

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**PLANNING & ZONING COMMISSION MEETING**  
**CITY HALL COUNCIL CHAMBERS**  
**400 PORTER ST**  
**TAYLOR, TX, 76574**  
**MAY 12, 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 Monday, May 12, 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 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.)*

III. CONSENT AGENDA

*(The Consent Agenda includes non-controversial and routine items that the Commission or Board may act on with a single vote. The Chairman or a Board 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 April 08, 2025. *Courtney Peres*

IV. REGULAR AGENDA

2. Hold a public hearing and consider making a recommendation regarding revisions to the Land Development Code creating allowances for Special Use Permits for the following uses: Multifamily, Mixed-Use with Multifamily Component, and Recreational Vehicle Parks *Scott Dunlop*
3. **PZ-2025-2466** Consider Disapproval of the Taylor 100 Preliminary Plat, generally located at 13101 Highway 79 West, legally described as approximately 51.182 acres of land in the James C. Eaves Survey, Abstract No 213, more particularly described by Williamson Central Appraisal District Parcel R019149, Taylor, Williamson County, Texas. *Cole Bakley*
4. **PZ-2025-2470** Consider Disapproval of the City View Plaza Preliminary Plat generally located along the Western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue, legally described as approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas. *Courtney Peres*
5. **POSTPONE REQUESTED PZ-2025-2463** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator, for property generally located at 2112 W. Lake Dr, consisting of approximately 5.716 acres of land situated in the William J. Baker Survey, Abstract No. 065

more particularly described by Williamson Central Appraisal District Parcel R018819, Taylor, Williamson County, Texas. *Preston Gunn*


6. **PZ-2025-2475** Hold a public hearing and consider making a recommendation regarding a request for a Subdivision Variance from the Engineering Manual Section 2.7 – Driveway Spacing and Design Standards for properties generally located at CR 367, legally described as approximately 27.930 acres of land in the Spring Creek Subdivision Phase One, Taylor, Williamson County, Texas. *Courtney Peres*
7. **WITHDRAWN PZ-2024-2267** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Forterra Business Park, generally located at 100 County Road 403, consisting of approximately 47.634 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019185 and R019954, Taylor, Williamson County, Texas. *Courtney Peres*
8. **PZ-2024-2268** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Forterra Mixed Use, generally located at 650 County Road 403, consisting of approximately 52.501 acres of land situated in the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019991 and R019335, Taylor, Williamson County, Texas. *Courtney Peres*

#### V. DISCUSSION ITEMS

#### VI. ADJOURN

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

I certify that the notice of this meeting was posted in the City of Taylor Hall Lobby continuously for 72 continuous hours before May 12, 2025. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:  Date: May 9, 2025  
Victoria Winchester, Administrative Assistant

# MINUTES

## PLANNING AND ZONING COMMISSION MEETING

**April 08, 2025, at 6:00 P.M.**

City Hall Council Chambers

Taylor, Texas 76574

| <u>PRESENT</u>          | <u>ABSENT</u> | <u>STAFF PRESENT</u>                           |
|-------------------------|---------------|--|
| Amy Everhart            |               | Victoria Winchester, Admin Assist.             |
| Nora Roy                |               | Preston Gunn, Planner                          |
| Donna Frazier           |               | Cole Bakley, Senior Planner                    |
| Joseph Gonzalez         |               | Courtney Peres, Planning Manager               |
| Alexander Allrich       |               | Scott Dunlop, Director of Development Services |
| Annette Maruska         |               |  |
| Jim Newman              |               |  |
| Barbara-Aviles Torsberg |               |  |
| James (Jim) Buzan       |               |  |

### **I. CALL TO ORDER AND DECLARE A QUORUM**

### **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, there was no one present to address the P&Z Commission.***

### **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 February 11, 2025, and March 11, 2025.
  - ***Commissioner, Alexander Allrich, motioned to approve the minutes as presented, Commissioner Roy Seconded the motion. Vote passed unanimously (9-0).***

### **IV. REGULAR AGENDA**

2. **PZ-2025-2414** Consider conditional approval of The Ferguson Minor Plat, generally located at the corner of 1300 W. 2nd Street and 203 Ferguson Street, consisting of approximately 1.550 acres of land, legally described as Doak Addition, Block 55, Lots 1, 2 through 5, and lots 6 through 10, more particularly described by Williamson Central Appraisal District Parcels R016657, R016658, R016660, Taylor, Williamson County, Texas (Cole Bakley)

- *Chair, Amy Everhart, opened the public hearing at 6:04 PM.*
  - *Senior Planner, Cole Bakley, made a presentation regarding consideration of Disapproval of North Village Phase 1 Subdivision Improvement Plan.*
  - *Chair, Amy Everhart, closed the public hearing at 6:05 PM.*
  - *Commissioner, Jim Newman made a motion to approve staff recommendations. Commissioner, Donna Frazier, seconded the motion. Vote Passed unanimously (9-0).*
3. **PZ-2025-2436** Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P2 – Rural to P2C – Rural Commercial on property generally located at 1900 OLG Cemetery Road, legally described as Honey Bucket Lot 1, Block 1, 4.02 acres, more particularly described by Williamson Central Appraisal District Parcel R665367, Taylor, Williamson County, Texas. (Preston Gunn)
- *Chair, Amy Everhart, opened the public hearing at 6:05 PM.*
  - *Planner, Preston Gunn, made a presentation regarding consideration of making a recommendation for a request on a Place Type Amendment from P2 – Rural to P2C – Rural Commercial on property generally located at 1900 OLG Cemetery Road.*
  - *Chair, Amy Everhart, closed the public hearing at 6:10 PM.*
  - *Commissioner, Nora Roy made a motion to approve the request and Commissioner, Alexander Allrich seconded the motion. Motion passed unanimously (9-0).*
4. **PZ 2025-2437** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator for property generally located at 2908 Tyler Lane, legally described as Rob Roy Estates, Lot 133, Block B, more particularly described by Williamson Central Appraisal District Parcel R427194, Taylor, Williamson County, Texas. (Preston Gunn)
- *Chair, Amy Everhart opened the public hearing at 6:11 PM.*
  - *Planner, Preston Gunn, made a presentation regarding considering making a recommendation for a request on a Special Use Permit to allow lodging without a full-time, on-site operator for generally located at 2908 Tyler Lane.*
  - *Chair, Amy Everhart, closed the public hearing at 6:14 PM.*
  - *Commissioner, Donna Fraizer made a motion to approve the request with a 3-year time limit and Commissioner Nora Roy seconded the motion. Motion passed unanimously (9-0).*
5. **PZ 2025-2442** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit, with conditions, to allow drive-through services in the second and third layer of the lot for property generally located at 2101 N. Main Street, legally described as 0.5717 acres of land in the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018711, Taylor, Williamson County, Texas (Cole Bakely)
- *Chair, Amy Everhart opened the public hearing at 6:15 PM.*
  - *Senior Planner, Cole Bakley, made a presentation regarding making a recommendation for a request on a Special Use Permit without conditions to allow*

*drive through the services in the second and third layer of the lot for the property at 2101 N Main.*

- *Chair, Amy Everhart, closed the public hearing at 6:26 PM.*
  - *Commissioner, Nora Roy, made a motion to approve the request as presented and Commissioner, Alexander Allrich seconded the motion. Motion passed unanimously (9-0).*
6. **PZ-2025-2393** Hold a public hearing and consider making a recommendation regarding a request for an amendment to the Planned Development on property generally located at 3811 N. Main Street, legally described as a 21.782 acres of land part of the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018654, Taylor, Williamson County, Texas. SD
- *Chair Amy Everhart opened the public meeting at 6:27 PM.*
  - *The applicant, Leah Bojo, for the Planned Development on property located at 3811 N. Main made a presentation regarding considering a request for an amendment to the property.*
  - *Chair Amy Everhart closed the public meeting at 6:37 PM.*
  - *Commissioner James (Jim) Buzan made a motion to recommend approval and Commissioner, Frazier, seconded the motion. Motion passed unanimously (9-0).*
7. **PZ-2024-2267** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Forterra Business Park, generally located at 100 County Road 403, consisting of approximately 47.634 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019185 and R019954, Taylor, Williamson County, Texas. PM
- *Chair Amy Everhart opened the public meeting at 6:38 PM.*
  - *Senior Planner, Cole Bakley made a presentation regarding making a recommendation for a request for an Employment Center Plan referred to as Forterra Business Park.*
  - *Speaker, Terri Miller, spoke regarding her concerns on the number of vehicles that pass by each day without employment centers being occupied yet.*
  - *Speaker, Priscilla Pipho, spoke regarding her concerns on her church's grave yard with questions regarding flood plain and the employment center.*
  - *Speaker, Ken Hines, spoke regarding the drainage by his bridge and property next to the subject property.*
  - *Chair Amy Everhart closed the public hearing at 7:07 PM.*
  - *Commissioner Annette Maruska made a motion to postpone this item action for the next P&Z Meeting in May to allow city staff to get with concerned residents with questions, considerations and/or requests. Commissioner, Donna Frazier, seconded the motion. The Motion passed unanimously (9-0).*
8. **PZ-2024-2268** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Forterra Mixed Use, generally located at 650 County Road 403, consisting of approximately 52.501 acres of land situated in the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey,

Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019991 and R019335, Taylor, Williamson County, Texas. PM

- ***Chair Amy Everhart opened the public hearing at 7:08 PM.***
- ***Planner, Preston Gunn made a presentation regarding making a recommendation for an Employment Center Plan referred to as Forterra Mixed Use.***
- ***Chair Amy Everhart closed the public hearing at 7:13 PM.***
- ***Commissioner Annette Maruska made a motion to postpone this item action for the next P&Z meeting in May to allow city staff to get with concerned residents with questions, considerations and/or requests. Commissioner, Jim Newman seconded the motion. Motion passed unanimously (9-0).***

9. Hold a discussion and take vote regarding a meeting date change for the month of May from May 13, 2025, to a date proposed by the planning and zoning commission (considering Monday, May 12<sup>th</sup> or Wednesday, May 14<sup>th</sup>.)

- ***The Planning and Zoning Commission voted on Monday, May 12<sup>th</sup> to be the next meeting in May.***

**V. DISCUSSION ITEMS**

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

- ***Planning Manager, Courtney Peres will have items for Updated on the City Council actions referred by the Planning and Zoning Commission, in May.***

**11. ADJOURN**

- ***Meeting Adjourned at 7:20 PM.***

|  |   |
|--|---|
| <b>Approved by Chair:</b>                  | <b><i>Amy Everhart, Chair</i></b>                           |
| <b>Date:</b>                               |   |
| <b>Attest by Administrative Assistant:</b> | <b><i>Victoria Winchester, Administrative Assistant</i></b> |
| <b>Date:</b>                               |   |



**City Council Meeting  
May 12, 2025  
Transmittal Letter**

|                                      |
|--------------------------------------|
| STRATEGIC PILLAR                     |
| Economic Vitality<br>Quality of Life |

**Agenda Item Number:** 2.

**Agenda Title:** **Hold a public hearing and consider making a recommendation regarding revisions to the Land Development Code creating allowances for Special Use Permits for the following uses: Multifamily, Mixed-Use with Multifamily Component, and Recreational Vehicle Parks**

**Council Action to be Taken:** Consider approval

**Department Submitted:** Development Services

**Staff Contact:** Scott Dunlop, Director

**1. PURPOSE / DESCRIPTION**

This Ordinance will add a Special Use Permit (SUP) requirement to new Multifamily, Mixed-Use with a Multifamily Component, and RV Parks.

**2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS**

In January 2025, the City Council approved Resolution 2025-02 which prohibited certain alternative financial structures like House Finance Corporations, Public Facility Corporations, and other financial mechanisms that would cause a property to become tax-exempt from operating within the city limits without first obtaining City Council approval. This proposed amendment to the city's Land Development Code requiring multifamily, mixed-use multifamily, and RV Parks to first obtain an SUP is achieving the directive of Resolution 2025-02 to require those types of developments, which can commonly be funded by now city-prohibited financial structures, to first obtain City Council authorization. Through an SUP, staff, P&Z, and City Council can learn more about how a project is funded and can make a determination if it's utilizing a financial structure that may cause the property to become tax-exempt. If financing is being used that would cause the property to become tax-exempt, then staff, P&Z, and the City Council can make a determination if that is in the best interest of the city and is consistent with the fiscal sustainability goals of the Comprehensive Plan. Special Use Permits are a discretionary approval necessary before any construction permits are filed or issued, so if the City Council finds the project is not in the best interest financially for the city, they may deny the SUP which would prevent the project from moving forward, unless the funding mechanism is changed is a

way that is acceptable to the City Council.

| <b>3. PROS and CONS</b>  |  |
|--|--|
| <u>PROS</u>  | <u>CONS</u>  |
| <ul style="list-style-type: none"> <li>• Meets directive of City Council Resolution 2025-02 to require City Council approval for Multifamily, Mixed-Use with a Multifamily Component, and RV Parks that have alternative financial structures</li> <li>• Allows P&amp;Z and City Council discretionary approval of regulated land use types to determine if they're in the best interest of the city and its financial sustainability goals as defined in the Comprehensive Plan.</li> </ul> | <ul style="list-style-type: none"> <li>• Additional permit in the series of permits necessary to construct Multifamily, Mixed-Use Multifamily, and RV Parks which would add time (approximately 2 months) and cost (approximately \$595 + \$5/per notified property owner within 200').</li> </ul> |

**4. RECOMMENDATION**

Staff recommends approval of revisions to the Land Development Code creating allowances for Special Use Permits for the following uses: Multifamily, Mixed-Use with Multifamily Component, and Recreational Vehicle Parks

**5. FUNDING SOURCE**

N/A

**6. TIMELINE**

Planning and Zoning Commission public hearing - May 12th, 2025  
City Council public hearing and introduction - May 22nd, 2025  
City Council second/final reading - June 12th, 2025

**7. OTHER OPTIONS**

Modify regulated building types in approval recommendation  
Deny proposed amendment

**8. ATTACHMENTS**

1. SUP (MF and RV) Ordinance 2025-15\_Final Draft
2. Q&A for LDC proposed change - SUP for MF\_RV Parks
3. R25-02 Prohibiting Actions by Public Facility Corporations and Housing Finance

Corporations

**ORDINANCE NO. 2025-15**

**AN ORDINANCE CREATING ALLOWANCE FOR SPECIAL USE PERMIT FOR THE FOLLOWING USES: MULTIFAMILY, MIXED-USE WITH MULTIFAMILY COMPONENT, AND RECREATIONAL VEHICLE PARKS. AMENDING THE OFFICIAL LAND DEVELOPMENT CODE (“CODE”) OF THE CITY OF TAYLOR, TEXAS, TO INCLUDE THE SPECIFIC USE PERMIT ALLOWANCE FOR THE ZONING ORDINANCE CHANGES ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.**

**WHEREAS**, the Taylor City Council conducted a public hearing on May 22, 2025, to consider the proposed amendments to the Code, to change the place type zoning as described above and as shown in **Exhibit “B”** on the Place Type Zoning Map; and

**WHEREAS**, the Planning and Zoning Commission, after proper notice, conducted a public hearing on May 12, 2025, to consider the proposed amendments, and recommended approval of such changes to the City Council; and

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

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

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

**SECTION 2.** Section 4.3 Place Type Zoning District Development Standards is hereby amended as shown in **Exhibit “A”**.

**SECTION 3.** Section 5.2 Building Types is hereby amended as shown in **Exhibit “B”**.

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

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

**SECTION 6.** In accordance with the City Charter, Ordinance 2025-15 was introduced before the Taylor City Council on the 22nd day of May 2025.

PASSED, APPROVED, and ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Dwayne Ariola, Mayor

ATTEST:

\_\_\_\_\_  
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Schroeder,  
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-15, passed and approved by the City Council of the City of Taylor, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Lucy Aldrich  
City Clerk

# EXHIBIT A

## (Sec 4.3)

### 4.3 PLACE TYPE ZONING DISTRICT DEVELOPMENT STANDARDS.

The following table contain the details necessary to develop using this LDC to create complete neighborhoods in a variety of forms and patterns.

| STANDARDS                 | PLACE TYPES |        |        |        |        |        |        |        |        |        |
|---------------------------|-------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| BLOCKS                    | P1          | P2     | P2C    | P2.5   | P3     | P3M    | P4     | P5     | CS     | EC     |
| BLOCK LENGTH (MAXIMUM)    | N/A         | 720'   | 720'   | 720'   | 330'   | 330'   | 330'   | 330'   | TBD    | 720'   |
| BLOCK PERIMETER (MAXIMUM) | N/A         | 2,880' | 2,880' | 2,880' | 1,320' | 1,320' | 1,320' | 1,320' | 2,880' | 2,880' |

| PUBLIC FRONTAGE                                    | P1 | P2 | P2C | P2.5 | P3 | P3M | P4 | P5 | CS | EC |
|--|----|----|-----|------|----|-----|----|----|----|----|
| PUBLIC FRONTAGE SHALL BE DETERMINED BY STREET TYPE |    |    |     |      |    |     |    |    |    |    |

| STREET TYPES           | P1 | P2 | P2C | P2.5 | P3 | P3M | P4 | P5 | CS | EC |
|------------------------|----|----|-----|------|----|-----|----|----|----|----|
| RURAL STREET           | P  | P  | P   | NP   | NP | NP  | NP | NP | P  | NP |
| RESIDENTIAL ALLEY      | NP | P  | P   | P    | P  | P   | P  | NP | NP | NP |
| COMMERCIAL ALLEY       | NP | NP | NP  | NP   | NP | NP  | NP | P  | NP | P  |
| YIELD STREET           | P  | P  | P   | P    | P  | P   | NP | NP | P  | NP |
| NEIGHBORHOOD STREET    | P  | P  | P   | P    | P  | P   | P  | P  | P  | P  |
| NEIGHBORHOOD AVENUE    | NP | NP | NP  | P    | P  | P   | P  | P  | NP | P  |
| SIDE STREET            | NP | NP | NP  | NP   | P  | P   | P  | P  | P  | P  |
| 2 LANE COMMUNITY BLVD. | NP | NP | NP  | NP   | P  | P   | P  | P  | NP | P  |
| 4 LANE COMMUNITY BLVD. | NP | NP | NP  | NP   | NP | NP  | P  | P  | NP | P  |
| PATH                   | P  | P  | P   | P    | P  | P   | P  | P  | P  | P  |
| TRAIL                  | P  | P  | P   | P    | P  | P   | P  | P  | P  | P  |

| LOTS                       | P1   | P2       | P2C      | P2.5     | P3     | P3M    | P4     | P5     | CS  | EC   |
|----------------------------|------|----------|----------|----------|--------|--------|--------|--------|-----|------|
| WIDTH (MINIMUM)            | None | None     | None     | None     | None   | None   | None   | None   | TBD | None |
| AREA (MINIMUM)             | None | 2 acre   | 1 acre   | 1 acre   | None   | None   | None   | None   | TBD | None |
| LOT COVERAGE (MAXIMUM)     | N/A  | 40%      | 40%      | 40%      | 60%    | 60%    | 90%    | 100%   | TBD | TBD  |
| BUILD-TO-LINE (RANGE)      | N/A  | 10'-125' | 10'-125' | 10'-125' | 5'-20' | 5'-20' | 5'-15' | 0'-15' | TBD | TBD  |
| FACADE BUILDOUT (MINIMUM)* | N/A  | N/A      | N/A      | 40%      | 50%    | 50%    | 60%    | 80%    | TBD | TBD  |

\*CARPORTS AND GARAGES SHALL NOT COUNT TOWARD THE FACADE BUILDOUT PERCENTAGE

| BUILDING DISPOSITIONS | P1 | P2 | P2C | P2.5 | P3 | P3M | P4 | P5 | CS  | EC |
|-----------------------|----|----|-----|------|----|-----|----|----|-----|----|
| EDGEYARD              | NP | P  | P   | P    | P  | P   | P  | NP | N/A | P  |
| SIDEYARD              | NP | NP | NP  | NP   | P  | P   | P  | P  | N/A | P  |
| COURTYARD             | NP | NP | NP  | NP   | P  | NP  | P  | P  | N/A | P  |

P = PERMITTED NP = NOT PERMITTED N/A = NOT APPLICABLE TBD = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS S = SPECIAL USE PERMIT

| STANDARDS                         | PLACE TYPES |           |            |             |           |            |           |           |           |           |
|-----------------------------------|-------------|-----------|------------|-------------|-----------|------------|-----------|-----------|-----------|-----------|
| REARYARD                          | NP          | NP        | NP         | NP          | NP        | NP         | P         | P         | N/A       | P         |
| <b>RESIDENTIAL BUILDINGS</b>      | <b>P1</b>   | <b>P2</b> | <b>P2C</b> | <b>P2.5</b> | <b>P3</b> | <b>P3M</b> | <b>P4</b> | <b>P5</b> | <b>CS</b> | <b>EC</b> |
| DETACHED DWELLING                 | NP          | P         | NP         | P           | P         | NP         | P         | NP        | NP        | TBD       |
| ATTACHED DWELLING                 | NP          | NP        | NP         | NP          | P         | NP         | P         | NP        | NP        | TBD       |
| COTTAGE COURT                     | NP          | P         | NP         | P           | P         | NP         | P         | NP        | NP        | TBD       |
| DUPLEX                            | NP          | NP        | NP         | NP          | P         | NP         | P         | NP        | NP        | TBD       |
| TRIPLEX                           | NP          | NP        | NP         | NP          | NP        | NP         | P         | NP        | NP        | TBD       |
| QUADRUPLEX                        | NP          | NP        | NP         | NP          | NP        | NP         | P         | NP        | NP        | TBD       |
| SMALL APARTMENT                   | NP          | NP        | NP         | NP          | NP        | NP         | PS        | PS        | NP        | TBD       |
| LARGE APARTMENT                   | NP          | NP        | NP         | NP          | NP        | NP         | NP        | PS        | NP        | TBD       |
| MANUFACTURED HOME                 | NP          | P         | NP         | P           | NP        | P          | NP        | NP        | NP        | TBD       |
| ACCESSORY DWELLING UNIT           | NP          | P         | NP         | P           | P         | P          | P         | NP        | NP        | TBD       |
| RECREATIONAL VEHICLE PARK         | NP          | R         | NP         | NP          | NP        | NP         | NP        | NP        | NP        | TBD       |
| RESIDENTIAL ACCESSORY             | NP          | P         | NP         | P           | P         | P          | P         | NP        | NP        | TBD       |
| <b>COMMERCIAL BUILDINGS</b>       | <b>P1</b>   | <b>P2</b> | <b>P2C</b> | <b>P2.5</b> | <b>P3</b> | <b>P3M</b> | <b>P4</b> | <b>P5</b> | <b>CS</b> | <b>EC</b> |
| SMALL COMMERCIAL <b>NO MF</b>     | NP          | NP        | P          | NP          | NP        | NP         | P         | P         | P         | P         |
| LIVE/WORK                         | NP          | NP        | NP         | NP          | NP        | NP         | P         | P         | NP        | P         |
| MIXED-USE COMMERCIAL <b>W/ MF</b> | NP          | NP        | NP         | NP          | NP        | NP         | NP        | RS        | NP        | RS        |
| LARGE COMMERCIAL <b>NO MF</b>     | NP          | NP        | NP         | NP          | NP        | NP         | NP        | P         | NP        | P         |
| HIGHWAY COMMERCIAL                | NP          | NP        | P          | NP          | NP        | NP         | NP        | NP        | NP        | P         |
| CART, KIOSKS, FOOD TRAILERS       | P           | NP        | P          | NP          | NP        | NP         | P         | P         | P         | P         |
| TEMPORARY COMMERCIAL              | P           | NP        | P          | NP          | NP        | NP         | P         | P         | P         | P         |
| COMMERCIAL ACCESSORY              | NP          | NP        | P          | NP          | NP        | NP         | P         | P         | NP        | P         |
| INDUSTRIAL                        | NP          | NP        | NP         | NP          | NP        | NP         | NP        | NP        | NP        | P         |
| CIVIC BUILDINGS                   | P           | P         | P          | P           | P         | P          | P         | P         | P         | P         |
| <b>PRIVATE FRONTAGE</b>           | <b>P1</b>   | <b>P2</b> | <b>P2C</b> | <b>P2.5</b> | <b>P3</b> | <b>P3M</b> | <b>P4</b> | <b>P5</b> | <b>CS</b> | <b>EC</b> |
| COMMON YARD                       | NP          | P         | NP         | P           | P         | P          | P         | NP        | P         | P         |
| PORCH WITH OPTIONAL FENCE         | NP          | P         | P          | P           | P         | P          | P         | NP        | P         | P         |
| STOOP                             | NP          | P         | NP         | P           | P         | NP         | P         | P         | NP        | P         |

P = PERMITTED NP = NOT PERMITTED N/A = NOT APPLICABLE TBD = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS S = SPECIAL USE PERMIT

CHAPTER 4 - PLACE TYPE ZONING DISTRICTS

| STANDARDS | PLACE TYPES |    |    |    |    |    |   |   |   |   |
|-----------|-------------|----|----|----|----|----|---|---|---|---|
| GALLERY   | NP          | NP | P  | NP | NP | NP | P | P | P | P |
| ARCADE    | NP          | NP | P  | NP | NP | NP | P | P | P | P |
| SHOPFRONT | NP          | NP | P  | NP | NP | NP | P | P | P | P |
| FORECOURT | NP          | P  | NP | P  | P  | NP | P | P | P | P |
| TERRACE   | NP          | P  | NP | P  | P  | NP | P | P | P | P |

| BUILDING STORIES LIMIT  | P1 | P2    | P2C   | P2.5  | P3    | P3M   | P4    | P5    | CS  | EC  |
|-------------------------|----|-------|-------|-------|-------|-------|-------|-------|-----|-----|
| PRINCIPAL BUILDING      | NP | 3 max | 3 max | 3 max | 3 max | 2 max | 3 max | 5 max | TBD | TBD |
| ACCESSORY DWELLING UNIT | NP | 2 max | 2 max | 2 max | 2 max | 2 max | 2 max | 2 max | NP  | TBD |

| CIVIC SPACE TYPES | P1 | P2 | P2C | P2.5 | P3 | P3M | P4 | P5 | CS | EC |
|-------------------|----|----|-----|------|----|-----|----|----|----|----|
| PARK              | P  | P  | NP  | P    | P  | P   | NP | NP | P  | P  |
| GREEN             | P  | P  | NP  | P    | P  | P   | NP | NP | P  | P  |
| SQUARE            | NP | NP | P   | NP   | P  | P   | P  | P  | P  | P  |
| PLAZA             | NP | NP | P   | NP   | P  | P   | P  | P  | P  | P  |
| POCKET PARK       | NP | P  | P   | P    | P  | P   | P  | P  | P  | P  |

| SIGNAGE TYPES        | P1 | P2 | P2C | P2.5 | P3 | P3M | P4 | P5 | CS | EC |
|----------------------|----|----|-----|------|----|-----|----|----|----|----|
| ADDRESS              | P  | P  | P   | P    | P  | P   | P  | P  | P  | P  |
| NAMEPLATE            | NP | NP | P   | NP   | NP | NP  | NP | P  | P  | P  |
| OUTDOOR DISPLAY CASE | NP | NP | P   | NP   | NP | NP  | NP | P  | P  | P  |
| AWNING               | NP | NP | P   | NP   | NP | NP  | NP | P  | P  | P  |
| WINDOW               | NP | NP | P   | NP   | NP | NP  | P  | P  | P  | P  |
| BAND                 | NP | NP | P   | NP   | NP | NP  | NP | P  | P  | P  |
| BLADE/HANGING        | NP | NP | P   | NP   | NP | NP  | P  | P  | P  | P  |
| MARQUEE              | NP | NP | NP  | NP   | NP | NP  | NP | P  | NP | P  |
| SIDEWALK             | NP | NP | NP  | NP   | NP | NP  | P  | P  | P  | P  |
| YARD                 | NP | NP | NP  | NP   | NP | NP  | NP | P  | NP | P  |
| ROOF                 | NP | NP | NP  | NP   | NP | NP  | NP | NP | NP | NP |
| BANNERS              | NP | NP | NP  | NP   | NP | NP  | NP | P  | P  | P  |
| MONUMENT             | NP | NP | P   | NP   | NP | NP  | NP | NP | P  | P  |
| POLE                 | NP | NP | P   | NP   | NP | NP  | NP | NP | NP | P  |

P = PERMITTED NP = NOT PERMITTED N/A = NOT APPLICABLE TBD = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS S = SPECIAL USE PERMIT

| STANDARDS                   | PLACE TYPES |    |     |      |    |     |    |    |    |    |
|-----------------------------|-------------|----|-----|------|----|-----|----|----|----|----|
| PARKING LOCATION            | P1          | P2 | P2C | P2.5 | P3 | P3M | P4 | P5 | CS | EC |
| FIRST LAYER                 | NP          | P  | P   | NP   | NP | NP  | NP | NP | P  | P  |
| SECOND LAYER                | NP          | P  | P   | P    | P  | P   | P  | NP | P  | P  |
| THIRD LAYER                 | NP          | P  | P   | P    | P  | P   | P  | P  | P  | P  |
| ON-STREET                   | P           | NP | NP  | NP   | P  | P   | P  | P  | P  | P  |
| RV STORAGE (IN THIRD LAYER) | NP          | P  | NP  | P    | P  | P   | P  | NP | NP | NP |

P = PERMITTED NP = NOT PERMITTED N/A = NOT APPLICABLE TBD = "TO BE DECIDED" DURING NEIGHBORHOOD OR EMPLOYMENT CENTER PLAN PROCESS S = SPECIAL USE PERMIT

## EXHIBIT B

### (Sec 5.2)

**TABLE 5.2(A): BUILDING TYPES PERMITTED BY PLACE TYPE ZONING DISTRICTS.**

| BUILDING TYPES              | PLACE TYPES |    |     |      |    |     |    |    |    |     |
|-----------------------------|-------------|----|-----|------|----|-----|----|----|----|-----|
|                             | P1          | P2 | P2C | P2.5 | P3 | P3M | P4 | P5 | CS | EC  |
| <b>RESIDENTIAL</b>          |             |    |     |      |    |     |    |    |    |     |
| DETACHED DWELLING           | NP          | P  | NP  | P    | P  | NP  | P  | NP | NP | TBD |
| ATTACHED DWELLING           | NP          | NP | NP  | NP   | P  | NP  | P  | NP | NP | TBD |
| COTTAGE COURT               | NP          | P  | NP  | P    | P  | P   | P  | NP | NP | TBD |
| DUPLEX                      | NP          | NP | NP  | NP   | P  | NP  | P  | NP | NP | TBD |
| TRIPLEX                     | NP          | NP | NP  | NP   | NP | NP  | P  | NP | NP | TBD |
| QUADRAPLEX                  | NP          | NP | NP  | NP   | NP | NP  | P  | NP | NP | TBD |
| SMALL APARTMENTS            | NP          | NP | NP  | NP   | NP | NP  | PS | PS | NP | TBD |
| LARGE APARTMENTS            | NP          | NP | NP  | NP   | NP | NP  | NP | PS | NP | TBD |
| MANUFACTURED HOME           | NP          | P  | NP  | P    | NP | P   | NP | NP | NP | TBD |
| ACCESSORY DWELLING UNIT     | NP          | P  | NP  | P    | P  | P   | P  | NP | NP | TBD |
| RECREATIONAL VEHICLE PARK   | NP          | PS | NP  | NP   | NP | NP  | NP | NP | NP | TBD |
| RESIDENTIAL ACCESSORY       | NP          | P  | NP  | P    | P  | P   | P  | NP | NP | TBD |
| <b>COMMERCIAL</b>           |             |    |     |      |    |     |    |    |    |     |
| SMALL COMMERCIAL NO MF      | NP          | NP | P   | NP   | NP | NP  | P  | P  | P  | P   |
| LARGE COMMERCIAL NO MF      | NP          | NP | NP  | NP   | NP | NP  | NP | P  | NP | P   |
| LIVE/WORK                   | NP          | NP | NP  | NP   | NP | NP  | P  | P  | NP | P   |
| MIXED-USE COMMERCIAL W/MF   | NP          | NP | NP  | NP   | NP | NP  | NP | PS | NP | PS  |
| HIGHWAY COMMERCIAL          | NP          | NP | P   | NP   | NP | NP  | NP | NP | NP | P   |
| CART, KIOSKS, FOOD TRAILERS | P           | NP | P   | NP   | NP | NP  | P  | P  | P  | P   |
| TEMPORARY COMMERCIAL        | P           | NP | P   | NP   | NP | NP  | P  | P  | P  | P   |
| COMMERCIAL ACCESSORY        | NP          | NP | P   | NP   | NP | NP  | P  | P  | NP | P   |
| INDUSTRIAL                  | NP          | NP | NP  | NP   | NP | NP  | NP | NP | NP | P   |
| CIVIC                       | P           | P  | P   | P    | P  | P   | P  | P  | P  | P   |

P = PERMITTED    NP = NOT PERMITTED    TBD="TO BE DECIDED" DURING DEVELOPMENT PROCESS  
 S = SPECIAL USE PERMIT

## 5.2.2 BUILDING FUNCTION BY BUILDING TYPES.

Building Types are intended to establish the anticipated intensity within each Place Type. This section establishes allowable uses within the Building Types by Place Type. Section 5.9.3 Neighborhood Compatibility will apply to all uses and buildings in the City.

### 5.2.2.1 RESIDENTIAL BUILDING TYPES.

Within residential buildings the following uses are permitted with the stated limitations.

- (1) P2, P2.5, P3, P3M.
  - (a) Dwelling
  - (b) Home Occupation
  - (c) Lodging with a full time, on-site operator. Special Use Permit without a full time, on-site operator
  - (d) Accessory Commercial Use with Special Use Permit
- (2) P4, P5
  - (a) Dwelling
  - (b) Home Occupation
  - (c) Lodging
  - (d) Accessory Commercial Use
- (3) EC- as determined in Employment Center Plan
- (4) Multifamily and Recreational Vehicle Parks with Special Use Permit

### 5.2.2.2 COMMERCIAL BUILDING TYPES.

Uses within commercial buildings are governed by the adopted building and health and safety codes and must comply with the Performance Standards of this chapter.

Within commercial buildings the following uses are permitted with the stated limitations.

- (1) P1
  - (a) Temporary retail with Special Use Permit
- (2) P2C
  - (a) Retail including drive-through services, vehicle services and outdoor activities
  - (b) Office
  - (c) Commercial including outdoor storage

- (3) P4
  - (a) Retail excluding drive-through services and vehicle services. Outdoor retail activities with Special Use Permit
  - (b) Office
- (4) P5
  - (a) Retail excluding vehicle services. Drive-through services in the third layer with Special Use Permit
  - (b) Office
  - (c) Commercial, outdoor storage in the third layer with Special Use Permit
  - (d) Mixed Use that contains a Multifamily (MF) component with Special Use Permit
- (5) CS
  - (a) Temporary retail
  - (b) Retail with Special Use Permit
- (6) EC - as determined in Employment Center Plan including:
  - (a) Retail including drive-through services, vehicle services and outdoor activities
  - (b) Office
  - (c) Commercial including outdoor storage
  - (d) Industrial

## ***Frequently Asked Questions regarding proposed changes to the Land Development Code to require a Special Use Permit for Multifamily, Mixed-Use with a Multifamily Component, and Recreational Vehicle Parks:***

### ***Why did I receive this notice?***

The notice you received is a legal requirement to notify all city residents about proposed changes to the city's development code and the dates and times of public hearings where you can speak before the Planning and Zoning Commission and City Council about the proposed changes.

### ***What is proposed to change?***

The proposed revisions are to add Special Use Permit requirements to non-vested (non-grandfathered) Multifamily, Mixed-Use with a Multifamily Component, and Recreational Vehicle Park uses within the city limits.

### ***Why does the notice say I'll lose my right to use my property?***

That text is required by Texas law to be on all notices when a city updates their land development code. It may or may not apply to your property. It is there so you are aware that the changes the city is proposing may cause the current use of your property to become non-conforming, meaning over time the current use may have to end.

### ***What is Special Use Permit?***

A Special Use Permit is an additional permit in the development process that would be required before any construction permits are issued. A Special Use Permit requires property owners within 200 feet of the property to be notified about the proposed project, and there would be public hearings at a Planning and Zoning Commission meeting and City Council meeting. The Planning and Zoning Commission and City Council have discretion whether they want to approve a Special Use Permit or not and would consider factors such as the appropriateness of the use, its location, its impact on the surrounding community, and other concerns raised by a Commissioner, Councilmember, or community member.

### ***Why is this being done?***

The City Council approved Resolution 25-02 in January of this year which prohibits certain alternative financial structures (Public Facility Corporations, Housing Finance Corporations, other tax-exempt authorities) from operating within the city limits without first obtaining City Council approval. Alternative financing structures are generally applied to Multifamily and Recreational Vehicle Park uses, so this proposed amendment to the city's Land Development Code is fulfilling a directive under Resolution 25-02 to limit these types of uses from operating within the city limits without first obtaining City Council approval.

***Does this affect my property?***

This amendment would only be effective for non-vested (non-grandfathered) Multifamily, Mixed-Use with a Multifamily Component, and Recreational Vehicle Park uses. If you are concerned this amendment could affect planned development your property, we would be happy to meet with you to discuss the specifics of your project and whether this amendment is effective on your property.

***I have a Multifamily/Mixed-Use with a Multifamily Component/Recreational Vehicle Park development. Does this affect me?***

This amendment would affect new and non-vest (non-grandfathered) Multifamily, Mixed-Use with a Multifamily Component, and Recreational Vehicle Park uses. If you are concerned this amendment could affect planned development your property, we would be happy to meet with you to discuss the specifics of your project and whether this amendment is effective on your property.

***I currently own a Multifamily building/Mixed-Use Building with Multifamily/Recreational Vehicle Park, will that use have to end?***

No, currently operating Multifamily, Mixed-Use Buildings with a Multifamily Component, and Recreational Vehicle Parks would not have to obtain a Special Use Permit to continue to operate. If your use is abandoned, which means vacant for at least 12 months or more, it could be subject to this proposed amendment which would require a Special Use Permit before the abandoned use could restart.

***I use my property for X (my house, my business, agricultural, etc.) will that have to end?***

The proposed amendment would affect only Multifamily, Mixed-Use with a Multifamily Component, and Recreational Vehicle Parks that are not currently vest (grandfathered). No other land uses are proposed to be included in this amendment. If you are not planning to construct a development in the city limits with Multifamily, Mixed-Use with a Multifamily Component, or a Recreational Vehicle Park, this amendment would not apply to you.

***What is considered a Multifamily development or structure?***

Multifamily developments and structures are considered as any structure with 3 or more units, attached townhomes, and build-to-rent communities regardless of unit configurations. A single-family home or two-family home (duplex) is not considered a multifamily structure.

***What is considered a Mixed-Use with Multifamily Component development or structure?***

A Mixed-Use with Multifamily Component is any development or structure that includes a non-residential use and one or more dwelling units.

***What is considered a Recreational Vehicle Park?***

A Recreational Vehicle Park is considered as a contiguous parcel of land licensed or used in whole or in part, with or without charges, for the parking of recreational vehicles occupied or intended to be occupied for dwelling or sleeping purposes for any length of time.

***What is a Recreational Vehicle?***

A Recreational Vehicle is considered a portable home designed as a temporary dwelling for travel and recreational and vacation uses. Such homes shall not exceed eight feet in width and 46 feet in length and shall be classified as a recreational vehicle whether or not its wheels, rollers, skids or other rolling equipment have been removed, and whether or not any addition thereto has been built on the ground; and shall also include pick-up campers, converted buses, self-powered motor homes, tent trailers, tents and analogous temporary portable housing and accessory buildings.

***When are the meetings?***

The Planning and Zoning Commission will be meeting on Monday, May 12th at 6:00pm at Taylor City Hall in the City Council Chambers located at 400 Porter Street. The City Council will meet on Thursday, May 22nd at 6:00pm at Taylor City Hall in the City Council Chambers located at 400 Porter Street.

***How do I speak at the meetings?***

Please arrive at the meeting at least 10 minutes prior to the start time (6pm) to fill out a speaker card. We suggest arriving even earlier as the meetings may have a large attendance, so we want to make sure everyone has time to sign up before the meeting starts. Speaker cards will be located at the front door of the City Council Chambers and you'll provide your contact information and what item you would like to speak on. Speakers have 3 minutes to provide public comments. Both the Planning and Zoning Commission and City Council have the same procedures for receiving public comments.


***Can I provide comments but not attend the meeting?***

Comments can only be provided in-person at the public hearing. Emailed comments will not be included, but a person may read comments prepared by another person at the public hearing. We will provide to the Planning and Zoning Commission and City Council the number of responses we get that are in opposition or support the proposed amendment, so you can email your opposition or support to [planning@taylortx.gov](mailto:planning@taylortx.gov). Comments detailing why you are in opposition or support are not included. If you would like to elaborate your opposition or support of the proposed amendment to the Planning and Zoning Commission and City Council, you would need to attend the meeting in-person.

**When is the amendment effective?**

With the current schedule, public hearings are being held by the Planning and Zoning Commission on May 12th, City Council on May 22nd, and City Council will vote on the proposed amendment at their June 12th meeting. There is no public hearing on June 12th, but residents who wish to speak may attend and speak under public comments. The ordinance if approved on June 12th will be effective immediately.

**Sample of Zoning Notice:**

|   |   |
|---|---|
|  <p>400 Porter Street<br/>Taylor, TX 76754</p> <p><b>ZONING NOTICE</b></p> <p>PERMIT STD<br/>U.S. POSTAGE<br/>PAID<br/>PERMIT NO 1995<br/>AUSTIN, TX</p> | <p>The following language is required to be provided on this notice by Texas Local Government Code Section 211.006:</p> <p><b>THE CITY OF TAYLOR, TEXAS IS HOLDING A HEARING THAT WILL DETERMINE WHETHER YOU MAY LOSE THE RIGHT TO CONTINUE USING YOUR PROPERTY FOR ITS CURRENT USE. PLEASE READ THIS NOTICE CAREFULLY.</b></p> <p>Public Hearings regarding revisions to the city's Land Development Code will be held by the City of Taylor Planning and Zoning Commission on <b>Monday, May 12, 2025, at 6:00 P.M.</b> and by the City of Taylor City Council on <b>Thursday, May 22, 2025, at 6:00 P.M.</b> Both Public Hearings will be held in the City Council Chambers in City Hall, <b>400 Porter Street, Taylor, Texas 76754.</b></p> <p><b>Proposed Land Development Code Revisions:</b> Amending portions of the Land Development Code creating allowances for Special Use Permits for the following uses: Multifamily, Mixed-Use with Multifamily Component, and Recreational Vehicle Parks.</p> <p><b>Result of Proposed Amendment:</b> The proposed amendments will require non-vested Multifamily, Mixed-Use with Multifamily Component, and Recreational Vehicle Parks to be required to obtain a Special Use Permit from the City of Taylor City Council prior to obtaining construction approvals.</p> <p>A copy of the proposed Ordinance amending provisions of the Land Development Code can be viewed under the News and Announcements section of the City of Taylor's website homepage at <a href="http://taylortx.gov">taylortx.gov</a>. If you have any questions or concerns regarding the proposed amendments or this notice, please call 512-309-6173 or email <a href="mailto:planning@taylortx.gov">planning@taylortx.gov</a>.</p> |
|---|---|

**RESOLUTION NO. 25-02**

**A RESOLUTION OF THE CITY OF TAYLOR, TEXAS, PROHIBITING ACTIONS OR ACTIVITY BY PUBLIC FACILITY CORPORATIONS AND HOUSING FINANCE CORPORATIONS OR AUTHORITIES FROM OPERATING, OWNING, AFFECTING, OR CAUSING TO BE TAX ABATED, REAL PROPERTY LOCATED WITHIN THE JURISDICTIONAL BOUNDARIES FOR THE CITY OF TAYLOR WITHOUT FORMAL APPROVAL OF THE CITY COUNCIL OF THE CITY IN WHICH SUCH REAL PROPERTY IS LOCATED, AND AUTHORIZING STAFF TO SUPPORT AND PURSUE A STATUTORY AMENDMENT TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 394 REGARDING HOUSING FINANCE CORPORATIONS IN MUNICIPALITIES AND COUNTIES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Taylor ("Taylor"), is home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

**WHEREAS**, the Texas Public Facility Corporation Act, codified as Texas Local Government Code Chapter 303 (the "Act"), provides regulations and restrictions for public facility corporations which can be created by any local government, defined as any municipality or county, for the purposes defined therein, and provides that an exemption from property taxation for multifamily residential developments must meet certain requirements, and to obtain the exemption the development must be approved by the governing body of the municipality in which the development is located; and

**WHEREAS**, the Texas Housing Finance Corporations Act, codified as Texas Local Government Code Chapter 394 (the "Act"), provides regulations for housing finance corporations which can be created by any local government, defined as any municipality or county, for the purposes defined therein; and

**WHEREAS**, the purpose of the Act is to provide a means to finance the cost of residential ownership and development that will provide decent, safe, and sanitary housing at affordable prices for residents of local governments; and

**WHEREAS**, under the Act, all property owned by a housing finance corporation is exempt from all taxes imposed by this state or any political subdivision of the State of Texas; and

**WHEREAS**, Taylor acknowledges the general purpose of housing finance corporations promotes the public health, safety, morals, and welfare of the citizens within the jurisdiction of a housing finance corporation; and

**WHEREAS**, Section 394.005 of the Act provides that the authority granted by the Act to create tax exempt housing does not apply within a municipality with more than 20,000 inhabitants as determined by the housing finance corporation's rules, resolutions relating to the issuance of bonds, or financing documents relating to the issuance of

bonds, unless the governing body of the municipality approves the application of the Act to that property; and

**WHEREAS**, Taylor has become aware that the Cameron County Housing Finance Corporation, which is located in south Texas, owns or is seeking to own property located in Taylor, that has been or is seeking to be registered as tax exempt without the approval of Taylor City Council; and

**WHEREAS**, the Cameron County Housing Finance Corporation has been found to own properties throughout the State of Texas, outside of Cameron County, which are all tax exempt; and

**WHEREAS**, the Cameron County Housing Finance Corporation has adopted an interpretation of Section 394.005 of the Act that the consent of the governing body of a municipality is only required if the housing finance corporation requests such consent; and

**WHEREAS**, Taylor believes that the public interest in the State of Texas to provide affordable housing is undermined by allowing housing finance corporations to create tax exempt housing outside of the jurisdiction of such housing finance corporation without offsetting the burdens placed on municipalities and school districts to provide police and fire protection, parks and other public facilities and services, public infrastructure and utilities, code enforcement, and other governmental services that are unfunded due to the tax-exempt status; and

**WHEREAS**, Taylor finds it would be in the best interest of its citizens to pass a resolution against such actions and activities by such corporations, and to seek a statutory amendment that would clarify the authority of housing finance corporations to remove properties from a municipality's tax rolls without the consent of the municipality.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, THAT:**

**SECTION 1.**

The foregoing recitals are hereby found to be true and correct findings of the City Council of the City of Taylor, Texas, and are fully incorporated into the body of this Resolution.

**SECTION 2.**

The City of Taylor formally denounces, disapproves, and prohibits to the full extent allowed by law any actions or activity by public facility corporations and or housing finance corporations or authorities from operating, owning, affecting, or causing to be tax abated real property located within the jurisdictional boundaries for the City of Taylor under Chapters 303 or 394 of the Texas Local Government Code without formal action and approval of the city council of the city whose jurisdiction such real property is located.

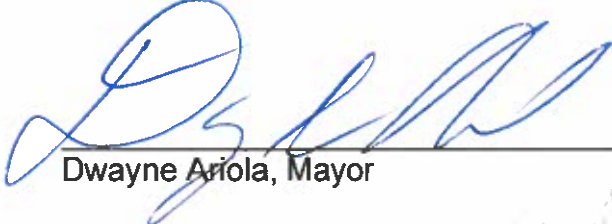
**SECTION 3.**

The City of Taylor agrees and support amendments to Chapter 394 of the Texas Local Government Code, attached as Exhibit A, and authorize Cities' staff to pursue the statutory amendments.

**SECTION 4.**

This Resolution shall become effective from and after its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, ON the 23<sup>RD</sup> day of JANUARY 2025.

  
\_\_\_\_\_  
Dwayne Ariola, Mayor

ATTEST:

  
\_\_\_\_\_  
Lucy Aldrich, City Secretary



## EXHIBIT A

### PROPOSED AMENDMENTS TO THE TEXAS HOUSING FINANCE CORPORATIONS ACT – CHAPTER 394 OF THE TEXAS LOCAL GOVERNMENT CODE

**Section 394.005, Local Government Code, is amended to read as follows:**

~~This chapter does not apply to~~ The authority of a housing finance corporation does not apply to property located within a municipality that has not authorized, sponsored, or otherwise participated in the creation of the housing finance corporation with more than 20,000 as determined by the housing finance corporation's rules, resolutions relating to the issuance of bonds, or financing documents relating to the issuance of bonds, unless the governing body of the municipality approves the application of this chapter to that property.

**Section 394.032, Local Government Code, is amended by adding subsection (f) to read as follows:**

(f) A housing finance corporation may only carry out the purposes stated in this chapter within the jurisdictional boundaries of the local government that has authorized, sponsored, or otherwise participated in the creation of the housing finance corporation, except as otherwise provided under Section 394.005.

**Section 394.039, Local Government Code, is amended by revising subsection (3) to read as follows:**

A housing finance corporation may:

(1) lend money for its corporate purposes, invest and reinvest its funds, and take and hold real or personal property as security for the payment of the loaned or invested funds;

(2) mortgage, pledge, or grant security interest in any residential development, home mortgage, note, or other property in favor of the holders of bonds issued for those items; and

(3) purchase, receive, lease, or otherwise acquire, own, hold, improve, use, or deal in and with real or personal property or interests in that property, ~~wherever the property is located~~, as required by the purposes of the corporation or as donated to the corporation; and

(4) sell, convey, mortgage, pledge, lease, exchange, transfer, and otherwise dispose of all or part of its property and assets.

**Section 394.9025, Local Government Code, is amended by adding subsection (a) and re-designating the remaining subsections to read as follows:**

(a) A multifamily residential development covered by this chapter must be located within the jurisdictional boundaries of the local government that authorized, sponsored, or otherwise participated in the creation of the housing finance corporation, except as otherwise provided under Section 394.005.

~~(a)~~ (b) Following a public hearing, a housing finance corporation may issue bonds to finance a multifamily residential development to be owned by the housing finance corporation if at least 50 percent of the units in the multifamily residential development are reserved for occupancy by individuals and families earning less than 80 percent of the area median family income.

~~(b)~~ (c) Following a public hearing by the governing body of the local government, a housing finance corporation may issue bonds to finance a multifamily residential development to be owned by the housing finance corporation in accordance with Section 394.004 if the housing finance corporation receives approval of the governing body of the local government.

**Section 394.903, Local Government Code, is amended to read as follows:**

(a) A residential development covered by this chapter must be located within the jurisdictional boundaries of the local government that authorized, sponsored, or otherwise participated in the creation of the housing finance corporation, except as otherwise provided under Section 394.005.

(b) The local government may transfer any residential development site to a housing finance corporation by sale or lease. The governing body of the local government may authorize the transfer by resolution without submitting the issue to the voters and without regard to the requirements, restriction, limitations, or other provisions contained in any other general, special, or local law. The site may be located wholly or partly inside or outside the jurisdictional boundaries of the local government, except as otherwise provided under Section 394.005.



**Planning & Zoning  
Commission Meeting  
May 12, 2025  
Transmittal Letter**

STRATEGIC PILLAR

**Agenda Item Number:** 3.

**Agenda Title:** **PZ-2025-2466 Consider Disapproval of the Taylor 100 Preliminary Plat, generally located at 13101 Highway 79 West, legally described as approximately 51.182 acres of land in the James C. Eaves Survey, Abstract No 213, more particularly described by Williamson Central Appraisal District Parcel R019149, Taylor, Williamson County, Texas.**

**Commission Action to be Taken:** Consider disapproval of the Taylor 100 preliminary plat

**Department Submitted:** Development Services

**Staff Contact:** Cole Bakley, Senior Planner

**1. PURPOSE / DESCRIPTION**

Consider disapproval of the Taylor 100 preliminary plat

**2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS**

**3. PROS and CONS**

| <u>PROS</u> | <u>CONS</u> |
|-------------|-------------|
| •           | •           |

**4. RECOMMENDATION**

The submitted Preliminary Plat does not meet the minimum requirements of the Land Development Code, Employment Center Plan and Engineering Manual. Therefore, staff recommends Disapproval of the proposed Preliminary Plat.

**5. FUNDING SOURCE**

n/a

**6. TIMELINE**

n/a

**7. OTHER OPTIONS**

n/a

## **8. ATTACHMENTS**

1. \_03\_PZ-2025-2466\_Taylor 100 Preliminary Plat Staff Report
2. \_03a\_PZ-2025-2466\_Taylor 100 Preliminary Plat Staff Comments
3. \_03b\_PZ-2025-2466\_Taylor 100 Preliminary Plat Location Map
4. \_03c\_PZ-2025-2466\_Taylor 100 Preliminary Plat Proposed Plat

**City of Taylor  
PZ-2025-2466  
Taylor 100 Preliminary Plat  
Staff Report**

**Item Details**

|                           |   |
|---------------------------|---|
| <b>Agenda No.</b>         | 3   |
| <b>Requested Action:</b>  | Consider Disapproval of Taylor 100 Preliminary Plat   |
| <b>Address/Location:</b>  | Generally located at 13101 Highway 79   |
| <b>Legal Description:</b> | Legally described as approximately 51.182 acres of land in the James C. Eaves Survey, Abstract No 213, more particularly described by Williamson Central Appraisal District Parcel R019149, Taylor, Williamson County, Texas. |
| <b>Current Zoning:</b>    | EC: Employment Center   |
| <b>Current Use:</b>       | Vacant  |
| <b>Applicant:</b>         | Jazmin Martinez, SW Engineers   |
| <b>Case History:</b>      | The submitted Preliminary Plat does not meet the minimum requirements of the Land Development Code, Employment Center Plan and Engineering Manual. Therefore, staff recommends Disapproval of the proposed Preliminary Plat.  |

1. Location Map
2. Proposed Preliminary Plat
3. Staff Comment Letter



# City of Taylor

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

Jazmin Martinez

Date: Tuesday, April 22, 2025

205 Cimarron Park Loop  
Buda, TX 78610  
jazmin.martinez@swengineers.com

Address: 13101 Highway 79 West, Taylor 76574

Permit Number PZ-2025-2466

Dear Jazmin Martinez,

Staff has completed its review of plans for the 13101 Highway 79 West - Taylor 100 - preliminary plat that is to be located at 13101 Highway 79 West, 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 Cole Bakley. Should you have any questions or require additional information regarding any of these comments, please contact Cole Bakley at 512.309.6797 ext. 1256 or by email at cole.bakley@taylortx.gov.

1. Update the PZ Number to reflect 2025. PZ-2025-2466
2. Talon St. is already taken in another development. Additionally, Street Table does not match what is drawn.
3. Boulevard 1 is not on the Street Table.
4. Street Table contains Talon and Luka St. Is this an error or where are they located?
5. Should the Northern part of Boulevard 1 be named Boulevard 2? There should most likely be two different street names.
6. Is this Phase I? If so, please notate. Employment Center Plan shows a lot that is roughly double than what is being platted at the moment.
7. Plat Note 8 should say PZ-2023-1885.
8. Use categories in Lot Table are empty. The empty boxes should be filled, unless there is a reason why.
9. Applicant Information should be provided on the plat? Is it the same as the property owner?
10. FZB abbreviation shown on the plat but not defined. Is this a depiction of the 100 year flood plain?
11. Please provide Basis of Bearings (Coordinates).
12. Please adjust the ROW of the Industrial Boulevard to reflect the roadways in the SAP SED-N. If you need more information about these cross-sections, feel free to contact me. The revised ROW is 70' rather than 80'.

### 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 Documents" section of the permit page to download a copy of the PDF containing the following engineering comments:

Preliminary Plat – Engineering Review 01

#### General

1. Phasing Plan - If project is to be phased, a phasing plan shall be submitted
2. Utility Schematic - A utility schematic plan shall be submitted to demonstrate point of connection and how each lot will be served by water/wastewater utilities.

3. Utility Capacity – Please schedule a meeting to look over the proposed utility demand for the proposed subdivision.

Sheet 1 of 4

1. Provide street names on plat
2. Update permit number to 2025-2466
3. Update submittal date
4. Verify and update information shown for engineer
5. Update permit number to 2025-2466
6. Plat Note 1 - Engineering letter states septic to be used
7. Update Lot 3 to include drainage easement
8. Verify and show location of existing easements: Oncor transmission/electrical, Jonah Water, and SWBT/TPL
9. Verify if Plat Note 13 applies to this development
10. Verify and provide plat notes pertaining to the existing Oncor overhead electric transmission line

Sheet 2 of 4

1. Update street table to show streets associated with this plat
2. Update lot table Lot 3, blk. B to include Drainage
3. Provide dimensioning and notation of 80-ft ROW

Sheet 3 of 4

1. Include linetype and abbreviation in Legend for "FZB"

Sheet 4 of 4

1. Area to be provided for Lien Holder address
2. Lien Holder Certification - Revise year shown "2024" to 2025
3. Lien Holder Certification - Revise year shown "2023" to 2025
4. Surveyor's Certification - Revise heading to replace duplicate line with "State of Texas"
5. Engineer Certification - Update FEMA panel number to 48491
6. Planning and Zoning Commission Certificate - Update Subdivision Name
7. Taylor Floodplain Administrator Certificate to be provided
8. Williamson County OSSF Certificate to be provided

**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.

1. With each lot being a larger in scale, that are accessed from one access point, will each internal lot have interconnection. This question rises from Taylor's adopted International Fire Code Appendix D for access to large buildings.

**Urban Design Review**

The following comments have been provided by Mike Watkins. Should you have any questions or require additional information regarding any of these comments, please contact Cole Bakley at 512.309.6797 ext. 1256 or by email at cole.bakley@taylor.tx.gov.

Please see the accompanying PDF for urban design comments.

1. In the Small Area Plan for the Special Employment District–North (SAP SED–N), the Industrial Boulevard design was updated to a 70-foot ROW. Please update Boulevard 1 to reflect this. See the section from the SAP SED–N

in the accompanying PDF.

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at 512.309.6797 ext. 1256 or by email at [cole.bakley@taylortx.gov](mailto:cole.bakley@taylortx.gov).

Thank you,

*Cole Bakley*

Cole Bakley

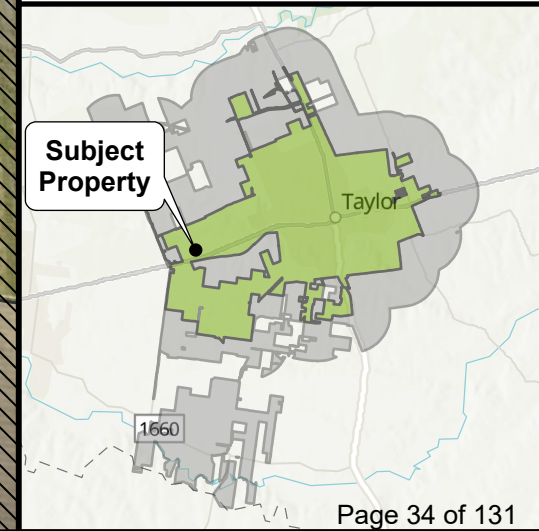
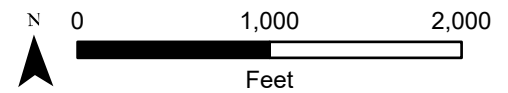
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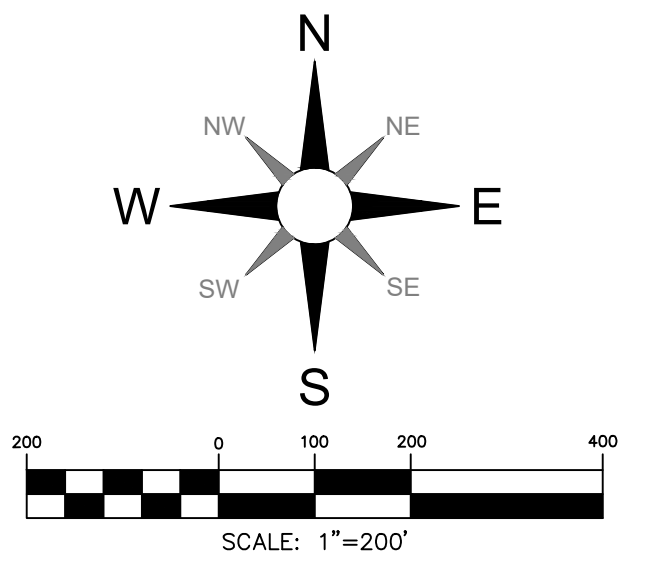
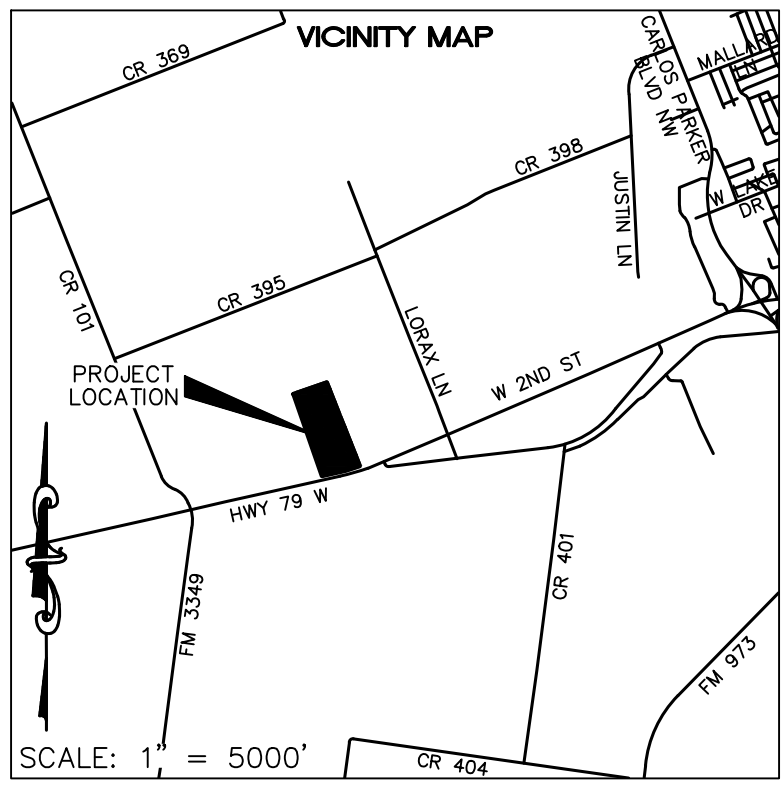


# PZ-2025-2466

13101 Highway 79 W  
Preliminary Plat  
Location Map  
Approximately 51 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels





**TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT**  
 CITY OF TAYLOR PROJECT NUMBER (PZ-2024-\_\_\_\_)  
 BEING A PRELIMINARY PLAT CONSISTING OF 51.182 ACRES, INCLUDING 5.770 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 7 LOTS, 2 BLOCKS, 0 RESERVES, PART OF AND OUT OF THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS

"115.66 ACRES"  
 WD - SARAH D. RHEINLAENDER  
 TO  
 M. MOORE FAMILY FARMS, LLC  
 11-20-2018 2018102968 OPRWC

"20.968 ACRES"  
 WD - JOHN WILMER HUGHES AND  
 HEATHER K. MCKENZIE  
 TO  
 LOUIS R. HUGHES AND ANN G. HUGHES  
 8-1-2019 2019070603 OPRWC

"20.00 ACRES"  
 WD W/VL - JOHN WILMER HUGHES  
 AND HEATHER MCKENZIE  
 TO  
 LOUIS R. HUGHES  
 7-18-2012 2012056341 OPRWC

"52.29 ACRES S/E 3.293 ACRES"  
 "3.293 ACRES"  
 WD - WILLIAM ALBERT AND CHARLOTTE S. ALBERT  
 TO  
 WILLIAM AND CHARLOTTE ALBERT FAMILY LIMITED PARTNERSHIP  
 4-15-2002 2002028416 OPRWC

"71.39 ACRES"  
 ED - JOHN ARTHUR BIGON, JR. AND  
 JAMES ALAN BIGON, INDEPENDENT  
 CO-EXECUTORS OF THE ESTATE OF  
 MARY S. BIGON, AND INDEPENDENT  
 CO-EXECUTORS OF THE ESTATE OF  
 JOHN A. BIGON, SR.  
 TO  
 JOHN ARTHUR BIGON, JR. AND  
 JAMES ALAN BIGON  
 2-28-2023 2023015036 OPRWC

"6.96 ACRES"  
 GWD - DAVID C. MEISKE  
 TO  
 MARK D. GROBA  
 1-6-1992 2094/104 ORWC

- LEGEND:**
- 1/2" IRON ROD FOUND
  - ⊙ 1/2" IRON ROD FOUND CAPPED "BTS"
  - ⊕ AXLE FOUND
  - ⊖ 2" IRON PIPE FOUND
  - ⊗ TYPE II TXDOT BRASS DISK FOUND
  - 1/2" IRON ROD SET CAPPED "BTS"
  - ( ) RECORD INFORMATION
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"51.19 ACRES"  
 SWD - CSW TAYLOR 79, LP  
 TO  
 ONCOR ELECTRIC DELIVERY COMPANY, LLC  
 5-26-2022 2022065005 OPRWC

"49.05 ACRES"  
 SWD - JAG EL RIO, LLC  
 TO  
 CSW TAYLOR 79, LP  
 1-3-2022 2022000279 OPRWC

PARCEL 46 - "1.372 ACRES"  
 2008006703 OPRWC

PARCEL 47 - "2.986 ACRES"  
 2008025829 OPRWC

JAMES C. EAVES SURVEY  
 ABSTRACT NO. 213

HIGHWAY 79 W.  
 WEST 2ND STREET  
 R.O.W. VARIES

**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 AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0540F AND 48491C0530F, EFFECTIVE DATE OF DECEMBER 20, 2019, LOCATED IN ZONE "A", AND ZONE "X" (UNSHADED).
4. A 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ON THE REAR OR FRONTAGE OF EACH LOT, WITH THE REAR OF THE LOT BEING THE PREFERRED LOCATION.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
6. PARKLAND DEDICATION REQUIREMENTS ARE MET BY: PAYMENT OF FEES IN LIEU PER RESIDENTIAL LOT, PAYABLE AT THE TIME OF FINAL PLAT RECORDATION.
7. THE FIRE FLOW SHALL BE ACCORDING TO THE MINIMUM FIRE FLOW REQUIREMENTS PER THE ADOPTED 2018 INTERNATIONAL FIRE CODE.
8. DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH ORDINANCE 2024-XX-XXXX NEIGHBORHOOD PLAN.
9. SEE SHEET X FOR EASEMENTS WHICH ARE PLANNED TO BE DEDICATED BY SEPERATE DOCUMENTATION IN THE FUTURE.
10. SEE SHEET 2 FOR LOT TABLE.
11. SEE SHEETS 2-3 FOR INSET OF LOTS WITHIN BLOCKS A AND B.
12. BOULEVARD 1 SHALL CONNECT TO THE ADJACENT PROPERTY AS ESTABLISHED IN THE NEIGHBORHOOD AND EMPLOYMENT CENTER PLAN, INCLUDING COORDINATION WITH THE OWNER OF ADJACENT PROPERTY.
13. DETENTION POND PROVIDED IN LOT 3, BLOCK B, TO BE BUILT PER PHASE AND DEMAND. THE STORM AND DRAINAGE FACILITIES SHALL BE DESIGNED AND LANDSCAPED TO PROVIDE CIVIC SPACE.

- ABBREVIATIONS**
- R.O.W. - RIGHT-OF-WAY
  - ORWC - OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
  - OPRC - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
  - WD - WARRANTY DEED
  - GWD - GENERAL WARRANTY DEED
  - SWD - SPECIAL WARRANTY DEED
  - W/VL - DEED WITH VENDOR'S LIEN
  - P.O.B. - PLACE OF BEGINNING

**OWNERS:**  
 FASH TAYLOR, LTD. (CALVIN NGUYEN, MANAGER)  
 DOSS DEVELOPMENT, LLC (SEOHO LEE, MANAGING MEMBER)  
 MILAN PROPERTY GROUP LLC (CINDO VO, MANAGER)

**SURVEYOR:**  
 MICHAEL TURNER, RPLS  
 BRYAN TECHNICAL SERVICES, INC.  
 911 NORTH MAIN  
 TAYLOR, TEXAS 76574  
 MTURNER@BRYANTECHNICALSERVICES.COM  
 PHONE NO. (512) 352-9090

**ENGINEER:**  
 JONATHAN E. SCHINDLER  
 5200 STATE HIGHWAY 121  
 COLLEYVILLE, TX 76034

TBPE FIRM NO.F-15874  
 SANDY.BRANTLEY@TRUSTKE.COM

**PATENT SURVEY:**  
 JAMES C. EAVES SURVEY  
 ABSTRACT NO. 213

**TOTAL NUMBER OF BLOCKS:** 2  
**TOTAL NUMBER OF LOTS:** 7  
**LINEAR FEET OF NEW STREETS:** 4,154'  
**TOTAL ACREAGE:** 51.182 ACRES  
**SUBMITTAL DATE:** \_\_\_\_\_, 2025

**TEMPORARY BENCHMARK DESCRIPTION:**  
 TBM 1: COTTON SPIKE SET  
 N = 10177758.22'  
 E = 3197108.17'  
 ELEVATION = 625.32'  
 (NAVD 88, GEOID MODEL 18)

TBM 2: 1/2" IRON ROD SET CAPPED "BTS"  
 N = 10179289.86'  
 E = 3195326.35'  
 ELEVATION = 633.76'  
 (NAVD 88, GEOID MODEL 18)

TAYLOR 100 INDUSTRIAL  
 PARK PRELIMINARY PLAT  
 CITY OF TAYLOR  
 PROJECT NUMBER  
 PZ-2024-\_\_\_\_  
 PROJECT ADDRESS: 13101 HIGHWAY 79 W  
 TAYLOR, TX 76574

**BRYAN TECHNICAL SERVICES, INC.**

911 NORTH MAIN  
 TAYLOR, TX 76574  
 PHONE: (512) 352-9090  
 FAX: (512) 352-9091

FIRM No. 10128500  
 surveying@austin.rr.com  
 www.bryantechnicalservices.com

| NO. | DATE | REVISIONS | BY |
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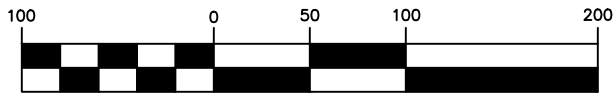
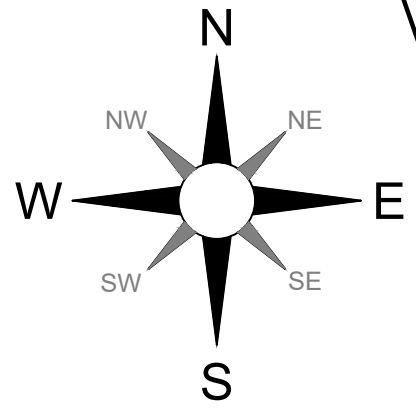
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 PROJECT NO. 24-329      DATE: APRIL 11, 2024

**TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT**

CITY OF TAYLOR PROJECT NUMBER (PZ-2024-\_\_\_\_\_) BEING A PRELIMINARY PLAT CONSISTING OF 51.182 ACRES, INCLUDING 5.770 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 7 LOTS, 2 BLOCKS, 0 RESERVES, PART OF AND OUT OF THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS

**LOT 1  
BLOCK B  
6.808 ACRES**

MATCH LINE SHEET 3  
MATCH LINE SHEET 2



SCALE: 1"=100'

*JAMES C. EAVES SURVEY,  
ABSTRACT NO. 213*

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 SWD - SPECIAL WARRANTY DEED  
 W/VL - DEED WITH VENDOR'S LIEN  
 P.O.B. - PLACE OF BEGINNING

**LEGEND:**

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD FOUND CAPPED "BTS" AXLE FOUND
- ⊠ 2" IRON PIPE FOUND
- ⊡ TYPE II TXDOT BRASS DISK FOUND
- 1/2" IRON ROD SET CAPPED "BTS"
- ( ) RECORD INFORMATION
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- (( )) RECORD INFORMATION
- VOL. 2094, PG. 104, ORWC

"51.19 ACRES"  
SWD - CSW TAYLOR 79, LP  
TO  
ONCOR ELECTRIC DELIVERY COMPANY, LLC  
5-26-2022 2022065005 OPRWC

| LOT TABLE |     |               |             |
|-----------|-----|---------------|-------------|
| BLOCK     | LOT | AREA          | USE         |
| A         | 1   | 267,448.80 SF |             |
| A         | 2   | 334,767.19 SF |             |
| A         | 3   | 340,263.98 SF |             |
| A         | 4   | 271,381.33 SF |             |
| B         | 1   | 296,548.78 SF |             |
| B         | 2   | 301,330.04 SF |             |
| B         | 3   | 166,399.55 SF | CIVIC SPACE |

| STREET TABLE  |           |            |              |                     |
|---------------|-----------|------------|--------------|---------------------|
| STREET NAME   | ROW WIDTH | LENGTH     | DESIGNATION  | THOROUGHFARE TYPE   |
| ACCESS ROAD 1 | 34'-0"    | 993.9 LF   | THOROUGHFARE | NEIGHBORHOOD STREET |
| STREET 1      | 50'-0"    | 1,294.9 LF | THOROUGHFARE | NEIGHBORHOOD STREET |
| TALON STREET  | 60'-0"    | 485.0 LF   | THOROUGHFARE | NEIGHBORHOOD STREET |
| LUKA STREET   | 40'-0"    | 579.2 LF   | THOROUGHFARE | NEIGHBORHOOD STREET |

**LOT 4  
BLOCK A  
6.230 ACRES**

**LOT 3  
BLOCK A  
7.811 ACRES**

**LOT 2  
BLOCK A  
7.685 ACRES**

**LOT 1  
BLOCK A  
6.140 ACRES**

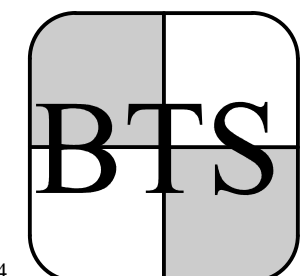
TBM 1

P.O.B.  
N=10177858.09'  
E=3197989.32'

**HIGHWAY 79 W.  
WEST 2ND STREET  
R.O.W. VARIES**

TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT  
CITY OF TAYLOR  
PROJECT NUMBER  
PZ-2024-\_\_\_\_\_  
PROJECT ADDRESS: 13101 HIGHWAY 79 W  
TAYLOR, TX 76574

**BRYAN TECHNICAL SERVICES, INC.**



911 NORTH MAIN TAYLOR, TX 76574 PHONE: (512) 352-9090 FAX: (512) 352-9091

FIRM No. 10128500  
surveying@austin.rr.com  
www.bryantechnicalservices.com

| NO. | DATE | REVISIONS | BY |
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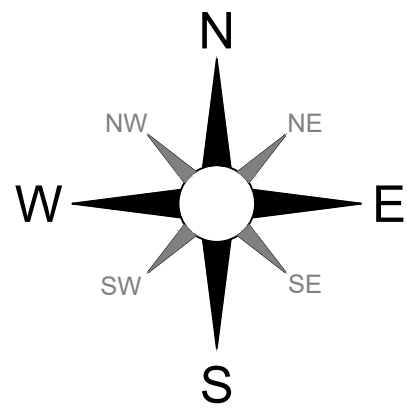
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PROJECT NO. 24-329 DATE: APRIL 11, 2024

SHEET 2 OF 4

**TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT**

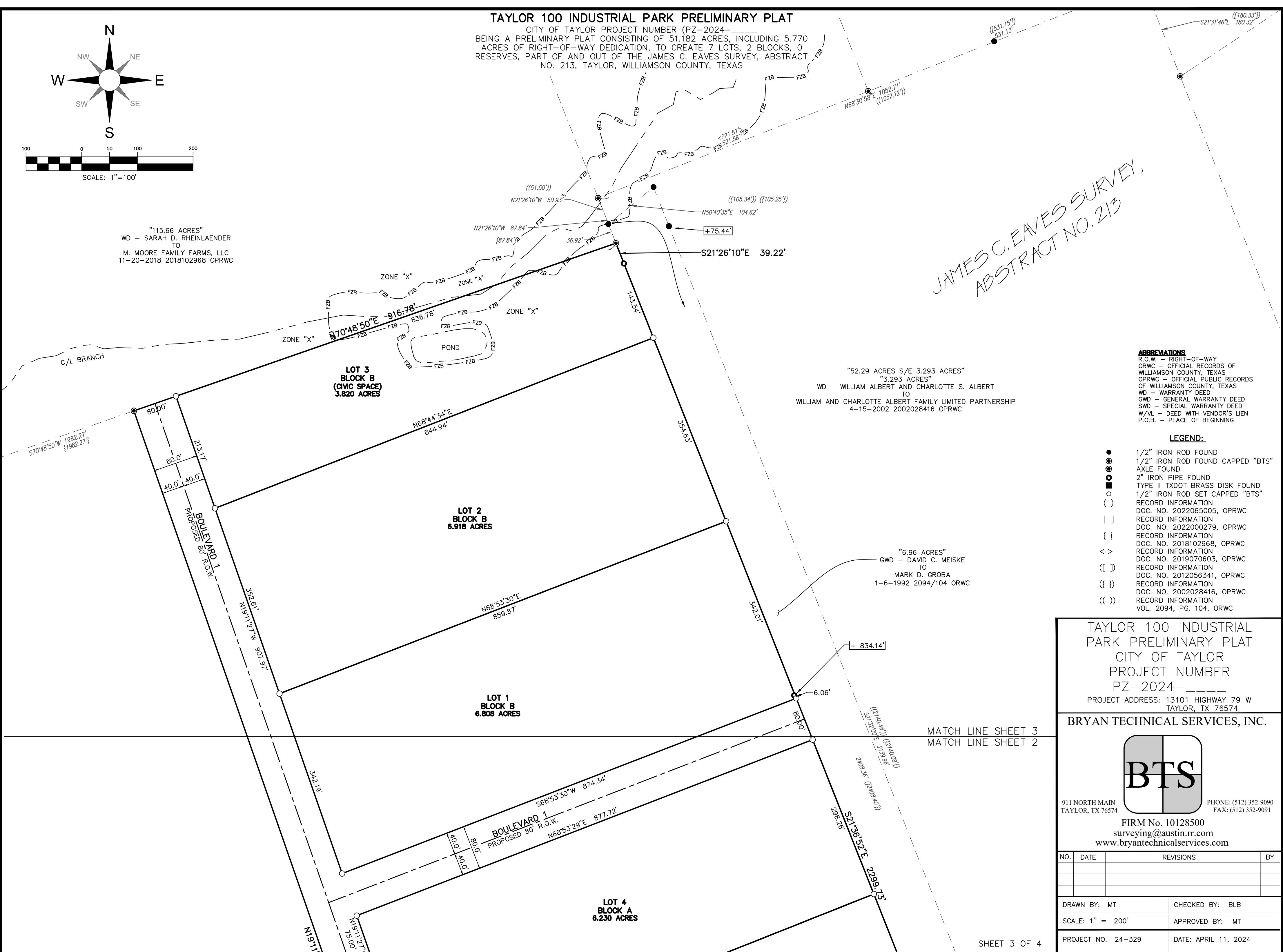
CITY OF TAYLOR PROJECT NUMBER (PZ-2024-\_\_\_\_)  
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SCALE: 1"=100'

"115.66 ACRES"  
 WD - SARAH D. RHEINLAENDER  
 TO  
 M. MOORE FAMILY FARMS, LLC  
 11-20-2018 2018102968 OPRWC

JAMES C. EAVES SURVEY,  
 ABSTRACT NO. 213



"52.29 ACRES S/E 3.293 ACRES"  
 "3.293 ACRES"  
 WD - WILLIAM ALBERT AND CHARLOTTE S. ALBERT  
 TO  
 WILLIAM AND CHARLOTTE ALBERT FAMILY LIMITED PARTNERSHIP  
 4-15-2002 2002028416 OPRWC

"6.96 ACRES"  
 GWD - DAVID C. MEISKE  
 TO  
 MARK D. GROBA  
 1-6-1992 2094/104 ORWC

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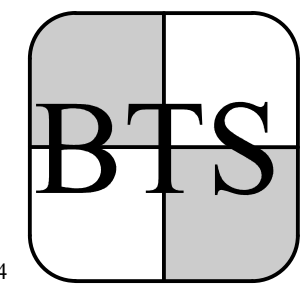
**LEGEND:**

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD FOUND CAPPED "BTS" AXLE FOUND
- 2" IRON PIPE FOUND
- ⊠ TYPE II TXDOT BRASS DISK FOUND
- 1/2" IRON ROD SET CAPPED "BTS"
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- { { } } RECORD INFORMATION
- (( )) RECORD INFORMATION
- VOL. 2094, PG. 104, ORWC

MATCH LINE SHEET 3  
 MATCH LINE SHEET 2

TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT  
 CITY OF TAYLOR  
 PROJECT NUMBER  
 PZ-2024-\_\_\_\_  
 PROJECT ADDRESS: 13101 HIGHWAY 79 W  
 TAYLOR, TX 76574

**BRYAN TECHNICAL SERVICES, INC.**



911 NORTH MAIN TAYLOR, TX 76574  
 PHONE: (512) 352-9090  
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FIRM No. 10128500  
 surveying@austin.rr.com  
 www.bryantechnicalservices.com

| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
|     |      |           |    |
|     |      |           |    |

DRAWN BY: MT      CHECKED BY: BLB  
 SCALE: 1" = 200'      APPROVED BY: MT

PROJECT NO. 24-329      DATE: APRIL 11, 2024

SHEET 3 OF 4

METES AND BOUNDS

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND BEING OUT OF AND PART OF THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, LOCATED IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED BY WARRANTY DEED FROM REBECCA A. SHIELDS TO REBECCA A. SHIELDS, TRUSTEE OF THE REBECCA A. SHIELDS REVOCABLE TRUST DATED 8-13-2022 RECORDED IN DOCUMENT NO. 2022107038, 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 TYPE II TXDOT BRASS DISK FOUND (N: 10177858.09' E: 3197989.32') IN THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 79 (R.O.W. VARIES) FOR THE NORTHWEST CORNER OF THAT CERTAIN CALLED "0.206 ACRES PARCEL 48" CONVEYED BY NOTICE OF LIS PENDENS CAUSE NO. 08-0697-CC3 FROM MARK D. GROBA TO WILLIAMSON COUNTY, TEXAS DATED 6-12-2008 RECORDED IN DOCUMENT NO. 2008046435 OPRWC, AND BEING THE SOUTHWEST CORNER OF THE REMAINDER OF CALLED "6.96 ACRES" CONVEYED BY GENERAL WARRANTY DEED FROM DAVID C. MEISKE TO MARK D. GROBA DATED 1-6-1992 RECORDED IN VOLUME 2094, PAGE 104, OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (ORWC), AND BEING THE NORTHEAST CORNER OF 2.986 ACRES PARCEL 47" CONVEYED BY SPECIAL WARRANTY DEED FROM FREIDA T. ANDERSON, INDIVIDUALLY AND AS TRUSTEE OF THE ERIC V. ANDERSON FAMILY TRUST TO WILLIAMSON COUNTY, TEXAS, DATED 4-3-2008 RECORDED IN DOCUMENT NO. 2008025829 OPRWC, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 1/2" IRON ROD FOUND AT THE COMMON SOUTH CORNER OF SAID "0.206 ACRES PARCEL 48" AND SAID "2.986 ACRES PARCEL 47", SAME BEING THE ORIGINAL SOUTHWEST CORNER OF SAID "6.96 ACRES" BEARS SOUTH 15°37'39" EAST, A DISTANCE OF 32.69';

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 79 SAME BEING THE NORTH LINE OF SAID "2.986 ACRES", AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 71°42'14" WEST, A DISTANCE OF 375.67' TO A TYPE II TXDOT BRASS DISK FOUND;
• SOUTH 77°21'43" WEST, A DISTANCE OF 50.80' TO A TYPE II TXDOT BRASS DISK FOUND;
• SOUTH 77°19'09" WEST, A DISTANCE OF 893.30' TO A TYPE II TXDOT BRASS DISK FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 79 AND THE NORTH LINE OF SAID "2.986 ACRES", FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED "51.19 ACRES" CONVEYED BY SPECIAL WARRANTY DEED FROM CSW TAYLOR 79, LP TO ONCOR ELECTRIC DELIVERY COMPANY, LLC DATED 5-26-2022 RECORDED IN DOCUMENT NO. 2022065005 OPRWC, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A TYPE II TXDOT BRASS DISK FOUND AT THE SOUTHWEST CORNER OF SAID "51.19 ACRES" BEARS SOUTH 77°19'09" WEST, A DISTANCE OF 968.79';

THENCE NORTH 19°11'27" WEST WITH THE COMMON LINE OF SAID "51.19 ACRES" AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 2258.01' TO A 1/2" IRON ROD FOUND CAPPED "BTS" IN THE SOUTH LINE OF THAT CERTAIN CALLED "115.66 ACRES" CONVEYED BY WARRANTY DEED FROM SARAH D. RHEINLAENDER TO M. MOORE FAMILY FARMS, LLC DATED 11-20-2018 RECORDED IN DOCUMENT NO. 2018102968 OPRWC, SAME BEING THE NORTHEAST CORNER OF SAID "51.19 ACRES", AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 1/2" IRON ROD FOUND CAPPED "BTS" AT THE SOUTHWEST CORNER OF SAID "115.66 ACRES", SAME BEING THE NORTHWEST CORNER OF SAID "51.19 ACRES" BEARS SOUTH 70°48'50" WEST, A DISTANCE OF 1065.50';

THENCE NORTH 70°48'50" EAST WITH THE COMMON LINE OF SAID "115.66 ACRES" AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 916.78' TO A 1/2" IRON ROD FOUND CAPPED "BTS" IN THE WEST LINE OF SAID "6.96 ACRES", FOR THE SOUTHEAST CORNER OF SAID "115.66 ACRES", AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID "6.96 ACRES", SAME BEING AN EXTERIOR ELL CORNER OF THAT CERTAIN CALLED "52.29 ACRES" CONVEYED BY WARRANTY DEED FROM WILLIAM ALBERT AND CHARLOTTE S. ALBERT TO WILLIAM AND CHARLOTTE ALBERT FAMILY LIMITED PARTNERSHIP DATED 4-15-2002 RECORDED IN DOCUMENT NO. 2002028416 OPRWC, BEARS NORTH 21°26'10" WEST, A DISTANCE OF 36.92', AND FROM SAID 1/2" IRON ROD FOUND CAPPED "BTS" AN AXLE FOUND ON THE BANK OF A CREEK FOR THE NORTHWEST CORNER OF SAID "52.29 ACRES", SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED "20.968 ACRES" CONVEYED BY WARRANTY DEED FROM JOHN WILMER HUGHES AND HEATHER K. MCKENZIE TO LOUIS R. HUGHES AND ANN G. HUGHES DATED 8-1-2019 RECORDED IN DOCUMENT NO. 2019070603 OPRWC, SAME BEING IN THE EAST LINE OF SAID "115.66 ACRES", BEARS NORTH 21°26'10" WEST, A DISTANCE OF 87.84';

THENCE WITH THE COMMON LINE OF SAID "6.96 ACRES" AND THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES:

- SOUTH 21°26'10" EAST, A DISTANCE OF 39.22' TO A 2" IRON PIPE FOUND;
• SOUTH 21°36'52" EAST, A DISTANCE OF 2299.73' TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 51.182 ACRES.

SURVEYOR CERTIFICATION

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT COUNTY, TEXAS, THIS DAY OF 2024
RELEASED: 12/11/2024 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."

LICENSED PROFESSIONAL SURVEYOR NO. 4249 STATE OF TEXAS

ENGINEER CERTIFICATION

I, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS PARTIALLY ENCRONCHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 480670 C0530F AND 480670 C0540F, EFFECTIVE DATE 12-20-2019, 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 COUNTY, TEXAS, THIS DAY OF 2024

LICENSED PROFESSIONAL ENGINEER (SEALED) NO. STATE OF TEXAS

TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT

CITY OF TAYLOR PROJECT NUMBER (PZ-2024- BEING A PRELIMINARY PLAT CONSISTING OF 51.182 ACRES, INCLUDING 5.770 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 7 LOTS, 2 BLOCKS, 0 RESERVES, PART OF AND OUT OF THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS

OWNER CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT TAYLOR INDUSTRIAL LAND PARTNERS LLC, CO-OWNER OF THAT CERTAIN 51.182 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2024038666 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS: TAYLOR 100 INDUSTRIAL PARK.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE DAY OF 2024, A DISTANCE OF

TAYLOR INDUSTRIAL LAND PARTNERS LLC 3300 BEE CAVES RD. STE. 650-1233 AUSTIN, TX 78746

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

LIEN HOLDER CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, LIEN HOLDER OF THAT CERTAIN 51.182 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2024038666 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS: TAYLOR 100 INDUSTRIAL PARK.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE DAY OF 2024.

SIGNATURE PRINT NAME

TRUSTEE

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED 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 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

OWNER CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

THAT TAYLOR 100 CAPITAL, LLC, CO-OWNER OF THAT CERTAIN 51.182 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2024038666 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS: TAYLOR 100 INDUSTRIAL PARK.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE DAY OF 2024.

TAYLOR 100 CAPITAL, LLC 3300 BEE CAVES RD. STE. 650-1233 AUSTIN, TX 78746

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

LIEN HOLDER CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

I, LIEN HOLDER OF THAT CERTAIN 51.182 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2024038666 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS: TAYLOR 100 INDUSTRIAL PARK.

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE DAY OF 2024.

SIGNATURE PRINT NAME

TRUSTEE

STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED 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 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

DEVELOPMENT SERVICES DIRECTOR

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.

DATE DIRECTOR

PLANNING AND ZONING COMMISSION (PRELIMINARY PLAT)

A PRELIMINARY PLAT FOR THIS SUBDIVISION TO BE KNOWN AS TAYLOR POINTE HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETINGS OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE DAY OF 20, A.D.

CHAIRMAN

SECRETARY

COUNTY CLERK

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 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 RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

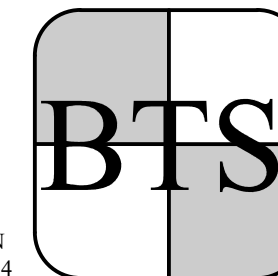
BY:

DEPUTY

TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT CITY OF TAYLOR PROJECT NUMBER PZ-2024-

PROJECT ADDRESS: 13101 HIGHWAY 79 W TAYLOR, TX 76574

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN TAYLOR, TX 76574

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

FIRM No. 10128500 surveying@austin.rr.com www.bryantechnicalservices.com

Table with 4 columns: NO., DATE, REVISIONS, BY

DRAWN BY: MT CHECKED BY: BLB
SCALE: - APPROVED BY: MT

PROJECT NO. 24-329 DATE: APRIL 11, 2024



**Planning & Zoning  
Commission Meeting  
May 12, 2025  
Transmittal Letter**

STRATEGIC PILLAR

**Agenda Item Number:** 4.

**Agenda Title:** **PZ-2025-2470 Consider Disapproval of the City View Plaza Preliminary Plat generally located along the Western side of Carlos G. Parker Boulevard S.W. near the intersection of Carey Avenue, legally described as approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas.**

**Commission Action to be Taken:** Consider Disapproval of the City View Plaza Preliminary Plat

**Department Submitted:** Development Services

**Staff Contact:** Courtney Peres, Planning Mgr

**1. PURPOSE / DESCRIPTION**

Consider Disapproval of the City View Plaza Preliminary Plat

**2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS**

This is the first submission of the Preliminary Plat

**3. PROS and CONS**

| <u>PROS</u> | <u>CONS</u> |
|-------------|-------------|
| •           | •           |

**4. RECOMMENDATION**

The submitted Preliminary Plat does not meet the minimum requirements of the Land Development Code, Neighborhood Plan and Engineering Manual. Therefore, staff recommends Disapproval of the proposed Preliminary Plat.

**5. FUNDING SOURCE**

n/a

**6. TIMELINE**

n/a

## **7. OTHER OPTIONS**

n/a

## **8. ATTACHMENTS**

1. \_04\_PZ-2025-2470\_City View Plaza Preliminary Plat Staff Report
2. \_04a\_PZ-2025-2470\_City View Plaza Preliminary Plat Staff Comments
3. \_04b\_PZ-2025-2470\_City View Plaza Preliminary Plat Location Map
4. \_04c\_PZ-2025-2470\_City View Plaza Preliminary Plat Proposed Plat

**City of Taylor**  
**PZ-2025-2470**  
**City View Plaza Preliminary Plat**  
**Staff Report**

**Item Details**

|                              |   |
|------------------------------|---|
| <b>Agenda No.</b>            | 4   |
| <b>Requested Action:</b>     | Consider Disapproval of City View Plaza Preliminary Plat  |
| <b>Address/Location:</b>     | Generally located along Carlos G. Parker Boulevard SW, west of the intersection at Carey Avenue.  |
| <b>Legal Description:</b>    | Approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas       |
| <b>Current Zoning:</b>       | P5 – Urban Center, and CS – Civic Space   |
| <b>Current Use:</b>          | Vacant Acreage  |
| <b>Applicant:</b>            | Oscar Herrera, Herrera Engineering.   |
| <b>Case History:</b>         | This is the first submission of the Preliminary Plat.   |
| <b>Staff Recommendation:</b> | The submitted Preliminary Plat does not meet the minimum requirements of the Land Development Code, Neighborhood Plan 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

Oscar Herrera  
Herrera Civil Engineering PLLC  
3300 Roundabout Ln  
Round Rock TX 78664  
oh@herreracivileng.com

Date: Thursday, May 8, 2025

Address: 427 Loop, Taylor 76574

Permit Number PZ-2025-2470

Dear Oscar Herrera,

Staff has completed its review of plans for the City View Plaza - 427 LOOP (property ID R019198) - Preliminary Plat that is to be generally located at 427 Loop, Taylor, TX. The Preliminary Plat is denied by reviewing staff and will be heard at the May 12, 2025, Planning and Zoning Commission Meeting. 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 a by email at courtney.peres@taylortx.gov.

1. Plat must be in an 18x24 format, oriented landscape.
2. Title of the subdivision to be on each page must included "Preliminary Plat".
3. City Project number (located at the bottom right corner of each page) PZ-2025-2470.
4. On the first page provide all of the following:
  - i. Owner's Name
  - ii. Applicant or Agent's Name
  - iii. Surveyor's Company or Name
  - iv. Engineer's Company or Name
  - v. Acreage of Total Site
  - vi. Total Number of Blocks
  - vii. Total Number of Lots
    - a. Relocate from page 3 – remove "use" column.
  - viii. Street Table – including Street Classification type per Plan, proposed Street Name, ROW Dimension, pavement type, curb type.
  - ix. Location Map to scale with cross streets for identification (relocate from page 3).
5. Plat – Provide point of beginning and add symbology to legend.
6. Plat – provide topographic features, with ten (10) foot contour lines.
7. Plat – identify the bounds of US highway 79 and specify its ROW width.
8. Plat – the inclusion of roadways and properties beyond Highway 79 may not be needed. Typically, only 100' from the boundaries of the subject property should be captured on the plat.
9. Tree Suvey of the site not included and should be provided for review within subsequent resubmissions.
10. Provide any existing or new avigation easements. Include the extension of the center line of the runway for up to two (2) miles from the end of the runway and all applicable avigation zones.
11. Label any lots designated special use (e.g. civic spaces, detention etc.) seek compliance with the Employment Center Plan.
12. You may remove the specific access easements for fire access purposes. If a building needs to be reimaged on the lot the inclusion of the access easements shown can make development difficult and require modification if the plat is recorded as presented.
13. Provide current field notes and description of Boundary Survey with bearings and distances.
14. In Signature Blocks revise all instances of plat name to "City View Plaza Preliminary Plat".
15. County Clerk signature block revise dates to 2025.
16. Notes – Add a Landscape Maintenance agreement for landscaping in the public right-of-way.
17. Notes - confirm with Fire Marshal the requirement for flow and adopted Code.
18. Notes – revise note 12 to include the lots inundated.

19. Notes – revise notes 13 to comply with the Employment Center Plan.
20. Notes – you may remove note 15. Note #6 catches this information.

### 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 copy of the plat containing the following comments:

### Preliminary Plat - Engineering Review 01

#### Sheet 1 of 3

1. Provide contours (2-ft intervals) on the preliminary plat per Taylor Plat Checklist
2. Add abbreviation "A.E." in plat legend
3. City of Taylor floodplain to be shown on the plat
4. Verify and update information for existing outfall easement
5. Provide street names on plat
6. Lot is encroaching existing outfall easement
7. Please ensure floodplain layer is not cutoff within the plat drawing
8. Verify lot layout with neighborhood plan for Lots 1 & 2
9. Label Civic Spaces on plat
10. Lots encroached by the 100-yr floodplain shall indicate a minimum finished floor elevation on the plat
11. Label tract shown (MARQUEE INVESTMENTS LLC & GG AUSTIN PROPERTIES LLC)
12. Coordination to be made with electrical company (ies) to verify establishing an easement with width on this plat
13. Provide a corner tie to the original survey (abstract)
14. Proposed fire access easement encroaches lots
15. Please refer to the plat checklist for plat heading requirements and update plat accordingly.
16. Remove scale or put N/A if no scale to this sheet
17. Update permit number to 2025-2470
18. Verify latest recording information for these adjacent lots

#### Sheet 3 of 3

1. Update Owner Certification to use language taken from City Plat Certificate Block
2. STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON § I, <name of current owner> , sole owner (or co-owner) of the certain (acreage) tract of land shown hereon and described in a deed recorded in Document No. \_\_\_\_\_ (or Volume and Page) 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, resubdivide, amend, etc.> 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 or Williamson County if in ETJ> to the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as <subdivision name>. TO CERTIFY WHICH, WITNESS by my hand this \_\_\_ day of \_\_\_\_\_, 20\_\_\_. (Owner's Signature)\_\_\_\_\_ <Owner's typed name and address>
3. Revise text: Licensed
4. TO CERTIFY WHICH, WITNESS my hand and seal at \_\_\_\_\_, \_\_\_\_\_ County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.
5. Update Surveyor and Engineer Certification to use language taken from City Plat Certificate Block
6. County Clerks Certification - Update date (year) shown
7. County Clerks Certification - Provide space in sections shown.
8. County Clerks Certification - Use language shown for signature portion
9. \_\_\_\_\_, Clerk County Court of Williamson County, Texas By:  
\_\_\_\_\_, Deputy
10. Provide a street table showing the street name, street type, ROW width

11. Provide the metes and bounds field notes on the plat
12. An assigned MFFE shall be assigned for each applicable lot
13. Provide a plat note to require no encroachments into the existing Epcor effluent line utility easement

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

### **Utility Schematic Plans - Engineering Review 01**

\*Note: Layouts shown are not intended for approval and are only reviewed to verify location of proposed utilities and servicing to lots. The subdivision improvements plans permit is when review and approval will be given.

#### **Sheet 2 of 6 EXISTING CONDITIONS DRAINAGE AREA MAP**

1. Please label the FEMA floodplain.
2. Please elaborate on what improvements are proposed in FEMA floodplain. A LOMR may be required.
3. Has COT floodplain been studied as part of this development? COT floodplain is not triggered until there are 64 acres worth of contributing drainage area.
4. All drainage comments are FYI for preliminary plat and will be issued as comments in the Site Plan. Drainage Comments (FYIs): 1. The City of Taylor Floodplain shall be delineated for all waterways with a contributing drainage area greater than 64 acres (EM 3.20). A flood study may be required for the site to delineate the COT Floodplain for waterways for contributing drainage areas over 64 acres (please keep in mind that the COT Floodplain layer on GIS is a planning tool and it is the responsibility of the design engineer to delineate the COT floodplain for their site). 2. Please note that the site receives upland drainage area from the properties to the north, east, and south of the site. Drainage systems and detention ponds must be sized appropriately and consider offsite contributing flow. 3. A detention pond must consider fully-developed conditions of the site. Any increases to impervious cover at later phases of the project will be required to demonstrate the pond has adequate capacity to meet the City's detention policy (EM 3.1.4). 4. Please review the updated drainage criteria (Chapter 3) of the City of Taylor's Engineering Manual. New requirements may impact drainage analyses and detention volume required, such as Qcritical (EM Section 3.1.4.D).

#### **Sheet 3 of 6 DEVELOPED CONDITIONS DRAINAGE AREA MAP**

1. A floodplain permit will be required to show proposed changes to COT floodplain. Plans will need to show proposed COT floodplain and demonstrate no adverse impact to adjacent properties.
2. Pond footprint appears to encroach into the City of Taylor floodplain. Please demonstrate that 1) pond volume does not result in a rise in WSEL outside of the project site, and 2) if floodplain BFE is above the bottom of pond, this volume may not be considered in the detention analysis unless it is demonstrated that the pond fully drains prior to the floodplain WSEL reaching the elevation of the pond outlet.

#### **Sheet 5 of 6 PRELIMINARY GRADING PLAN**

1. Please label all detention ponds on plan.

#### **Sheet 6 of 6 OVERALL UTILITY PLAN**

1. Sanitary sewer and water to be extended to subdivision boundaries within proposed ROW
2. Water line from Taylor Pointe boundary be extended along subdivision adjacent to TxDOT
3. Consideration to be made to swap these utility locations to remove crossings
4. Review having this proposed wastewater line within an easement and run extension to existing line
5. Show how Block C lots will be serviced

\*See Associated Documents section of the permit page to download a PDF copy of the TIA Memo dated 4/29/25:

### **Traffic Impact Analysis - Engineering Review 01**

**Note: A Memo has been uploaded to the Associated Documents issued by Kathy Smith, P.E. (HDR) noting review and resolution of previous comments.**

The following TIA is accepted contingent on the following comments:

1. Please strike through entire row of removed improvements in Table 21 and provide an updated total at bottom.
2. Please provide documentation of discussion with TxDOT within the report text regarding the removal of 2 of the improvements in Table 21.

**Drainage Report - Engineering Review 01**

1. Sheet 3 of 42 - "2.1 FEMA Floodplain" - Please clarify if there will be fill in the floodplain or if the sidewalk will be at-grade.
2. Sheet 5 of 42 - "2.3.3 Overall Detention Summary" - Please provide model for detention design with site plan submittal.

**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. What is the plan for additional ingress to the property. Per the adopted International Fire Code at least 2 point of access is required. The plans ultimately show 5 additional ingress points, but the only proposed development is planned to the south of this project.

**Urban Design Review**

The following comments have been provided by Mike Watkins. Should you have any questions or require additional information regarding any of these comments, please contact Mike Watkins by email at mike.watkins@me.com.

The following comments are based on the City of Taylor Comprehensive Plan and the Land Development Code (LDC). All comments apply in general and may be applicable in locations other than those noted.

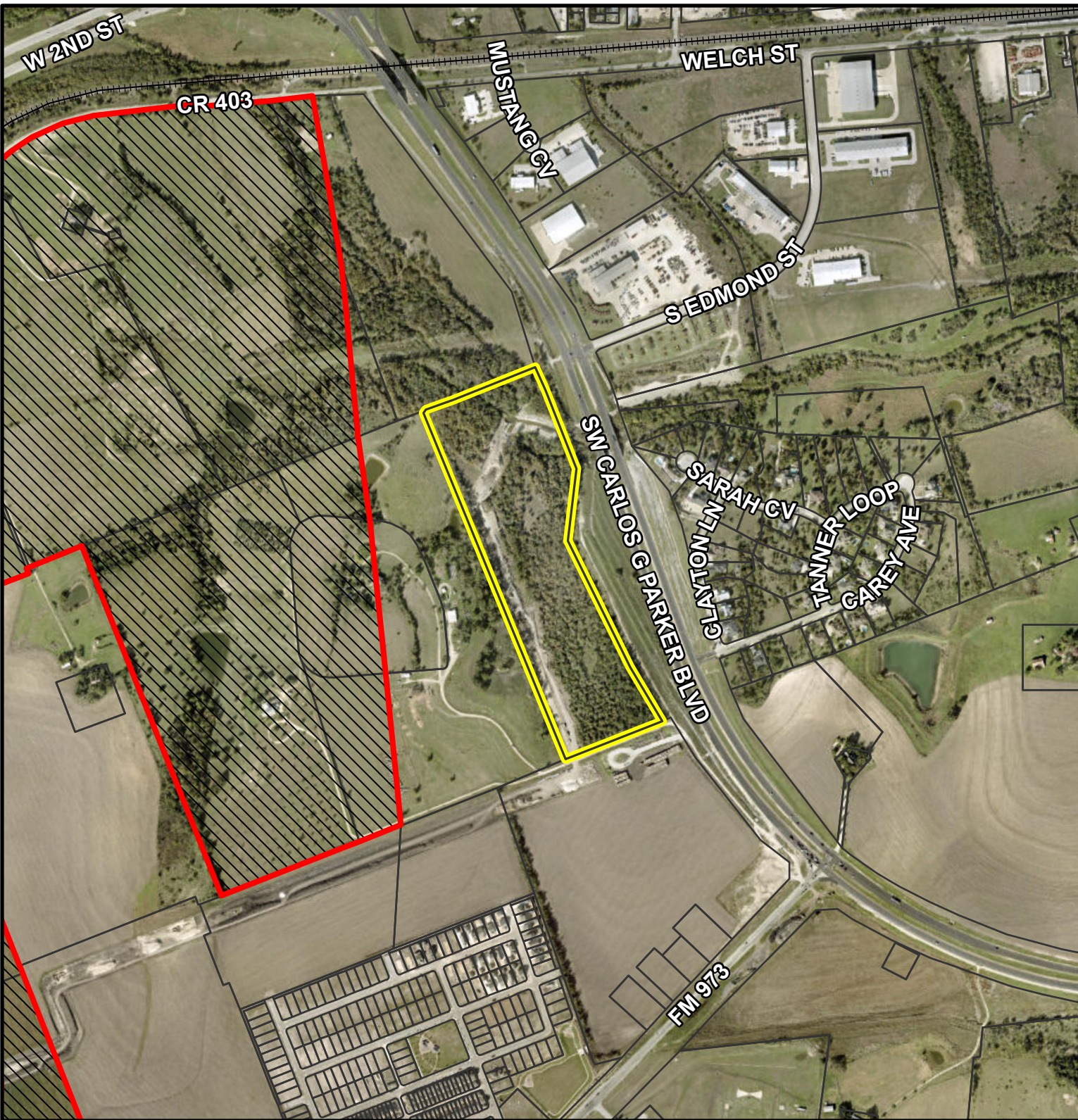
1. Rights-of-Way, including alleys, should not be radiused.
2. The straightening of this Thoroughfare deviates from the Neighborhood Plan and hurts the quality of the urbanism.
3. Ensure the necessary Right-of-Way width for this Thoroughfare is coordinated with TxDOT.
4. The alignment of these Thoroughfares need to be coordinated with the owners of the adjacent properties.
5. Civic Space Lots need to be clearly designated as Civic Space.
6. Portion of Lot 3 in Block 4 sits within easement as shown. Does this hurt the viability of this Lot?
7. Why does the Access Easement partially overlap Lots 3-11 in Block C?

Please revise the plat to address the comments noted above. Following revision, submit the plat electronically with a resolution letter in PDF format. Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6268, or by e-mail at courtney.peres@taylortx.gov.

Thank you,







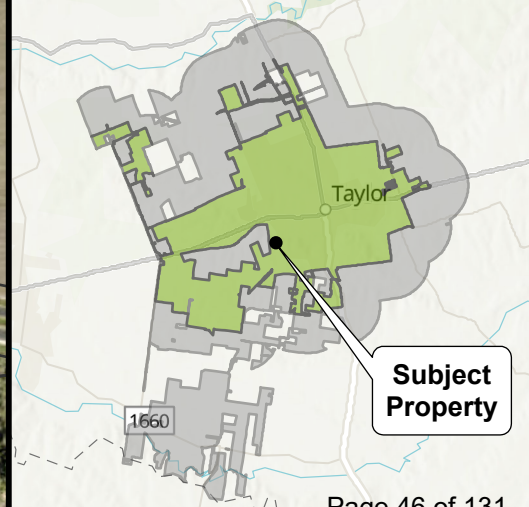
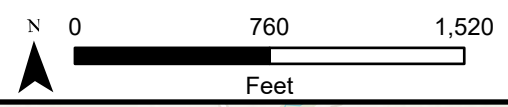
Courtney Peres, CNU-A  
Planning Manager  
City of Taylor



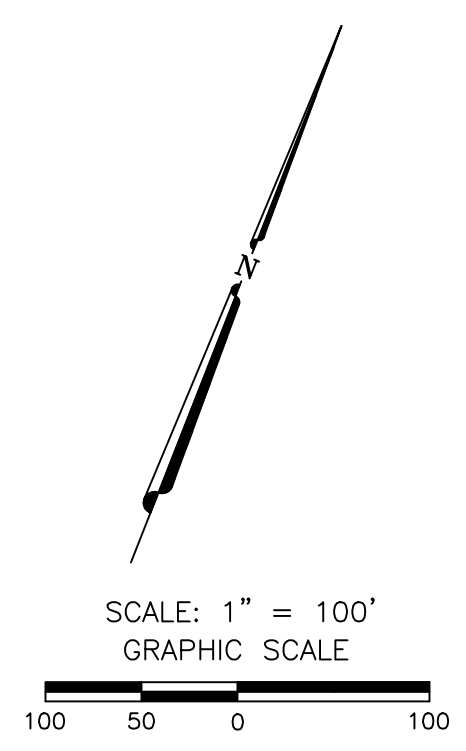
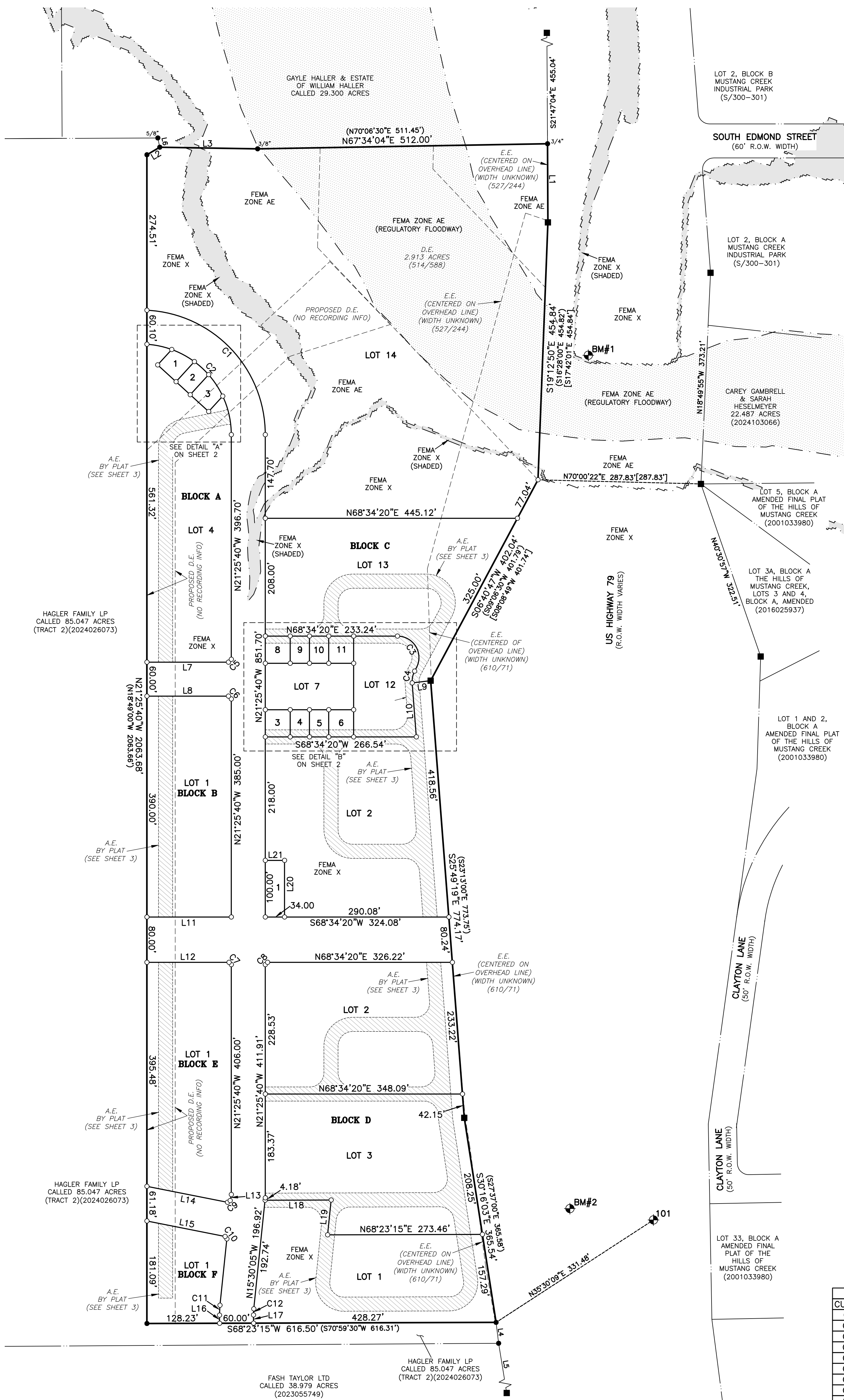
**PZ-2025-2470**

**427 Loop  
Preliminary Plat  
Location Map  
Approximately 29 acres**

-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcels



# CITY VIEW PLAZA



**LEGEND**

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- CONCRETE HIGHWAY MONUMENT FOUND
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- H.E. HIGHWAY EASEMENT
- E.E. ELECTRIC EASEMENT
- D.E. DRAINAGE EASEMENT
- ( ) RECORD INFORMATION
- [ ] RECORD INFORMATION PER TxDOT PROJECT NO. 3170 - LOOP 427

THIS IS A GRID DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE REAL-TIME KINETIC (RTK) VIRTUAL REFERENCE STATION (VRS) FOR CHAPARRAL CONTROL POINT "101".

MAG NAIL WITH "CHAPARRAL" WASHER SET

TEXAS STATE PLANE COORDINATES:  
 N 10178112.00  
 E 3210659.83

**BENCHMARK INFORMATION:**

BM #1: SQUARE CUT AT NORTHEAST CORNER OF CONCRETE BRIDGE ON THE EAST SIDE OF US HWY 79 APPROXIMATELY 380 FEET SOUTH OF THE NORTHEAST CORNER OF THE SUBJECT TRACT.

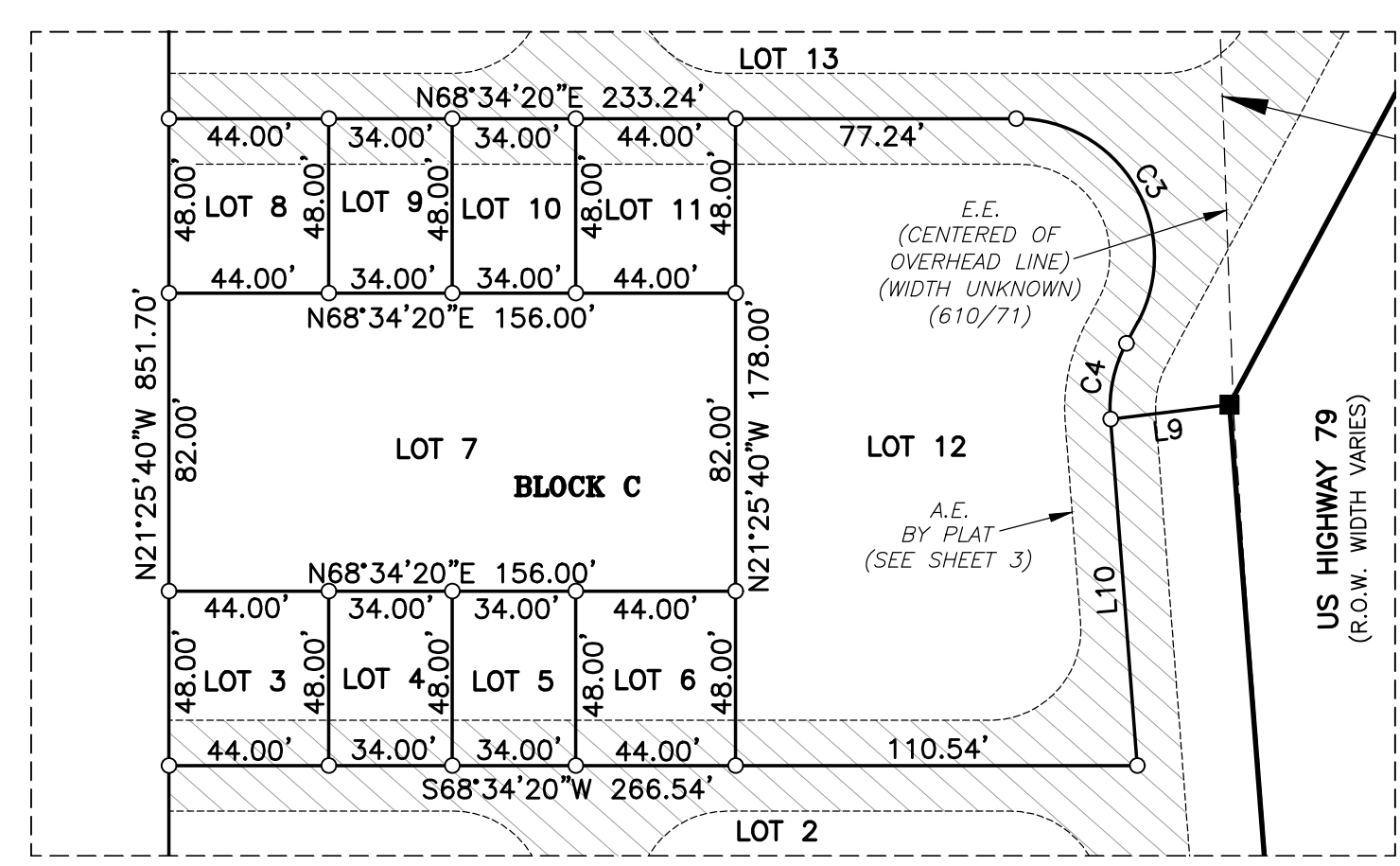
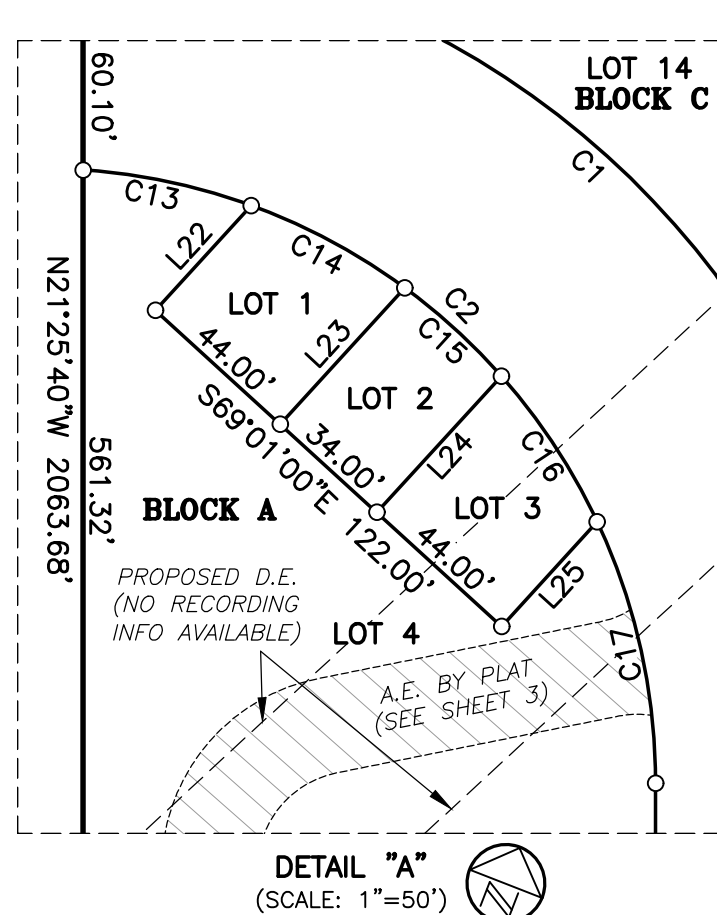
ELEVATION = 541.17'  
 VERTICAL DATUM: NAVD 88 (GEOID 18)

BM #2: COTTON SPINDLE SET IN ASPHALT ON THE EAST SIDE OF US HWY 79 APPROXIMATELY 239 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT.

ELEVATION = 584.32'  
 VERTICAL DATUM: NAVD 88 (GEOID 18)

| LINE | BEARING       | DISTANCE  |
|------|---------------|-----------|
| L1   | S21°51'09"E   | 139.08'   |
|      | (S19°26'30"E) | (139.17') |
| L2   | N38°12'00"E   | 26.18'    |
|      | (N40°25'30"E) | (26.10')  |
| L3   | N69°29'26"E   | 172.80'   |
|      | (N72°14'30"E) | (172.55') |
| L4   | S28°10'50"E   | 37.15'    |
| L5   | S30°42'43"E   | 214.23'   |
| L6   | S33°04'57"E   | 16.74'    |
| L7   | N68°34'20"E   | 144.00'   |
| L8   | S68°34'20"W   | 144.00'   |
| L9   | N61°38'57"E   | 33.03'    |
| L10  | S25°49'19"E   | 95.63'    |
| L11  | N68°34'20"E   | 149.00'   |
| L12  | S68°34'20"W   | 145.00'   |
| L13  | N10°10'40"W   | 10.82'    |
| L14  | N79°49'20"E   | 144.97'   |
| L15  | S79°49'20"W   | 140.65'   |
| L16  | N21°47'07"W   | 14.23'    |
| L17  | N21°47'07"W   | 14.41'    |
| L18  | N68°23'15"E   | 116.64'   |
| L19  | S15°32'37"E   | 61.85'    |
| L20  | N21°25'40"W   | 100.00'   |
| L21  | S68°34'20"W   | 34.00'    |
| L22  | S20°59'00"W   | 36.85'    |
| L23  | N20°59'00"E   | 48.03'    |
| L24  | N20°59'00"E   | 48.03'    |
| L25  | N20°59'00"E   | 36.85'    |

| CURVE | RADIUS  | DELTA      | ARC     | BEARING     | CHORD   |
|-------|---------|------------|---------|-------------|---------|
| C1    | 220.00' | 87°08'02"  | 334.57' | N64°59'41"W | 303.25' |
| C2    | 160.00' | 86°03'28"  | 240.32' | N64°27'24"W | 218.36' |
| C3    | 38.00'  | 118°06'27" | 78.33'  | S52°22'26"E | 65.18'  |
| C4    | 38.00'  | 32°30'07"  | 21.56'  | S09°34'16"E | 21.27'  |
| C5    | 5.00'   | 90°00'00"  | 7.85'   | N23°34'20"E | 7.07'   |
| C6    | 5.00'   | 90°00'00"  | 7.85'   | N66°25'40"W | 7.07'   |
| C7    | 4.00'   | 90°00'00"  | 6.28'   | N66°25'40"W | 5.66'   |
| C8    | 4.00'   | 90°00'00"  | 6.28'   | N23°34'20"E | 5.66'   |
| C9    | 4.00'   | 90°00'00"  | 6.28'   | N34°49'20"E | 5.66'   |
| C10   | 4.00'   | 84°40'35"  | 5.91'   | N57°50'22"W | 5.39'   |
| C11   | 160.00' | 6°17'02"   | 17.55'  | N18°38'36"W | 17.54'  |
| C12   | 100.00' | 6°17'02"   | 10.97'  | N18°38'36"W | 10.96'  |
| C13   | 160.00' | 16°03'28"  | 44.84'  | S80°32'36"W | 44.70'  |
| C14   | 160.00' | 16°18'43"  | 45.55'  | N83°16'18"W | 45.40'  |
| C15   | 160.00' | 12°11'54"  | 34.06'  | N69°01'00"W | 34.00'  |
| C16   | 160.00' | 16°18'43"  | 45.55'  | N54°45'41"W | 45.40'  |
| C17   | 160.00' | 25°10'40"  | 70.31'  | N34°01'00"W | 69.75'  |



DETAIL "A"  
 (SCALE: 1"=50')

DETAIL "B"  
 (SCALE: 1"=50')

Professional Land Surveying, Inc.  
 Surveying and Mapping

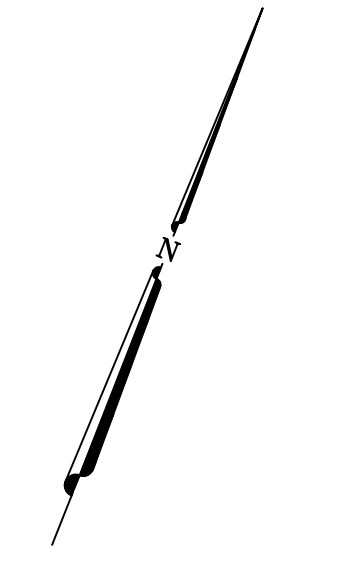
5725 West Hwy 290, Suite 103  
 Austin, Texas 78735-7822  
 512-443-1724  
 T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 2183-001  
 DRAWING NO.: 2183-001-PL1  
 PLOT DATE: 03/24/25  
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 DRAWN BY: MB

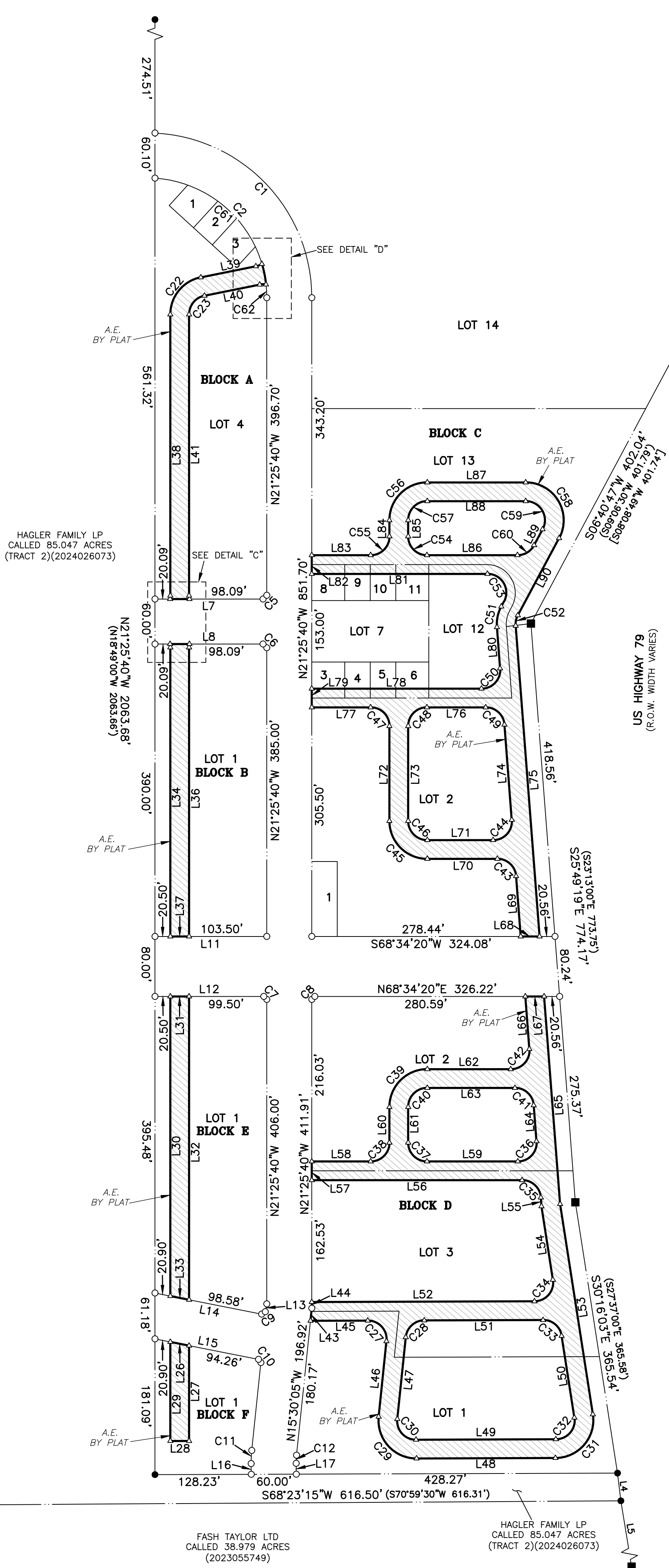
**SHEET**  
 01 OF 03

# CITY VIEW PLAZA

## ACCESS EASEMENT DETAIL



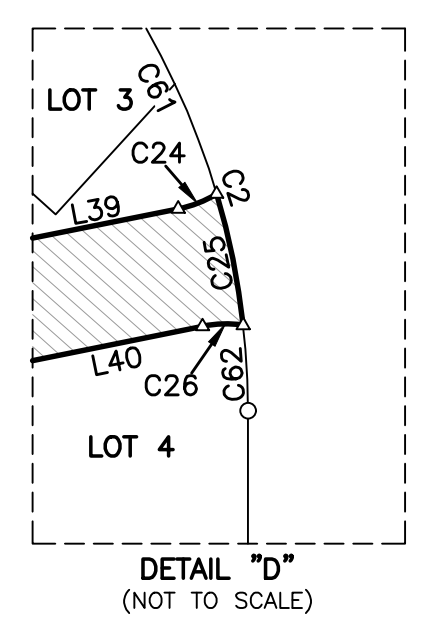
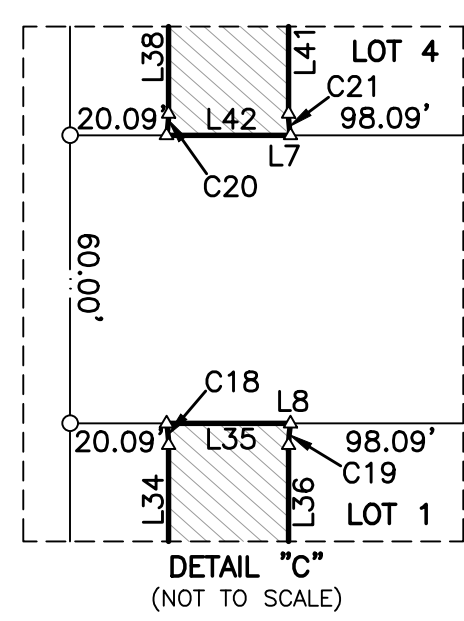
SCALE: 1" = 100'  
GRAPHIC SCALE



| ACCESS EASEMENT LINE TABLE | LINE        | BEARING | DISTANCE |
|----------------------------|-------------|---------|----------|
| L26                        | N79°49'20"E | 25.49'  |          |
| L27                        | S21°25'40"E | 127.12' |          |
| L28                        | S68°34'20"W | 25.00'  |          |
| L29                        | N21°25'40"W | 132.09' |          |
| L30                        | S21°25'40"E | 399.55' |          |
| L31                        | N68°34'20"E | 25.00'  |          |
| L32                        | S21°25'40"E | 404.53' |          |
| L33                        | S79°49'20"W | 25.49'  |          |
| L34                        | S21°25'40"E | 385.50' |          |
| L35                        | N68°34'20"E | 25.82'  |          |
| L36                        | S21°25'40"E | 385.50' |          |
| L37                        | N68°34'20"E | 25.00'  |          |
| L38                        | N21°25'40"W | 374.94' |          |
| L39                        | N57°11'36"E | 74.91'  |          |
| L40                        | N57°11'36"E | 75.07'  |          |
| L41                        | N21°25'40"W | 374.94' |          |
| L42                        | N68°34'20"E | 25.82'  |          |
| L43                        | N15°30'05"W | 16.75'  |          |
| L44                        | N21°25'40"W | 8.34'   |          |
| L45                        | N68°23'15"E | 76.28'  |          |
| L46                        | S15°32'37"E | 101.08' |          |
| L47                        | S15°32'37"E | 109.61' |          |
| L48                        | N68°23'15"E | 185.28' |          |
| L49                        | N68°23'15"E | 186.41' |          |
| L50                        | N30°16'03"W | 110.26' |          |
| L51                        | S68°23'15"W | 158.23' |          |
| L52                        | N68°23'15"E | 296.71' |          |
| L53                        | N30°16'03"W | 283.71' |          |
| L54                        | N30°16'03"W | 99.14'  |          |
| L55                        | N25°49'19"W | 11.72'  |          |
| L56                        | S68°34'20"W | 280.27' |          |
| L57                        | N21°25'40"W | 25.00'  |          |
| L58                        | N68°34'20"E | 78.50'  |          |

| ACCESS EASEMENT LINE TABLE | LINE        | BEARING | DISTANCE |
|----------------------------|-------------|---------|----------|
| L59                        | N68°34'20"E | 121.00' |          |
| L60                        | N21°25'40"W | 47.50'  |          |
| L61                        | S21°25'40"E | 47.50'  |          |
| L62                        | N68°34'20"E | 111.05' |          |
| L63                        | S68°34'20"W | 116.82' |          |
| L64                        | N25°49'19"W | 48.14'  |          |
| L65                        | N25°49'19"W | 277.74' |          |
| L66                        | N25°49'19"W | 70.33'  |          |
| L67                        | N68°34'20"E | 25.07'  |          |
| L68                        | N68°34'20"E | 25.07'  |          |
| L69                        | S25°49'19"E | 80.65'  |          |
| L70                        | N68°34'20"E | 93.34'  |          |
| L71                        | N68°34'20"E | 87.57'  |          |
| L72                        | S21°25'40"E | 126.50' |          |
| L73                        | S21°25'40"E | 126.50' |          |
| L74                        | N25°49'19"W | 127.37' |          |
| L75                        | N25°49'19"W | 415.53' |          |
| L76                        | S68°34'20"W | 78.31'  |          |
| L77                        | N68°34'20"E | 78.50'  |          |
| L78                        | N68°34'20"E | 226.05' |          |
| L79                        | N21°25'40"W | 25.00'  |          |
| L80                        | N25°49'19"W | 55.14'  |          |
| L81                        | S68°34'20"W | 234.07' |          |
| L82                        | N21°25'40"W | 25.00'  |          |
| L83                        | S68°34'20"W | 78.50'  |          |
| L84                        | S21°25'40"E | 21.50'  |          |
| L85                        | S21°25'40"E | 21.50'  |          |
| L86                        | N68°34'20"E | 120.63' |          |
| L87                        | S68°34'20"W | 131.04' |          |
| L88                        | S68°34'20"W | 131.04' |          |
| L89                        | N06°40'47"E | 24.11'  |          |
| L90                        | N06°40'47"E | 116.70' |          |

| ACCESS EASEMENT CURVE TABLE | CURVE   | RADIUS     | DELTA   | ARC         | BEARING | CHORD |
|-----------------------------|---------|------------|---------|-------------|---------|-------|
| C18                         | 25.00'  | 10°22'11"  | 4.52'   | S26°36'45"E | 4.52'   |       |
| C19                         | 25.00'  | 10°22'11"  | 4.52'   | S16°14'34"E | 4.52'   |       |
| C20                         | 25.00'  | 10°22'11"  | 4.52'   | N16°14'34"W | 4.52'   |       |
| C21                         | 25.00'  | 10°22'11"  | 4.52'   | N26°36'45"W | 4.52'   |       |
| C22                         | 50.50'  | 78°37'16"  | 69.30'  | N17°52'58"E | 63.99'  |       |
| C23                         | 25.50'  | 78°37'16"  | 34.99'  | N17°52'58"E | 32.31'  |       |
| C24                         | 25.00'  | 19°49'19"  | 8.65'   | N47°16'57"E | 8.61'   |       |
| C25                         | 160.00' | 10°00'22"  | 27.94'  | S32°49'00"E | 27.91'  |       |
| C26                         | 25.00'  | 19°26'37"  | 8.48'   | N66°54'54"E | 8.44'   |       |
| C27                         | 25.00'  | 96°04'08"  | 41.92'  | S63°34'41"E | 37.18'  |       |
| C28                         | 25.00'  | 83°55'52"  | 36.62'  | S26°25'19"W | 33.43'  |       |
| C29                         | 50.50'  | 96°04'08"  | 84.67'  | S63°34'41"E | 75.10'  |       |
| C30                         | 25.00'  | 96°04'08"  | 41.92'  | S63°34'41"E | 37.18'  |       |
| C31                         | 50.50'  | 98°39'18"  | 86.95'  | N19°03'36"E | 76.60'  |       |
| C32                         | 25.00'  | 98°39'18"  | 43.05'  | N19°03'36"E | 37.92'  |       |
| C33                         | 25.00'  | 81°20'42"  | 35.49'  | N70°56'24"W | 32.59'  |       |
| C34                         | 25.00'  | 98°39'18"  | 43.05'  | N19°03'36"E | 37.92'  |       |
| C35                         | 25.00'  | 85°36'20"  | 37.35'  | N68°37'30"W | 33.97'  |       |
| C36                         | 25.00'  | 94°23'40"  | 41.19'  | N21°22'30"E | 36.68'  |       |
| C37                         | 25.00'  | 90°00'00"  | 39.27'  | S66°25'40"E | 35.36'  |       |
| C38                         | 25.00'  | 90°00'00"  | 39.27'  | N23°34'20"E | 35.36'  |       |
| C39                         | 50.50'  | 90°00'00"  | 79.33'  | N23°34'20"E | 71.42'  |       |
| C40                         | 25.50'  | 90°00'00"  | 40.06'  | S23°34'20"W | 36.06'  |       |
| C41                         | 25.00'  | 85°36'20"  | 37.35'  | N68°37'30"W | 33.97'  |       |
| C42                         | 25.00'  | 94°23'40"  | 41.19'  | N21°22'30"E | 36.68'  |       |
| C43                         | 25.00'  | 85°36'20"  | 37.35'  | S68°37'30"E | 33.97'  |       |
| C44                         | 25.00'  | 94°23'40"  | 41.19'  | N21°22'30"E | 36.68'  |       |
| C45                         | 50.50'  | 90°00'00"  | 79.33'  | S66°25'40"E | 71.42'  |       |
| C46                         | 25.50'  | 90°00'00"  | 40.06'  | S66°25'40"E | 36.06'  |       |
| C47                         | 25.00'  | 90°00'00"  | 39.27'  | S66°25'40"E | 35.36'  |       |
| C48                         | 25.00'  | 90°00'00"  | 39.27'  | S23°34'20"W | 35.36'  |       |
| C49                         | 25.00'  | 85°36'20"  | 37.35'  | N68°37'30"W | 33.97'  |       |
| C50                         | 25.00'  | 94°23'40"  | 41.19'  | N21°22'30"E | 36.68'  |       |
| C51                         | 50.50'  | 32°30'07"  | 28.65'  | N09°34'16"W | 28.26'  |       |
| C52                         | 25.50'  | 32°30'07"  | 14.47'  | N09°34'16"W | 14.27'  |       |
| C53                         | 25.00'  | 118°06'27" | 51.53'  | N52°22'26"W | 42.88'  |       |
| C54                         | 25.00'  | 90°00'00"  | 39.27'  | S66°25'40"E | 35.36'  |       |
| C55                         | 25.00'  | 90°00'00"  | 39.27'  | S23°34'20"W | 35.36'  |       |
| C56                         | 50.50'  | 90°00'00"  | 79.33'  | S23°34'20"W | 71.42'  |       |
| C57                         | 25.50'  | 90°00'00"  | 40.06'  | S23°34'20"W | 36.06'  |       |
| C58                         | 50.50'  | 118°06'27" | 104.10' | N52°22'26"W | 86.62'  |       |
| C59                         | 25.50'  | 118°06'27" | 52.56'  | N52°22'26"W | 43.74'  |       |
| C60                         | 25.00'  | 61°53'33"  | 27.01'  | N37°37'34"E | 25.71'  |       |
| C61                         | 160.00' | 69°39'57"  | 194.54' | N72°39'10"W | 182.78' |       |
| C62                         | 160.00' | 6°23'09"   | 17.83'  | N24°37'14"W | 17.82'  |       |



Professional Land Surveying, Inc.  
Surveying and Mapping  
5725 West Hwy 290, Suite 103  
Austin, Texas 78735-7822  
512-443-1724  
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.: 2183-001  
DRAWING NO.: 2183-001-PL1  
PLOT DATE: 03/24/25  
PLOT SCALE: 1"=40'  
DRAWN BY: MB  
SHEET 02 OF 03

PZ-2025-XXXX

# CITY VIEW PLAZA

**OWNER CERTIFICATION**

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, HARIHARAN KUPPURAJ, BEING OWNER OF 28.609 ACRES SITUATED IN THE JAMES C. EAVES SURVEY, ABSTRACT NO. 214, BEING THE SAME CALLED 28.594 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021176855 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THAT CERTAIN TRACT OF LAND; AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

**CITY VIEW PLAZA**

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D.

HARIHARAN KUPPURAJ  
13907 KLAUS LANE  
ELGIN, TX 78621  
860-682-0175  
hari@trivikbuilders.com

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED HARIHARAN KUPPURAJ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

**SURVEYOR CERTIFICATION**

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, PAUL J. FLUGEL, 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 THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D.

PAUL J. FLUGEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5096  
CHAPARRAL LAND SURVEYING  
TBPELS FIRM NO. 10124500  
5725 W HWY 290, SUITE 103  
AUSTIN, TX 78735  
(512) 443-1724



**ENGINEER CERTIFICATION**

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, OSCAR HERRERA, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS ENCROACHED BY ZONE AE, AND ZONE AE REGULATORY FLOODWAY FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY THE CITY OF TAYLOR ATLAS-14 MAPPING, AND FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0541F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORM WATER 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. THIS ENGINEER FURTHER CERTIFIES THAT STANDARDS PER SECTIONS 7-84(3) AND 7-53 ARE SATISFIED.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D.

OSCAR HERRERA  
REGISTERED PROFESSIONAL ENGINEER NO. 140029  
HERRERA CIVIL ENGINEERING, PLLC  
TBPELS FIRM NO. 27134  
3300 ROUNDABOUT LANE  
ROUND ROCK, TX 78664  
(956) 756-4419  
oh@herrercivileng.com

**CITY OF TAYLOR PLANNING AND ZONING COMMISSION:**

A PRELIMINARY PLAT FOR SUBDIVISION TO BE KNOWN AS CITY VIEW PLAZA HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON

THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025 A.D.

\_\_\_\_\_, CHAIRMAN DATE \_\_\_\_\_

\_\_\_\_\_, SECRETARY DATE \_\_\_\_\_

**CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR:**

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE CITY OF TAYLOR FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. CITY OF TAYLOR DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

\_\_\_\_\_, CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR DATE \_\_\_\_\_

**DEVELOPMENT SERVICES DIRECTOR**

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 \_\_\_\_\_

**STANDARD 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 AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE CITY OF TAYLOR ATLAS-14 MAPPING, FEMA FIRM MAP NUMBER 48491C0541F, EFFECTIVE DATE DECEMBER 20, 2019.
4. STRUCTURES WITHIN AND ADJACENT TO THE FLOODPLAIN MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 2 FEET ABOVE THE FLOODPLAIN ELEVATION (SEC 7-84).
5. THE FIRE FLOW SHALL BE IN ACCORDING TO THE MINIMUM FIRE FLOW REQUIREMENTS PER THE ADOPTED 2018 INTERNATIONAL FIRE CODE.
6. THIS SUBDIVISION IS SUBJECT TO ORDINANCE 2023-46, WHICH CONTAINS THE DEVELOPMENT STANDARDS:
  - a. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF TAYLOR PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
  - b. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF TAYLOR CODE OF ORDINANCES, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
  - c. ON-SITE STORM WATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25, AND 100-YR STORM EVENTS.
  - d. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF TAYLOR. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
  - e. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF TAYLOR PRIOR TO ANY CONSTRUCTION.
7. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
8. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF TAYLOR.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
11. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
12. NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS.
13. EXCEPT WHERE SHOWN, DEDICATED PARKLAND AND GREEN SPACE INCLUDES LOT 14, BLOCK C.
14. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
15. DEVELOPMENT SHALL BE IN ACCORDANCE WITH ORDINANCE 2024-12-715 (CARLOS G. PARKER BLVD. NEIGHBORHOOD PLAN).

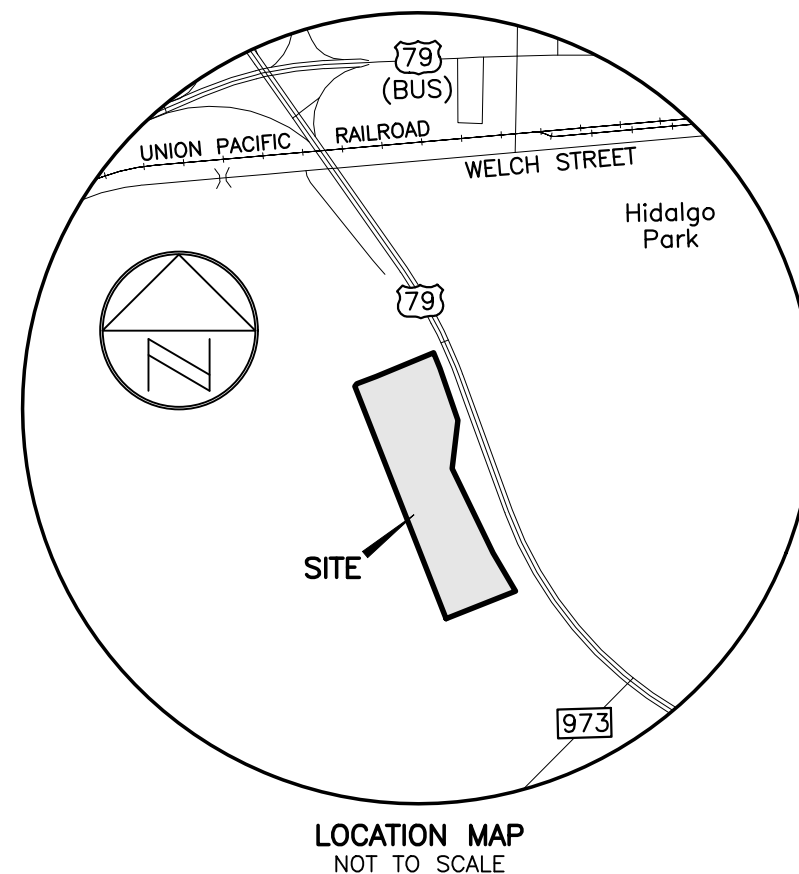
**COUNTY CLERK'S CERTIFICATION**

STATE OF TEXAS  
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 \_\_\_\_\_, 2024 A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED THIS THE DAY OF \_\_\_\_\_, 2024, 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 OF THE COUNTY CLERK OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



LOCATION MAP  
NOT TO SCALE

| LOT SUMMARY TABLE |         |                  |                     |                   |
|-------------------|---------|------------------|---------------------|-------------------|
| BLOCK             | LOT #   | SQ. FT.          | ACRES               | USE               |
| A                 | 1       | 1,916            | 0.044               | COMMERCIAL/RETAIL |
|                   | 2       | 1,654            | 0.038               | COMMERCIAL/RETAIL |
|                   | 3       | 1,916            | 0.044               | COMMERCIAL/RETAIL |
|                   | 4       | 72,709           | 1.669               | COMMERCIAL/RETAIL |
| B                 | 1       | 58,105           | 1.334               | COMMERCIAL/RETAIL |
|                   | 1       | 3,400            | 0.078               | COMMERCIAL/RETAIL |
|                   | 2       | 98,993           | 2.273               | COMMERCIAL/RETAIL |
|                   | 3       | 2,112            | 0.048               | COMMERCIAL/RETAIL |
|                   | 4       | 1,632            | 0.037               | COMMERCIAL/RETAIL |
|                   | 5       | 1,632            | 0.037               | COMMERCIAL/RETAIL |
|                   | 6       | 2,112            | 0.048               | COMMERCIAL/RETAIL |
|                   | 7       | 12,792           | 0.294               | COMMERCIAL/RETAIL |
|                   | 8       | 2,112            | 0.048               | COMMERCIAL/RETAIL |
|                   | 9       | 1,632            | 0.037               | COMMERCIAL/RETAIL |
|                   | 10      | 1,632            | 0.037               | COMMERCIAL/RETAIL |
|                   | 11      | 2,112            | 0.048               | COMMERCIAL/RETAIL |
|                   | 12      | 19,117           | 0.439               | COMMERCIAL/RETAIL |
|                   | 13      | 84,934           | 1.950               | COMMERCIAL/RETAIL |
| 14                | 391,416 | 8.986            | PARKLAND/GREENSPACE |                   |
| D                 | 1       | 70,955           | 1.629               | COMMERCIAL/RETAIL |
|                   | 2       | 78,863           | 1.810               | COMMERCIAL/RETAIL |
|                   | 3       | 83,567           | 1.918               | COMMERCIAL/RETAIL |
| E                 | 1       | 61,105           | 1.403               | COMMERCIAL/RETAIL |
| F                 | 1       | 22,425           | 0.515               | COMMERCIAL/RETAIL |
|                   | R.O.W.  | 167,365          | 3.842               | PUBLIC R.O.W.     |
| <b>TOTAL</b>      |         | <b>1,246,208</b> | <b>28.609</b>       |                   |

**OWNER/SUBDIVIDER:**

HARIHARAN KUPPURAJ  
13907 KLAUS LANE  
ELGIN, TX 78621  
(860) 682-0175  
hari@trivikbuilders.com

**SURVEYOR:**

PAUL J. FLUGEL, RPLS NO. 5096  
CHAPARRAL LAND SURVEYING  
5725 W HWY 290 SUITE 103  
AUSTIN, TX 78735  
(512) 443-1724  
pouf@chapsurvey.com

**ENGINEER:**

OSCAR HERRERA, PE NO. 140029  
HERRERA CIVIL ENGINEERING, PLLC  
3300 ROUNDABOUT LANE  
ROUND ROCK, TX 78664  
(956) 756-4419  
oh@herrercivileng.com

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
5725 West Hwy 290, Suite 103  
Austin, Texas 78735-7822  
512-443-1724  
T.B.P.E.L.S. Firm No. 10124500

|                              |
|------------------------------|
| PROJECT NO.:<br>2183-001     |
| DRAWING NO.:<br>2183-001-PL1 |
| PLOT DATE:<br>03/24/25       |
| PLOT SCALE:<br>1"=40'        |
| DRAWN BY:<br>MB              |
| <b>SHEET</b>                 |
| <b>03 OF 03</b>              |



**Planning & Zoning  
Commission Meeting  
May 12, 2025  
Transmittal Letter**

STRATEGIC PILLAR

**Agenda Item Number:** 5.

**Agenda Title:** **POSTPONE REQUESTED PZ-2025-2463 Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator, for property generally located at 2112 W. Lake Dr, consisting of approximately 5.716 acres of land situated in the William J. Baker Survey, Abstract No. 065 more particularly described by Williamson Central Appraisal District Parcel R018819, Taylor, Williamson County, Texas.**

**Commission Action to be Taken:** Consider postponing the request for a Special Use Permit at 2112 W. Lake Drive until the next available P&Z Meeting.

**Department Submitted:** Development Services

**Staff Contact:** Preston Gunn

**1. PURPOSE / DESCRIPTION**

The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full-time, on-site operator. The Place Type zoning for the subject property is P2.5 – Large Lot which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (LDC Section 5.2.2.1 (1) (c)).

**2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS**

Mailed notifications were sent out to the wrong list of adjacent property owners. Staff found the error and has corrected the list. Staff communicated with the applicant about the mishap and they have agreed to request to postpone consideration of the SUP for the next Planning and Zoning Commission meeting (June 10, 2025).

**3. PROS and CONS**

| <u>PROS</u> | <u>CONS</u> |
|-------------|-------------|
| •           | •           |

**4. RECOMMENDATION**

Staff recommends to postpone the request so that mailed notices can be delivered to the corrected mailing list.

**5. FUNDING SOURCE**

N/A

**6. TIMELINE**

- Proposed New Timeline:
- P&Z Meeting - Request to Postpone - May 12, 2025
- P&Z Meeting Public Hearing - June 10, 2025
- City Council Public Hearing - June 26, 2025
- City Council Action - July 10, 2025

**7. OTHER OPTIONS**

**8. ATTACHMENTS**

None



# Planning & Zoning Commission Meeting May 12, 2025 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure  
Economic Vitality

**Agenda Item Number:** 6.

**Agenda Title:** **PZ-2025-2475 Hold a public hearing and consider making a recommendation regarding a request for a Subdivision Variance from the Engineering Manual Section 2.7 – Driveway Spacing and Design Standards for properties generally located at CR 367, legally described as approximately 27.930 acres of land in the Spring Creek Subdivision Phase One, Taylor, Williamson County, Texas.**

**Commission Action to be Taken:** Hold a public hearing and consider making a recommendation

**Department Submitted:** Development Services

**Staff Contact:** Courtney Peres, Planning Mgr

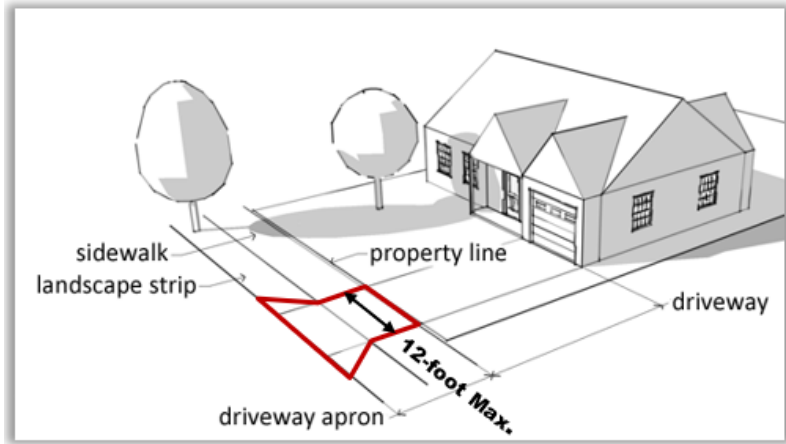
## 1. PURPOSE / DESCRIPTION

The applicant has requested a variance to the Engineering Manual Section 2.7 Driveway Spacing and Design Standards. The Spring Creek Subdivision is a residential Planned Development that is currently under construction. Brightland Homes approached the City with a three-car garage product and requested to increase the driveway throat width from the required 12-feet to 20-feet. Within the submitted Letter of Intent the request is focused on Phase 1 and a total of 28 lots that are 60-foot in width and could accommodate a third car garage.

## 2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The request for the subject property is a variance from the Engineering Manual Section 2.7 Driveway Spacing and Design Standards.

Commonly residential driveways accommodating two car garages are a minimum of 18 feet in width to accommodate two standard vehicles parked in the driveway side by side. Staff would be supportive of a variance to accommodate the residential layout that presents parking within the first layer with a maximum 18-foot driveway throat width. The applicant can then extend pavement beyond the property line to reach the full width of garage access.



**City of Taylor Engineering Response:**

The City of Taylor Engineering Department has provided the following analysis:

1. It is noted that the location of the proposed driveway variance is along cul-de-sac streets or areas with minimal traffic.
2. The proposed driveway width will **only** apply to lots with a 3-car garage and are a minimum of 60-ft in lot width.
3. Review of the plot plan will still determine if the approved width will be appropriate pending location/address being proposed.
4. Driveway offset minimum spacing to intersections and other driveways shall meet City requirements.
5. The proposed driveway configuration is installed only on local streets.
6. Confirmation is to be made with the engineer of Spring Creek that the increase of paving area will not increase the runoff to the existing storm system/storm system is currently designed to account for additional impervious cover.

**3. PROS and CONS**

| <u>PROS</u> | <u>CONS</u> |
|-------------|-------------|
| •           | •           |

**4. RECOMMENDATION**

For the reasons stated in the staff analysis, staff proposed Approval of a driveway design variance to 18-foot throat width maximum for 28 60-foot lots within Phase 1 of the Spring Creek Subdivision.

The Planning and Zoning Commission is charged with reviewing certain subdivision standards of the Land Development Code (LDC). In determining a recommendation on a variance request, the Planning and Zoning Commission members consider the following factors:

1. **That the granting of the variance will not be detrimental to the public health, safety**

**or welfare or injurious to other property in the area or to the City in administering the Land Development Code (LDC) or Engineering Manual;**

- The request would likely not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City.

**2. That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this LDC and Engineering Manual.**

- The granting of the sidewalk variance does not substantially conflict with the purposes and requirements of the Engineering Manual.

**3. That the conditions that create the need for the variance do not generally apply to other property in the vicinity.**

- Requirements for a 12-foot driveway throat width are common for all residential development within Taylor. Negatively impactful topographical conditions do not present themselves with this request to increase the size of the driveway throat width. Other properties beyond the Spring Creek subdivision.

**4. That application of a provision of the LDC/Engineering Manual will render subdivision of the land impossible.**

- The requests will not render the subdivision of the land impossible.

**5. Where the literal enforcement of these regulations would result in an unnecessary hardship.**

- Literal enforcement of the regulations within the Engineering Manual pertaining to driveway width in the right-of-way will likely not result in an unnecessary hardship.

## **5. FUNDING SOURCE**

## **6. TIMELINE**

P&Z Public Hearing - May 12, 2025

City Council Public Hearing - May 22, 2025

City Council Vote - June 12, 2025

## **7. OTHER OPTIONS**

## **8. ATTACHMENTS**

1. \_07\_PZ-2025-2475\_Spring Creek Sub Variance Staff Repot
2. \_07a\_PZ-2025-2475\_Spring Creek Sub Var LOI Package
3. \_07b\_PZ 2025-2475\_Spring Creek Sub Var Location Map
4. \_07c\_PZ 2025-2475\_Spring Creek Sub Var Notification Map

**City of Taylor**  
**PZ-2025-2475**  
*Subdivision Variance*  
**Staff Report**

**Item Details**

**Subject Property:** Generally located near the intersection of North Drive and Carlos G. Parker Blvd. NW

**Total Acreage:** Approximately 27.930 acres

**Legal Description:** Approximately 27.930-acres of land in the Spring Creek Subdivision Phase One

**Applicant:** Melyssa Reyna, Brightland Homes

**Property Owner(s):** Brightland Homes

**Request:** A variance from the Engineering Manual Section 2.7 – Driveway Spacing and Design Standards

**Case History:** This is the first hearing of this request.

**Overview of Applicant’s Request & Background**

The applicant has requested a variance to the Engineering Manual Section 2.7 Driveway Spacing and Design Standards. The Spring Creek Subdivision is a residential Planned Development that is currently under construction. Brightland Homes approached the City with a three-car garage product and requested to increase the driveway throat width from the required 12-feet to 20-feet. Within the submitted Letter of Intent the request is focused on Phase 1 and a total of 28 lots that are 60-foot in width and could accommodate a third car garage.

| Description                | Street Classification               | Residential                                  | Commercial |
|----------------------------|-------------------------------------|--|------------|
|                            |                                     | Max.   | Max.       |
| Driveway Throat Width (ft) | Street (Rural, Yield, Neighborhood) | 12   | 20         |
|                            | Neighborhood Avenue                 | 12   | 20         |
|                            | Community Boulevard (2 or 4 Lane)   | Not Permitted                                | 20         |
|                            | Regional                            | As approved by the City (Within City Limits) |            |

**Location:**

The subject request is generally located along Caraway Drive, Greinert Drive, and Ansley Court within the Spring Creek Subdivision (North Drive and Carlos G. Parker Blvd. NW).

**Physical and Natural Features:**

The subject property is vacant land that is relatively flat and devoid of foliage. Residential homes are under construction.

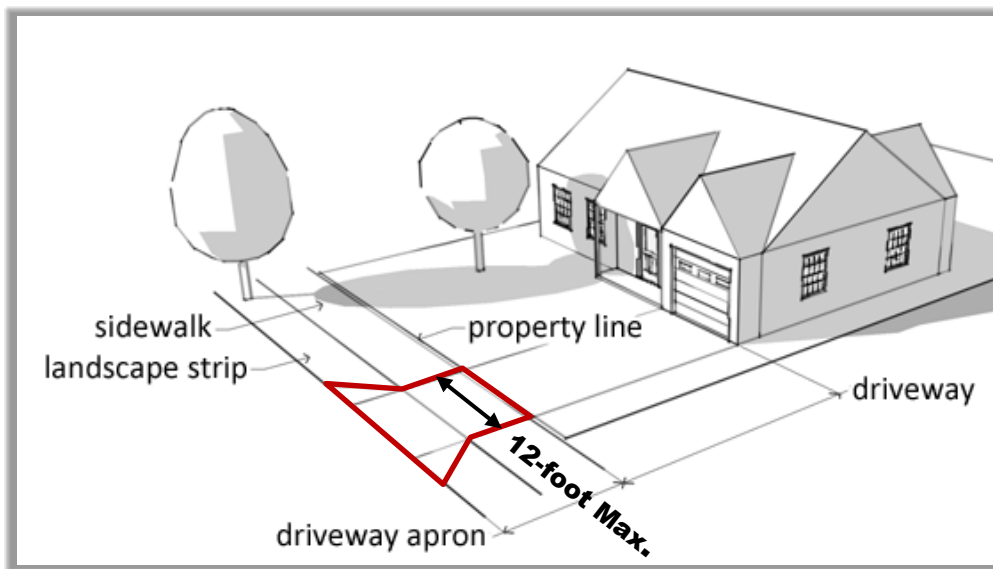
## Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the subdivision variance request. Twelve (12) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, April 20, 2025.

## Staff Analysis

The request for the subject property is a variance from the Engineering Manual Section 2.7 Driveway Spacing and Design Standards.

Commonly residential driveways accommodating two car garages are a minimum of 18 feet in width to accommodate two standard vehicles parked in the driveway side by side. Staff would be supportive of a variance to accommodate the residential layout that presents parking within the first layer with a maximum 18-foot driveway throat width. The applicant can then extend pavement beyond the property line to reach the full width of garage access.



## City of Taylor Engineering Response:

The City of Taylor Engineering Department has provided the following analysis:

1. It is noted that the location of the proposed driveway variance is along cul-de-sac streets or areas with minimal traffic.
2. The proposed driveway width will **only** apply to lots with a 3-car garage and are a minimum of 60-ft in lot width.
3. Review of the plot plan will still determine if the approved width will be appropriate pending location/address being proposed.
4. Driveway offset minimum spacing to intersections and other driveways shall meet City requirements.
5. The proposed driveway configuration is installed only on local streets.

6. Confirmation is to be made with the engineer of Spring Creek that the increase of paving area will not increase the runoff to the existing storm system/storm system is currently designed to account for additional impervious cover.

### **Staff Recommendation**

For the reasons stated in the staff analysis, staff proposed Approval of a driveway design variance to 18-foot throat width maximum for 28 60-foot lots within Phase 1 of the Spring Creek Subdivision.

### **Planning and Zoning Commission Recommendation**

The Planning and Zoning Commission is charged with reviewing certain subdivision standards of the Land Development Code (LDC). In determining a recommendation on a variance request, the Planning and Zoning Commission members consider the following factors:

- 1. That the granting of the variance will not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City in administering the Land Development Code (LDC) or Engineering Manual;**
  - The request would likely not be detrimental to the public health, safety or welfare or injurious to other property in the area or to the City.
- 2. That the granting of the variance would not substantially conflict with the Comprehensive Plan and the purposes of this LDC and Engineering Manual.**
  - The granting of the sidewalk variance does not substantially conflict with the purposes and requirements of the Engineering Manual.
- 3. That the conditions that create the need for the variance do not generally apply to other property in the vicinity.**
  - Requirements for a 12-foot driveway throat width are common for all residential development within Taylor. Negatively impactful topographical conditions do not present themselves with this request to increase the size of the driveway throat width. Other properties beyond the Spring Creek subdivision.
- 4. That application of a provision of the LDC/Engineering Manual will render subdivision of the land impossible.**
  - The requests will not render the subdivision of the land impossible.
- 5. Where the literal enforcement of these regulations would result in an unnecessary hardship.**
  - Literal enforcement of the regulations within the Engineering Manual pertaining to driveway width in the right-of-way will likely not result in an unnecessary hardship.

### **Attachments:**

1. Letter of Intent Package from Applicant
2. Location Map
3. Notification Map



3815 S. Capital of TX HWY, Ste 275, Austin, TX 78704 – Ph:(512) 330-9633

City of Taylor Planning and Zoning Department  
400 Porter St. Taylor, TX 76574

**RE: Request for Plat Variance for Driveway Width – Spring Creek Subdivision (Phase 1)**

Dear Members of the Planning and Zoning Commission,

I am writing on behalf of Brightland Homes to formally request a variance from the requirements of Ordinance 2.7, “Driveway Spacing and Design Standards,” specifically regarding the maximum allowable driveway approach width of 12 feet. The subject request pertains to Phase 1 of the Spring Creek Subdivision in Taylor, Texas, where we are developing on 60’ lots. These lots will feature 3-car garages, which are a highly sought-after amenity in the Taylor area. We are requesting approval to widen the driveway approaches on these 60’ lots to a width of 20 feet. We own 28 of the 60’ lots in Phase 1, and the current 12-foot driveway width does not allow for the full utilization of the 3-car garage. This variance would ensure that homeowners can make full use of the garages, which is a key selling point and aligns with the market demand for larger, more functional driveways and garages.

Below are the responses to the City’s specific questions in relation to our request:

**1. From which regulation(s) do you seek a variance(s)?**

We seek a variance from Ordinance 2.7, “Driveway Spacing and Design Standards,” which limits the maximum allowable driveway width to 12 feet. Our request is to increase the allowable width for the 60’ lots in Phase 1 to 20 feet.

**2. Are there special conditions or circumstances to this proposed development which are peculiar to the location, structure, or service which are not applicable to others?**

Yes. The Spring Creek Subdivision is located within an area where 3-car garages have become a highly desirable feature. This is a unique characteristic of our development, as Phase 1 of this subdivision is one of the first in the city to offer homes with 3-car garages on 60’ lots. The narrow driveway width mandated by the current regulation is incompatible with the desired functionality of these garages, as it restricts homeowners from fully utilizing the additional parking and storage capacity provided by the 3-car garages.

**3. How is the granting of the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?**

Granting this variance is necessary to ensure that the homes in Phase 1 of the Spring Creek Subdivision meet market expectations and provide functional value to their owners. Without the variance, homeowners would be unable to fully utilize their 3-car garages due to limited driveway space, which would diminish the appeal of the property and its marketability. This variance ensures that our development remains competitive and attractive to prospective homeowners.

**4. Will the proposed variance negatively affect public health, safety, and welfare?**

No, the proposed variance will not negatively affect public health, safety, or welfare. The increased driveway width will be consistent with the existing neighborhood layout and will not obstruct traffic flow or create any safety hazards. In fact, the expanded driveways will provide additional off-street parking, which could potentially reduce street congestion and improve overall traffic safety.

**5. Will the proposed variance adversely affect adjacent or nearby properties?**

No, the proposed variance will not adversely affect adjacent or nearby properties. The wider driveways will not create any visual or physical obstruction to neighboring homes. The requested variance will allow for better parking and improved property aesthetics, which can positively impact the overall value and appeal of the subdivision.



**6. If the requested modification(s) to the current regulation(s) were allowed, would the Subdivision Variance provide a means of implementing the Comprehensive Plan and fulfill the spirit and intent of the LDC?**

Yes, allowing this variance would contribute to the implementation of the Comprehensive Plan by promoting the development of homes that meet modern standards and expectations for residential properties. The requested driveway width aligns with the City's vision of providing high-quality housing options and supporting the needs of prospective homeowners. This modification will fulfill the intent of the LDC by ensuring that the development is both functional and desirable while maintaining the integrity of the surrounding neighborhood.

We respectfully request the City's approval of this variance to ensure that Phase 1 of the Spring Creek Subdivision meets the needs of its future residents and aligns with current market trends. We are confident that this variance will not have any negative impacts on the surrounding community and will enhance the overall development.

Thank you for your time and consideration of this request. We are available for further discussions and to provide any additional information you may need.

Sincerely,

Melyssa Reyna  
**Starts Administrator**  
[mreyna@brightlandhomes.com](mailto:mreyna@brightlandhomes.com)



3815 S. Capital of Texas Highway, Suite 275  
Austin, Texas 78704



**SPECIAL WARRANTY DEED**

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

**DATE:** June 16, 2021

**GRANTOR:** Intermandeco GP, LLC, a Texas limited liability company

**GRANTEE:** Gehan Homes, Ltd., a Texas limited partnership

**GRANTEE'S MAILING ADDRESS:** 3815 S. Capital of Texas Hwy, Suite 275  
Austin, Texas

**CONSIDERATION:**

Cash and other good and valuable consideration paid to the undersigned, the receipt and sufficiency of which is hereby acknowledged.

**PROPERTY (including any improvements):**

**Tract 1:** 20.9098 ACRES (910,831 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING ALL OF A CALLED 7 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 429, PAGE 108 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 20.9098 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON THE ATTACHED EXHIBIT "A-1" ATTACHED HERETO.

**Tract 2:** 42.9213 acre (1,869,651 Square Feet), more or less, out of the William J. Baker Survey No. 2, Abstract No. 65, Williamson County, Texas, and being all of a called 43 acre tract (called second tract), conveyed to Patricia A. Greinert, Jr., recorded in

B- 11881607 SF/AP

Doc. 2014029959 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), described in metes and bounds in Volume 816, Page 443 of the Deed Records of Williamson County, Texas (D.R.W.C.T), and being more particularly described by metes and bounds on Exhibit "A-2" attached hereto.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

This conveyance is executed, delivered and accepted subject to: all and singular any liens securing payment of any debt created or assumed in connection herewith and described herein; ad valorem taxes for the current and all subsequent years; taxes for subsequent assessments for the current and prior years due to changes in land usage, ownership, or both; all valid restrictions; covenants; easements; all outstanding mineral reservations, rights and royalties, if any, shown of record in the above mentioned county and state; to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any.

**GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION OF THE PROPERTY, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED) CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION, OR THE MATERIALS, IF ANY, INCORPORATED INTO THE CONSTRUCTION OF ANY IMPROVEMENTS TO THE PROPERTY AND (iii) THE MANNER OF REPAIR, QUALITY OF REPAIR, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS, BY GRANTEE'S ACCEPTANCE OF THIS DEED, GRANTEE REPRESENTS THAT GRANTEE HAS MADE (i) ALL INSPECTIONS OF THE PROPERTY TO DETERMINE ITS VALUE AND CONDITION DEEMED NECESSARY OR APPROPRIATE BY GRANTEE, INCLUDING, WITHOUT LIMITATION, INSPECTIONS FOR THE PRESENCE OF ASBESTOS, PESTICIDE RESIDUES, HAZARDOUS WASTE AND OTHER HAZARDOUS MATERIALS AND (ii) INVESTIGATIONS TO DETERMINE WHETHER ANY PORTION OF THE PROPERTY LIES WITHIN ANY FLOOD HAZARD AREA AS DETERMINED BY THE U.S. ARMY CORPS OF ENGINEERS OR OTHER APPLICABLE AUTHORITY.**

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, AND CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND HOLD IT to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors administrators and successors to WARRANT AND FOREVER defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by, through or under Grantor, but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

*(signature page to follow)*

**GRANTOR:**

**INTERMANDECO GP, LLC**  
**a Texas limited liability company**

**BY:**

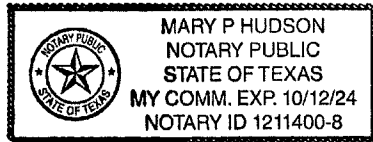
*Marianne Plancke*  
**Marianne Plancke, Sole Director/Member**

(Acknowledgment)

STATE OF TEXAS

COUNTY OF Collin

This instrument was acknowledged before me on the 14<sup>th</sup> day of June, 2021, by Marianne Plancke, Sole Director/Member of Intermandeco GP, LLC a Texas limited liability company, for and on behalf of said limited liability company.



*Mary P Hudson*  
**NOTARY PUBLIC, STATE OF TEXAS**

**GRANTEE'S MAILING ADDRESS:**

**3815 S. Capital of Texas Hwy, Suite 275**  
**Austin, Texas**

**Exhibit A-1 to Special Warranty Deed  
Tract 1**



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wards.com  
[www.4wards.com](http://www.4wards.com)

**Legal Description**

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 20.9098 ACRES (910,831 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING ALL OF A CALLED 7 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 429, PAGE 108 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), AND BEING A PORTION OF THE REMAINDER OF A CALLED 83.47 ACRES TRACT (CALLED FIRST TRACT) CONVEYED TO DELPHINE SLIVENSKY, RECORDED IN VOLUME 816, PAGE 449 (D.R.W.C.T.), SAID 20.9098 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING**, at a 1/2-inch iron rod found in the northwest right-of-way line of FM 397 – Carlos G Parker Boulevard (120' right-of-way), being the south corner of Lot 58, Block 2, Taylor 70 Final Plat, Block 2, Lot 58, a subdivision recorded in Document No. 2021087377 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and being the east corner of Lot One, Block One, First Assembly of God Church Subdivision, a subdivision recorded in Document No. 2011001491 (O.P.R.W.C.T.), from which a Texas Department of Transportation (TxDOT) Type I concrete monument found for a point of curvature in the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, being in the south line of a called 50.29 acres tract conveyed to D&L Land Developments LLC in Document No. 2019009739 (O.P.R.W.C.T.) bears, S64°42'18"W, passing at a distance of 566.26 feet a 1/2-inch iron rod found for the common east corner of said D&L Land Development tract and a called 1.00 acre tract conveyed to T W Ford LP (called Tract 24) in Document No. 2017010899 (O.P.R.W.C.T.), in all a distance of 1,513.47 feet;

**THENCE**, leaving the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, with the southwest line of said Lot 58, and with the northeast line of said Lot One, N21°50'23"W, a distance of 292.38 feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the west corner of said Lot 58, and being an angle point in the southwest line of said Slivinsky remainder tract, and being an angle point in the southwest line and **POINT OF BEGINNING** hereof;

**THENCE**, leaving the northwest of said Lot 58, with the southwest line of said Slivinsky remainder tract, and with the northeast line of said Lot One, N21°50'23"W, a distance of 408.98 feet to a bolt found for the most southerly west corner hereof, being the west corner of said Slivinsky remainder tract, and being the north corner of said Lot One, and being in the southeast line of a called 43 acres tract (called Second Tract) conveyed to Patricia A. Greinert in Document No. 2014029950 (O.P.R.W.C.T.) described by metes and bounds in Volume 816, Page 443 (D.R.W.C.T.), from which a 60D nail found for the south corner of said Greinert tract, and being the west corner of said Lot One, and being the north corner of said D&L Land Developments tract bears, S68°26'52"W, a distance of 567.33 feet;

**THENCE**, leaving the northeast line of said Lot One, with the northwest line of said Slivinsky remainder tract, and with the southeast line of said Greinert tract, N68°21'54"E, a distance of 1,101.17 feet to a calculated point in the north line of said Slivinsky remainder tract, and being the west corner of said Greinert tract, and being the south corner of said Slivinsky 7 acres tract;

**THENCE**, with the southwest line of said Slivinsky 7 acres tract and with the northeast line of said Greinert tract, N21°41'15"W, a distance of 1,118.90 feet to a calculated point for the most northerly west corner hereof, being the west corner of said Slivinsky 7 acres tract, and being the north corner of said Greinert tract, and being in the southeast right-of-way line of County Road 367 (apparent 40' right-of-way);

**THENCE**, leaving the northeast line of said Greinert tract, with the northwest line of said Slivensky tract, and with the southeast right-of-way line of said County Road 367, **N68°22'47"E**, a distance of **272.94** feet to a 1/2-inch iron rod found for the north corner hereof, being the north corner of said Slivensky 7 acres tract, and being the intersection of the southeast right-of-way line of said County Road 367 and the southwest right-of-way line of North Drive (apparent 40' right-of-way);

**THENCE**, leaving the southeast right-of-way line of said County Road 367, with the southwest right-of-way line of said North Drive, and with the northeast line of said Slivensky 7 acres tract, and with the northeast line of said Slivensky remainder tract, **S21°41'15"E**, a distance of **1,466.62** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for the east corner hereof, being an angle point in the southwest right-of-way line of said North Drive;

**THENCE**, in part with the southwest right-of-way line of said North Drive, in part with the northwest line of Lot 3, Block 1, Taylor 70 Final Plat, Block 1, Lot 3, in part with the northeast line of said Slivensky remainder tract the following two (2) courses and distances:

- 1) **S64°42'18"W**, passing at a distance of 15.03 feet a 1/2-inch iron rod with "4Ward-Boundary" cap set for the north corner of said Lot 3, in all a distance of **670.00** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for an interior ell-corner hereof;
- 2) **S21°41'15"E**, a distance of **265.79** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set for and exterior ell corner hereof, being in the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard;

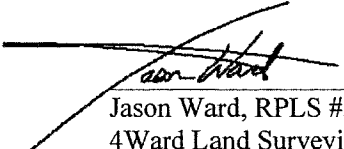
**THENCE**, with the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, **S64°42'18"W**, a distance of **267.85** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set an angle point in the south line hereof, being the east corner of said Lot 58;

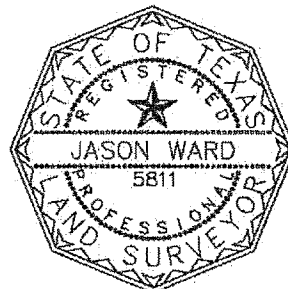
**THENCE**, leaving the northwest right-of-way line of said FM 397 – Carlos G Parker Boulevard, with the south line of said Slivensky remainder tract, and with the northeast and northwest line of said Lot 58 the following two (2) courses and distances:

- 1) **N25°17'42"W**, a distance of **266.52** feet to a 1/2-inch iron rod with "4Ward-Boundary" cap set;
- 2) **S68°09'37"W**, a distance of **420.62** feet the **POINT OF BEGINNING** and containing 20.9098 Acres (910,831 Square Feet) of land, more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975-Title.dwg)

  
 6/16/2021  
 Jason Ward, RPLS #5811  
 4Ward Land Surveying, LLC



**Exhibit A-2 to Special Warranty Deed  
Tract 2**



PO Box 90876  
Austin, TX 78709  
(512) 537-2384  
jward@4wardls.com  
[www.4wardls.com](http://www.4wardls.com)

Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 42.9213 ACRES (1,869,651 SQUARE FEET), MORE OR LESS, BEING OUT OF THE WILLIAM J. BAKER SURVEY NO. 2, ABSTRACT NO. 65 IN WILLIAMSON, COUNTY, TEXAS, AND BEING ALL OF A CALLED 43 ACRE TRACT (CALLED SECOND TRACT), CONVEYED TO PATRICIA A. GREINERT RECORDED IN DOCUMENT NO. 2014029950 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.) DESCRIBED BY METES AND BOUNDS IN VOLUME 816, PAGE 443 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (D.R.W.C.T.), SAID 42.9213 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a 1/2-inch iron rod found in the southeast right-of-way line of County Road 367 (apparent 50' right-of-way), being the north corner of a called 1.167 acres tract conveyed to Sheila Nadine Falco in Document No. 2010073584 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and being the north end of an apparent gap between deed lines of the northeast line of said Falco tract, the northeast line of a called 6.98 acres conveyed to Caroline S. Lefler in Document No. 2011073622 (O.P.R.W.C.T.) and the southwest line of said Greinert tract, and being the west corner of said Greinert tract, and being the west corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod found for the most westerly northeast corner of said Falco tract, and being the north corner of a called 0.918 acre tract conveyed to Laura Willis in Document No. 2014102466 (O.P.R.W.C.T.) bears, S67°05'13"W, a distance of 17.28 feet;

**THENCE**, leaving the northeast line of said Falco tract, with the northwest line of said Greinert tract, and with the southeast right-of-way line of said County Road 367, **N68°22'47"E**, a distance of **1,673.24** feet to a calculated point for the north corner hereof, being the north corner of said Greinert tract, and being the west corner of a called 7 acres tract (called Second Tract) conveyed to Delphine Slivensky in Volume 429, Page 108 (D.R.W.C.T.), from which a 1/2-inch iron rod found for the intersection of the southeast right-of-way line of said County Road 367 and the southwest right-of-way line of North Drive (apparent 40' right-of-way), being the north corner of said Slivensky tract bears, N68°22'47"E, a distance of 272.94 feet;

**THENCE**, leaving the southeast right-of-way line of said County Road 367, with the common line of said Slivensky 7 acres tract and said Greinert tract, **S21°41'15"E**, a distance of **1,118.90** feet to a calculated point for the east corner hereof, being the east corner of said Greinert tract, and being the south corner of said Slivensky 7 acre tract, and being in the northwest line of the remainder of a called 83.47 acres tract (called First Tract) conveyed to Delphine Slivensky in Volume 816, Page 449 (D.R.W.C.T.);

**THENCE**, leaving the southwest line of said Slivensky 7 acres tract, with the common line of said Greinert tract and said Slivensky remainder tract, **S68°21'54"W**, a distance of **1,101.17** feet to a bolt found for the west corner of said Slivensky remainder tract, and being the north corner of Lot One, Block One, First Assembly of God Church Subdivision, a subdivision recorded in Document No. 2011001491 (O.P.R.W.C.T.), from which a 1/2-inch iron rod found in the north right-of-way line of F. M. 397 – Carlos G. Parker Boulevard (120' right-of-way), being the south corner of said Slivensky remainder tract, and being the east corner of said Lot One bears, S21°50'23"E, a distance of 701.36 feet;

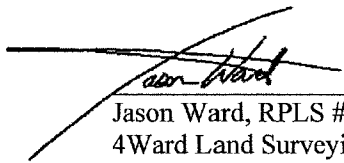
**THENCE**, leaving the southwest line of said Slivensky tract, with the common line of said Greinert tract and said Lot One, **S68°26'52"W**, a distance of **567.33** feet to a 60D nail found for the south corner hereof, being the south corner of said Greinert tract, and being the west corner of said Lot One, and being the north corner of a called 50.29 acres tract conveyed to D&L Land Developments, LLC in Document No.

2019009739 (O.P.R.W.C.T.), and being the south end of said gap between deed lines, from which a calculated point (from which an iron rod with "RPLS 5784" cap found bears, S26°37'48"E, a distance of 0.31 feet) for the east corner of said Lefler tract bears, S68°25'53"W, a distance of 6.59 feet;

**THENCE**, with the southwest line of said Greinert tract and the northeast line of said gap between deed lines, **N21°55'49"W**, a distance of **1,118.52** feet to the **POINT OF BEGINNING** and containing 42.9213 Acres (1,869,651 Square Feet) of land, more or less.

**NOTE:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.0000122491552. See attached sketch (reference drawing: 00975-Title.dwg)

 5/11/2021  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC



**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2021089820**

Pages: 8      Fee: \$45.00  
06/17/2021    09:04 AM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas

**(if applicable) Applicant/Agent Affidavit**

Owner Affidavit: I, as the Owner of the subject property, hereby authorize the following Applicant/ Agent to act on my behalf concerning all matters related to this development application.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ (Owner) known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity herein stated.

Given under my hand and seal of office on this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas.  
My Commission expires: \_\_\_\_\_

Applicant/Agent Affidavit: I, as representative of the property owner, have prepared this submittal to the best of my ability and have determined that the information provided in this submittal is true, complete, and accurate.

Signature: Melissa Reyna Date: 4/8/25

Printed Name: Melissa Reyna

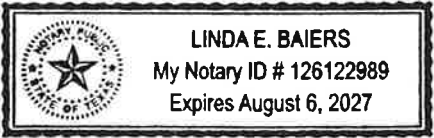
Address: 3815 S. Capital of TX Hwy, Austin TX 78704

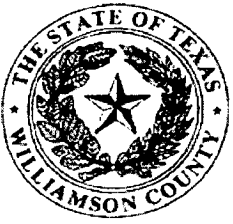
Phone: 512-330-9366 Cell: \_\_\_\_\_ Email: M.Reyna@BrightlandHomes.com

Before me, the undersigned authority, on this day personally appeared Melissa Reyna (Owner) known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he or she executed the same for the purposes and consideration expressed and in the capacity herein stated.

Given under my hand and seal of office on this 8th day of April, 2025.

[Signature]  
\_\_\_\_\_  
Notary Public in and for the State of Texas.  
My Commission expires: 08/06/2027





# PLAT MAP RECORDING SHEET

DEDICATOR(s):

GEHAN HOMES, LTD  
GEHAN HOMES I, INC

SUBDIVISION NAME: SPRING CREEK, PHASE 1

PROPERTY IS DESCRIBED AS: 27.930 ACRES, WILLIAM J BAKER SURVEY,  
SECTION NO 2, ABSTRACT NO 65

SUBMITTED BY: CITY OF TAYLOR

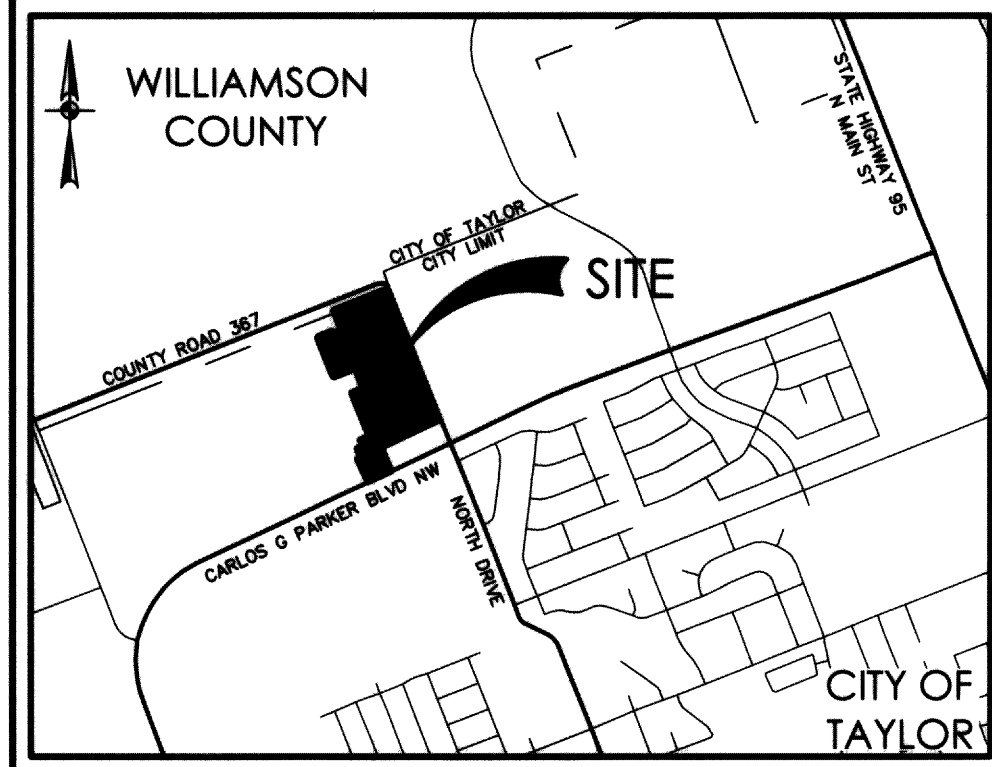
DIGITALLY RECORDED

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2023056217

PLAT Fee: \$396.00  
07/07/2023 03:56 PM DLAM



*Nancy E. Rister*  
Nancy E. Rister, County Clerk  
Williamson County, Texas



**LOCATION MAP**  
SCALE: 1" = 2000'

OWNER: GEHAN HOMES, LTD.  
ADDRESS: BARTON CREEK PLAZA III  
3815 SOUTH CAPITAL OF TEXAS HWY.  
SUITE 275  
AUSTIN, TX 78704  
(512) 330-9366

ACREAGE: 27.930 ACRES  
LOTS ACREAGE: 23.090 ACRES  
ROW ACREAGE: 4.840 ACRES

ENGINEER & SURVEYOR:  
PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY.,  
BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P  
(512) 459-8867 F

PATENT SURVEY: WILLIAM J. BAKER SURVEY,  
SECTION NO. 2,  
ABSTRACT NO. 65

SUBMITTAL DATE:

DATE OF PLANNING AND ZONING COMMISSION REVIEW:

| LINEAR FEET OF NEW STREET | LENGTH  | TYPE          |
|---------------------------|---------|---------------|
| GREINERT DRIVE:           | 1295 LF | (RESIDENTIAL) |
| TRIBUTE BOULEVARD:        | 625 LF  | (COLLECTOR)   |
| CARAWAY DRIVE:            | 523 LF  | (RESIDENTIAL) |
| ANSLEY COURT:             | 388 LF  | (RESIDENTIAL) |
| TEASLEY DRIVE:            | 279 LF  | (RESIDENTIAL) |
| HARTSON DRIVE:            | 525 LF  | (RESIDENTIAL) |
| TOTAL:                    | 3635 LF |               |

**LOT SUMMARY**

|                          |    |
|--------------------------|----|
| TOTAL NUMBER OF BLOCKS : | 5  |
| SINGLE FAMILY LOTS:      | 93 |

**BENCHMARK INFORMATION:**

COMBINED SCALE FACTOR: 0.9998800143982722

BM-100  
SET CHISELED SQUARE ON CONCRETE HEADWALL  
ON THE NORTH SIDE OF CARLOS G. PARKER BLVD.  
GRID NORTHING: 10192066.3'  
GRID EASTING: 3208199.2'  
ELEVATION = 598.81'  
NAVD 88 (GEOID18)

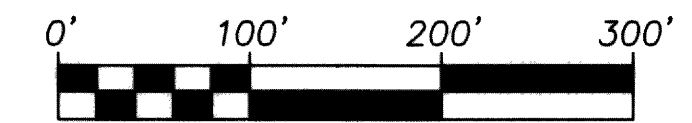
BM-101  
SET CHISELED SQUARE ON CONCRETE  
PAD FOR TRAFFIC CONTROL BOX NEAR THE  
NORTHWEST CORNER OF CARLOS G. PARKER BLVD.  
AND NORTH DRIVE  
GRID NORTHING: 10192433.2'  
GRID EASTING: 3208951.5'  
ELEVATION = 608.04'  
NAVD 88 (GEOID18)

BM-102  
SET 5/8" I.R. WITH RED CAP (TRAVERSE)  
ON THE EAST SIDE OF NORTH DRIVE  
GRID NORTHING: 10193583.7'  
GRID EASTING: 3208554.8'  
ELEVATION = 609.86'  
NAVD 88 (GEOID18)

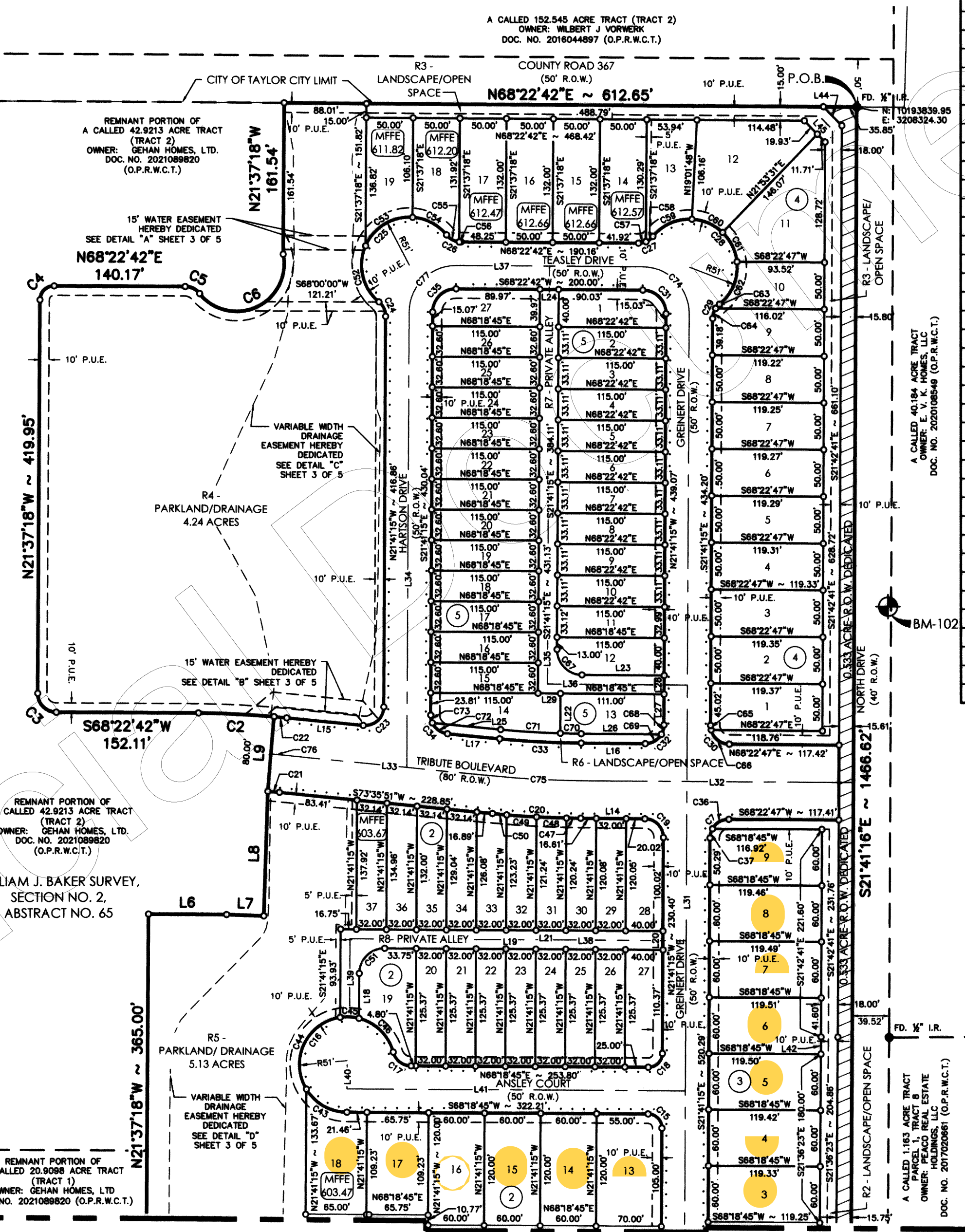
| LOT CATEGORY | TOTAL LOT COUNT |           | OVERALL COUNT<br>PER TAYLOR 70<br>PRELIMINARY<br>PLAT | % REQUIREMENTS BY<br>CATEGORY PER T66 RPD<br>(ORDINANCE NO. 2020-<br>14) |
|--------------|-----------------|-----------|---|--|
|              | PHASE 1         | TOTAL     |   |  |
| 30' LOTS     | 46              | 46        | 157   | 55 (MAX.)  |
| 50' LOTS     | 19              | 19        | 88  | 30 (MIN.)  |
| 60' LOTS     | 28              | 28        | 44  | 15 (MIN.)  |
| <b>TOTAL</b> | <b>93</b>       | <b>93</b> |   |  |

**SPRING CREEK, PHASE 1 FINAL PLAT**

FINAL PLAT CONSISTING OF A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 100'



**BLOCK 1**

| LOT # | AREA (SQ. FT.) |
|-------|----------------|
| 1     | 12,707         |

**BLOCK 2**

| LOT # | AREA (SQ. FT.) |
|-------|----------------|
| 1     | 8,036          |
| 2     | 7,176          |
| 3     | 7,404          |
| 4     | 7,632          |
| 5     | 7,281          |
| 6     | 7,045          |
| 7     | 7,739          |
| 8     | 7,583          |
| 9     | 7,200          |
| 10    | 7,200          |
| 11    | 7,200          |
| 12    | 8,352          |
| 13    | 8,352          |
| 14    | 7,200          |
| 15    | 7,200          |
| 16    | 7,200          |
| 17    | 7,182          |
| 18    | 7,412          |
| 19    | 5,953          |
| 20    | 4,012          |
| 21    | 4,012          |
| 22    | 4,012          |
| 23    | 4,012          |
| 24    | 4,012          |
| 25    | 4,012          |
| 26    | 4,012          |
| 27    | 4,967          |
| 28    | 4,715          |
| 29    | 3,842          |
| 30    | 3,844          |
| 31    | 3,861          |
| 32    | 3,909          |
| 33    | 3,988          |
| 34    | 4,082          |
| 35    | 4,177          |
| 36    | 4,271          |
| 37    | 4,366          |

**BLOCK 3**

| LOT # | AREA (SQ. FT.) |
|-------|----------------|
| 1     | 7,721          |
| 2     | 7,159          |
| 3     | 7,157          |
| 4     | 7,162          |
| 5     | 7,168          |
| 6     | 7,171          |
| 7     | 7,170          |
| 8     | 7,168          |
| 9     | 7,159          |

**BLOCK 4**

| LOT # | AREA (SQ. FT.) |
|-------|----------------|
| 1     | 5,968          |
| 2     | 5,968          |
| 3     | 5,967          |
| 4     | 5,966          |
| 5     | 5,965          |
| 6     | 5,964          |
| 7     | 5,963          |
| 8     | 5,962          |
| 9     | 5,950          |
| 10    | 4,982          |
| 11    | 9,252          |
| 12    | 10,021         |
| 13    | 6,595          |
| 14    | 6,000          |
| 15    | 6,000          |
| 16    | 6,000          |
| 17    | 6,000          |
| 18    | 5,846          |
| 19    | 5,702          |

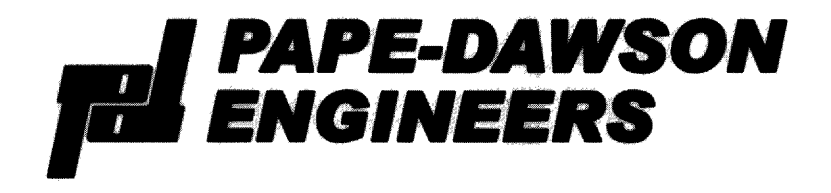
**BLOCK 5**

| LOT # | AREA (SQ. FT.) |
|-------|----------------|
| 1     | 4,466          |
| 2     | 3,808          |
| 3     | 3,808          |
| 4     | 3,808          |
| 5     | 3,808          |
| 6     | 3,808          |
| 7     | 3,808          |
| 8     | 3,808          |
| 9     | 3,808          |
| 10    | 3,808          |
| 11    | 3,801          |
| 13    | 4,765          |
| 14    | 5,291          |
| 15    | 3,749          |
| 16    | 3,749          |
| 17    | 3,749          |
| 18    | 3,749          |
| 19    | 3,749          |
| 20    | 3,749          |
| 21    | 3,749          |
| 22    | 3,749          |
| 23    | 3,749          |
| 24    | 3,749          |
| 25    | 3,749          |
| 26    | 3,749          |
| 27    | 4,469          |

**RESERVE PARCELS**

| LOT # | BLOCK | AREA (SQ. FT.) | TYPE                 |
|-------|-------|----------------|----------------------|
| R1    | 1     | 1,835          | LANDSCAPE/OPEN SPACE |
| R2    | 3     | 11,138         | LANDSCAPE/OPEN SPACE |
| R3    | 4     | 21,378         | LANDSCAPE/OPEN SPACE |
| R4    | 4     | 184,582        | PARKLAND/DRAINAGE    |
| R5    | 2     | 223,425        | PARKLAND/DRAINAGE    |
| R6    | 5     | 2,363          | LANDSCAPE/OPEN SPACE |
| R7    | 5     | 11,079         | PRIVATE ALLEY        |
| R8    | 2     | 8,527          | PRIVATE ALLEY        |

- LEGEND**
- PD PAPE-DAWSON ENGINEERS
  - DOC. NO. DOCUMENT NUMBER
  - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
  - D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
  - FD. I.R. FOUND IRON ROD
  - R.O.W. RIGHT OF WAY
  - VOL. VOLUME
  - PG. PAGE(S)
  - P.O.B. POINT OF BEGINNING
  - P.U.E. PUBLIC UTILITY EASEMENT
  - MFFE MINIMUM FINISHED FLOOR ELEVATION (SURVEYOR)
  - SET 1/2" IRON ROD (PD)
  - EASEMENT LINE
  - ROAD CENTERLINE
  - PLAT BOUNDARY LINE
  - RIGHT-OF-WAY LINE
  - LOT LINE
  - BLOCK NUMBER
  - ▨ RIGHT OF WAY HEREBY DEDICATED

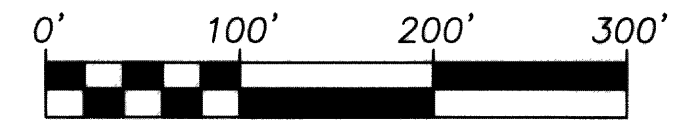


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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

MATCHLINE - SEE SHEET 2 OF 5

# SPRING CREEK, PHASE 1 FINAL PLAT

FINAL PLAT CONSISTING OF A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 100'

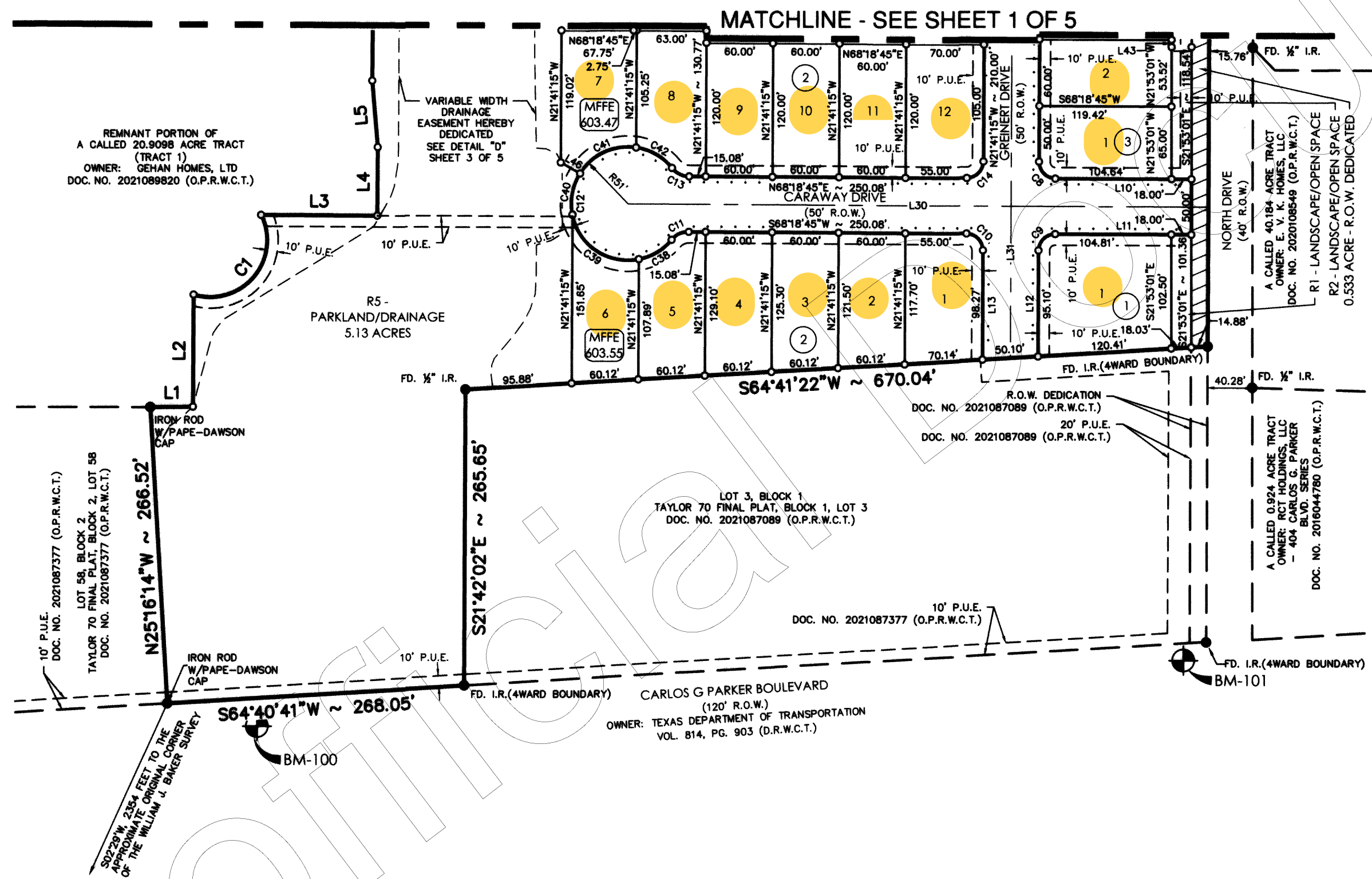


## LEGEND

- PD PAPE-DAWSON ENGINEERS
- DOC. NO. DOCUMENT NUMBER
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
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- P.U.E. PUBLIC UTILITY EASEMENT
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- (SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- - - EASEMENT LINE
- - - ROAD CENTERLINE
- ==== PLAT BOUNDARY LINE
- ==== RIGHT-OF-WAY LINE
- ==== LOT LINE
- ① BLOCK NUMBER
- ▨ RIGHT OF WAY HEREBY DEDICATED

### NOTES:

1. UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR; GAS: ATMOS ENERGY.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NOT AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NO. 48491C0531F & 48491C0530F, EFFECTIVE DATE OF DEC. 20, 2019.
4. A 10' PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE RESIDENTIAL PLANNED DEVELOPMENT ORDINANCE (2020-14).
6. PARKLAND DEDICATION REQUIREMENTS ARE MET BY: THE DEDICATION OF RESERVE R4 AND RESERVE R5.
7. MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN TWO (2) HOURS SHALL BE PROVIDED.
8. THIS SUBDIVISION IS SUBJECT ORDINANCE NO. 2020-14, WHICH CONTAINS THE DEVELOPMENT REQUIREMENTS/RESTRICTIONS.
9. MEDIANS ON TRIBUTE BOULEVARD ARE TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND ARE SUBJECT TO AN AGREEMENT WITH THE CITY.
10. ALL RESERVES ARE DEDICATED TO AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
11. A 5' SIDEWALK SHALL BE CONSTRUCTED BY THE HOME BUILDER AT THE TIME OF HOUSE CONSTRUCTION ADJACENT TO ALL RESIDENTIAL LOTS. THE DEVELOPER SHALL CONSTRUCT A 5' SIDEWALK AT THE TIME OF SUBDIVISION IMPROVEMENTS ADJACENT TO ALL NON-RESIDENTIAL LOTS.
12. A MAINTENANCE AGREEMENT IS REQUIRED FOR THE DRAINAGE FACILITIES IN THE DEVELOPMENT. SAID AGREEMENT IS TO BE DONE BY SEPARATE DOCUMENT AND/OR RECORDED INSTRUMENT.



REMANENT PORTION OF  
A CALLED 20.9098 ACRE TRACT  
(TRACT 1)  
OWNER: GEHAN HOMES, LTD.  
DOC. NO. 2021089820 (O.P.R.W.C.T.)

VARIABLE WIDTH  
DRAINAGE  
EASEMENT HEREBY  
DEDICATED  
SEE DETAIL "D"  
SHEET 3 OF 5

R5 -  
PARKLAND/DRAINAGE  
5.13 ACRES

LOT 3, BLOCK 1  
TAYLOR 70 FINAL PLAT, BLOCK 1, LOT 3  
DOC. NO. 2021087089 (O.P.R.W.C.T.)

10' P.U.E.  
DOC. NO. 2021087377 (O.P.R.W.C.T.)

CARLOS G PARKER BOULEVARD  
(120' R.O.W.)  
OWNER: TEXAS DEPARTMENT OF TRANSPORTATION  
VOL. 814, PG. 903 (D.R.W.C.T.)

A CALLED 0.924 ACRE TRACT  
OWNER: CARLOS G PARKER  
- 404 BLD. SERIES  
DOC. NO. 2016044780 (O.P.R.W.C.T.)

A CALLED 40.184 ACRE TRACT  
OWNER: CARLOS G PARKER  
- 404 BLD. SERIES  
DOC. NO. 2020108849 (O.P.R.W.C.T.)

R1 - LANDSCAPE/OPEN SPACE  
R2 - LANDSCAPE/OPEN SPACE  
0.533 ACRE - R.O.W. DEDICATED

10' P.U.E.  
DOC. NO. 2021087377 (O.P.R.W.C.T.)

IRON ROD  
W/PAPE-DAWSON  
CAP

50± FEET W. 2584 FEET TO THE  
APPROXIMATE ORIGINAL CORNER  
OF THE WILLIAM J. BAKER SURVEY



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

FIELD NOTES  
FOR

FINAL PLAT CONSISTING OF A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS SAID 27.930 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

BEGINNING at an 1/2" iron rod found on a point in the intersection of the west right-of-way line of North Drive, a 40 foot right-of-way and the south margin of County Road 367, a 50 foot right-of-way, said point being the north east corner of said 42.9213 acre tract, for the northeast corner and POINT OF BEGINNING hereof;

THENCE S 21°41'16" E, departing the south margin of said County Road 367, with the west right-of-way line of said North Drive, same being the east boundary line of said 42.9213 acre tract, and in part the east boundary line of said 20.9098 acre tract, a distance of 1466.62 feet to an iron rod with cap marked "4WARD BOUNDARY" found for the northwest corner of Taylor 70 Final Plat, Block 1, Lot 3, a subdivision according to the plat recorded in Document No. 2021087089 of the Official Public Records of Williamson County, Texas, same being an east corner of said 20.9098 acre tract, for the southeast corner hereof;

THENCE S 64°41'22" W, departing the west right-of-way line of said North Drive, with the north boundary line of said Taylor 70 Final Plat, Block 1, Lot 3, a distance of 670.04 feet to a 1/2" iron rod found on the northwest corner of said Taylor 70 Final Plat, Block 1, Lot 3, same being a south corner said 20.9098 acre tract, for an angle point hereof;

THENCE S 21°42'02" E, with the west boundary line of said Taylor 70 Final Plat, Block 1, Lot 3, same being an east boundary line said 20.9098 acre tract, a distance of 265.65 feet to an iron rod with cap marked "4WARD BOUNDARY" found on the southwest corner of said Taylor 70 Final Plat, Block 1, Lot 3, same being a point in the south boundary line of said 20.9098 acre tract, also being a point in the north right-of-way line of Carlos G Parker Boulevard, a 120 foot right-of-way, recorded in Volume 814, Page 903 of said Deed Records, for an angle point hereof.

THENCE S 64°40'41" W, departing the west boundary line of said Taylor 70 Final Plat, with the north right-of-way line of said Carlos G Parker Boulevard, same being the south boundary line said 20.9098 acre tract, a distance of 268.05 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found on a point in the east boundary line of Taylor 70 Final Plat, Block 2, Lot 58, a subdivision according to the plat recorded in Document No. 2021087377 of said Official Public Records, for the southeast corner hereof;

THENCE N 25°16'14" W, departing the north right-of-way line of said Carlos G Parker Boulevard, with the east boundary line of said Taylor 70 Final Plat, Block 2, same being the west boundary line of said 20.9098 acre tract, a distance of 266.52 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found on a point in the northeast corner of said Taylor 70 Final Plat, Block 2, Lot 58, said point being in the west boundary line of said 20.9098 acre tract, for a west corner hereof;

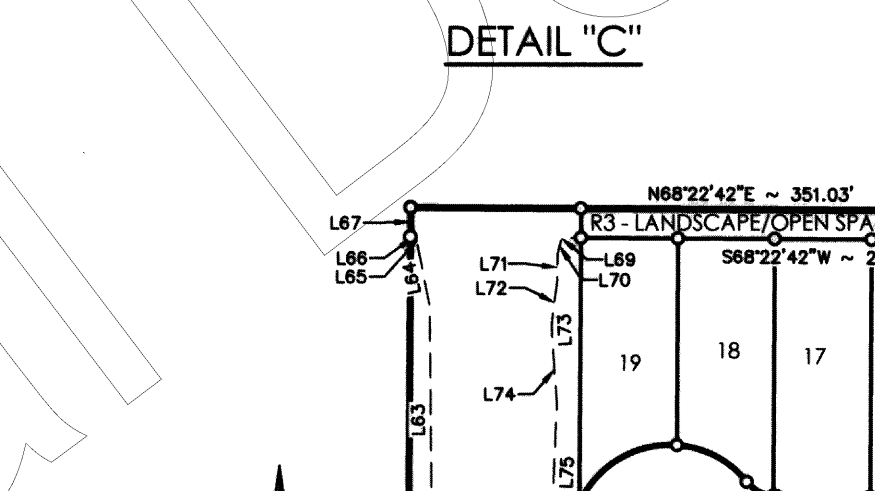
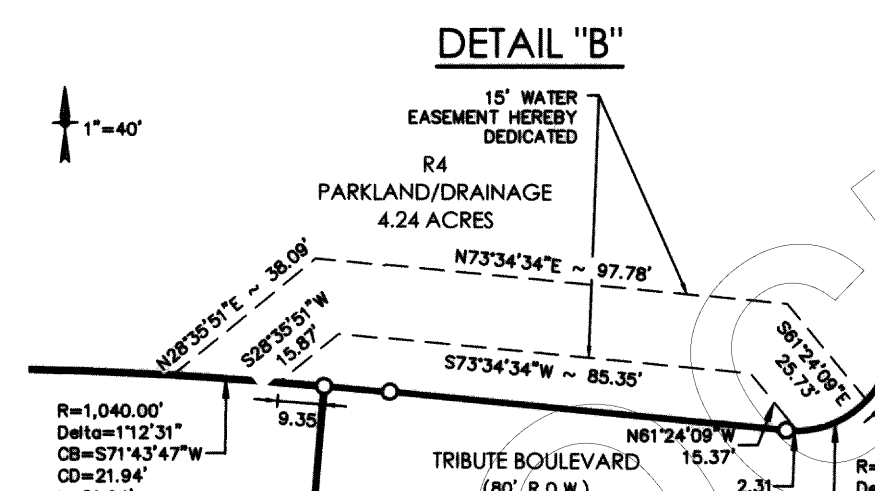
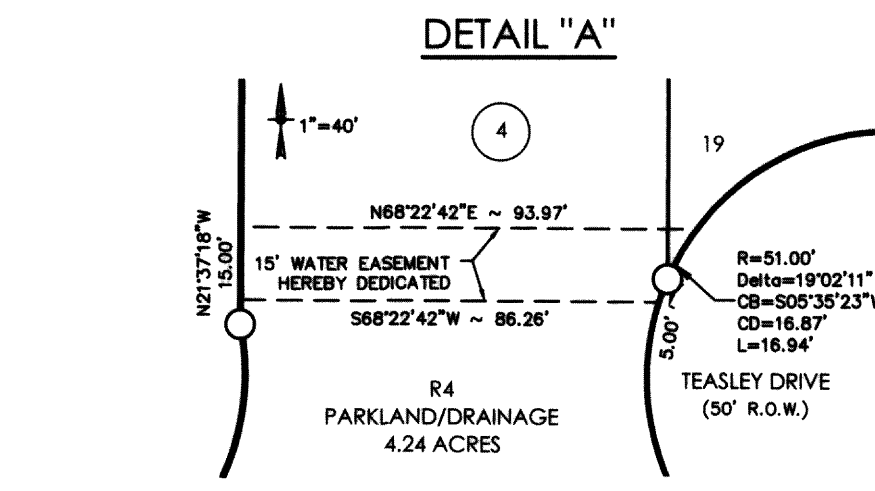
THENCE, departing the east boundary line of said Taylor 70 Final Plat, Block 2, Lot 58, through the interior of the Remnant Portion of said 20.9098 acre tract, and through the interior of said 42.9213 acre tract, the following twenty (20) courses and distances:

- N 67°26'21" E, a distance of 38.40 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 21°37'18" W, a distance of 100.82 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
- along the arc of a curve to the left, having a radius of 51.00 feet, a central angle of 133°56'49", a chord bearing and distance of N 18°30'34" E, 93.87 feet, an arc length of 119.23 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set on a point of non-tangency hereof,
- N 68°22'42" E, a distance of 104.73 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 21°37'18" W, a distance of 61.50 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 26°36'25" W, a distance of 60.23 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 21°37'18" W, a distance of 365.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 68°22'42" E, a distance of 83.51 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 69°51'50" E, a distance of 40.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 20°08'10" W, a distance of 133.18 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 17°09'02" W, a distance of 80.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
- along the arc of a curve to the left, having a radius of 1040.00 feet, a central angle of 04°28'16", a chord bearing and distance of S 70°36'50" W, 81.14 feet, an arc length of 81.16 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
- S 68°22'42" W, a distance of 152.11 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
- along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 66°37'18" W, 28.28 feet, an arc length of 31.42 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
- N 21°37'18" W, a distance of 419.95 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
- along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°22'42" E, 21.21 feet, an arc length of 23.56 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
- N 68°22'42" E, a distance of 140.17 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
- along the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 50°40'08", a chord bearing and distance of S 86°17'15" E, 17.12 feet, an arc length of 17.69 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature hereof,
- along the arc of a curve to the left, having a radius of 51.00 feet, a central angle of 152°30'16", a chord bearing and distance of N 42°47'41" E, 99.08 feet, an arc length of 135.75 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof, and
- N 21°37'18" W, a distance of 161.54 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set on a point in the south margin of said County Road 367, same being the north boundary line of said 42.9213 acre tract, for the northwest corner hereof;

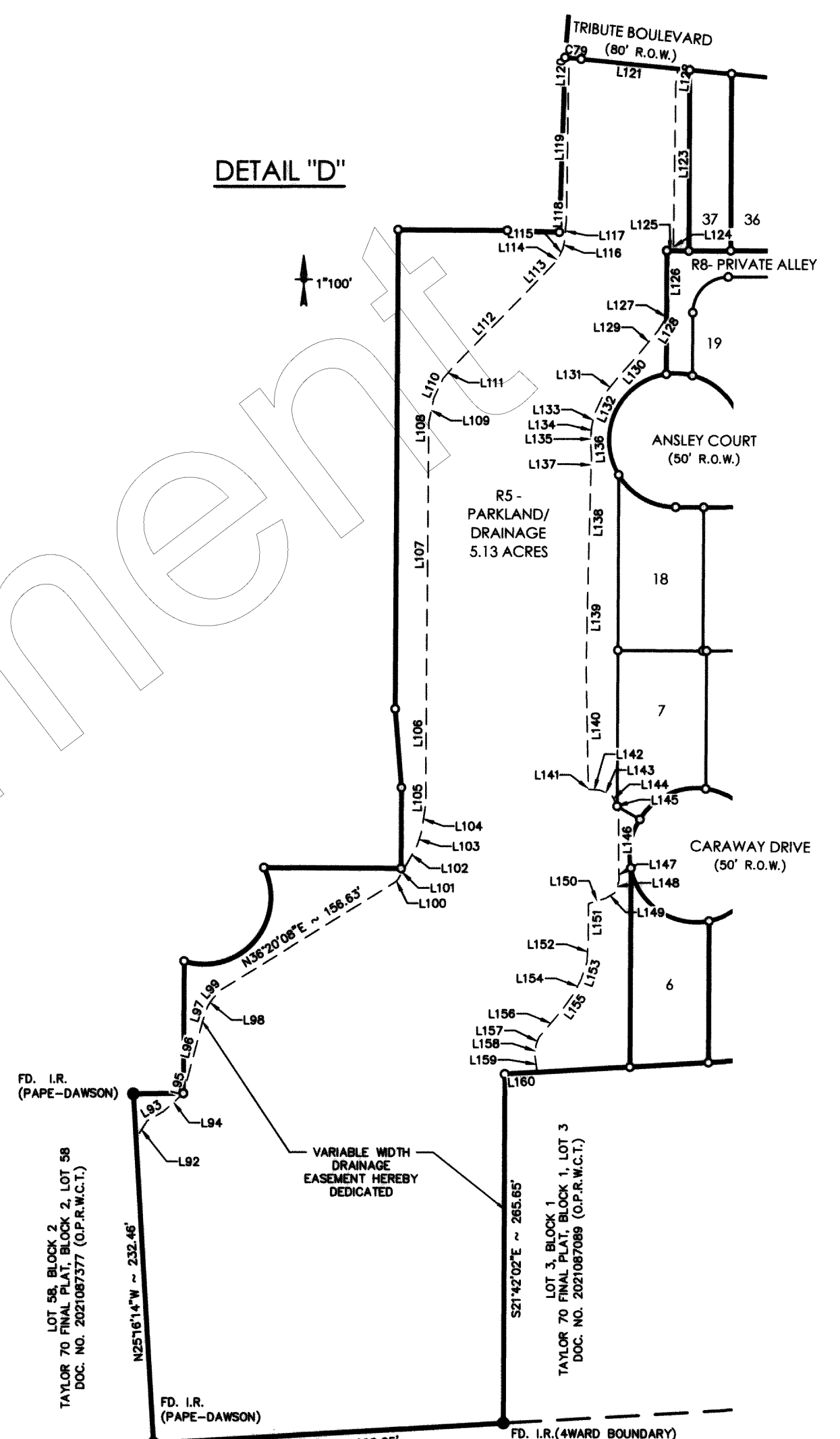
THENCE N 68°22'42" E, with the south margin of said County Road 367, same being in part the north boundary line of said 42.9213 acre tract, a distance of 612.65 feet to the POINT OF BEGINNING, and containing 27.930 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a plat prepared by Pape-Dawson Engineers, Inc., under Job No. 51265-02.

### SPRING CREEK, PHASE 1 FINAL PLAT

FINAL PLAT CONSISTING OF A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.



### DETAIL "D"



### LEGEND

- PD PAPE-DAWSON ENGINEERS
- DOC. NO. DOCUMENT NUMBER
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE(S)
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- MFFE MINIMUM FINISHED FLOOR ELEVATION
- (SURVEYOR) ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- EASEMENT LINE
- ROAD CENTERLINE
- PLAT BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- Ⓢ BLOCK NUMBER
- ▨ RIGHT OF WAY HEREBY DEDICATED



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 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SPRING CREEK, PHASE 1  
Civil Job No. 51265-20/Survey Job No. 51265-02  
Date: Feb 16, 2023, 10:58am, User: G:\V\Survey\51265-20\Spring Creek Phase 1\PL-5126502.dwg  
File: H:\Survey\51265-20\Spring Creek Phase 1\PL-5126502.dwg

### SPRING CREEK, PHASE 1 FINAL PLAT

FINAL PLAT CONSISTING OF A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

| CURVE TABLE |          |            |               |         |         |
|-------------|----------|------------|---------------|---------|---------|
| CURVE #     | RADIUS   | DELTA      | CHORD BEARING | CHORD   | LENGTH  |
| C1          | 51.00'   | 133°56'49" | N18°30'34"E   | 93.87'  | 119.23' |
| C2          | 1040.00' | 004°28'16" | S70°36'50"W   | 81.14'  | 81.18'  |
| C3          | 20.00'   | 090°00'00" | N66°37'18"W   | 28.28'  | 31.42'  |
| C4          | 15.00'   | 090°00'00" | N23°22'42"E   | 21.21'  | 23.56'  |
| C5          | 20.00'   | 050°40'08" | S86°17'15"E   | 17.12'  | 17.69'  |
| C6          | 51.00'   | 152°30'16" | N42°47'41"E   | 99.08'  | 135.75' |
| C7          | 20.00'   | 090°04'02" | S23°20'46"W   | 28.30'  | 31.44'  |
| C8          | 15.00'   | 090°00'00" | S66°41'15"E   | 21.21'  | 23.56'  |
| C9          | 15.00'   | 090°00'00" | S23°18'45"W   | 21.21'  | 23.56'  |
| C10         | 15.00'   | 090°00'00" | N66°41'15"W   | 21.21'  | 23.56'  |
| C11         | 20.00'   | 050°40'08" | S42°58'41"W   | 17.12'  | 17.69'  |
| C12         | 51.00'   | 281°20'15" | N21°41'15"W   | 64.65'  | 250.42' |
| C13         | 20.00'   | 050°40'08" | S86°21'11"E   | 17.12'  | 17.69'  |
| C14         | 15.00'   | 090°00'00" | N23°18'45"E   | 21.21'  | 23.56'  |
| C15         | 15.00'   | 090°00'00" | N66°41'15"W   | 21.21'  | 23.56'  |
| C16         | 51.00'   | 254°28'48" | N15°33'02"E   | 81.20'  | 226.52' |
| C17         | 20.00'   | 074°28'41" | S74°26'54"E   | 24.21'  | 26.00'  |
| C18         | 15.00'   | 090°00'00" | N23°18'45"E   | 21.21'  | 23.56'  |
| C19         | 20.00'   | 089°55'58" | N66°39'14"W   | 28.27'  | 31.39'  |
| C20         | 1040.00' | 005°13'04" | S70°59'19"W   | 94.68'  | 94.71'  |
| C21         | 960.00'  | 000°44'53" | S73°13'24"W   | 12.53'  | 12.53'  |
| C22         | 1040.00' | 000°44'53" | N73°13'24"E   | 13.58'  | 13.58'  |
| C23         | 20.00'   | 095°17'06" | N25°57'18"E   | 29.56'  | 33.26'  |
| C24         | 20.00'   | 050°40'08" | N47°01'19"W   | 17.12'  | 17.69'  |
| C25         | 51.00'   | 191°24'12" | N23°20'43"E   | 101.50' | 170.37' |
| C26         | 20.00'   | 050°40'08" | S86°17'15"E   | 17.12'  | 17.69'  |
| C27         | 20.00'   | 050°40'08" | N43°02'38"E   | 17.12'  | 17.69'  |
| C28         | 51.00'   | 191°16'19" | S66°39'17"E   | 101.51' | 170.25' |

| CURVE TABLE |          |            |               |        |         |
|-------------|----------|------------|---------------|--------|---------|
| CURVE #     | RADIUS   | DELTA      | CHORD BEARING | CHORD  | LENGTH  |
| C29         | 20.00'   | 050°40'08" | S03°38'49"W   | 17.12' | 17.69'  |
| C30         | 20.00'   | 089°55'58" | S66°39'14"E   | 28.27' | 31.39'  |
| C31         | 25.00'   | 089°56'03" | N66°39'17"W   | 35.34' | 39.24'  |
| C32         | 20.00'   | 090°04'02" | N23°20'46"E   | 28.30' | 31.44'  |
| C33         | 960.00'  | 005°13'04" | N70°59'19"E   | 87.39' | 87.42'  |
| C34         | 20.00'   | 084°42'54" | S64°02'42"E   | 26.95' | 29.57'  |
| C35         | 25.00'   | 090°03'57" | S23°20'43"W   | 35.38' | 39.30'  |
| C36         | 20.00'   | 061°01'20" | S37°52'07"W   | 20.31' | 21.30'  |
| C37         | 20.00'   | 029°02'42" | S07°09'54"E   | 10.03' | 10.14'  |
| C38         | 51.00'   | 039°21'40" | N37°19'27"E   | 34.35' | 35.04'  |
| C39         | 51.00'   | 089°56'34" | S78°01'26"E   | 72.09' | 80.06'  |
| C40         | 51.00'   | 043°17'17" | S11°24'30"E   | 37.62' | 38.53'  |
| C41         | 51.00'   | 065°57'57" | S43°13'07"W   | 55.53' | 58.72'  |
| C42         | 51.00'   | 042°46'47" | N82°24'31"W   | 37.20' | 38.08'  |
| C43         | 51.00'   | 058°36'34" | S82°23'04"E   | 49.92' | 52.17'  |
| C44         | 51.00'   | 112°53'47" | S03°22'06"W   | 85.01' | 100.49' |
| C45         | 51.00'   | 022°38'36" | S71°08'18"W   | 20.02' | 20.16'  |
| C46         | 51.00'   | 060°19'51" | N67°22'29"W   | 51.25' | 53.70'  |
| C47         | 1040.00' | 000°50'53" | N68°48'13"E   | 15.39' | 15.39'  |
| C48         | 1040.00' | 001°45'50" | N70°06'35"E   | 32.02' | 32.02'  |
| C49         | 1040.00' | 001°45'59" | N71°52'29"E   | 32.06' | 32.06'  |
| C50         | 1040.00' | 000°50'22" | N73°10'40"E   | 15.24' | 15.24'  |
| C51         | 27.00'   | 090°00'00" | S23°18'45"W   | 38.18' | 42.41'  |
| C52         | 51.00'   | 074°02'55" | N35°19'55"W   | 61.42' | 65.91'  |
| C53         | 51.00'   | 070°14'35" | N36°48'50"E   | 58.68' | 62.52'  |
| C54         | 51.00'   | 047°06'42" | S84°30'32"E   | 40.76' | 41.93'  |
| C55         | 20.00'   | 045°38'16" | S83°46'19"E   | 15.51' | 15.93'  |
| C56         | 20.00'   | 005°01'52" | N70°53'37"E   | 1.78'  | 1.78'   |

| CURVE TABLE |          |            |               |        |        |
|-------------|----------|------------|---------------|--------|--------|
| CURVE #     | RADIUS   | DELTA      | CHORD BEARING | CHORD  | LENGTH |
| C57         | 20.00'   | 023°50'09" | N56°27'37"E   | 6.26'  | 8.32'  |
| C58         | 20.00'   | 026°49'59" | N31°07'33"E   | 9.28'  | 9.37'  |
| C59         | 51.00'   | 053°15'37" | N44°20'23"E   | 45.72' | 47.41' |
| C60         | 51.00'   | 040°55'19" | S88°34'09"E   | 35.66' | 36.43' |
| C61         | 51.00'   | 039°48'19" | S48°12'20"E   | 34.72' | 35.43' |
| C62         | 51.00'   | 057°17'02" | S00°20'21"W   | 48.89' | 50.99' |
| C63         | 20.00'   | 017°55'04" | S20°01'20"W   | 6.23'  | 6.25'  |
| C64         | 20.00'   | 032°45'03" | S05°18'43"E   | 11.28' | 11.43' |
| C65         | 20.00'   | 014°24'37" | S28°53'34"E   | 5.02'  | 5.03'  |
| C66         | 20.00'   | 075°31'21" | S73°51'33"E   | 24.49' | 26.36' |
| C67         | 27.00'   | 090°00'00" | S66°41'15"E   | 38.18' | 42.41' |
| C68         | 20.00'   | 030°04'02" | N06°39'14"W   | 10.38' | 10.50' |
| C69         | 20.00'   | 060°00'00" | N38°22'47"E   | 20.00' | 20.94' |
| C70         | 950.00'  | 001°21'25" | N69°03'29"E   | 22.50' | 22.50' |
| C71         | 950.00'  | 003°51'39" | N71°40'01"E   | 64.00' | 64.01' |
| C72         | 20.00'   | 060°00'03" | S76°24'09"E   | 20.00' | 20.94' |
| C73         | 20.00'   | 024°42'55" | S34°02'42"E   | 8.56'  | 8.63'  |
| C74         | 50.00'   | 089°56'03" | N66°39'17"W   | 70.67' | 78.48' |
| C75         | 1000.00' | 005°13'04" | S70°59'19"W   | 91.03' | 91.07' |
| C76         | 1000.00' | 000°44'53" | S73°13'24"W   | 13.05' | 13.05' |
| C77         | 50.00'   | 090°03'57" | S23°20'43"W   | 70.75' | 78.60' |
| C78         | 1040.00' | 000°55'54" | S73°07'54"W   | 16.91' | 16.91' |
| C79         | 960.00'  | 000°32'47" | N73°19'27"E   | 9.15'  | 9.15'  |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | BEARING     | LENGTH  |
| L1         | N67°26'21"E | 38.40'  |
| L2         | N21°37'18"W | 100.82' |
| L3         | N68°22'42"E | 104.73' |
| L4         | N21°37'18"W | 61.50'  |
| L5         | N26°36'25"W | 60.23'  |
| L6         | N68°22'42"E | 83.51'  |
| L7         | N69°51'50"E | 40.00'  |
| L8         | N20°08'10"W | 133.18' |
| L9         | N17°09'02"W | 80.00'  |
| L10        | N68°18'45"E | 122.62' |
| L11        | S68°18'45"W | 122.81' |
| L12        | S21°41'15"E | 95.10'  |
| L13        | N21°41'15"W | 98.27'  |
| L14        | S68°22'47"W | 68.63'  |
| L15        | N73°35'51"E | 82.20'  |
| L16        | N68°22'47"E | 68.49'  |
| L17        | N73°35'51"E | 56.27'  |
| L18        | S21°41'15"E | 47.92'  |
| L19        | S68°18'45"W | 297.75' |
| L20        | S21°41'15"E | 20.00'  |
| L21        | S68°18'45"W | 344.75' |
| L22        | S21°41'15"E | 42.69'  |
| L23        | N68°18'45"E | 88.00'  |
| L24        | S68°22'42"W | 20.00'  |
| L25        | N73°35'51"E | 73.59'  |
| L26        | N68°22'47"E | 85.81'  |
| L27        | N21°41'15"W | 33.07'  |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | LENGTH   |
| L28        | N21°41'15"W | 20.00'   |
| L29        | N68°18'45"E | 24.00'   |
| L30        | N68°18'45"E | 523.01'  |
| L31        | N21°41'15"W | 1256.15' |
| L32        | S68°22'47"W | 291.57'  |
| L33        | S73°35'51"W | 228.85'  |
| L34        | S21°41'15"E | 486.13'  |
| L35        | N21°41'15"W | 446.06'  |
| L36        | N68°22'42"E | 150.00'  |
| L37        | S68°22'42"W | 200.00'  |
| L38        | S68°18'45"W | 359.75'  |
| L39        | S21°41'15"E | 83.43'   |
| L40        | S21°41'15"E | 26.00'   |
| L41        | N68°18'45"E | 362.22'  |
| L42        | N21°36'23"W | 18.40'   |
| L43        | N21°36'23"W | 6.48'    |
| L44        | S66°40'00"E | 28.26'   |
| L45        | N66°40'00"W | 31.63'   |
| L46        | N82°26'10"W | 20.02'   |
| L47        | N15°37'01"W | 25.83'   |
| L48        | N17°46'48"W | 10.96'   |
| L49        | N35°15'27"W | 5.20'    |
| L50        | N34°20'00"W | 84.64'   |
| L51        | N38°11'44"W | 5.30'    |
| L52        | N50°48'12"W | 52.20'   |
| L53        | N52°11'07"W | 38.57'   |
| L54        | N43°45'46"W | 8.16'    |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | BEARING     | LENGTH  |
| L55        | N28°15'49"W | 10.84'  |
| L56        | N04°25'15"W | 7.22'   |
| L57        | N02°32'05"W | 7.09'   |
| L58        | N02°29'44"E | 73.53'  |
| L59        | N03°22'13"E | 79.90'  |
| L60        | N05°36'20"W | 51.89'  |
| L61        | N20°32'23"W | 23.98'  |
| L62        | N11°19'22"W | 34.97'  |
| L63        | N22°29'04"W | 116.59' |
| L64        | N33°07'41"W | 32.03'  |
| L65        | N27°00'55"W | 4.09'   |
| L66        | S68°34'18"W | 3.29'   |
| L67        | N21°37'18"W | 15.00'  |
| L68        | S21°37'18"E | 15.00'  |
| L69        | S18°51'27"W | 0.28'   |
| L70        | S07°58'43"E | 8.04'   |
| L71        | S20°46'07"E | 14.34'  |
| L72        | S14°16'28"E | 21.76'  |
| L73        | S23°51'53"E | 6.96'   |
| L74        | S26°11'20"E | 33.55'  |
| L75        | S19°33'19"E | 71.52'  |
| L76        | S26°16'48"E | 9.97'   |
| L77        | S35°19'09"E | 10.91'  |
| L78        | S45°28'47"E | 12.63'  |
| L79        | S57°51'30"E | 9.69'   |
| L80        | S67°41'08"E | 10.65'  |
| L81        | S55°42'44"E | 5.03'   |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | BEARING     | LENGTH  |
| L82        | S42°45'12"E | 5.39'   |
| L83        | S20°08'00"E | 8.08'   |
| L84        | S22°01'33"E | 76.12'  |
| L85        | S24°25'05"E | 15.15'  |
| L86        | S43°54'44"E | 9.55'   |
| L87        | S21°07'31"E | 128.55' |
| L88        | S21°15'13"E | 62.32'  |
| L89        | S19°17'49"E | 48.62'  |
| L90        | S09°18'14"E | 90.31'  |
| L91        | S73°35'51"W | 75.64'  |
| L92        | N10°39'50"E | 15.96'  |
| L93        | N38°01'03"E | 14.62'  |
| L94        | N26°04'43"E | 20.41'  |
| L95        | N06°59'14"W | 12.37'  |
| L96        | N07°01'16"W | 44.36'  |
| L97        | N03°58'26"W | 12.44'  |
| L98        | N13°20'15"E | 6.49'   |
| L99        | N20°01'21"E | 9.29'   |
| L100       | N24°52'00"E | 2.68'   |
| L101       | N08°10'02"E | 13.81'  |
| L102       | N06°56'19"E | 16.56'  |
| L103       | N03°05'44"W | 9.51'   |
| L104       | N13°00'30"W | 22.22'  |
| L105       | N21°03'27"W | 10.01'  |
| L106       | N21°42'10"W | 88.72'  |
| L107       | N21°26'07"W | 183.38' |
| L108       | N21°44'44"W | 9.55'   |

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | BEARING     | LENGTH  |
| L109       | N10°00'29"W | 18.09'  |
| L110       | N03°35'53"E | 16.86'  |
| L111       | N18°22'02"E | 11.43'  |
| L112       | N22°41'15"E | 81.04'  |
| L113       | N22°07'07"E | 29.91'  |
| L114       | N13°24'45"E | 6.63'   |
| L115       | N03°10'33"E | 6.12'   |
| L116       | N09°58'33"W | 6.47'   |
| L117       | N17°12'13"W | 14.79'  |
| L118       | N20°08'00"W | 9.73'   |
| L119       | N21°05'31"W | 93.42'  |
| L120       | N20°08'00"W | 21.25'  |
| L121       | N73°35'51"E | 74.09'  |
| L122       | S14°41'03"E | 11.38'  |
| L123       | S21°06'31"E | 121.98' |
| L124       | S19°37'59"E | 5.52'   |
| L125       | S68°18'45"W | 4.65'   |
| L126       | S21°41'15"E | 46.90'  |
| L127       | S05°02'31"E | 6.84'   |
| L128       | S10°00'29"W | 8.21'   |
| L129       | S17°37'29"W | 23.23'  |
| L130       | S19°34'17"W | 25.22'  |
| L131       | S17°03'05"W | 17.54'  |
| L132       | S03°21'54"W | 15.01'  |
| L133       | S10°22'52"E | 9.59'   |
| L134       | S15°50'39"E | 6.11'   |
| L135       | S20°08'00"E | 7.13'   |

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE #     | BEARING     | LENGTH |
| L136       | S25°37'33"E | 9.07'  |
| L137       | S20°08'00"E | 14.34' |
| L138       | S20°24'18"E | 73.22' |
| L139       | S20°41'18"E | 71.48' |
| L140       | S22°58'29"E | 94.18' |
| L141       | S25°06'11"E | 1.26'  |
| L142       | N72°46'39"E | 9.11'  |
| L143       | S88°19'55"E | 9.44'  |
| L144       | S52°17'59"E | 5.92'  |
| L145       | S42°58'02"E | 6.38'  |
| L146       | S22°08'43"E | 44.98' |
| L147       | S24°31'56"E | 8.47'  |
| L148       | S03°01'51"E | 10.25' |
| L149       | S36°50'08"W | 8.41'  |
| L150       | S51°13'30"W | 13.45' |
| L151       | S21°24'23"E | 29.18' |
| L152       | S18°38'44"E | 14.89' |
| L153       | S04°02'44"E | 14.14' |
| L154       | S04°55'07"W |        |

### SPRING CREEK, PHASE 1 FINAL PLAT

FINAL PLAT CONSISTING OF A 27.930 ACRE TRACT OF LAND, BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), BOTH CONVEYED TO GEHAN HOMES, LTD., IN DEED RECORDED IN 2021089820 OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE WILLIAM J. BAKER SURVEY, SECTION NO. 2, ABSTRACT NO. 65, IN WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS

I, GEHAN HOMES, LTD., SOLE OWNER OF THE CERTAIN 27.930 TRACT OF LAND BEING OUT OF A CALLED 20.9098 ACRE TRACT (TRACT 1), AND OUT OF A CALLED 42.9213 ACRE TRACT (TRACT 2), SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021089820 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, [AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND], AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, 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 SPRING CREEK, PHASE 1.

TO CERTIFY WHICH, WITNESS MY HAND THIS 18 DAY OF March, 2023

GEHAN HOMES, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY GEHAN HOMES I, INC., A TEXAS CORPORATION,  
ITS GENERAL PARTNER

BY: [Signature]  
CHRIS LYNCH  
PRESIDENT OF LAND OPERATIONS  
GEHAN HOMES, LTD.  
BARTON CREEK PLAZA III  
3815 SOUTH CAPITAL OF TEXAS HWY., SUITE 275  
AUSTIN, TX 78704  
(512) 330-9366

STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GEHAN HOMES LTD., 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 03/18/23

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: 5/02/2026



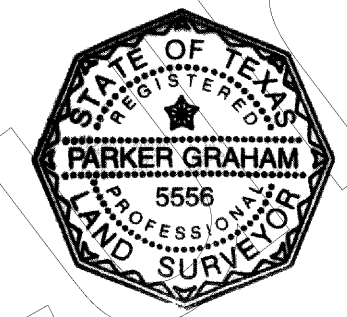
STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS

I, PARKER J. GRAHAM, 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 AUSTIN, TRAVIS COUNTY, TEXAS, THIS 03<sup>RD</sup> DAY OF MARCH, 2023.

[Signature]  
PARKER J. GRAHAM  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556  
STATE OF TEXAS  
PAPE-DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470  
TBPLS, FIRM REGISTRATION NO. 10028801  
10801 N MOPAC EXPY. BLDG. 3, SUITE 200  
AUSTIN, TEXAS, 78759

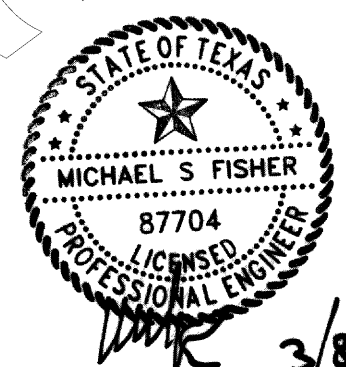
3/8/2023  
DATE



STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS

I, MICHAEL S. FISHER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCLOSED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS, COMMUNITY PANEL NUMBERS, 48491C0530F AND 48491C0531F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS, THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT. THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH ALL ORDINANCES ADOPTED BY THE CITY OF TAYLOR.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 8 DAY OF MARCH, 2023.



[Signature] 3/8/23  
MICHAEL S. FISHER, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 87704  
STATE OF TEXAS  
PAPE-DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470  
TBPLS, FIRM REGISTRATION NO. 10028801  
10801 N MOPAC EXPY. BLDG. 3, SUITE 200  
AUSTIN, TEXAS, 78759

DATE

THIS SUBDIVISION TO BE KNOWN AS SPRING CREEK, PHASE 1 HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE 8 DAY OF Nov, 2022 A.D.

[Signature] 6/30/23  
CHAIRMAN AMY EVERHART DATE

[Signature] 6-28-2023  
SECRETARY DONNA FRAZER DATE

I, COLIN HARRISON 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.

[Signature] 6-29-2023  
DIRECTOR COLIN HARRISON DATE

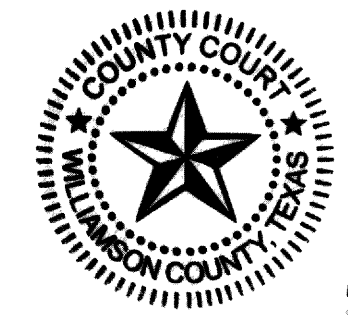
BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS FIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE CITY OF TAYLOR FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF TAYLOR DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

[Signature] 06/28/2023  
CITY OF TAYLOR FLOODPLAIN ADMINISTRATOR DATE  
BYRON MARTIN

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

I, Nancy E. Richter, 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 7<sup>th</sup> DAY OF July, 2023, A.D., AT 3:40 O'CLOCK, P.M., AND DULY RECORDED THIS THE 7<sup>th</sup> DAY OF July, 2023, A.D., AT 3:50 O'CLOCK, P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. 2023050217.

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



\_\_\_\_\_, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS  
BY: [Signature], DEPUTY



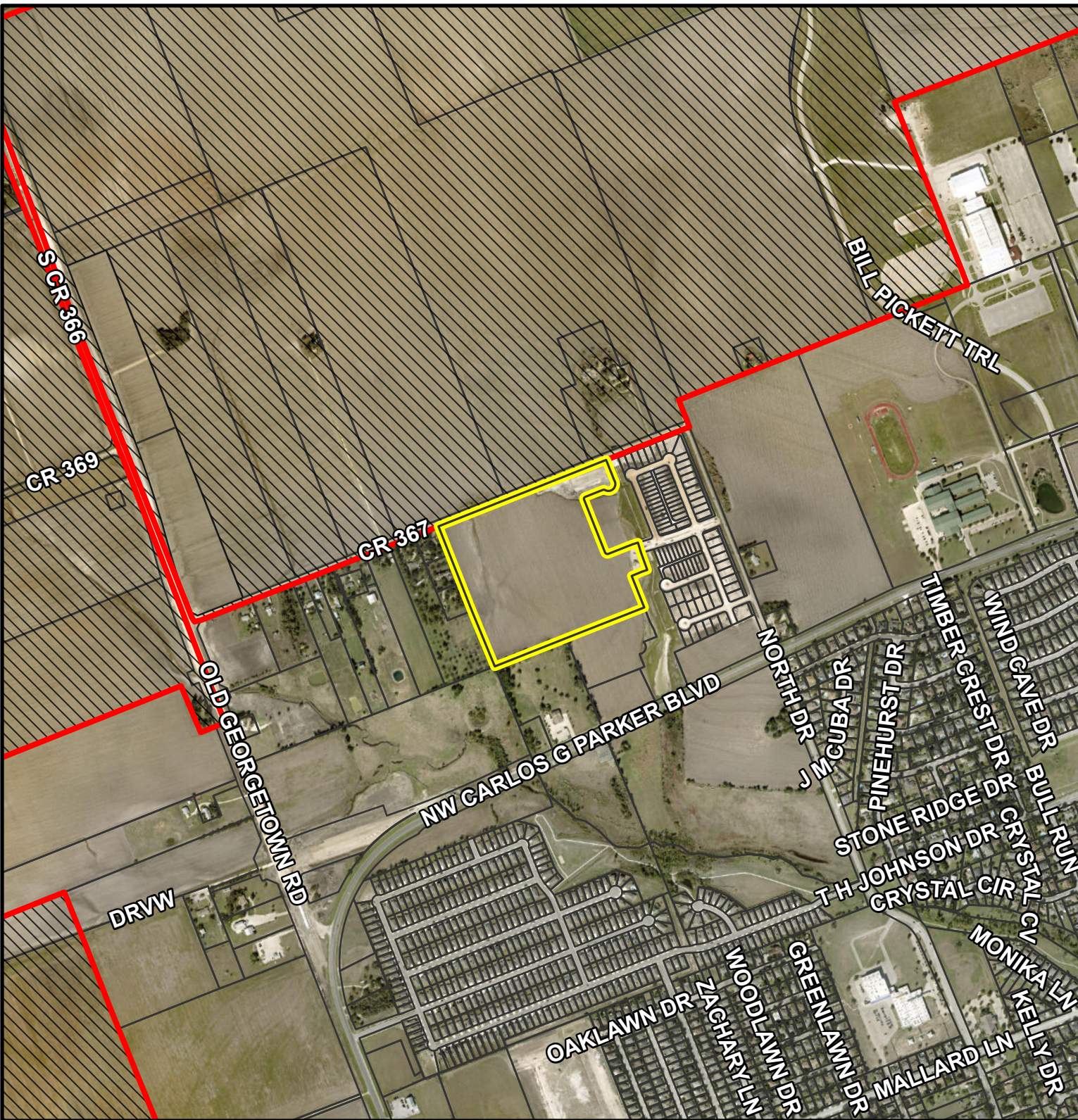
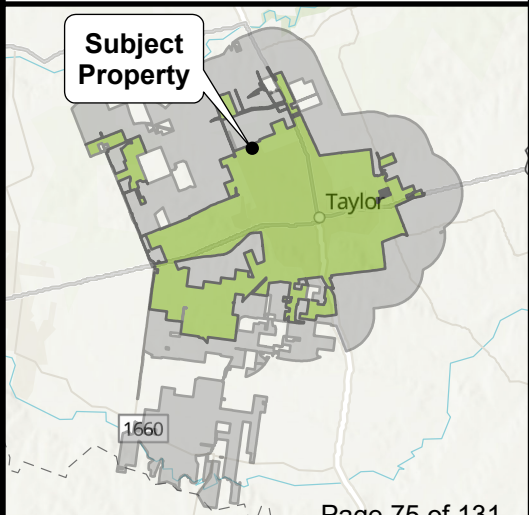
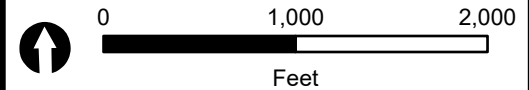
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



# PZ-2025-2475

Spring Creek Subdivision  
Driveway Variance  
Location Map  
Approximately 30.7 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

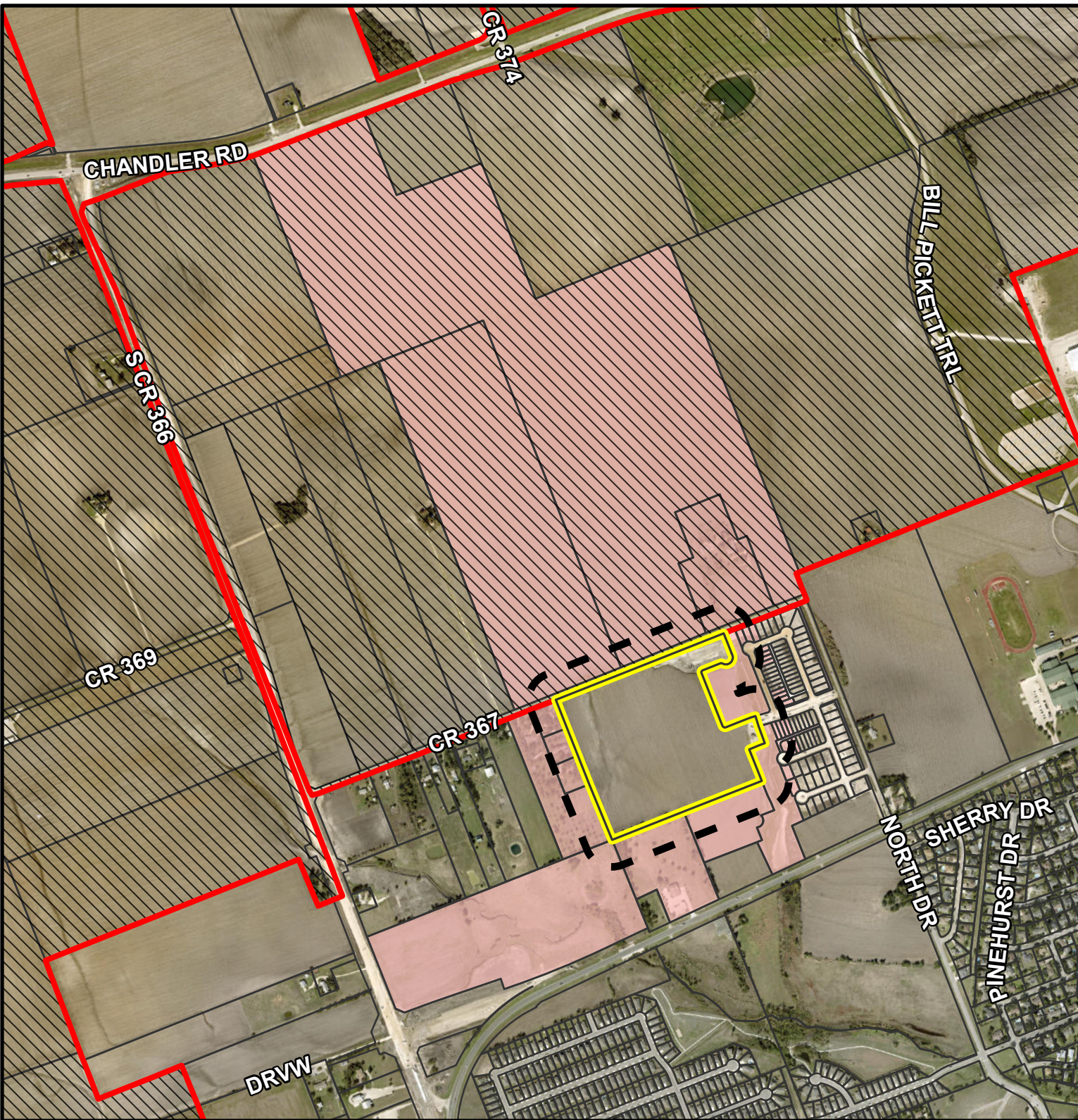
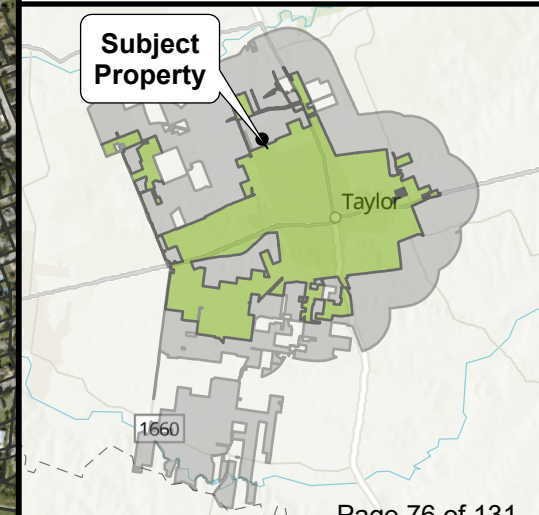
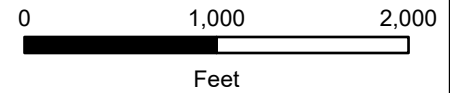




# PZ-2025-2475

Spring Creek Subdivision  
Driveway Variance  
Notification Map  
Approximately 30.7 acres

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





# Planning & Zoning Commission Meeting May 12, 2025 Transmittal Letter

STRATEGIC PILLAR

**Agenda Item Number:** 7.

**Agenda Title:** **WITHDRAWN PZ-2024-2267 Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Forterra Business Park, generally located at 100 County Road 403, consisting of approximately 47.634 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019185 and R019954, Taylor, Williamson County, Texas.**

**Commission Action to be Taken:** No action to be taken at the request of the applicant to withdraw the application from consideration at the May 12th P&Z Meeting.

**Department Submitted:** Development Services

**Staff Contact:** Courtney Peres, Planning Mgr

## 1. PURPOSE / DESCRIPTION

The city and applicant have received a request for plan modification from surrounding properties adjacent to the proposed Forterra Business Park. The applicant has requested to withdraw consideration of the case at this time until they can revise their plans and meet again with the concerned citizens to provide feedback and solutions.

## 2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

This item came before the Planning and Zoning Commission at the April 8th meeting. During the public hearing, neighboring property owners raised concerns about the proposed land use. The Planning and Zoning Commission directed staff and the applicant to meet with the property owners and work to address their concerns. The item was postponed to the May 12th meeting to allow for those discussions. A meeting between the developer's engineer and property owners was held, and from that the property owners provided the city with a list of concerns. That list has been shared with the developer team, but the Employment Center Plan could not be revised in time to be considered at the May 12th P&Z meeting. As such, the applicant has requested this case be withdrawn so they can consider the property owners' requests, revise the plans, and have them resubmitted and reviewed by the city. Once reviews are complete, the Employment Center Plan will be scheduled for a P&Z agenda and public notices to property owners within 200 feet will be mailed out.

## 3. PROS and CONS

| <u>PROS</u> | <u>CONS</u> |
|-------------|-------------|
| •           | •           |

**4. RECOMMENDATION**

Withdrawn - no action

**5. FUNDING SOURCE**

NA

**6. TIMELINE**

P&Z Public Hearing - April 8, 2025 - WITHDRAWN

P&Z Public Hearing - May 12, 2025

City Council Public Hearing - May 22, 2025

City Council Vote - June 12, 2025

**7. OTHER OPTIONS**

**8. ATTACHMENTS**

None



**Planning & Zoning  
Commission Meeting  
May 12, 2025  
Transmittal Letter**

STRATEGIC PILLAR

Streets/Infrastructure  
Economic Vitality

- Agenda Item Number:** 8.
- Agenda Title:** **PZ-2024-2268 Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan referred to as Forterra Mixed Use, generally located at 650 County Road 403, consisting of approximately 52.501 acres of land situated in the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019991 and R019335, Taylor, Williamson County, Texas.**
- Commission Action to be Taken:** Hold a public hearing and introduce ordinance
- Department Submitted:** Development Services
- Staff Contact:** Courtney Peres, Planning Mgr

**1. PURPOSE / DESCRIPTION**

The applicant is requesting an Employment Center Plan proposing P3 – Neighborhood, P4 – Mix, P5 – Urban Center, and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are single-family detached, build-to-rent, flex space, and civic spaces to support the proposed uses.

The applicant chose to work with the City’s design consultant, Michael Watkins Architect, to furnish the applicant and the city with an Employment Center Plan to address commercial structures and scale, civic spaces, and frontage types to address the development area. The applicant, city staff, Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charette the week of January 13, 2025. During that week an Employment Center layout was developed and after the charette Plan Standards were drafted and reviewed by staff and the applicant before finalizing the proposed Employment Center Plan attached with this report.

**2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS**

This is the second hearing of this request. This application was tabled at the April 8, 2025 Planning and Zoning commission meeting to allow the applicant to address concerns from the neighboring property owners

Upon analyzing the request for an Employment Center Plan for commercial and industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding Place Types of the properties to the north of the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
  1. The development has identified areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.
- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
  1. The addition of an industrial and commercial site would likely provide an increase to jobs available within Taylor.
- LU11 - Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.

The mixed use development increases the number of dwellings available in Taylor

**3. PROS and CONS**

| <u>PROS</u> | <u>CONS</u> |
|-------------|-------------|
| •           | •           |

**4. RECOMMENDATION**

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

- A Warrant is recommended to allow for a lower ratio of P5 given the proximity of the subject property to other lower density residential developments and the lower anticipated traffic to this portion of the Special Employment District, making Multi-Family and commercial uses potentiality less usable.
- A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following conditions:
  1. The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.13 and LDC § 4-120).
  2. The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8).
- A Warrant is recommended to allow for a smaller minimum curve radius on Neighborhood Streets than specified in the City of Taylor Engineering Manual & Details in order to ensure that cars travel at speeds that are safe for pedestrians. It is recommended that the posted speed be reduced accordingly
- A Warrant is recommended to allow for Blocks B, E, F, G, and H to exceed the

maximum Block length in LDC § 3.8.2.9 to accommodate the applicant's proposed Build-to-Rent program in large undivided sites. Paths and Streets are shown on this plan where they are important to the goal of overall pedestrian and vehicular connectivity, and these Blocks shall be divided by additional Thoroughfares and Civic Spaces in order to provide frontage consistent with the standards of P4 to all buildings.

- A Warrant is recommended to allow for Block M to exceed the maximum Block length in LDC § 3.8.2.9 based on the length established for this block in the Davis Tract Phase 2 Neighborhood plan, with its corresponding Warrant for Block Size.

## **5. FUNDING SOURCE**

n/a

## **6. TIMELINE**

P&Z Public Hearing April 8, 2025 - POSTPONED

P&Z Public Hearing - May 12, 2025

City Council Public Hearing - May 22, 2025

City Council Vote - June 12, 2025

## **7. OTHER OPTIONS**

## **8. ATTACHMENTS**

1. \_09\_PZ-2024-2268-Forterra Mixed Use Staff Report
2. \_09a\_PZ-2024-2268\_Forterra Mixed Use LOI
3. \_09b\_PZ-2024-2268 Location Map
4. \_09c\_PZ-2024-2268 Growth Sector
5. \_09d\_PZ-2024-2268 Future Land Use
6. \_09e\_PZ-2024-2268 Current Zoning
7. \_09f\_PZ-2024-2268 Floodplain Map
8. \_09g\_PZ 2024-2268 Notification Map
9. \_09h\_PZ-2024-2268\_Forterra MU Draft Ordinance
10. \_09h1\_PZ-2024-2268\_Forterra Mixed Use Field Notes\_EXHIBIT A
11. \_09h2\_PZ-2024-2268\_Forterra Mixed Use Employment Center Plan\_EXHIBIT B

**City of Taylor**  
**PZ-2024-2268**  
*Employment Center Plan*  
**Staff Report**

**Item Details**

|                           |   |
|---------------------------|---|
| <b>Subject Property:</b>  | Generally located at 650 County Road 403  |
| <b>Total Acreage:</b>     | Approximately 52.501 acres  |
| <b>Legal Description:</b> | Approximately 52.501 acres of land situated in the H.G. Johnson Survey, Abstract No. 348, and the James C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019991 and R019335, Taylor, Williamson County, Texas. |
| <b>Applicant:</b>         | Luke Caraway, ViewPoint Engineer  |
| <b>Property Owner(s):</b> | Babu Chakka   |
| <b>Request:</b>           | A request for an Employment Center Plan   |
| <b>Case History:</b>      | This is the second hearing of this request. This application was tabled at the April 8, 2025 Planning and Zoning commission meeting to allow the applicant to address concerns from the neighboring property owners   |

**Overview of Applicant’s Request & Background**

The applicant is requesting an Employment Center Plan proposing P3 – Neighborhood, P4 – Mix, P5 – Urban Center, and Civic Space within P1 – Nature Overlay Place Types. Specific uses proposed and aligning with the proposed Place Types are single-family detached, build-to-rent, flex space, and civic spaces to support the proposed uses.

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

The applicant, city staff, Michael Watkins and his team of urban designers met to collaboratively conduct a virtual design charette the week of January 13, 2025. During that week an Employment Center layout was developed and after the charette Plan Standards were drafted and reviewed by staff and the applicant before finalizing the proposed Employment Center Plan attached with this report.

**Location:**

The subject property is located at 650 County Road 403.

**Physical and Natural Features:**

The subject property is majority open space with a single-family dwelling, accessory structures and a detention pond. The property has varied topography with the low point near the north of the property along County Road 403.

**Growth Sector Designations:**

The subject property is located within the Controlled Growth Sector Tier II (G-2.2) and Reserved Open Sector (O-2)

The Controlled Growth Sector Tier II consists of areas where infrastructure is planned but not yet installed or areas where existing infrastructure lacks capacity and needs to be upgraded prior to expansion.

The Reserved Open Sector consists of land that is not yet protected but is valuable as open space. This includes floodplains and floodways and may also include areas of steep slope, desired open space, desired transportation corridors, buffers, or viewsheds.

**Future Land Use and Zoning Designations:**

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

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

The subject property is currently located in the Extra Territorial Jurisdiction (ETJ) and does not have a place type zoning.

The surrounding properties are:

| <b>Direction</b> | <b>Zoning District</b>       | <b>Growth Sector</b>                                    | <b>Future Land Use</b>                | <b>Existing Land Use</b>                         |
|------------------|------------------------------|---|---------------------------------------|--|
| <b>North</b>     | EC<br>(Employment Center)    | Controlled Growth Sector Tier II & Reserved Open Sector | Employment: Special Zone & Open Space | Commercial & Construction Business               |
| <b>South</b>     | P4 – Mix & P5 – Urban Center | Controlled Growth Sector Tier II                        | Employment: Special Zone              | Vacant Agricultural Land & Large Lot Residential |
| <b>East</b>      | ETJ                          | Controlled Growth Sector Tier II                        | Employment: Special Zone              | Vacant Agricultural Land & Large Lot Residential |

|             |     |   |                                       |  |
|-------------|-----|---|---------------------------------------|--|
| <b>West</b> | ETJ | Controlled Growth Sector Tier II & Reserved Open Sector | Employment: Special Zone & Open Space | Vacant Agricultural Land & Large Lot Residential |
|-------------|-----|---|---------------------------------------|--|

**Transportation**

The subject property gains access from County Road 403 to the north. Various public rights-of-way are proposed within the Employment Center Plan to further connect to adjacent properties.

**Utilities**

The subject property is located within the City of Taylor water CCN. There is an 18-inch waterline approximately 2000 feet west from the property along County Road 401. The property is not currently located in a wastewater CCN. The property will be part of the City of Taylor wastewater CCN after annexation. Water and wastewater utility extension will be required through the subject property.

**Public Notification**

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Six (6) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, March 23, 2025

**Staff Analysis**

Upon analyzing the request for an Employment Center Plan for commercial and industrial uses in EC – Employment Center Place Type, the proposed plan is consistent with the surrounding Place Types of the properties to the north of the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU4 – New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods.
  - The development has identified areas inundated by the FEMA flood hazard area and located all elements of the built environment outside of the studied area prone to flooding.
- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
  - The addition of an industrial and commercial site would likely provide an increase to jobs available within Taylor.
- LU11 - Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre.
  - The mixed use development increases the number of dwellings available in Taylor.

**Staff Recommendation**

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

- A Warrant is recommended to allow for a lower ratio of P5 given the proximity of the subject property to other lower density residential developments and the lower anticipated traffic to this portion of the Special Employment District, making Multi-Family and commercial uses potentiality less usable.
- A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following conditions:
  - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.13 and LDC § 4-120).
  - The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8).
- A Warrant is recommended to allow for a smaller minimum curve radius on Neighborhood Streets than specified in the City of Taylor Engineering Manual & Details in order to ensure that cars travel at speeds that are safe for pedestrians. It is recommended that the posted speed be reduced accordingly
- A Warrant is recommended to allow for Blocks B, E, F, G, and H to exceed the maximum Block length in LDC § 3.8.2.9 to accommodate the applicant's proposed Build-to-Rent program in large undivided sites. Paths and Streets are shown on this plan where they are important to the goal of overall pedestrian and vehicular connectivity, and these Blocks shall be divided by additional Thoroughfares and Civic Spaces in order to provide frontage consistent with the standards of P4 to all buildings.
- A Warrant is recommended to allow for Block M to exceed the maximum Block length in LDC § 3.8.2.9 based on the length established for this block in the Davis Tract Phase 2 Neighborhood plan, with its corresponding Warrant for Block Size.

**Planning and Zoning Commission Recommendation**

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

**Is the Employment Center Plan consistent with the Comprehensive Plan?**

- The Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site with a mix of residential and flex spaces.

**Is the plan compatible with the surrounding area?**

- The employment center plan is compatible with the existing place types in the city limits to the north and the future land use of properties adjacent in the ETJ to the east, west, and south.

**Does the plan promote the public health, safety, or general welfare?**

- Staff analysis determined that the proposed plan for the subject property will promote public health, safety, and the general welfare. In addition, the planning principles and policy guide in the comprehensive plan aim to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- The property has an 18-inch waterline along County Road 401, 2000 feet to the west of the property. Public utilities are scarce in the immediate area, specifically wastewater. The property will need to extend utilities throughout the site.

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

The Employment Center Plan is a required step in the development process for a commercial and industrial site on the subject property. The plan allows the subject property to consist of commercial and industrial development, closer to US 79 and Samsung and RCR industrial development.

**Attachments:**

1. Letter of Intent from Applicant
2. Location Map
3. Zoning Map
4. Growth Sectors Map
5. Future Land Use Map
6. Notification Map
7. Draft Ordinance
  - a. Exhibit A – Survey



2121 E. 6<sup>th</sup> St.  
Austin, TX 78702  
Phone: 512-779-9464  
Viewpointengineering.com

RE: Neighborhood Plan Application Letter of Intent

Mr. Yantis,

It is my sincere pleasure to present a planned development zoning submittal for an approximately 53-acre tract currently primarily located within the City of Taylor ETJ. This area was integrated into the City of Taylor Comprehensive Plan as amended by City Council on May 12, 2022. The future land use map located within the comprehensive plan identifies the tract under one general use categories: Special Employment District.

Please note although we are providing review staff with a conceptual exhibit, we are simply doing so to provide the City's planning staff with our vision of the property.

Also included in this Submittal page package are the following requires items:

- Agent Authorization
- Conceptual Layout

We sincerely look forward to working with staff to continue to optimize this conceptual plan into something the City of Taylor and the developer can be proud of. Please feel free to contact me directly at 512-779-9464.

Warm Regards,

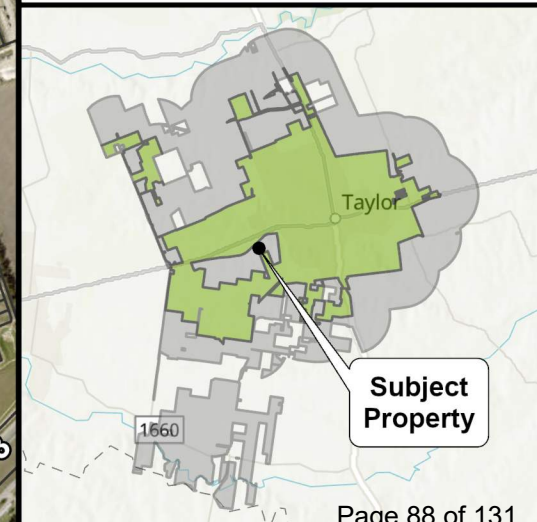
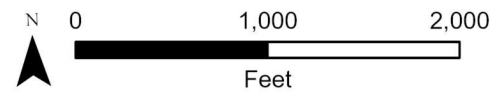
Luke Caraway, P.E.  
Vice President, Planning and Design  
Lcaraway@viewpointengineering.com

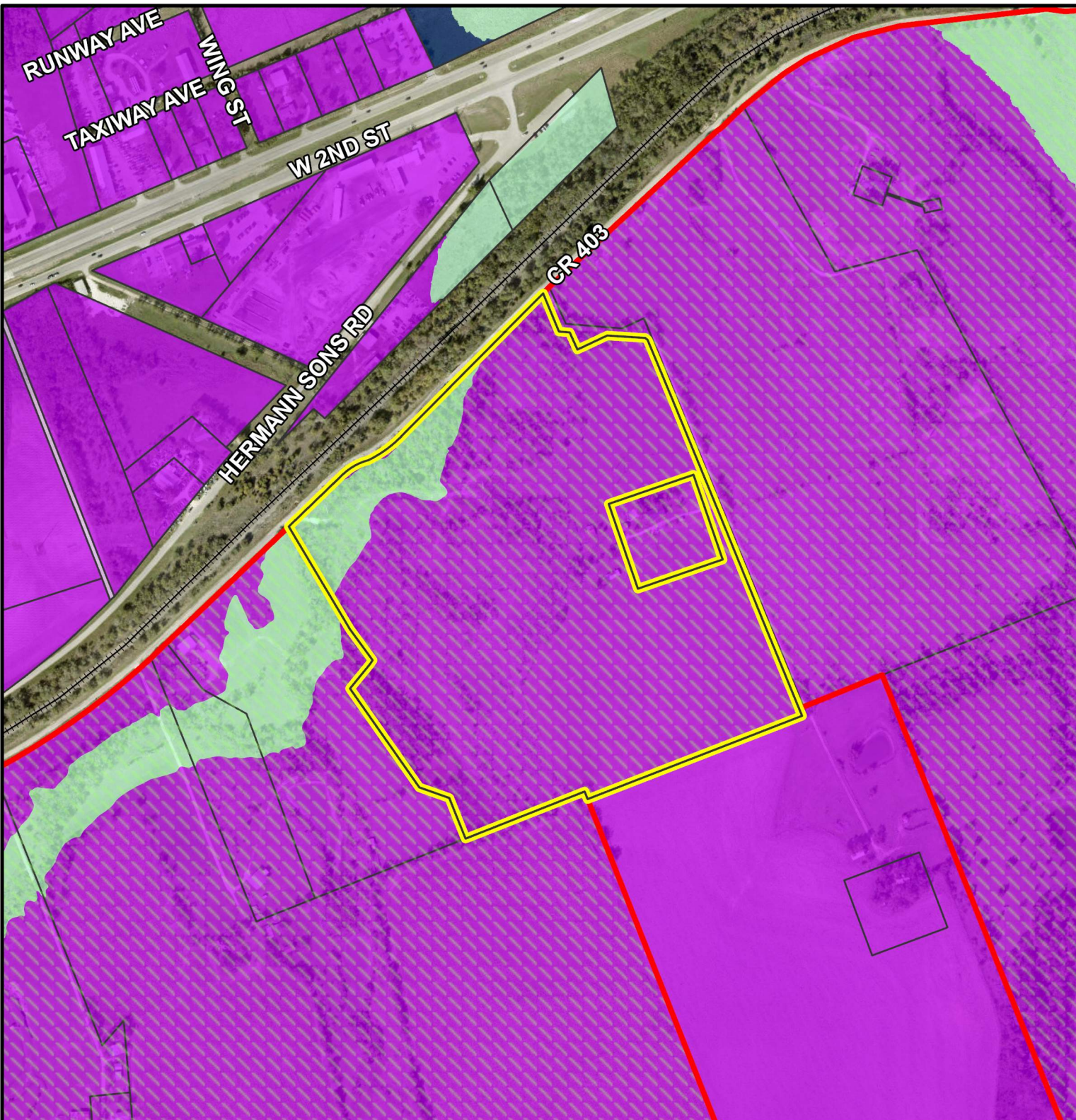


# PZ-2024-2268

**650 CR 403**  
**Employment Center Plan**  
**Location Map**  
**Approximately 51 acres**






- Subject Property
- City Limits
- ETJ Boundary
- Parcels

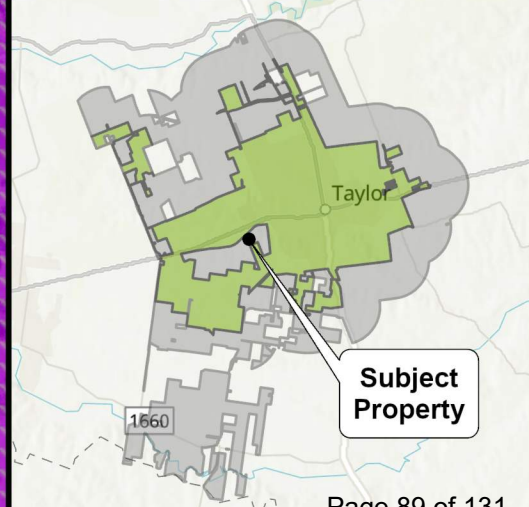
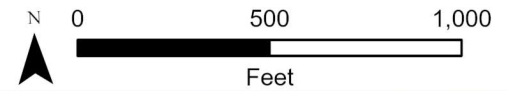


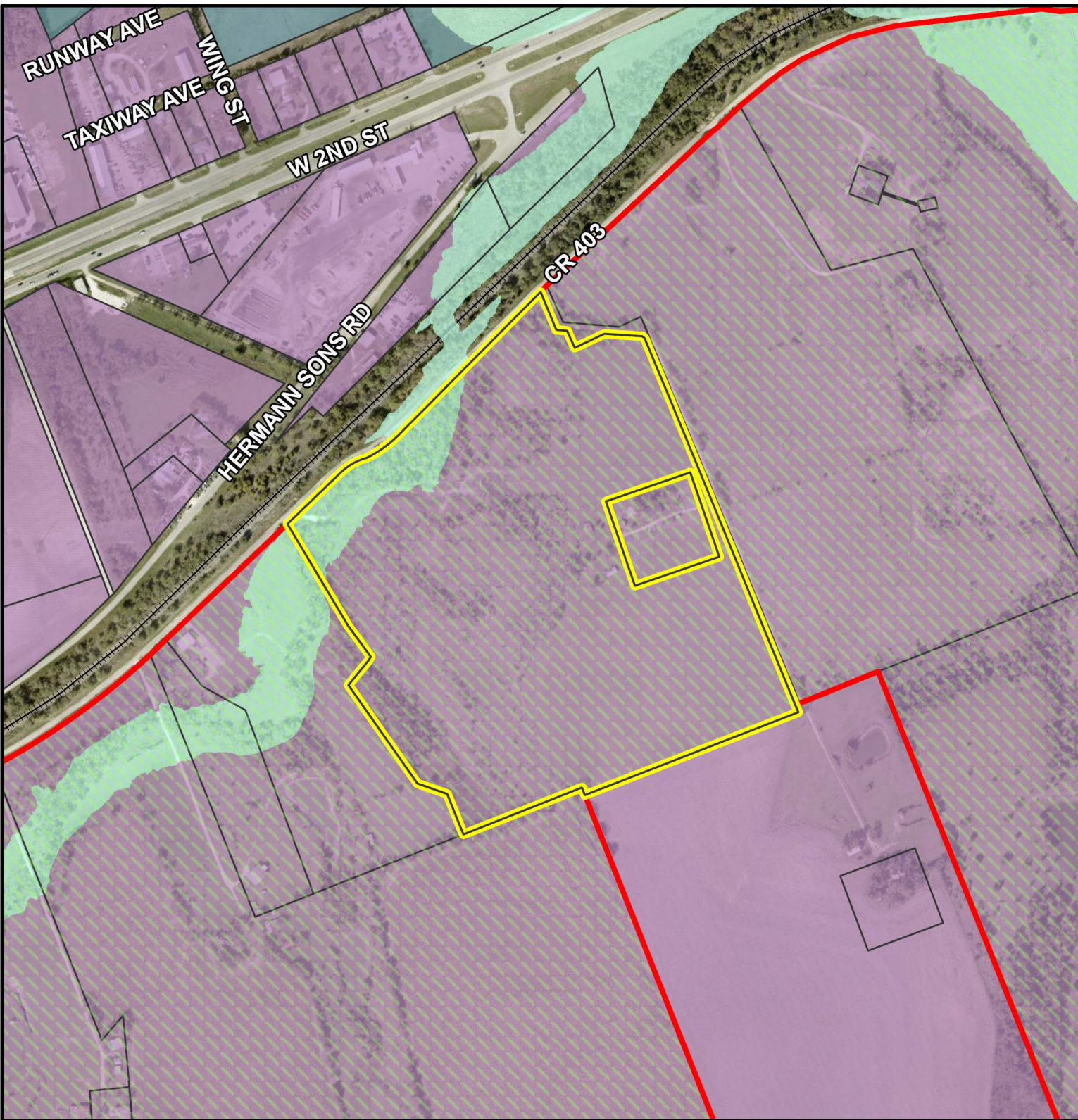


# PZ-2024-2268

**650 CR 403**  
**Employment Center Plan**  
**Growth Sector Map**  
**Approximately 51 acres**

-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcels
- Growth Sector**
-  Reserved Open Sector (O-2)
-  Future Growth Sector (G-1)
-  Controlled Growth Sector Tier II (G-2.2)
-  Infill Growth Sector (G-5)





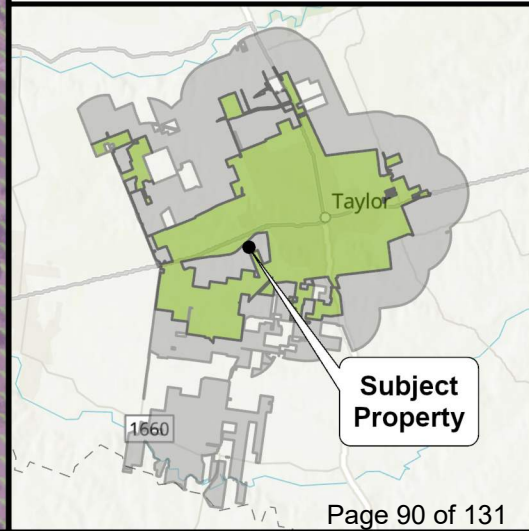
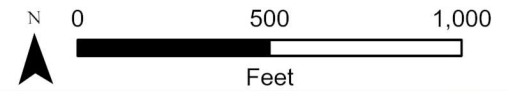
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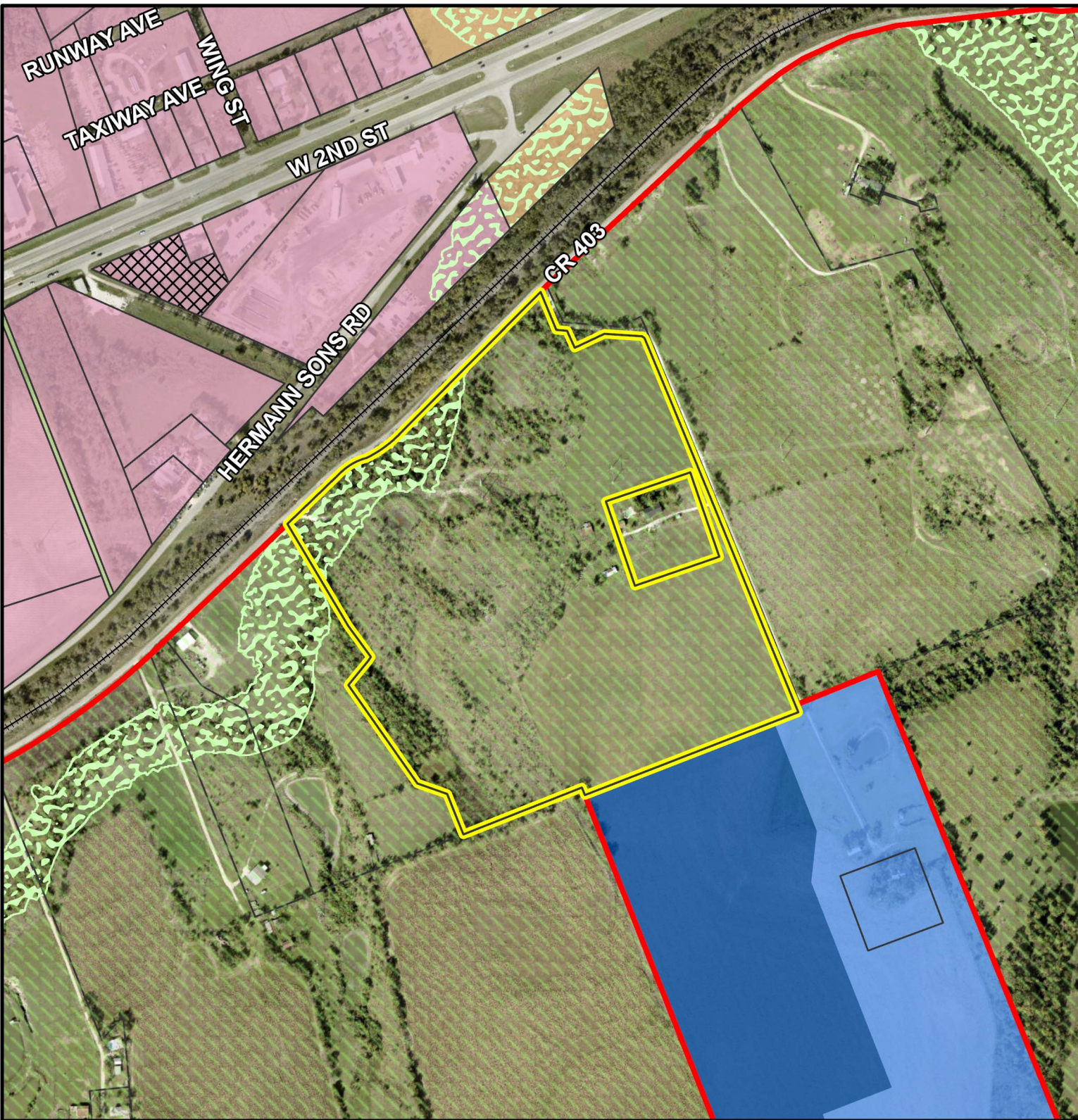
**650 CR 403  
Employment Center Plan  
Future Land Use Map  
Approximately 51 acres**

- Subject Property
- City Limits
- ETJ Boundary
- Parcels

**Future Land Use**

- Area of Minimal Change
- Employment: Regional
- Employment: Special Zone
- Open Space

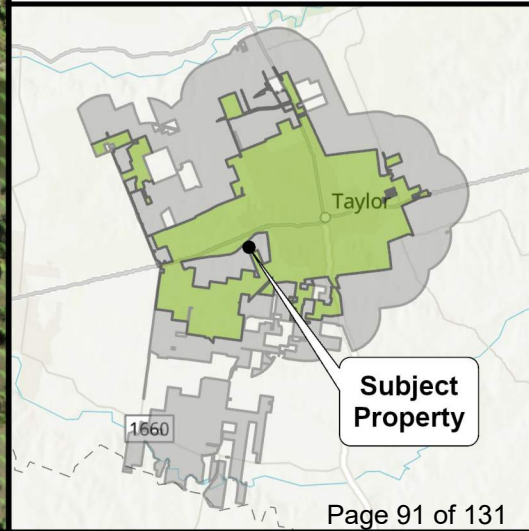
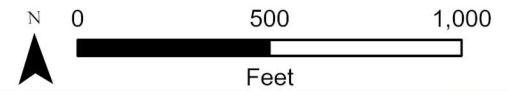




# PZ-2024-2268

**650 CR 403**  
**Employment Center Plan**  
**Current Zoning Map**  
**Approximately 51 acres**






- |                       |                          |
|-----------------------|--------------------------|
| Subject Property      | <b>Place Type Zoning</b> |
| City Limits           | P2: Rural                |
| ETJ Boundary          | P4: Mix                  |
| Parcels               | P5: Urban Center         |
| <b>Overlay Zoning</b> | EC: Employment Center    |
| P1: Nature            | CS: Civic Space          |
| Special Use Permit    |                          |

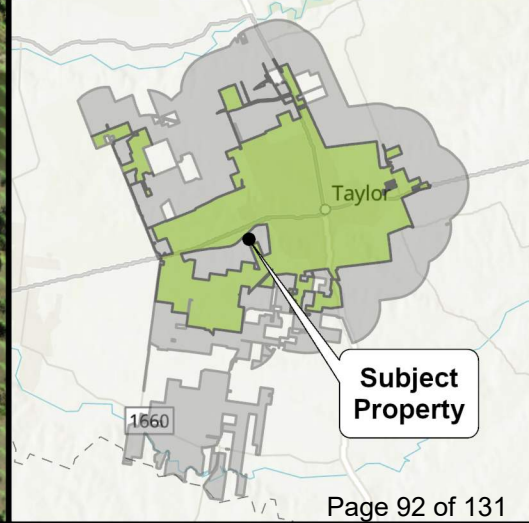
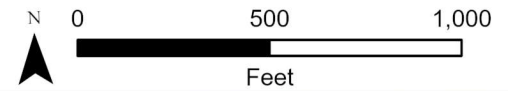




**PZ-2024-2268**

**650 CR 403  
Employment Center Plan  
Floodplain Map  
Approximately 51 acres**

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

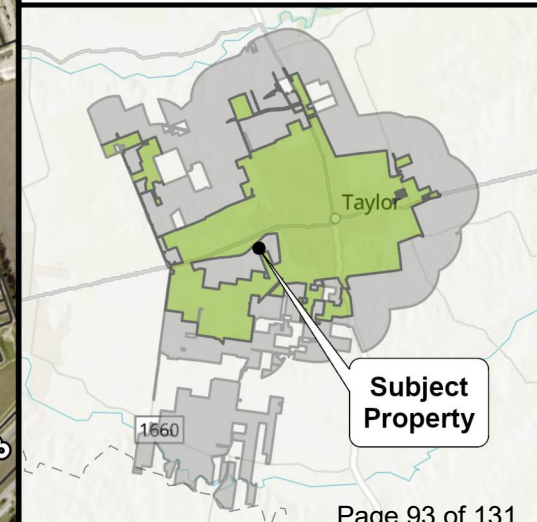
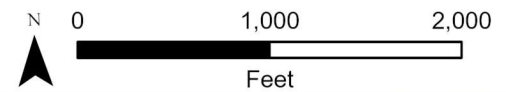




# PZ-2024-2268

**650 CR 403**  
**Employment Center Plan**  
**Notification Map**  
**Approximately 2.5 acres**

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



**ORDINANCE NO. 2025-XX**

**AN ORDINANCE REQUESTING AN EMPLOYMENT CENTER FOR PROPERTY GENERALLY LOCATED AT 650 COUNTY ROAD 403, CONSISTING OF APPROXIMATELY 52.501 ACRES OF LAND SITUATED IN THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348, AND THE JAMES C. EAVES SURVEY, ABSTRACT NO. 214, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R019991 AND R019335, TAYLOR, WILLIAMSON COUNTY, TEXAS.; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.**

**WHEREAS**, the Taylor City Council conducted a public hearing on April 24, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to approve an Employment Center referred to as Forterra Mixed Use; and

**WHEREAS**, the Planning and Zoning Commission, after proper notice, conducted a public hearing on April 8, 2025, to consider the zoning request, and recommended the Employment Center Plan to the City Council; and

**WHEREAS**, the City Council, after the public hearing, approves the request for the Employment Center Plan and Property zoning change.

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

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

**SECTION 2.** The Official Zoning map of the City of Taylor, Texas, is changed to indicate that an Employment Center Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the Employment Center Plan attached hereto for all purposes as Exhibit “B”.

**SECTION 3.** All other terms and conditions contained in the official zoning map, except as amended herein, shall continue and remain in full force and effect.

**SECTION 4.** Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

**SECTION 5.** In accordance with Article VIII of the City Charter, Ordinance 2025-XX was introduced before the Taylor City Council on the 24<sup>th</sup> day of April 2025.

PASSED, APPROVED, and ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Dwayne Ariola, Mayor

ATTEST:

\_\_\_\_\_  
Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Mark Schroeder,  
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-XX, passed and approved by the City Council of the City of Taylor, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_ 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
Lucy Aldrich  
City Clerk

DRAFT

**EXHIBIT A**  
**(Metes & Bounds/Legal Description/Survey)**

DRAFT

WARRANTY DEED WITH VENDOR'S LIEN

TAY2100060

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

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

That we, **WALTER G. GIROIR and DEBRA GIROIR**, ("Grantor") of the County of Williamson, State of Texas, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith in the principal sum of **TWO MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$2,150,000.00)**, being payable to **EQUITY SECURED INVESTMENTS, INC.**, as therein provided and bearing interest at the rate therein specified, and providing for acceleration of maturity in the event of default, and for attorney's fees; the payment of which note is secured by Vendor's Lien herein retained, and is additionally secured by a Deed of Trust of even date herewith to **BARRY D. JOHNSON, Trustee(s)**, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY** unto **TAYLOR 53 BUSINESS, LLC**, a **Texas limited liability company**, ("Grantee") of 5900 Balcones Drive, Suite 100, Austin, Travis County, Texas 78731, all of the following said real property being located in Williamson County, Texas and described as follows, to-wit:

**All that certain 52.501 acre tract of land out of the H. G. JOHNSON Survey, Abstract No. 348 and the JAMES C. EAVES Survey, Abstract No. 214, in Williamson County, Texas and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.**

*West*

This conveyance is made and accepted subject to the matters listed on Exhibit "B" attached hereto and made a part hereof, to the extent same are in effect at this time: Any and all restrictions, reservations, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Williamson County, Texas, and to all zoning laws, regulations, and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said **TAYLOR 53 BUSINESS, LLC, a Texas limited liability company**, its successors and assigns, forever; and we do hereby bind ourselves, our heirs and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said **TAYLOR 53 BUSINESS, LLC, a Texas limited liability company**, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the **VENDOR'S LIEN**, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

**EQUITY SECURED INVESTMENTS, INC.**, at the insistence and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as evidenced by the hereinbefore described **TWO MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$2,150,000.00)** note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of the said **EQUITY SECURED INVESTMENTS, INC.**, and the same are hereby transferred and assigned to the said **EQUITY SECURED INVESTMENTS, INC.**, and **EQUITY SECURED INVESTMENTS, INC.**, its successors and assigns, shall have the right to release said Vendor's Lien upon the payment of said note.

*[Signature Page to follow]*

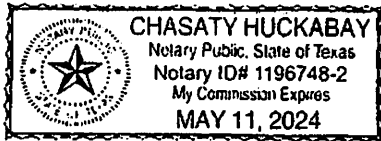
EXECUTED this 29<sup>th</sup> day of October, 2021.

Walter G. Giroir  
WALTER G. GIROIR

Debra Giroir  
DEBRA GIROIR

THE STATE OF Texas :  
COUNTY OF Williamson :

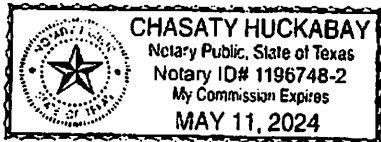
This instrument was acknowledged before me on the 29<sup>th</sup> day of October, 2021, by **WALTER G. GIROIR**.



CH  
NOTARY PUBLIC, State of

THE STATE OF Texas :  
COUNTY OF Williamson :

This instrument was acknowledged before me on the 29<sup>th</sup> day of October, 2021, by **DEBRA GIROIR**.



CH  
NOTARY PUBLIC, State of

LTC-GT-GIROIR-GF#TAY2100060-WDVL-ph

Exhibit     A      
Page     1     of     2    

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All that certain tract or parcel of land situated in the Williamson County, Texas, being a part of the H.G. Johnson Survey, Abstract No. 348, and a part of the James C. Hayes Survey, Abstract No. 214, being all of a called 52.226 Acre tract conveyed from Joyce Downs, et al to Walter G. Girou, et ux by deed dated July 14, 2006, recorded in Document No. 2006060237 the Official Records of Williamson County, Texas and being more particularly described by metes and bounds as follows to wit:

**BEGINNING** at a found 5/8" iron rod with red plastic cap marked "2547" on the common south Right-of-Way line of the Union Pacific Railroad and County Road 403, at the northeast corner of a called 19.6 Acre tract conveyed to Norman Bishop, et ux in Volume 2364, Page 886, for the northwest corner of this tract;

**THENCE** N45°58'19"E - 1338.62' along the said south Right-of-Way line of the Union Pacific Railroad, partially along the said south Right-of-Way line of County Road 403, crossing the said County Road 403 and continuing along the north Right-of-Way of County Road 403, respectively, to a found 5/8" iron rod with red plastic cap marked "2547" at the northwest corner of a called 142.37 Acre tract conveyed to John Bohls in Volume 123, Page 191, for the northeast corner of this tract;

**THENCE** S22°16'11"E - 40.27' crossing the said Right-of-Way of County Road 403, along the west line of the said 142.37 Acre tract to a found 5/8" iron rod with red plastic cap marked "2547" on the said south Right-of-Way line of County Road 403, the north line of a tract conveyed to Ernest Groba in Volume 125, Page 170, at an exterior ell corner of the said 142.37 Acre tract, for an exterior ell corner of this tract;

**THENCE** S45°17'42"W - 17.85' along the said south Right-of-Way line of County Road 403, the north line of the said Groba Tract (125/170) to a found 5/8" iron rod with red plastic cap marked "2547" at the northwest corner of the said Groba Tract (125/170), for an interior ell corner of this tract;

**THENCE** S22°31'10"E - 161.47' along the west line of the said Groba Tract (125/170) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" at an agreed southwest corner of the said Groba Tract (125/170), for an interior ell corner of this tract;

**THENCE** diverging from the decided boundary of the said 52.226 Acre tract, along an agreed upon boundary (verbally agreed to between the parties to which this line will affect) between the said Groba Tract (125/170), a tract conveyed to Ernest Groba in Volume 120, Page 258 and again the said Groba Tract (125/170), respectively, and the said 52.226 Acre tract for the following courses and distances:

S85°17'18"E - 39.77' to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" on the agreed upon west line of the said Groba Tract (120/258), at an agreed upon southwest corner of the said Groba Tract (125/170), for an exterior ell corner of this tract;

S24°14'59"E - 69.22' along the agreed upon west line of the said Groba Tract (120/258) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" at the southwest corner of the said Groba Tract (120/258), for an interior ell corner of this tract;

Exhibit     A      
Page     2     of     2    

**N64°46'04"E - 121.18'** along the agreed upon south line of the said Groba Tract (125/253) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" at an agreed upon northwest corner of the said Groba Tract (125/170), for an exterior ell corner of this tract;

**S86°22'06"E - 146.23'** along the agreed upon west line of the said Groba Tract (125/170) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" for an exterior ell corner of this tract;

**S22°20'08"E - 1503.17'** continuing along the agreed upon west line of the said Groba Tract (125/170) to a found 1/2" iron rod with yellow plastic cap marked "CHAPARRAL" on a north line of a called 55 Acre tract conveyed to Ernst Farms, LLC in Document No. 2019117943, at the agreed upon southwest corner of the said Groba Tract (125/170), for the southeast corner of this tract;

**THENCE S68°46'48"W - 864.79'** departing the said agreed upon line, along the north line of the said 55 Acre tract to a found 1/2" iron rod on the east line of a called 90.65 Acre tract conveyed to T. W. Ford, LP in Document No. 2017050597, at the northwest corner of the said 55 Acre tract, for an exterior ell corner of this tract;

**THENCE N21°21'52"W - 35.38'** along the east line of the said 90.65 Acre tract to a found 1" iron pipe on the common line between the said Johnson and Hayes Surveys, at the northeast corner of the said 90.65 Acre tract, for an interior ell corner of this tract;

**THENCE S68°24'42"W - 477.67'** along the common line between the said Johnson and Hayes Surveys, the north line of the said 90.65 Acre tract to a found 6" wooden fence corner post at the southeast corner of the said 19.6 Acre tract, for the southwest corner of this tract;

**THENCE** along the east lines of the said 19.6 Acre tract for the following courses and distances:

**N21°17'29"W - 164.81'** to a found 6" wooden fence corner post for an interior ell corner of this tract;

**N70°35'19"W - 96.31'** to a found 6" wooden fence corner post for an exterior ell corner of this tract;

**N36°03'21"W - 420.12'** to a found 6" wooden fence corner post for an exterior ell corner of this tract;

**N25°10'14"E - 121.22'** to a found 12" wooden fence corner post for an interior ell corner of this tract;

**N31°42'01"W - 592.86'** to the **POINT OF BEGINNING** containing within these metes and bounds 52.501 Acres of land of which 0.895 Acres lies within the fenced/occupied Right-of-Way of County Road 403.

**Exhibit "B"**

1. Easement dated September 3, 1927, executed by W. F. Dushek and wife, Albina Dushek to Texas Power and Light Company, recorded in Volume 233, Page 439, Deed Records, Williamson County, Texas. Easement Modification Agreement recorded under Document No. 2007058850, Official Records, Williamson County, Texas.
2. Right of Way Easement dated August 19, 1974, from John Prikryl and Marilyn Prikryl to Jonah Water Supply Corp., recorded in Volume 597, Page 982, Deed Records, Williamson County, Texas.
3. Easement and Right of Way dated October 5, 1993, from John W. Prikryl to Texas Utilities Electric Company, recorded in Volume 2434, Page 385, Official Records, Williamson County, Texas.
4. Right of Way Easement dated October 23, 1994, from Joyce Downs, Daniel J. Prikryl and James D. Prikryl to Jonah Water Supply Special Utility District, recorded in Volume 2647, Page 565, Official Records, Williamson County, Texas.
5. Right of Way Easement dated October 18, 1994, from John W. Prikryl and wife, Marilyn Prikryl to Jonah Water Special Utility District, recorded in Volume 2647, Page 567, Official Records, Williamson County, Texas.
6. Easement Deed by Court Order in Settlement of Landowner Action dated December 14, 2012 to Qwest Communications Company, LLC, f/k/a Qwest Communications Corporation, Sprint Communications Company, L. P., and Level 3 Communications, LLC, recorded under Document No. 2015075890, Official Records, Williamson County, Texas.
7. The rights of Lower Brushy Creek Water Control and Improvement District levy taxes and issue bonds.
8. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto.
9. Boundary Line Agreement dated October 27, 2021 recorded under Document No. 2021165184, Official Records, Williamson County, Texas.

**RETURN TO**  
**Longhorn Title Co.**  
**309 N. Main**  
**Taylor, TX 76574**

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2021166275**

Pages: 7 Fee: \$54.00

10/29/2021 03:44 PM

**MBARRICK**



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas



EMPLOYMENT CENTER PLAN  
 FOR  
**FORTERRA MIXED USE**  
 PZ-2024-2268  
 TAYLOR, TEXAS

**A BACKGROUND**

Regional Context ..... A.2

Comprehensive Plan Excerpts..... A.3

Local Context ..... A.4

Site Constraints ..... A.5

Topography Analysis ..... A.6

**B REGULATIONS**

Place Type Allocations.....B.2

Regulating Plan.....B.3

Block Frontages & Dimensions.....B.4

Design Specific Standards .....B.5

Transportation Master Plan Diagram.....B.7

Thoroughfare Types Plan .....B.8

Thoroughfare Types Sections .....B.9

Civic Space Types Plan .....B.13

**C SUPPLEMENTAL PLANS**

Plan in Context..... C.2

Program Summary ..... C.3

Emergency Access Diagram ..... C.4

Addressing Diagram ..... C.5

Detailed Parking Program..... C.6

For  
 THE CITY OF TAYLOR, TEXAS  
 and  
 TAYLOR 47 LLC  
 by  
 MICHAEL WATKINS ARCHITECT, LLC  
 March 26, 2025

## A. BACKGROUND

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

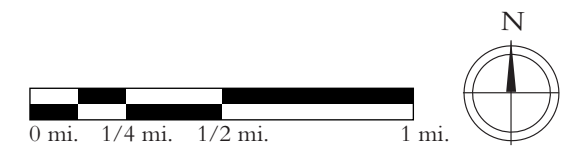
*The Background chapter summarizes information about the site, program, zoning, and other relevant constraints provided by the Applicant and the City of Taylor that inform the design of the Employment Center Plan.*

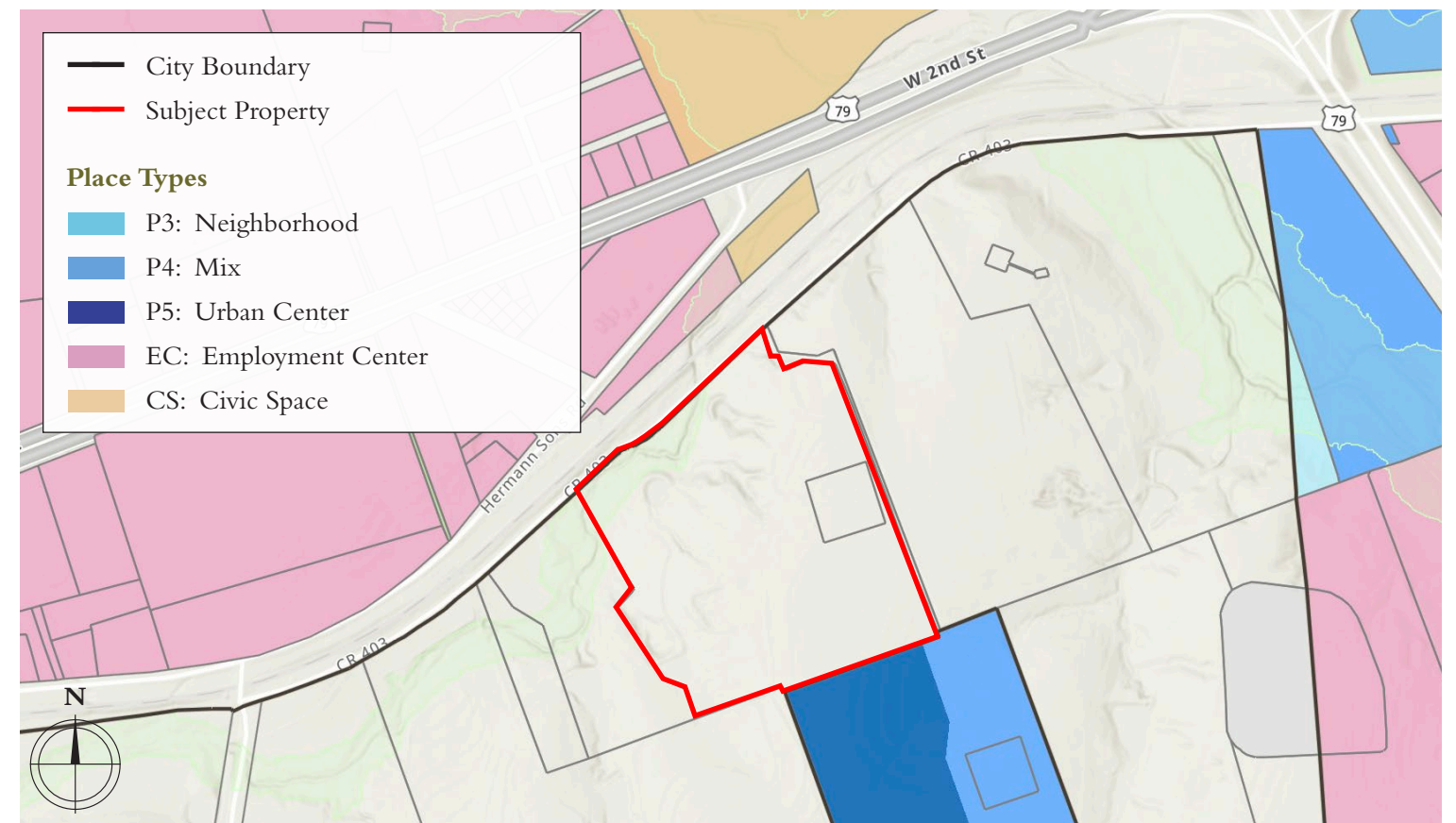
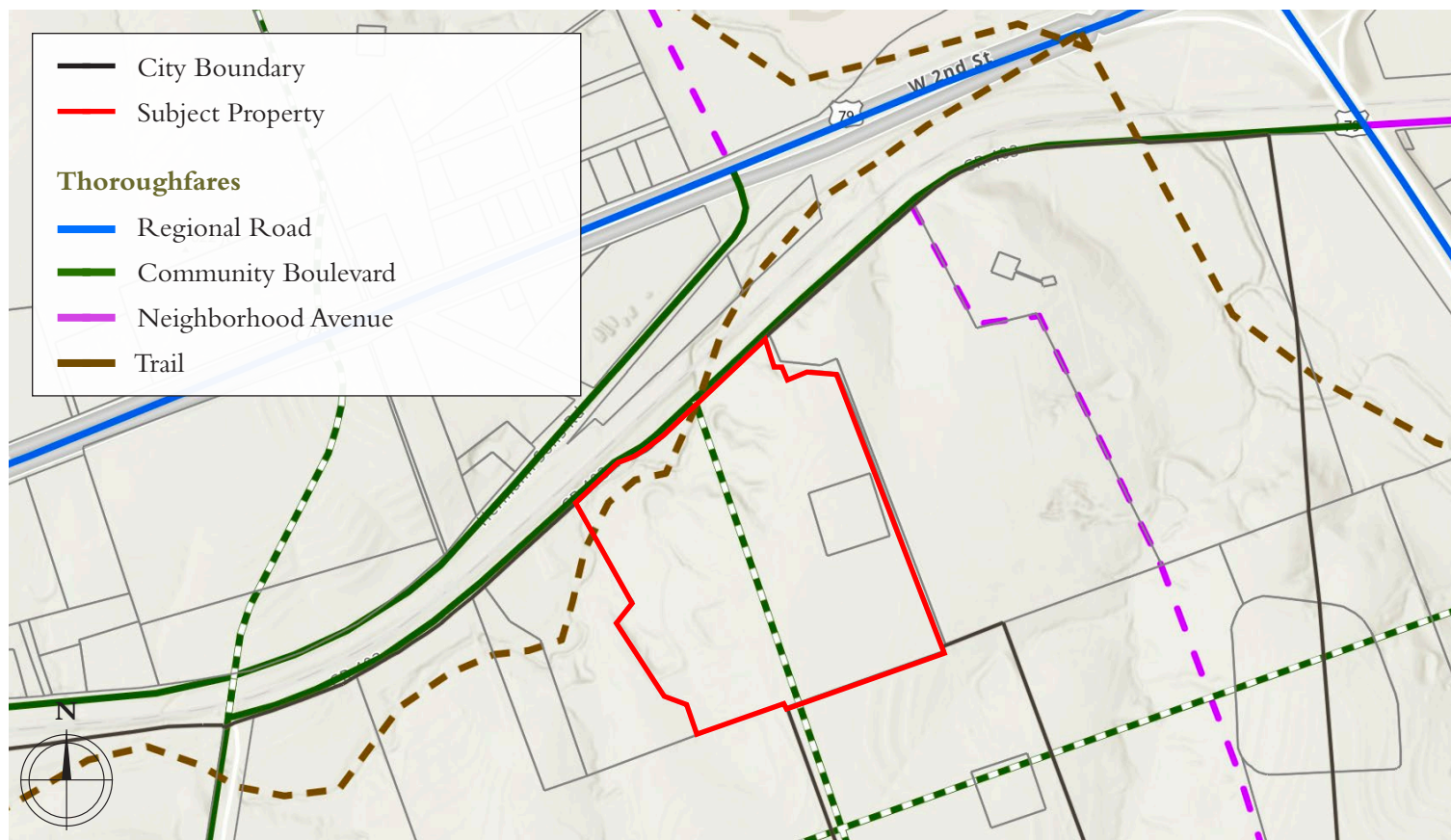
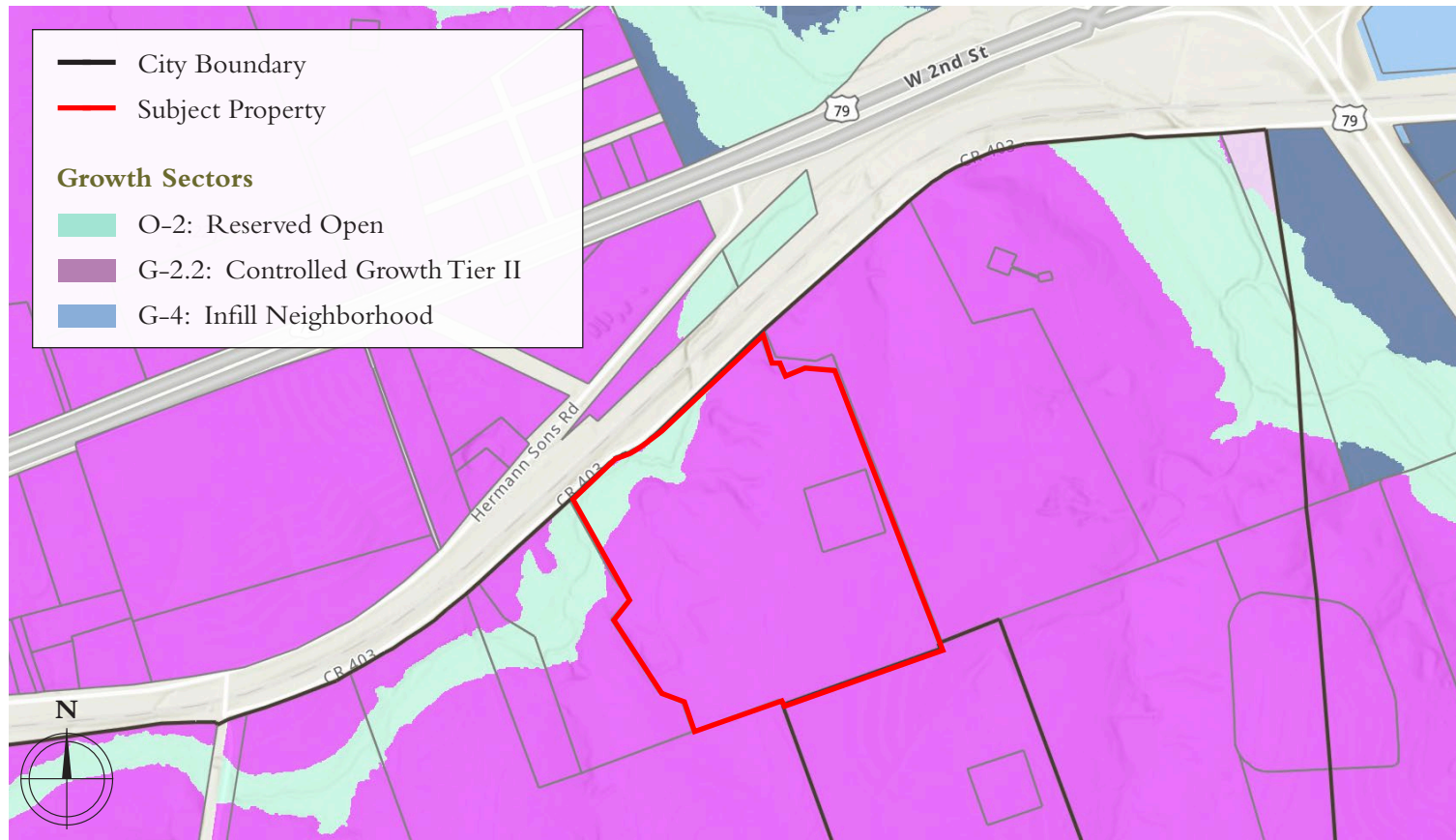
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| Regional Context.....              | A.2 |
| Comprehensive Plan Excerpts.....   | A.3 |
| Local Context.....                 | A.4 |
| Target Place Type Allocations..... | A.5 |
| Site Constraints.....              | A.6 |
| Elevation Analysis .....           | A.7 |





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







**Key**

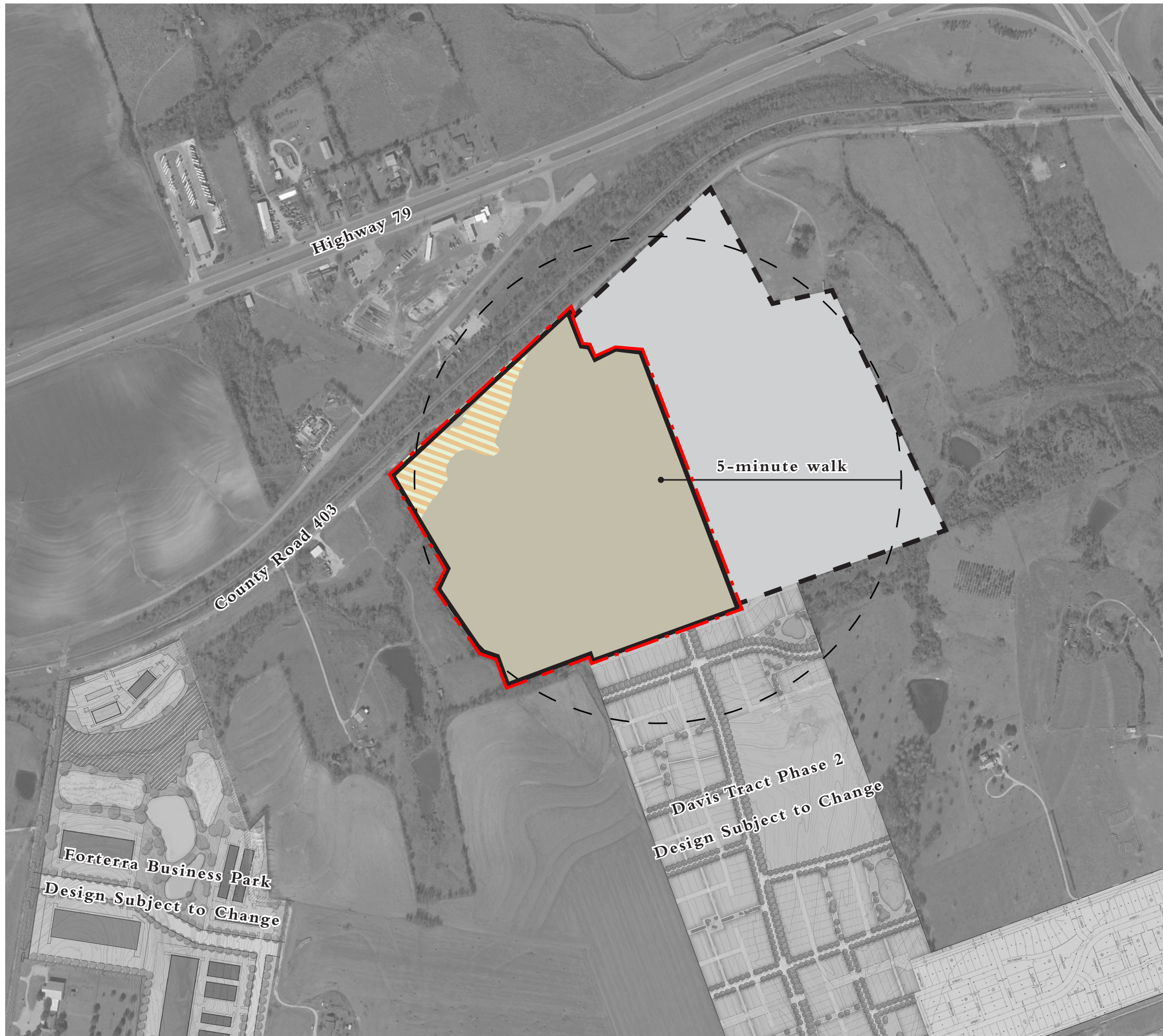
- Subject Property
- Existing Thoroughfare
- Previously Proposed Thoroughfare

**Thoroughfare Designations**

- Regional Road
- Community Boulevard
- Neighborhood Avenue
- Industrial Boulevard
- Trail

**Notes**

1. Designs of neighboring properties are subject to change.



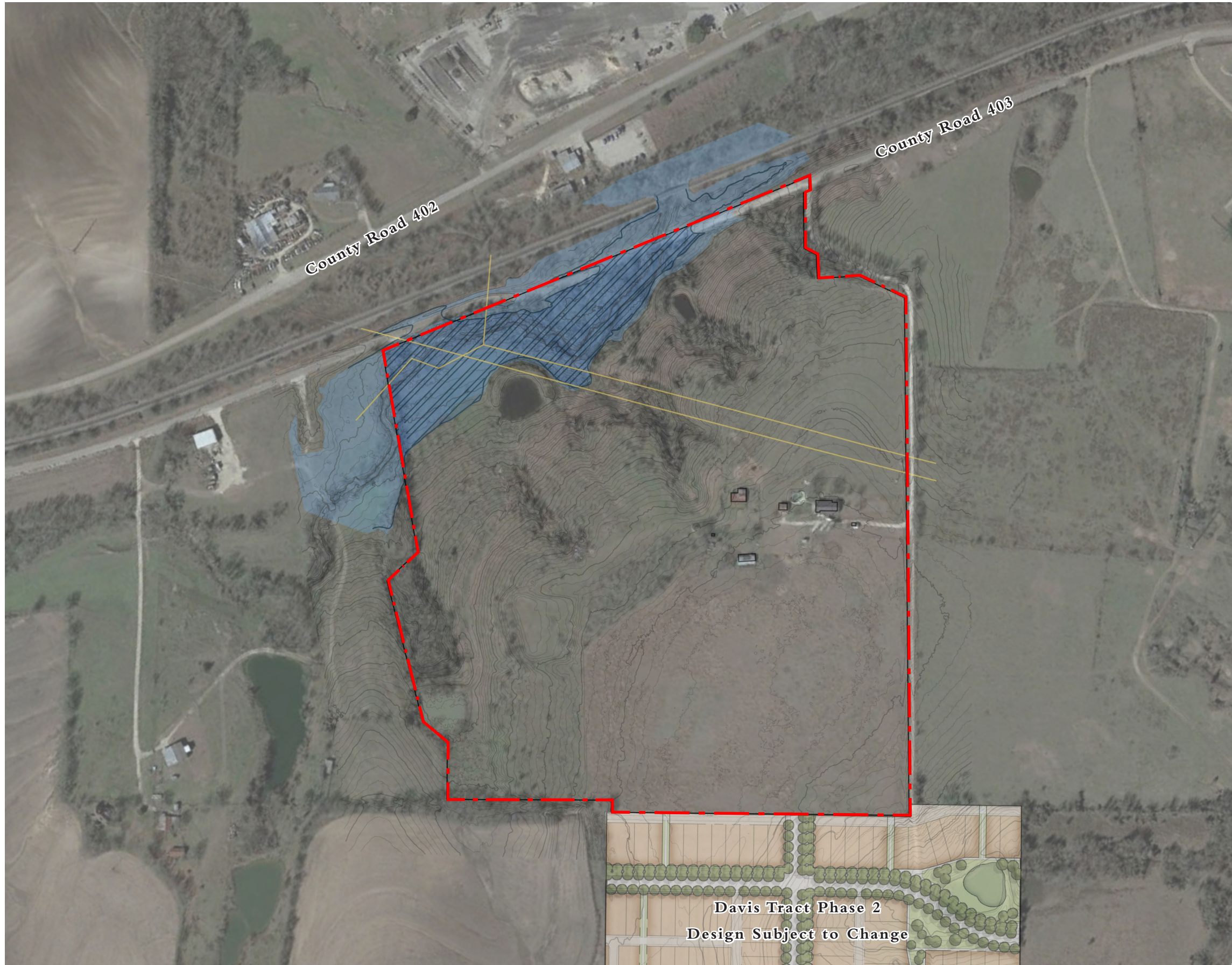
**Key**

- Subject Property
- Pedestrian Shed
- Future Pedestrian Shed <sup>1</sup>

| Place Type   | Permitted for a TND<br>LDC Table 3.6.1(A) | Within Pedestrian Shed     |                          |                         | Target for Subject Property |
|--------------|---|----------------------------|--------------------------|-------------------------|-----------------------------|
|              |   | Total                      | Outside Subject Property | Inside Subject Property |                             |
| P1           | 5% min.                                   | 4.3 ac.<br>(8.2%)          | 0.0 ac.                  | 4.3 ac.                 | 3 ac. min.                  |
| P3           | 10-30%                                    | 0.0 ac.<br>(0%)            | 0.0 ac.                  | 0.0 ac.                 | 5-16 ac.                    |
| P4           | 40-60%                                    | 0.0 ac.<br>(0%)            | 0.0 ac.                  | 0.0 ac.                 | 21-31 ac.                   |
| P5           | 10-30%                                    | 0.0 ac.<br>(0%)            | 0.0 ac.                  | 0.0 ac.                 | 5-16 ac.                    |
| CS           | 10% min.                                  | 4.3 ac.<br>(8.2%)          | 0.0 ac.                  | 4.3 ac.                 | 5 ac. min.                  |
| TBD          | -   | 48.0 ac.<br>(91.8%)        | -                        | 48.0 ac.                | -                           |
| <b>Total</b> | <b>100%</b>                               | <b>52.3 ac.<br/>(100%)</b> | <b>-</b>                 | <b>52.3 ac.</b>         | <b>52.3</b>                 |
| <b>ETJ</b>   | <b>-</b>                                  | <b>50.2 ac.</b>            | <b>50.2 ac.</b>          | <b>0.0 ac.</b>          | <b>-</b>                    |

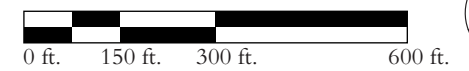
The areas and percentages shown are approximate and do not include TxDOT ROW, Front Type Thoroughfare ROW, areas within the ETJ, or other properties that have not been subdivided. The effective Pedestrian Shed, shown as a thin dashed line, is intended to include areas reasonably walkable (approximately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

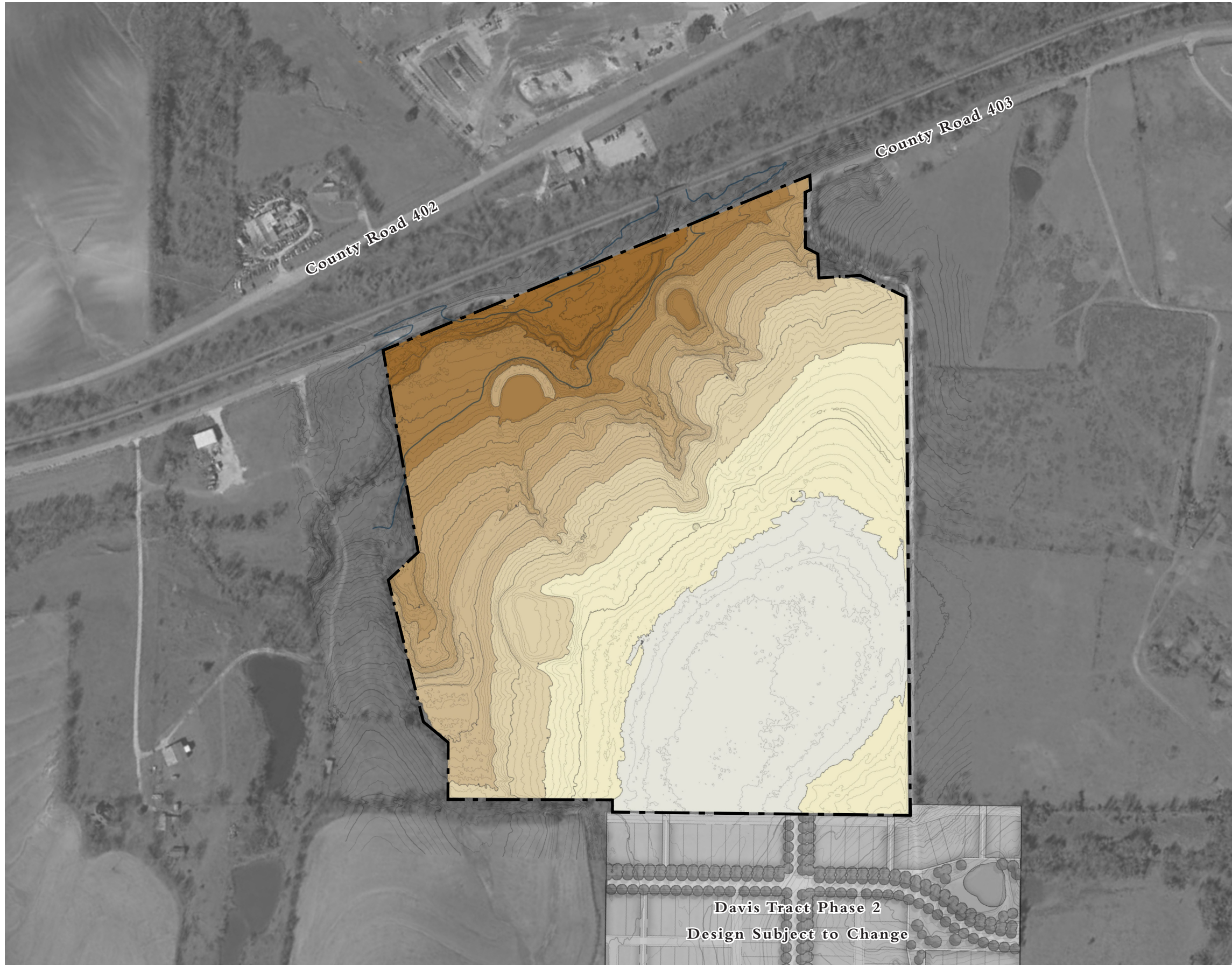
1. The thick dashed line shown on the plan indicates the anticipated expansion of the Pedestrian Shed should the adjacent properties that are currently in the ETJ be annexed.



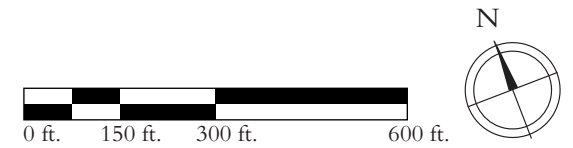
**Key**

- - - Subject Property
- ~ 5-ft. Contour
- ~ 1-ft. Contour
- FEMA 100-year Floodplain
- City of Taylor 100-year Floodplain (estimate)
- Overhead Power Line





- Key**
- Subject Property
  - ~ 10-ft. Contour
  - ~ 1-ft. Contour
  - ~ FEMA 100-year Floodplain
  - 610-620 ft.
  - 600-610 ft.
  - 590-600 ft.
  - 580-590 ft.
  - 570-580 ft.
  - 560-570 ft.
  - 550-560 ft.
  - 540-550 ft.

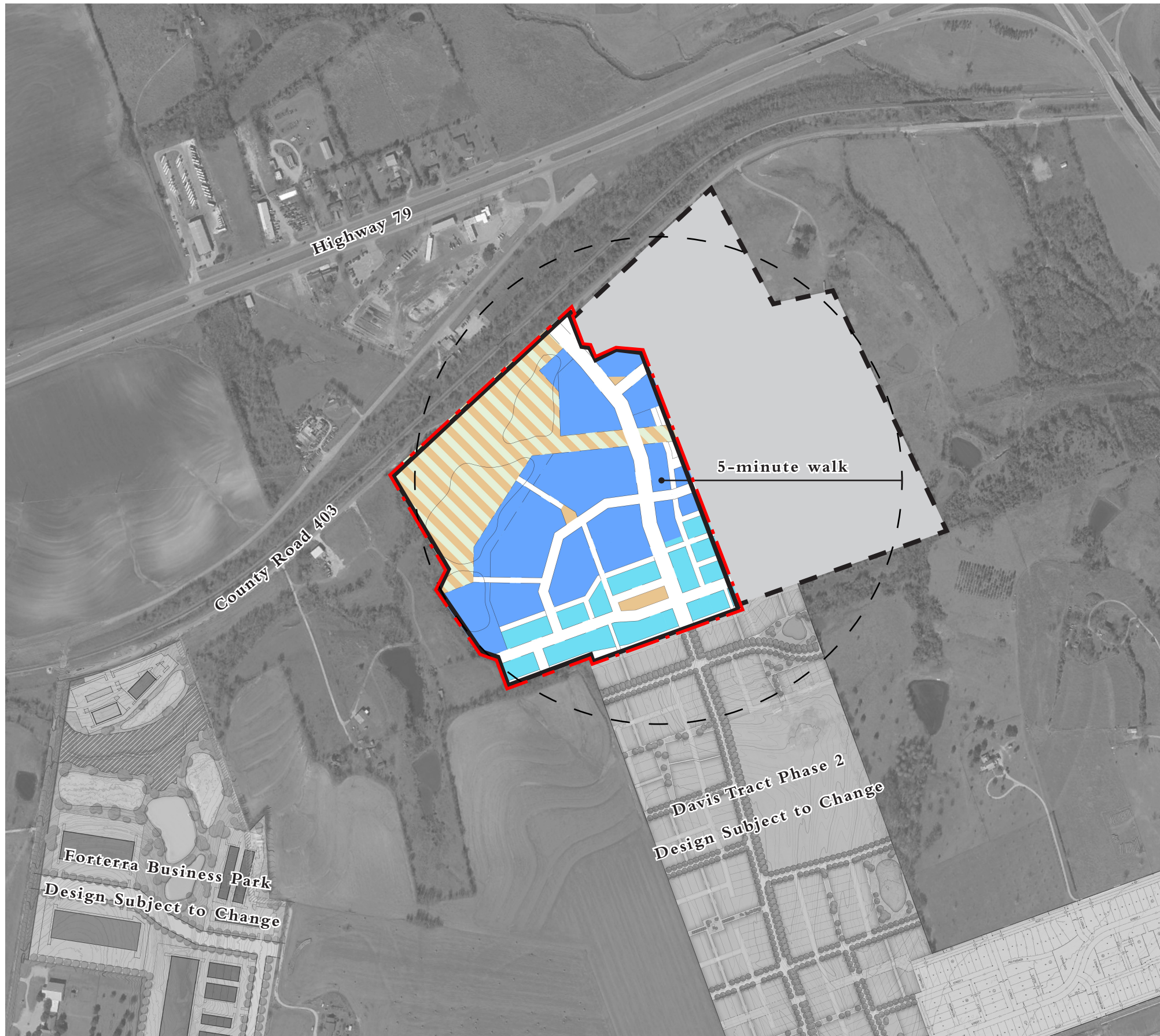


## B. REGULATIONS

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

|                                      |      |
|--------------------------------------|------|
| Place Type Allocations.....          | B.2  |
| Regulating Plan.....                 | B.3  |
| Block Frontages and Dimensions ..... | B.4  |
| Design Specific Standards.....       | B.5  |
| Transportation Master Plan .....     | B.7  |
| Thoroughfare Types Plan.....         | B.8  |
| Thoroughfare Types Sections.....     | B.9  |
| Civic Space Types Plan.....          | B.13 |





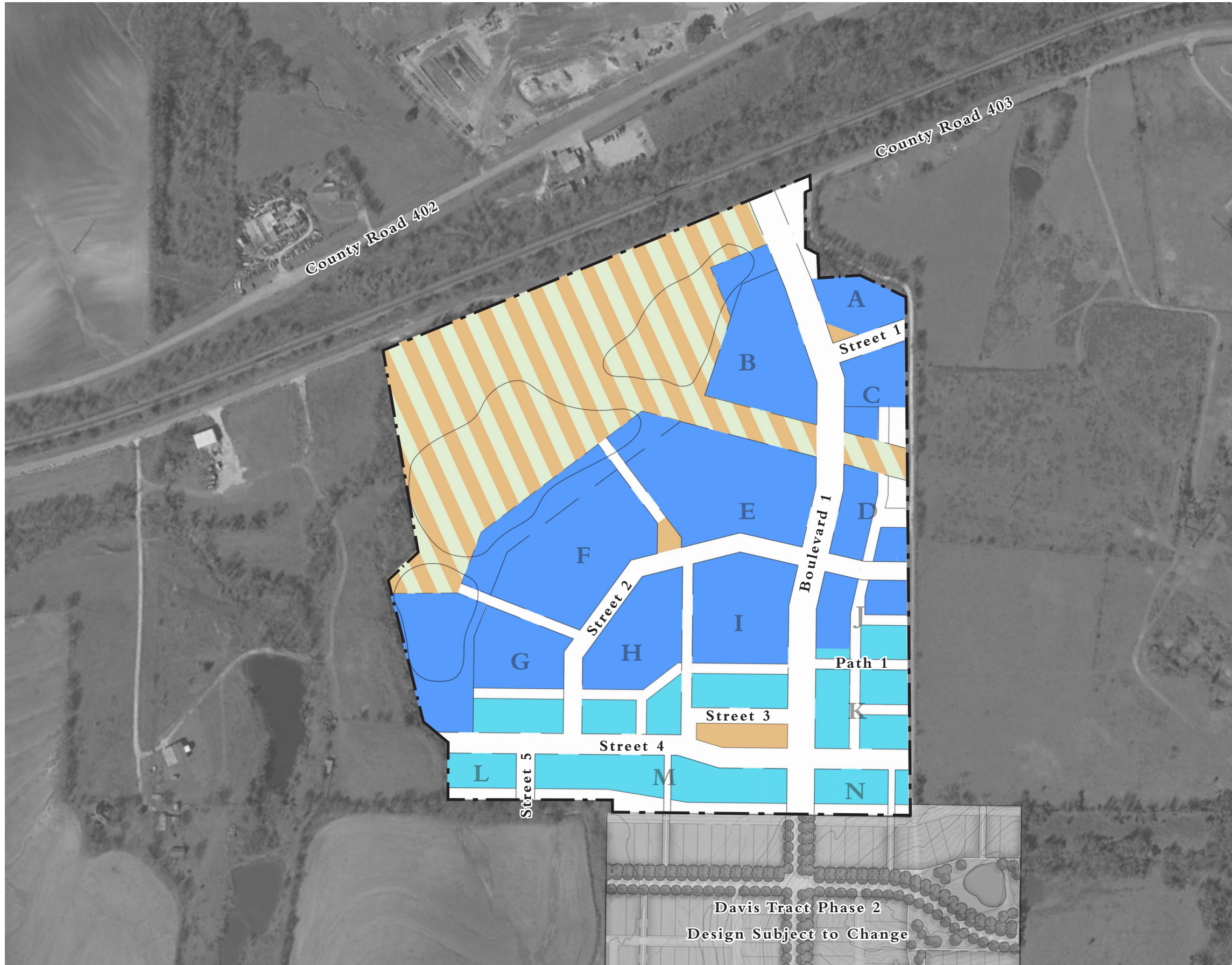
The design is subject to change. Not for construction.

**Key**

- - - Subject Property
- Pedestrian Shed

| Place Type       | Permitted for a TND<br>LDC Table 3.6.1(A) | Within Pedestrian Shed     |                          |                         | Target for Subject Property |
|------------------|---|----------------------------|--------------------------|-------------------------|-----------------------------|
|                  |   | Total                      | Outside Subject Property | Inside Subject Property |                             |
| P1               | 5% min.                                   | 14.4 ac.<br>(34.8%)        | 0.0 ac.                  | 14.4 ac.                | 2 ac. min.                  |
| P3 <sup>4</sup>  | 10-30%                                    | 5.7 ac.<br>(13.8%)         | 0.0 ac.                  | 5.7 ac.                 | 4-12 ac.                    |
| P4 <sup>4</sup>  | 40-60%                                    | 19.3 ac.<br>(46.7%)        | 0.0 ac.                  | 19.3 ac.                | 16-24 ac.                   |
| P5               | 10-30%                                    | 0.0 ac.<br>(0.0%)          | 0.0 ac.                  | 0.0 ac.                 | 4-12 ac.                    |
| CS <sup>3</sup>  | 10% min.                                  | 15.1 ac.<br>(36.6%)        | 0.0 ac.                  | 15.1 ac.                | 4 ac. min.                  |
| TBD <sup>2</sup> | -   | -                          | -                        | 0.0 ac                  | -                           |
| <b>Total</b>     | <b>100%</b>                               | <b>41.3 ac.<br/>(100%)</b> | <b>-</b>                 | <b>41.3 ac.</b>         | <b>41.3 ac.</b>             |
| <b>ETJ</b>       | -   | 50.2 ac.                   | 50.2 ac.                 | 0.0 ac.                 | -                           |

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

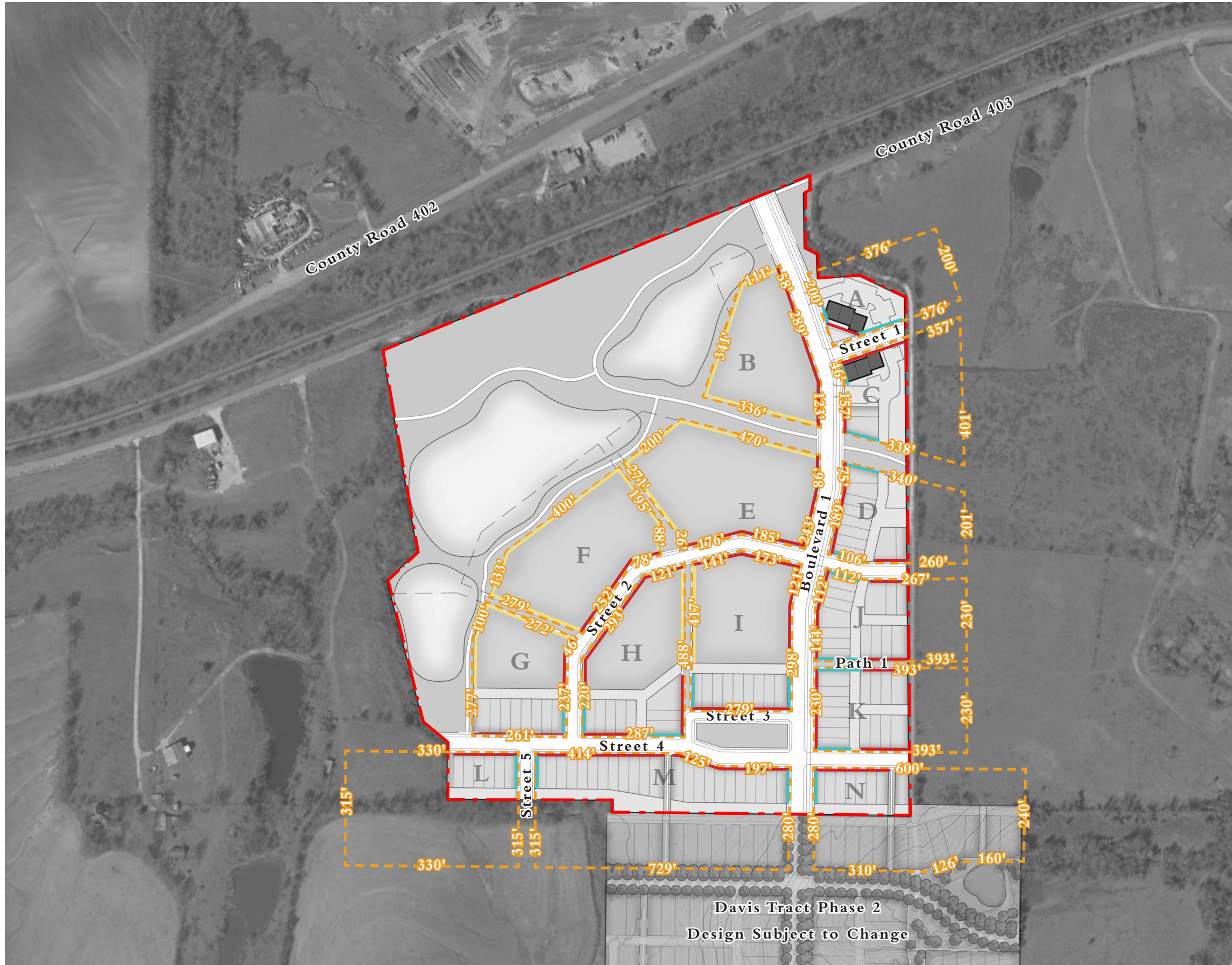


**Key**

- Subject Property
- P1
- P3
- P4
- P5
- CS

**General Standards**

1. A Warrant is recommended to allow for a lower ratio of P5 given the proximity of the subject property to other lower density residential developments and the lower anticipated traffic to this portion of the Special Employment District, making Multi-Family and commercial uses potentiality less usable.



**Key**

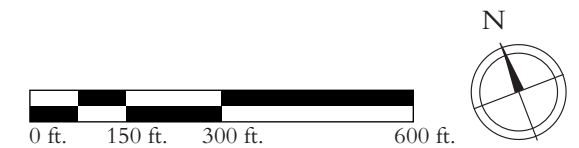
- - - Subject Property
- Primary Frontage
- Secondary Frontage
- Block Frontage to be Determined
- ▨ Block Dimensions

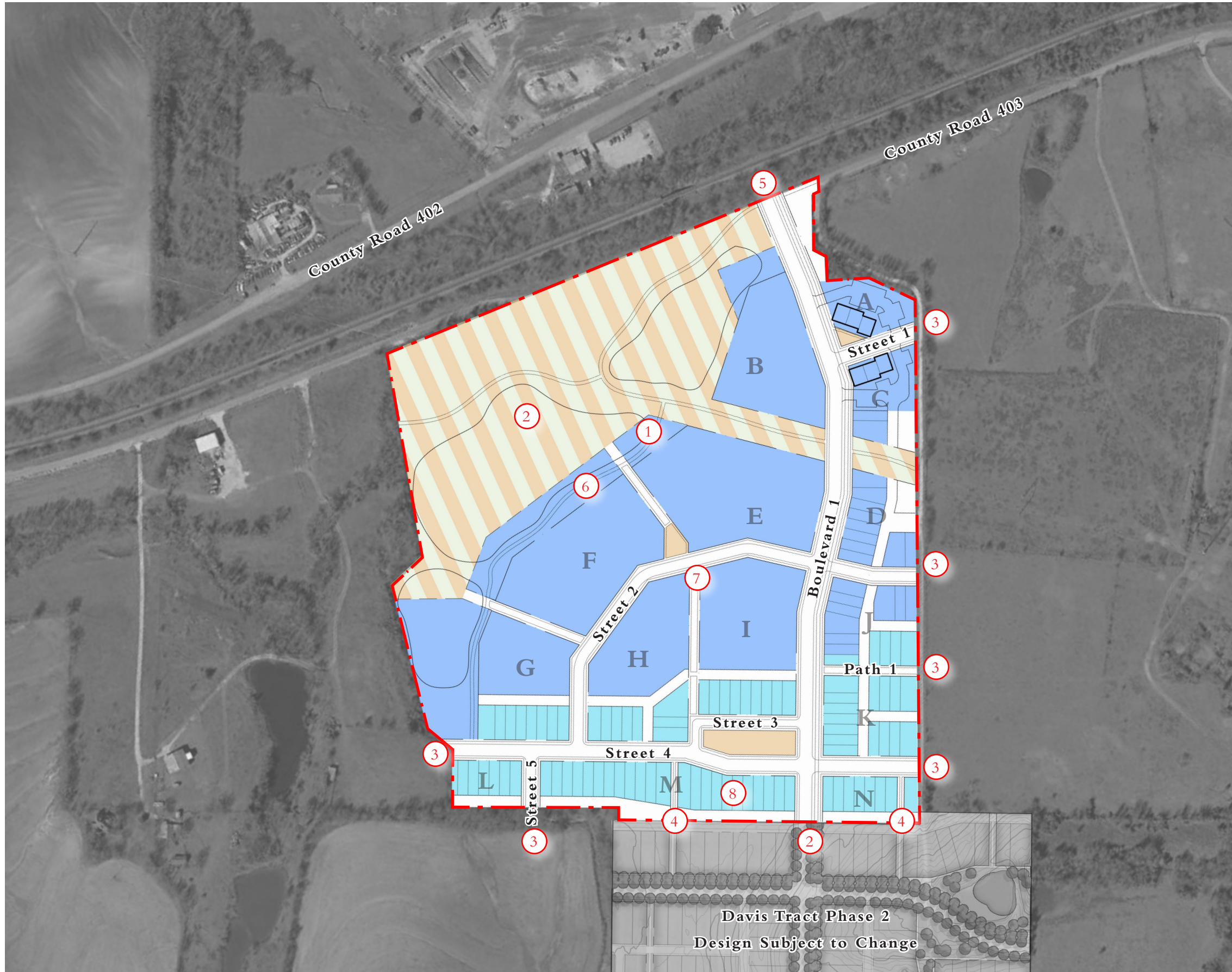
**Block Perimeter**

|   |           |
|---|-----------|
| A | 1,152 ft. |
| B | 1,258 ft. |
| C | 1,299 ft. |
| D | 1,171 ft. |
| E | 1,657 ft. |
| F | 1,425 ft. |
| G | 1,193 ft. |
| H | 1,409 ft. |
| I | 1,429 ft. |
| J | 2,268 ft. |
| K | 1,246 ft. |
| L | 1,290 ft. |
| M | 2,060 ft. |
| N | 1,716 ft. |

**Notes**

1. Block dimensions shown are non-binding and are intended to demonstrate compliance with City standards for block length and perimeter.
2. The Blocks shown include area on adjacent properties in order to account for the full perimeter of these Blocks when completed on adjacent properties. Adjustments to the precise Block shape and perimeter associated with other developments in these properties are anticipated, and will be addressed in the Neighborhood or Employment Center Plan for that property.

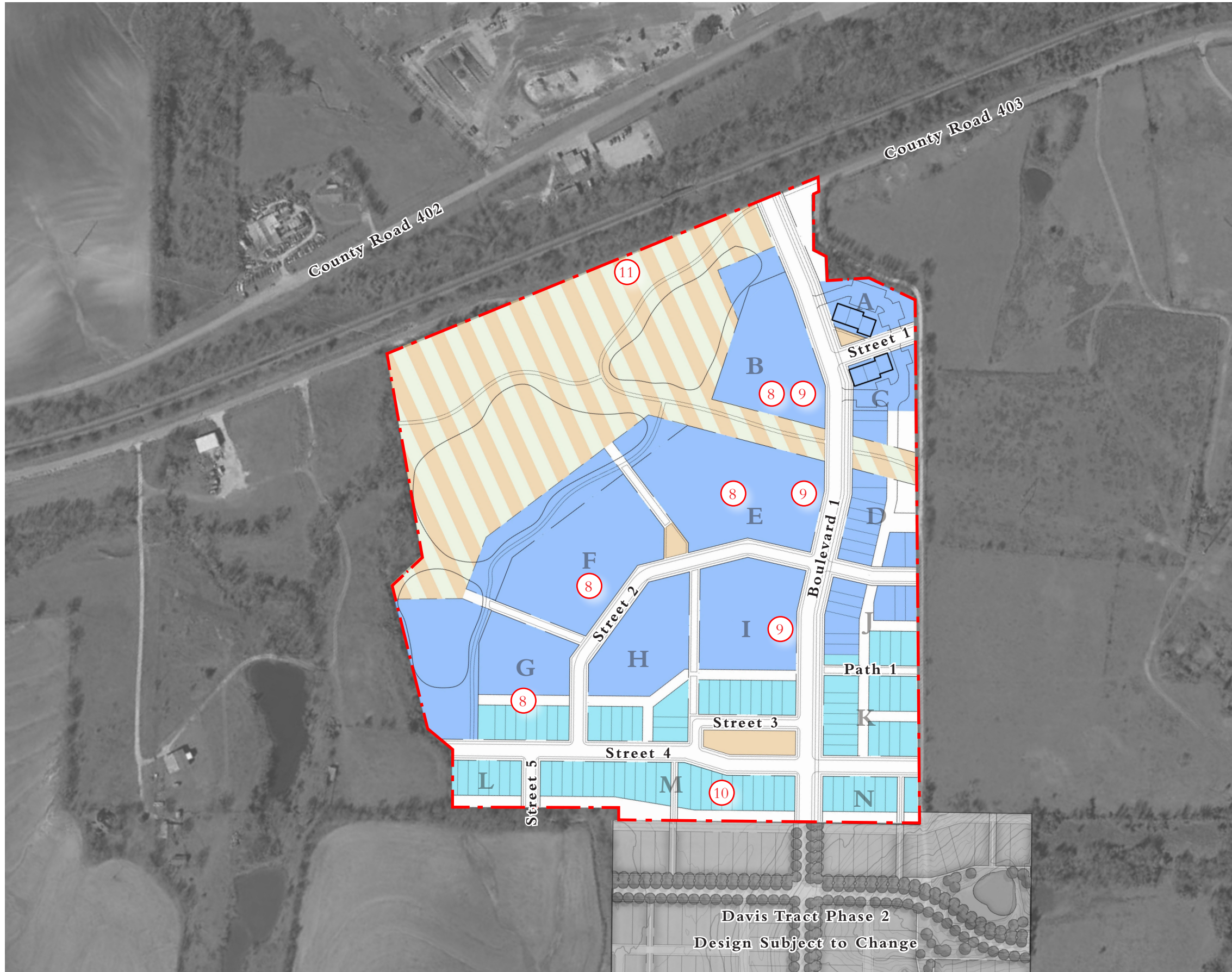




### Design-Specific Standards

- ① These areas are zoned as P4 so that they can be developed with P4 uses if they are not needed for stormwater management facilities. Any portion of these areas that is used for stormwater shall be designed in a way that is integrated with the adjacent Civic Space.
- ② A Warrant is recommended to allow the Civic Space at this location to include a stormwater management facility provided its design meets the following conditions:
  - The stormwater pond shall be shaped and landscaped in a naturalistic way that is consistent with the character of a Park (see B.13 and LDC § 4-120).
  - The Civic Space shall include a trail that connects to the Thoroughfare network as illustrated in the Transportation Master Plan Diagram and the Thoroughfare Types Plan (B.7 and B.8).
- ③ Boulevard 1, Path 1 and Streets 1, 3, 4, and 5 are intended to connect to the adjacent properties, with the exact location of the connection to be determined.
- ④ The Paths in Blocks M and N are intended to connect to the adjacent property, with the exact location of the connection to be determined. These paths should be aligned with similarly designed paths on the adjacent property in order to facilitate pedestrian connectivity between the two properties.
- ⑤ Boulevard 1 is intended to connect to County Road 403 with the exact location of the connection to be coordinated with the County.
- ⑥ Paths and trails shall be provided within this Park sufficient to provide Frontage and access to all adjoining lots and to provide connections to existing and proposed City of Taylor Park systems.
- ⑦ A Warrant is recommended to allow for a smaller minimum curve radius on Neighborhood Streets than specified in the City of Taylor Engineering Manual & Details in order to ensure that cars travel at speeds that are safe for pedestrians. It is recommended that the posted speed be reduced accordingly.





**Design-Specific Standards, cont'd.**

- 8 A Warrant is recommended to allow for Blocks B, E, F, G, and H to exceed the maximum Block length in LDC § 3.8.2.9 to accommodate the applicant's proposed Build-to-Rent program in large undivided sites. Paths and Streets are shown on this plan where they are important to the goal of overall pedestrian and vehicular connectivity, and these Blocks shall be divided by additional Thoroughfares and Civic Spaces in order to provide frontage consistent with the standards of P4 to all buildings.
- 9 The portions of Blocks B, E, and I that face Boulevard 1 shall consist of Townhouses with a minimum height of 2 stories.
- 10 A Warrant is recommended to allow for Block M to exceed the maximum Block length in LDC § 3.8.2.9 based on the length established for this block in the Davis Tract Phase 2 Neighborhood plan, with its corresponding Warrant for Block Size.
- 11 Any additional ROW dedication or easement along County Road 403 will be determined in plat submissions.



**Key**

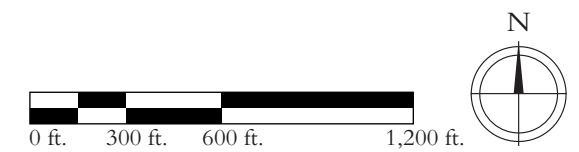
- - - Subject Property
- Existing Thoroughfare
- Proposed Thoroughfare
- - - Previously Proposed Thoroughfare

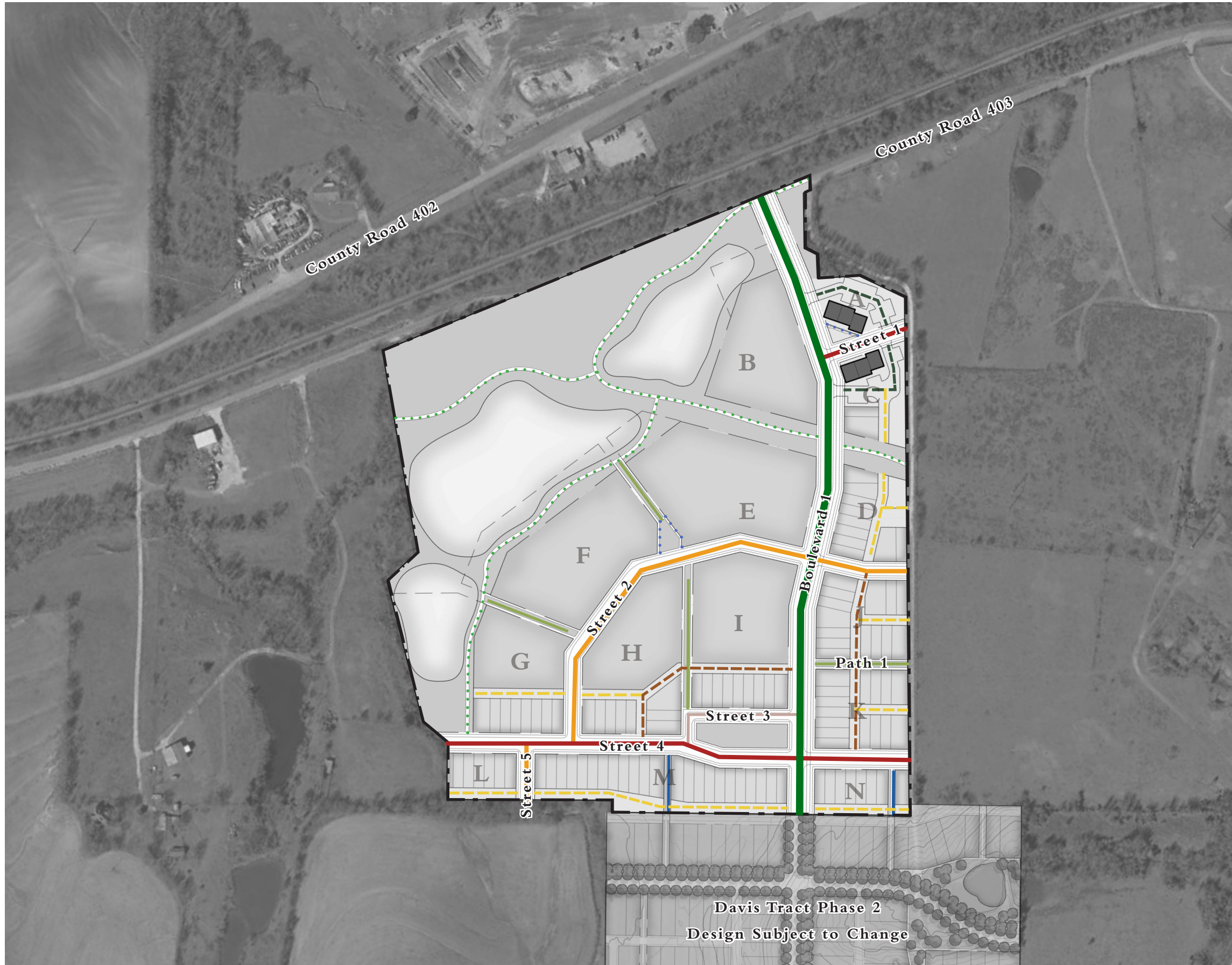
**Thoroughfare Designations**

- Regional Road
- Community Boulevard
- - - Neighborhood Avenue
- Industrial Boulevard
- - - Trail

**Notes**

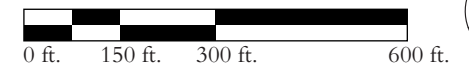
1. The thoroughfare layout shown here is based on the updates to the Transportation Master Plan proposed in the Neighborhood and Employment Center Plans for Davis Tract, 427 Loop, and Forterra Business Park.

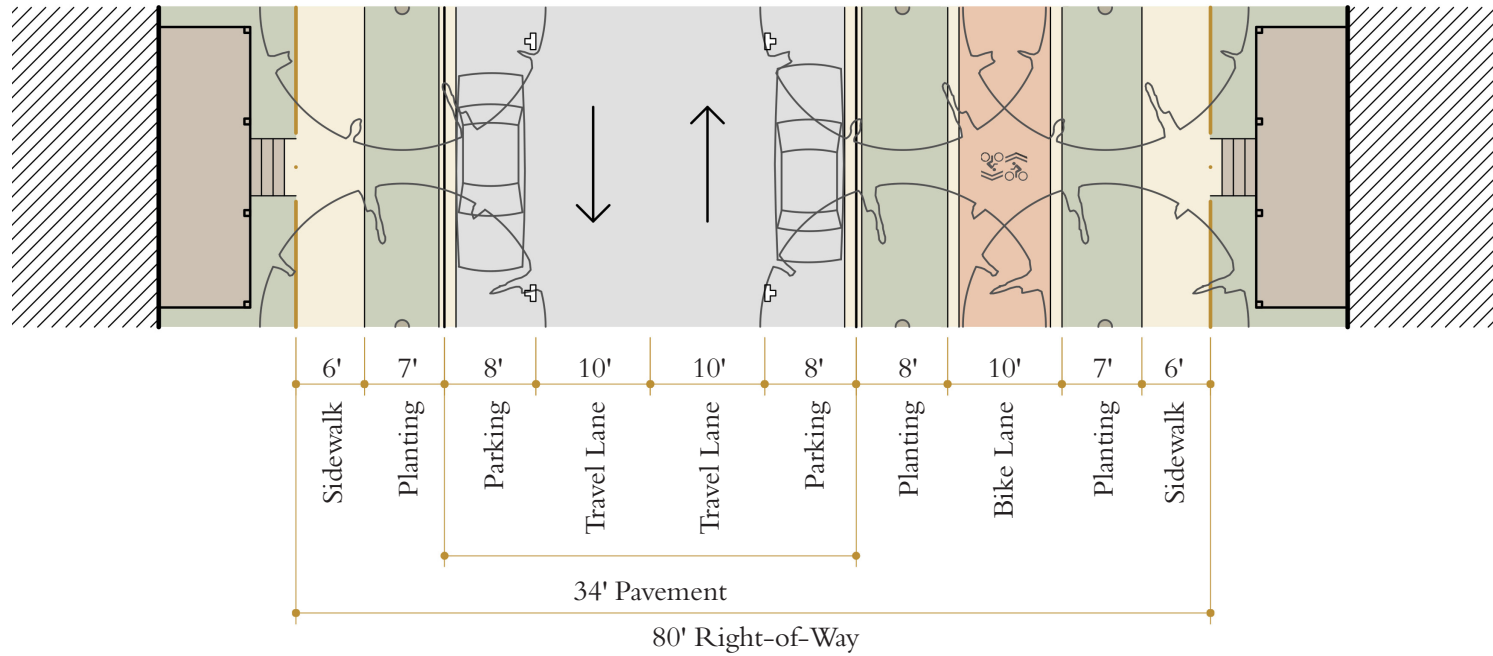
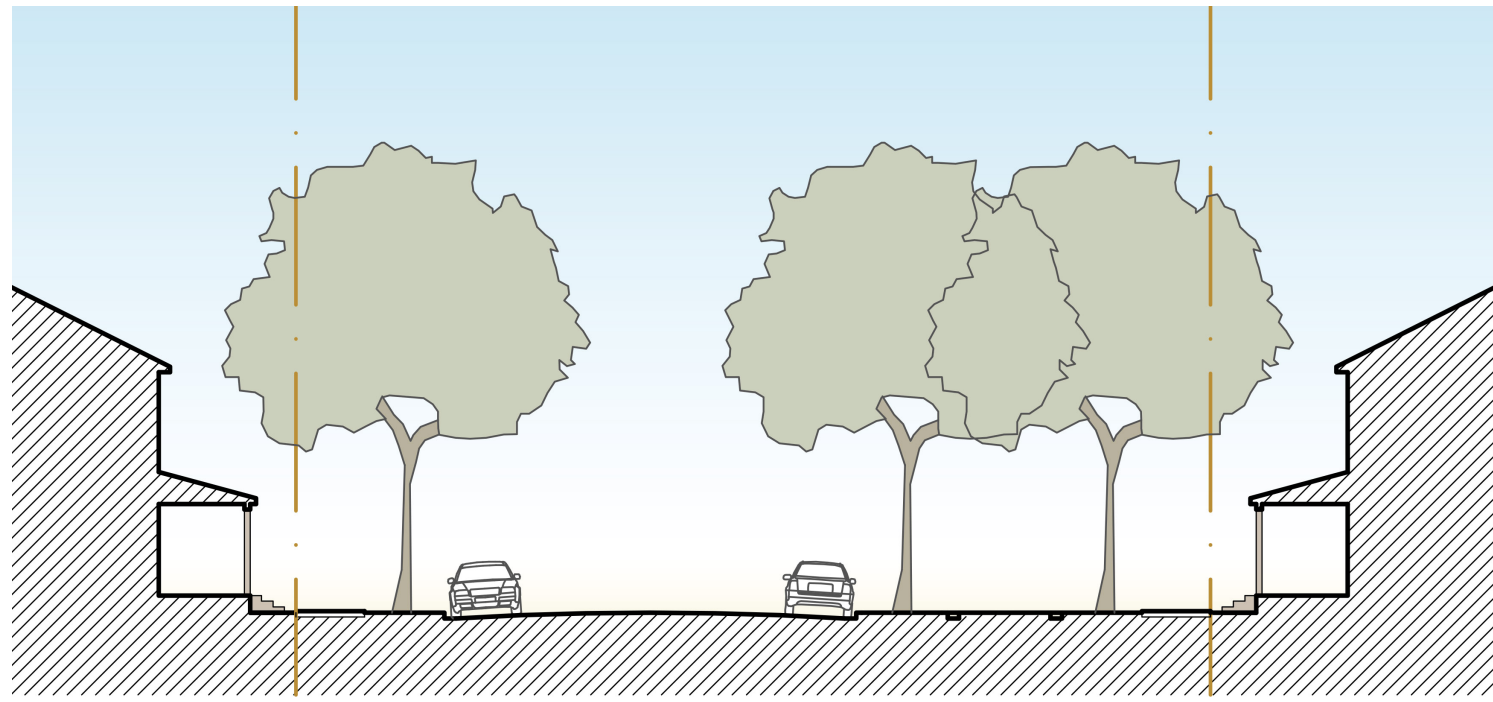




**Key**

- - - Subject Property
- BV-80-36
- ST-60-34
- ST-54-28
- ST-45-19
- RA-30-12
- FA-30-20
- PT-30
- PT-20
- - - Fire Lanes in parking lots (see Fire Apparatus Access Diagram on C.4)
- · · Trail in Civic Space
- · · Sidewalk in Civic Space

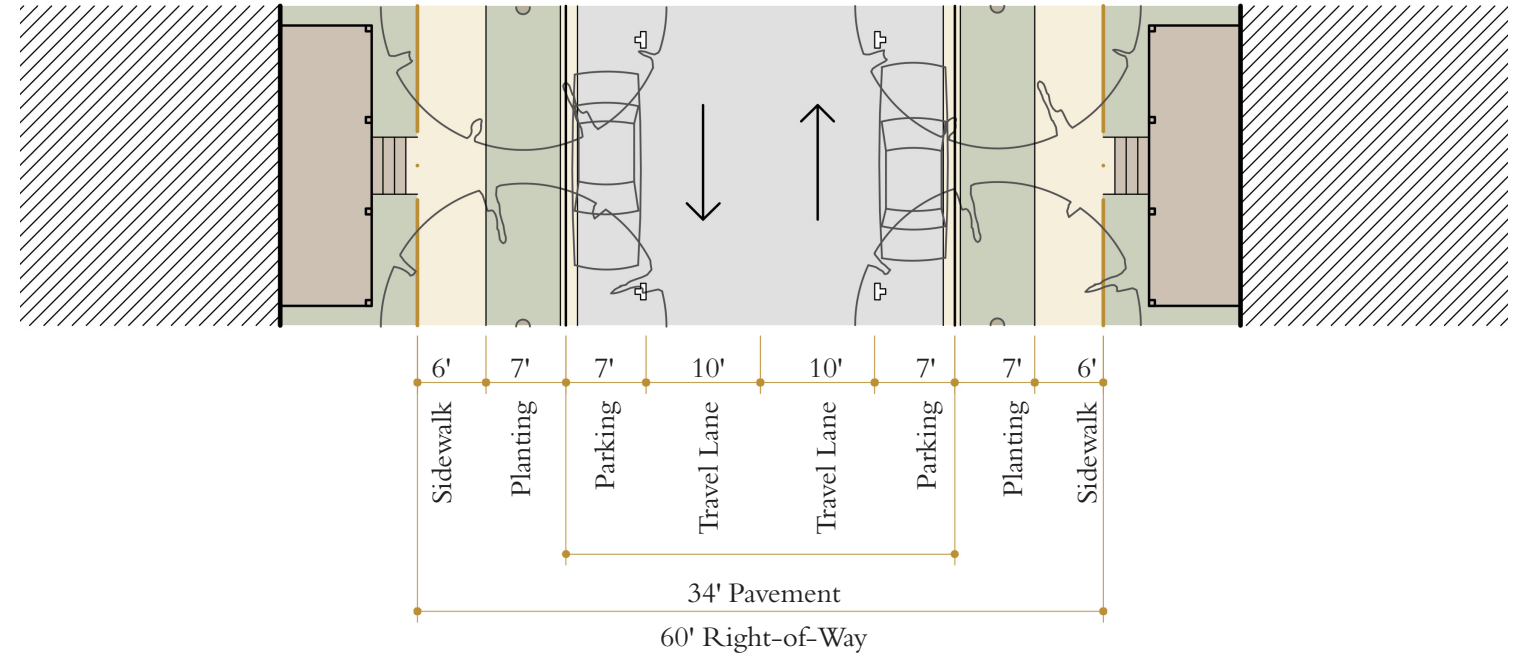
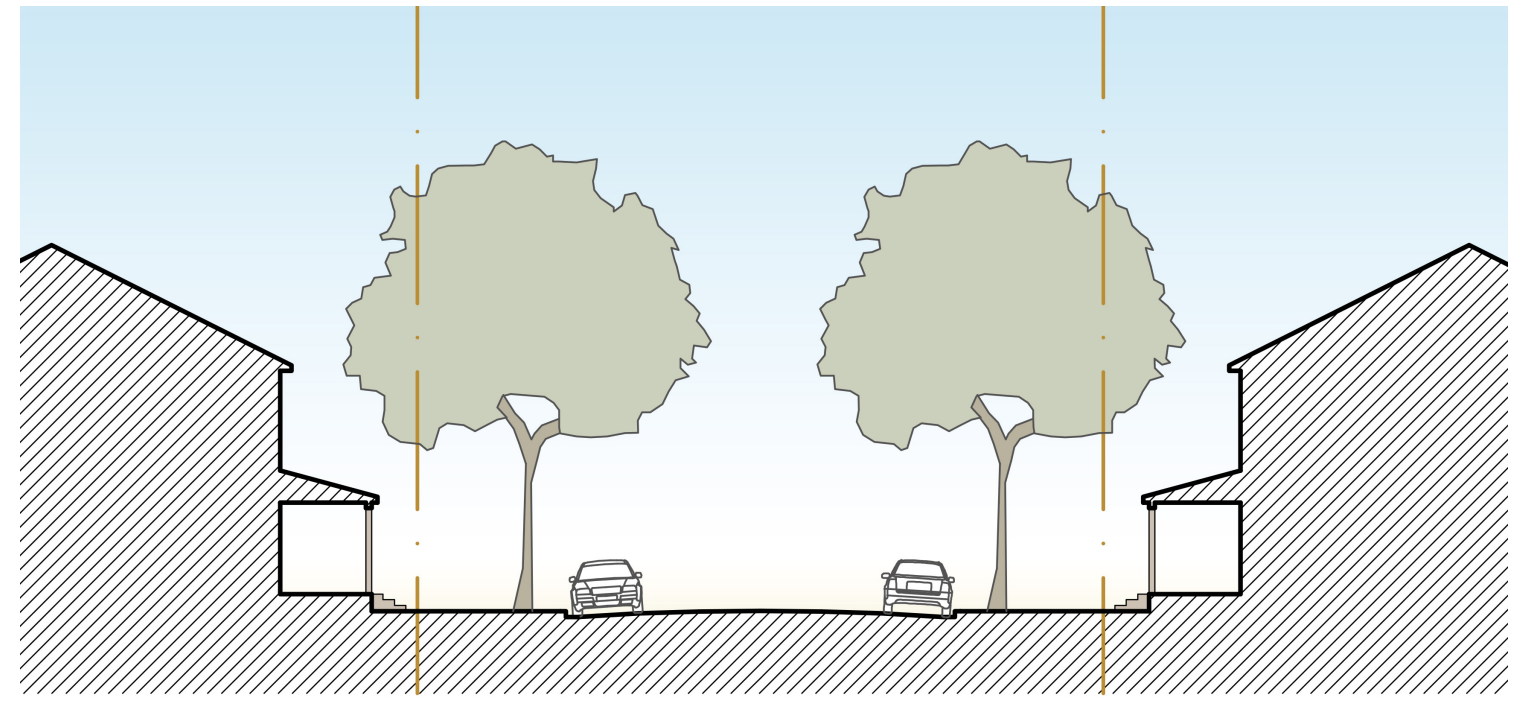




**BV-80-34**

|                            |                 |                               |                                    |
|----------------------------|-----------------|-------------------------------|------------------------------------|
| <b>Thoroughfare Type:</b>  | Boulevard       | <b>Vehicular Clear Width:</b> | 20 ft.                             |
| <b>Vehicular Movement:</b> | 2-way           | <b>Curb Type:</b>             | Header                             |
| <b>Design Speed:</b>       | 20 mph          | <b>Ownership:</b>             | Publicly Owned                     |
| <b>Bicycle Facility:</b>   | Shared-Use-Path | <b>Typical Utilities:</b>     | Sanitary Sewer, Storm Sewer, Water |

Notes:

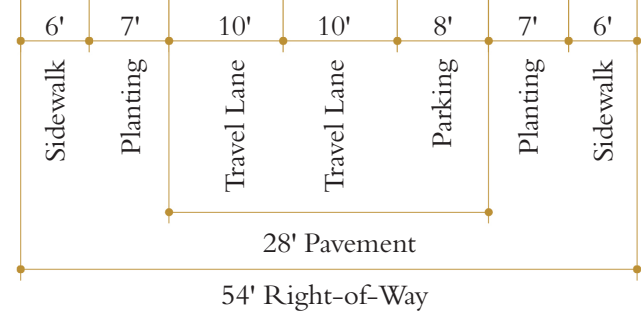
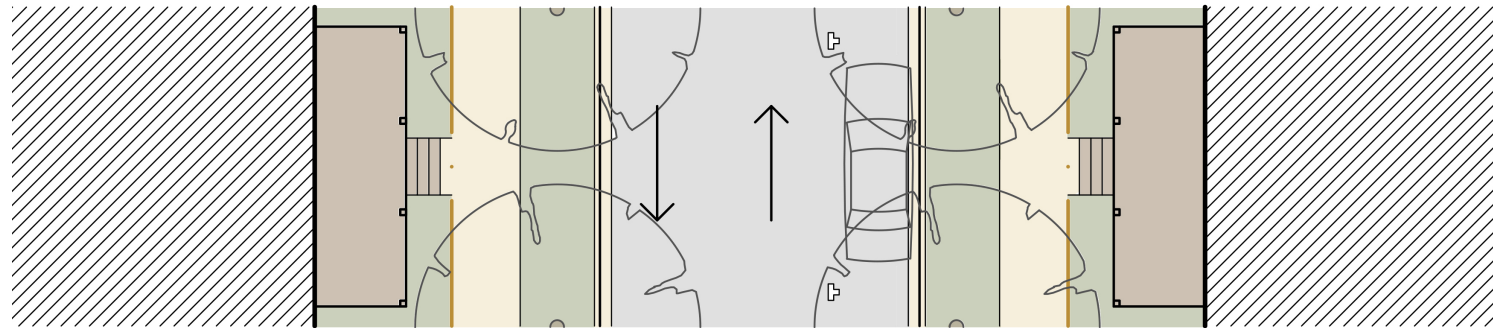
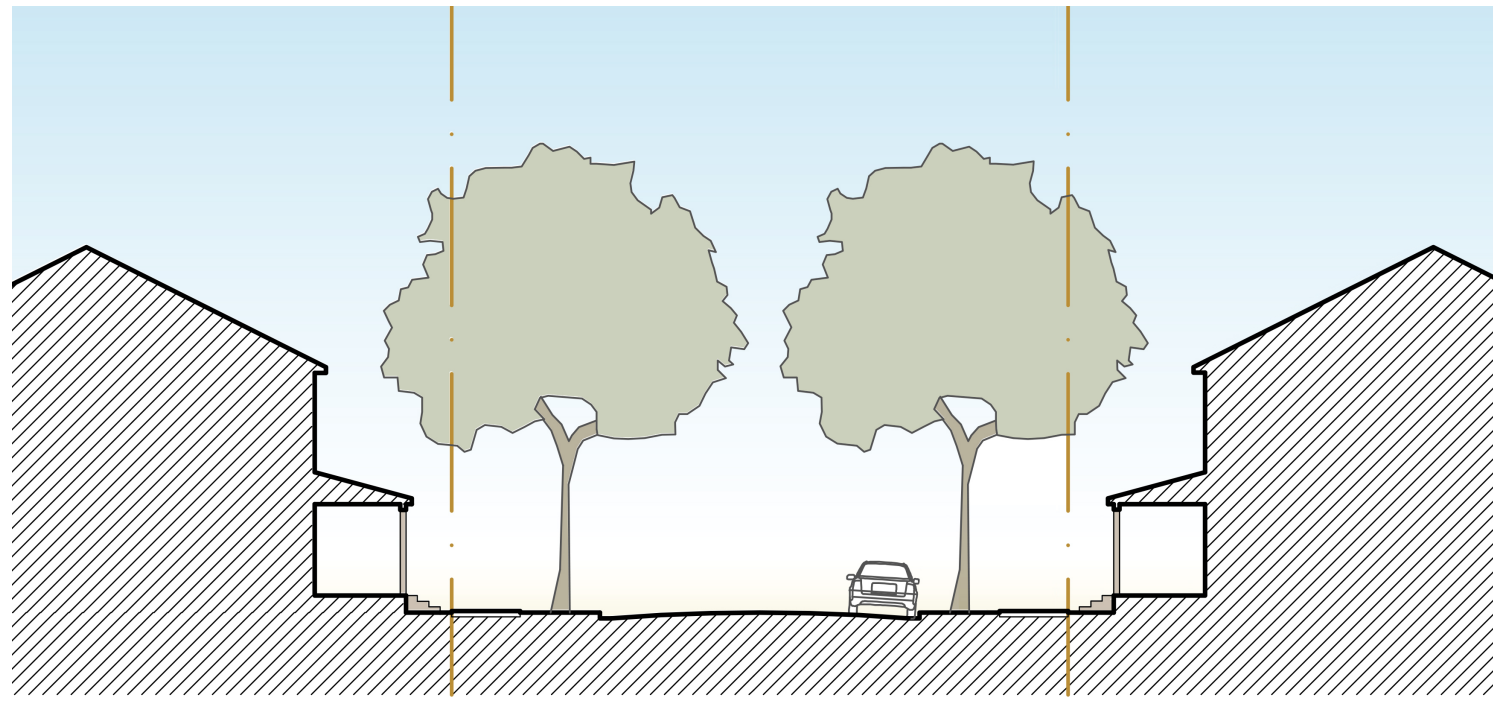


**ST-60-34**

|                            |                      |                               |                                    |
|----------------------------|----------------------|-------------------------------|------------------------------------|
| <b>Thoroughfare Type:</b>  | Street               | <b>Vehicular Clear Width:</b> | 20 ft.                             |
| <b>Vehicular Movement:</b> | 2-way                | <b>Curb Type:</b>             | Header                             |
| <b>Design Speed:</b>       | 20 mph               | <b>Ownership:</b>             | Publicly Owned                     |
| <b>Bicycle Facility:</b>   | Shared with Vehicles | <b>Typical Utilities:</b>     | Sanitary Sewer, Storm Sewer, Water |

Notes:

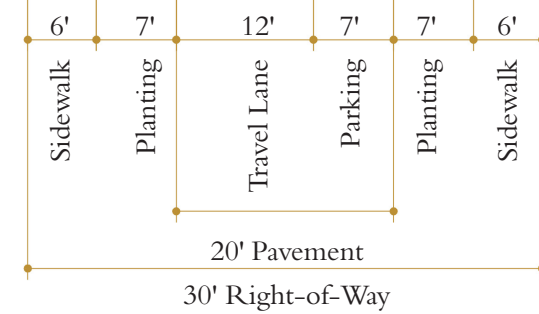
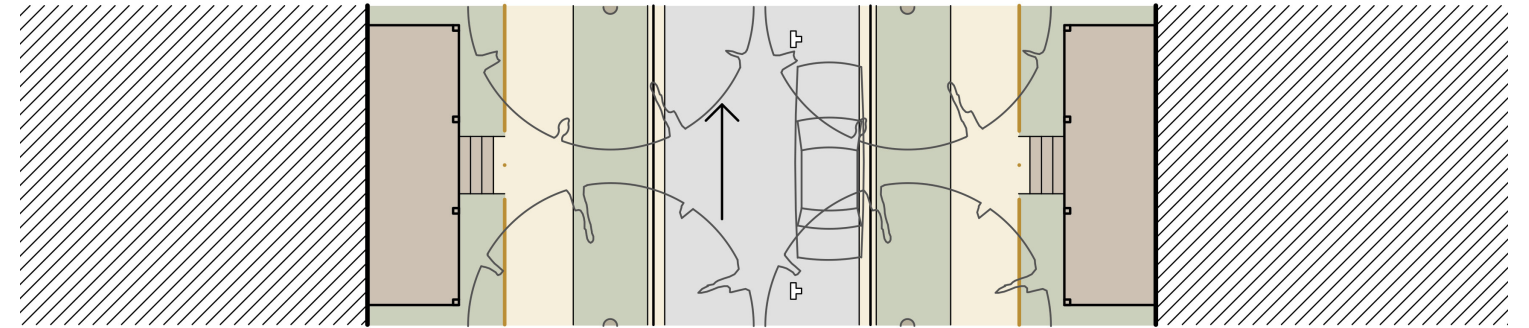
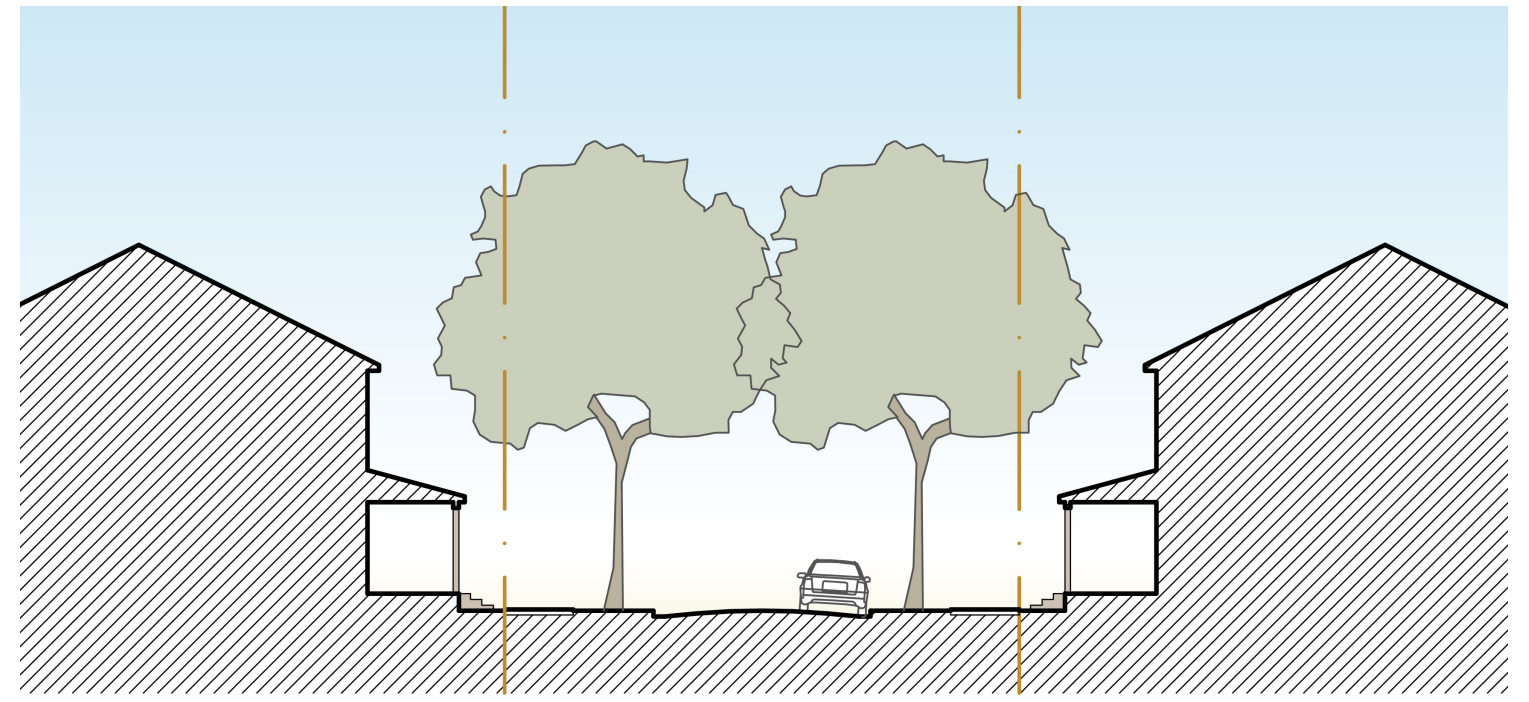




ST-54-28

|                            |                      |                               |                                    |
|----------------------------|----------------------|-------------------------------|------------------------------------|
| <b>Thoroughfare Type:</b>  | Street               | <b>Vehicular Clear Width:</b> | 20 ft.                             |
| <b>Vehicular Movement:</b> | 2-way                | <b>Curb Type:</b>             | Header                             |
| <b>Design Speed:</b>       | 20 mph               | <b>Ownership:</b>             | Publicly Owned                     |
| <b>Bicycle Facility:</b>   | Shared with Vehicles | <b>Typical Utilities:</b>     | Sanitary Sewer, Storm Sewer, Water |

**Notes:**

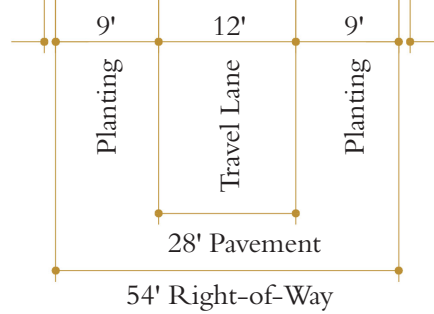
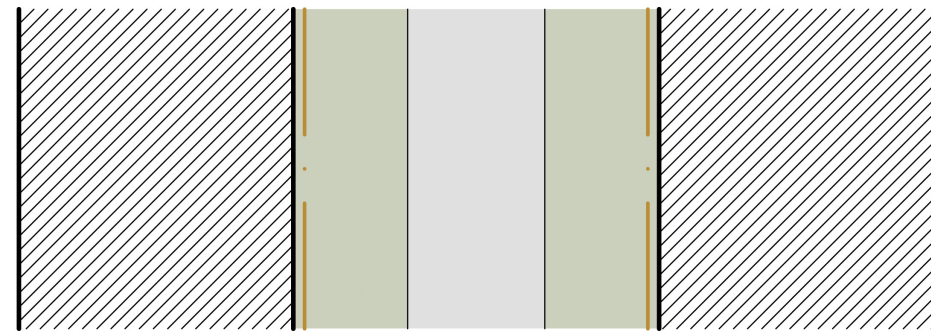
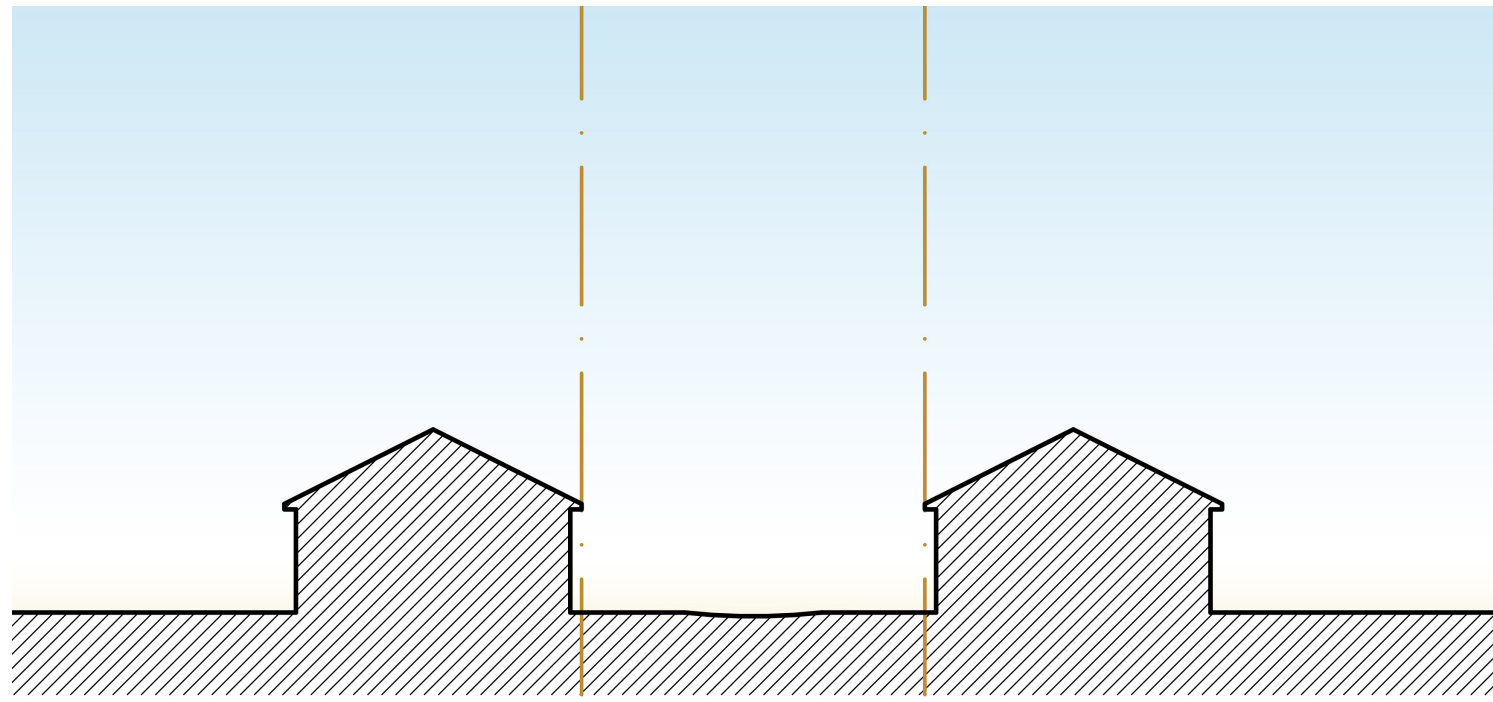


ST-45-19

|                            |                      |                               |                                    |
|----------------------------|----------------------|-------------------------------|------------------------------------|
| <b>Thoroughfare Type:</b>  | Street               | <b>Vehicular Clear Width:</b> | 12 ft.                             |
| <b>Vehicular Movement:</b> | 1-way                | <b>Curb Type:</b>             | Header                             |
| <b>Design Speed:</b>       | 20 mph               | <b>Ownership:</b>             | Publicly Owned                     |
| <b>Bicycle Facility:</b>   | Shared with Vehicles | <b>Typical Utilities:</b>     | Sanitary Sewer, Storm Sewer, Water |

**Notes:** Due to limited ROW and pavement width, this Thoroughfare Type is subject to adjustments based on utility placements that are to be confirmed with the City Engineer.

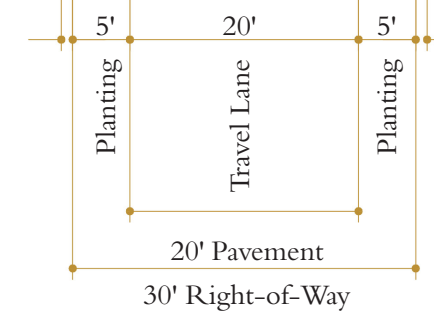
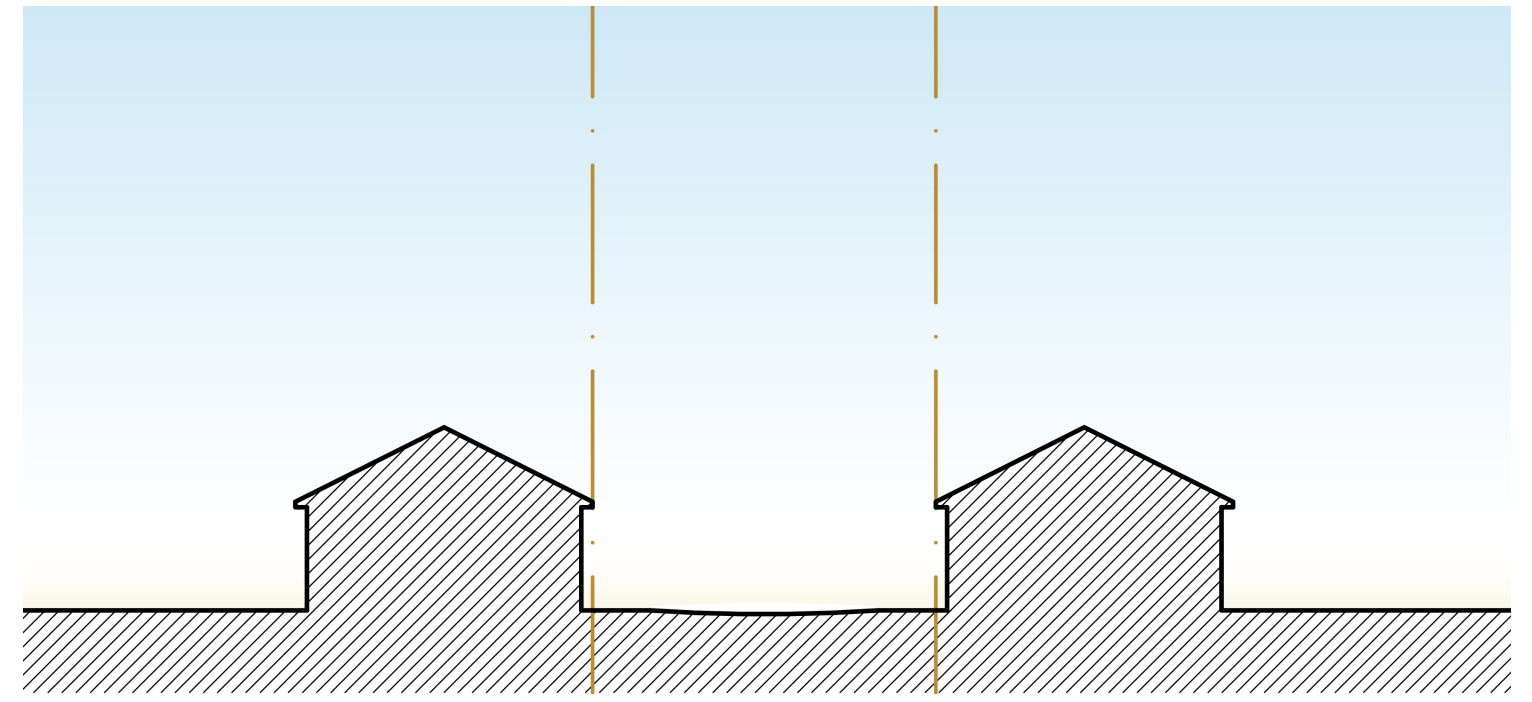




----- RA-30-12 -----

|                            |                      |                               |                         |
|----------------------------|----------------------|-------------------------------|-------------------------|
| <b>Thoroughfare Type:</b>  | Alley                | <b>Vehicular Clear Width:</b> | 12 ft.                  |
| <b>Vehicular Movement:</b> | 2-way                | <b>Curb Type:</b>             | N/A                     |
| <b>Design Speed:</b>       | 10 mph               | <b>Ownership:</b>             | Privately Owned         |
| <b>Bicycle Facility:</b>   | Shared with Vehicles | <b>Typical Utilities:</b>     | Gas, Electricity, Cable |

**Notes:** Storm Sewer may be included in this thoroughfare type as needed.

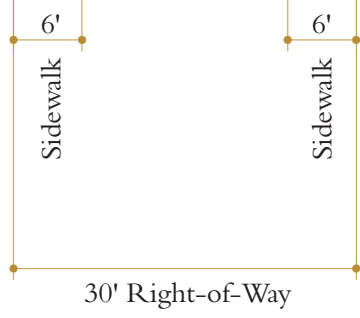
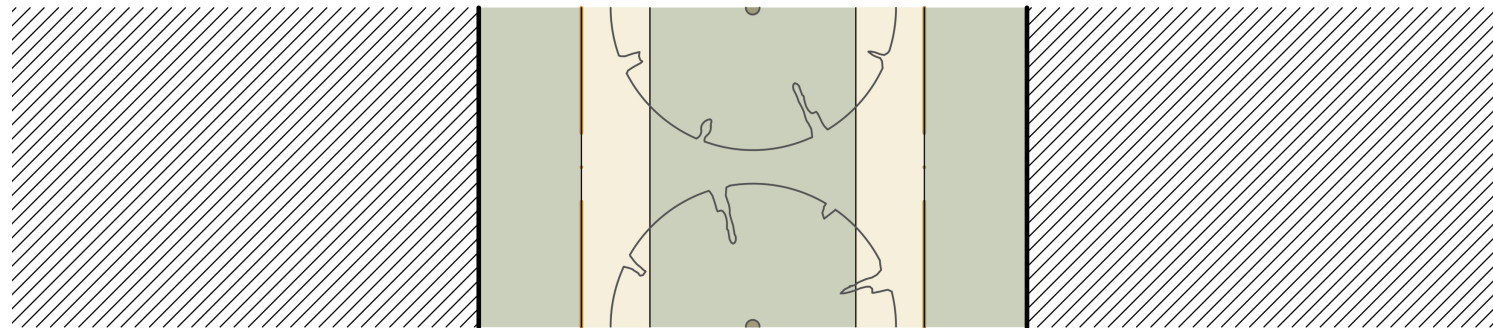
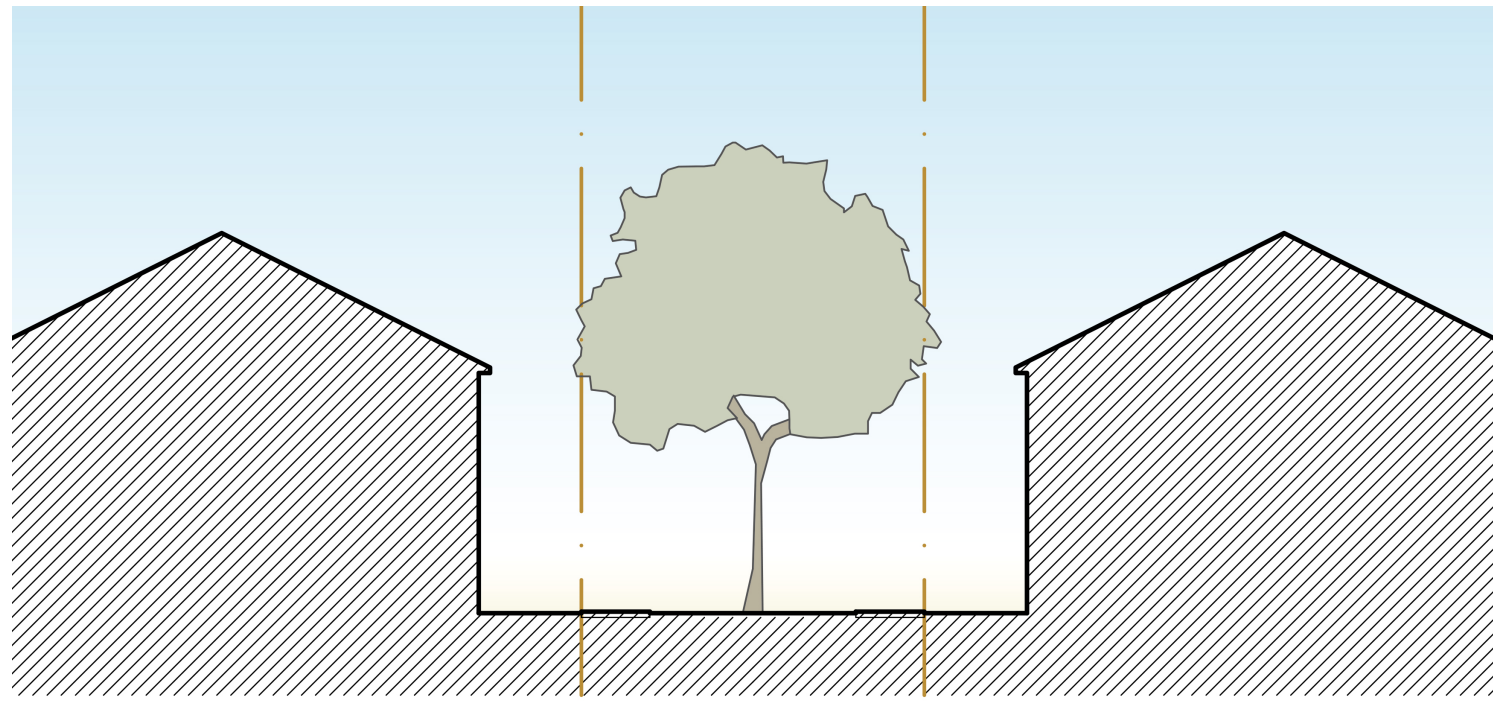


----- FA-30-20 -----

|                            |                      |                               |                         |
|----------------------------|----------------------|-------------------------------|-------------------------|
| <b>Thoroughfare Type:</b>  | Alley                | <b>Vehicular Clear Width:</b> | 20 ft.                  |
| <b>Vehicular Movement:</b> | 2-way                | <b>Curb Type:</b>             | N/A                     |
| <b>Design Speed:</b>       | 10 mph               | <b>Ownership:</b>             | Privately Owned         |
| <b>Bicycle Facility:</b>   | Shared with Vehicles | <b>Typical Utilities:</b>     | Gas, Electricity, Cable |

**Notes:**

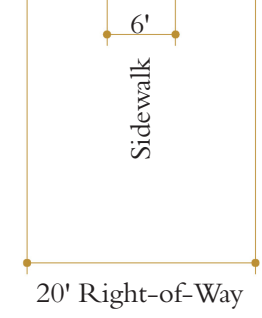
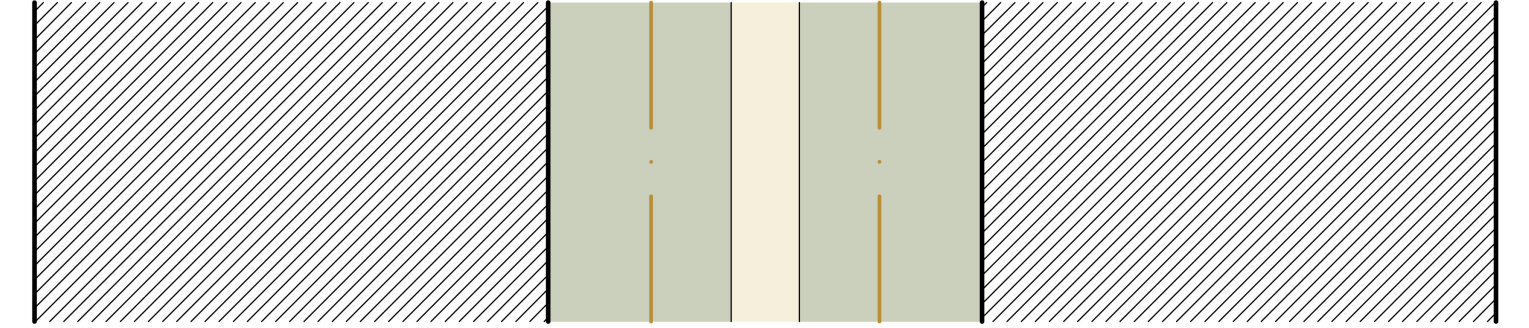
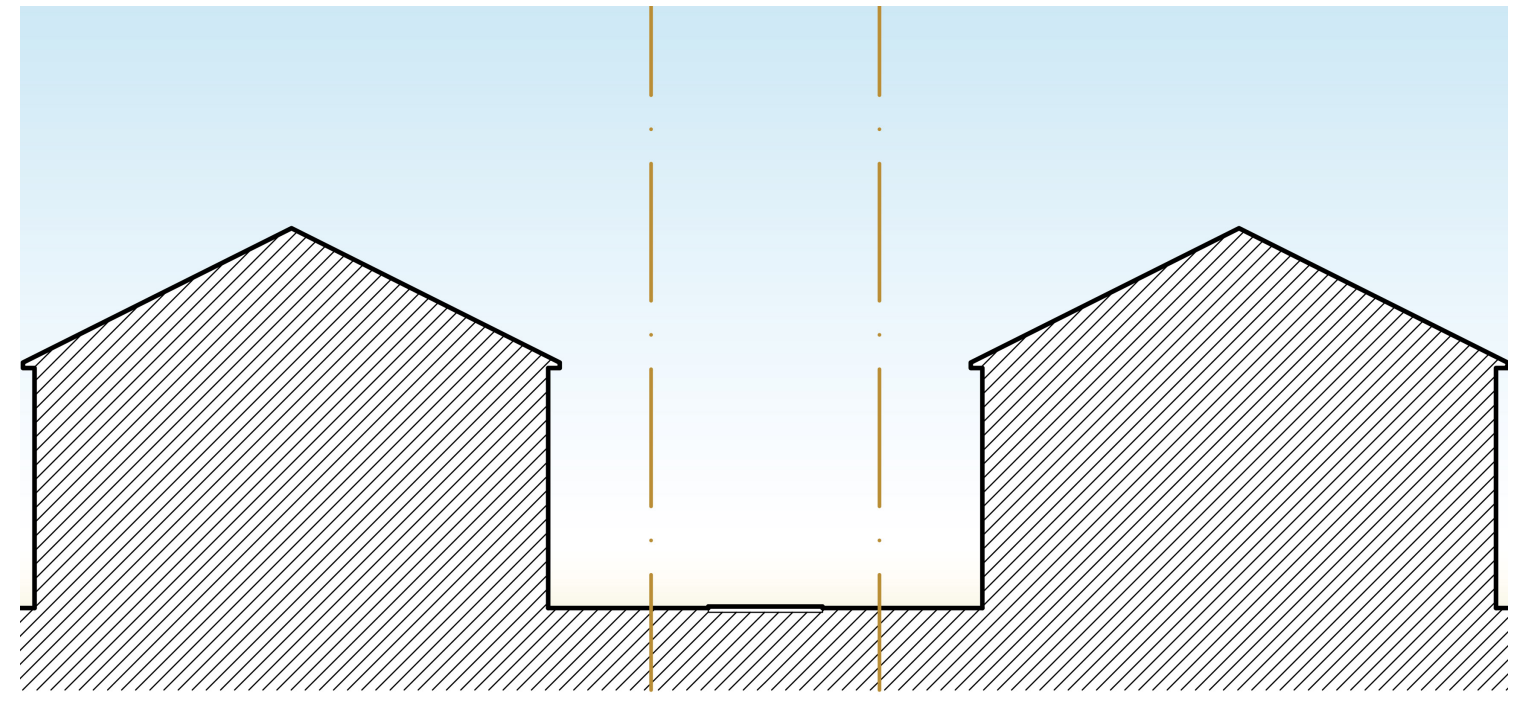




**PT-30**

|                            |      |                               |                       |
|----------------------------|------|-------------------------------|-----------------------|
| <b>Thoroughfare Type:</b>  | Path | <b>Vehicular Clear Width:</b> | N/A                   |
| <b>Vehicular Movement:</b> | N/A  | <b>Curb Type:</b>             | N/A                   |
| <b>Design Speed:</b>       | N/A  | <b>Ownership:</b>             | Privately Owned       |
| <b>Bicycle Facility:</b>   | N/A  | <b>Typical Utilities:</b>     | Sanitary Sewer, Water |

**Notes:** Due to limited ROW width, this Thoroughfare Type is subject to adjustments based on utility placements that are to be confirmed with the City Engineer.



**PT-20**







|                            |      |                               |                 |
|----------------------------|------|-------------------------------|-----------------|
| <b>Thoroughfare Type:</b>  | Path | <b>Vehicular Clear Width:</b> | N/A             |
| <b>Vehicular Movement:</b> | N/A  | <b>Curb Type:</b>             | N/A             |
| <b>Design Speed:</b>       | N/A  | <b>Ownership:</b>             | Privately Owned |
| <b>Bicycle Facility:</b>   | N/A  | <b>Typical Utilities:</b>     | N/A             |

**Notes:**





**Key**

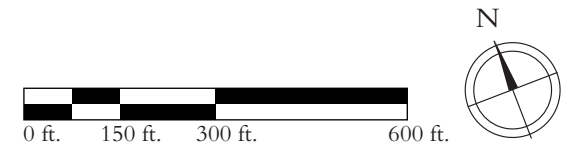
-  Subject Property
-  Park
-  Green
-  Pocket Park
-  Square
-  Potential Additional Park

**Civic Space Allocation**

|              |                                 |
|--------------|---------------------------------|
| 15.1 ac.     | Civic Space in Subject Property |
| 52.5 ac.     | Total Area of Subject Property  |
| <b>28.7%</b> | <b>Civic Space Ratio</b>        |

**Notes**

1. The Civic Space ratio is calculated based only on the area zoned as Civic Space on the Regulating Plan and does not include other areas shown as stormwater management facilities but zoned as P4 (See #1 on page B.5)



## C. SUPPLEMENTAL PLANS

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

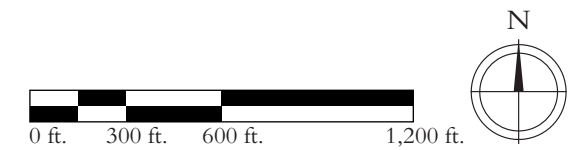
|                                |     |
|--------------------------------|-----|
| Plan in Context .....          | C.2 |
| Program Summary .....          | C.3 |
| Emergency Access .....         | C.4 |
| Addressing Diagram .....       | C.5 |
| Detailed Parking Program ..... | C.6 |





Key

--- Subject Property





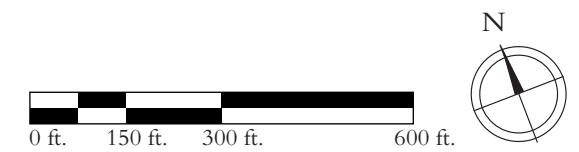
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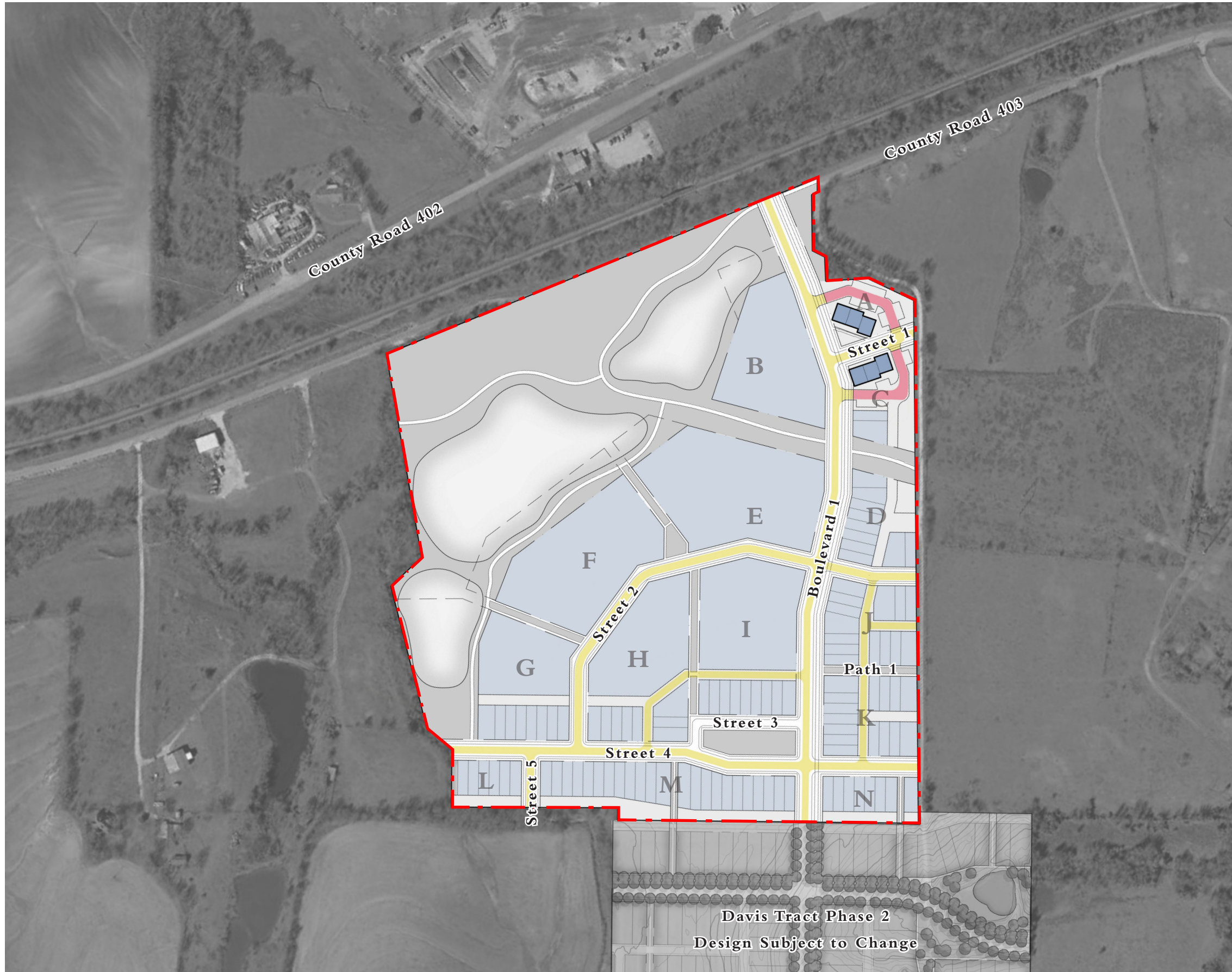
**Residential**

|   |                        |           |
|---|------------------------|-----------|
|  | Single-Family Detached | 107 units |
|  | Build-to-Rent          | 12.78 ac. |

**Non-Residential**

|   |      |               |
|---|------|---------------|
|  | Flex | 12,000 sq.ft. |
|---|------|---------------|



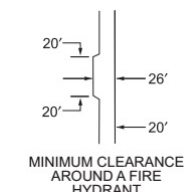


**Key**

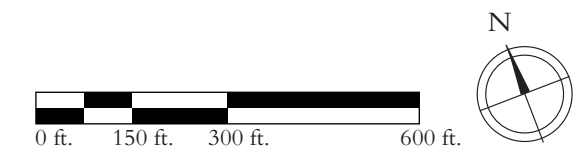
- Subject Property
- 26-foot Fire Apparatus Access Roads
- 20-foot Fire Apparatus Access Roads
- Buildings over 30 feet
- Lots with buildings under 30 feet

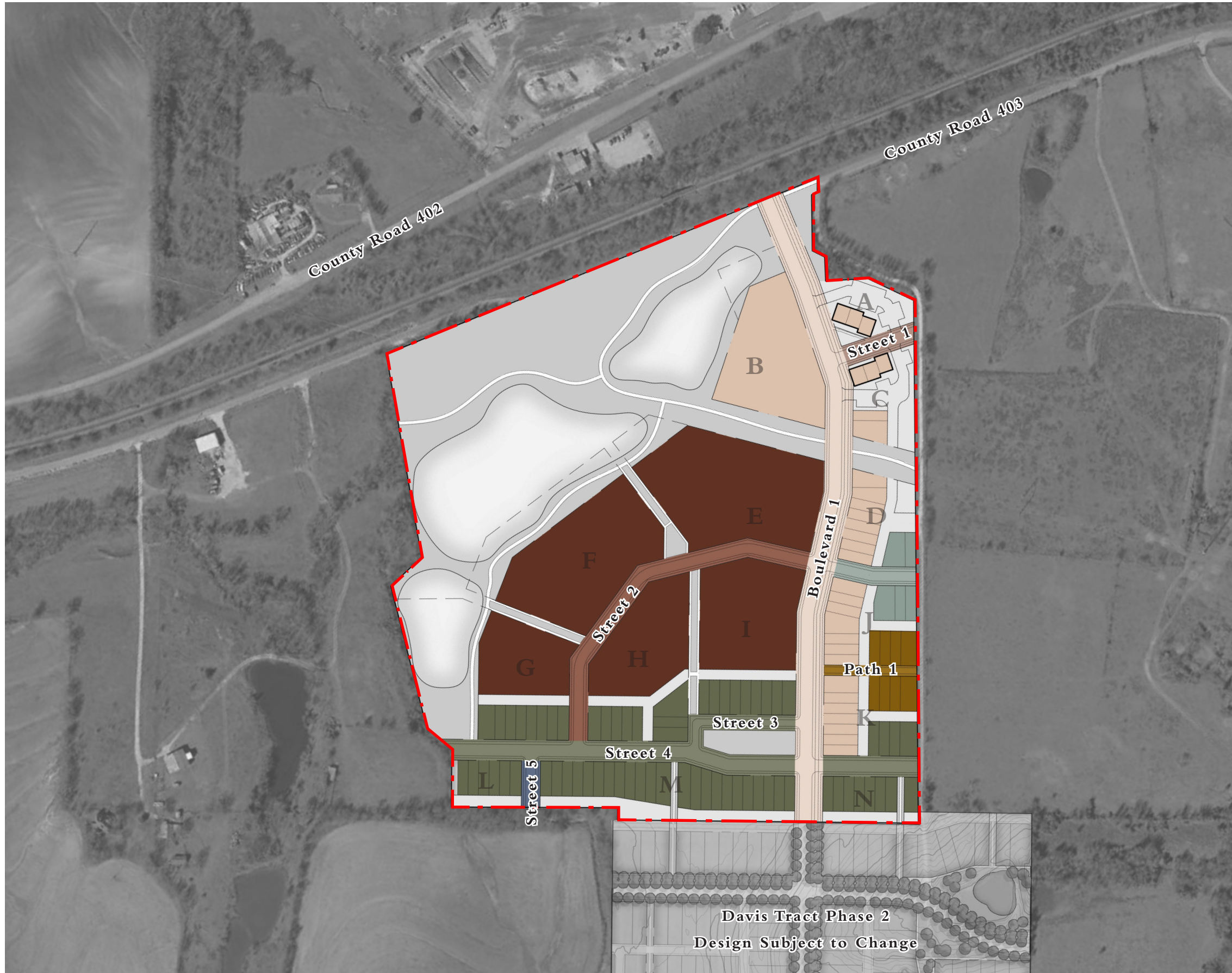
**Notes**

1. This diagram provides one scenario for this Employment Center Plan to comply with the IFC as adopted by the City of Taylor. Refinements to Fire Apparatus Access are anticipated in subsequent stages of the design process and the final Fire Apparatus Access is subject to the approval of the Fire Code Official.
2. For buildings 30 feet tall or greater:
  - Fire Apparatus Access Roads shall be 26 feet clear minimum.
  - Fire Apparatus Access Roads shall be between 15 and 30 feet from the building.
  - Fire Apparatus Access Roads shall provide access to one complete side of the building, as determined by the Fire Official.
3. For buildings less than 30 feet tall:
  - Fire Apparatus Access Roads shall be 20 feet clear minimum
4. All Fire Apparatus Access Roads shall have an effective inside turning radius of 15 feet at streets and alleys and 25 feet at parking lots.
5. All Fire Apparatus Access Roads shall be a maximum distance of 150 feet from all portions of any building.
6. Fire Apparatus Access Roads may consist of pavement, stabilized soil, stabilized grass, or any material rated to support the weight of emergency vehicles.
7. Where a fire hydrant is located on a Fire Apparatus Access Road, the minimum road width shall be 26 feet (7925 mm), exclusive of all shoulders.



Taken from the 2018 IFC: Figure D103.1



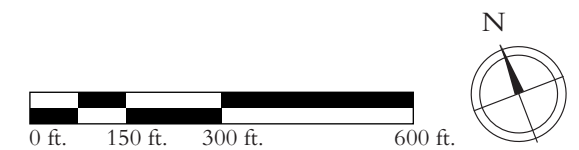


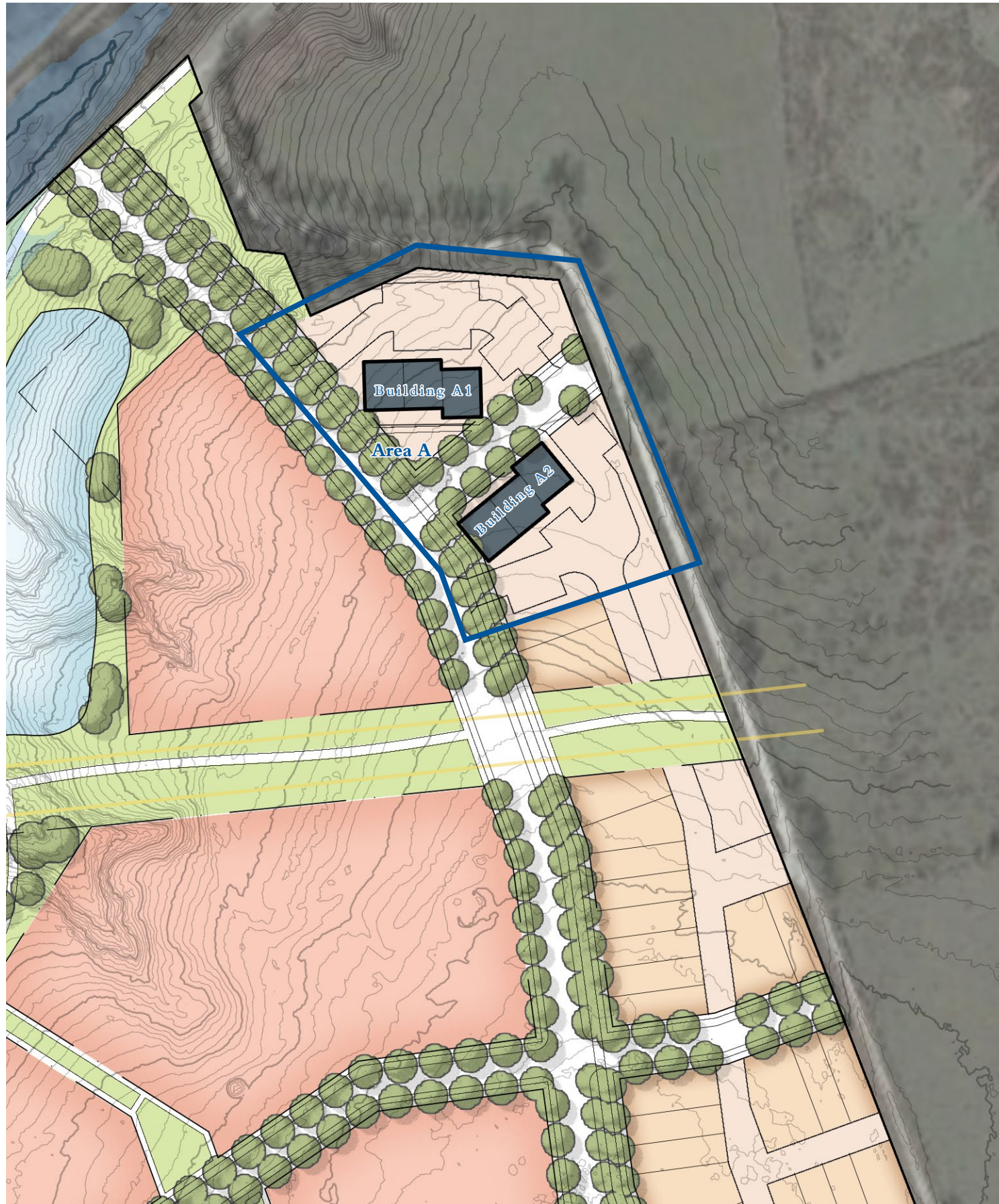
**Thoroughfare Names & Key**

- Subject Property
- ① \_\_\_\_\_ Boulevard
  - ② \_\_\_\_\_ Street
  - ③ \_\_\_\_\_ Street
  - ④ \_\_\_\_\_ Street
  - ⑤ \_\_\_\_\_ Street
  - ⑥ \_\_\_\_\_ Street
  - ⑦ \_\_\_\_\_ Path

**Notes**

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





| Assumed Parking Ratios | Spaces           |
|------------------------|------------------|
| Flex Office            | 1 per 350 sq.ft. |

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

| Area A                   |              |            |
|--------------------------|--------------|------------|
| Flex Office              | Program      | Spaces     |
| Building A1              | 6,000 sq.ft. | 18         |
| Building A2              | 6,000 sq.ft. | 18         |
| <b>Total Requested</b>   |              | <b>36</b>  |
| Parking Provided         |              | Spaces     |
| Provided in Parking Lots |              | 40         |
| Provided on Street       |              | 11         |
| <b>Total Provided</b>    |              | <b>51</b>  |
| <b>Difference</b>        |              | <b>+15</b> |

