

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET,
TAYLOR, TEXAS, 76574
FEBRUARY 11, 2025, 6:00 PM

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, February 11, 2025.

The agenda packet is on the City of Taylor's [website](#).

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

(The Planning and Zoning Commission welcomes public comment on items not listed on the agenda. However, the Commission cannot respond until the item is posted on a future agenda. Registration forms are available at the sign in table. All public comments are limited to 3 minutes.)

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on January 14, 2025. *Courtney Peres*
2. **PZ-2024-2368** Consider Disapproval of The Foundry Preliminary Plat, 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. *Courtney Peres*
3. **PZ-2025-2392** Consider Disapproval of the K&J Subdivision Minor Plat, generally located at 2506 Meadow Lane, legally described as a 0.85-acre tract of land in the William J. Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018764, Taylor, Williamson County, Texas. *Preston Gunn*

IV. REGULAR AGENDA

4. **WITHDRAWN - PZ-2025-2393** Hold a public hearing and consider a request regarding a Planned Development Amendment for property generally located at 3811 N. Main Street, on approximately 21.782 acres of land part of and out of the William J. Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018654, Taylor, Williamson County, Texas.

V. DISCUSSION ITEMS

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

VI. ADJOURN

The Commission may vote and/or act upon each of the items listed in this Agenda. The Board reserves the right to retire into executive session concerning any of the items listed on this Agenda, whenever it is considered necessary and legally Justified under the Open Meetings Act.

I certify that the notice of this meeting was posted in the City of Taylor Hall Lobby continuously for 72 continuous hours before February 11, 2025. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:



Victoria Winchester, Administrative Assistant

Date:

February 7, 2025

MINUTES

CITY OF TAYLOR, TEXAS PLANNING AND ZONING COMMISSION MEETING

January 14th, 2025, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

<u>PRESENT</u>	<u>ABSENT</u>	<u>STAFF PRESENT</u>
Amy Everhart	Annette Maruska	Preston Gunn, Planner
Nora Roy	Mike Eaton	Cole Bakley, Senior Planner
Donna Frazier	Barbara-Aviles Torsberg	Scott Dunlop, Director of Development Services
Kellie Billings-Ray	Jim Newman	Carly Pearson, Assistant City Manager
Alexander Allrich		

I. CALL TO ORDER AND DECLARE A QUORUM

Chair, Amy Everhart called to order and declared a quorum at 6:01 P.M.

II. CITIZENS' COMMUNICATION

(The Planning and Zoning Commission welcomes public comments on items not listed on the Agenda. However, the Commission cannot respond until an item is posted on a future meeting Agenda. Registration forms are available at the sign in table.)

- *Chair, Amy Everhart opened the citizens' communication at this time. There was no one present to speak. Chair, Amy Everhart, closed the citizens' communication.*

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on December 10, 2024.
2. **PZ-2024-2368** Consider Disapproval of The Foundry Preliminary Plat, 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

3. **PZ-2024-2255** Consider Approval of the iMarket Final Plat, generally located northeast at the intersection of Carlos G. Parker Boulevard S.E. and FM 112, legally described as a 211.84-acre tract of land in the Parthinia Coursey Survey, Abstract No. 131, more particularly described by Williamson Central Appraisal District Parcels R357492, R318771, R006142, R620065, R624522, R620064, R318773, Taylor, Williamson County, Texas.
 - *Chair, Amy Everhart, read the consent agenda. The motion was made by Commissioner Nora Roy and seconded by Commissioner Alexander Allrich. Motion passed unanimously (5-0).*

IV. **REGULAR AGENDA**

4. Consider and take action on the Planning and Zoning Application Submission Calendar and the Subdivision Application Calendar.
 - *Chair, Amy Everhart opened the public hearing at 6:02 PM*
 - *Director of Development Services, Scott Dunlop, made a presentation regarding the Calander and highlighted the unique meeting date in November.*
 - *Vice Chair, Nora Roy has made a motion to approve the variance. The motion was seconded by Commissioner Billings-Ray. Motion passed unanimously (5-0).*
 - *Chair, Amy Everhart, closed the public hearing at 6:07 P.M.*
5. **PZ-2024-2367** – Hold a public hearing and consider a request regarding a Subdivision Variance from the Engineering Manual Section 1.6, modifications to the buffer zone requirements around the proposed detention pond, on property generally located at 300 Airport Road on approximately 4.726 acres of land, in the Mucha/Hubnik Subdivision Minor Plat, Block 1, Lot 2, more particularly described by the Williamson Central Appraisal District Parcel R629212, Taylor, Williamson County, Texas
 - *Chair, Amy Everhart opened Public Hearing at 6:08PM.*
 - *Staff, Cole Bakley, made a presentation regarding the Subdivision Variance, staff received no letters in support or against. Staff made a presentation for the approval of the variance.*
 - *Applicant, Ernesto Martinez, thanked the commission for their time and said he will be available for any questions.*
 - *Chair, Amy Everhart, closed the public hearing at 6:11 PM*
 - *Vice Chair, Donna Frazier, made a motion to approve the variance. The motion was seconded by Commissioner Allrich. Motion passed unanimously (5-0).*
6. **PZ-2024-2374** – Hold a public hearing and consider a request for a Subdivision Variance from the Engineering Manual, Section 2.10.10, Sidewalks, Shared Use Paths, and Trails, to consider no requirement of sidewalk installation along RCR Parkway, generally located at 201 FM 3349, legally described as RCR-Taylor

Logistics Park Final Plat, Phase Two, Blocks Three through Six, consisting of approximately 490.09 acres of land, Taylor, Williamson County, Texas.

- *Chair, Amy Everhart, opened Public Hearing at 6:11 P.M.*
- *Senior Planner, Cole Bakley, made a presentation regarding the Subdivision Variance, staff received no letters in support or against. Staff presented against the applicant's request for a variance.*
- *After the Presentation the Commission had clarifying questions for staff on the location of the sidewalks, throughfare plans, and growth sectors.*
- *Carly Pearson, Assistant City Manager, asked staff's understanding of the hardship which would warrant a variance. Cole Bakley clarified that staff found no burden that would be cause for a variance.*
- *Applicant, Julie Ward, presented on behalf of RCR and clarifying the location of the sidewalk and their concerns for pedestrian use*
- *The Commission had questions on the applicant's burden, why the sidewalk is placed on the north side of the road, and the requirements outlined in the RCR planned development regarding sidewalks. These were answered by staff and the applicant.*
- *Chair, Amy Everhart, closed the public hearing, at 6:44 P.M.*
- *Chair, Amy Everhart, has made a motion to deny the variance as recommended by staff. The motion was seconded by Commissioner Kellie Billings-Ray.*
- *Commissioner, Donna Frazier, made a closing statement on her views of the variance.*
- *Motion passed to deny the request (4-1) with Commissioner Donna Frazier voting against denial of the request.*

V. Discussion Items

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

VI. ADJOURN

- *Meeting was adjourned at 6:44 P.M.*

Approved by Chair:	
	<i>Amy Everhart, Chair</i>
Date:	
Attest by Administrative Assistant:	
	<i>Victoria Winchester, Admin. Assistant</i>
Date:	

City of Taylor
PZ-2024-2368
The Foundry Preliminary Plat
Staff Report

Item Details

Agenda No.	2
Requested Action:	Consider Disapproval of The Foundry Preliminary Plat
Address/Location:	Generally located near the intersection of Old Granger Road and North Main Street.
Legal Description:	Approximately 10.69 acres of land part of and out of the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcel R102540, Taylor, Williamson County, Texas
Current Zoning:	P5 – Urban Center
Current Use:	Vacant Acreage
Applicant:	Andy Graham, Engineer with Kimley Horn
Case History:	This is the second submission of the Preliminary Plat.
Staff Recommendation:	The submitted Preliminary Plat does not meet the minimum requirements of the Land Development Code, Planned Development Ordinance and Engineering Manual. Therefore, staff recommends Disapproval of the proposed Preliminary Plat.

Attachments

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



City of Taylor

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

Andy Graham

Date: Thursday, February 6, 2025

5301 Southwest Parkway, STE 100
Austin TX 78735
andy.graham@kimley-horn.com

Address: Corner of SH 95 and Old Granger Road, Taylor 76574

Permit Number PZ-2024-2368

Dear Andy Graham,

Staff has completed its review of plans for The Foundry - Preliminary Plat that is to be generally located at Corner of SH 95 and Old Granger Road, Taylor, TX 76574. There are some corrections that need to be made prior to acceptance of the plat. Comments from this review follow.

Planning Department Comments

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

Comments Unresolved:

1. **Revise Block and Lot to comply with specified and approved blocks within the Regulating Plan of the Neighborhood Plan. There should be multiple unique blocks (A, B, C, D) with their own respective lot allocations. Revise Lot/Block Table as well to address this comment.**
2. Confirm if the spelling of "Kelin Avenue". If it is to be after the adjacent property owner the spelling should be "Kerlin".
3. Revise to Giga Avenue.
4. Revise to Tera Street.
5. Remove Fire Lanes as displayed. This is atypical and not recommended to be included on the plat. The previous comment (10) was aimed to address the area in Block A, Lot 2 - this has been addressed with a public access easement through the lot. All other Fire Lanes can be removed.

Engineering Department Review

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

*See Associated Documents section of the permit page to download a PDF of the plat containing the following comments:

Preliminary Plat - Engineering Review 02

Sheet 1 of 2

1. Unresolved: Provide a tie to a corner of the original tract and a tie to the closest platted lot. Please note location in Comment Response Letter and label the tie on the plat.
2. Centerline for Tera Lane not shown properly.
3. Lot/Block Table: Best to include this in tabular format to include block information for associated lots and reserves. Currently not shown to respective lots.
4. Additional blocks to be required on the plat per Taylor LDC.
5. Sidewalk to be provided/shown on both sides of Giga Way.

Sheet 2 of 2

1. Hatched area not shown on plat in relation to this note "g"

Utility Schematic Plan - Engineering Review 02

1. Unresolved: Provide a section view of typical ROW utility assignments based on current Engineering Manual requirements.

Drainage Study - Engineering Review 02

The Drainage Study resubmittal has been reviewed and approved with previous comments addressed. The Drainage Study and Modeling shall be submitted with Subdivision Improvements for verification of the stormwater and drainage design related to the subdivision.

Fire Department Comments

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

1. Reviewed and the fire department's previous comments have been addressed.

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by e-mail at courtney.peres@taylortx.gov.

Thank you,



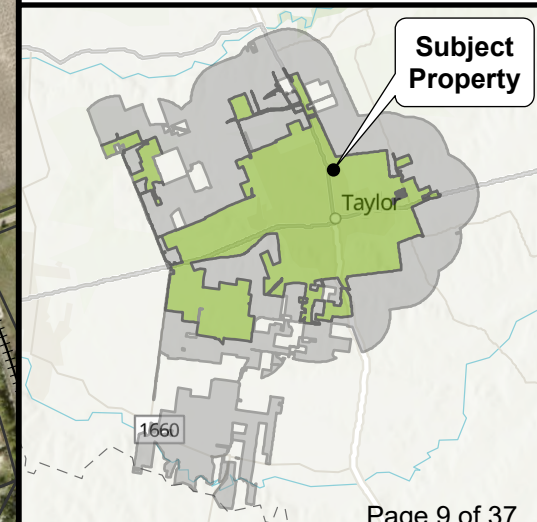
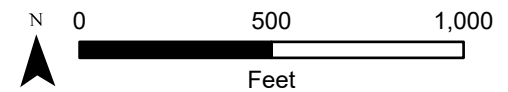
Courtney Peres
Planning Manager

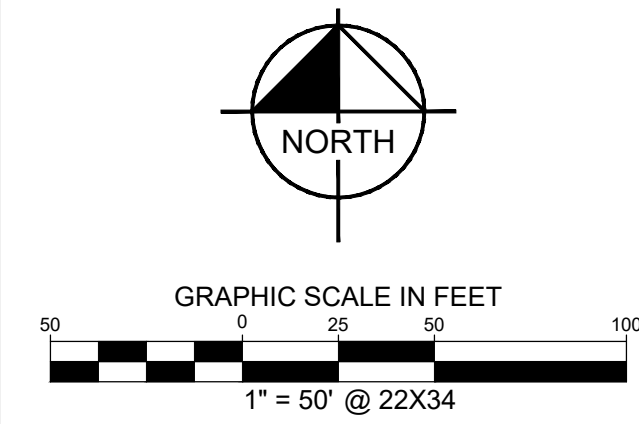


PZ-2024-2368

**Old Granger Road
Preliminary Plat
Location Map
Approximately 10.7 acres**

-  City Limits
-  ETJ Boundary
-  Subject Property
-  Parcels



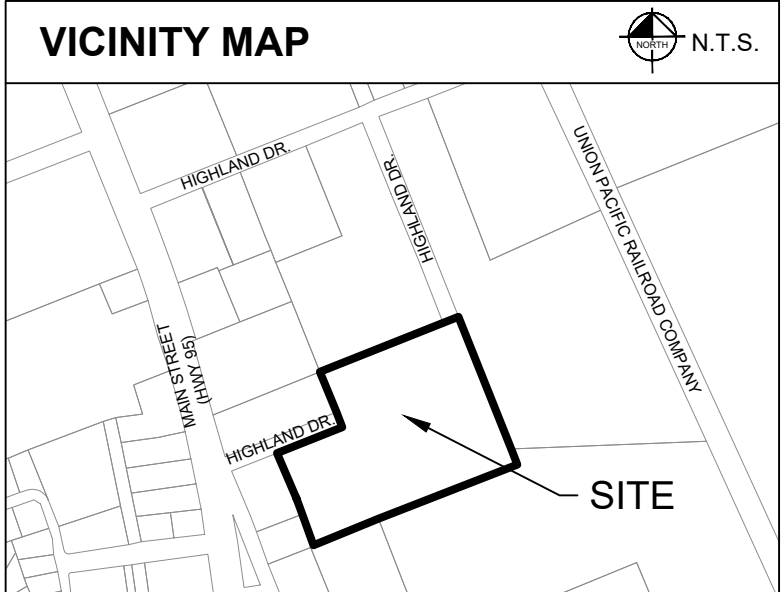


LOT/BLOCK TABLE				
LOT 1 - 1.86 AC. / 81,227 SQ. FT.				
LOT 2 - 3.19 AC. / 138,795 SQ. FT.				
LOT 3 - 2.32 AC. / 101,112 SQ. FT.				
DRAINAGE RESERVE / CIVIC SPACE - 1.03 AC. / 44,758 SQ. FT.				
BLOCK A - 8.40 AC. / 365,892 SQ. FT.				
RIGHT-OF-WAY - 2.29 AC. 99,487 SQ. FT.				
TOTAL CIVIC AREA - 2.12 AC. / 92,594 SQ. FT.				
TOTAL SITE AREA - 10.68 AC. / 465,379 SQ. FT.				

STREETS TABLE	
TERA LANE - STREET - 619 LF	
KELIN AVENUE - NEIGHBORHOOD AVENUE - 546 LF	
GIGA WAY - NEIGHBORHOOD AVENUE - 625 LF	

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°00'00"	470.00'	82.03'	N21°20'20"W	81.93'
C2	5°00'30"	540.00'	47.20'	N18°50'35"W	47.19'
C3	4°59'44"	480.00'	41.85'	N18°50'12"W	41.84'
C4	10°00'00"	530.00'	92.50'	N21°20'20"W	92.39'
C5	10°00'00"	500.00'	87.27'	N21°20'20"W	87.16'
C6	5°00'08"	510.00'	44.53'	N18°50'24"W	44.51'

THE FOUNDRY SUBDIVISION
PRELIMINARY PLAT
CITY OF TAYLOR PROJECT NUMBER
PZ-2024-2368
BEING A PRELIMINARY PLAT CONSISTING OF 10.68
ACRES, INCLUDING 2.29 ACRES OF RIGHT-OF-WAY
DEDICATION, TO CREATE 3 LOTS, 1 RESERVE
PART OF AND OUT OF THE JOHN PHARRASS
SURVEY, ABSTRACT NO. 495
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS



NOTES:

1. All bearings shown are based on grid north of the Texas Coordinate System of 1983, Central Zone (4203), North American Datum of 1983. All dimensions shown are grid distances.

2. Site Address: Old Granger Road, Taylor, TX 76754

FLOOD STATEMENT:

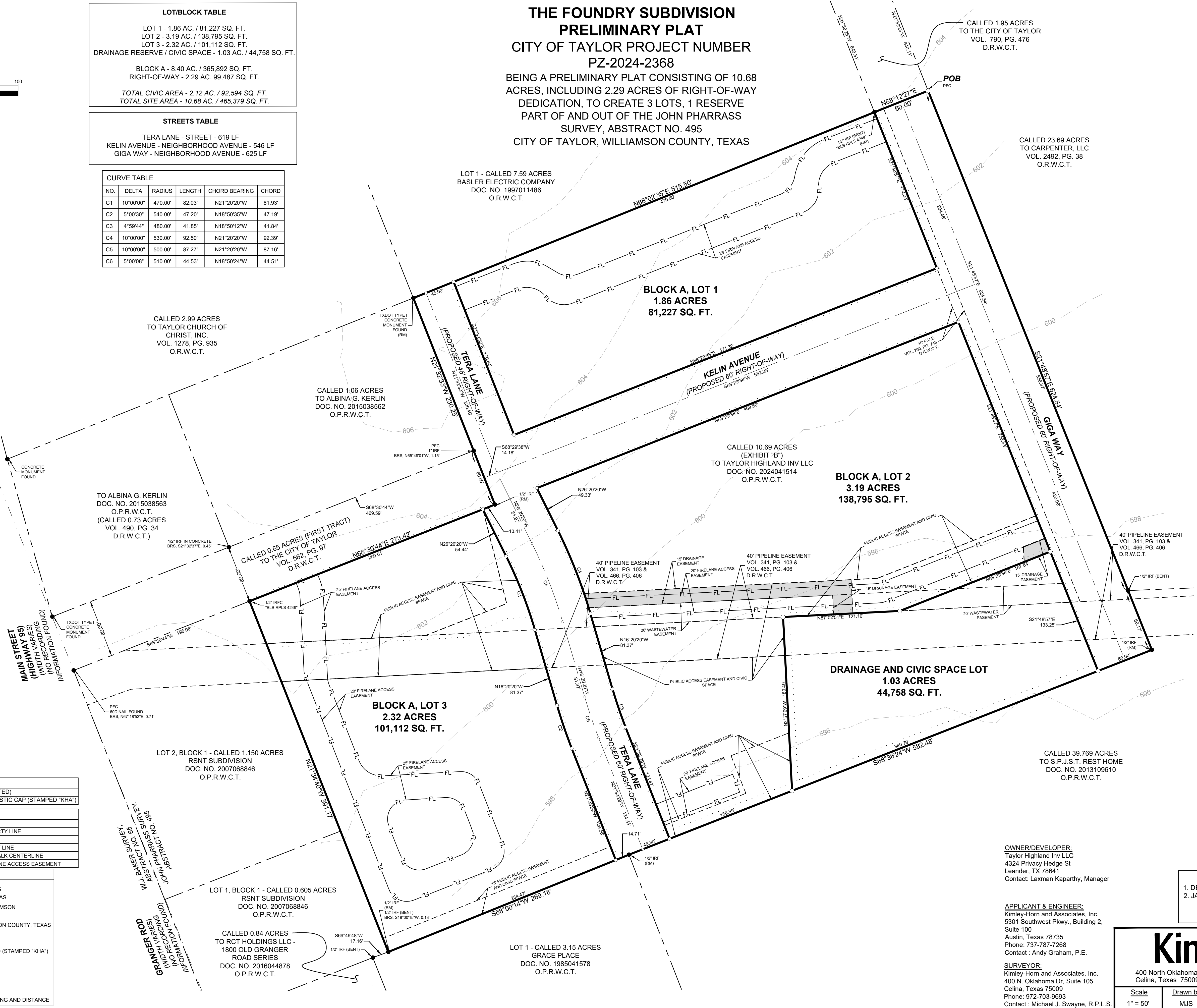
According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48491C0533F, for Williamson County, Texas, and incorporated areas, revised December 20, 2019, this property is located within:

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

BENCHMARK LIST	
TBM #1 - SQUARE CUT ON TOP ON CRETE CURB IN THE NORTH MARGIN OF HIGHLAND DRIVE, EAST OF MAIN STREET (AKA HIGHWAY 95), +/- 166' NORTHWEST OF A FIRE HYDRANT AND +/- 78' NORTHEAST OF WATER VALVE.	ELEVATION = 608.60'
TBM #2 - SQUARE CUT ON TOP OF CONCRETE CURB IN THE EAST MARGIN OF OLD GRANGER ROAD, +/- 25' NORTHWEST OF TELECOMMUNICATION MANHOLE AND +/- 44' SOUTHEAST OF A STOP SIGN.	ELEVATION = 601.95'

SYMBOL LEGEND	
●	IRON ROD FOUND (DIAMETER NOTED)
○	1/2" IRON ROD SET WITH RED PLASTIC CAP (STAMPED "KHA")
LINE TYPE LEGEND	
—	BOUNDARY LINE
- - -	ADJACENT PROPERTY LINE
- - -	EASEMENT LINE
- - -	ABSTRACT SURVEY LINE
- - -	PROPOSED SIDEWALK CENTERLINE
- - -	PROPOSED FIRELANE ACCESS EASEMENT
ABBREVIATIONS LEGEND	
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND CAPPED
IRSC	1/2" IRON ROD SET CAPPED (STAMPED "KHA")
POB	POINT OF BEGINNING
PFC	POINT FOR CORNER
BRS	BEARS CALL
(RM)	RECORD MONUMENT
(BEARING) (DISTANCE)	RECORD DEED/PLAT BEARING AND DISTANCE



OWNER/DEVELOPER:
Taylor Highland Inv LLC
4324 Privacy Hedge St
Leander, TX 78641
Contact: Laxman Kaparthy, Manager

APPLICANT & ENGINEER:
Kimley-Horn and Associates, Inc.
5301 Southwest Pkwy., Building 2,
Suite 100
Austin, Texas 78735
Phone: 737-787-7268
Contact : Andy Graham, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone: 972-703-9693
Contact : Michael J. Swayne, R.P.L.S.

SUBMITTAL DATES:	
1. DEC. 6, 2024	
2. JAN. 20, 2025	

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MJS	DRA	Jan. 2025	069412807	1 OF 2

DWG NAME: K:\CEL_SURVEY\069412807 STREAMLINE TAYLOR - THE FOUNDRY\DWG\069412807 STREAMLINE TAYLOR - THE FOUNDRY - PP.DWG PLOTTED BY: SWAYNE, MICHAEL J. 1/20/2025 5:08 PM LAST SAVED: 1/20/2025 5:04 PM

THE FOUNDRY SUBDIVISION
PRELIMINARY PLAT
CITY OF TAYLOR PROJECT NUMBER
PZ-2024-2368
BEING A PRELIMINARY PLAT CONSISTING OF 10.68
ACRES, INCLUDING 2.29 ACRES OF RIGHT-OF-WAY
DEDICATION, TO CREATE 3 LOTS, 1 RESERVE
PART OF AND OUT OF THE JOHN PHARRASS
SURVEY, ABSTRACT NO. 495
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

PROPERTY DESCRIPTION

BEING a tract of land situated in the John Pharrass Survey, Abstract No. 495, City of Taylor, Williamson County, Texas being all of a called 10.69 acre tract of land conveyed to Taylor Highland INV LLC by deed recorded in Document No. 2024041514, Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), being more particularly described as follows with all bearings being based on grid north of the Texas Coordinate System of 1983, Central Zone, and with grid distances measured in US survey feet:

BEGINNING at a point for the north corner of said 10.69 acre tract, at the southeast corner of Highland Drive, a called 60 foot right-of-way, being a called 1.95 acre tract of land conveyed to the City of Taylor by deed recorded in Volume 790, Page 476, Deed Records of Williamson County, Texas (D.R.W.C.T.), being in the west line of a called 23.69 acre tract of land conveyed to Carpenter, LLC by deed recorded in Volume 2492, Page 38, D.R.W.C.T., from which a 1/2-inch iron rod found (bent) for the northwest corner of said 23.69 acre tract and in the east right-of-way line of said Highland Drive bears, North 21°39'25" West, 840.11 feet;

THENCE South 21°48'57" East, with the east line of said 10.69 acre tract and west line of said 23.69 acre tract, passing at 558.37 feet a 1/2-inch iron rod found (bent) for the southwest corner of said 23.69 acre tract and for an angle point in the north line of a called 39.769 acre tract of land conveyed to S.P.J.S.T. Rest Home by deed recorded in Document No. 2013109610, O.P.R.W.C.T., continuing with the east line of said 10.69 acre tract and a north line of said 39.769 acre tract for a total distance of 624.54 feet to a 1/2-inch iron rod found for the southeast corner of said 10.69 acre tract and for an angle point in the north line of said 39.769 acre tract;

THENCE South 68°36'24" West, with the south line of said 10.69 acre tract and a northwest line of said 39.769 acre tract, 582.48 feet to a 1/2-inch iron rod found for an angle point in the south line of said 10.69 acre tract, for the northwest corner of said 39.769 acre tract, and for the north corner of Lot 1 of Grace Place, a subdivision of the City of Taylor, Williamson County recorded in Document No. 1985041578, O.P.R.W.C.T.;

THENCE South 68°00'14" West, continuing with the south line of said 10.69 acre tract and the northwest line of said Lot 1, 269.18 feet to a 1/2-inch iron rod found for the southwest corner of said 10.69 acre tract, for an angle point in the north line of said Grace Place, and for the southeast corner of Lot 1, Block 1 of RSNT Subdivision, a subdivision of the City of Taylor, Williamson County recorded in Document No. 2007068846, O.P.R.W.C.T., from which a 1/2-inch iron rod found (bent) bears, South 18°00'15" West, 0.13 feet and a 1/2-inch iron rod found (bent) for the northwest corner of said Grace Place and for the north corner of a called 0.84 acre tract of land conveyed to RCT Holdings LLC - 1800 Old Grainger Road Series by deed recorded in Document No. 2016044878, O.P.R.W.C.T. bears, South 69°46'48" West, 17.16 feet;

THENCE North 21°34'40" West, with the west line of said 10.69 acre tract, in part with the east line of Lot 1 and Lot 2 of said RSNT Subdivision, 391.17 feet to a 1/2-inch iron rod found capped (stamped "BLB RPLS 4249") for an exterior ell-corner of said 10.69 acre tract, in the southeast right-of-way line of Highland Drive, a called 60 foot right-of-way, being a called 0.65 acre tract of land conveyed to the City of Taylor by deed recorded in Volume 562, Page 97, Deed Records of Williamson County, Texas (D.R.W.C.T.);

THENCE North 68°30'44" East, with a northwest line of said 10.69 acre tract, 273.42 feet to a 1/2-inch iron rod found for the interior ell-corner of said 10.69 acre tract and for the southeast corner of said Highland Drive;

THENCE North 21°32'33" West, continuing with a northwest line of said 10.69 acre tract and in part with the east right-of-way line of said Highland Drive and the east line of a called 1.06 acre tract of land conveyed to Albina G. Kerlin by deed recorded in Document No. 2015038562, O.P.R.W.C.T., 230.25 feet to a TxDOT Type 1 concrete monument found for the northwest corner of said 10.69 acre tract, for the northeast corner of said 1.06 acre tract, for the southeast corner of a called 2.99 acre tract of land conveyed to Taylor Church of Christ, Inc. by deed recorded in Volume 1278, Page 935, O.P.R.W.C.T., and for the southwest corner of a Lot 1 of Basler Electric Company, a subdivision of the City of Taylor, Williamson County, recorded in Document No. 1997011486, Official Records of Williamson County, Texas (O.R.W.C.T.);

THENCE North 68°02'35" East, with the north line of said 10.69 acre tract and the south line of said Lot 1, 515.50 feet to a 1/2-inch iron rod found capped (bent) (stamped "BLB RPLS 4249") for an angle point in the north line of said 10.69 acre tract, for the southeast corner of said Lot 1, and for the southwest corner of said 1.95 acre tract, and in the west right-of-way line of said Highland Drive;

THENCE North 68°12'27" East, continuing with the north line of said 10.69 acre tract, the south line of said 1.95 acre tract, and the south line of said Highland Drive, 60.00 feet to the POINT OF BEGINNING and containing 465,379 square feet or 10.68 acres of land.

GENERAL NOTES:

a. Utility Providers:

- Water: City of Taylor
- Wastewater: City of Taylor
- Electricity: Oncor Electric Delivery Company
- Gas: Atmos Energy Corporation

b. All structures and/or obstructions are prohibited in drainage easements.

c. There are not areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number 48491C0533F, effective date of December 20, 2019.

e. Minimum Fire Flow of 1500 gallons per minutes for not less than two hours shall be provided.

f. This subdivision is subject to Ordinance 2025-04, which contains specific development requirements/restrictions.

g. The hatched area designated as "Atmos Energy Corporation Gas Easement" is a deed restricted area. No structures are to be built within the designated easement area including fences, pools, storage sheds, garages, barns, etc. Landscaping may not substantially impair or impede access to Atmos Energy's facilities. Bushes and shrubs having a mature or controlled height of 48 inches or less are permitted within the easement or right-of-way but may not be placed or planted within 10 feet of Atmos Energy facilities. Decorative or ornamental trees having a mature or controlled height of 96 inches or less are permitted within the easement or right-of-way but may not be placed or planted within 15 feet of Atmos Energy's facilities. Any excavation performed by a third party within 36 inches horizontally or Atmos Energy's facilities must be performed using hand tools. Atmos Energy shall not be responsible for the condition or damage to any landscaping within its easement or right-of-way as a result of operation, maintenance or construction of Atmos Energy facilities.

OWNER'S CERTIFICATION

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, Taylor Highland Inv LLC, sole owner of the certain 10.68 acre tract of land shown hereon and described in a deed recorded in Document No. 2024041514 of the Official Records of Williamson County, Texas, do hereby certify there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby dedicate to the City of Taylor the street, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as THE FOUNDRY SUBDIVISION.

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____, 2025.

Taylor Highland Inv LLC
Laxman Kaparthy, Manger
4324 Privacy Hedge St
Leander, TX 78641

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 Laxman Kaparthy, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission expires on: _____

SURVEYOR'S CERTIFICATION

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF COLLIN {

I, Michael J. Swayne, 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 Celina, Collin County, Texas, this _____ day of _____, 2025.

Michael J. Swayne
Registered Professional Surveyor No. 7143
State of Texas

ENGINEER'S CERTIFICATION

I, Andy Graham, Licensed Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0533F, effective date of December 20, 2019, and that each lot conforms to the City of Taylor regulations.

The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Austin, Travis County, Texas, this _____ day of _____, 2025.

Andy Graham, P.E.
Licensed Professional Engineer No. 134913
State of Texas

PLANNING AND ZONING COMMISSION

A Preliminary Plat for a subdivision to be known as THE FOUNDRY SUBDIVISION has been approved according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the _____ day of _____, 20____, A.D.

Amy Everhart, Chairman _____ Date _____

Donna Frazier, Secretary _____ Date _____

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

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

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

Nancy Rister, Clerk
County Court of Williamson County, Texas

By: _____, Deputy

DIRECTOR OF DEVELOPMENT SERVICES CERTIFICATION

I, _____, Development Services Director for the City of Taylor, Texas, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Director _____ Date _____

OWNER/DEVELOPER:
Taylor Highland Inv LLC
4324 Privacy Hedge St
Leander, TX 78641
Contact: Laxman Kaparthy, Manager

APPLICANT & ENGINEER:
Kimley-Horn and Associates, Inc.
5301 Southwest Pkwy., Building 2,
Suite 100
Austin, Texas 78735
Phone: 737-787-7268
Contact : Andy Graham, P.E.

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr, Suite 105
Celina, Texas 75009
Phone: 972-703-9693
Contact : Michael J. Swayne, R.P.L.S.

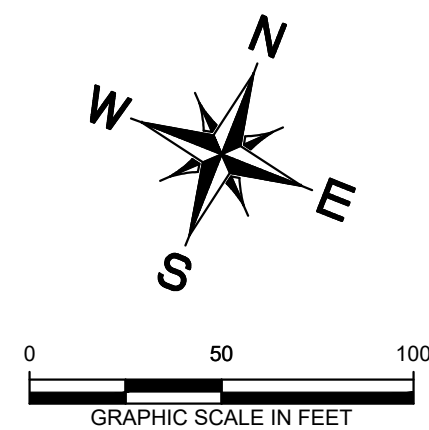
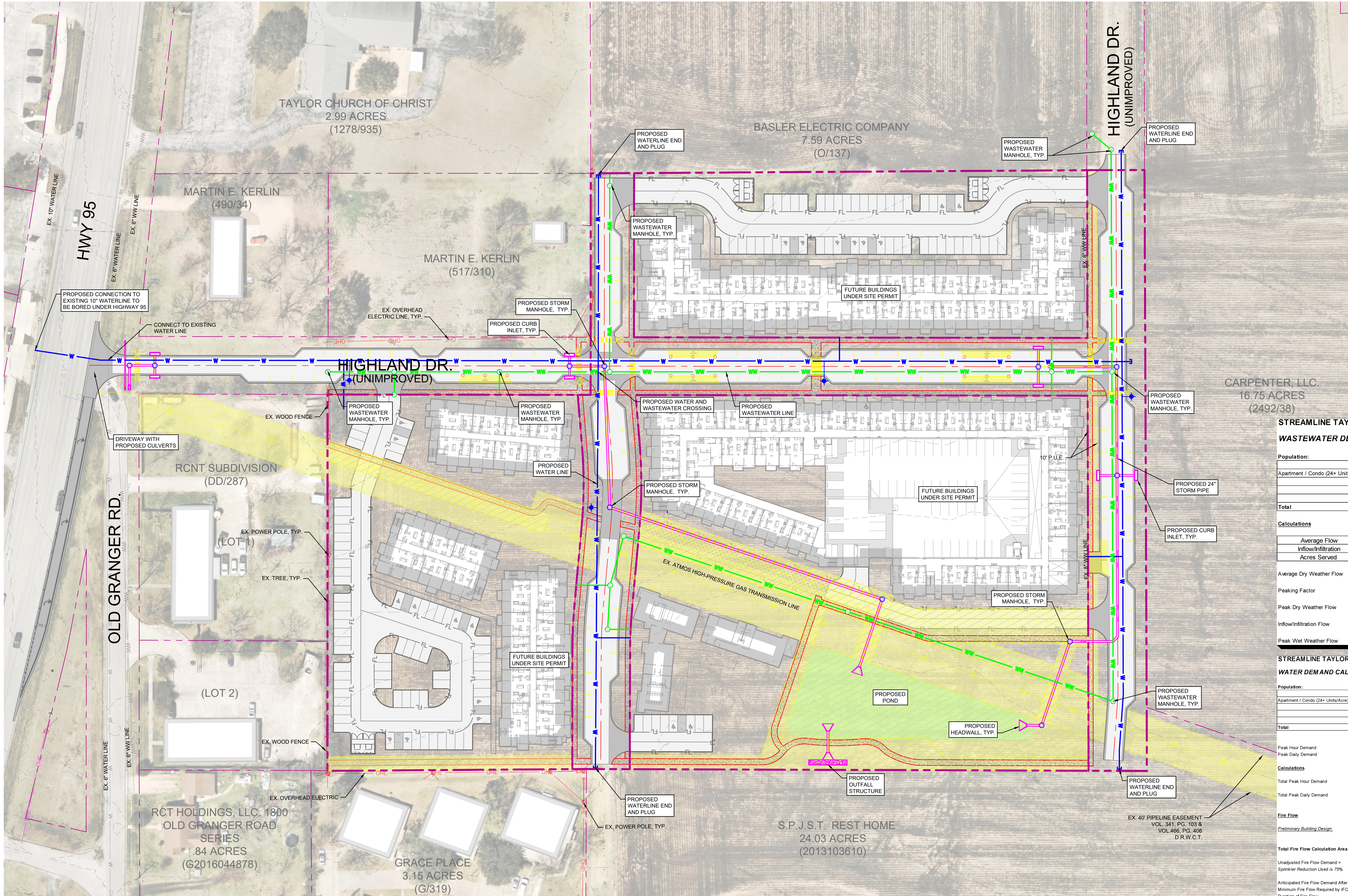
Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009

FIRM # 10194503

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MJS	DRA	Jan. 2025	069412807	2 OF 2



LEGEND

	PROPERTY LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE
	PROPOSED WALL

STREAMLINE TAYLOR HIGHLAND

WASTEWATER DEMAND CALCULATIONS

Population:	Units	LUE Conversion	LUE
Apartment / Condo (24+ Units/Acre)	321	1	161
Total			161

Calculations

Average Flow	245	Gal / LUE / Day
Inflow/Infiltration	750	Gal / LUE / Day
Acres Served	10.69	Acres

Average Dry Weather Flow	39,323 Gal/Day	or	27.31 gpm	=	0.061 cfs
Peaking Factor	4.00				
Peak Dry Weather Flow	157,290 Gal/Day	or	109.23 gpm	=	0.243 cfs
Inflow/Infiltration Flow	8,018 Gal/Day	or	5.57 gpm	=	0.012 cfs
Peak Wet Weather Flow	165,308 Gal/Day	or	114.80 gpm	=	0.255 cfs

STREAMLINE TAYLOR HIGHLAND

WATER DEMAND CALCULATIONS

Population:	Units	LUE Conversion	LUE
Apartment / Condo (24+ Units/Acre)	321	1	161
Total			161

Peak Hour Demand	900 Gal/Person/Day	=	0.00139 cfs
Peak Daily Demand	530 Gal/Person/Day	=	0.00082 cfs

Calculations

Total Peak Hour Demand	505,575 Gal/Day	or	351.09 gpm	=	0.782 cfs
Total Peak Daily Demand	297,728 Gal/Day	or	206.76 gpm	=	0.461 cfs

Fire Flow

Preliminary Building Design:

Total Fire Flow Calculation Area = 36000 SF of Type V-B Construction

Unadjusted Fire Flow Demand =	5250.00 gpm
Sprinkler Reduction Used is 75%	NFPA 13-R Automatic Sprinkler System is proposed
Anticipated Fire Flow Demand After Sprinkler Reduction =	1,312.50 gpm = 2.92 cfs
Minimum Fire Flow Required by IFC =	1,500.00 gpm = 3.34 cfs
Duration of Fire Flow	2 hours

Kimley»Horn
F#928

Kimley»Horn
F#928

TAYLOR 95 - HIGHLAND

UTILITY EXHIBIT

Taylor, Texas
January 25

Kimley»Horn
512-646-2243
Ben.Green@kimley-horn.com
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
State of Texas Registration No. F-928
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PROVIDED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



ENGINEERING AND DRAINAGE STUDY

Streamline – The Foundry Taylor, Texas 76574

December 06, 2024

Prepared For:

City of Taylor
400 Porter Street
Taylor, Texas 76574

Prepared By:

Kimley»»Horn

5301 Southwest Parkway
Building 2, Suite 100
Austin, Texas 78735

TEXAS REGISTRATION #928

Job No. 069412807

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**Appendix A – Existing Conditions Exhibit
Appendix B - Existing and Proposed Drainage Area Maps & Calculations
Appendix C - FEMA Flood Insurance Rate Map**

I. Engineering Summary

Kimley-Horn
5301 Southwest Parkway, Building 3 Suite 100
Austin, TX 78735

12/06/2024

City of Taylor
400 Porter Street
Taylor, TX 76574

**REF: Streamline – The Foundry
Old Granger Road
Taylor, TX 76574**

To Whom it May Concern,

Kimley-Horn is the applicant for the subject site located adjacent to the intersection of Highway 95 and Old Granger Road within the city limits of Taylor, Texas. The subject site is currently ±10.69 acres of undeveloped land used for agricultural purposes. The current zoning is P5 – Urban Center. Re-zoning will not be required for the development.

The project is ultimately proposing a multi-family subdivision consisting of three lots separated by right-of-way dedication. This application is proposing water and wastewater utilities, drainage and storm infrastructure, city right-of-way dedication, and subdivision of the current lot which will be shown in greater detail in a future Subdivision Improvement Plan and Final Plat. There will be off-site improvements made to an existing 8" line that runs through the property. There is a section of the existing down stream wastewater line further downstream that is proposed to be upsized from an existing 6" and 8" to a proposed 12" line between Lake Drive and 7th Street. Roughly 3,900 linear feet of off-site wastewater upsizing will be required to provide adequate capacity to the existing line to support the development. The calculated amount of LUEs for the development is 161. Utilities for the project such as water and wastewater are located within the City of Taylor CCN.

A geotechnical report has been conducted and is included in the Preliminary Plat submittal. This 10.69-acre tract mostly contains relatively flat slopes generally ranging from 1% to 3%. The site drains from north to south. Offsite drainage north of the site that enters the property is also considered in the drainage analysis. The proposed drainage areas are designed to redirect a portion of the flows from the proposed Highland Drive roadway improvements to the proposed detention pond to ensure there is no increased drainage in the proposed condition. On-site detention is required to maintain previously determined flows. After water is detained by the onsite detention pond, the proposed flow is less than existing.

There are no known geographical features on the site that could pose a challenge for drainage, utilities, or roadways. No variances will be required and none are currently proposed for the development. There is an existing Union Pacific railroad located east of the site where the offsite wastewater line will run parallel and a natural gas pipeline owned by Atmos that runs through the

property. The proposed wastewater upsizing in union Pacific Right of Way will require UP review and approval. Any encroachments in the existing Atmos easement will require a Letter Of No Objection from Atmos. A TXDOT driveway permit will be required for the development. FEMA permitting will not be required.

Should you have any questions or require additional information, please feel free to contact me directly at (737) 787 7268 or andy.graham@kimley-horn.com.

Sincerely,



Andrew B. Graham P.E.
Project Manager
KIMLEY-HORN AND ASSOCIATES, INC.



II. PROJECT OVERVIEW

The content of this report is based on a 10.69-acre tract of land. The property in acquisition is located at the intersection of Highway 95 and Old Granger Road, in Taylor, Texas. The client is proposing a multi-family development consisting of 5 residential buildings (321 units) and a club house, with associated utility and drainage improvements. The property is zoned as a P-5, Urban Center. This engineering and drainage report has been prepared for the proposed public and private improvements. Drainage assumptions were made based on additional impervious cover to be added to the proposed development and to the Highland Drive ROW as part of the Public Construction and Site Development permits. Kimley-Horn has prepared this Drainage and Engineering Report to evaluate the existing drainage conditions and highlight the proposed drainage system needed to serve a proposed multi-family development. This project also requires 3,854 linear feet of off-site wastewater upsizing between Lake Drive and 7th Street. The proposed wastewater improvements will entail upsizing existing infrastructure.

This project is located within the Turkey Creek-Brushy Creek Watershed in the San Gabriel River sub-basin of the Brazos River basin. According to Flood Insurance Rate Map 48491C0533F dated December 20, 2019, for Williamson County, Texas, no portion of this site is in the Federal Emergency Management Agency's 100-year floodplain per. No floodplain modifications are proposed. No portion of the 10.69-acre tract, nor any associated off-site improvements are located within the Edwards Aquifer Map.

III. CURRENT TRACT CONDITIONS

Legal Description

AW0495 AW0495 - PHARRASS, J. SUR., ACRES 10.69

Land Use

The current land use is agricultural.

Existing Site Conditions

Reference **Appendix A** for an exhibit of the existing site.

IV. PROPOSED DEVELOPMENT

The proposed development includes the construction of a multi-family residential development, sidewalks, landscaping, stormwater management infrastructure, water, and sanitary sewer. The development will consist of three multifamily lots. The full development is to gain access from a proposed driveway off Highway 95. All public improvements are to be constructed with the associated public construction permit. The multi-family lots and necessary private improvements are to be constructed with the associated site plan permit and the site is to be developed with future permits. A TXDOT driveway permit will be required for the development. FEMA permitting will not be required.

V. DRAINAGE ANALYSIS

Waterway Classification

This project is located within Turkey Creek-Brushy Creek Watershed in the San Gabriel River sub-basin of the Brazos River basin.

Flood Plain Information

The site does not have greater than 64 acres of contributing flow, and therefore does not have Taylor Floodplain present. According to Flood Insurance Rate Map 48491C0533F dated December 20, 2019, for Williamson County, Texas, no portion of this site is located in the Federal Emergency Management Agency's 100-year floodplain per. A copy of the FEMA FIRM Map is included in the **Appendix C**.

Drainage

This 10.69-acre tract mostly contains relatively flat slopes generally ranging from 1% to 3%. The site drains from north to south to Point of Analysis A (POA-A) which is analyzed at the southern portion of the property. Offsite drainage north of the site that enters the property is also considered and analyzed at POA-A. Offsite drainage passing through Highland Drive and TXDOT ROW coming from the North is considered at POA-B. There is split drainage North of the site which flows to the east and west and through POA-A and POA-B, respectively. The proposed drainage areas are designed to redirect a portion of the flows from the proposed Highland Drive roadway improvements to the proposed detention pond to ensure no increased drainage is sent to POA-B in the proposed condition. This offsite drainage is sent to the drainage ditch along Highway 95 where it is conveyed downstream. Reference **Appendix B** for the drainage area maps used in analysis.

Existing Hydrologic Conditions Analysis

The site has four existing drainage areas (EDA-01, EDA-02, EDA-03, and EDA-04) that outfall at points of analyses (POA-A and POA-B). The delineated drainage basins account for all onsite runoff as well as water running onto the site from the adjacent tracts to the north.

The time of concentrations were calculated using the equations given in the City of Taylor Engineering Manual (COT EM) for sheet flow, shallow concentrated flow, and channel flow. City of Taylor 24-hour rainfall hyetographs (COT EM) were used to define the 2, 10, 25, and 100-year rainfall events. The result of the calculation of the existing flows through the watershed is summarized in Table 4.1.

Table 5.1 Existing Drainage Areas Summary

EXISTING CONDITIONS								
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	CN	TC (MIN)*	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
EDA-01	11.02	0%	84	20.5	4.12	7.58	10.25	15.38
EDA-02	6.73	4%	84	27.0	2.48	4.54	6.13	9.19
POA-A					6.55	12.02	16.23	24.34
EDA-03	2.41	31%	84	32.5	0.93	1.64	2.19	3.26
EDA-04	2.04	61%	84	25.7	0.85	1.46	1.94	2.85
POA-B					1.78	3.10	4.13	6.11
*MINIMUM TIME OF CONCENTRATION USED FOR DESIGN = 5 MINUTES								

Proposed Hydrologic Conditions Analysis

The proposed drainage delineations consider additional impervious cover added to the proposed site under development. The time of concentrations were reduced for onsite drainage areas from the existing TOCs due to the increased impervious cover and the proposed underground conduit system. Flows from the northern portion of the property (PDA-01) travel over land and will be captured by the proposed underground storm conduit system and routed to the proposed pond located on the south side of the site. Offsite runoff entering the site north of the property (PDA-02) will also be conveyed over land and captured by the proposed underground storm conduit system and routed to the proposed detention pond. Flows will be detained by the proposed detention pond and will be released by the proposed pond outfall structure which will include a proposed level spreader that will release storm water as sheet flow at POA-A. Offsite flows from the northwest (PDA-04) are conveyed over land and to the drainage ditch along Highway 95. A small portion on the west side of the site (PDA-03) is also sent this direction. The proposed infrastructure in Highland Drive will be designed to pick up portions of EDA-03 and route them to the proposed on-site detention pond, reducing the size of PDA-03 so as to not increase runoff to POA-B in TxDOT ROW. Flow patterns upstream of the subject property match existing conditions, although the areas will change based on proposed site conditions. Drainage runoff rates have been maintained by assuring the proposed design peak flows do not exceed those in the existing conditions and the major points of analyses are not adversely affected.

The time of concentrations were calculated using the equations given in the City of Taylor Engineering Manual (COT EM) for sheet flow, shallow concentrated flow, and channel flow. City of Taylor 24-hour rainfall hyetographs (per the COT EM) were used to define the 2, 10, 25, and 100-year rainfall events. Detailed time of concentration calculations are included in the **Appendix B**. The result of the calculation of the proposed flows through the watershed is summarized in Table 4.2

Table 5.2 Proposed Drainage Areas Summary

PROPOSED CONDITIONS								
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	CN	TC (MIN)*	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
PDA-01A	8.31	80%	84	18.1	3.71	6.25	8.23	12.08
PDA-01B	2.80	60%	84	5.0	1.28	2.20	2.91	4.31
PDA-02	6.73	4%	84	27.0	2.48	4.54	6.13	9.19
POA-A					6.41	10.13	16.12	24.18
PDA-03	2.32	36%	84	32.5	0.90	1.59	2.12	3.14
PDA-04	2.04	61%	84	25.7	0.85	1.46	1.94	2.85
POA-B					1.75	3.05	4.06	6.00
*MINIMUM TIME OF CONCENTRATION USED FOR DESIGN = 5 MINUTES								

Detention Analysis & Design

On-site detention is required to maintain previously determined flows. After water is detained by the onsite detention pond, the proposed flow is less than existing as shown below in Table 4.3.

Table 5.3 Existing vs. Proposed Summary

EXISTING VS. PROPOSED SUMMARY				
POINT OF ANALYSIS	Q ₂	Q ₁₀	Q ₂₅	Q ₁₀₀
POA-A (EXISTING)	6.55	12.02	16.23	24.34
POA-A (PROPOSED)	6.41	10.13	16.12	24.18
POA-A DIFFERENCE (CFS)	-0.14	-1.89	-0.11	-0.16
POA-B (EXISTING)	1.78	3.10	4.13	6.11
POA-B (PROPOSED)	1.75	3.05	4.06	6.00
POA-B DIFFERENCE (CFS)	-0.03	-0.05	-0.07	-0.11

Table 5.4 Detention Pond Stage Storage

Detention Pond Stage Storage				
Stage (ft) (Elevation)	Area (sf)	Storage Volume (cf)	Discharge (CFS)	Event
596.00	0.00	0.00	-	-
596.50	2468.05	424.08	-	-
597.00	9770.75	3289.37	3.69	-
597.44	10465.04	7336.26	5.33	2-YEAR
597.50	10639.95	8391.51	5.50	-
598.00	11522.58	13931.60	6.99	-
598.50	12420.29	19916.80	8.15	-
598.58	12601.39	21167.89	8.61	10-YEAR
598.95	13147.78	25030.16	13.62	25-YEAR
599.00	13330.95	26354.10	15.34	-
599.30	13885.29	30436.43	20.38	100-YEAR
599.50	14257.29	33250.67	-	-
600.00	15195.80	40613.46	-	-
600.50	16150.74	48449.63	-	-
601.00	16922.99	55064.14	-	TOP OF POND

VI. ENGINEERING ANALYSIS

Existing Infrastructure

This site will be served by the City of Taylor for both water and wastewater. There is an existing 8" wastewater line located along the eastern property boundary in existing City of Taylor PUE. There is an existing 10" waterline west of the property boundary on the other side of the Highway 95 Right-of-Way. These two existing lines will be used as connections for proposed infrastructure.

Proposed Infrastructure

The proposed development includes 5 multi-family buildings (321 units) and a club house, with each building being served by water and wastewater services.

Water services are also to be provided by the City of Taylor. The water connection will come from an existing 10" water line that will be connected to on the west side of Highway 95. This connection will need to be extended under the Highway 95 ROW. On-site service will be supplied by that 8" public water line and will be extended throughout the development. The 8" line will provide both fire and domestic services to the development. Private fire lines will be extended from the public system to the buildings. The domestic water lines will be extended from the 8" main to water meters and will become private after the meter.

Wastewater services will be provided by the City of Taylor and the proposed network will connect at two locations of the public 8" system on the east side of the site. There will be off-site improvements made to this existing 8" line that runs through the property. There is a section of the existing down stream wastewater line further downstream that is proposed to be upsized from an existing 6" and 8" to a proposed 12" line between Lake Drive and 7th Street. Roughly 3,900 linear feet of off-site wastewater upsizing will be required to provide adequate capacity to the existing line to support the development.

Table 6.1 Water Demand Calculations

STREAMLINE TAYLOR HIGHLAND

WATER DEMAND CALCULATIONS

Kimley»Horn

F#928

Population:

	Units	LUE Conversion	LUE
Apartment / Condo (24+ Units/Acre)	321	1	161
Total			161

Peak Hour Demand

900 Gal/Person/Day

=

0.00139 cfs

Peak Daily Demand

530 Gal/Person/Day

=

0.00082 cfs

Calculations

Total Peak Hour Demand

505,575 Gal/Day

or

351.09 gpm

=

0.782 cfs

Total Peak Daily Demand

297,728 Gal/Day

or

206.76 gpm

=

0.461 cfs

Fire Flow

Preliminary Building Design:

Total Fire Flow Calculation Area = 36000 SF of Type V-B Construction

Unadjusted Fire Flow Demand =

5250.00 gpm

Sprinkler Reduction Used is 75%

NFPA 13-R Automatic Sprinkler System is proposed

Anticipated Fire Flow Demand After Sprinkler Reduction =

1,312.50 gpm

=

2.92 cfs

Minimum Fire Flow Required by IFC =

1,500.00 gpm

=

3.34 cfs

Duration of Fire Flow

2 hours

Table 6.2 Wastewater Demand Calculations

STREAMLINE TAYLOR HIGHLAND

WASTEWATER DEMAND CALCULATIONS

Kimley»Horn

F#928

Population:

	Units	LUE Conversion	LUE
Apartment / Condo (24+ Units/Acre)	321	1	161
Total			161

Calculations

Average Flow	245	Gal./LUE/Day
Inflow/Infiltration	750	Gal./LUE/Day
Acres Served	10.69	Acres

Average Dry Weather Flow

39,323 Gal/Day

or

27.31 gpm

=

0.061 cfs

Peaking Factor

4.00

Peak Dry Weather Flow

157,290 Gal/Day

or

109.23 gpm

=

0.243 cfs

Inflow/Infiltration Flow

8,018 Gal/Day

or

5.57 gpm

=

0.012 cfs

Peak Wet Weather Flow

165,308 Gal/Day

or

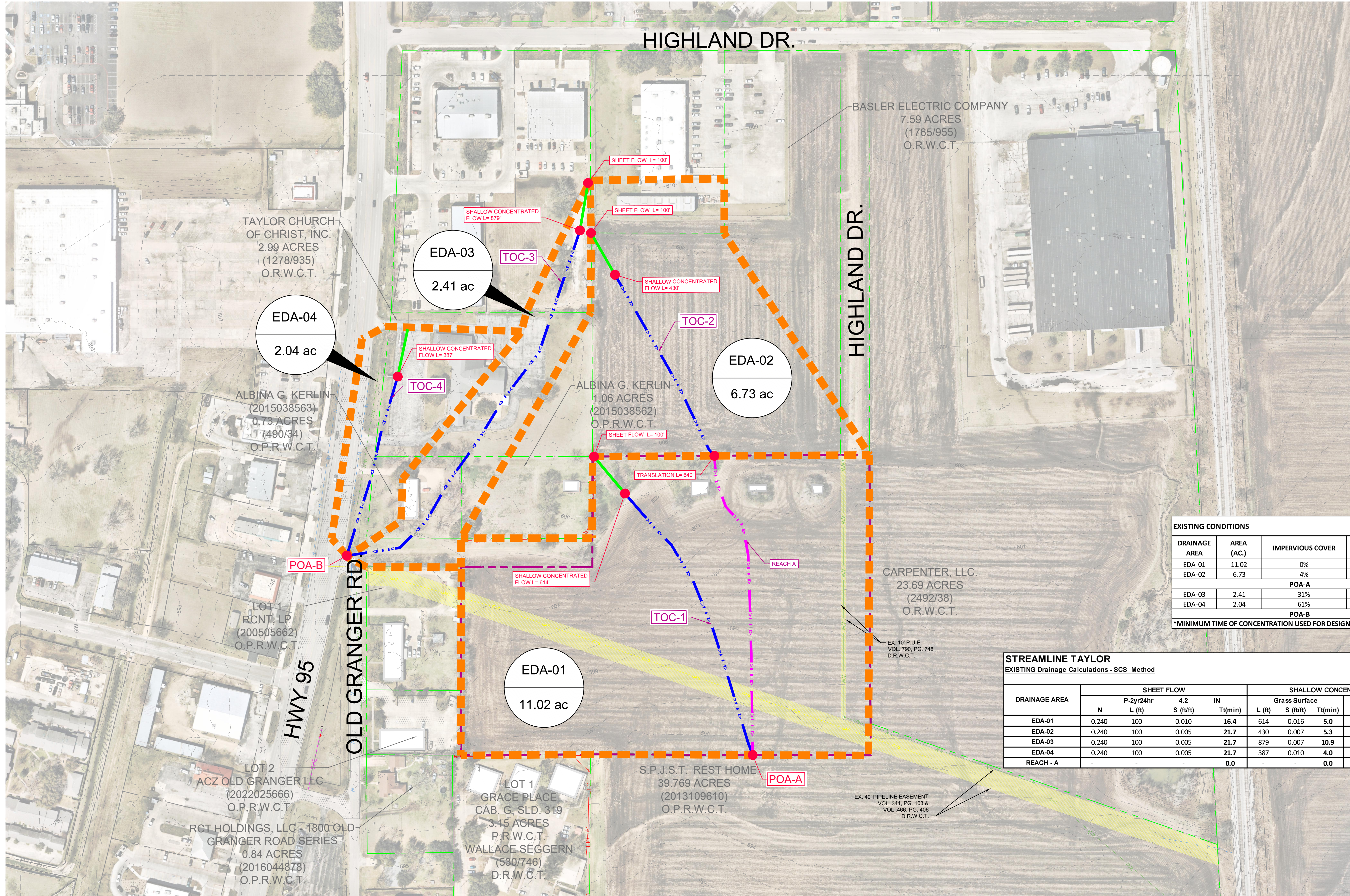
114.80 gpm

=

0.256 cfs

VII. CONCLUSIONS

This report has fully documented the design of The Foundary Apartments Development. Standard engineering design methods were used to develop the plan and were described throughout this report. This report is meant to serve as an attendant document to the plan drawings to aid the reviewer in evaluating the different technical components of the plan.



LEGEND

- AREA DESIGNATOR
- AREA IN ACRES
- PROPERTY LINE
- EXISTING STORM DRAIN LINE
- EXISTING DRAINAGE DIVIDE
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN HEADWALL
- EXISTING FLOW DIRECTION
- EXISTING CONTOUR
- SHEET FLOW
- SHALLOW CONCENTRATED FLOW
- CHANNEL FLOW
- TRANSLATION

DRAINAGE MODEL

EXISTING CONDITIONS									
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	CN	TC (MIN)*	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)	
EDA-01	11.02	0%	84	20.5	4.12	7.58	10.25	15.38	
EDA-02	6.73	4%	84	27.0	2.48	4.54	6.13	9.19	
POA-A					6.55	12.02	16.23	24.34	
EDA-03	2.41	31%	84	32.5	0.93	1.64	2.19	3.26	
EDA-04	2.04	61%	84	25.7	0.85	1.46	1.94	2.85	
POA-B					1.78	3.10	4.13	6.11	
*MINIMUM TIME OF CONCENTRATION USED FOR DESIGN = 5 MINUTES									

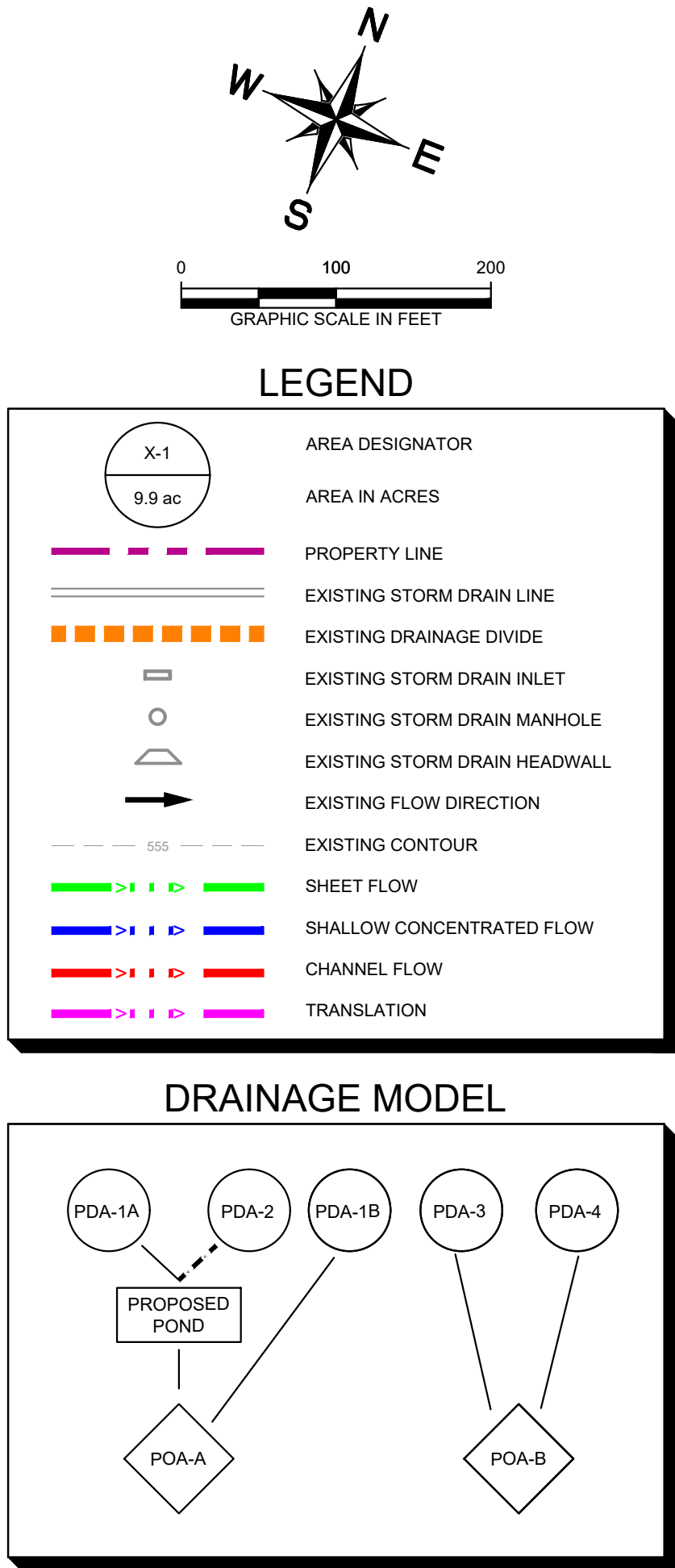
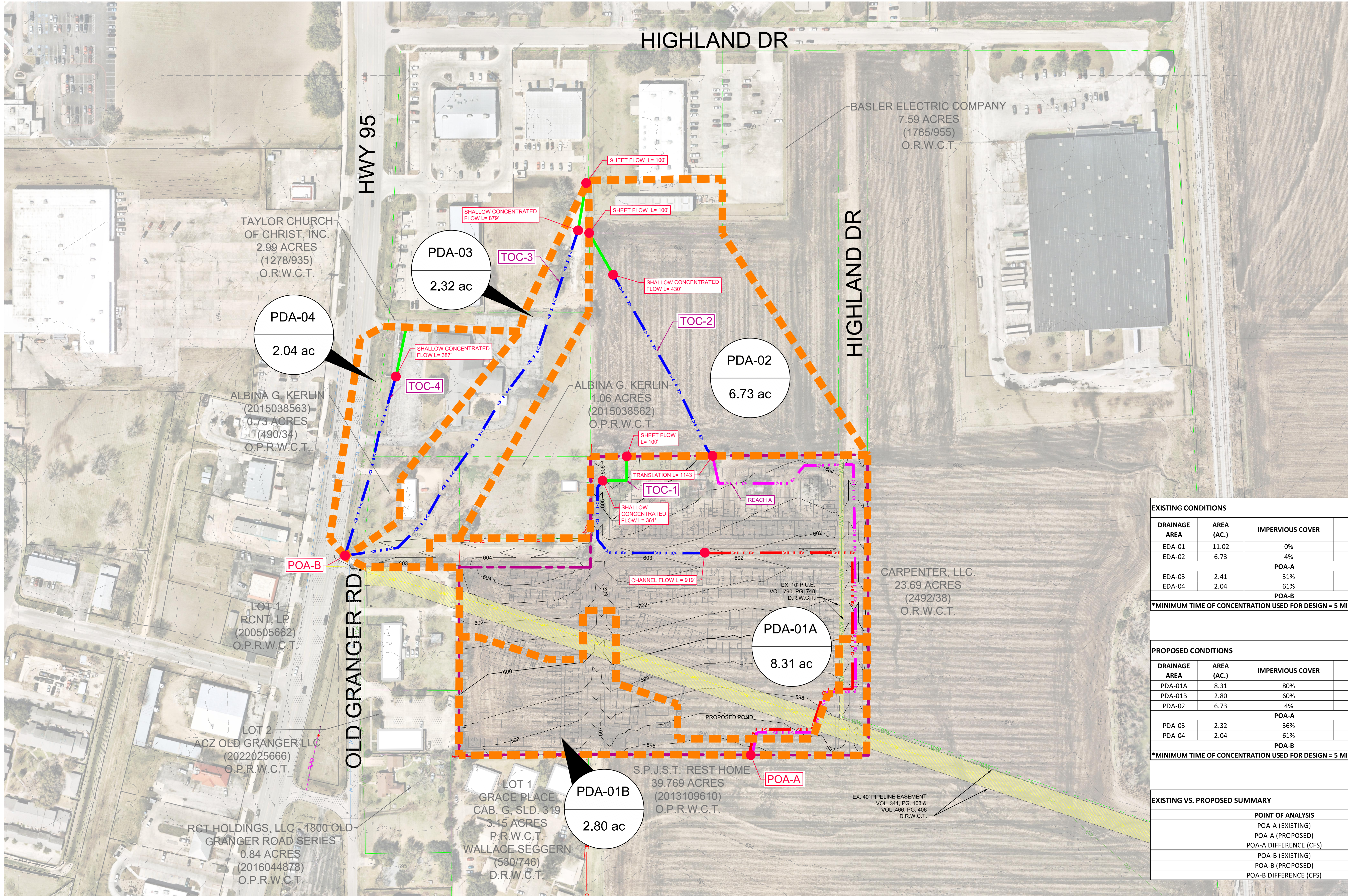
STREAMLINE TAYLOR EXISTING Drainage Calculations - SCS Method												
DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW		TOTAL T _c (min)	LAG (min)
	N	P-2yr24hr L (ft)	4.2 S (ft/ft)	IN Tt(min)	Grass Surface L (ft)	S (ft/ft)	Tt(min)	Paved Surface L	Channel Flow V (FPS)	Channel Flow Tt(min)		
EDA-01	0.240	100	0.010	16.4	614	0.016	5.0	-	-	0.0	20.5	12.3
EDA-02	0.240	100	0.005	21.7	430	0.007	5.3	-	-	0.0	27.0	16.2
EDA-03	0.240	100	0.005	21.7	879	0.007	10.9	-	-	0.0	32.5	19.5
EDA-04	0.240	100	0.005	21.7	387	0.010	4.0	-	-	0.0	25.7	15.4
REACH - A	-	-	-	0.0	-	-	0.0	-	-	0.0	640	3.0

TAYLOR 95 - HIGHLAND

EXISTING DRAINAGE AREA MAP

TAYLOR, TEXAS

January 25



EXISTING CONDITIONS								
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	CN	TC (MIN)*	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
EDA-01	11.02	0%	84	20.5	4.12	7.58	10.25	15.38
EDA-02	6.73	4%	84	27.0	2.48	4.54	6.13	9.19
POA-A					6.55	12.02	16.23	24.34
EDA-03	2.41	31%	84	32.5	0.93	1.64	2.19	3.26
EDA-04	2.04	61%	84	25.7	0.85	1.46	1.94	2.85
POA-B					1.78	3.10	4.13	6.11

*MINIMUM TIME OF CONCENTRATION USED FOR DESIGN = 5 MINUTES

PROPOSED CONDITIONS								
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	CN	TC (MIN)*	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
PDA-01A	8.31	80%	84	18.1	3.71	6.25	8.23	12.08
PDA-01B	2.80	60%	84	5.0	1.28	2.20	2.91	4.31
PDA-02	6.73	4%	84	27.0	2.48	4.54	6.13	9.19
POA-A					6.41	10.13	16.12	24.18
PDA-03	2.32	36%	84	32.5	0.90	1.59	2.12	3.14
PDA-04	2.04	61%	84	25.7	0.85	1.46	1.94	2.85
POA-B					1.75	3.05	4.06	6.00

*MINIMUM TIME OF CONCENTRATION USED FOR DESIGN = 5 MINUTES

EXISTING VS. PROPOSED SUMMARY				
POINT OF ANALYSIS		Q ₂	Q ₁₀	Q ₂₅
POA-A (EXISTING)		6.55	12.02	16.23
POA-A (PROPOSED)		6.41	10.13	16.12
POA-A DIFFERENCE (CFS)		-0.14	-1.89	-0.11
POA-B (EXISTING)		1.78	3.10	4.13
POA-B (PROPOSED)		1.75	3.05	4.06
POA-B DIFFERENCE (CFS)		-0.03	-0.05	-0.07

STREAMLINE TAYLOR															
DEVELOPED Drainage Calculations - SCS Method															
DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW			TOTAL Tc (min)	LAG (min)		
	N	P-2yr24hr L (ft)	4.2 S (ft/ft)	IN Tt(min)	Grass Surface		Paved Surface		Channel Flow						
					L (ft)	S (ft/ft)	Tt(min)	L	S	Tt(min)	L			V (FPS)	Tt(min)
PDA-01A	0.240	100	0.020	12.5	-	-	0.0	361	0.009	3.1	919	6.00	2.6	18.1	10.9
PDA-01B	-	-	-	0.0	-	-	0.0	-	-	0.0	-	-	0.0	5.0	3.0
PDA-02	0.240	100	0.005	21.7	430	0.007	5.3	-	-	0.0	-	-	0.0	27.0	16.2
PDA-03	0.240	100	0.005	21.7	879	0.007	10.9	-	-	0.0	-	-	0.0	32.5	19.5
PDA-04	0.240	100	0.005	21.7	387	0.010	4.0	-	-	0.0	-	-	0.0	25.7	15.4
REACH - A	-	-	-	0.0	-	-	0.0	-	-	0.0	1143	6.00	3.2	5.0	3.0

TAYLOR 95 - HIGHLAND

PROPOSED DRAINAGE AREA MAP

TAYLOR, TEXAS
January 25

Kimley»Horn

512-646-2243

Ben.Green@kimley-horn.com

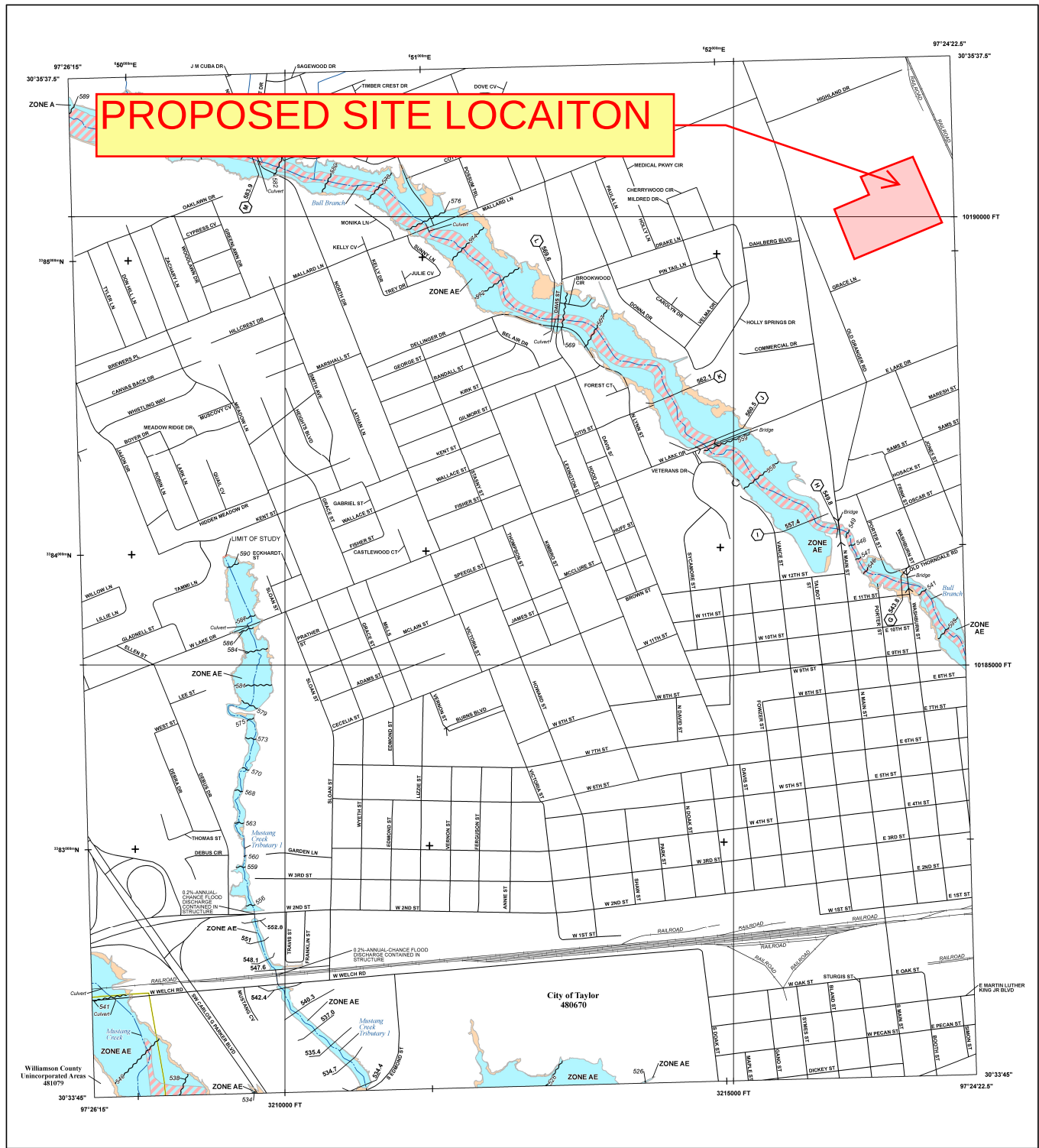
5301 SOUTHWEST PARKWAY

BUILDING 2, SUITE 100

AUSTIN, TEXAS 78735

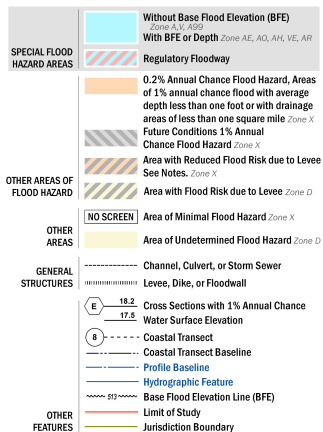
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PROVIDED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



FLOOD HAZARD INFORMATION

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTPS://MSC.FEMA.GOV](https://msc.fema.gov)



NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information Exchange at 1-877-FEMA-8080 (1-877-368-6227) or visit the FEMA Flood Map Service Center website at <https://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

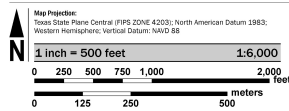
Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

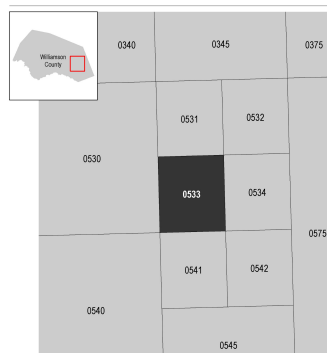
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-658-8023.

Base map information shown on this FIRM was derived from digital data obtained from Texas Natural Resource Information System (TNRS), dated 2000; United States Census Bureau, dated 2010; United States Geological Survey, dated 2000; and the Williamson County Geographic Information System (GIS) Department, dated 2014 and 2017.

SCALE



PANEL LOCATOR



FEMA
 National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP

WILLIAMSON COUNTY, TEXAS
 and Incorporated Areas
 PANEL 533 OF 750

Panel Contains:

COMMUNITY
 TAYLOR, CITY OF
 WILLIAMSON COUNTY

NUMBER
 480670
 480670

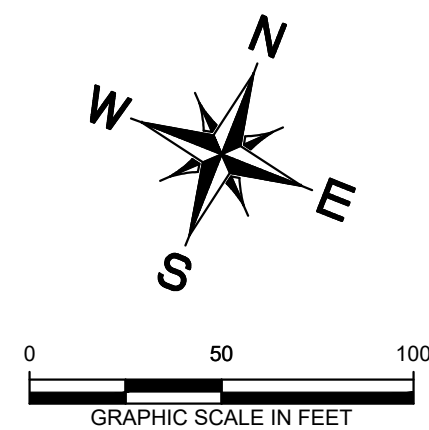
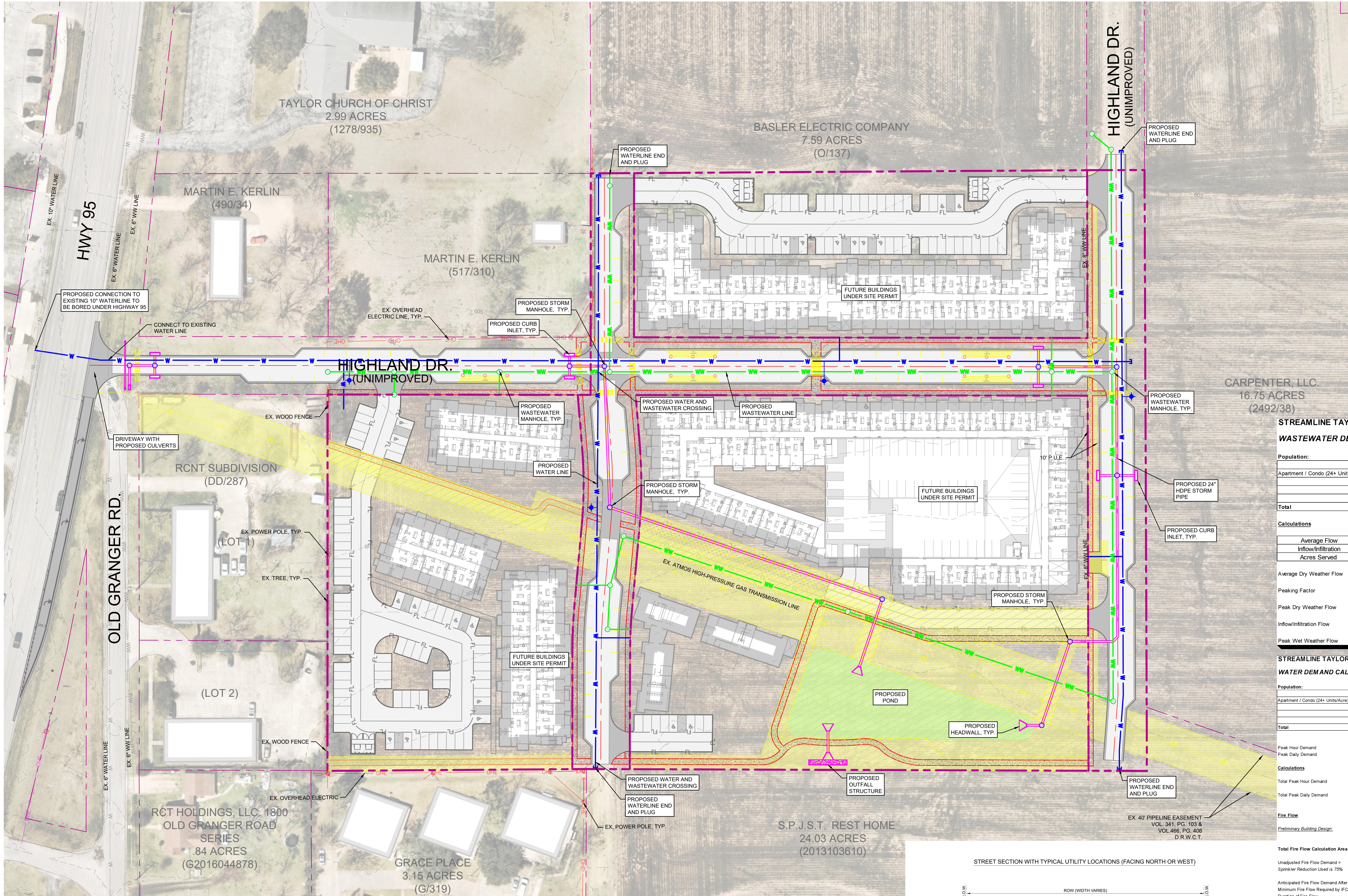
PANEL
 0533
 0533

SUFFIX
 F
 F

VERSION NUMBER
 2.3.3.3

MAP NUMBER
 48491C0533F

MAP REVISION
 01/2017



LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- PROPOSED WALL

STREAMLINE TAYLOR HIGHLAND
WASTEWATER DEMAND CALCULATIONS

Population:	Units	LUE Conversion	LUE
Apartment / Condo (24+ Units/Acre)	321	1	161
Total			161

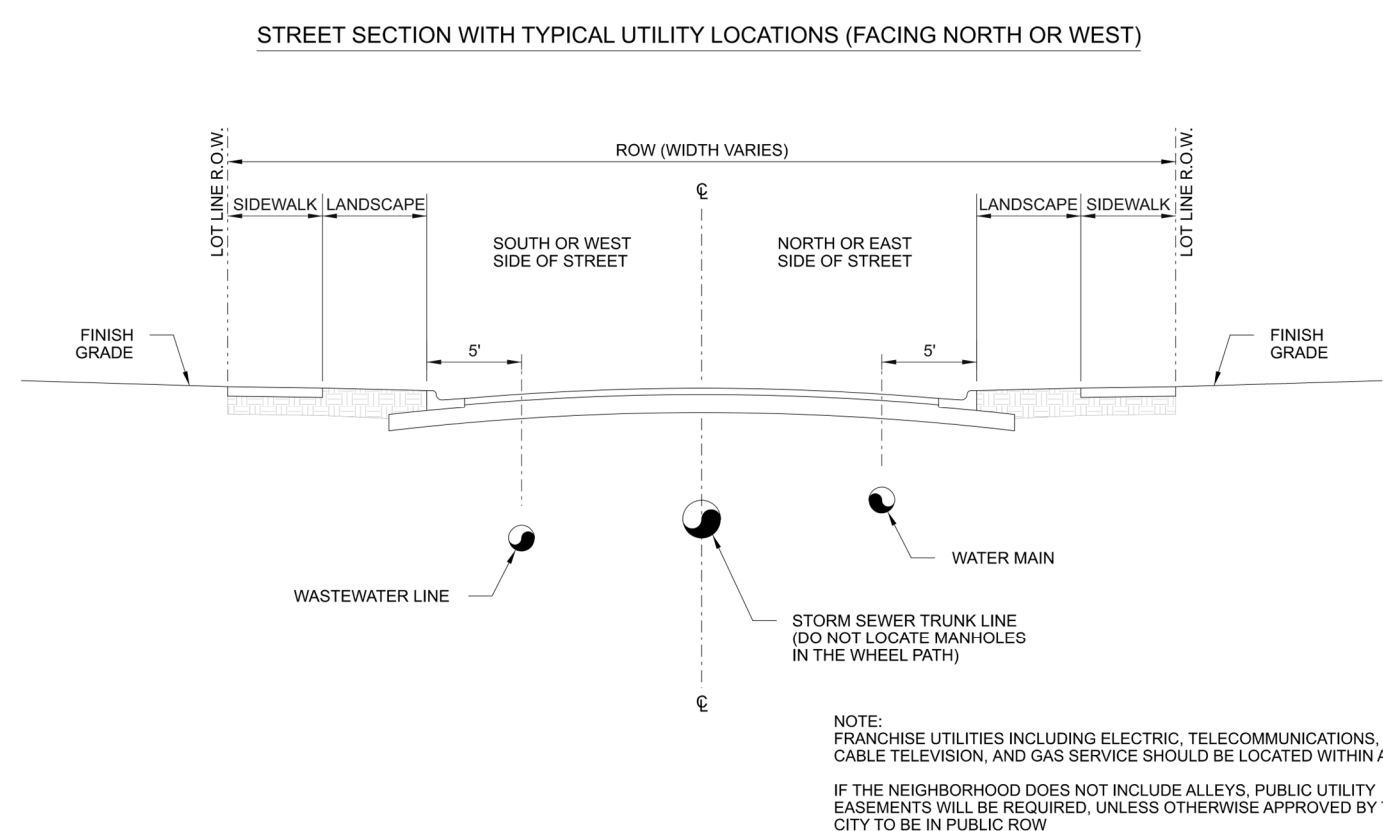
Calculations				
Average Flow	245	Gal / LUE / Day		
Inflow/Infiltration	750	Gal / LUE / Day		
Acres Served	10.69	Acres		
Average Dry Weather Flow	39,323	Gal/Day	or	27.31 gpm = 0.061 cfs
Peaking Factor	4.00			
Peak Dry Weather Flow	157,290	Gal/Day	or	109.23 gpm = 0.243 cfs
Inflow/Infiltration Flow	8,018	Gal/Day	or	5.57 gpm = 0.012 cfs
Peak Wet Weather Flow	165,308	Gal/Day	or	114.80 gpm = 0.255 cfs

STREAMLINE TAYLOR HIGHLAND
WATER DEMAND CALCULATIONS

Population:	Units	LUE Conversion	LUE
Apartment / Condo (24+ Units/Acre)	321	1	161
Total			161

Peak Hour Demand	900	Gal/Person/Day	=	0.00139 cfs
Peak Daily Demand	530	Gal/Person/Day	=	0.00082 cfs
Calculations				
Total Peak Hour Demand	505,575	Gal/Day	or	351.09 gpm = 0.782 cfs
Total Peak Daily Demand	297,728	Gal/Day	or	206.78 gpm = 0.461 cfs

Fire Flow				
Preliminary Building Design:				
Total Fire Flow Calculation Area = 36000 SF of Type V-B Construction				
Unadjusted Fire Flow Demand =	5250.00	gpm		
Sprinkler Reduction Used is 75%				
Anticipated Fire Flow Demand After Sprinkler Reduction =	1,312.50	gpm	=	2.92 cfs
Minimum Fire Flow Required by IFC =	1,500.00	gpm	=	3.34 cfs
Duration of Fire Flow	2	hours		



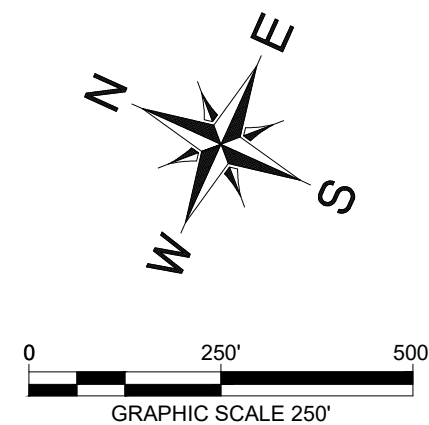
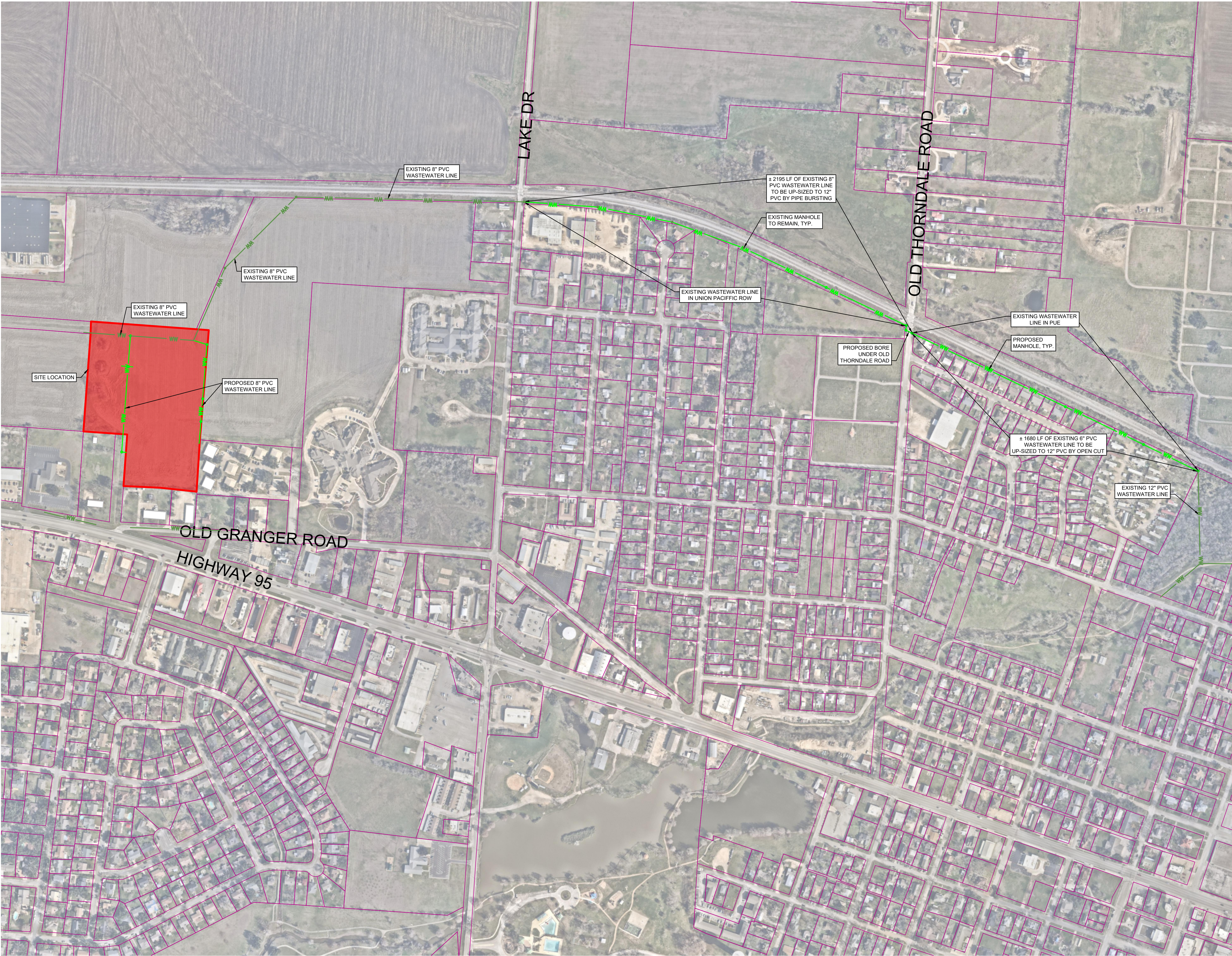
NOTE: FRANCHISE UTILITIES INCLUDING ELECTRIC, TELECOMMUNICATIONS, CABLE TELEVISION, AND GAS SERVICE SHOULD BE LOCATED WITHIN ALLEYS. IF THE NEIGHBORHOOD DOES NOT INCLUDE ALLEYS, PUBLIC UTILITY BASINMENTS WILL BE REQUIRED, UNLESS OTHERWISE APPROVED BY THE CITY TO BE IN PUBLIC ROW

Figure 2-1 Typical Utility Locations For A Neighborhood Street

TAYLOR 95 - HIGHLAND

UTILITY EXHIBIT
Taylor, Texas
January 25

Kimley»Horn
512-646-2243
Ben.Green@kimley-horn.com
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
State of Texas Registration No. F-928
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PROVIDED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



LEGEND	
	PROPERTY LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE
	PROPOSED WALL

TAYLOR 95 - HIGHLAND

OFFSITE WASTEWATER SCHEMATIC

Taylor, Texas
December 24

Kimley»Horn

512-646-2243
Ben.Green@kimley-horn.com
5301 SOUTHWEST PARKWAY
BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
State of Texas Registration No. F-928

City of Taylor
PZ-2025-2392
K&J Subdivision Minor Plat
Staff Report

Item Details

Agenda No.	3
Requested Action:	Consider Disapproval of The K&J Subdivision Minor Plat
Address/Location:	Generally located at 2506 Meadow Lane
Legal Description:	Legally described as a 0.85-acre tract of land in the William J. Baker Survey, Abstract No. 65, more particularly described by the Williamson Central Appraisal District Parcel R018764, Taylor, Williamson County, Texas.
Current Zoning:	P3 – Neighborhood
Current Use:	Single family residence
Applicant:	Michael Turner – Bryan Technical Services
Case History:	This is the First submission of the Minor Plat.
Staff Recommendation:	The submitted Preliminary Plat does not meet the minimum requirements of the Land Development Code, Planned Development Ordinance and Engineering Manual. Therefore, staff recommends Disapproval of the proposed Preliminary Plat.

Attachments

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



City of Taylor

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

Date: Thursday, February 6, 2025

Address: 2506 Meadow Lane, Taylor 76574

Permit Number PZ-2025-2392

Dear ,

Staff has completed its review of plans for the 2506 Meadow Lane - minor plat application that is to be located at 2506 Meadow Lane, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Preston Gunn. Should you have any questions or require additional information regarding any of these comments, please contact Preston Gunn at (512) 309-6799 or by email at preston.gunn@taylortx.gov.

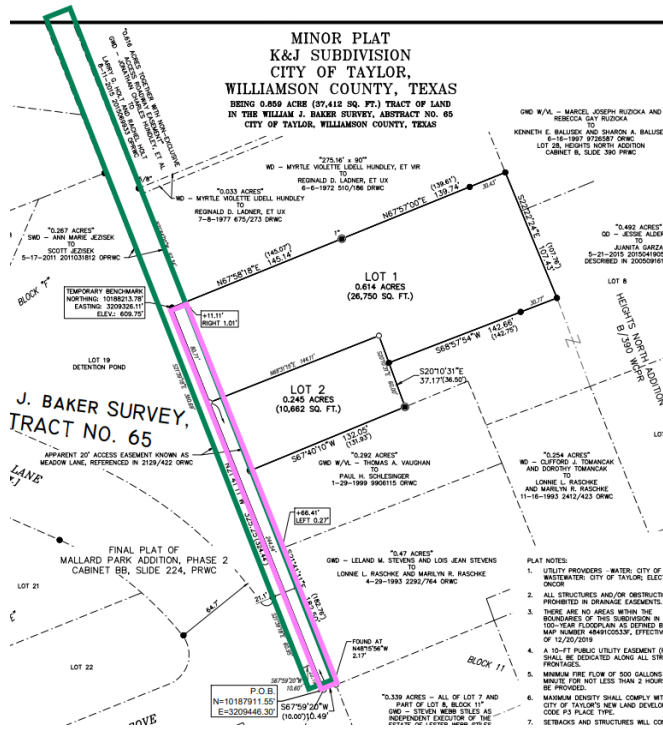
In Plat Notes

1. Remove Note Number 7
2. Note 6 should state that "Lots shall comply with the P3 Neighborhood Place Type as amended (Density and setbacks are captured in P3 Place type standards)
3. Will these lots be connected to city waste water or have septic?

General Comments

4. Lots should be rectangular see 3.8.3.1 in the Land Development Code.
5. BTS will need to obtain the instrument for the "Apparent 20' Access Easement" to show that Janet Mikulencak owns the property that the access easement is dedicated on

Related to Comments 4 and 5, more information will need to be provided, the entire easement (green) may need to be captured in a separate instrument with the platted lots not including the pink box. The lot would likely require a subdivision variance to 3.7.1 (2)



6. Blocks will need to be listed as a Letter, the lost should show they are a part of block A
7. Ensure all easements are captured, Heights north addition should have a 10' P.U.E dedicated abutting Lot 1

Engineering Department Review

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

*See Associated Files section of the permit page to download a PDF copy of the plat containing the comments below:

Minor Plat - Engineering Review 01

1. Verify fire flow note with TFD review
2. Note to be updated to reflect requirements found in the Taylor LDC
3. Update Project #
4. Recommend dimensioning the limits of this lot
5. Show block number
6. Is this subdivision connected to Taylor wastewater main?
7. Show existing drainage easements within Mallard Park Phase 2 Subdivision
8. Show/Label existing 10-ft drainage and PUE easements
9. Per Mallard Park Phase 2 Final Plat, this shows this as Easement & ROW for Power Pole Installation/20-ft Access Easement
10. Label: 1" Iron Pipe Found
11. This area is not clear on ownership and proposed dedication. It appears Lot 2 is extending in an irregular shape and does not meet requirements found in the Taylor LDC 3.8.3 Lots. Does this proposed layout also allow access for the 0.292 acre and 0.47 acre lots?
12. Is existing water line in an easement? If not, a utility easement is to be provided.
13. Has drainage from the proposed subdivision been reviewed? Will easements be required for routing of storm runoff from each lot?

Fire Department Comments (PZ)

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

Plat note #5 shall be revised to read:

The minimum fire flow shall be as required per the adopted fire code.

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

Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6799, or by e-mail at preston.gunn@taylor.tx.gov.

Thank you,

Preston Gunn

CANVAS BACK COVE
[50' R.O.W.]

LOT 14

Show existing drainage easements within Mallard Park Phase 2 Subdivision

Show/Label existing 10-ft drainage and PUE easements

MINOR PLAT
K&J SUBDIVISION
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS
BEING 0.859 ACRE (37,412 SQ. FT.) TRACT OF LAND
IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

GWD W/VL - MARCEL JOSEPH RUZICKA AND REBECCA GAY RUZICKA TO
E. BALUSEK AND SHARON A. BALUSEK
6-16-1997 9726587 ORWC
LOT 28, HEIGHTS NORTH ADDITION
CABINET B, SLIDE 390 PRWC

Recommend dimensioning the limits of this lot

OWNER:
JANET BANISTER (MIKULENCAK)
1517 FOPPIANO LOOP
ROUND ROCK, TEXAS 78665

SURVEYOR:
MICHAEL TURNER, RPLS
BRYAN TECHNICAL SERVICES, INC.
911 NORTH MAIN
TAYLOR, TEXAS 76574
MTURNER@BRYANTECHNICALSERVICES.COM

ENGINEER:
BELTON ENGINEERING INC.
410 N. MAIN STREET
BELTON, TEXAS 76513
254-731-5600
LCHTAY@BELTONENGINEERS.COM

LEGAL DESCRIPTION:
0.859 ACRE TRACT OF LAND OUT OF THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65,
IN THE CITY OF TAYLOR, WILLIAMSON COUNTY

PATENT SURVEY:
WILLIAM J. BAKER SURVEY
ABSTRACT NO. 65

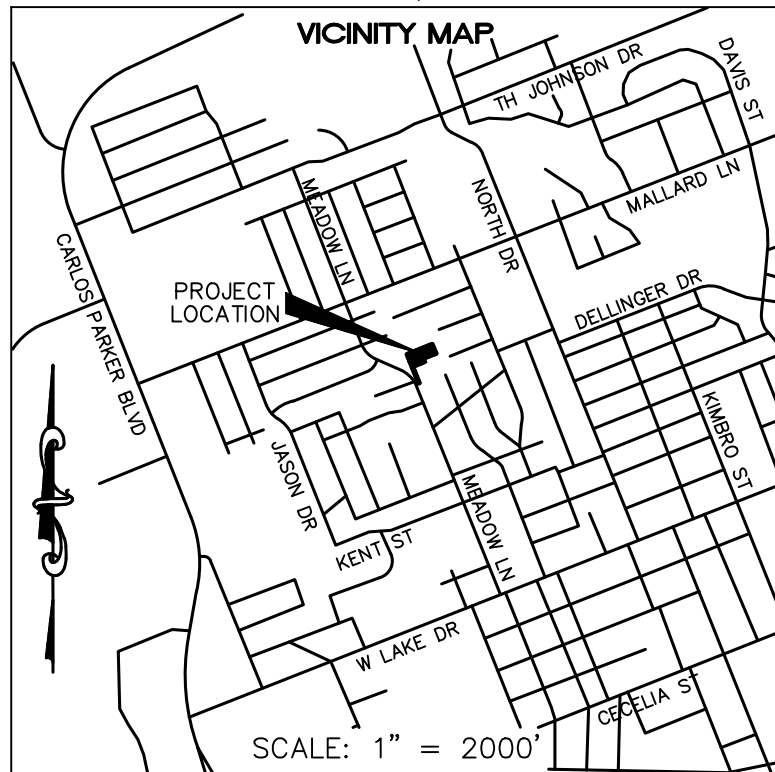
TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 2

LINEAR FEET OF NEW STREETS: NONE
TOTAL ACREAGE: 0.859 ACRES

SUBMITTAL DATE:
JANUARY 3, 2025

BENCHMARK DESCRIPTION:
1/2" IRON ROD FOUND
N=10188213.78'
E=3209326.11'
ELEV.=609.75'
(NAVD 88, GEOID MODEL 2012B)



LOT 18

"0.267 ACRES"
SWD - ANN MARIE JEZISEK
TO
SCOTT JEZISEK
5-17-2011 2011031812 OPRWC

TEMPORARY BENCHMARK
NORTHING: 10188213.78'
EASTING: 3209326.11'
ELEV.: 609.75'

Is existing water line in an easement? If not, a utility easement is to be provided.

Has drainage from the proposed subdivision been reviewed? Will easements be required for routing of storm runoff from each lot?

Label: 1" Iron Pipe Found

LOT 1
0.614 ACRES
(26,750 SQ. FT.)

LOT 8

HEIGHTS NORTH ADDITION
B/390 WCPR

"0.492 ACRES"
QD - JESSIE ALDERETE
TO
JUANITA GARZA
5-21-2015 2015041905 OPRWC
DESCRIBED IN 2005091613 OPRWC

Show block number

WILLIAM J. BAKER SURVEY,
ABSTRACT NO. 65

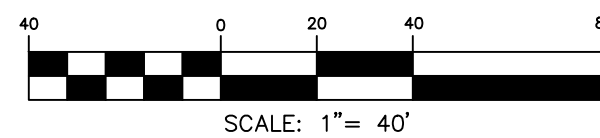
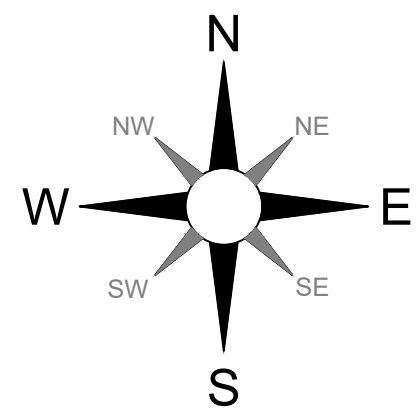
MEADOW LANE
[65' R.O.W.]

APPARENT 20' ACCESS EASEMENT KNOWN AS
MEADOW LANE, REFERENCED IN 2129/422 ORWC

Per Mallard Park Phase 2 Final Plat, this shows this as Easement & ROW for Power Pole, Installation/20-ft Access Easement

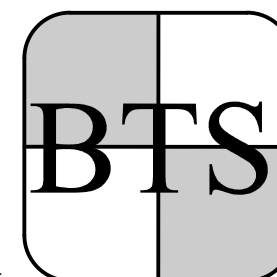
Is this subdivision connected to Taylor wastewater main?

Update Project #



MINOR PLAT OF
K&J SUBDIVISION
CITY OF TAYLOR
PROJECT NUMBER
PZ-2025- ----

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574
PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: MT	CHECKED BY: BLB
SCALE: 1" = 40'	APPROVED BY: MT
PROJECT NO. 23-194	DATE: MARCH 12, 2024

LEGEND:

- 1/2" IRON ROD SET "BTS"
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON PIPE FOUND UNLESS OTHERWISE NOTED
- () RECORD INFORMATION DOC. NO. 2019037496, OPRWC
- [] RECORD INFORMATION CAB. BB, SLD. 224, PRWC

ABBREVIATIONS
P.O.B. - POINT OF BEGINNING
R.O.W. - RIGHT-OF-WAY
DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
PRWC - PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD - WARRANTY DEED
QD - QUITCLAIM DEED
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
W/VL - DEED WITH VENDOR'S LIEN

This area is not clear on ownership and proposed dedication. It appears Lot 2 is extending in an irregular shape and does not meet requirements found in the Taylor LDC 3.8.3 Lots. Does this proposed layout also allow access for the 0.292 acre and 0.47 acre lots?

Verify fire flow note with TFD review

- PLAT NOTES:
- UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR
 - ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
 - THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0533F, EFFECTIVE DATE OF 12/20/2019
 - A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
 - MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN 2 HOURS SHALL BE PROVIDED.
 - MAXIMUM DENSITY SHALL COMPLY WITH THE CITY OF TAYLOR'S NEW LAND DEVELOPMENT CODE P3 PLACE TYPE.
 - SETBACKS AND STRUCTURES WILL CONFORM TO CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
 - IT IS RECOMMENDED THAT ACCESS ROADS OR DRIVEWAYS BE CONSTRUCTED WITH SUFFICIENT WIDTH AND ALL WEATHER MATERIAL TO SUPPORT EMERGENCY SERVICE VEHICLES. DRIVEWAYS WILL BE BUILT TO THE CITY OF TAYLOR'S DETAIL PV0005.

Note to be updated to reflect requirements found in the Taylor LDC

P.O.B.
N=10187911.55'
E=3209446.30'

"0.339 ACRES - ALL OF LOT 7 AND PART OF LOT 8, BLOCK 11"
GWD - STEVEN WEBB STILES AS INDEPENDENT EXECUTOR OF THE ESTATE OF LESTER WEBB-STILES TO
STACEY RILEY
2-9-2018 2018011217 OPRWC

MUSCOVY COVE
[50' R.O.W.]

MEADOW LANE
[APPARENT 80' R.O.W.]

MINOR PLAT
K&J SUBDIVISION
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

BEING 0.859 ACRE (37,412 SQ. FT.) TRACT OF LAND
IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS

These notes describe that certain tract of land located in the **WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65**, situated in Williamson County, Texas, being, the same tract of land conveyed as "0.85 Acres" by General Warranty Deed with Vendor's Lien from Bulldog RE Solutions LLC to Janet R. Banister dated 4-29-2019 recorded in Document No. 2019037496, of the Official Public Records of Williamson County, Texas (OPRWC), and being surveyed on the ground under the direct supervision of Michael Turner, Registered Professional Land Surveyor No. 6441, during the Month of March 2024 and being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Set capped "BTS" (**N: 10187911.55' E: 3209446.30'**) in the East right-of-way line of Meadow Lane (R.O.W. Varies) being the approximate centerline of an apparent access easement known as Meadow Lane as referenced in Volume 2129, Page 422, of the Official Records of Williamson County, Texas (ORWC), and being the Southwest corner of the herein described tract;

THENCE North 21°41'11" West with the approximate centerline of said access easement, same being an East line of that certain called "0.267 Acres" conveyed by Special Warranty Deed from Ann Marie Jezisek to Scott Jezisek dated 5-17-2011 and recorded in Document No. 2011031812 OPRWC, a distance of **325.25'** to a 1/2" Iron Rod Found at an interior corner of said "0.267 Acres", same being the Northwest corner of the herein described tract;

THENCE North 67°58'18" East, at a distance of 11.11' and right 1.01' passing a 1/2" Iron Rod Found for an exterior corner of said "0.267 Acres", same being the Southwest corner of that certain called "275.16' x 90' Tract" conveyed by Warranty Deed from Myrtle Violette Lidell Hundley, et vir to Reginald D. Ladner, et ux dated 6-6-1972 recorded in Volume 510, Page 186, of the Deed Records of Williamson County, Texas (DRWC), and continuing in all a total distance of **145.14'** to a 1" Iron Pipe Found at an angle point in the common line of said "275.16' x 90' Tract" and the herein described tract;

THENCE North 67°57'00" East continuing with the common line of said "275.16' x 90' Tract" and the herein described tract, at a distance of 109.30' passing a 1/2" Iron Rod Found, and continuing in all a total distance of **139.74'** to a 1/2" Iron Rod Found in the West line of Lot 28, Heights North Addition, a recorded subdivision in Williamson County, Texas, recorded in Cabinet B, Slide 390, of the Plat Records of Williamson County, Texas, said Lot 28 conveyed by General Warranty Deed with Vendor's Lien from Marcel Joseph Ruzicka and Rebecca Gay Ruzicka to Kenneth E. Balusek and Sharon A. Balusek dated 6-16-1997 and recorded in Document No. 9726587 ORWC, being the Southeast corner of said "275.16' x 90' Tract", and being the Northeast corner of the herein described tract;

THENCE South 22°22'24" East with the West line of said Heights North Addition and the East line of the herein described tract, a distance of **107.43'** to a 1/2" Iron Rod Found in the West line of Lot 8 of said Heights North Addition, being an interior corner of that certain called "0.492 Acres" conveyed by Quitclaim Deed from Jessie Alderete to Juanita Garza dated 5-21-2015 recorded in Document No. 2015041905 OPRWC and described in Document No. 2005091613 OPRWC, and being the Southeast corner of the herein described tract;

THENCE with the common line of said "0.492 Acres" and the herein described tract the following courses and distances:

- **South 68°57'54" West**, at a distance of 30.77" passing a 1/2" Iron Rod Found, and continuing in all a total distance of **142.66'** to a 1/2" Iron Rod found;
- **South 20°10'31" East**, a distance of **37.17'** to a 1/2" Iron Pipe Found at the most Westerly Southwest corner of said "0.492 Acres", same being in the North line of that certain called "0.292 Acres" conveyed by General Warranty Deed with Vendor's lien from Thomas A. Vaughan to Paul H. Schlesinger dated 1-29-1999 recorded in Document No. 9906115 ORWC, and being an exterior corner of the herein described tract;

THENCE South 67°40'10" West with the common line of said "0.292 Acres" and the herein described tract, a distance of **132.05'** to a 1/2" Iron Pipe found in the East line of said apparent access easement at the Northwest corner of said "0.292 Acres", and being an interior corner of the herein described tract;

THENCE South 21°41'11" East with the East line of said apparent access easement, same being the West line of said "0.292 Acres", at a distance of 66.41' and Left 0.27' passing a 1/2" Iron Rod Found at the Southwest corner of said "0.292 Acres", same being the Northwest corner of that certain called "0.47 Acres" conveyed by General Warranty Deed from Leland M. Stevens and Lois Jean Stevens to Lonnie L. Raschke and Marilyn R. Raschke dated 4-29-1993 recorded in Volume 2292, Page 764 ORWC, continuing with the West line of said "0.47 Acres" in all a total distance of **182.50'** to a 1/2" Iron Rod Set capped "BTS" at the Southwest corner of said "0.47 Acres" being in the East right-of-way of said Meadow Lane, same being the Southeast corner of said apparent access easement, and being the Southeast corner of the herein described tract; FROM which a 1/2" Iron Rod Found for reference bears North 48°15'56" West, a distance of 2.17';

THENCE South 67°59'20" West with the East right-of-way line of said Meadow Lane and the South line of said apparent access easement, a distance of **10.49'** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **0.859 Acres**.

Surveyor's Note: Attention is invited to accompanying plat for location of improvements, adjoiner information, visible utilities and roadways. Bearings and coordinates shown hereon based on Texas State Plane Coordinate System (central zone 4203) NAD 83 adjustment.

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

I, MICHAEL TURNER, 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.

RELEASED: 1/3/2025 FOR REVIEW

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

MICHAEL TURNER DATE
REGISTERED PROFESSIONAL SURVEYOR
NO. 6441 STATE OF TEXAS

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, **JANET BANISTER (MIKULENCAK)**, SOLE OWNER OF THE CERTAIN 0.859 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. **2019037496** OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE, SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:
K&J SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2025.

JANET BANISTER (MIKULENCAK)
1517 FOPPIANO LOOP
ROUND ROCK, TEXAS 78665

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 **JANET BANISTER (MIKULENCAK)**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

I, LINA CHTAY, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER **48491C0533F**, EFFECTIVE DATE **DECEMBER 20, 2019**, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

LINA CHTAY DATE
LICENSED PROFESSIONAL ENGINEER
NO. 107211 STATE OF TEXAS

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2025 A.D., AT ____O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____, 2025 A.D., AT ____O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

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

BY:

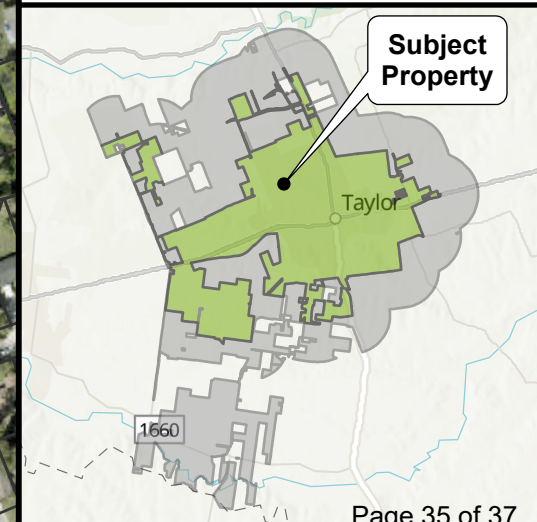
DEPUTY



PZ-2025-2392

**2506 Meadow Lane
Minor Plat
Location Map
Approximately 0.9 acres**

-  Subject Property
-  Parcels



CANVAS BACK COVE
[50' R.O.W.]

VICINITY MAP

CARLOS PARKER BLVD

MEADOW LN

NORTH DR

TH JOHNSON DR

DAVIS ST

MALLARD LN

DELLINGER DR

KIMBRO ST

W LAKE DR

CECELIA ST

JASON DR

KENT ST

PROJECT LOCATION

SCALE: 1" = 2000'

WILLIAM J. BAKER SURVEY,
ABSTRACT NO. 65

MEADOW LANE
[65' R.O.W.]

FINAL PLAT OF
MALLARD PARK ADDITION, PHASE 2
CABINET BB, SLIDE 224, PRWC

MUSCOVY COVE
[50' R.O.W.]

ENGINEER:
BELTON ENGINEERING INC.
410 N. MAIN STREET
BELTON, TEXAS 76513
254-731-5600
LCHTAY@BELTONENGINEERS.COM

LEGAL DESCRIPTION:
0.859 ACRE TRACT OF LAND OUT OF THE
WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65,
IN THE CITY OF TAYLOR, WILLIAMSON COUNTY

PATENT SURVEY:
WILLIAM J. BAKER SURVEY
ABSTRACT NO. 65

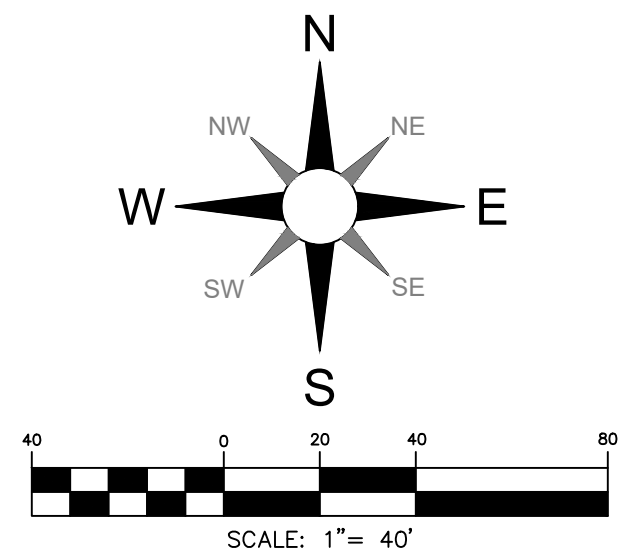
TOTAL NUMBER OF BLOCKS: 1

TOTAL NUMBER OF LOTS: 2

LINEAR FEET OF NEW STREETS: NONE
TOTAL ACREAGE: 0.859 ACRES

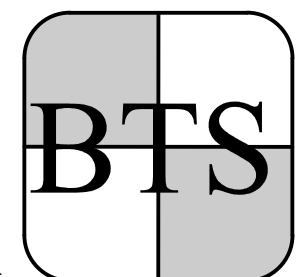
SUBMITTAL DATE:
JANUARY 3, 2025

BENCHMARK DESCRIPTION:
1/2" IRON ROD FOUND
N=10188213.78'
E=3209326.11'
ELEV.=609.75'
(NAVD 88, GEOID MODEL 2012B)



MINOR PLAT OF
K&J SUBDIVISION
CITY OF TAYLOR
PROJECT NUMBER
PZ-2025-_____

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

PHONE: (512) 352-9090

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: MT	CHECKED BY: BLB
SCALE: 1" = 40'	APPROVED BY: MT
PROJECT NO. 23-194	DATE: MARCH 12, 2024

LEGEND:

- 1/2" IRON ROD SET "BTS"
- 1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED
- ◎ 1/2" IRON PIPE FOUND
UNLESS OTHERWISE NOTED
- () RECORD INFORMATION
DOC. NO. 2019037496, OPRWC
- [] RECORD INFORMATION
CAB. BB, SLD. 224, PRWC

ABBREVIATIONS

ABBREVIATIONS
P.O.B. - POINT OF BEGINNING
R.O.W. - RIGHT-OF-WAY
DRWC - DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
PRWC - PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
OPRWC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WD - WARRANTY DEED
QD - QUITCLAIM DEED
GWD - GENERAL WARRANTY DEED
SWD - SPECIAL WARRANTY DEED
W/VL - DEED WITH VENDOR'S LIEN

GWD W/VL - MARCEL JOSEPH RUZICKA AND
REBECCA GAY RUZICKA
TO
KENNETH E. BALUSEK AND SHARON A. BALUSEK
6-16-1997 9726587 ORWC
LOT 28, HEIGHTS NORTH ADDITION
CABINET B, BLVD 390 PRWC

"0.492 ACRES"
QD - JESSIE ALDERETE
TO
JUANITA GARZA
5-21-2015 2015041905 OPRWC
DESCRIBED IN 2005091613 OPRWC

"0.254 ACRES"
WD - CLIFFORD J. TOMANCAK
AND DOROTHY TOMANCAK
TO
LONNIE L. RASCHKE
AND MARILYN R. RASCHKE
11-16-1993 2412/423 ORWC

"0.47 ACRES"
GWD - LELAND M. STEVENS AND LOIS JEAN STEVENS
TO
LONNIE L. RASCHKE AND MARILYN R. RASCHKE
4-29-1993 2292/764 ORWC

PLAT NOTES:

1. UTILITY PROVIDERS –WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER **48491C0533F**, EFFECTIVE DATE OF **12/20/2019**
4. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTS.
5. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN 2 HOURS SHALL BE PROVIDED.
6. MAXIMUM DENSITY SHALL COMPLY WITH THE CITY OF TAYLOR'S NEW LAND DEVELOPMENT CODE P3 PLACE TYPE.
7. SETBACKS AND STRUCTURES WILL CONFORM TO CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
8. IT IS RECOMMENDED THAT ACCESS ROADS OR DRIVEWAYS BE CONSTRUCTED WITH SUFFICIENT WIDTH AND ALL WEATHER MATERIAL TO SUPPORT EMERGENCY SERVICE VEHICLES. DRIVEWAYS WILL BE BUILT TO THE CITY OF TAYLOR'S DETAIL PV0005.

"0.339 ACRES - ALL OF LOT 7 AND
PART OF LOT 8, BLOCK 11"
GWD - STEVEN WEBB STILES AS
INDEPENDENT EXECUTOR OF THE
ESTATE OF LESTER WEBB-STILES
TO
STACEY RILEY
2-9-2018 2018011217 OPRWC

FOUND AT
N48°15'56"W
2.17'

P.O.B.
N=10187911.55'
E=3209446.30'

MEADOW LANE
[APARENT 80' R.O.W.]

8. WALTER C. SMITH
IA/251 MCPR ADDITION

MINOR PLAT
K&J SUBDIVISION
CITY OF TAYLOR,
WILLIAMSON COUNTY, TEXAS

BEING 0.859 ACRE (37,412 SQ. FT.) TRACT OF LAND
IN THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65
CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS

These notes describe that certain tract of land located in the **WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65**, situated in Williamson County, Texas, being, the same tract of land conveyed as "0.85 Acres" by General Warranty Deed with Vendor's Lien from Bulldog RE Solutions LLC to Janet R. Banister dated 4-29-2019 recorded in Document No. 2019037496, of the Official Public Records of Williamson County, Texas (OPRWC), and being surveyed on the ground under the direct supervision of Michael Turner, Registered Professional Land Surveyor No. 6441, during the Month of March 2024 and being more fully described as follows:

BEGINNING at a 1/2" Iron Rod Set capped "BTS" (**N: 10187911.55' E: 3209446.30'**) in the East right-of-way line of Meadow Lane (R.O.W. Varies) being the approximate centerline of an apparent access easement known as Meadow Lane as referenced in Volume 2129, Page 422, of the Official Records of Williamson County, Texas (ORWC), and being the Southwest corner of the herein described tract;

THENCE North 21°41'11" West with the approximate centerline of said access easement, same being an East line of that certain called "0.267 Acres" conveyed by Special Warranty Deed from Ann Marie Jezisek to Scott Jezisek dated 5-17-2011 and recorded in Document No. 2011031812 OPRWC, a distance of **325.25'** to a 1/2" Iron Rod Found at an interior corner of said "0.267 Acres", same being the Northwest corner of the herein described tract;

THENCE North 67°58'18" East, at a distance of 11.11' and right 1.01' passing a 1/2" Iron Rod Found for an exterior corner of said "0.267 Acres", same being the Southwest corner of that certain called "275.16' x 90' Tract" conveyed by Warranty Deed from Myrtle Violette Lidelld Hundley, et vir to Reginald D. Ladner, et ux dated 6-6-1972 recorded in Volume 510, Page 186, of the Deed Records of Williamson County, Texas (DRWC), and continuing in all a total distance of **145.14'** to a 1" Iron Pipe Found at an angle point in the common line of said "275.16' x 90' Tract" and the herein described tract;

THENCE North 67°57'00" East continuing with the common line of said "275.16' x 90' Tract" and the herein described tract, at a distance of 109.30' passing a 1/2" Iron Rod Found, and continuing in all a total distance of **139.74'** to a 1/2" Iron Rod Found in the West line of Lot 28, Heights North Addition, a recorded subdivision in Williamson County, Texas, recorded in Cabinet B, Slide 390, of the Plat Records of Williamson County, Texas, said Lot 28 conveyed by General Warranty Deed with Vendor's Lien from Marcel Joseph Ruzicka and Rebecca Gay Ruzicka to Kenneth E. Balusek and Sharon A. Balusek dated 6-16-1997 and recorded in Document No. 9726587 ORWC, being the Southeast corner of said "275.16' x 90' Tract", and being the Northeast corner of the herein described tract;

THENCE South 22°22'24" East with the West line of said Heights North Addition and the East line of the herein described tract, a distance of **107.43'** to a 1/2" Iron Rod Found in the West line of Lot 8 of said Heights North Addition, being an interior corner of that certain called "0.492 Acres" conveyed by Quitclaim Deed from Jessie Alderete to Juanita Garza dated 5-21-2015 recorded in Document No. 2015041905 OPRWC and described in Document No. 2005091613 OPRWC, and being the Southeast corner of the herein described tract;

THENCE with the common line of said "0.492 Acres" and the herein described tract the following courses and distances:

- **South 68°57'54" West**, at a distance of 30.77" passing a 1/2" Iron Rod Found, and continuing in all a total distance of **142.66'** to a 1/2" Iron Rod found;
- **South 20°10'31" East**, a distance of **37.17'** to a 1/2" Iron Pipe Found at the most Westerly Southwest corner of said "0.492 Acres", same being in the North line of that certain called "0.292 Acres" conveyed by General Warranty Deed with Vendor's lien from Thomas A. Vaughan to Paul H. Schlesinger dated 1-29-1999 recorded in Document No. 9906115 ORWC, and being an exterior corner of the herein described tract;

THENCE South 67°40'10" West with the common line of said "0.292 Acres" and the herein described tract, a distance of **132.05'** to a 1/2" Iron Pipe found in the East line of said apparent access easement at the Northwest corner of said "0.292 Acres", and being an interior corner of the herein described tract;

THENCE South 21°41'11" East with the East line of said apparent access easement, same being the West line of said "0.292 Acres", at a distance of 66.41' and Left 0.27' passing a 1/2" Iron Rod Found at the Southwest corner of said "0.292 Acres", same being the Northwest corner of that certain called "0.47 Acres" conveyed by General Warranty Deed from Leland M. Stevens and Lois Jean Stevens to Lonnie L. Raschke and Marilyn R. Raschke dated 4-29-1993 recorded in Volume 2292, Page 764 ORWC, continuing with the West line of said "0.47 Acres" in all a total distance of **182.50'** to a 1/2" Iron Rod Set capped "BTS" at the Southwest corner of said "0.47 Acres" being in the East right-of-way of said Meadow Lane, same being the Southeast corner of said apparent access easement, and being the Southeast corner of the herein described tract; FROM which a 1/2" Iron Rod Found for reference bears North 48°15'56" West, a distance of 2.17';

THENCE South 67°59'20" West with the East right-of-way line of said Meadow Lane and the South line of said apparent access easement, a distance of **10.49'** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **0.859 Acres**.

Surveyor's Note: Attention is invited to accompanying plat for location of improvements, adjoiner information, visible utilities and roadways. Bearings and coordinates shown hereon based on Texas State Plane Coordinate System (central zone 4203) NAD 83 adjustment.

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

I, MICHAEL TURNER, 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.

RELEASED: 1/3/2025 FOR REVIEW

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

MICHAEL TURNER DATE
REGISTERED PROFESSIONAL SURVEYOR
NO. 6441 STATE OF TEXAS

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, JANET BANISTER (MIKULENCAK), SOLE OWNER OF THE CERTAIN 0.859 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. **2019037496** OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE, SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:
K&J SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 2025.

JANET BANISTER (MIKULENCAK)
1517 FOPPIANO LOOP
ROUND ROCK, TEXAS 78665

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 **JANET BANISTER (MIKULENCAK)**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

I, LINA CHTAY, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER **48491C0533F**, EFFECTIVE DATE **DECEMBER 20, 2019**, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

LINA CHTAY DATE
LICENSED PROFESSIONAL ENGINEER
NO. 107211 STATE OF TEXAS

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2025 A.D., AT ____O'CLOCK, ____M., AND DULY RECORDED THIS THE ____ DAY OF _____, 2025 A.D., AT ____O'CLOCK, ____M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

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

BY:

DEPUTY