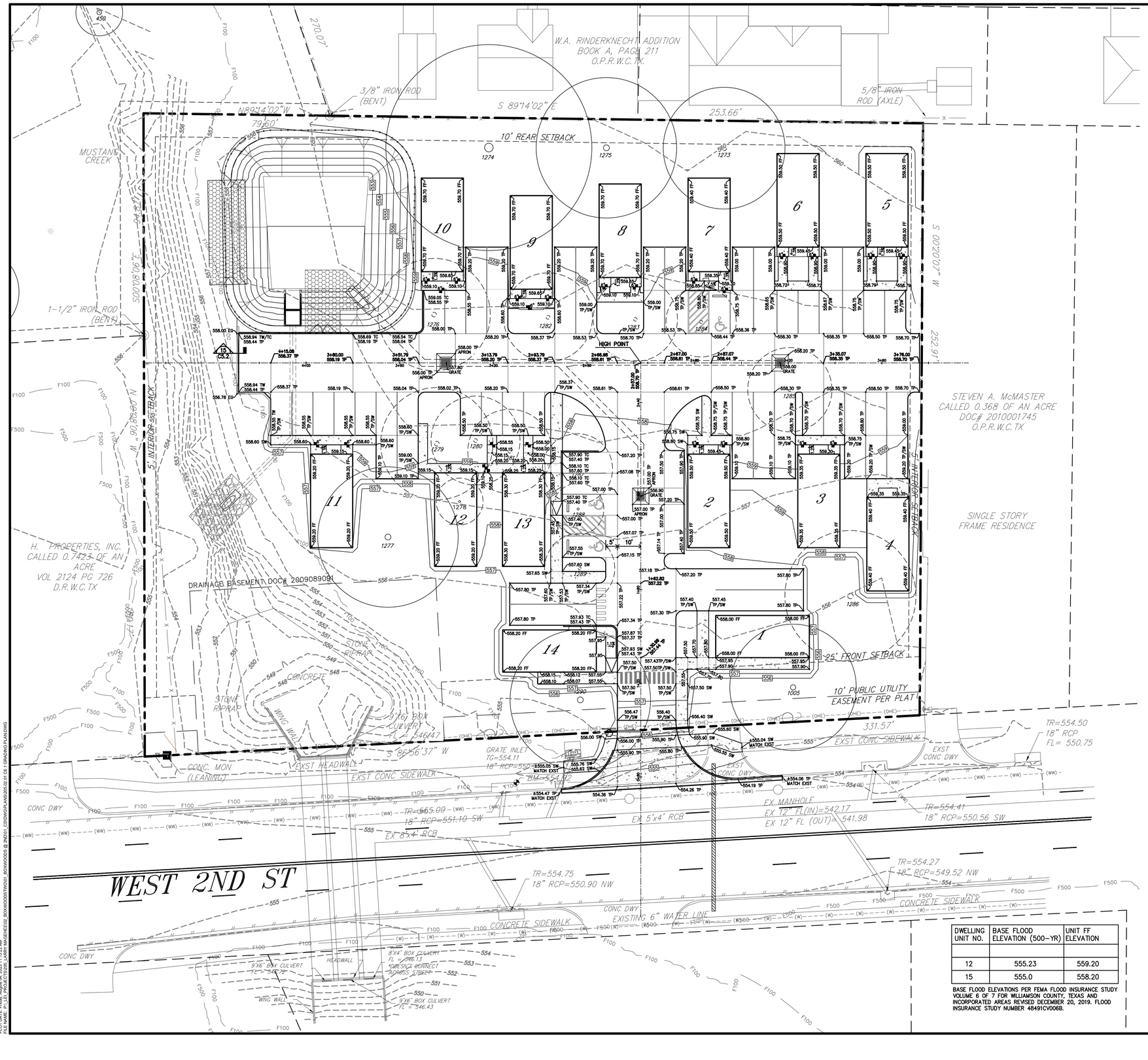
SITE PLAN DETAILS (2 of 2)

BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 10 OF 25
DATE: 8/4/2023
C5.4
PROJECT No: 205.02.01

PLOT DATE: Friday, August 04, 2023 11:12:56 AM
FILE NAME: P:_LEL\PROJECTS\205_LARRY MAGHEE\02_BOXWOODS TWO\01_BOXWOODS @ 2ND\01_CD\DWG\PLANS\205.02.01 C2.3 SP DTLS.DWG


W.A. RINDERKNECHT ADDITION
BOOK A, PAGE 211
O.P.R.W.C.TX.
3/8" IRON ROD (BENT)
5/8" IRON ROD (AXLE)
N8914'02"W
79.60'
S 8914'02" E
253.66'
10' REAR SETBACK
MUSTANG CREEK
S 0020'07" W
252.91'
1-1/2" IRON ROD (BENT)
S0010'16"E
94.87'
N " 90.80.40 N
3' INTERIOR SETBACK
STEVEN A. McMASTER
CALLED 0.368 OF AN ACRE
DOC# 2010001745
O.P.R.W.C.TX
SINGLE STORY
FRAME RESIDENCE
H. PROPERTIES, INC.
CALLED 0.7423 OF AN ACRE
VOL 2124 PG 726
D.R.W.C.TX
DRAINAGE EASEMENT DOC# 2009089091
HIGH POINT
STONE RIPRAP
WING WALL
9'X6' BOX CULVERT
FL = 546.47
S 8656'37" W
CONC. MON (LEANING)
EXIST HEADWALL
EXIST CONC SIDEWALK
GRATE INLET
TG=554.11
18" RCP=550.56 SW
BM=556.00
CONC DWY
TR=565.00 (WW)
18" RCP=551.10 SW
EX 8'x4' RCB
EX 5'x4' RCB
TR=554.50
18" RCP
FL= 550.75
EXIST CONC SIDEWALK
EXIST CONC DWY
EX MANHOLE
EX 12" FL(IN)=542.17
EX 12" FL (OUT)= 541.98
TR=554.41
18" RCP=550.56 SW
WEST 2ND ST
TR=554.75
18" RCP=550.90 NW
TR=554.27
18" RCP=549.52 NW
CONCRETE SIDEWALK
EXISTING 6" WATER LINE
8'X4' BOX CULVERT
FL = 545.13
"DRIVE" CONNECT ACROSS STREET
9'X6' BOX CULVERT
FL = 546.43
HEADWALL
9'X6' BOX CULVERT
FL = 546.75
25' FRONT SETBACK
10' PUBLIC UTILITY EASEMENT PER PLAT
331.57'
EXST CONC SIDEWALK
EXST CONC DWY
1-#62.82
557.52 TP
1-#62.82
557.22 TP
1-#62.82
557.18 TP
1-#62.82
557.14 TP
1-#62.82
557.10 TP
1-#62.82
557.06 TP
1-#62.82
557.02 TP
1-#62.82
556.98 TP
1-#62.82
556.94 TP
1-#62.82
556.90 TP
1-#62.82
556.86 TP
1-#62.82
556.82 TP
1-#62.82
556.78 TP
1-#62.82
556.74 TP
1-#62.82
556.70 TP
1-#62.82
556.66 TP
1-#62.82
556.62 TP
1-#62.82
556.58 TP
1-#62.82
556.54 TP
1-#62.82
556.50 TP
1-#62.82
556.46 TP
1-#62.82
556.42 TP
1-#62.82
556.38 TP
1-#62.82
556.34 TP
1-#62.82
556.30 TP
1-#62.82
556.26 TP
1-#62.82
556.22 TP
1-#62.82
556.18 TP
1-#62.82
556.14 TP
1-#62.82
556.10 TP
1-#62.82
556.06 TP
1-#62.82
556.02 TP
1-#62.82
555.98 TP
1-#62.82
555.94 TP
1-#62.82
555.90 TP
1-#62.82
555.86 TP
1-#62.82
555.82 TP
1-#62.82
555.78 TP
1-#62.82
555.74 TP
1-#62.82
555.70 TP
1-#62.82
555.66 TP
1-#62.82
555.62 TP
1-#62.82
555.58 TP
1-#62.82
555.54 TP
1-#62.82
555.50 TP
1-#62.82
555.46 TP
1-#62.82
555.42 TP
1-#62.82
555.38 TP
1-#62.82
555.34 TP
1-#62.82
555.30 TP
1-#62.82
555.26 TP
1-#62.82
555.22 TP
1-#62.82
555.18 TP
1-#62.82
555.14 TP
1-#62.82
555.10 TP
1-#62.82
555.06 TP
1-#62.82
555.02 TP
1-#62.82
554.98 TP
1-#62.82
554.94 TP
1-#62.82
554.90 TP
1-#62.82
554.86 TP
1-#62.82
554.82 TP
1-#62.82
554.78 TP
1-#62.82
554.74 TP
1-#62.82
554.70 TP
1-#62.82
554.66 TP
1-#62.82
554.62 TP
1-#62.82
554.58 TP
1-#62.82
554.54 TP
1-#62.82
554.50 TP
1-#62.82
554.46 TP
1-#62.82
554.42 TP
1-#62.82
554.38 TP
1-#62.82
554.34 TP
1-#62.82
554.30 TP
1-#62.82
554.26 TP
1-#62.82
554.22 TP
1-#62.82
554.18 TP
1-#62.82
554.14 TP
1-#62.82
554.10 TP
1-#62.82
554.06 TP
1-#62.82
554.02 TP
1-#62.82
553.98 TP
1-#62.82
553.94 TP
1-#62.82
553.90 TP
1-#62.82
553.86 TP
1-#62.82
553.82 TP
1-#62.82
553.78 TP
1-#62.82
553.74 TP
1-#62.82
553.70 TP
1-#62.82
553.66 TP
1-#62.82
553.62 TP
1-#62.82
553.58 TP
1-#62.82
553.54 TP
1-#62.82
553.50 TP
1-#62.82
553.46 TP
1-#62.82
553.42 TP
1-#62.82
553.38 TP
1-#62.82
553.34 TP
1-#62.82
553.30 TP
1-#62.82
553.26 TP
1-#62.82
553.22 TP
1-#62.82
553.18 TP
1-#62.82
553.14 TP
1-#62.82
553.10 TP
1-#62.82
553.06 TP
1-#62.82
553.02 TP
1-#62.82
552.98 TP
1-#62.82
552.94 TP
1-#62.82
552.90 TP
1-#62.82
552.86 TP
1-#62.82
552.82 TP
1-#62.82
552.78 TP
1-#62.82
552.74 TP
1-#62.82
552.70 TP
1-#62.82
552.66 TP
1-#62.82
552.62 TP
1-#62.82
552.58 TP
1-#62.82
552.54 TP
1-#62.82
552.50 TP
1-#62.82
552.46 TP
1-#62.82
552.42 TP
1-#62.82
552.38 TP
1-#62.82
552.34 TP
1-#62.82
552.30 TP
1-#62.82
552.26 TP
1-#62.82
552.22 TP
1-#62.82
552.18 TP
1-#62.82
552.14 TP
1-#62.82
552.10 TP
1-#62.82
552.06 TP
1-#62.82
552.02 TP
1-#62.82
551.98 TP
1-#62.82
551.94 TP
1-#62.82
551.90 TP
1-#62.82
551.86 TP
1-#62.82
551.82 TP
1-#62.82
551.78 TP
1-#62.82
551.74 TP
1-#62.82
551.70 TP
1-#62.82
551.66 TP
1-#62.82
551.62 TP
1-#62.82
551.58 TP
1-#62.82
551.54 TP
1-#62.82
551.50 TP
1-#62.82
551.46 TP
1-#62.82
551.42 TP
1-#62.82
551.38 TP
1-#62.82
551.34 TP
1-#62.82
551.30 TP
1-#62.82
551.26 TP
1-#62.82
551.22 TP
1-#62.82
551.18 TP
1-#62.82
551.14 TP
1-#62.82
551.10 TP
1-#62.82
551.06 TP
1-#62.82
551.02 TP
1-#62.82
550.98 TP
1-#62.82
550.94 TP
1-#62.82
550.90 TP
1-#62.82
550.86 TP
1-#62.82
550.82 TP
1-#62.82
550.78 TP
1-#62.82
550.74 TP
1-#62.82
550.70 TP
1-#62.82
550.66 TP
1-#62.82
550.62 TP
1-#62.82
550.58 TP
1-#62.82
550.54 TP
1-#62.82
550.50 TP
1-#62.82
550.46 TP
1-#62.82
550.42 TP
1-#62.82
550.38 TP
1-#62.82
550.34 TP
1-#62.82
550.30 TP
1-#62.82
550.26 TP
1-#62.82
550.22 TP
1-#62.82
550.18 TP
1-#62.82
550.14 TP
1-#62.82
550.10 TP
1-#62.82
550.06 TP
1-#62.82
550.02 TP
1-#62.82
549.98 TP
1-#62.82
549.94 TP
1-#62.82
549.90 TP
1-#62.82
549.86 TP
1-#62.82
549.82 TP
1-#62.82
549.78 TP
1-#62.82
549.74 TP
1-#62.82
549.70 TP
1-#62.82
549.66 TP
1-#62.82
549.62 TP
1-#62.82
549.58 TP
1-#62.82
549.54 TP
1-#62.82
549.50 TP
1-#62.82
549.46 TP
1-#62.82
549.42 TP
1-#62.82
549.38 TP
1-#62.82
549.34 TP
1-#62.82
549.30 TP
1-#62.82
549.26 TP
1-#62.82
549.22 TP
1-#62.82
549.18 TP
1-#62.82
549.14 TP
1-#62.82
549.10 TP
1-#62.82
549.06 TP
1-#62.82
549.02 TP
1-#62.82
548.98 TP
1-#62.82
548.94 TP
1-#62.82
548.90 TP
1-#62.82
548.86 TP
1-#62.82
548.82 TP
1-#62.82
548.78 TP
1-#62.82
548.74 TP
1-#62.82
548.70 TP
1-#62.82
548.66 TP
1-#62.82
548.62 TP
1-#62.82
548.58 TP
1-#62.82
548.54 TP
1-#62.82
548.50 TP
1-#62.82
548.46 TP
1-#62.82
548.42 TP
1-#62.82
548.38 TP
1-#62.82
548.34 TP
1-#62.82
548.30 TP
1-#62.82
548.26 TP
1-#62.82
548.22 TP
1-#62.82
548.18 TP
1-#62.82
548.14 TP
1-#62.82
548.10 TP
1-#62.82
548.06 TP
1-#62.82
548.02 TP
1-#62.82
547.98 TP
1-#62.82
547.94 TP
1-#62.82
547.90 TP
1-#62.82
547.86 TP
1-#62.82
547.82 TP
1-#62.82
547.78 TP
1-#62.82
547.74 TP
1-#62.82
547.70 TP
1-#62.82
547.66 TP
1-#62.82
547.62 TP
1-#62.82
547.58 TP
1-#62.82
547.54 TP
1-#62.82
547.50 TP
1-#62.82
547.46 TP
1-#62.82
547.42 TP
1-#62.82
547.38 TP
1-#62.82
547.34 TP
1-#62.82
547.30 TP
1-#62.82
547.26 TP
1-#62.82
547.22 TP
1-#62.82
547.18 TP
1-#62.82
547.14 TP
1-#62.82
547.10 TP
1-#62.82
547.06 TP
1-#62.82
547.02 TP
1-#62.82
546.98 TP
1-#62.82
546.94 TP
1-#62.82
546.90 TP
1-#62.82
546.86 TP
1-#62.82
546.82 TP
1-#62.82
546.78 TP
1-#62.82
546.74 TP
1-#62.82
546.70 TP
1-#62.82
546.66 TP
1-#62.82
546.62 TP
1-#62.82
546.58 TP
1-#62.82
546.54 TP
1-#62.82
546.50 TP
1-#62.82
546.46 TP
1-#62.82
546.42 TP
1-#62.82
546.38 TP
1-#62.82
546.34 TP
1-#62.82
546.30 TP
1-#62.82
546.26 TP
1-#62.82
546.22 TP
1-#62.82
546.18 TP
1-#62.82
546.14 TP
1-#62.82
546.10 TP
1-#62.82
546.06 TP
1-#62.82
546.02 TP
1-#62.82
545.98 TP
1-#62.82
545.94 TP
1-#62.82
545.90 TP
1-#62.82
545.86 TP
1-#62.82
545.82 TP
1-#62.82
545.78 TP
1-#62.82
545.74 TP
1-#62.82
545.70 TP
1-#62.82
545.66 TP
1-#62.82
545.62 TP
1-#62.82
545.58 TP
1-#62.82
545.54 TP
1-#62.82
545.50 TP
1-#62.82
545.46 TP
1-#62.82
545.42 TP
1-#62.82
545.38 TP
1-#62.82
545.34 TP
1-#62.82
545.30 TP
1-#62.82
545.26 TP
1-#62.82
545.22 TP
1-#62.82
545.18 TP
1-#62.82
545.14 TP
1-#62.82
545.10 TP
1-#62.82
545.06 TP
1-#62.82
545.02 TP
1-#62.82
544.98 TP
1-#62.82
544.94 TP
1-#62.82
544.90 TP
1-#62.82
544.86 TP
1-#62.82
544.82 TP
1-#62.82
544.78 TP
1-#62.82
544.74 TP
1-#62.82
544.70 TP
1-#62.82
544.66 TP
1-#62.82
544.62 TP
1-#62.82
544.58 TP
1-#62.82
544.54 TP
1-#62.82
544.50 TP
1-#62.82
544.46 TP
1-#62.82
544.42 TP
1-#62.82
544.38 TP
1-#62.82
544.34 TP
1-#62.82
544.30 TP
1-#62.82
544.26 TP
1-#62.82
544.22 TP
1-#62.82
544.18 TP
1-#62.82
544.14 TP
1-#62.82
544.10 TP
1-#62.82
544.06 TP
1-#62.82
544.02 TP
1-#62.82
543.98 TP
1-#62.82
543.94 TP
1-#62.82
543.90 TP
1-#62.82
543.86 TP
1-#62.82
543.82 TP
1-#62.82
543.78 TP
1-#62.82
543.74 TP
1-#62.82
543.70 TP
1-#62.82
543.66 TP
1-#62.82
543.62 TP
1-#62.82
543.58 TP
1-#62.82
543.54 TP
1-#62.82
543.50 TP
1-#62.82
543.46 TP
1-#62.82
543.42 TP
1-#62.82
543.38 TP
1-#62.82
543.34 TP
1-#62.82
543.30 TP
1-#62.82
543.26 TP
1-#62.82
543.22 TP
1-#62.82
543.18 TP
1-#62.82
543.14 TP
1-#62.82
543.10 TP
1-#62.82
543.06 TP
1-#62.82
543.02 TP
1-#62.82
542.98 TP
1-#62.82
542.94 TP
1-#62.82
542.90 TP
1-#62.82
542.86 TP
1-#62.82
542.82 TP
1-#62.82
542.78 TP
1-#62.82
542.74 TP
1-#62.82
542.70 TP
1-#62.82
542.66 TP
1-#62.82
542.62 TP
1-#62.82
542.58 TP
1-#62.82
542.54 TP
1-#62.82
542.50 TP
1-#62.82
542.46 TP
1-#62.82
542.42 TP
1-#62.82
542.38 TP
1-#62.82
542.34 TP
1-#62.82
542.30 TP
1-#62.82
542.26 TP
1-#62.82
542.22 TP
1-#62.82
542.18 TP
1-#62.82
542.14 TP
1-#62.82
542.10 TP
1-#62.82
542.06 TP
1-#62.82
542.02 TP
1-#62.82
541.98 TP
1-#62.82
541.94 TP
1-#62.82
541.90 TP
1-#62.82
541.86 TP
1-#62.82
541.82 TP
1-#62.82
541.78 TP
1-#62.82
541.74 TP
1-#62.82
541.70 TP
1-#62.82
541.66 TP
1-#62.82
541.62 TP
1-#62.82
541.58 TP
1-#62.82
541.54 TP
1-#62.82
541.50 TP
1-#62.82
541.46 TP
1-#62.82
541.42 TP
1-#62.82
541.38 TP
1-#62.82
541.34 TP
1-#62.82
541.30 TP
1-#62.82
541.26 TP
1-#62.82
541.22 TP
1-#62.82
541.18 TP
1-#62.82
541.14 TP
1-#62.82
541.10 TP
1-#62.82
541.06 TP
1-#62.82
541.02 TP
1-#62.82
540.98 TP
1-#62.82
540.94 TP
1-#62.82
540.90 TP
1-#62.82
540.86 TP
1-#62.82
540.82 TP
1-#62.82
540.78 TP
1-#62.82
540.74 TP
1-#62.82
540.70 TP
1-#62.82
540.66 TP
1-#62.82
540.62 TP
1-#62.82
540.58 TP
1-#62.82
540.54 TP
1-#62.82
540.50 TP
1-#62.82
540.46 TP
1-#62.82
540.42 TP
1-#62.82
540.38 TP
1-#62.82
540.34 TP
1-#62.82
540.30 TP
1-#62.82
540.26 TP
1-#62.82
540.22 TP
1-#62.82
540.18 TP
1-#62.82
540.14 TP
1-#62.82
540.10 TP
1-#62.82
540.06 TP
1-#62.82
540.02 TP
1-#62.82
539.98 TP
1-#62.82
539.94 TP
1-#62.82
539.90 TP
1-#62.82
539.86 TP
1-#62.82
539.82 TP
1-#62.82
539.78 TP
1-#62.82
539.74 TP
1-#62.82
539.70 TP
1-#62.82
539.66 TP
1-#62.82
539.62 TP
1-#62.82
539.58 TP
1-#62.82
539.54 TP
1-#62.82
539.50 TP
1-#62.82
539.46 TP
1-#62.82
539.42 TP
1-#62.82
539.38 TP
1-#62.82
539.34 TP
1-#62.82
539.30 TP
1-#62.82
539.26 TP
1-#62.82
539.22 TP
1-#62.82
539.18 TP
1-#62.82
539.14 TP
1-#62.82
539.10 TP
1-#62.82
539.06 TP
1-#62.82
539.02 TP
1-#62.82
538.98 TP
1-#62.82
538.94 TP
1-#62.82
538.90 TP
1-#62.82
538.86 TP
1-#62.82
538.82 TP
1-#62.82
538.78 TP
1-#62.82
538.74 TP
1-#62.82
538.70 TP
1-#62.82
538.66 TP
1-#62.82
538.62 TP
1-#62.82
538.58 TP
1-#62.82
538.54 TP
1-#62.82
538.50 TP
1-#62.82
538.46 TP
1-#62.82
538.42 TP
1-#62.82
538.38 TP
1-#62.82
538.34 TP
1-#62.82
538.30 TP
1-#62.82
538.26 TP
1-#62.82
538.22 TP
1-#62.82
538.18 TP
1-#62.82
538.14 TP
1-#62.82
538.10 TP
1-#62.82
538.06 TP
1-#62.82
538.02 TP
1-#62.82
537.98 TP
1-#62.82
537.94 TP
1-#62.82
537.90 TP
1-#62.82
537.86 TP
1-#62.82
537.82 TP
1-#62.82
537.78 TP
1-#62.82
537.74 TP
1-#62.82
537.70 TP
1-#62.82
537.66 TP
1-#62.82
537.62 TP
1-#62.82
537.58 TP
1-#62.82
537.54 TP
1-#62.82
537.50 TP
1-#62.82
537.46 TP
1-#62.82
537.42 TP
1-#62.82
537.38 TP
1-#62.82
537.34 TP
1-#62.82
537.30 TP
1-#62.82
537.26 TP
1-#62.82
537.22 TP
1-#62.82
537.18 TP
1-#62.82
537.14 TP
1-#62.82
537.10 TP
1-#62.82
537.06 TP
1-#62.82
537.02 TP
1-#62.82
536.98 TP
1-#62.82
536.94 TP
1-#62.82
536.90 TP
1-#62.82
536.86 TP
1-#62.82
536.82 TP
1-#62.82
536.78 TP
1-#62.82
536.74 TP
1-#62.82
536.70 TP
1-#62.82
536.66 TP
1-#62.82
536.62 TP
1-#62.82
536.58 TP
1-#62.82
536.54 TP
1-#62.82
536.50 TP
1-#62.82
536.46 TP
1-#62.82
536.42 TP
1-#62.82
536.38 TP
1-#62.82
536.34 TP
1-#62.82
536.30 TP
1-#62.82
536.26 TP
1-#62.82
536.22 TP
1-#62.82
536.18 TP
1-#62.82
536.14 TP
1-#62.82
536.10 TP
1-#62.82
536.06 TP
1-#62.82
536.02 TP
1-#62.82
535.98 TP
1-#62.82
535.94 TP
1-#62.82
535.90 TP
1-#62.82
535.86 TP
1-#62.82
535.82 TP
1-#62.82
535.78 TP
1-#62.82
535.74 TP
1-#62.82
535.70 TP
1-#62.82
535.66 TP
1-#62.82
535.62 TP
1-#62.82
535.58 TP
1-#62.82
535.54 TP
1-#62.82
535.50 TP
1-#62.82
535.46 TP
1-#62.82
535.42 TP
1-#62.82
535.38 TP
1-#62.82
535.34 TP
1-#62.82
535.30 TP
1-#62.82
535.26 TP
1-#62.82
535.22 TP
1-#62.82
535.18 TP
1-#62.82
535.14 TP
1-#62.82
535.10 TP
1-#62.82
535.06 TP
1-#62.82
535.02 TP
1-#62.82
534.98 TP
1-#62.82
534.94 TP
1-#62.82
534.90 TP
1-#62.82
534.86 TP
1-#62.82
534.82 TP
1-#62.82
534.78 TP
1-#62.82
534.74 TP
1-#62.82
534.70 TP
1-#62.82
534.66 TP
1-#62.82
534.62 TP
1-#62.82
534.58 TP
1-#62.82
534.54 TP
1-#62.82
534.50 TP
1-#62.82
534.46 TP
1-#62.82
534.42 TP
1-#62.82
534.38 TP
1-#62.82
534.34 TP
1-#62.82
534.30 TP
1-#62.82
534.26 TP
1-#62.82
534.22 TP
1-#62.82
534.18 TP
1-#62.82
534.14 TP
1-#62.82
534.10 TP
1-#62.82
534.06 TP
1-#62.82
534.02 TP
1-#62.82
533.98 TP
1-#62.82
533.94 TP
1-#62.82
533.90 TP
1-#62.82
533.86 TP
1-#62.82
533.82 TP
1-#62.82
533.78 TP
1-#62.82
533.74 TP
1-#62.82
533.70 TP
1-#62.82
533.66 TP
1-#62.82
533.62 TP
1-#62.82
533.58 TP
1-#62.82
533.54 TP
1-#62.82
533.50 TP
1-#62.82
533.46 TP
1-#62.82
533.42 TP
1-#62.82
533.38 TP
1-#62.82
533.34 TP
1-#62.82
533.30 TP
1-#62.82
533.26 TP
1-#62.82
533.22 TP
1-#62.82
533.18 TP
1-#62.82
533.14 TP
1-#62.82
533.10 TP
1-#62.82
533.06 TP
1-#62.82
533.02 TP
1-#62.82
532.98 TP
1-#62.82
532.94 TP
1-#62.82
532.90 TP
1-#62.82
532.86 TP
1-#62.82
532.82 TP
1-#62.82
532.78 TP
1-#62.82
532.74 TP
1-#62.82
532.70 TP
1-#62.82
532.66 TP
1-#62.82
532.62 TP
1-#62.82
532.58 TP
1-#62.82
532.54 TP
1-#62.82
532.50 TP
1-#62.82
532.46 TP
1-#62.82
532.42 TP
1-#62.82
532.38 TP
1-#62.82
532.34 TP
1-#62.82
532.30 TP
1-#62.82
532.26 TP
1-#62.82
532.22 TP
1-#62.82
532.18 TP
1-#62.82
532.14 TP
1-#62.82
532.10 TP
1-#62.82
532.06 TP
1-#62.82
532.02 TP
1-#62.82
531.98 TP
1-#62.82
531.94 TP
1-#62.82
531.90 TP
1-#62.82
531.86 TP
1-#62.82
531.82 TP
1-#62.82
531.78 TP
1-#62.82
531.74 TP
1-#62.82
531.70 TP
1-#62.82
531.66 TP
1-#62.82
531.62 TP
1-#62.82
531.58 TP
1-#62.82
531.54 TP
1-#62.82
531.50 TP
1-#62.82
531.46 TP
1-#62.82
531.42 TP
1-#62.82
531.38 TP
1-#62.82
531.34 TP
1-#62.82
531.30 TP
1-#62.82
531.26 TP
1-#62.82
531.22 TP
1-#62.82
531.18 TP
1-#62.82
531.14 TP
1-#62.82
531.10 TP
1-#62.82
531.06 TP
1-#62.82
531.02 TP
1-#62.82
530.98 TP
1-#62.82
530.94 TP
1-#62.82
530.90 TP
1-#62.82
530.86 TP
1-#62.82
530.82 TP
1-#62.82
530.78 TP
1-#62.82
530.74 TP
1-#62.82
530.70 TP
1-#62.82
530.66 TP
1-#62.82
530.62 TP
1-#62.82
530.58 TP
1-#62.82
530.54 TP
1-#62.82
530.50 TP
1-#62.82
530.46 TP
1-#62.82
530.42 TP
1-#62.82
530.38 TP
1-#62.82
530.34 TP
1-#62.82
530.30 TP
1-#62.82
530.26 TP
1-#62.82
530.22 TP
1-#62.82
530.18 TP
1-#62.82
530.14 TP
1-#62.82
530.10 TP
1-#62.82
530.06 TP
1-#62.82
530.02 TP
1-#62.82
529.98 TP
1-#62.82
529.94 TP
1-#62.82
529.90 TP
1-#62.82
529.86 TP
1-#62.82
529.82 TP
1-#62.82
529.78 TP
1-#62.82
529.74 TP
1-#62.82
529.70 TP
1-#62.82
529.66 TP
1-#62.82
529.62 TP
1-#62.82
529.58 TP
1-#62.82
529.54 TP
1-#62.82
529.50 TP
1-#62.82
529.46 TP
1-#62.82
529.42 TP
1-#62.82
529.38 TP
1-#62.82
529.34 TP
1-#62.82
529.30 TP
1-#62.82
529.26 TP
1-#62.82
529.22 TP
1-#62.82
529.18 TP
1-#62.82
529.14 TP
1-#62.82
529.10 TP
1-#62.82
529.06 TP
1-#62.82
529.02 TP
1-#62.82
528.98 TP
1-#62.82
528.94 TP
1-#62.82
528.90 TP
1-#62.82
528.86 TP
1-#62.82
528.82 TP
1-#62.82
528.78 TP
1-#62.82
528.74 TP
1-#62.82
528.70 TP
1-#62.82
528.66 TP
1-#62.82
528.62 TP
1-#62.82
528.58 TP
1-#62.82
528.54 TP
1-#62.82
528.50 TP
1-#62.82
528.46 TP
1-#62.82
528.42 TP
1-#62.82
528.38 TP
1-#62.82
528.34 TP
1-#62.82
528.30 TP
1-#62.82
528.26 TP
1-#62.82
528.22 TP
1-#62.82
528.18 TP
1-#62.82
528.14 TP
1-#62.82
528.10 TP
1-#62.82
528.06 TP
1-#62.82
528.02 TP
1-#62.82
527.98 TP
1-#62.82
527.94 TP
1-#62.82
527.90 TP
1-#62.82
527.86 TP
1-#62.82
527.82 TP
1-#62.82
527.78 TP
1-#62.82
527.74 TP
1-#62.82
527.70 TP
1-#62.82
527.66 TP
1-#62.82
527.62 TP
1-#62.82
527.58 TP
1-#62.82
527.54 TP
1-#62.82
527.50 TP
1-#62.82
527.46 TP
1-#62.82
527.42 TP
1-#62.82
527.38 TP
1-#62.82
527.34 TP
1-#62.82
527.30 TP
1-#62.82
527.26 TP
1-#62.82
527.22 TP
1-#62.82
527.18 TP
1-#62.82
527.14 TP
1-#62.82
527.10 TP
1-#62.82
527.06 TP
1-#62.82
527.02 TP
1-#62.82
526.98 TP
1-#62.82
526.94 TP
1-#62.82
526.90 TP
1-#62.82
526.86 TP
1-#62.82
526.82 TP
1-#62.82
526.78 TP
1-#62.82
526.74 TP
1-#62.82
526.70 TP
1-#62.82
526.66 TP
1-#62.82
526.62 TP
1-#62.82
526.58 TP
1-#62.82
526.54 TP
1-#62.82
526.50 TP
1-#62.82
526.46 TP
1-#62.82
526.42 TP
1-#62.82
526.38 TP
1-#62.82
526.34 TP
1-#62.82
526.30 TP
1-#62.82
526.26 TP
1-#62.82
526.22 TP
1-#62.82
526.18 TP
1-#62.82
526.14 TP
1-#62.82
526.10 TP
1-#62.82
526.06 TP
1-#62.82
526.02 TP
1-#62.82
525.98 TP
1-#62.82
525.94 TP
1-#62.82
525.90 TP
1-#62.82
525.86 TP
1-#62.82
525.82 TP
1-#62.82
525.78 TP
1-#62.82
525.74 TP
1-#62.82
525.70 TP
1-#62.82
525.66 TP
1-#62.82
525.62 TP
1-#62.82
525.58 TP
1-#62.82
525.54 TP
1-#62.82
525.50 TP
1-#62.82
525.46 TP
1-#62.82
525.42 TP
1-#62.82
525.38 TP
1-#62.82
525.34 TP
1-#62.82
525.30 TP
1-#62.82
525.26 TP
1-#62.82
525.22 TP
1-#62.82
525.18 TP
1-#62.82
525.14 TP
1-#62.82
525.10 TP
1-#62.82
525.06 TP
1-#62.82
525.02 TP
1-#62.82
524.98 TP
1-#62.82
524.94 TP
1-#62.82
524.90 TP
1-#62.82
524.86 TP
1-#62.82
524.82 TP
1-#62.82
524.78 TP
1-#62.82
524.74 TP
1-#62.82
524.70 TP
1-#62.82
524.66 TP
1-#62.82
524.62 TP
1-#62.82
524.58 TP
1-#62.82
524.54 TP
1-#62.82
524.50 TP
1-#62.82
524.46 TP
1-#62.82
524.42 TP
1-#62.82
524.38 TP
1-#62.82
524.34 TP
1-#62.82
524.30 TP
1-#62.82
524.26 TP
1-#62.82
524.22 TP
1-#62.82
524.18 TP
1-#62.82
524.14 TP
1-#62.82
524.10 TP
1-#62.82
524.06 TP
1-#62.82
524.02 TP
1-#62.82
523.98 TP
1-#62.82
523.94 TP
1-#62.82
523.90 TP
1-#62.82
523.86 TP
1-#62.82
523.82 TP
1-#62.82
523.78 TP
1-#62.82
523.74 TP
1-#62.82
523.70 TP
1-#62.82
523.66 TP
1-#62.82
523.62 TP
1-#62.82
523.58 TP
1-#62.82
523.54 TP
1-#62.82
523.50 TP
1-#62.82
523.46 TP
1-#62.82
523.42 TP
1-#62.82
523.38 TP
1-#62.82
523.34 TP
1-#62.82
523.30 TP
1-#62.82
523.26 TP
1-#62.82
523.22 TP
1-#62.82
523.18 TP
1-#62.82
523.14 TP
1-#62.82
523.10 TP
1-#62.82
523.06 TP
1-#62.82
523.02 TP
1-#62.82
522.98 TP
1-#62.82
522.94 TP
1-#62.82
522.90 TP
1-#62.82
522.86 TP
1-#62.82
522.82 TP
1-#62.82
522.78 TP
1-#62.82
522.74 TP
1-#62.82
522.70 TP
1-#62.82
522.66 TP
1-#62.82
522.62 TP
1-#62.82
522.58 TP
1-#62.82
522.54 TP
1-#62.82
522.50 TP
1-#62.82
522.46 TP
1-#62.82
522.42 TP
1-#62.82
522.38 TP
1-#62.82
522.34 TP
1-#62.82
522.30 TP
1-#62.82
522.26 TP
1-#62.82
522.22 TP
1-#62.82
522.18 TP
1-#62.82
522.14 TP
1-#62.82
522.10 TP
1-#62.82
522.06 TP
1-#62.82
522.02 TP
1-#62.82
521.98 TP
1-#62.82
521.94 TP
1-#62.82
521.90 TP
1-#62.82
521.86 TP
1-#62.82
521.82 TP
1-#62.82
521.78 TP
1-#62.82
521.74 TP
1-#62.82
521.70 TP
1-#62.82
521.66 TP
1-#62.82
521.62 TP
1-#62.82
521.58 TP
1-#62.82
521.54 TP
1-#62.82
521.50 TP
1-#62.82
521.46 TP
1-#62.82
521.42 TP
1-#62.82
521.38 TP
1-#62.82
521.34 TP
1-#62.82
521.30 TP
1-#62.82
521.26 TP
1-#62.82
521.22 TP
1-#62.82
521.18 TP
1-#62.82
521.14 TP
1-#62.82
521.10 TP
1-#62.82
521.06 TP
1-#62.82
521.02 TP
1-#62.82
520.98 TP
1-#62.82
520.94 TP
1-#62.82
520.90 TP
1-#62.82
520.86 TP
1-#62.82
520.82 TP
1-#62.82
520.78 TP
1-#62.82
520.74 TP
1-#62.82
520.70 TP
1-#62.82
520.66 TP
1-#62.82
520.62 TP
1-#62.82
520.58 TP
1-#62.82
520.54 TP
1-#62.82
520.50 TP
1-#62.82
520.46 TP
1-#62.82
520.42 TP
1-#62.82
520.38 TP
1-#62.82
520.34 TP
1-#62.82
520.30 TP
1-#62.82
520.26 TP
1-#62.82
520.22 TP
1-#62.82
520.18 TP
1-#62.82
520.14 TP
1-#62.82
520.10 TP
1-#62.82
520.06 TP
1-#62.82
520.02 TP
1-#62.82
519.98 TP
1-#62.82
519.94 TP
1-#62.82
519.90 TP
1-#62.82
519.86 TP
1-#62.82
519.82 TP
1-#62.82
519.78 TP
1-#62.82
519.74 TP
1-#62.82
519.70 TP
1-#62.82
519.66 TP
1-#62.82
519.62 TP
1-#62.82
519.58 TP
1-#62.82
519.54 TP
1-#62.82
519.50 TP
1-#62.82
519.46 TP
1-#62.82
519.42 TP
1-#62.82
519.38 TP
1-#62.82
519.34 TP
1-#62.82
519.30 TP
1-#62.82
519.26 TP
1-#62.82
519.22 TP
1-#62.82
519.18 TP
1-#62.82
519.14 TP
1-#62.82
519.10 TP
1-#62.82
519.06 TP
1-#62.82
519.02 TP
1-#62.82
518.98 TP
1-#62.82
518.94 TP
1-#62.82
518.90 TP
1-#62.82
518.86 TP
1-#62.82
518.82 TP
1-#62.82
518.78 TP
1-#62.82
518.74 TP
1-#62.82
518.70 TP
1-#62.82
518.66 TP
1-#62.82
518.62 TP
1-#62.82
518.58 TP
1-#62.82
518.54 TP
1-#62.82
518.50 TP
1-#62.82
518.46 TP
1-#62.82
518.42 TP
1-#62.82
518.38 TP
1-#62.82
518.34 TP
1-#62.82
518.30 TP
1-#62.82
518.26 TP
1-#62.82
518.22 TP
1-#62.82
518.18 TP
1-#62.82
518.14 TP
1-#62.82
518.10 TP
1-#62.82
518.06 TP
1-#62.82
518.02 TP
1-#62.82
517.98 TP
1-#62.82
517.94 TP
1-#62.82
517.90 TP
1-#62.82
517.86 TP
1-#62.82
517.82 TP
1-#62.82
517.78 TP
1-#62.82
517.74 TP
1-#62.82
517.70 TP
1-#62.82
517.66 TP
1-#62.82
517.62 TP
1-#62.82
517.58 TP
1-#62.82
517.54 TP
1-#62.82
517.50 TP
1-#62.82
517.46 TP
1-#62.82
517.42 TP
1-#62.82
517.38 TP
1-#62.82
517.34 TP
1-#62.82
517.30 TP
1-#62.82
517.26 TP
1-#62.82
517.22 TP
1-#62.82
517.18 TP
1-#62.82
517.14 TP
1-#62.82
517.10 TP
1-#62.82
517.06 TP
1-#62.82
517.02 TP
1-#62.82
516.98 TP
1-#62.82
516.94 TP
1-#62.82
516.90 TP
1-#62.82
516.86 TP
1-#62.82
516.82 TP
1-#62.82
516.78 TP
1-#62.82
516.74 TP
1-#62.82
516.70 TP
1-#62.82
516.66 TP
1-#62.82
516.62 TP
1-#62.82
516.58 TP
1-#62.82
516.54 TP
1-#62.82
516.50 TP
1-#62.82
516.46 TP
1-#62.82
516.42 TP
1-#62.82
516.38 TP
1-#62.82
516.34 TP
1-#62.82
516.30 TP
1-#62.82
516.26 TP
1-#62.82
516.22 TP
1-#62.82
516.18 TP
1-#62.82
516.14 TP
1-#62.82
516.10 TP
1-#62.82
516.06 TP
1-#62.82
516.02 TP
1-#62.82
515.98 TP
1-#62.82
515.94 TP
1-#62.82
515.90 TP
1-#62.82
515.86 TP
1-#62.82
515.82 TP
1-#62.82
515.78 TP
1-#62.82
515.74 TP
1-#62.82
515.70 TP
1-#62.82
515.66 TP
1-#62.82
515.62 TP
1-#62.82
515.58 TP
1-#62.82
515.54 TP
1-#62.82
515.50 TP
1-#62.82
515.46 TP
1-#62.82
515.42 TP
1-#62.82
515.38 TP
1-#62.82
515.34 TP
1-#62.82
515.30 TP
1-#62.82
515.26 TP
1-#62.82
515.22 TP
1-#62.82
515.18 TP
1-#62.82
515.14 TP
1-#62.82
515.10 TP
1-#62.82
515.06 TP
1-#62.82
515.02 TP
1-#62.82
514.98 TP
1-#62.82
514.94 TP
1-#62.82
514.90 TP
1-#62.82
514.86 TP
1-#62.82
514.82 TP
1-#62.82
514.78 TP
1-#62.82
514.74 TP
1-#62.82
514.70 TP
1-#62.82
514.66 TP
1-#62.82
514.62 TP
1-#62.82
514.58 TP
1-#62.82
514.54 TP
1-#62.82
514.50 TP
1-#62.82
514.46 TP
1-#62.82
514.42 TP
1-#62.82
514.38 TP
1-#62.82
514.34 TP
1-#62.82
514.30 TP

GRATE DRAIN CAPACITY CALCULATIONS

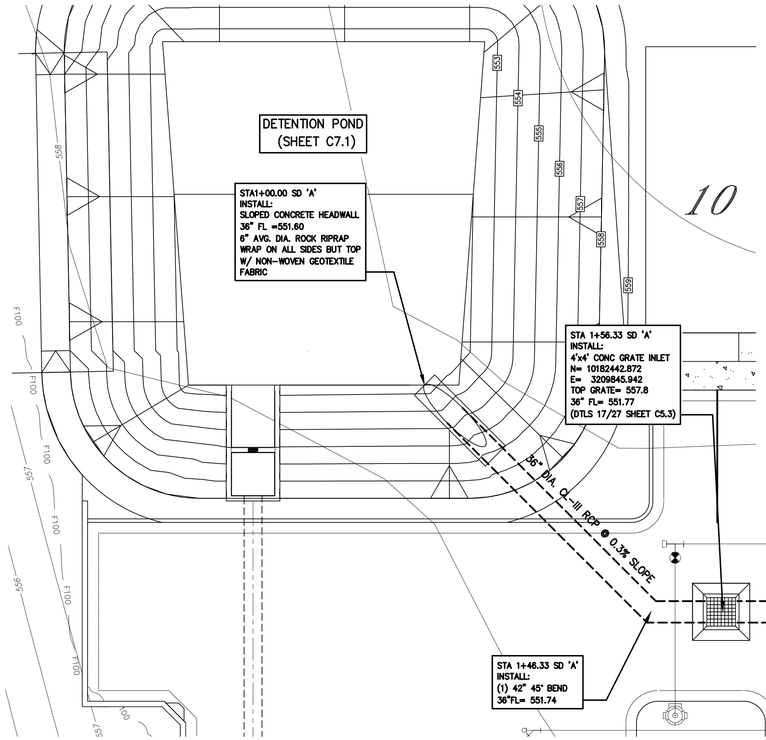
DRAINAGE AREA I.D.	DRAINAGE AREA (AC)	INLET TYPE	INLET SIZE L (FT)	INLET SIZE W (FT)	OPENING A (SQ-FT)	HEAD h (FT)	SITE FLOW Q_{25} (CFS)	SITE FLOW Q_{100} (CFS)	Design Flow ($Q_{100}/0.5_{C(apacity)}$) (CFS)	GRATE TYPE
P1	0.64	GRATE	4	4	10.1	0.26	4.75	7.09	12.44	K&B STEEL GDH G- 28 1/2" X 28 1/2" OR APPROVED EQUAL
P2	0.27	GRATE	3	3	5.3	0.6	2.21	3.27	9.93	K&B STEEL GDH G- 40 1/2" X 40 1/2" OR APPROVED EQUAL
P3	0.53	GRATE	3	3	5.3	0.5	3.99	5.94	9.06	K&B STEEL GDH G- 40 1/2" X 40 1/2" OR APPROVED EQUAL

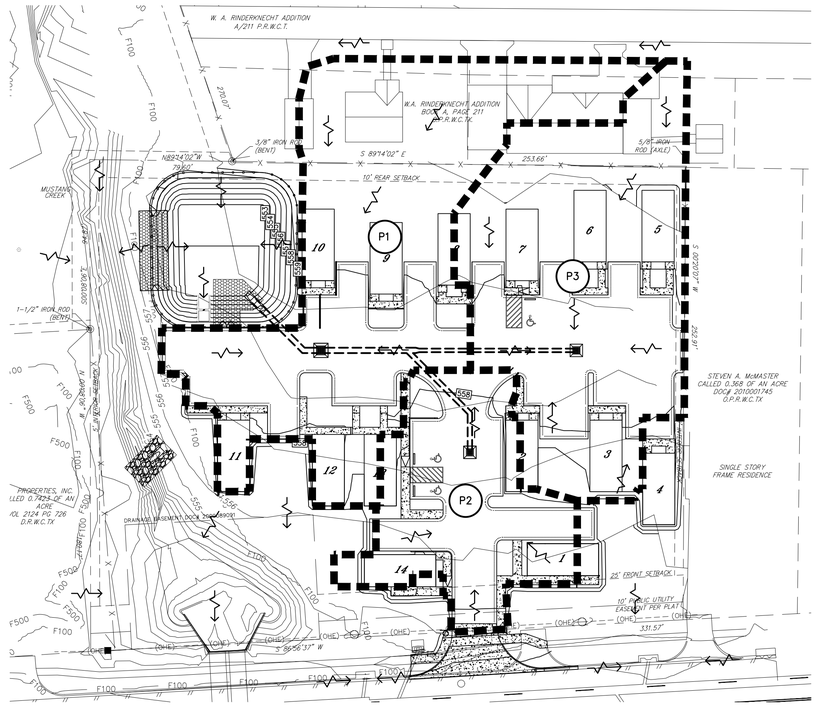
INLET IN SUMP (ORIFICE FLOW)
$Q = 4.82Ah^{0.5}$

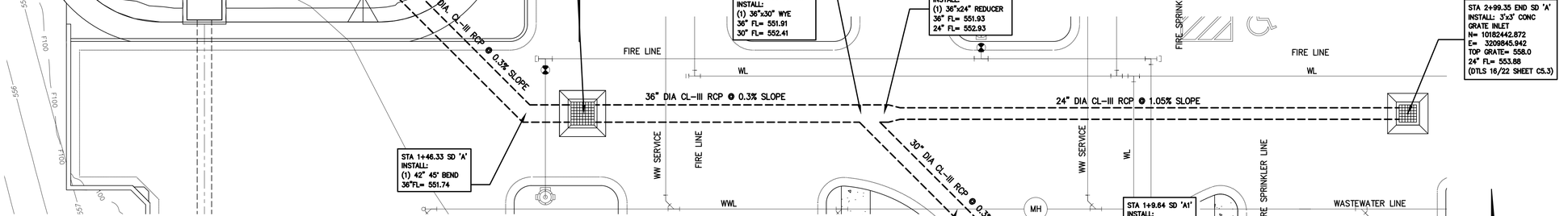
INLET ON GRADE (WEIR FLOW)
$Q = Cw(L+1.8Wy)*1.5$

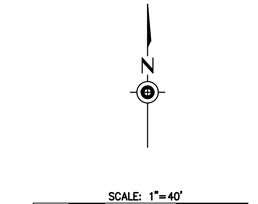
Q = RUNOFF FLOW, CFS
A = AREA OF GRATE OPENING, SQ-FT
h = MAXIMUM DEPTH OF FLOWTHAT OCCURS AT INLET, FT
L = LENGTH
W = WIDTH (FOR GRATE INLET)
W=GUTTER DEPERSION WIDTH (PERPENDICULAR TO CURB FOR AREA INLET)
Cw = WEIR COEFFICIENT (FT^0.5/S - 2.3 FT^0.5/S, FOR SUMP, 3.0FT^0.5/S W/O DEPRESSION)
y= HEAD AT INLET OPENING , FT
IF L> 12FT W=0 AND Cw = 3.0 FT^0.5/S

HEAVY DUTY HOT DIPPED GALVANIZED GRATES - K&B STEEL, CLARKSVILLE, TEXAS [59.10% (3'X3'), 63.29% (4'X4'), 59.72% (5'X5'), GRATE OPEN AREA %].







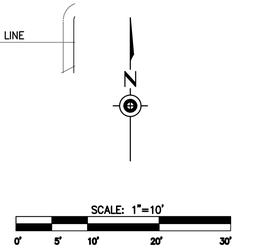


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- 101 CONTOUR
- DRAINAGE AREA BOUNDARY
- FLOW ARROW
- P2 DRAINAGE AREA IDENTIFICATION

NOTES:

1. STORM DRAIN PIPE TO BE CL-III RCP GASKETTED PIPE.
2. ALL ROOF DOWNSPOUTS SHALL BE DIRECTED TO THE FRONT OF EACH UNIT AND THE CIRCULATION DRIVE.



LEGEND

- PROPERTY LINE
- EASEMENT & SETBACKS
- (OHE) OVERHEAD UTILITIES
- 101 EXISTING CONTOUR
- 101 PROPOSED CONTOUR
- 95.25 TP SPOT ELEVATION

ABBREVIATIONS

BW	=	BOTTOM OF WALL
FG	=	FINISH GRADE
FL	=	FLOW LINE
TW	=	TOP OF WALL

STORM DRAIN LINE HYDRAULIC COMPUTATIONS – (25YR)

Line	Pipe Size	Q	Inv Elev Dn	HGL Dn	Depth Dn	Area Dn	Veloc Dn	Vel Hd Dn	EGL Dn	Line Length	Inv Elev Up	HGL Up	Depth Up	Area Up	Veloc Up	Vel Hd Up	EGL Up	Sf Dn	Sf Up	Sf Ave	Energy Loss	JLC Coeff	Minor Loss
	(in)	(cfs)	(ft)	(ft)	(ft)	(sqft)	(ft/ s)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft/ s)	(ft)	(ft)	(%)	(%)	(%)	(ft)	(K)	(ft)
1	36	10.95	551.60	556.30	3.00	7.07	1.55	0.04	556.34	46.331	551.74	556.31	3.00	7.07	1.55	0.04	556.35	0.023	0.023	0.023	0.011	0.35	0.01
2	36	10.95	551.74	556.32	3.00	7.07	1.55	0.04	556.36	10.000	551.77	556.33	3.00	7.07	1.55	0.04	556.36	0.023	0.023	0.023	0.002	1.25	0.05
3	36	6.20	551.77	556.37	3.00	7.07	0.88	0.01	556.38	47.914	551.91	556.38	3.00	7.07	0.88	0.01	556.39	0.007	0.007	0.007	0.004	0.75	0.01
4	30	2.21	552.41	556.39	2.50	4.91	0.45	0.00	556.39	49.640	552.56	556.39	2.50	4.91	0.45	0.00	556.39	0.002	0.002	0.002	0.001	0.35	0.00
5	30	2.21	552.56	556.39	2.50	4.91	0.45	0.00	556.39	22.384	552.70	556.39	2.50	4.91	0.45	0.00	556.39	0.002	0.002	0.002	0.001	1.25	0.00
6	36	3.99	551.91	556.39	3.00	7.07	0.56	0.00	556.39	4.000	551.93	556.39	3.00	7.07	0.56	0.00	556.39	0.003	0.003	0.003	0.000	1.00	0.00
7	24	3.99	552.93	556.39	2.00	3.14	1.27	0.03	556.42	90.601	553.88	556.41	2.00	3.14	1.27	0.03	556.44	0.027	0.027	0.027	0.024	1.25	0.03

STORM DRAIN LINE HYDRAULIC COMPUTATIONS – (100YR)

Line	Pipe Size	Q	Inv Elev Dn	HGL Dn	Depth Dn	Area Dn	Veloc Dn	Vel Hd Dn	EGL Dn	Line Length	Inv Elev Up	HGL Up	Depth Up	Area Up	Veloc Up	Vel Hd Up	EGL Up	Sf Dn	Sf Up	Sf Ave	Energy Loss	JLC Coeff	Minor Loss
	(in)	(cfs)	(ft)	(ft)	(ft)	(sqft)	(ft/ s)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft/ s)	(ft)	(ft)	(%)	(%)	(%)	(ft)	(K)	(ft)
1	36	16.30	551.60	556.90	3.00	7.07	2.31	0.08	556.98	46.331	551.74	556.92	3.00	7.07	2.31	0.08	557.01	0.051	0.051	0.051	0.024	0.35	0.03
2	36	16.30	551.74	556.95	3.00	7.07	2.31	0.08	557.04	10.000	551.77	556.96	3.00	7.07	2.31	0.08	557.04	0.051	0.051	0.051	0.005	1.25	0.10
3	36	9.21	551.77	557.06	3.00	7.07	1.30	0.03	557.09	47.914	551.91	557.07	3.00	7.07	1.30	0.03	557.10	0.016	0.016	0.016	0.008	0.75	0.02
4	30	3.27	552.41	557.09	2.50	4.91	0.67	0.01	557.10	49.640	552.56	557.09	2.50	4.91	0.67	0.01	557.10	0.005	0.005	0.005	0.003	0.35	0.00
5	30	3.27	552.56	557.09	2.50	4.91	0.67	0.01	557.10	22.384	552.70	557.09	2.50	4.91	0.67	0.01	557.10	0.005	0.005	0.005	0.001	1.25	0.01
6	36	5.94	551.91	557.09	3.00	7.07	0.84	0.01	557.10	4.000	551.93	557.09	3.00	7.07	0.84	0.01	557.10	0.007	0.007	0.007	0.000	1.00	0.01
7	24	5.94	552.93	557.10	2.00	3.14	1.89	0.06	557.16	90.601	553.88	557.15	2.00	3.14	1.89	0.06	557.21	0.059	0.059	0.059	0.053	1.25	0.07

STORMWATER RUNOFF FLOW CALCULATIONS (RATIONAL METHOD)

INLET /BASIN AREA NO.	BASIN AREA (SF)	BASIN AREA (AC)	BASIN I.C. (SF)	BASIN I.C. (AC)	BASIN I.C. (%)	C-VALUE (IMPERVIOUS) 2-YR	10-YR	25-YR	100-YR	C-VALUE (PERVIOUS) 2-YR	10-YR	25-YR	100-YR	COMPOSITE C-VALUE 2-YR	10-YR	25-YR	100-YR	Tc (MIN.)	RAINFALL INTENSITY, I (IN/HR) 2-YR	10-YR	25-YR	100-YR	RUNOFF, Q (CFS) 2-YR	10-YR	25-YR	100-YR
P1	27898	0.64	16644	0.38	59.7	0.74	0.82	0.87	0.96	0.25	0.30	0.34	0.41	0.54	0.61	0.66	0.74	5.0	6.14	9.19	11.30	15.00	2.13	3.59	4.75	7.09
P2	11810	0.27	8477	0.19	71.8	0.74	0.82	0.87	0.96	0.25	0.30	0.34	0.41	0.60	0.67	0.72	0.80	5.0	6.14	9.19	11.30	15.00	1.00	1.68	2.21	3.27
P3	23028	0.53	14220	0.33	61.7	0.74	0.82	0.87	0.96	0.25	0.30	0.34	0.41	0.55	0.62	0.67	0.75	5.0	6.14	9.19	11.30	15.00	1.79	3.02	3.99	5.94

Source:
Rational Method Atlas Method of Analysis per City of Round Rock Drainage Criteria Manual and NOAA Atlas 14 Precipitation Frequency Data.

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING
TBPE FIRM REGISTRATION No. F-22228

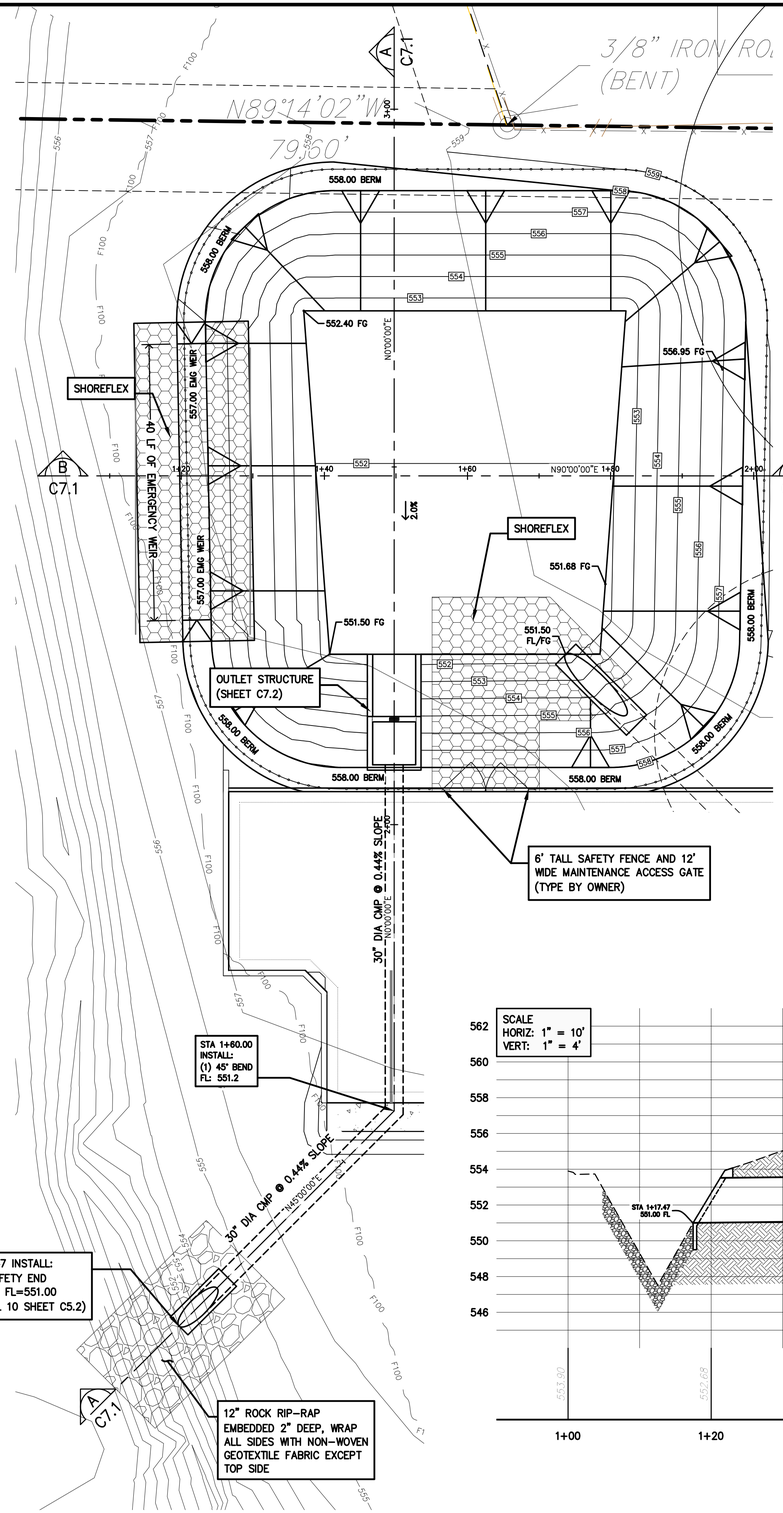
STORM DRAIN PLAN

BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 12 OF 25
DATE: 8/4/2023
C6.2
PROJECT No: 205.02.01

PLOT DATE: Friday, August 04, 2023 11:13:48 AM
FILE NAME: P:\LEI_PROJECTS\205_LARRY MAGEE\BIDS2_BOXWOODSTWO\SD1_BOXWOODS @ 2ND\01_CD\DWG\PLANS\205.02.01 C6.2 SD PLAN.DWG



SCALE: 1"=10'

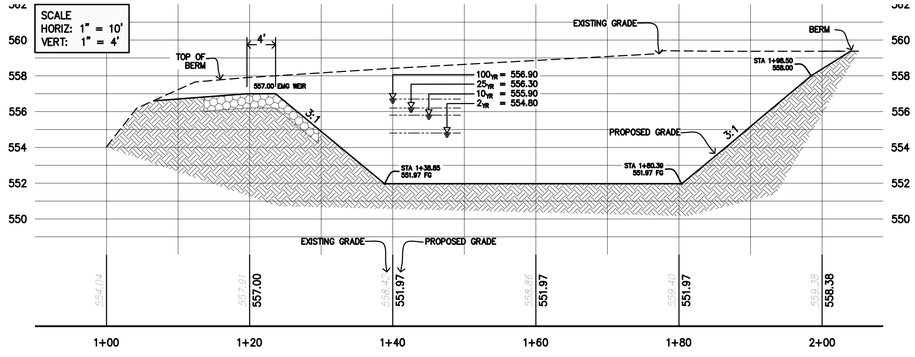
0' 5' 10' 20' 30'

LEGEND

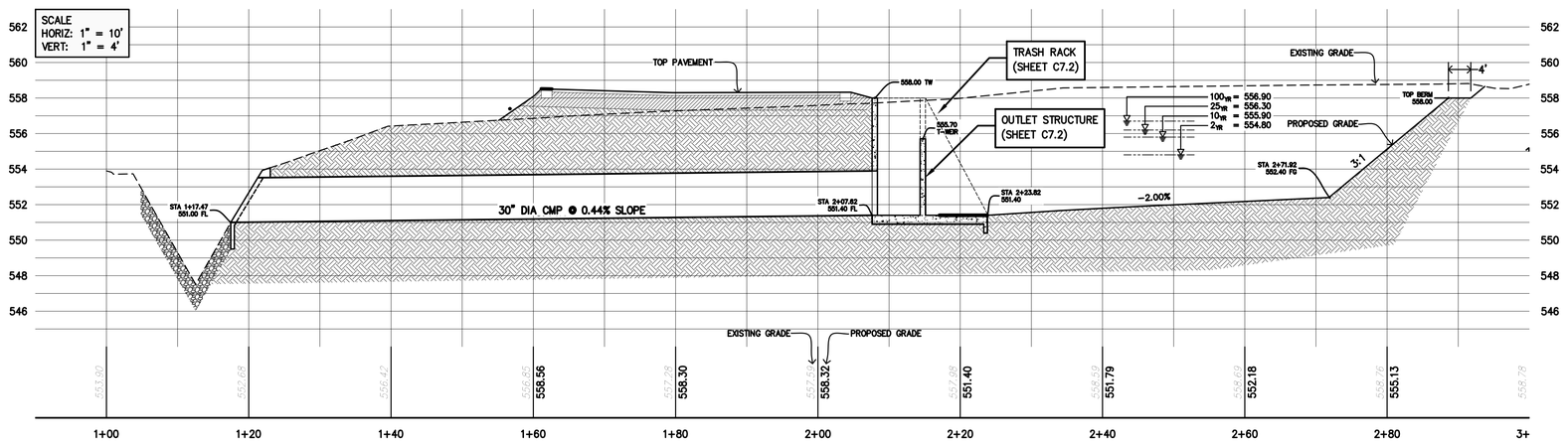
- PROPERTY LINE
- EASEMENT & SETBACKS
- (OHE) OVERHEAD UTILITIES
- 101 EXISTING CONTOUR
- 101 PROPOSED CONTOUR
- 95.25 TP SPOT ELEVATION

ABBREVIATIONS

BW	=	BOTTOM OF WALL
FG	=	FINISH GRADE
FL	=	FLOW LINE
TW	=	TOP OF WALL



PROFILE VIEW SECTION B



PROFILE VIEW SECTION A

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING
TBPE FIRM REGISTRATION No. F-22228

DETENTION POND PLAN

BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

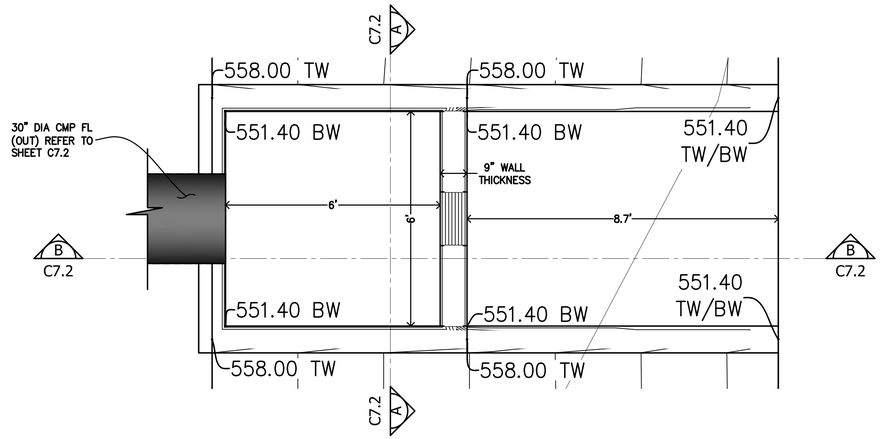
SHEET No. 13 OF 25

DATE: 8/4/2023

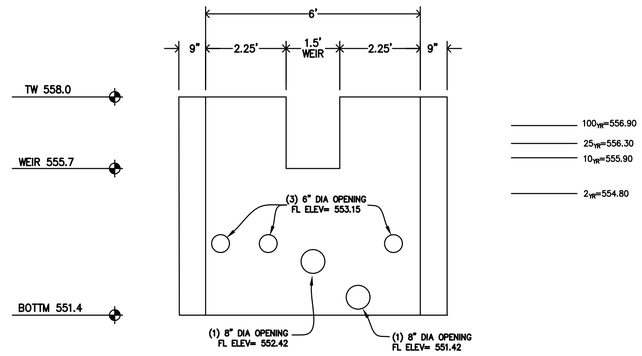
C7.1

PROJECT No: 205.02.01

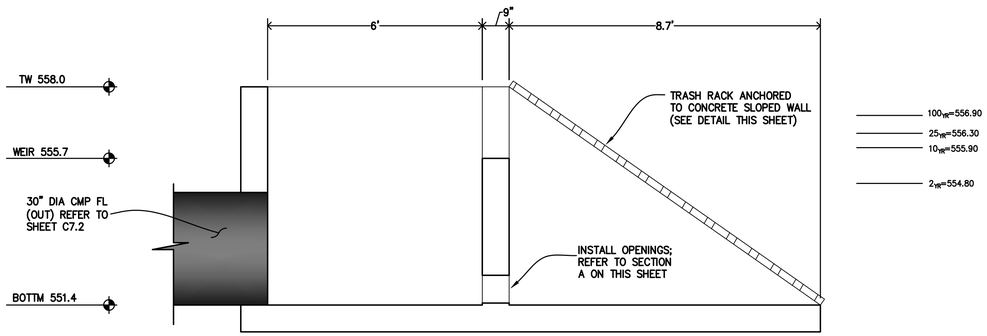
PLOT DATE: Friday, August 04, 2023 11:14:17 AM
FILE NAME: P:\LIB_PROJECTS\205_LARRY MAGHE\EGD_BOXWOODSTWO\01_BOXWOODS @ 2ND\01_CSD\WORKPLANS\205.02.01 C7.1 DET POND.DWG



DETENTION POND OUTLET STRUCTURE
PLAN VIEW



SECTION A
DETENTION POND OUTLET STRUCTURE



SECTION B
DETENTION POND OUTLET STRUCTURE

DETENTION POND CALCULATIONS

STORM/STORAGE/OUTFLOW TABLE (HEC-HMS 4.9)

Storm Frequency (yr)	Peak Outflow Allowed at Discharge Point, (see Sheet C4.2 for location) (Exist Flow.) (cfs)	Peak Flow Generated From Proposed Improvements W/O Detention at Discharge Point (Prop. Flow) (cfs)	Peak Flow Generated From Proposed Improvements at Discharge Point 1, (Sheet C4.1 Location) W/ Detention (Prop. Flow) (cfs)	Pond Peak Outflow (cfs)	Tailwater Elevation (elev) at 30" RCP Outlet (ft)	Maximum WSE (ft)
2	5.80	9.50	5.80	5.80	553.90	554.80
10	9.30	14.70	8.10	8.10	554.35	555.90
25	11.50	18.00	10.60	10.60	554.50	556.30
100	15.10	23.40	14.80	15.10	554.60	556.90

ELEVATION/ STAGE/ STORAGE TABLE

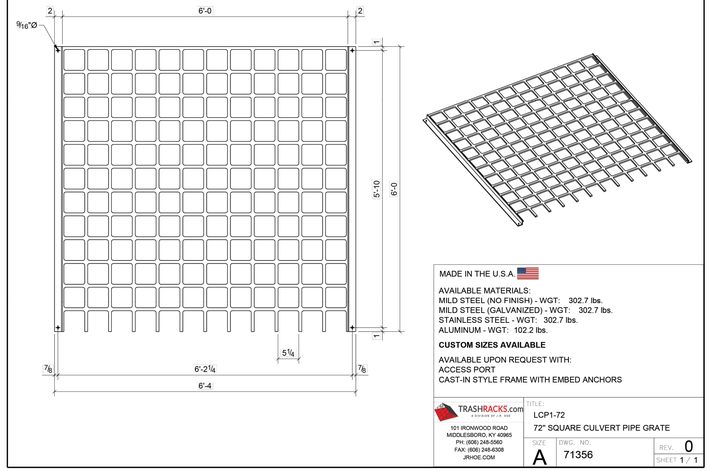
ELEVATION (ft)	AREA (sf)	AREA (ac)	AVG AREA (ac)	VOLUME (ac-ft)	TOTAL VOLUME PROVIDED (ac-ft)	TOTAL STORAGE PROVIDED (cu-ft)
551.40	0.00	0.00000	0.000	0.000	0	0
551.50	89.11	0.00205	0.002	0.000	0.000	3.0
552.00	1,131.29	0.02597	0.035	0.006	0.006	259
552.50	2,223.53	0.05105	0.113	0.019	0.025	1,083
553.00	2,471.62	0.05674	0.162	0.027	0.052	2,256
553.50	2,726.54	0.06259	0.179	0.030	0.082	3,555
554.00	2,990.57	0.06865	0.197	0.033	0.114	4,984
554.50	3,270.74	0.07509	0.216	0.036	0.150	6,549
555.00	3,569.88	0.08195	0.235	0.039	0.190	8,258
555.50	3,883.86	0.08916	0.257	0.043	0.232	10,121
556.00	4,209.38	0.09663	0.279	0.046	0.279	12,144
556.50	4,547.01	0.10438	0.301	0.050	0.329	14,332
557.00	4,897.71	0.11244	0.325	0.054	0.383	16,693
557.50	5,262.88	0.12082	0.350	0.058	0.442	19,233
558.00	5,642.65	0.12954	0.375	0.063	0.504	21,958

NOTES:
1. AVERAGE AREA = A1+A2 + SQRT(A1*A2)
2. INCREMENTAL VOLUME BY CONIC METHOD
   Volume = (1/3)*(EL2-EL1)*(A1+A2 +SQRT(A1*A2))
3. AREAS OBTAINED IN AUTOCAD
4. ORIFICE COEFFICIENT 0.6
5. WEIR COEFFICIENT 3.0

SOURCES:
a. UNITED STATES DEPARTMENT OF AGRICULTURE - SOIL CONSERVATION SERVICE TECHNICAL RELEASE NO. 55 (2ND EDITION, JUNE 1986) 210-VI, URBAN HYDROLOGY FOR SMALL WATERSHEDS.
b. UNITED STATES ARMY CORPS OF ENGINEERS, HEC-HMS 4.9
c. USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOILS SURVEY 2.1, NATIONAL COOPERATIVE SOIL SURVEY FOR WILLIAMSON COUNTY, TEXAS.
d. CALCULATIONS ARE USING ATLAS 14
e. TAILWATER SURFACE ELEVATIONS ARE PER FEMA FLOOD INSURANCE STUDY 48491CV006B, DATED DECEMBER 20, 2019.

DETENTION POND MAINTENANCE REQUIREMENTS:

1. ALL MAINTENANCE REQUIRED FOR THIS POND CAN BE ACHIEVED FROM INSIDE THE POND.
2. THE OWNER AND/OR HOMEOWNERS ASSOCIATION SHALL MAINTAIN THE DETENTION FACILITY. PROPER MAINTENANCE IS REQUIRED SO THAT DETENTION POND FUNCTIONS AS INTENDED/DESIGN OVER TIME.
3. A STORMWATER DETENTION FACILITY MAINTENANCE PLAN HAS BEEN PUT TOGETHER FOR THIS FACILITY AS REQUIRED BY THE CITY OF TAYLOR.



NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED
PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

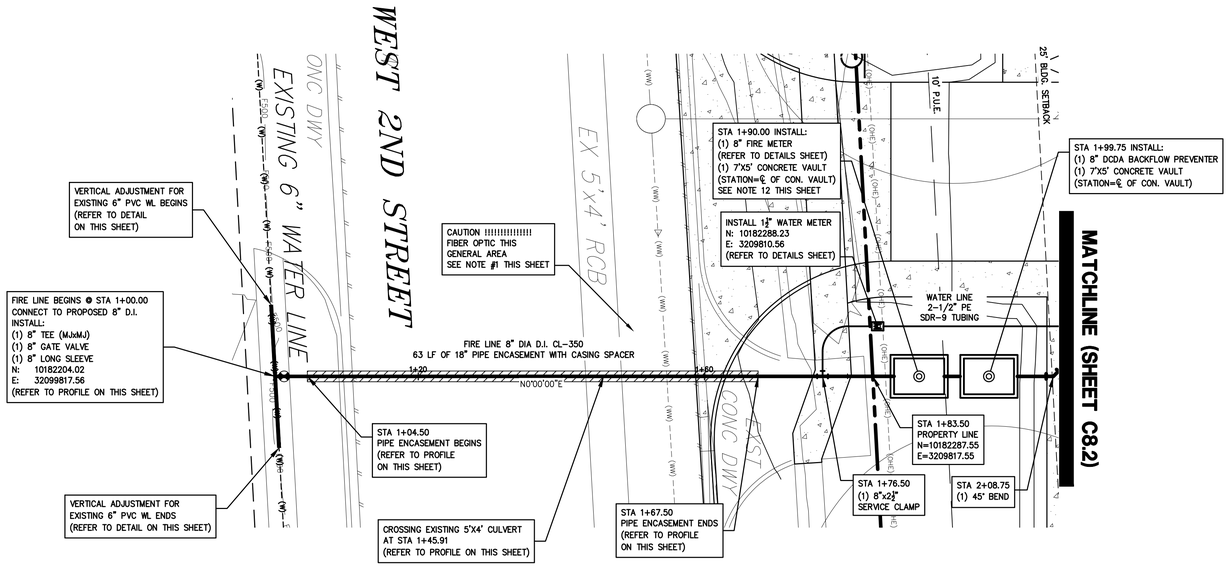
TRINE ENGINEERING
TBPE FIRM REGISTRATION No. F-22228

DETENTION POND DETAILS

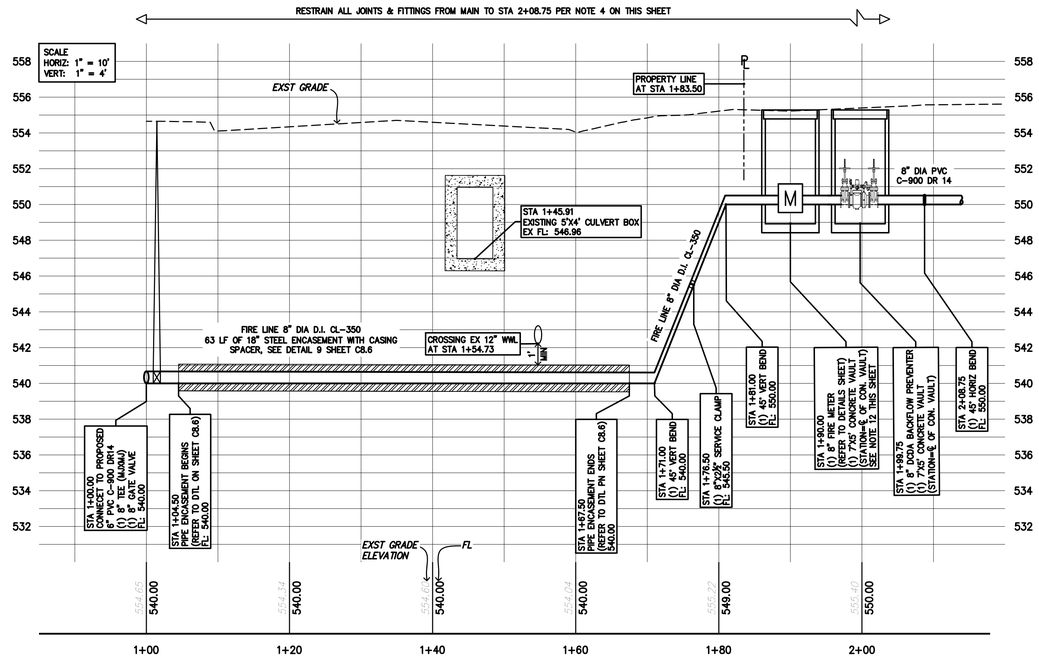
BOXWOODS TWO
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 14 OF 25
DATE: 8/4/2023
C7.2
PROJECT No: 205.02.01

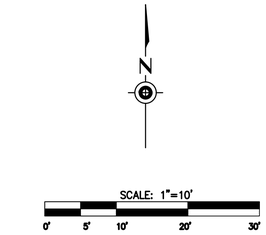
PLOT DATE: Friday, August 04, 2023 11:14:29 AM
FILE NAME: P:\LIB_PROJECTS\205_LARRY MAGHE\EGI_BOXWOODSTWO\01_BOXWOODS @ 2ND\01_CDS\DWG\PLANS\205.02.01 C7.1 DET POND.DWG



FIRE LINE CONNECTION PLAN AT ROW



FIRE LINE CONNECTION PROFILE AT ROW

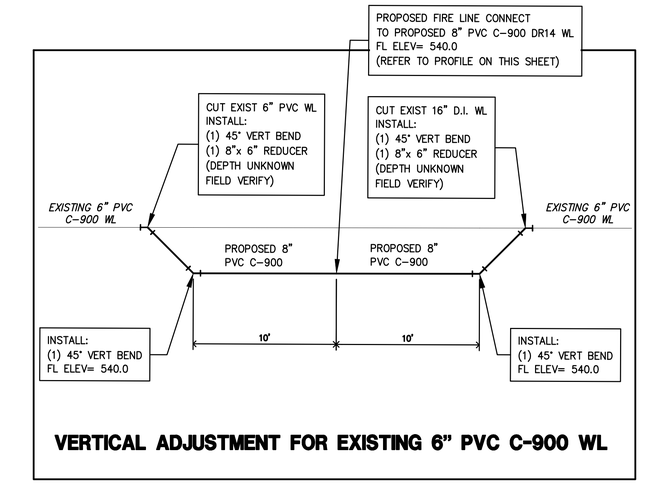


LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- EDGE OF PAVEMENT
- EXST WATER LINE
- FIRE LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WASTEWATER LINE
- 100 YR FLOOD FEMA
- 500 YR FLOOD FEMA

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS. ANY DAMAGE BY THE CONTRACTOR TO THE EXISTING UTILITIES, WETHER SHOWN OF THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
2. PAVEMENT CROSS SECTIONS PER STRUCTURAL AND/OR GEOTECHNICAL RECOMMENDATIONS.
3. MATERIALS TESTING, COMPACTION, ETC. AS OUTLINED IN CITY OF TAYLOR SPECIFICATIONS.
4. ALL HORIZONTAL AND VERTICAL WATER LINE BENDS, TEES AND DEAD-ENDS SHALL BE RESTRAINED TO THE WATER MAIN USING FACTORY MECHANICAL JOINT RESTRAINTS AS APPROVED IN CITY OF TAYLOR. MECHANICAL RESTRAINTS AND PIPE JOINT HARNESSES SHALL BE IN ACCORDANCE WITH CITY OF TAYLOR STANDARD PRODUCT.
5. CAST IRON AND ASBESTOS CONCRETE PIPE CAN NOT BE MECHANICALLY RESTRAINED AND SHALL BE REMOVED AND REPLACED WITH DUCTILE IRON PIPE OR PVC C-900 TO INSURE ADEQUATE RESTRAINT.
6. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OF APPROVED BY FIRE MARSHAL.
7. ALL JOINTS & FITTINGS ARE DUCTILE IRON.
8. MAX HORIZONTAL DEFLECTION IS 1° PER JOINT.
9. SEPARATION BETWEEN WATER AND WASTEWATER LINES SHALL BE MAINTAINED PER TCEQ CHAPTER 290.44(E) AND CHAPTER 217.53(D). CONTRACTOR SHALL CONTACT ENGINEER AND CITY INSPECTOR IMMEDIATELY IF IF PLAN CONDITIONS DEPICTED HEREON AND TCEQ REQUIREMENTS CANNOT BE ACHIEVED. REFER TO FOLLOWING SHEET FOR VARIOUS CROSSING CONDITIONS DETAILS. THE ENGINEER CAN PROVIDE ADDITIONAL INFORMATION/GUIDANCE IF UNCERTAINTY ARISES DURING CONSTRUCTION.
10. FIRE HYDRANT LEADS SHALL BE CL-350 D.I. PIPE. RESTRAIN ALL JOINTS AND FITTING FROM TEE TO FIRE HYDRANT.
11. THE WATER SYSTEM WITHIN THE PROPERTY IS A PRIVATE SYSTEM. WATER METERS INTERNAL TO THE SITE WILL BE PRIVATE/SUB-METERED.
12. VALVES LOCATED INSIDE VAULT NEED TO BE LOCKED/SECURED TO AVOID BEING BYPASSED OUTSIDE OF MAINTENANCE OPERATIONS (DOUBLE LOCKED, HOA PAD LOCK AND FIRE DEPARTMENT KNOX PAD LOCK. COORDINATE WITH CITY OF TAYLOR FIRE DEPARTMENT, FIRE MARSHAL ROBERT COPELAND).



VERTICAL ADJUSTMENT FOR EXISTING 6" PVC C-900 WL

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING
TBPE FIRM REGISTRATION No. F-22228

FIRE LINE CONNECTION AT ROW

BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

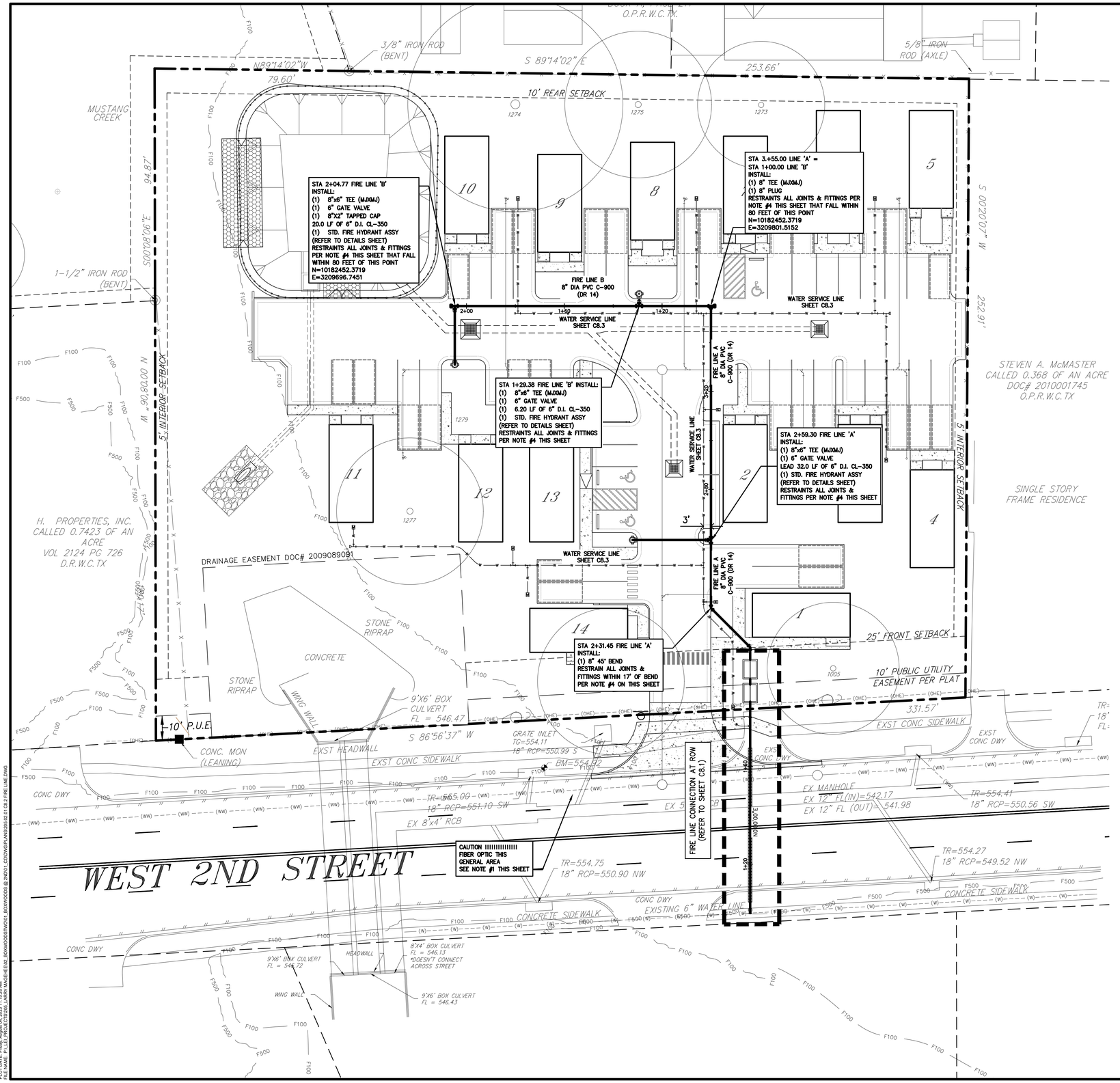
SHEET No. 15 OF 25

DATE: 8/4/2023

C8.1

PROJECT No: 205.02.01

PLOT DATE: Friday, August 04, 2023 11:15:10 AM
FILE NAME: P:_LEI_PROJECTS\205_LARRY MAGHEE\02_BOXWOODS\TWO\01_BOXWOODS TWO\01_CD\DWG\PLANS\205.02.03 C3 1 OFF-SITE.DWG



SCALE: 1"=20'

0' 10' 20' 40' 60'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- EDGE OF PAVEMENT
- FIRE LANE
- WATER LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WASTEWATER LINE
- 100 YR FLOOD FEMA
- 500 YR FLOOD FEMA

EBBA, INC. RESTRAINT DESIGN PARAMETERS:

1. DESIGN/ TEST PRESSURE = 200 P.S.I.
2. LAYING CONDITION/TRENCH TYPE = TYPE 5
3. DEPTH OF COVER = 48" MINIMUM
4. SAFETY FACTOR = 1.5

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS. ANY DAMAGE BY THE CONTRACTOR TO THE EXISTING UTILITIES, WETHER SHOWN OF THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
2. PAVEMENT CROSS SECTIONS PER STRUCTURAL AND/OR GEOTECHNICAL RECOMMENDATIONS.
3. MATERIALS TESTING, COMPACTION, ETC. AS OUTLINED IN CITY OF TAYLOR SPECIFICATIONS.
4. ALL HORIZONTAL AND VERTICAL WATER LINE BENDS, TEES AND DEAD-ENDS SHALL BE RESTRAINED TO THE WATER MAIN USING FACTORY MECHANICAL JOINT RESTRAINTS AS APPROVED IN CITY OF TAYLOR. MECHANICAL RESTRAINTS AND PIPE JOINT HARNESSES SHALL BE IN ACCORDANCE WITH CITY OF TAYLOR STANDARD PRODUCT.
5. CAST IRON AND ASBESTOS CONCRETE PIPE CAN NOT BE MECHANICALLY RESTRAINED AND SHALL BE REMOVED AND REPLACED WITH DUCTILE IRON PIPE OR PVC C-900 TO INSURE ADEQUATE RESTRAINT.
6. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OF APPROVED BY FIRE MARSHAL.
7. ALL JOINTS & FITTINGS ARE DUCTILE IRON.
8. MAX HORIZONTAL DEFLECTION IS 1° PER JOINT.
9. SEPARATION BETWEEN WATER AND WASTEWATER LINES SHALL BE MAINTAINED PER TCEQ CHAPTER 290.44(E) AND CHAPTER 217.53(D). CONTRACTOR SHALL CONTACT ENGINEER AND CITY INSPECTOR IMMEDIATELY IF IF PLAN CONDITIONS DEPICTED HEREON AND TCEQ REQUIREMENTS CANNOT BE ACHIEVED. REFER TO FOLLOWING SHEET FOR VARIOUS CROSSING CONDITIONS DETAILS. THE ENGINEER CAN PROVIDE ADDITIONAL INFORMATION/GUIDANCE IF UNCERTAINTY ARISES DURING CONSTRUCTION.
10. FIRE HYDRANT LEADS SHALL BE CL-350 D.I. PIPE. RESTRAIN ALL JOINTS AND FITTING FROM TEE TO FIRE HYDRANT.
11. THE WATER SYSTEM WITHIN THE PROPERTY IS A PRIVATE SYSTEM. WATER METERS INTERNAL TO THE SITE WILL BE PRIVATE/SUB-METERED.
12. VALVES LOCATED INSIDE VAULT NEED TO BE LOCKED/SECURED TO AVOID BEING BYPASSED OUTSIDE OF MAINTENANCE OPERATIONS (DOUBLE LOCKED, HOA PAD LOCK AND FIRE DEPARTMENT KNOX PAD LOCK. COORDINATE WITH CITY OF TAYLOR FIRE DEPARTMENT, FIRE MARSHAL ROBERT COPELAND).

Approved by Shai Roos
09/18/23 [04:04 PM]

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING
TBPE FIRM REGISTRATION No. F-22228

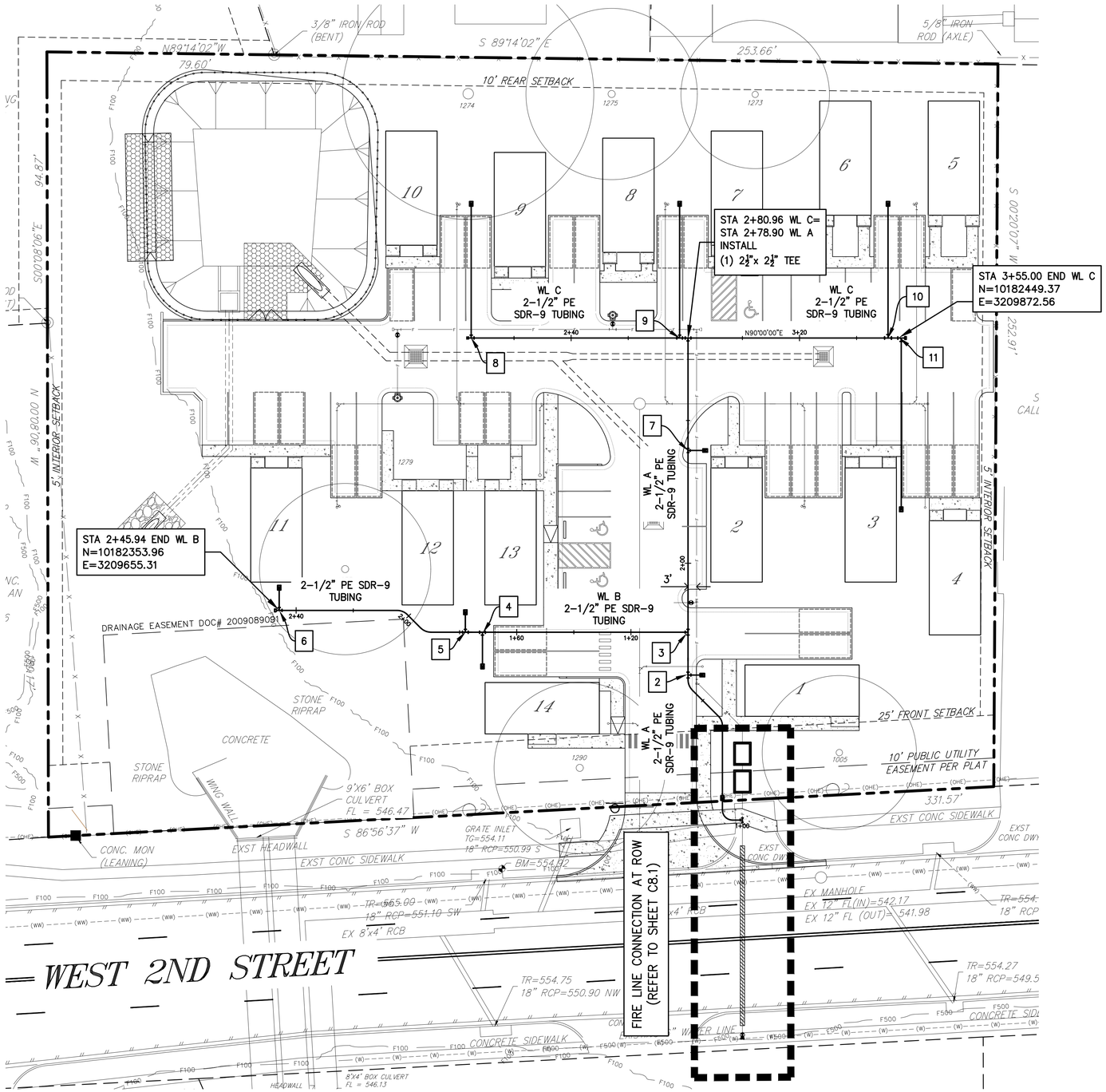
FIRE LINE PLAN

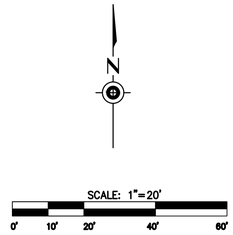
BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 16 OF 25
DATE: 8/4/2023
C8.2
PROJECT No: 205.02.01

PLOT DATE: Friday, August 04, 2023 11:15:26 AM
FILE NAME: P:\LIB_PROJECTS\205_LARRY MAGHE\02_BOXWOODSTWO\01_BOXWOODS @ 2ND\01_CD\DWG\PLAN\205.02.01 C8.2 FIRE LINE.DWG





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- EDGE OF PAVEMENT
- WATER LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WASTEWATER LINE
- 100 YR FLOOD FEMA
- 500 YR FLOOD FEMA
- FIRE LINE

EBBA, INC. RESTRAINT DESIGN PARAMETERS:

1. DESIGN/ TEST PRESSURE = 200 P.S.I.
2. LAYING CONDITION/TRENCH TYPE = TYPE 5
3. DEPTH OF COVER = 48" MINIMUM
4. SAFETY FACTOR = 1.5

KEY No.	SERVICE STATION	SERVICE CONNECTION	SERVICE SEGMENT DISTANCE	SERVICE PIPE DIA, TYPE	METER SIZE	UNIT SERVICE
2	1+60.84 (WL A)	2½"x1½" TEE	5'	1½" DIA PE SDR-9 TUBING	5/8" SINGLE	1
3	1+75.84 WL A = STA 1+00 WL B	2½" TEE	–			
4	1+72.0 (WL B)	2½"x1½" TEE	12'	1½" DIA PE SDR-9 TUBING	5/8" SINGLE	14
5	1+78.0 (WL B)	2½"x1½" TEE	7'	1½" DIA PE SDR-9 TUBING	5/8" DOUBLE	12 & 13
6	2+45.94 (WL B)	2½"x1½" TEE 2½" PLUG	12'	1½" DIA PE SDR-9 TUBING	5/8" SINGLE	11
7	2+39.50 (WL A)	2½"x1½" TEE	6'	1½" DIA PE SDR-9 TUBING	5/8" SINGLE	2
8	2+05.0 (WL C)	2½"x1½" TEE 2½" PLUG	47'	1½" DIA PE SDR-9 TUBING	5/8" DOUBLE	9 & 10
9	2+78.0 (WL C)	2½"x1½" TEE	47'	1½" DIA PE SDR-9 TUBING	5/8" DOUBLE	7 & 8
10	3+51.0 (WL C)	2½"x1½" TEE	47'	1½" DIA PE SDR-9 TUBING	5/8" DOUBLE	5 & 6
11	3+55.0 (WL C)	2½"x1½" TEE 2½" PLUG	60'	1½" DIA PE SDR-9 TUBING	5/8" DOUBLE	3 & 4

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS. ANY DAMAGE BY THE CONTRACTOR TO THE EXISTING UTILITIES, WETHER SHOWN OF THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
2. PAVEMENT CROSS SECTIONS PER STRUCTURAL AND/OR GEOTECHNICAL RECOMMENDATIONS.
3. MATERIALS TESTING, COMPACTION, ETC. AS OUTLINED IN CITY OF TAYLOR SPECIFICATIONS.
4. ALL HORIZONTAL AND VERTICAL WATER LINE BENDS, TEES AND DEAD–ENDS SHALL BE RESTRAINED TO THE WATER MAIN USING FACTORY MECHANICAL JOINT RESTRAINTS AS APPROVED IN CITY OF TAYLOR. MECHANICAL RESTRAINTS AND PIPE JOINT HARNESSES SHALL BE IN ACCORDANCE WITH CITY OF TAYLOR STANDARD PRODUCT.
5. CAST IRON AND ASBESTOS CONCRETE PIPE CAN NOT BE MECHANICALLY RESTRAINED AND SHALL BE REMOVED AND REPLACED WITH DUCTILE IRON PIPE OR PVC C–900 TO INSURE ADEQUATE RESTRAINT.
6. A 3–FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OF APPROVED BY FIRE MARSHAL.
7. ALL JOINTS & FITTINGS ARE DUCTILE IRON.
8. MAX HORIZONTAL DEFLECTION IS 1° PER JOINT.
9. SEPARATION BETWEEN WATER AND WASTEWATER LINES SHALL BE MAINTAINED PER TCEQ CHAPTER 290.44(E) AND CHAPTER 217.53(D). CONTRACTOR SHALL CONTACT ENGINEER AND CITY INSPECTOR IMMEDIATELY IF IF PLAN CONDITIONS DEPICTED HEREON AND TCEQ REQUIREMENTS CANNOT BE ACHIEVED. REFER TO FOLLOWING SHEET FOR VARIOUS CROSSING CONDITIONS DETAILS. THE ENGINEER CAN PROVIDE ADDITIONAL INFORMATION/GUIDANCE IF UNCERTAINTY ARISES DURING CONSTRUCTION.
10. FIRE HYDRANT LEADS SHALL BE CL–350 D.I. PIPE. RESTRAIN ALL JOINTS AND FITTING FROM TEE TO FIRE HYDRANT.
11. THE WATER SYSTEM WITHIN THE PROPERTY IS A PRIVATE SYSTEM. WATER METERS INTERNAL TO THE SITE WILL BE PRIVATE/SUB–METERED.

Approved by Shai Roos
09/18/23 [04:04 PM]

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING
TBPE FIRM REGISTRATION No. F–22228

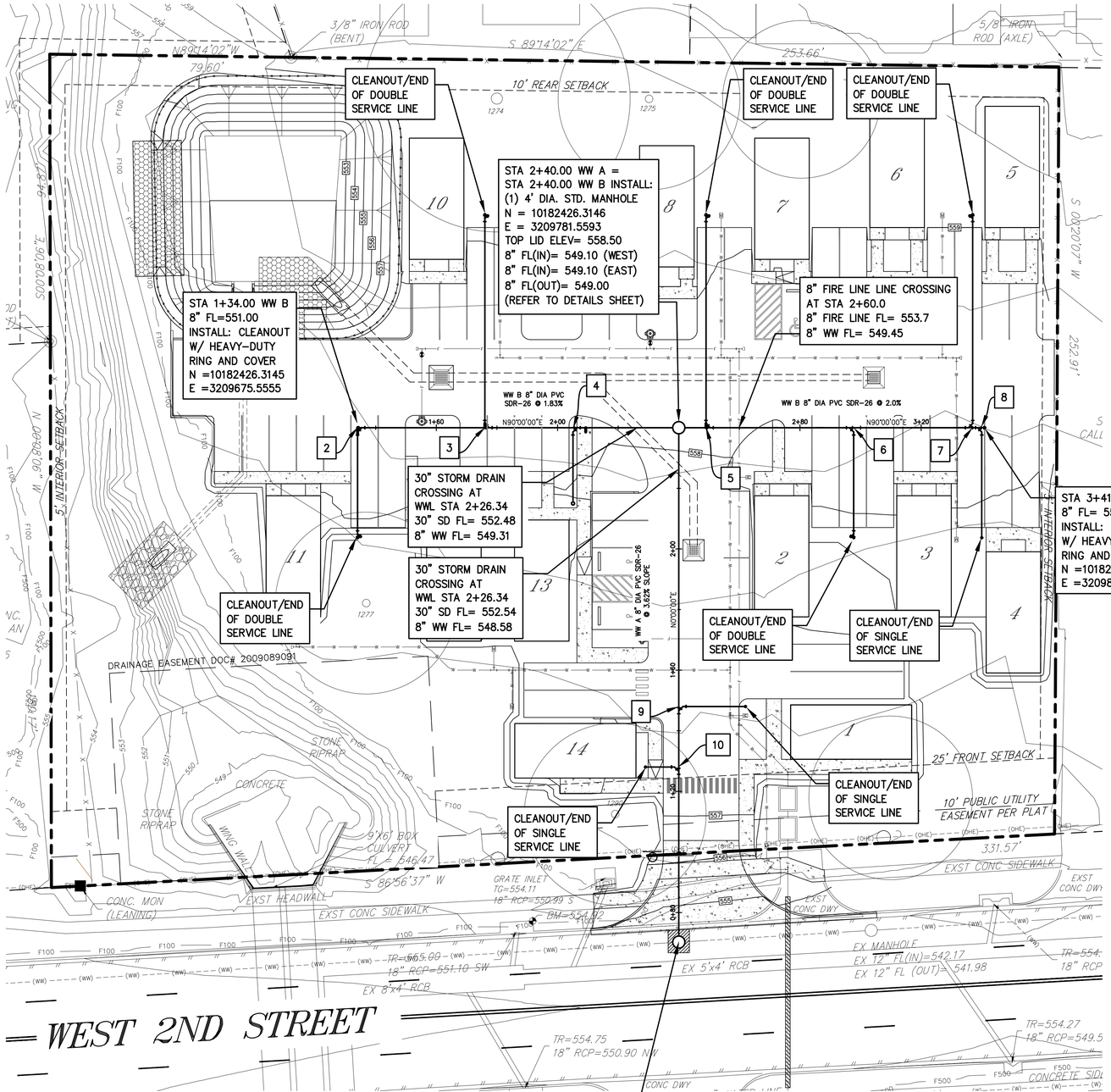
WATER PLAN

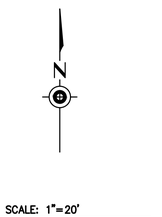
BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 17 OF 25
DATE: 8/4/2023
C8.3
PROJECT No: 205.02.01

PLOT DATE: Friday, August 04, 2023 11:15:45 AM
FILE NAME: P:_LEI_PROJECTS\205_LARRY MAGHEE\02_BOXWOODSTWO\01_BOXWOODS @ 2NDST_CSD\DWG\PLANS\205.02.04 C3.3 WL.DWG





LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT & SETBACKS
- EDGE OF PAVEMENT
- 101 EXISTING CONTOUR
- W W W WATER LINE
- WASTEWATER LINE
- F100 100 YR FLOOD FEMA
- F500 500 YR FLOOD FEMA
- (MH) MANHOLE
- CLEANOUT
- M WATER METER

KEY NUMBER	WW SERVICE CONNECTION @ STATION	SERVICE CONNECTION TYPE	SERVICE SEGMENT DISTANCE	SERVICE PIPE DIA, TYPE	UNIT SERVICE
2	1+34.0 WW B	8"X4" WYE & 4" 45° BEND	35'	4" PVC SDR-26 @ 1.0% SLOPE MIN	11 & 12
3	1+76.0 WW B	8"X4" WYE & 4" 45° BEND	69'	4" PVC SDR-26 @ 1.0% SLOPE MIN	9 & 10
4	2+05.09 WW B	8"X4" WYE & 4" 45° BEND	25'	4" PVC SDR-26 @ 1.0% SLOPE MIN	13
5	2+49.0 WW B	8"X4" WYE & 4" 45° BEND	69'	4" PVC SDR-26 @ 1.0% SLOPE MIN	7 & 8
6	2+97.75 WW B	8"X4" WYE & 4" 45° BEND	36'	4" PVC SDR-26 @ 1.0% SLOPE MIN	2 & 3
7	3+37.0 WW B	8"X4" WYE & 4" 45° BEND	69'	4" PVC SDR-26 @ 1.0% SLOPE MIN	5 & 6
8	3+40.0 WW B	8"X4" WYE, 4" 45° BEND	36'	4" PVC SDR-26 @ 1.0% SLOPE MIN	4
9	1+48.0 WW A	8"X4" WYE & 4" 45° BEND	22'	4" PVC SDR-26 @ 1.0% SLOPE MIN	1
10	1+28.0 WW A	8"X4" WYE & 4" 45° BEND	11'	4" PVC SDR-26 @ 1.0% SLOPE MIN	14

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY CONFLICTS. ANY DAMAGE BY THE CONTRACTOR TO THE EXISTING UTILITIES, WETHER SHOWN OF THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
2. PAVEMENT CROSS SECTIONS PER STRUCTURAL AND/OR GEOTECHNICAL RECOMMENDATIONS.
3. MATERIALS TESTING, COMPACTION, ETC. AS OUTLINED IN CITY OF TAYLOR SPECIFICATIONS.
4. SEPARATION BETWEEN WATER AND WASTEWATER LINES SHALL BE MAINTAINED PER TCEQ CHAPTER 290.44(E) AND CHAPTER 217.53(D). CONTRACTOR SHALL CONTACT ENGINEER AND CITY INSPECTOR IMMEDIATELY IF IF PLAN CONDITIONS DEPICTED HEREON AND TCEQ REQUIREMENTS CANNOT BE ACHIEVED. REFER TO FOLLOWING SHEET FOR VARIOUS CROSSING CONDITIONS DETAILS. THE ENGINEER CAN PROVIDE ADDITIONAL INFORMATION/GUIDANCE IF UNCERTAINTY ARISES DURING CONSTRUCTION.
5. ALL PROPOSED MANHOLES ARE TO BE WATERTIGHT.

Approved by Shai Roos
09/18/23 [04:04 PM]

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

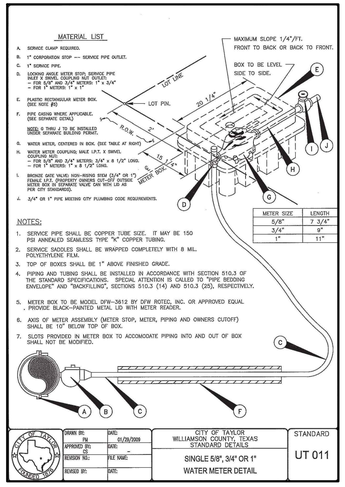
TRINE ENGINEERING
TBPPE FIRM REGISTRATION No. F-22228

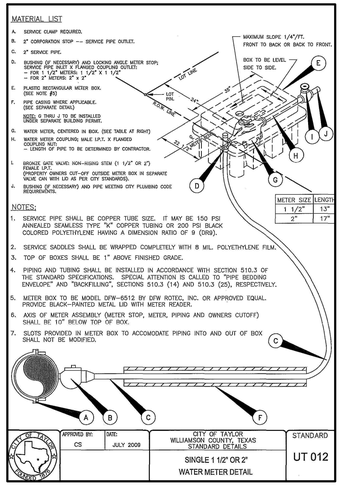
WASTEWATER PLAN

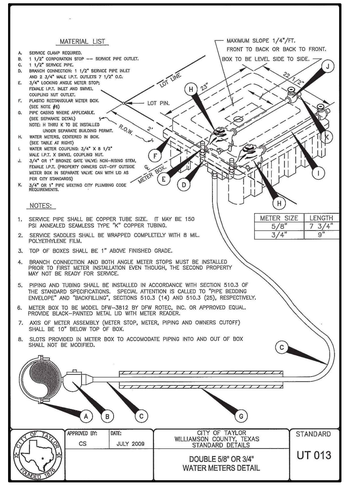
BOXWOODS TWO
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

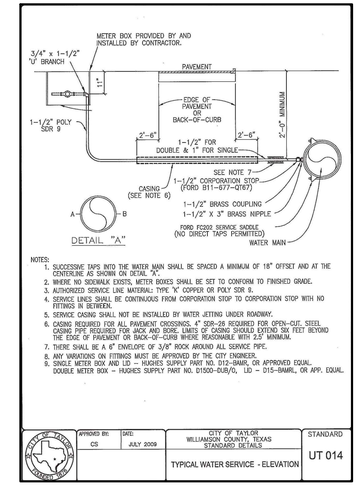
SHEET No. 18 OF 25
DATE: 8/4/2023
C8.4
PROJECT No: 205.02.01

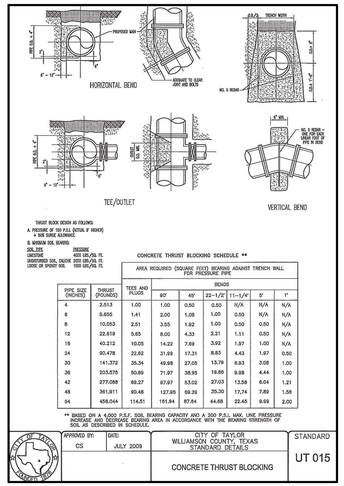
PLOT DATE: Friday, August 04, 2023 11:16:07 AM
FILE NAME: P:\LEI_PROJECTS\205_LARRY MAGISHE\02_BOXWOODSTWO\01_BOXWOODS @ 2ND\01_CD\DWG\PLANS\205.02.01 C8.4 WW.DWG

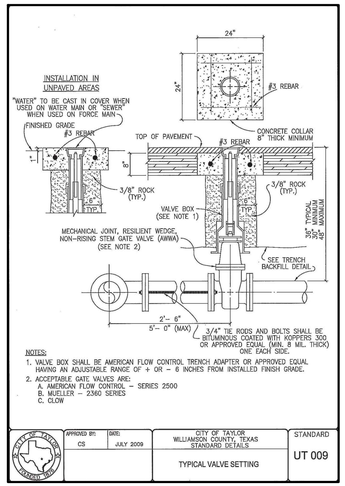


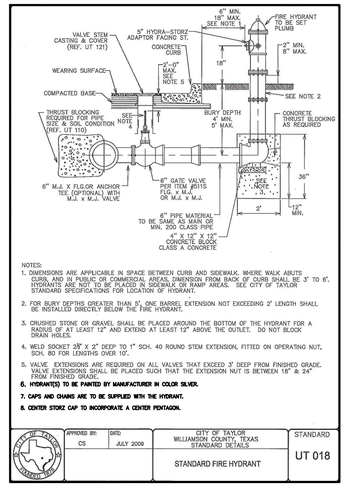


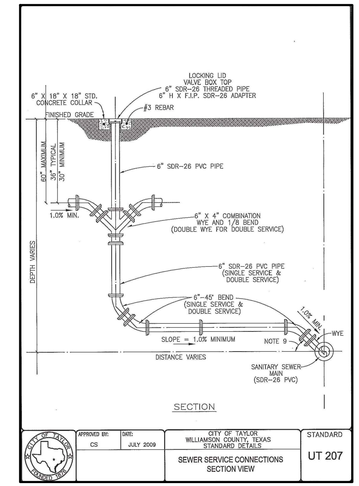


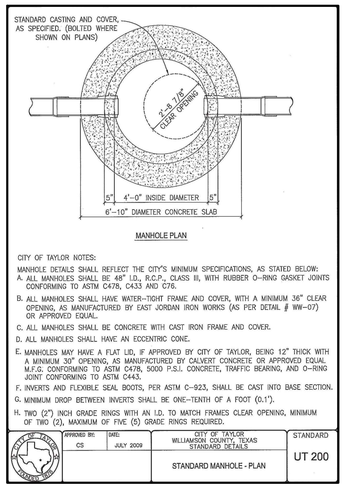


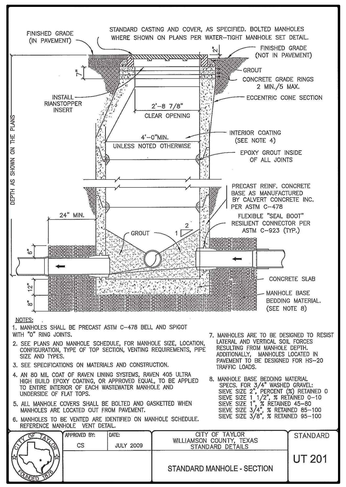


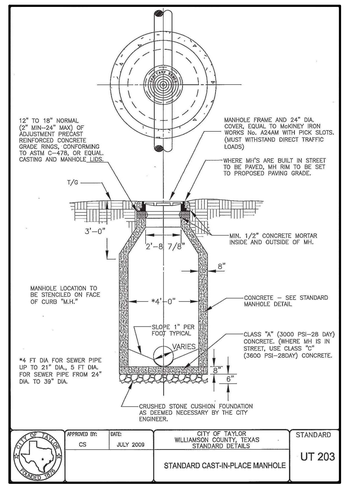


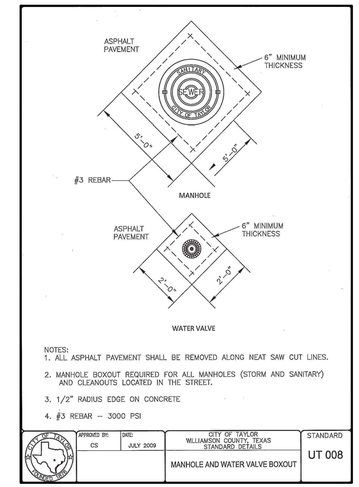












NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING

TBPE FIRM REGISTRATION No. F–22228

WATER & WASTEWATER DETAILS (1 of 2)

BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

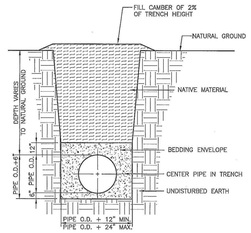
SHEET No. 19 OF 25

DATE: 8/4/2023

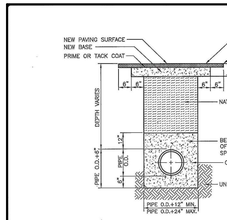
C8.5

PROJECT No: 205.02.01

PLOT DATE: Friday, August 04, 2023 11:16:12 AM
FILE NAME: P:\LIB\PROJECTS\205_LARRY MAGHEE\02_BOXWOODS\TWO\01_BOXWOODS@ 2N\2x1_CDs\DWG\PLANS\205.02.01 C8.5 WWW DTLS.DWG

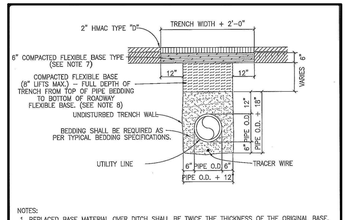


APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	TYPICAL TRENCH WITH UNFINISHED SURFACE	UT 003



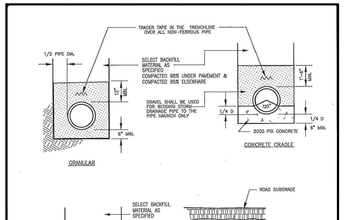
NOTES:
1. THE EXISTING PAVING SURFACE SHALL BE SAW CUT IN A STRAIGHT LINE A MINIMUM OF 12" WIDER THAN THE UNDISTURBED SIDES OF THE TRENCH, SYMETRICAL ABOUT THE CENTER LINE OF THE EXCAVATION.
2. ANY CONCRETE PAVING SHALL BE SAW CUT 6" WIDER THAN UNDISTURBED SIDES OF EXCAVATION.
3. IF EXCAVATION AREA IS OPEN FOR TEMPORARY PUBLIC USE THE SURFACE SHALL BE MAINTAINED LEVEL WITH ADJACENT RIDING SURFACE WITH COLD MIX OR TEMPORARY HOT MIX.
4. ROAD BASE AND SURFACE MATERIALS IN THE TRENCH CUT SHALL BE REPLACED IN KIND OF EQUAL THICKNESS, OR MINIMUM BASE THICKNESS OF 10 INCHES, WHICHEVER IS GREATER
5. ALL DAMAGED AREAS OF PAVEMENT OUTSIDE THE TRENCH CUT SHALL BE REMOVED AND REPLACED WITH MINIMUM OF 8 INCHES OF BASE OR MATCH EXISTING, WHICHEVER IS GREATER.
6. SURFACE PAVEMENT SHALL BE OF THE KIND AND THICKNESS AS EXISTING, OR MINIMUM 2 INCHES, WHICHEVER IS GREATER
7. ALL PRESSURE PIPE SHALL BE PROVIDED WITH THRUST BLOCKS WHERE CHANGES IN DIRECTION OCCUR, AT TEES, BENDS, CROSSES, CHANGES IN SLOPE, STOPS (DEAD ENDS) VALVES AND OR AS SHOWN, ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	TYPICAL TRENCH WITH PAVED SURFACE	UT 004



NOTES:
1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE.
2. BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO SPECIFIED MAXIMUM DENSITY.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.
5. A MINIMUM OF ONE DENSITY TEST SHALL BE TAKEN EVERY FIVE HUNDRED (500) FEET FOR EACH SIX (6) INCH LIFT OF SUBGRADE AND EACH OPEN CUT CROSSING. PROCTORS FOR MATERIALS USED IN BACKFILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEE'S CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE TIME THE PERMIT WAS ISSUED. ALL DENSITY TESTS SHALL BE COMPLETED AND ACCEPTED ON EACH LAYER PRIOR TO PLACEMENT OF SUCCEEDING LAYER. COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO CITY.
6. THESE SPECIFICATIONS MAY BE SUPERSEDED BY THE GOVERNING AGENCY.
7. FLEXIBLE BASE: (ROADWAY BASE)
   TxDOT TYPE A – GRADE 2 OR BETTER CRUSHED LIMESTONE BASE COMPACTED TO 100% OF TxDOT 113E AT OPTIMUM MOISTURE. PROCTOR TO BE PROVIDED BY THE CONTRACTOR TO THE CITY INSPECTOR.
8. FLEXIBLE BASE: (TRENCH BACKFILL)
   TxDOT TYPE A – GRADE 2 OR BETTER CRUSHED LIMESTONE BASE COMPACTED TO 98% OF TxDOT 113E AT OPTIMUM MOISTURE. PROCTOR TO BE PROVIDED BY THE CONTRACTOR TO THE CITY INSPECTOR.
9. CONTRACTOR OR ENGINEER MAY REQUEST FOR USE OF ALTERNATE BACKFILL MATERIAL. ALTERNATE MATERIALS AND TESTING PROTOCOL MUST BE SUBMITTED TO AND APPROVED BY THE CITY ENGINEER PRIOR TO USE.

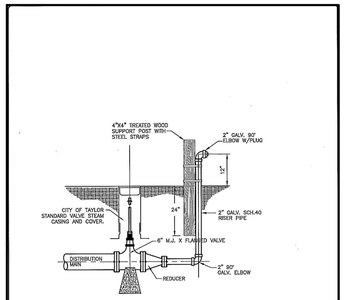
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	TRENCH DETAIL WITH PAVEMENT REPLACEMENT UNDER EXISTING ROADWAY	UT 006



** TYPICAL BEDDING SPECIFICATIONS:

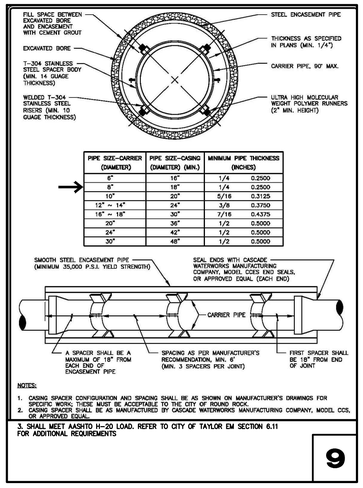
SIEVE SIZE	3/8" F % RETAINED	1/2" D % RETAINED	WASHED GRAVEL % RETAINED
1/2"	0	0	0
3/8"	0-2	5-25	--
4m	40-85	85-100	--
10m	95-100	95-100	--
3/4"	--	--	100

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	STANDARD EMBEDMENT AND ENCASEMENT	UT 005



FLUSHING VALVE DETAIL
(FOR PERMANENT DEAD END UNITS, USE 2" BALL VALVE – FORD OR EQUAL)

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	FLUSHING VALVE DETAIL	UT 016

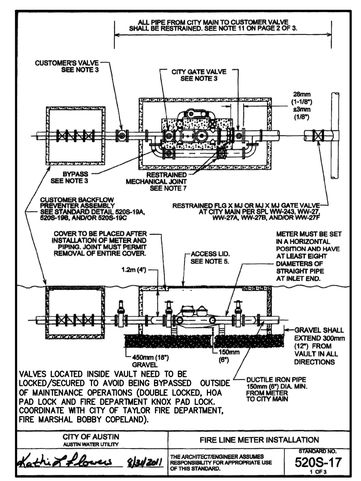


PIPE SIZE–CARRIER (DIAMETER)	PIPE SIZE–CASING (DIAMETER) (MIN.)	MINIMUM PIPE THICKNESS (INCHES)	
6"	16"	1/4	0.2500
8"	18"	1/4	0.2500
10"	20"	5/16	0.3125
12" ~ 14"	24"	3/8	0.3750
16" ~ 18"	30"	7/16	0.4375
20"	36"	1/2	0.5000
24"	42"	1/2	0.5000
30"	48"	1/2	0.5000

NOTES:
1. CASING SPACER CONFIGURATION AND SPACING SHALL BE AS SHOWN ON MANUFACTURER'S DRAWINGS FOR SPECIFIC WORK; THESE MUST BE ACCEPTABLE TO THE CITY OF ROUND ROCK.
2. CASING SPACERS SHALL BE AS MANUFACTURED BY CASCADE WATERWORKS MANUFACTURING COMPANY, MODEL CCS, OR APPROVED EQUAL.
3. SHALL MEET AASHTO H–20 LOAD. REFER TO CITY OF TAYLOR EM SECTION 6.11 FOR ADDITIONAL REQUIREMENTS

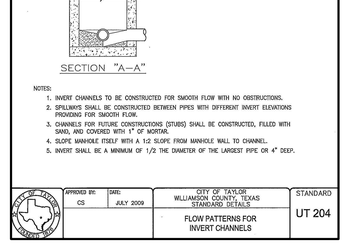
CITY OF AUSTIN AUSTIN WATER UTILITY	FIRE LINE METER INSTALLATION	
Kathie A Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-17 1 OF 3

9



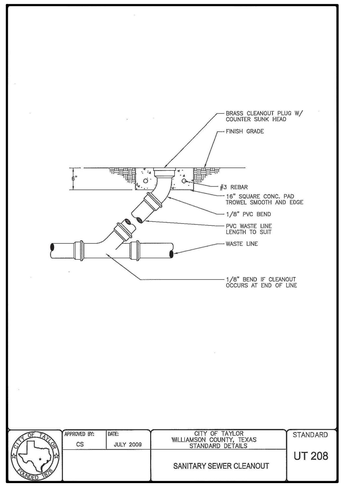
VALVES LOCATED INSIDE VAULT NEED TO BE LOCKED/SECURED TO AVOID BEING BYPASSED OUTSIDE OF MAINTENANCE OPERATIONS (DOUBLE LOCKED, HOA PAD LOCK AND FIRE DEPARTMENT KNOX PAD LOCK. COORDINATE WITH CITY OF TAYLOR FIRE DEPARTMENT, FIRE MARSHAL BOBBY COPELAND).

CITY OF AUSTIN AUSTIN WATER UTILITY	FIRE LINE METER INSTALLATION	
Kathie A Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-17 2 OF 3



NOTES:
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. SLOPE MANHOLE ITSELF WITH A 1:2 SLOPE FROM MANHOLE WALL TO CHANNEL.
5. INVERT SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR 4" DEEP.

APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	FLOW PATTERNS FOR INVERT CHANNELS	UT 204



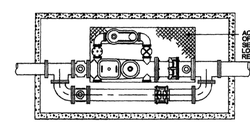
APPROVED BY:	DATE:	CITY OF TAYLOR WILLIAMSON COUNTY, TEXAS STANDARD DETAILS	STANDARD
CS	JULY 2009	SANITARY SEWER CLEANOUT	UT 208

NOTES:
1. VAULT PER SPL WW-296 OR APPROVED EQUAL. VAULT SHALL INCLUDE THRUST COLLAR WALL PIPES IF CAST IN PLACE. ALL PIPE SHALL BE RESTRAINED REGARDLESS IF VAULT PRE-CAST OR CAST IN PLACE, RESTRAINED BOTH WAYS. H20 LOADING REQUIRED FOR ALL VAULTS.
2. METER VAULT SHALL BE BEHIND CURB AND/OR WALK, AND NOT IN VEHICULAR TRAFFIC AREA.
3. MAIN LINE AND BYPASS GATE VALVES WILL BE RESILIENT SEAT TYPE WITH CORROSION RESISTANT FUSION BONDED EPOXY COATING INSIDE AND OUTSIDE, NON-RISING STEM. MAIN LINE VALVES SHALL HAVE HAND-WHEELS. BYPASS VALVES SHALL HAVE HAND-WHEELS. PROPERTY OWNER'S VALVE SHALL NOT BE LOCATED IN THE CITY OF AUSTIN METER VAULT. HAND-WHEEL EXCEPTION: IF HAND-WHEEL IS NOT LOCATED WITHIN 300mm (12") HORIZONTALLY OF ACCESS HATCH, GATE VALVE SHALL BE INSTALLED WITH OPERATING NUT ACCESSIBLE FROM RING AND COVER LOCATED ON VAULT LID PER SPL WW-922.
4. APPROVAL REQUIRED IF HEIGHT OF VAULT EXCEEDS 1.8m (72"), CONTACT THE PIPELINE ENGINEERING DIVISION OF AUSTIN WATER UTILITY. METER SHALL BE LEGIBLE TO READ FROM TOP OF VAULT.
5. ACCESS LID SHALL BE 1.2 m x 1.8 m (4'x6') DOUBLE LEAF PER SPL WW-614 (H20 LOADING REQUIRED) WITH SLAM LOCK BY HALLIDAY PRODUCTS OR APPROVED EQUAL. LOCK TO INCLUDE SECURITY OPERATOR.
6. ALL BURIED PIPE SHALL BE BEDDED IN GRANULAR MATERIALS AS REQUIRED BY CITY OF AUSTIN STANDARD SPECIFICATIONS 510.3 (14); BACKFILL ABOVE GRANULAR BEDDING AS REQUIRED BY 510.3 (25). ALL BURIED PIPE SHALL BE WRAPPED IN POLYETHYLENE ENCASEMENT PER SPL WW-270.
7. FITTINGS IN VAULT SHALL BE FLANGED WITH EXCEPTION OF ONE RESTRAINED MJ ON MAIN AND BYPASS LINES EACH PER SPL WW-27A.
8. VOIDS AT PIPE WALL HOLES SHALL BE FILLED WITH NON-SHRINK GROUT, OR OTHER SEAL OR SEALANT PER SPL WW-146A.
9. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.
10. BYPASS AND MAIN PIPE SHALL BE SAME DIAMETER. ALL PIPE FROM CITY MAIN TO CUSTOMERS VALVE SHALL BE D.I.
11. ALL EQUIPMENT IN VAULT SHALL BE REMOVABLE WITHOUT ADDITIONAL RESTRAINT OR SUPPORT OF PIPE.
12. ALL CLEARANCES INDICATED ARE MINIMUM. ADDITIONAL CONSIDERATION SHALL BE MADE FOR ACCESS TO ALL COMPONENTS IN VAULT. ALL CLEARANCES SHALL BE INCLUDED ON PLANS SUBMITTED FOR APPROVAL TO AUSTIN WATER UTILITY.
13. LOCATION OF ACCESS DOORS ARE SHOWN TO INDICATE POSSIBLE LOCATION. AN ENGINEER LICENSED BY THE STATE OF TEXAS SHALL DETERMINE SIZE OF VAULT, LOCATION OF ACCESS DOOR AND/OR VALVE CASINGS APPROPRIATE FOR EQUIPMENT, ACCESS, MAINTENANCE AND CLEARANCES. METER VAULTS PER SPL WW-296 ARE ACCEPTABLE IF ALL DESIGN PARAMETERS ARE MET AND SO DETERMINED BY TEXAS LICENSED ENGINEER.

CITY OF AUSTIN AUSTIN WATER UTILITY	FIRE LINE METER INSTALLATION	
Kathie A Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-17 3 OF 3

NOTES:
14. IN ALL CASES, MINIMUM CLEARANCE FROM WALL TO TEST PORTS SHALL BE 600mm (24"). LICENSED ENGINEER SHALL CONFIRM WITH METER MANUFACTURER LOCATION OF TEST PORTS PRIOR TO SUBMITTAL OF PLANS TO AUSTIN WATER UTILITY FOR APPROVAL. PLANS SHALL INDICATE LOCATION OF TEST PORTS.
15. VAULT SIZES INDICATED ON WATER METER SCHEDULE ARE SUGGESTIONS. ACTUAL EQUIPMENT, PIPE LAYOUT, CLEARANCE, ACCESS AND OTHER INFORMATION SHALL BE TAKEN INTO CONSIDERATION BY AN ENGINEER LICENSED BY THE STATE OF TEXAS.

MINIMUM CLEARANCES	
6"	-FLOOR TO ANY PART OF FIRELINE METER ASSEMBLY -INTERIOR WALL TO FLANGE
12"	-INTERIOR WALL TO PARALLEL PIPE, VALVE OR METER. -ALL AROUND FIRELINE METER ASSEMBLY
24"	-INTERIOR WALL TO TEST PORTS
48"	-TOP OF PIPE TO INTERIOR TOP OF VAULT



WATER METER SIZE	SIZE OF BY-PASS	BY-PASS VALVE W/HANDWHEEL	MAIN LINE VALVE WITH HANDWHEEL	VAULT SIZE PER SPL WW-296, SEE NOTE 15
150 mm x 50 mm (6" x 2")	150 mm (6")	150 mm (6")	150 mm (6")	2.4m x 3.6m (8' x 12')
200 mm x 80 mm (8" x 3")	200 mm (8")	200 mm (8")	200 mm (8")	3.0m x 3.6m (10' x 12')
250mm x 50mm (10" x 2")	250 mm (10")	250 mm (10")	250 mm (10")	3.0m x 4.8m (10' x 16')

CITY OF AUSTIN AUSTIN WATER UTILITY	FIRE LINE METER INSTALLATION	
Kathie A Flowers 8/31/2011	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 520S-17 3 OF 3

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING
TBPE FIRM REGISTRATION No. F–22228

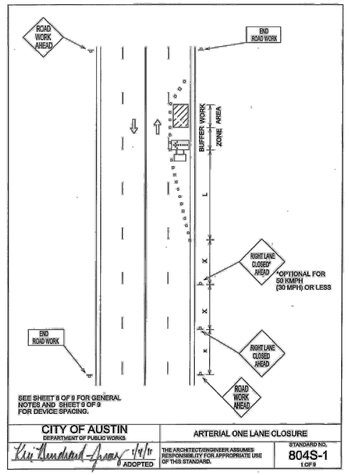
WATER & WASTEWATER DETAILS (2 of 2)

BOXWOODS TWO

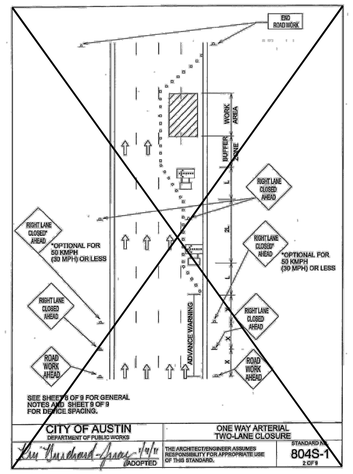
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 20 OF 25
DATE: 8/4/2023
C8.6
PROJECT No: 205.02.01

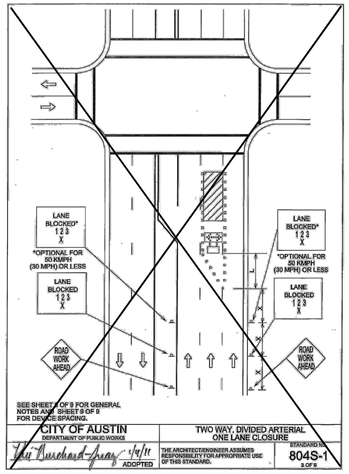
PLOT DATE: Friday, August 04, 2023 11:16:18 AM
FILE NAME: P:\LEI PROJECTS\205_LVARY MAGHEEKE_BOXWOODS TWO\01_BOXWOODS TWO\01_BOXWOODS @ 2ND\01_CSD\DWG\PLANS\205.02.01 C8.6 WWW DTLS.DWG



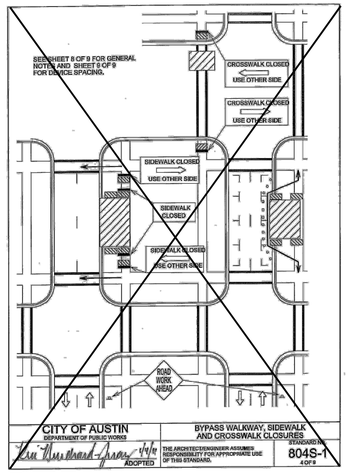
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	ARTERIAL ONE LANE CLOSURE
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 804S-1 1 OF 9



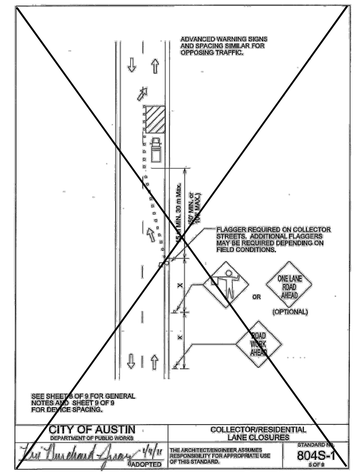
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	ONE WAY ARTERIAL TWO-LANE CLOSURE
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 804S-1 2 OF 9



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TWO WAY, DIVIDED ARTERIAL ONE LANE CLOSURE
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 804S-1 3 OF 9



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	BYPASS WALKWAY, SIDEWALK AND CROSSWALK CLOSURES
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 804S-1 4 OF 9



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	COLLECTOR/RESIDENTIAL LANE CLOSURES
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 804S-1 5 OF 9

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL TRAFFIC CONTROL PLAN FOR SHIFTING TRAFFIC
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 804S-1 6 OF 9

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPICAL TRAFFIC CONTROL PLAN FOR SHIFTING TRAFFIC
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 804S-1 7 OF 9

1. ALL SETUPS SHALL BE IN ACCORDANCE WITH THE CURRENT ADDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
2. TO DETERMINE APPROPRIATE DEVICES AND SIGN SIZES TO BE USED, REFER TO STANDARD 804S-S, SHEETS 5, 6 AND 7 OF 11.
3. FOR INTERMEDIATE-TERM SITUATIONS, WHEN IT IS NOT FEASIBLE TO REMOVE AND RESTORE PAVEMENT MARKINGS DAILY, CHANNELIZATION MUST BE MADE DOMINANT BY USING A VERY CLOSE DEVICE SPACING. THIS IS ESPECIALLY IMPORTANT IN LOCATIONS OF CONFLICTING INFORMATION, SUCH AS WHERE TRAFFIC IS DIRECTED OVER A DOUBLE YELLOW CENTERLINE. IN SUCH LOCATIONS, A MAXIMUM CHANNELIZING DEVICE SPACING OF 3 m (10') IS REQUIRED.
4. FOR LONG TERM STATIONARY WORK, ALL CONFLICTING PAVEMENT MARKINGS MUST BE REMOVED AND CENTERLINE STRIPING PROVIDED WHERE TWO WAY TRAFFIC IS IN ADJACENT LANES.
5. FOR TEMPORARY PAVEMENT MARKING REQUIREMENTS SEE STANDARD 804S-1.
6. FOR ONEWAY AND MULTI-LANE ROADWAYS THE "LANE BLOCKED" SIGN MAY BE USED IN LIEU OF THE "LANE CLOSED AHEAD" SIGN. THE NUMBER OF DIGITS ON THE SIGN SHALL NOT BE GREATER THAN THE NUMBER OF LANES PRESENT ON THE ROADWAY. THE "X" SHALL BE PLACED UNDER THE NUMBER OF LANE(S) BLOCKED.
7. FOR FLAGGING OPERATION REQUIREMENTS SEE STANDARD 804S-2.
8. CONTRACTOR SHALL PROVIDE SIDEWALK CLOSURES, CROSSWALK CLOSURES OR WALKWAY BYPASS WHEREVER PEDESTRIAN MOVEMENTS ARE AFFECTED BY CONSTRUCTION ACTIVITIES. ALL SIDEWALKS AND CROSSWALKS SHALL BE ACCESSIBLE WHEN CONTRACTOR IS NOT WORKING UNLESS APPROVED BY THE TRANSPORTATION DIVISION.
9. FOR EXCAVATION PROTECTION AND SAFETY FENCE REQUIREMENTS SEE STANDARD 804S-4.
10. THE USE OF ARROW DISPLAYS ARE REQUIRED ON ALL LANE CLOSURES. THE CONTRACTOR SHALL PROVIDE ONE (1) STAND-BY UNIT IN GOOD WORKING CONDITION AT THE JOB SITE, READY FOR USE IF THE OPERATION REQUIRES 24-HOUR A DAY LANE CLOSURE SET-UPS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	GENERAL NOTES
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 804S-1 8 OF 9

Typical Transition Lengths and Suggested Maximum Spacing of Devices

Speed KMPH	Posted Speed MPH	Formula	Minimum Desirable Taper Lengths (L) Meters (Feet) 3.0(10) Offset Meters (feet)	3.0(11) Offset Meters (feet)	3.0(12) Offset Meters (feet)	Suggested Max. Device Spacing On a taper Meters (feet)	On a tangent Meters (feet)	Suggested Sign Spacing Meters (Feet) "X" Dimension
50	30	L=WS²/60	45 (150)	50 (165)	55 (180)	9 (30)	15-20 (50-75)	40 (130)
55	35		65 (205)	70 (225)	75 (245)	10 (35)	20-30 (70-90)	50 (160)
65	40		83 (265)	90 (295)	100 (325)	12 (40)	25-30 (80-100)	75 (240)
70	45		135 (450)	150 (495)	165 (540)	13 (45)	25-30 (85-110)	100 (320)
80	50		150 (500)	165 (550)	180 (600)	15 (50)	30-35 (100-125)	120 (400)
90	55		165 (550)	185 (605)	200 (660)	16 (55)	35-40 (115-140)	160 (500)
95	60	L=WS	180 (600)	200 (660)	220 (720)	18 (60)	40-45 (120-150)	180 (600)
105	65		195 (650)	215 (715)	235 (780)	19 (65)	40-50 (130-165)	210 (700)
115	70		215 (700)	235 (770)	255 (840)	21 (70)	45-55 (140-175)	240 (800)

LEGEND
- Channelizing devices
- Trailer mounted flashing arrow board
- Flagger

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	DEVICE SPACING
ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. STANDARD NO. 804S-1 9 OF 9

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

TRINE ENGINEERING
CIVIL SURVEYING CONSTRUCTION
TBPE FIRM REGISTRATION No. F-22228

TRAFFIC CONTROL DETAILS

BOXWOODS TWO

2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 21 OF 25
DATE: 8/4/2023
C9.1
PROJECT No: 205.02.01

PLOT DATE: Friday, August 04, 2023 11:16:26 AM
FILE NAME: P:_LEI_PROJECTS\205_LARRY MAGHE\E02_BOXWOODSTWO\01_BOXWOODS @ 2ND\01_CSD\DWG\PLANS\205.02.01 C9.1 TRAFFIC CTRL DTLS.DWG

Provide a legend indicating what the tree symbols mean on this page.

Tree 1279 is labeled as being preserved

Trees can not be counted towards credit as area under the crown is disturbed

W.A. RINDERKNECHT ADDITION
BOOK A, PAGE 211
O.P.R.W.C.TX.

LOT 13

LOT 14

LOT 2, BLOCK 1

H. PROPERTIES, INC.
CALLED 0.7423 OF AN ACRE
VOL 2124 PG 726
D.R.W.C.TX

STEVEN A. McMASTER
CALLED 0.368 OF AN ACRE
DOC# 2010001745
O.P.R.W.C.TX

ONCOR EASEMENT
DOC.#2024003657

DRAINAGE EASEMENT
DOC# 2009089091
CALLED 0.168 OF AN ACRE
O.P.R.W.C.TX.

ONCOR EASEMENT
DOC.#2024064263

10' PUBLIC UTILITY EASEMENT PER PLAT

U.S. HIGHWAY 79
(100.00' R.O.W.)

STREET A

STREET B

LOT 3
BLOCK 1

EXISTING TREELINE

EXISTING TREES TO BE SAVED, TYP.

EXISTING TREES NOT MEETING 50% PRESERVATION TO REMAIN

EXISTING TREES TO BE REMOVED, TYP.

EXISTING VEGETATION SCREENING DETENTION FACILITY

FLOOD ZONE "AE"

1/2"IRON PIPE

1-1/2" IRON PIPE

5/8" IRON ROD (AXLE)

IRON ROD "CLS"

PROVIDE BERMUDAGRASS HYDROMULCH FOR ALL DISTURBED AREAS, SEE NOTES

PROVIDE SHOVEL CUT EDGE FOR ALL SHURB BEDS, TYP.

DRIPLINE PRESERVATION AREA, TYP.

1846 SF

1717 SF

1552 SF

Date:	11/15/2024
Job#	20-WM665A
Address:	2002 W 2ND ST
City:	TAYLOR
GF No.	n/a
Scale:	1"=20'
Size:	24X36
Drawn By	
Zip:	76574
	GC
Rev:	—
Rev:	—

MC SURVEYING
79 S. Wynnoak Cir, Spring, TX 77382
Mobile: 737-202-8333
Email: Garrett@mcsurveytx.com
www.MCSurveyTX.com
TBPELS FIRM # 10194678

STATE OF TEXAS
REGISTERED
GARRETT CAVALIER
6714
PROFESSIONAL LAND SURVEYOR

THE BOXWOODS TWO
2002 WEST 2ND STREET, TAYLOR, TX 76574
LANDSCAPE PLAN

0 20 40

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NEEDED FOR CONSTRUCTION OF PROPOSED LANDSCAPE MATERIAL.
2. ANY CONFLICTS OF TREE LOCATION AND UTILITY LINES, UNDERGROUND OR OVERHEAD WILL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
3. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE LOCATION OF ANY AND ALL EXISTING EASEMENTS LOCATED WITHIN THE PROPOSED WORK AREA. ANY DISCREPANCIES FOUND ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS AS PUBLISHED BY THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN.
5. THE OWNER RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DUE TO UNSATISFACTORY CONDITIONS OF THE PLANT MATERIAL. ALL PLANTS SHALL BE CONTAINER GROWN OR B & B. ALL CONTAINERS, PLASTIC AND BURLAP SHALL BE REMOVED PRIOR TO PLANTING.
6. ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY AT THE TIME OF PLANTING AND EVERY OTHER DAY FOR THE FIRST WEEK THEN ONCE PER WEEK WITH THE IRRIGATION SYSTEM PROVIDED.
7. TREE PLANTING SHALL HAVE A BACKFILL MIX OF 1/3 PLANTING MIX AND 2/3 EXISTING SOIL AND BE PACKED TO REMOVE AIR POCKETS.
8. TREES ARE TO BE PLANTED 6'0" MIN. FROM WALLS, BUILDING OVERHANGS, STREETS AND PARKING.
9. ALL PLANTINGS SHALL HAVE A MINIMUM OF 3" HARDWOOD MULCH COVERING.
10. THE CONTRACTOR SHALL FINISH GRADE TOP SOIL TO A SMOOTH SURFACE AND REMOVE ALL CLODS PRIOR TO LAYING SOD OR HYDROMULCH.
11. TEMPORARY VEGETATIVE STABILIZATION:
    1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH COOL SEASON COVER CROPS (WHEAT AT 0.5 POUNDS PER 1000 SF, OATS AT 0.5 POUNDS PER 1000 SF, CEREAL RYE GRAIN AT 0.5 POUNDS PER 1000 SF) WITH A TOTAL RATE OF 1.5 POUNDS PER 1000 SF. COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
    2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 1 POUNDS PER 1000 SF.
       A. FERTILIZER SHALL BE WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUND PER 1000 SF.
       B. HYDROMULCH SHALL COMPLY WITH TABLEI, BELOW.
       C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
       D. WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
12. PERMANENT VEGETATIVE STABILIZATION:
    1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (1/2) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH 2. BELOW.
    2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL.
       A. FERTILIZER SHALL BE A WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUND PER 1000 SF.
       B. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
       C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT DAILY INTERVALS (MINIMUM) DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
       D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
       E. WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

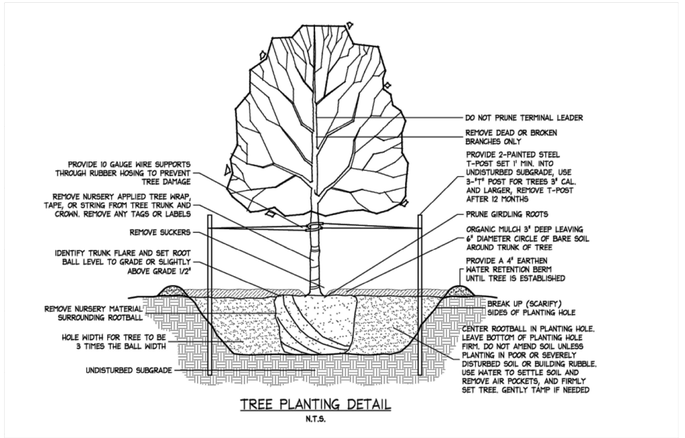
TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW, AND/OR COTTON PLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 30% PAPER)	70% OR GREATER WOOD/STRAW 30% OR LESS PAPER OR NATURAL FIBERS	0-3 MONTHS	MODERATE SLOPES; FROM FLAT TO 3:1	1500 TO 200 LBS PER ACRE

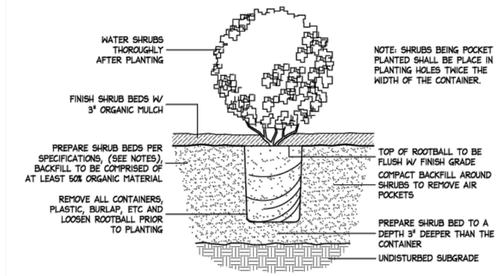
TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS, 10% TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS	2500 TO 4000 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)
FIBER REINFORCED MATRIX (FRM)	65% ORGANIC DEFIBRATED FIBERS, 25% REINFORCING FIBERS OR LESS 10% TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS	3000 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)

13. THE CONTRACTOR SHALL PROVIDE A ONE YEAR GUARANTEE ON ALL LANDSCAPE MATERIAL FROM THE DATE OF COMPLETION.
14. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE SCHEDULE TO INCLUDE FERTILIZATION, PRUNING, MOWING, MULCHING ETC. UPON COMPLETION OF WORK.
15. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS CREATED DURING CONSTRUCTION IE. BURLAP, CONTAINERS, ECT.
16. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH CITY OF TAYLOR.



TREE PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

33 trees need to be provided

PLANT LIST

CANOPY TREES

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
8		Bur Oak	Quercus macrocarpa	3" caliper, container groun or B&B, spacing as shoun
7		Live Oak	Quercus virginiana	3" caliper, container groun or B&B, spacing as shoun
10		Cedar Elm	Ulmus crassifolia	3" caliper, container groun or B&B, spacing as shoun
7		Texas Ash	Fraxinus texensis	2" caliper, container groun or B&B, spacing as shoun

SHRUBS

122		Liriope	Liriope muscari	1 gallon, container groun, 3' o.c.

TURF GRASSES

All Disturbed Areas		Bermudagrass	Cynadon dactylon	Hydromulch 2 lbs. per 1000 s.f.

BOXWOODS AT 2ND STREET TREE PRESERVATION

tree species	TRUNK DIAMETER (IN)		TREE NUMBER	SAVED	>6" REMOVED	CANOPY WIDTH (FT)	SAVED SQFT OF CANOPY	TREE COUNTED AS LANDSCAPE CREDIT
american elm	9		100	9		18	254.47	1
american elm	20		101	20		40	1256.6	1
cottonwood	24		102	24		48	1809.6	1
american elm	17		103	17		34	908	1
cottonwood	20		104	20		40	1256.6	1
cedar elm	17		105	17		34	908	1
cedar elm	10		106	10		20	314.16	1
american elm	18		107	18		36	1017.9	1
american elm	7		108	7		14	153.94	1
live oak	9		109	9		18	254.47	1
american elm	20		110	20		40	1256.6	1
PECAN - multitrunk 12,5,5,5	27		1005	27		54	2290	1
PECAN	26		1273	26		52	2123.7	1
PECAN	44		1274	44		88	6082	1
PECAN	30		1275	30		60	706.9	1
PECAN	24	"	1276		24	48		
PECAN	30		1277	30		60	2827.4	1
PECAN	10	"	1278		10	20		
PECAN	24		1279	24		48	1809.6	1
PECAN	19	"	1280		19	38		
PECAN	18	"	1281		18	36		
PECAN	19	"	1282		19	38		
PECAN	18	"	1283		18	36		
PECAN	15	"	1284		15	30		
PECAN	18	"	1285		18	36		
PECAN	28	"	1286		28	56		
PECAN	15	"	1287		15	30		
PECAN	11	"	1288		11	22		
PECAN	15	"	1289		15	30		
PECAN	30		1290	30		60	2827.4	1
TOTALS	592			382	210	1184	28057.34	18

1279 is being shown as removed on page 22

provide column with mitigation method or identify as exempt.

Tree inventory is only showing 18 trees, all 33 required trees must be shown.

TOTAL DBH SURVEYED	592
TOTAL DBH REMOVED	210
TOTAL DBH SAVED	382
TOTAL TREE CREDITS	18
EXEMPT TREE (#1279 BEES)	24
TOTAL MITIGATION REQUIRED	210
TOTAL MITIGATION PROVIDED	51
TOTAL MITIGATION INCHES FOR FEE IN LIEU	159

TOTAL SITE AREA	2.01	AC	87,555.6	SQ FT		
TOTAL SITE IMPERVIOUS AREA	0.90	AC	39,132.0	SQ FT		
LANDSCAPE AREA REQUIRED (25% OF 39,132 SQFT)	9783	SF/600=	16.3	UNITS	CREDITS	PROVIDED
TREES	16.3	UNITS X 2 TREES =	33		18	15
SHRUBS	16.3	UNITS X 4 SHRUBS=	65		0	122

Date: 11/15/2024 | GF No. n/a
Job# 20-WM665A | Scale: 1"=20' | Size: 24X36
Address: 2002 W. 2ND ST | Drawn By: GC
City: TAYLOR | Zip: 76574
Rev: --
Rev: --

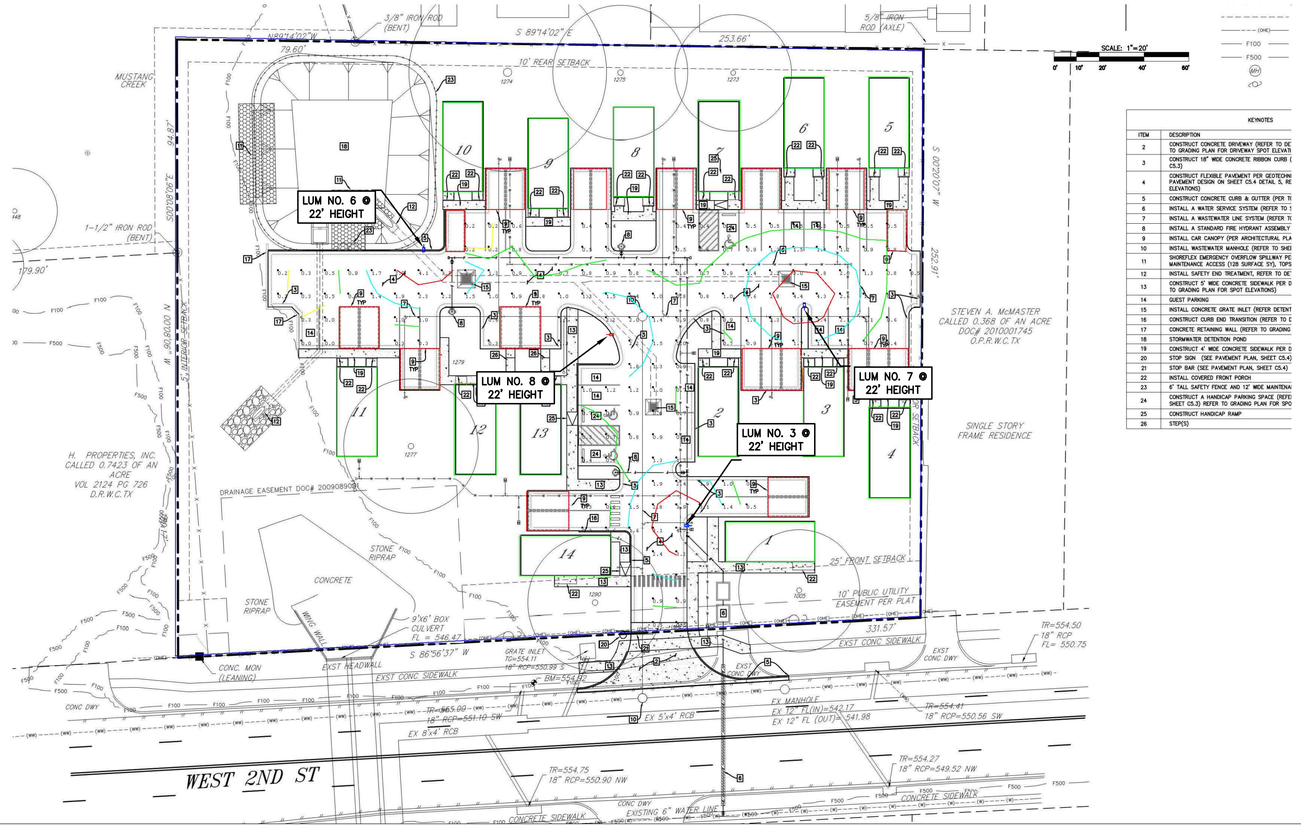
MC SURVEYING
79 S. Wynnoak Cir, Spring, TX 77382
Mobile: 737-202-8333
Email: Garrett@mcsurveytx.com
www.MCSurveyTX.com
TBPELS FIRM # 10194678

STATE OF TEXAS REGISTERED GARRETT D'AVAUGHN 6234 PROFESSIONAL LAND SURVEYOR

THE BOXWOODS TWO
2002 WEST 2ND STREET, TAYLOR, TX 76574

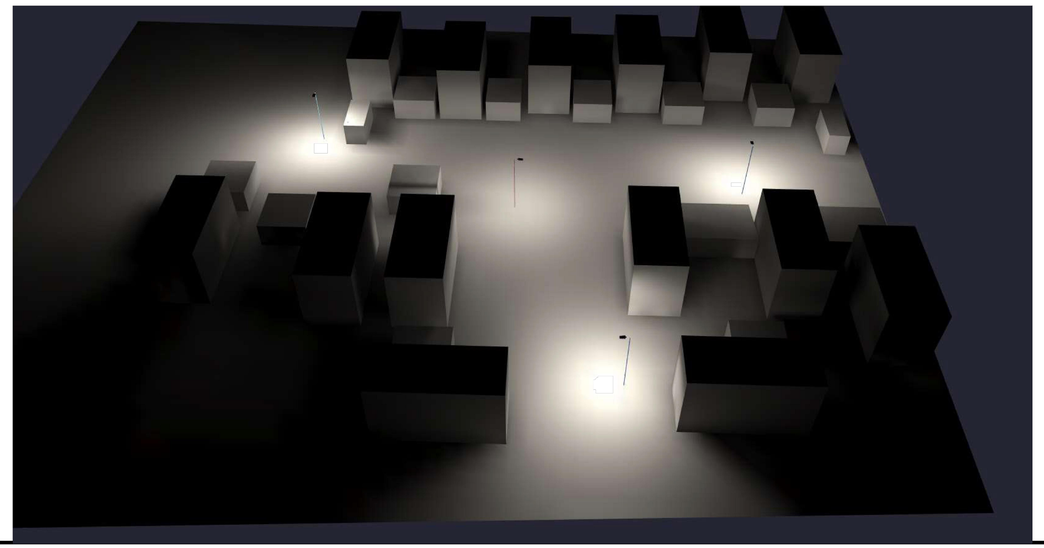
LANDSCAPE NOTES, DETAILS, PLANT SCHEDULE & CALCULATIONS

Viewpoint



KEYNOTES	
ITEM	DESCRIPTION
2	CONSTRUCT CONCRETE DRIVEWAY (REFER TO DE TO GRADING PLAN FOR DRIVEWAY SPOT ELEVATI
3	CONSTRUCT 18" WIDE CONCRETE RIBBON CURB (C5.3)
4	CONSTRUCT FLEXIBLE PAVEMENT PER GEOTECHNI PAVEMENT DESIGN ON SHEET C5.4 DETAIL 5, RE ELEVATIONS)
5	CONSTRUCT CONCRETE CURB & GUTTER (PER TI
6	INSTALL A WATER SERVICE SYSTEM (REFER TO T
7	INSTALL A WASTEWATER LINE SYSTEM (REFER TI
8	INSTALL A STANDARD FIRE HYDRANT ASSEMBLY
9	INSTALL CAR CANOPY (PER ARCHITECTURAL PLA
10	INSTALL WASTEWATER MANHOLE (REFER TO SHEI
11	SHORELEFX EMERGENCY OVERFLOW SPILLWAY PE MAINTENANCE ACCESS (12ft SURFACE SY), TOPS
12	INSTALL SAFETY END TREATMENT, REFER TO DE
13	CONSTRUCT 5' WIDE CONCRETE SIDEWALK PER D TO GRADING PLAN FOR SPOT ELEVATIONS)
14	GUEST PARKING
15	INSTALL CONCRETE GRATE INLET (REFER DETENT
16	CONSTRUCT CURB END TRANSITION (REFER TO C
17	CONCRETE RETAINING WALL (REFER TO GRADING
18	STORMWATER DETENTION POND
19	CONSTRUCT 4' WIDE CONCRETE SIDEWALK PER S
20	STOP SIGN (SEE PAVEMENT PLAN, SHEET C5.4)
21	STOP BAR (SEE PAVEMENT PLAN, SHEET C5.4)
22	INSTALL COVERED FRONT PORCH
23	6' TALL SAFETY FENCE AND 12' WIDE MAINTENA
24	CONSTRUCT A HANDICAP PARKING SPACE (REFE SHEET C5.3) REFER TO GRADING PLAN FOR SPO
25	CONSTRUCT HANDICAP RAMP
26	STEP(S)

Render View



lighting > electrical > energy technology > signs
FACILITY SOLUTIONS GROUP

Luminaire Summary

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	1	a17-5t70n	Single	9384.7	0.850	A17-5T70N
	3	a17-3t70n_1	Single	10147.7	0.850	A17-3T70N

Calculation Summary

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.20	4.7	0.0	N.A.	N.A.

Luminaire Location Summary

Coordinates In Feet

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
3	a17-3t70n_1	323.5	186.5	22	180	0
6	a17-3t70n_1	209	305.5	22	270	0
7	a17-3t70n_1	371.5	277.5	22	90	0
8	a17-5t70n	287	267	22	0	0

Approved by Shai Roos
09/18/23 [04:04 PM]

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING
TBPE FIRM REGISTRATION No. F-22228

PHOTOMETRICS SITE PLAN

BOXWOODS TWO
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. 24 OF 25
DATE: 8/4/2023
PH.1
PROJECT No: 205.02.01

PLOT DATE: Friday, August 04, 2023 11:42:02 AM
FILE NAME: P:\LEI_PROJECTS\205_LARRY MAGHREIGE_BOXWOODSTWOVH_BOXWOODS @ 2ND\01_CD\DWG\PLANS\205.02.01 PH.1.DWG

A17-3T70N

RAB



Color: Bronze

Weight: 10.8 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.70A
208V	0.40A
240V	0.35A
277V	0.30A
Input Watts	69.8W

LED Info

Watts	70W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 (Lifespan	100,000 Hours
Lumens	10,148 lm
Efficacy	145.3 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:
Ingress protection rating of IP65 for dust and water

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLBN2HOLUOND

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.70A, 208V: 0.40A, 240V: 0.35A, 277V: 0.30A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
3.26% at 120V, 13.34% at 277V

Power Factor:
99.0% at 120V, 91.6% at 277V

Surge Protection:
10kV

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:
Type II light distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Lens:
Polycarbonate lens

Housing:
Die-cast aluminum housing, lens frame and mounting arm

Vibration Rating:
3G vibration rating per ANSI C136.31

EPA:
1 Fixture: 0.46
2 Fixtures at 90°: 0.60
2 Fixtures at 180°: 0.93
3 Fixtures at 90°: 0.93
4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately):
1 Fixture: 0.80
2 Fixtures at 90°: 0.80
2 Fixtures at 180°: 1.32
3 Fixtures at 90°: 1.32
4 Fixtures at 90°: 1.32

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adapter plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Finish:
Formulated for high durability and long-lasting color

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

A17-3T70N

RAB

Technical Specifications (continued)

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Optical

BUG Rating:
B3 U0 G2

Other

5 Yr Limited Warranty:
The first 5 year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions

Features

0-10V Dimming, standard
100,000-hour LED lifespan
5 Year, limited warranty

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

A17-3T70N

RAB

Ordering Matrix

Family		Distribution	Wattage/Lumens	Mounting	Color Temp	Driver	Options
A17	-	3T	70		N		

3T = Type II
4T = Type IV
5T = Type V

70 = 70W/10,000LM
100 = 100W/13,000LM
150 = 150W/21,500LM
200 = 200W/30,000LM
240 = 240W/36,000LM
280 = 280W/40,000LM
370 = 370W/51,800LM

Blank = Universal Pole Mount
SF = Slipfitter (Factory installed SF available in 150W)

N = 4000K Neutral
Blank = 3000K Cool

Blank = 120-277V, 0-10V Dimming
/HID = 480V, 0-10V Dimming[1]

Blank = No Option
/3PID = 3-pin Receptacle and Shorting Cap
/7PID = 7-pin Receptacle and Shorting Cap
/MVS = Microwave Motion Sensor
/LC = Lightcloud® Controller

[1] *480V driver available standard on 150W and 300W and by special order on 100, 240 and 370W. Not available on 70W or 200W models.*
Type II distribution available as special order
Wall mount and adjustable universal pole mount available as optional field-installed accessories

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

NO.	REVISION/ISSUE	DATE
1	SUBMISSION TO THE CITY OF TAYLOR	6/20/2022
2	SUBMISSION TO THE CITY OF TAYLOR	1/13/2023
3	SUBMISSION TO THE CITY OF TAYLOR	3/15/2023
4	SUBMISSION TO THE CITY OF TAYLOR	6/14/2023
5	SUBMISSION TO THE CITY OF TAYLOR	8/4/2023

STATE OF TEXAS
JAVIER BARAJAS
99998
LICENSED PROFESSIONAL ENGINEER
8/4/2023

CIVIL SURVEYING CONSTRUCTION

TRINE ENGINEERING
TBPE FIRM REGISTRATION No. F-22228

PHOTOMETRICS DETAILS

BOXWOODS TWO
2002 WEST 2ND ST. TAYLOR, TEXAS 76574

SHEET No. **25** OF **25**
DATE: 8/4/2023
PH.2
PROJECT No: 205.02.01

PLOT DATE: Friday, August 04, 2023 11:17:15 AM
FILE NAME: P:_LEI_PROJECTS\205_LARRY KAUSHE\02_BOXWOODS\TWO\01_BOXWOODS @ 2ND\01_CDs\DWGS\PLANS\205.02.01 PH.1.DWG

Tree Species	Trunk Diameter	Tree Number	Saved	Removed	Tree Credit	
American Elm	9	100	9		1	
American Elm	20	101	20		1	Looked On site, looks to be okay with the 50% Canopy Area so can count to tree credit
Cottonwood	24	102	24		1	
American Elm	17	103	17		1	
Cottonwood	20	104	20		1	
Cedar Elm	17	105	17		1	
Cedar Elm	10	106	10		1	
American Elm	18	107	18		1	
American Elm	7	108	7		1	
Live Oak	9	109	9		1	
American Elm	20	110	20		1	
Pecan	27	1005	27		1	
Pecan	26	1273	26		1	
Pecan	44	1274	44		1	
Pecan	30	1275	30		1	
Pecan	24	1276	24			
Pecan	30	1277	30		1	
Pecan	10	1278		10		
Pecan	24	1279		24		Does not meet the 50% Canopy Requirment
Pecan	19	1280		19		
Pecan	18	1281		18		
Pecan	19	1282		19		
Pecan	18	1283		18		
Pecan	15	1284		15		
Pecan	18	1285		18		
Pecan	28	1286		28		
Pecan	15	1287		15		
Pecan	11	1288		11		
Pecan	15	1289		15		
Pecan	30	1290	30		1	

Totals:	592		382	210	17

Total DBH Surveyed	592
Total DBH Removed	210
Total DBH Saved	382
Total Mitigation Required	210
Total Mitigation Provided	48
Total Mitigation Inches	
Trees for Fee in lieu	162

Number of trees at 6ft	
54	
10512	

Site Impervious Area	39,132	sqft
Landscape Area Required	9783	

		Tree Credits	Provided
Trees Required	32.61	17	16
Shrubs Required	65.22	0	122

Snooper Nursey	190		
Cantu Nursey	179	15	6ft
Farmers Nursery	215		
	194.6667		

Tree remaining that they can add to mitigation

16

Caliper Inches

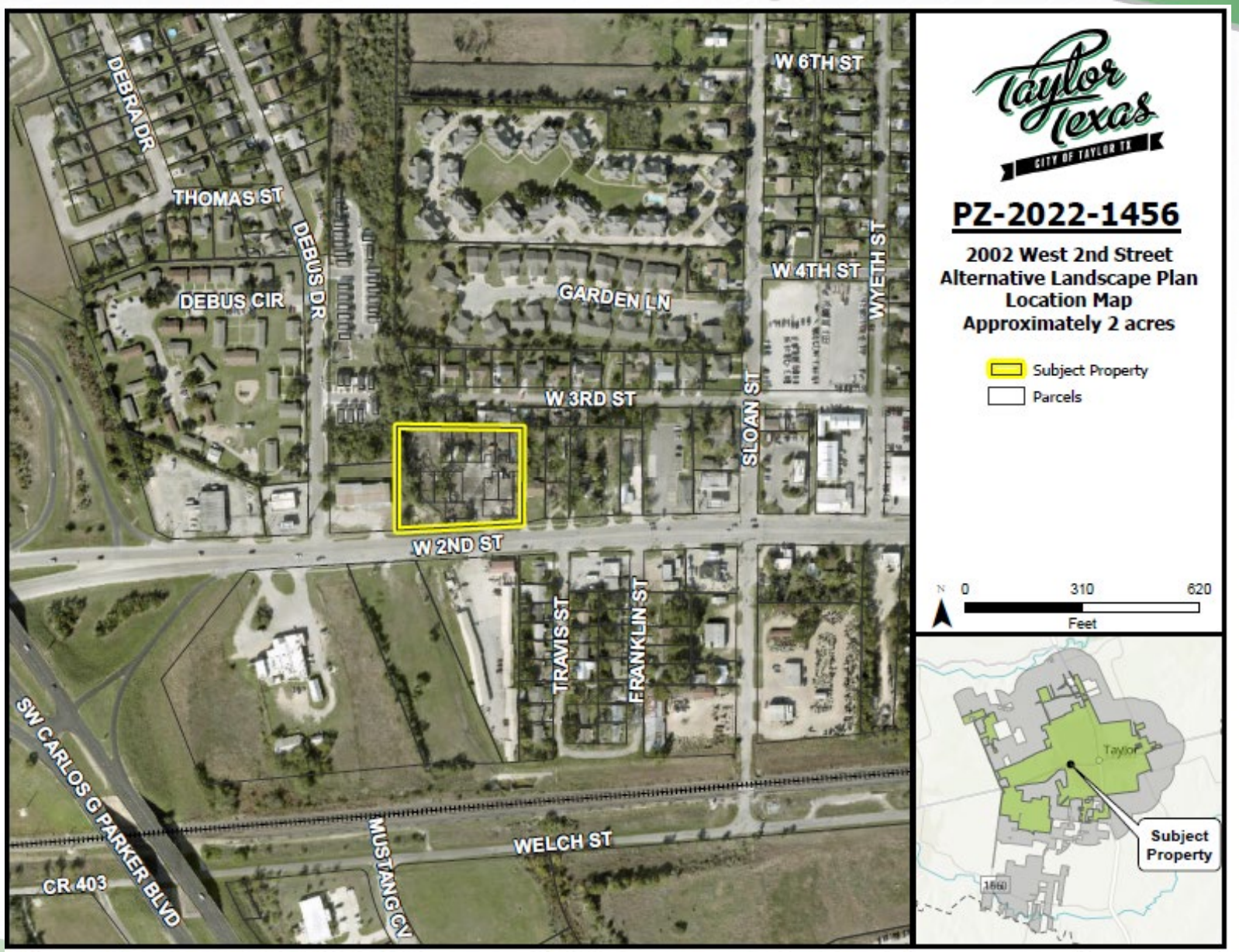
48

PZ-2022-1456

Alternative Landscape Plan

2002 West 2nd Street

Location Map

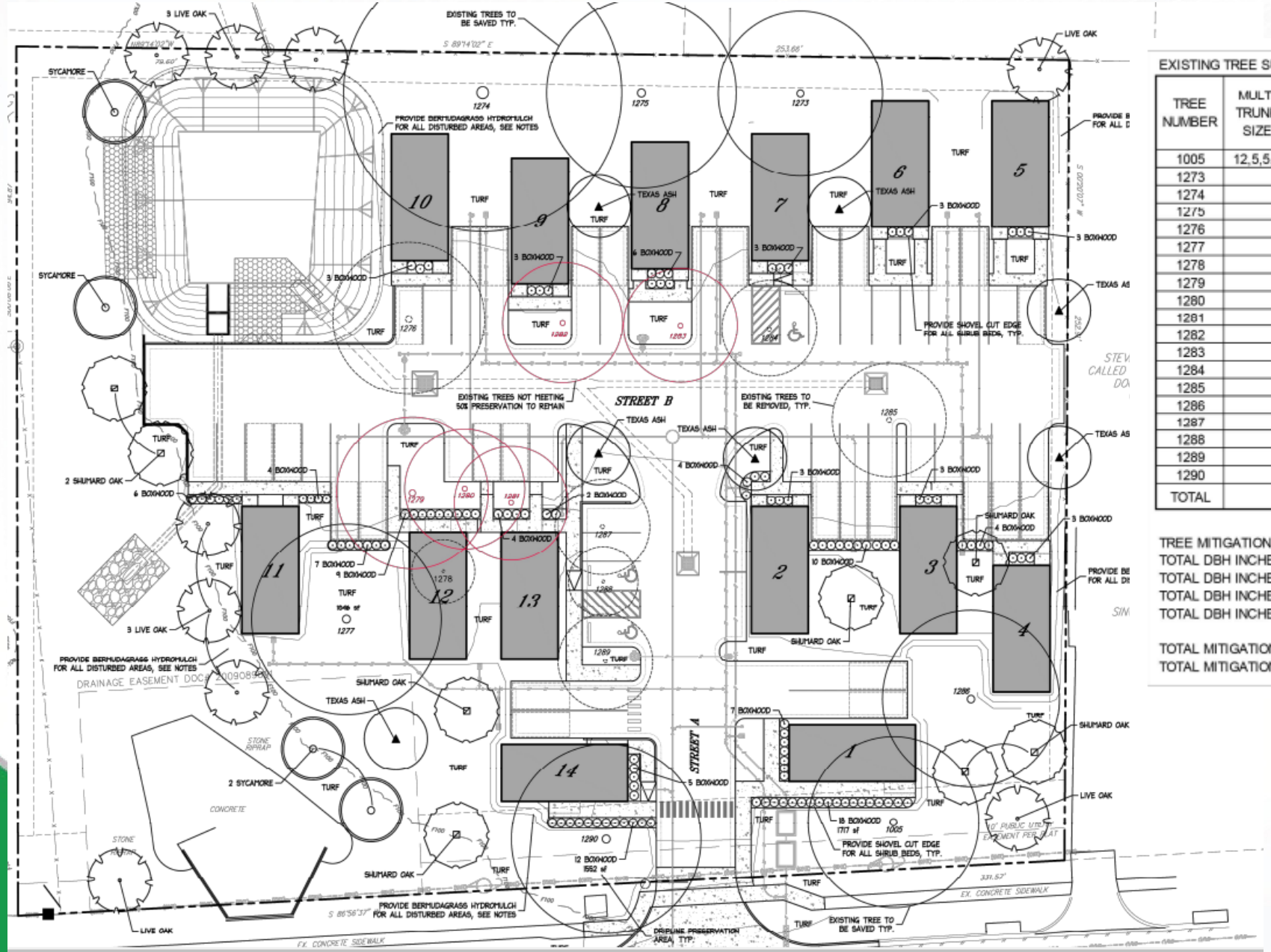


Location Map

Applicant is requesting an alternative plan for a fee-in-lieu to meet their mitigation requirement of 159 inches or 53 protected trees.

Staff found 162 inches, or 54 trees would be required to meet mitigation requirements as “tree 1279” would not meet the tree credit requirement.

Initial Approved Landscape Plan



EXISTING TREE SURVEY & MITIGATION

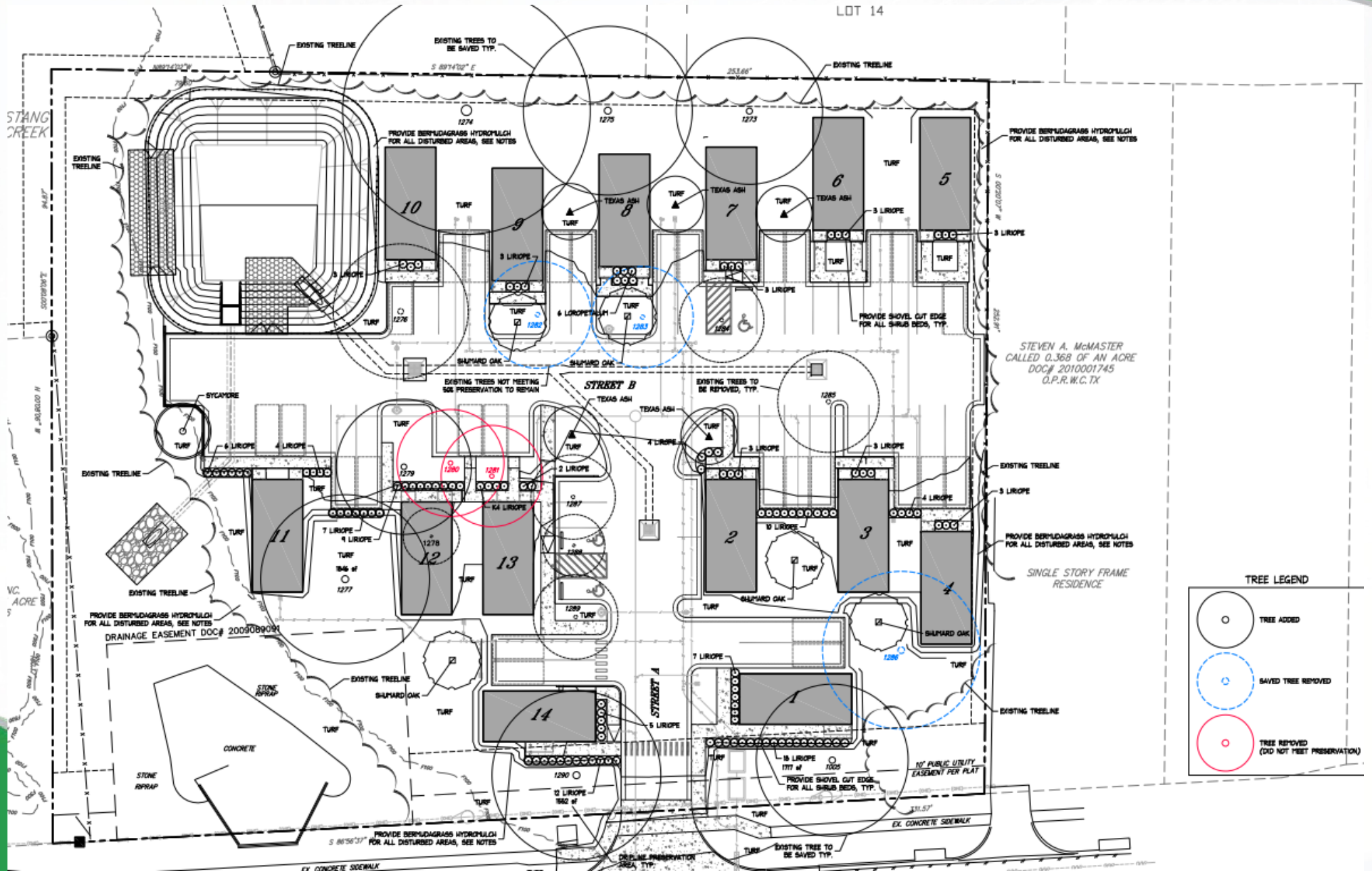
TREE NUMBER	MULTI TRUNK SIZE	TOTAL SIZE	SPECIES	SAVED	>6" REMOVED	REMOVED UTILITY EASEMENT TREE	CONDITION
1005	12,5,5,5	27	PECAN	27			
1273		26	PECAN	26			
1274		44	PECAN	44			
1275		30	PECAN	30			
1276		24	PECAN		24		
1277		30	PECAN	30			
1278		10	PECAN		10		
1279		24	PECAN	24			
1280		19	PECAN	19			
1281		18	PECAN	18			
1282		19	PECAN	19			
1283		18	PECAN	18			
1284		15	PECAN		15		
1285		18	PECAN		18		
1286		28	PECAN	28			
1287		15	PECAN		15		
1288		11	PECAN		11		
1289		15	PECAN		15		
1290		30	PECAN	30			
TOTAL		421.0		313.0	108.0	0.0	

TREE MITIGATION

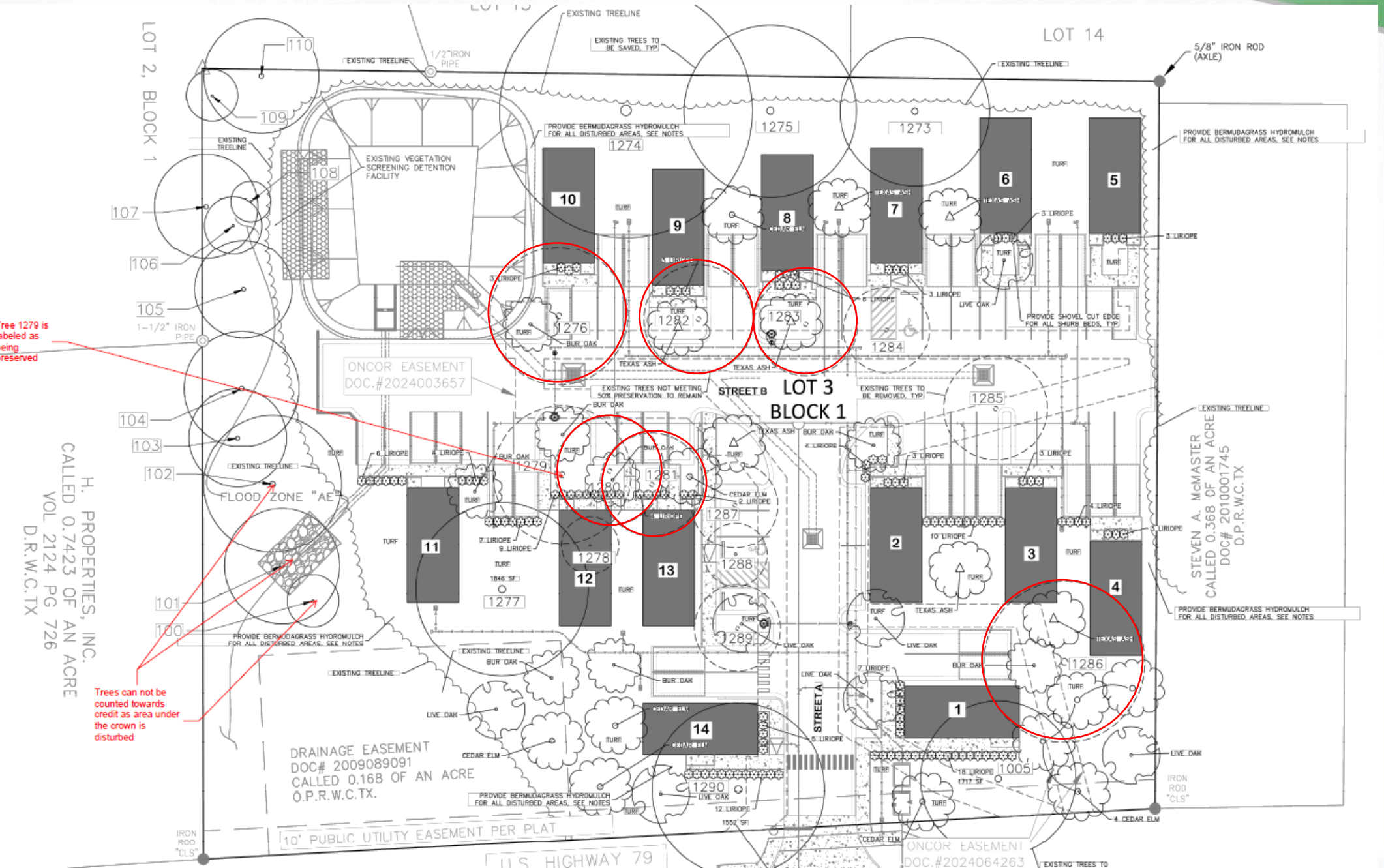
TOTAL DBH INCHES SURVEYED	421
TOTAL DBH INCHES REMOVED	108
TOTAL DBH INCHES SAVED	313
TOTAL DBH INCHES OF CREDIT	15
TOTAL MITIGATION INCHES REQUIRED	108
TOTAL MITIGATION INCHES PROVIDED	99

Taylor Texas
CITY OF TAYLOR TX

As-Built Landscape Plan



Unapproved Trees Removed



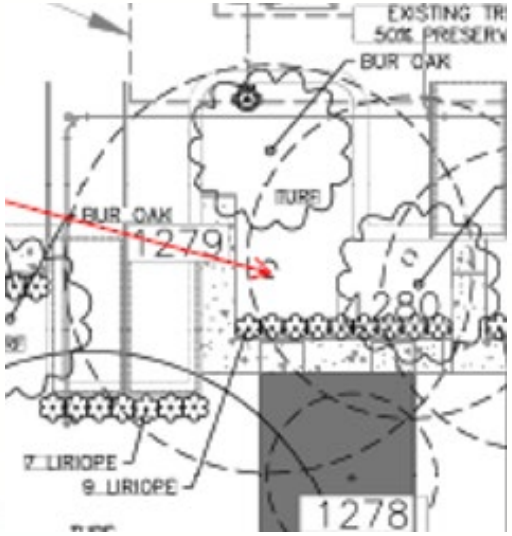
Additional 102 inches to be mitigated

Staff Mitigation Calculation

Tree Species	Trunk Diameter	Tree Number	Saved	Removed	Tree Credit
American Elm	9	100	9		1
American Elm	20	101	20		1
Cottonwood	24	102	24		1
American Elm	17	103	17		1
Cottonwood	20	104	20		1
Cedar Elm	17	105	17		1
Cedar Elm	10	106	10		1
American Elm	18	107	18		1
American Elm	7	108	7		1
Live Oak	9	109	9		1
American Elm	20	110	20		1
Pecan	27	1005	27		1
Pecan	26	1273	26		1
Pecan	44	1274	44		1
Pecan	30	1275	30		1
Pecan	24	1276		24	
Pecan	30	1277	30		1
Pecan	10	1278		10	
Pecan	24	1279	24		0
Pecan	19	1280		19	
Pecan	18	1281		18	
Pecan	19	1282		19	
Pecan	18	1283		18	
Pecan	15	1284		15	
Pecan	18	1285		18	
Pecan	28	1286		28	
Pecan	15	1287		15	
Pecan	11	1288		11	
Pecan	15	1289		15	
Pecan	30	1290	30		1
Totals:	**592**		**382**	**210**	**17**

Section 28-29 (C)

"Credit for trees. In order to reward the preservation of existing trees, 100 percent of the crown area of undisturbed existing trees shall be reduced from the landscape area requirements; provided that the area surrounding the tree is left undisturbed and that this area consists of at least 100 square feet but not less than 50 percent of the crown area."



Fee Calculation

PLANT LIST

CANOPY TREES

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
8		Bur Oak	Quercus macrocarpa	3" caliper, container grown or B&B, spacing as shown
7		Live Oak	Quercus virginiana	3" caliper, container grown or B&B, spacing as shown
10		Cedar Elm	Ulmus crassifolia	3" caliper, container grown or B&B, spacing as shown
7		Texas Ash	Fraxinus texensis	2" caliper, container grown or B&B, spacing as shown

Protected trees are: Pecan, American Elm, Cedar Elm, Texas Ash, Southern Magnolia, Cottonwood, all varieties of Oak, and all varieties of Maple with the exception of Boxelder Maple and Silver Maple.

Trees Required	33
Tree Credits	17
Trees Provided	32

Total DBH Surveyed	592
Total DBH Removed	210
Total DBH Saved	382
Total Mitigation Required	210
Total Mitigation Provided	48
Total Mitigation Inches	
Trees for Fee in lieu	162

Nursey	Quoted Cost Per Tree
Snooper Nursey	$190.00
Cantu Nursey	$179.00
Farmers Nursery	$215.00
Average Cost	$194.67
Cost of Mitigation	$10,512.00

Analysis

Staff recommends the **Conditional Approval** of the Alternative Landscape plan with a $10,512 fee in Lieu

The request for 53 trees or 159 inches ($10,317.33) is not consistent with the vegetation ordinance however the increase to 54 trees or 162 inches is. The fee in lieu would allow the City to increase, preserve, and protect healthy and desirable trees within the city.

City Council Meeting
January 9, 2025
Transmittal Letter

STRATEGIC PILLAR
Streets/Infrastructure Economic Vitality

Agenda Item Number: 12.

Agenda Title: **Consideration with possible action regarding a Roadway Impact Fee credit for the Park 79 development located at 3500 W. 2nd Street, Taylor, Williamson County, Texas.**

Council Action to be Taken: Consideration with possible action on a Roadway Impact Fee credit

Department Submitted: Development Services

Staff Contact: Scott Dunlop, Director

1. PURPOSE / DESCRIPTION

Under the city's adopted Roadway Impact Fee ordinance, developments that construct eligible roadway infrastructure may apply for a credit against their assessed roadway impact fees in an amount not to exceed the cost of the eligible infrastructure.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Park 79 project consists of 3 large industrial buildings and associated roadway, water, wastewater, and drainage improvements. Part of their roadway improvements include constructing half of CR 401 extension north of US 79. The adjacent Megatel development would construct the other half for full buildout. CR 401 is part of the city's adopted 10-year roadway capital improvement plan (CIP) and is therefore eligible for roadway impact fee (RIF) credits pursuant to Section 25-139 of roadway impact fee ordinance 2023-20. This allows for offsets, or credits, for system-related facilities identified on the CIP and for those credits, if approved, to be applied on the final plat for the development and equally prorated among all service units within the development.

The applicant submitted a sealed engineer's opinion of probable cost (OPC) for the construction of CR 401 and this OPC was reviewed and verified by the city's engineer and recommended for approval. The submitted estimated cost for CR 401 (excluding the water and wastewater costs) is $2,549,182.00. The assessed RIF on the three industrial buildings is $2,118,992.85, so a 100% credit is recommended as the cost to construct CR 401 exceeds the RIF by $430,189.15.

This development is located in Service Area 1, which has an effective rate of $1,500 per service unit. The use of the property is General Industrial, which has a vehicle per mile development unit of 3.9. A development unit is 1,000 square feet of gross floor area. Therefore, for each 1,000sf GFA, the fee is $5,850 (3.9x1500). The three buildings are 139,889sf, 122,633sf, and 99,669sf; totaling 362,221sf. (362,221/1000) x $5,850 = $2,118,992.85.

3. PROS and CONS

PROS	CONS
•	•

4. RECOMMENDATION

Staff is recommending approval of a 100% roadway impact fee credit for the Park 79 development.

5. FUNDING SOURCE

n/a

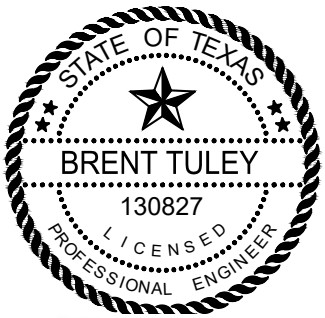
6. TIMELINE

n/a

7. OTHER OPTIONS

8. ATTACHMENTS

1. Park 79 Commerce center Public Cost Breakouts (12.20.24)-signed
2. Park 79 RIF credit presentation



12/20/2024

PROJECT: PZ-2024-2104

DATE: 12.20.24

Park 79 Commerce Center - Public Road Work
CR401

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	Costs herein are actual costs provided by Rosenberger Construction and Quannah Partners.				
1	12" C900 DR-14 PVC Pipe	2660	lf	89.47	$238,000
2	10" C900 DR-14 PVC Pipe	20	lf	71.10	$1,422
3	8" C900 DR-14 PVC Pipe	10	lf	53.72	$537
4	6" Ductile Iron Pipe	100	lf	55.30	$5,530
5	Chlorination & Flushing	1	ls	2212.00	$2,212
6	16" x 12" Tapping Sleeve & Valve	1	ea	19078.50	$19,079
7	3" Air Release Valve on 12" Line	3	ea	19078.50	$57,236
8	Automatic Flush Valve on 12" Line	1	ea	5834.15	$5,834
9	Fire Hydrant Assembly	8	ea	4740.00	$37,920
10	12" Gate Valve	12	ea	2646.50	$31,758
11	10" Gate Valve	4	ea	2176.45	$8,706
12	8" Gate Valve	1	ea	1501.00	$1,501
13	6" Gate Valve	8	ea	1023.05	$8,184
14	12" x 10" Tee	4	ea	1267.95	$5,072
15	12" x 8" Swivel Tee	2	ea	1315.35	$2,631
16	12" x 6" Swivel Tee	8	ea	880.85	$7,047
17	12" 45° Bend	6	ea	750.50	$4,503
18	12" 22 1/2° Bend	4	ea	659.65	$2,639
19	12" 11 1/4° Bend	2	ea	620.15	$1,240
20	12" Cap	1	ea	371.30	$371
21	10" Cap	4	ea	248.85	$995
22	8" Cap	1	ea	197.50	$198
23	12" Mega Lug	75	ea	209.35	$15,701
24	10" Mega Lug	12	ea	201.45	$2,417
25	8" Mega Lug	2	ea	118.50	$237
26	6" Mega Lug	16	ea	75.05	$1,201
	Public Wastewater				
1	10" SDR-26 PVC Pipe	28	lf	67.15	$1,880
2	8" SDR-26 PVC Pipe	697	lf	113.65	$79,214
3	Core & Connect 8" External Drop to Existing Manhole	0.5	ea	5000.00	$2,500
4	Recoat Existing Manhole	6	vf	177.75	$1,067
5	Install 48" Dia. External Drop Manhole onto Existing Line	1	ea	7307.50	$7,308
6	Install 48" Dia. Manhole onto Existing Line	0.5	ea	6320.00	$3,160
7	48" External Drop Manhole	1	ea	4147.50	$4,148
8	48" Dia. Manhole	5	ea	3673.50	$18,368
9	48" Extra Depth	62.5	vf	276.50	$17,281
10	48" Manhole Coating	113.5	vf	138.25	$15,691
11	8" Cap	0.5	ea	47.40	$24

	Public Storm Sewer				
1	38" x 57" Arch Pipe	176	lf	409.22	$72,023
2	27" x 44" Arch Pipe	26	lf	241.74	$6,285
3	27" x 44" Arch Pipe Cap	1	ea	987.50	$988
4	60" RCP Pipe	104	lf	336.84	$35,032
5	36" RCP Pipe	55	lf	126.11	$6,936
6	36" RCP Cap	1		592.50	$593
7	30" RCP Pipe	80	lf	90.85	$7,268
8	24" RCP Pipe	303	lf	74.67	$22,624
9	18" RCP Pipe	416	lf	56.05	$23,318
10	60" HDPE Pipe	790	lf	168.21	$132,888
11	6' x 6' Junction Box	2	ea	5111.30	$10,223
12	Extra Depth	10	vf	430.55	$4,306
13	20' Curb Inlet (Armored)	4	ea	12245.00	$48,980
14	Extra Depth	12	vf	576.70	$6,920
15	10' Curb Inlet (Armored)	3	ea	6320.00	$18,960
16	Extra Depth	2	vf	288.35	$577
17	6' x 6' Grate Inlet	1	ea	9322.00	$9,322
18	Extra Depth	1	vf	430.55	$431
19	36" x 18" RCP Wye	1	ea	1532.60	$1,533
20	18" RCP 45° Bend	1	ea	454.25	$454
21	48" Winged Headwall	1	ea	5261.40	$5,261
22	3'x2' RBC - SH 79 Turn Lane	88	lf	259.12	$22,803
23	3'x2' 6:1 SET	2	ea	5403.60	$10,807
	Concrete				
1	Curb & Gutter	4081	lf	15.73	$64,202
2	Sidewalks	22640	sf	4.81	$108,843
3	Approaches	3815	sf	3.99	$15,211
4	Pilot Channel	685.5	lf	7.44	$5,100
	Dirtwork & Asphalt - CR401				
1	Excavation	18400	cy	7.43	$136,638
2	10" Lime-Stabilized Subgrade	5357	sy	10.72	$57,427
3	TX5 Geogrid	5357	sy	3.32	$17,785
4	14" Flex Base	5357	sy	19.88	$106,497
5	6" Type C Asphalt	4121	sy	40.20	$165,664
6	Pond Excavation	16007	cy	7.52	$120,369
	Dirtwork & Asphalt - SH79				
1	6" Moisture-Conditioned Subgrade	1433	sy	12.00	$17,196
2	12" Flex Base	1269	sy	21.30	$27,030
3	4" Flex Base	164	sy	7.10	$1,164
4	8" Asphalt	846	sy	97.00	$82,062
5	5" Asphalt	109	sy	60.63	$6,609
	Private Drive Remnant				
1	Asphalt, Base, Grading	1	LS	47400.00	$47,400
	Striping				
1	Roadway Markings & Signage	1	LS	13500.00	$13,500
	Public Backfill Under Paving				
1	Cement Stabilized Flex Base	1185	tns	75.05	$88,934

	Civil Engineer Design and Permit/Inspection Costs				
1	Civil Engineer				$143,075
2	Permit/Inspection Costs				$124,520
	Land Acquisition Costs and Fees				
1	Land Purchase Costs	2.157	acres	4.00/sf	$375,836
2	Closing/Legal Costs				$46,662
3	Lender Costs				$13,283
4	Interests Costs				$195,880
5	Development Fee (4%)				$119,767
	TOTAL				**$3,161,994**
				Cost Per LF	$1,652.03 $/LF

PROJECT: PZ-2024-2104

DATE: 12.20.24

Park 79 Commerce Center - Public Road Work
Wing Street

NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	Costs herein are actual costs provided by Rosenberger Construction and Quannah Partners.				
	Public Water				
1	8" C900 DR-14 PVC Pipe	2040	lf	53.09	$108,302
2	8" Gate Valve	3	ea	1501.00	$4,503
3	12" x 8" Reducer	1	ea	671.50	$672
4	8" x 8" Swivel Tee	2	ea	829.50	$1,659
5	8" 45° Bend	6	ea	509.55	$3,057
6	8" 22 1/2° Bend	4	ea	509.55	$2,038
7	8" 11 1/4° Bend	10	ea	509.55	$5,096
8	8" Cap	2	ea	197.50	$395
9	8" Mega Lug	51	ea	118.50	$6,044
	Public Wastewater				
2	8" SDR-26 PVC Pipe	1299	lf	100.34	$130,336
3	Core & Connect 8" External Drop to Existing Manhole	0.5	ea	5000.00	$2,500
4	Recoat Existing Manhole	6	vf	225.00	$1,350
6	Install 48" Dia. Manhole onto Existing Line	0.5	ea	8000.00	$4,000
8	48" Dia. Manhole	5	ea	3673.50	$18,368
9	48" Extra Depth	55.5	vf	276.50	$15,346
10	48" Manhole Coating	115.5	vf	138.25	$15,968
11	8" Cap	2.5	ea	47.40	$119
	Public Storm Sewer				
1	6' x 5' RCB	353	lf	548.93	$193,771
2	4' x 3' RCB	124	lf	332.72	$41,257
3	42" RCP Pipe	608	lf	162.51	$98,804
4	36" RCP Pipe	235	lf	124.82	$29,333
5	24" RCP Pipe	212	lf	70.36	$14,916
6	18" RCP Pipe	266	lf	69.08	$18,375
7	60" HDPE Pipe	760	lf	172.67	$131,226
8	48" HDPE Pipe	344	lf	111.07	$38,209
9	8' x 8' Junction Box	2	ea	14101.50	$28,203
10	Extra Depth	8	vf	841.35	$6,731
11	6' x 6' Junction Box	2	ea	5111.30	$10,223
12	Extra Depth	13	vf	430.55	$5,597
13	5' x 5' Junction Box	5	ea	3871.00	$19,355
14	Extra Depth	3	vf	371.30	$1,114
15	30' Curb Inlet (Armored Per Detail)	1	ea	17775.00	$17,775
16	20' Curb Inlet (Armored)	4	ea	12245.00	$48,980
17	10' Curb Inlet (Armored)	1	ea	6320.00	$6,320
18	6' x 6' Grate Inlet	2	ea	9322.00	$18,644
19	Extra Depth	16	vf	430.55	$6,889

20	42" RCP 45° Bend	1	ea	1860.45	$1,860
21	42" RCP 22 1/2° Bend	1	ea	1860.45	$1,860
22	24" RCP 45° Bend	1	ea	632.00	$632
23	18" RCP 45° Bend	1	ea	454.25	$454
24	18" RCP 11 1/4° Bend	1	ea	454.25	$454
25	48" HDPE 45° Bend	1	ea	1271.90	$1,272
26	6' x 5' Winged Headwall with Energy Dissipaters	1	ea	9480.00	$9,480
27	48" Winged Headwall	2	ea	6825.60	$13,651
28	42" Winged Headwall with Energy Dissipaters	1	ea	5972.40	$5,972
	Retaining Wall				
1	Site Wall - Public	13620	sf	30.81	$419,632
	Concrete				
1	Curb & Gutter	3914	lf	15.76	$61,685
2	Sidewalks	12057	sf	4.86	$58,608
4	Pilot Channel	685.5	lf	7.44	$5,100
	Dirtwork & Asphalt				
1	Excavation	5101	cy	7.43	$37,880
2	10" Lime-Stabilized Subgrade	6945	sy	10.59	$73,520
3	TX5 Geogrid	6945	sy	3.28	$22,769
4	12" Flex Base	6945	sy	16.83	$116,864
5	3.5" Type C Asphalt	5342	sy	23.31	$124,495
6	Pond Excavation	16007	cy	7.43	$118,864
	Striping				
1	Roadway Markings & Signage	1	LS	13500.00	$13,500
	Public Backfill Under Paving				
1	Cement Stabilized Flex Base	1100	tns	75.05	$82,555
	Civil Engineer Design and Permit/Inspection Costs				
1	Civil Engineer				$143,075
2	Permit/Inspection Costs				$83,013
	Land Acquisition Costs and Fees				
1	Land Purchase Costs	1.425	acres	4.00/sf	$248,292
2	Closing/Legal Costs				$30,827
3	Lender Costs				$8,775
4	Interests Costs				$195,195
5	Development Fee (4%)				$119,348

TOTAL					**$3,055,106**
				Cost Per LF	$1,571.56 $/LF

Park 79 Roadway Impact Fee credit

PZ-2024-2104


LOT 3
8.328 ACRES
LOT 5
35.648 ACRES
LOT 2
7.790 ACRES
LOT 1
10.751 ACRES
CR 401
(100' RIGHT OF WAY)
MATCHLINE - SEE SHEET 32
EASEMENT DOC. NO. XXXXXXXXXX
LOT 2
AMENDED PLAT OF AMANDA'S COMMERCIAL SUBDIVISION
DOC. NO. 2007080629 (O.P.R.)
OWNER: RONALD A WILLS
DOC. NO. 2023035898 (O.P.R.)
A CALLED 280.77 ACRE TRACT
PREMIT FARMS, LTD.,
DOC. NO. 2007076169 (O.P.R.)
LOT 1
AMENDED PLAT OF AMANDA'S COMMERCIAL SUBDIVISION
DOC. NO. 2007080629 (O.P.R.)
OWNER: CLARK CHARTER AND TRAVEL INC.,
& RONALD A WILLS
DOC. NO. 2019006536 (O.P.R.)
A CALLED 0.101 ACRE TRACT
OWNER: WILLIAMSON COUNTY, TEXAS,
DOC. NO. 2023003588 (O.P.R.)
WING STREET
(50' RIGHT OF WAY)
STATE HIGHWAY 79
(VARIABLE WIDTH RIGHT OF WAY)


Taylor Municipal Airport
Airport Rd
Carlos G Parker Blvd
Debra Dr
W 2nd St
County Road 403
Hermann Sons Rd
Frame Switch

City Council Meeting January 9, 2025 Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 13.

Agenda Title: **Presentation with possible direction on the 2025 Debt Schedule Update.**

Council Action to be Taken: Receive Update on 2025 Debt Schedule

Department Submitted: Finance

Staff Contact: Jeff Wood, Chief Financial Officer

1. PURPOSE / DESCRIPTION

The purpose of the item is to present developing trends that could impact the debt issue by using various potential tax rate scenarios based on various debt amounts and property value appraisals. This is an informational item to help Council analyze the 2025 debt issuance.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

In October 2024, staff and Council conducted a debt workshop to review potential debt funded projects based on a $20 million tax-supported debt issue. The original timeline for that debt issue called for an Intent to Issue resolution to be approved in January 2025. Staff now believe it would be in the best interest of the City to consider delaying the approval of said resolution until March 2025 and that such resolution would be approved with a "not to exceed" amount of debt. This would allow Council to approve the final amount of debt to be issued after the preliminary property values are provided by the Williamson Central Appraisal District.

At the October 2024 workshop, Council expressed concern about committing to a new debt issue without fully understanding the tax rate impact of such debt. Staff expressed caution about calculating the potential tax rate prior to receiving preliminary appraisal values due to the significant number of variables in the tax rate calculation. To help facilitate further planning, staff will discuss these variables and present several scenarios of potential tax rates that could show various impacts and tax rate trends to consider during debt planning.

The scenarios presented are not intended to represent nor estimate the tax rate for FY2026 but are intended only to help Council understand how developing trends may impact the tax rate given the information available at the current time.

3. PROS and CONS

PROS	CONS
• Debt Issues provide funding for large capital improvement projects that the City has identified as priority needs	• New debt issues usually result in property tax increases

4. RECOMMENDATION

Receive update on proposed 2025 debt schedule and provide any feedback to staff that Council feels is relevant.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. Debt Schedule Presentation



2025 Debt Schedule Update



Discussion Points

- Recommend delaying initiation of debt issue process
  - Approve Intent to Issue Resolution in late March
  - Finalize amount of issue in mid-April
  - Close on debt issue in Late July
- Diminishing Sales/Use Tax impact on projected tax rates. The potential for this was first discussed with Council in 2022
- Voluntary limitation on property tax rate would reduce revenues to offset use tax impact
- Impact of additional debt issue on tax rate
- Tax rates presented contain many unknowns and are intended only to provide Council with possible trends in rates used for preliminary planning purposes

Variables in Tax Rate Calculation

	No New Revenue Rate Calculations		
	Prior Year Data		
1	Prior Year Taxable Value - ARB		3,110,500,000
2	Prior Year Tax Ceilings		0
3	Prior Year Adj Value for Ceilings		3,110,500,000
4	Prior Year Adopted Tax Rate		0.591368
5	Value Lost due to Court Appeals		
5A	Original Value	50,220,257	
5B	Adjusted Value	46,964,786	
5C	Court Appeal Value Loss		3,255,471
6	Chapter 42 Appeals		
6A	Prior Year Certified ARB	77,074,119	
6B	Prior Year Disputed Value	11,561,118	
6C	Prior Year Undisputed Value		65,513,001
7	Chapter 42 related adjusted values		68,768,472
8	Prior Year Adj Value for Court Appeals		3,179,268,472
9	Deannexed Property		0
10	Value Lost for New Exemptions		
10A	Absolute Exemption	509,012	
10B	Partial Exemption	3,797,422	
10C	Exemption Value Loss		4,306,434
11	Value Lost for AG Exemption		
11A	Prior Year Market Value	1,726,865	
11B	New AG Value	9,321	
11C	Market Value Loss		1,717,544
12	Total Adjustments		6,023,978
13	Prior Year Captured Value in TIF		525,000,000
14	Total Adjusted Value		2,648,244,494
15	Prior Year Adjusted Taxes		15,660,870
16	Refunds for years preceding prior year		74,898
17	Adjusted Prior Year Taxes w/Ref and TIF		15,735,768
	New Year Data		
18	Taxable Value on the Roll Today		
18A	Certified Values	3,426,025,000	
18B	Railroad Rolling Stock	0	
18C	Pollution control/energy storage	0	
18D	TIF Value	532,293,487	
18E	Total Value		2,893,731,513
19A	Value Under Protest - Chief Appraiser	33,589,294	
19B	Value Not Under Protest or Certified	0	33,589,294
20	Current Year Tax Ceilings		0
21	Current Year Total Taxable Value		2,927,320,806
22	Annexed Property		0
23	New Improvements		210,000,000
24	Total Adjustments		210,000,000
25	Current Year Adjusted Value		2,717,320,806
26	No New Revenue Rate		0.579091

	Voter Approval Rate Calculations		
			3.5% NNR
28	Prior Year M&O Tax Rate	0.310021	
29	Prior Year Adjusted Value	3,179,268,472	
30	Prior Year M&O Taxes		9,856,400
31	Adjusted levy for NNR M&O Rate		
31A	M&O Refunds for years preceding prior year	54,729	
31B	Taxes in TIFS	631,406	
31C	Transferring Function	0	
31D	M&O levy adjustments		-576,677
31E	Adjusted M&O Taxes		9,279,722
32	Current Year Adjusted Taxable Value		2,717,320,806
33	NNR M&O Rate		0.341502
34	Rate adjustment for state criminal justice		
35	Rate adjustment for Indigent Health Care		
36	Rate adjustment for County Indigent Defense		
37	Rate adjustment for County Hospital Expend		
38	Rate Adjustment for Defunding Municipality		
39	Adjusted NNR M&O Rate		0.341502
40	Adjustment for Sales Tax		
40A	Sales Tax spent on M&O (Previous Fiscal Year)	7,231,834	
40B		0.266138	
40C	Sales Tax adjusted NNR M&O Rate		0.607640
41	M&O VAR Rate		0.628907
42	Debt		
42A	Debt	8,911,135	
42B	Unencumbered Funds to be Used	0	
42C	ertified Amount Spent from Sales Tax for Debt	0	
42D	Amount Paid from Other Sources	0	
42E	Total Debt		8,911,135
43	Excess Debt Collections		0
44	Adjusted Debt		8,911,135
45	Anticipated Collection Rate		100%
46	Debt Adjusted for Collection Rate		8,911,135
47	Current Year Total Taxable Value		2,927,320,806
48	Debt Rate		0.304412
49	Voter Approval Rate		0.933319

	Sales Tax Rate Calculation	
51	Taxable Sales	0
52	Estimated Sales Tax Revenue (Previous 4 Qtrs)	4,836,572
53	Current Year Total Taxable Value	2,927,320,806
54	Sales Tax Adjustment Rate	0.165221
55	Current Year NNR Rate	0.579091
56	Current Year NNR Adjusted for Sales Tax	
57	Current Year VAR Unadjusted for Sales Tax	0.933319
58	Current Year VAR Adjusted for Sales Tax	0.768098

Yellow – Unknowns until final values in July

Gray – Calculations dependent on unknown variables

Blue – Variables with high confidence

White – Known variables

Scenario Descriptions

1. Scenario is based on 7% increase in taxable value from previous year that was used in original financial advisor projections, current budgeted sales/use tax revenues and the issuance of $20 million in new tax-supported debt
2. Scenario assumes no increase in taxable value from previous year, current budgeted sales/use tax revenues, and the issuance of $20 million of new tax-supported debt
3. Scenario assumes 4% increase in taxable value from previous year as a result of uncapping homestead property, current budgeted sales/use tax revenues, and the issuance of $20 million of new tax-supported debt
4. Scenario assumes 4% increase in taxable value from previous year as a result of uncapping homestead property, reduced sales/use tax revenues below current budgeted amounts, and the issuance of $20 million of new tax-supported debt
5. Scenario assumes 4% increase in taxable value from previous year as a result of uncapping homestead property, current budgeted sales/use tax revenues, and the issuance of $8 million of new tax-supported debt to meet current obligations
6. Scenario assumes 4% increase in taxable value from previous year as a result of uncapping homestead property, current budgeted sales/use tax revenues, and no new tax-supported debt

Scenario Results

2024 Tax Rate	$ 0.5914
2024 M&O Rate	$ 0.3100
2024 I&S Rate	$ 0.2813
2024 M&O Revenue	$ 8,009,610

Scenario	Detail	Calculated VAR	Calculated VAR M&O	Calculated I&S	M&O Rev	Adj Tax Rate	Adj M&O	Adj M&O Rev*	
#1	7% Increase in Value - Budgeted Use Tax - $20MM	$ 0.7205	$ 0.3876	$ 0.3329	$ 10,514,896	$ 0.5956	$ 0.2628	$ 8,009,610	
#2	No Increase in Value - Budgeted Use Tax - $20MM	$ 0.7793	$ 0.4209	$ 0.3585	$ 10,501,517	$ 0.6415	$ 0.2830	$ 8,009,610	
#3	4% Increase in Value Due to Uncapping - Budgeted Use Tax - $20MM	$ 0.7446	$ 0.4012	$ 0.3434	$ 10,509,490	$ 0.6145	$ 0.2711	$ 8,009,610	
#4	4% Increase in Value Due to Uncapping - Reduced Use Tax - $20MM	$ 0.7930	$ 0.4496	$ 0.3434	$ 11,776,992	$ 0.6821	$ 0.3388	$ 10,009,610	Offset $2M Lost Use Tax used for CIP
#5	4% Increase in Value Due to Uncapping - Budgeted Use Tax - $8M Debt	$ 0.7195	$ 0.4012	$ 0.3184	$ 10,509,490	$ 0.5894	$ 0.2711	$ 8,009,610	
#6	4% Increase in Value Due to Uncapping - Budgeted Use Tax - No New Debt	$ 0.7028	$ 0.4012	$ 0.3016	$ 10,509,490	$ 0.5727	$ 0.2711	$ 8,009,610	

*This would provide the same amount of property tax revenue as FY25

*Would require min. $1M revenue supplementation from Use Tax collected and saved in previous fiscal years to provide inflationary/COLA increases

FY 2026 Budget Considerations

- Property tax revenues should increase to offset the reduction in use tax revenues as indicated in the scenarios.
- Declining use tax revenues would cause the M&O rate to increase in FY 2026 unless fund balance is used to minimize this increase
- ~8.7M of Use Tax received has been reserved to replace lost property tax revenue and/or supplement future budgets until franchise fees and other new sources of revenue develop
- Council will need to decide how to balance the increasing tax rate due to loss of use tax against the use of fund reserves
- Supplementation with fund balance should be considered a temporary solution and additional staffing/programming should be limited until new funding sources are established
- Council will likely need to decide how to replace the use tax funding for one-time purchases and fleet replacement in FY 2026 if use tax revenues do not recover.
- New Debt will add to the tax rate, but even without new debt the I&S rate will likely increase
- Delay a final decision on new debt until April when preliminary property values are received