

**AGENDA**  
**CITY OF TAYLOR, TEXAS**  
**PLANNING & ZONING COMMISSION MEETING**  
**CITY HALL COUNCIL CHAMBERS**  
**400 PORTER STREET**  
**TAYLOR, TEXAS**  
**SEPTEMBER 9, 2025, 6:00 PM**

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-365-3863 prior to 5:30 p.m. on Tuesday, September 9, 2025.

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

I. CALL TO ORDER AND DECLARE A QUORUM

II. CITIZEN COMMUNICATION

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

III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on August 12, 2025.

IV. REGULAR AGENDA

2. **PZ-2025-2532** Consider Conditional Approval of the Cavo Properties Replat, generally located at 140 NW Carlos G. Parker Blvd, consisting of approximately 4.297 acres of land, situated in the Cavo Properties Subdivision, more particularly described by Williamson Central Appraisal District Parcel R569867, Taylor, Williamson County, Texas *Courtney Peres*
3. **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*
4. **PZ-2025-2088** Consider Disapproval of the Citadel Square Subdivision Phase 1 Preliminary Plat, generally located North of Elm Branch Trail, legally described as approximately 126.617 acres of land part of the James C. Eaves Survey, Abstract No. 214, and part of the G.M. Reese Survey, Abstract No. 533, more particularly described by the Williamson Central Appraisal District Parcels, R019181, R019951, R019651, R656448, and R019659, Taylor, Williamson County, Texas. *Courtney Peres*
5. **PZ-2022-1604** Consider Approving Samsung Taylor Final Plat of approximately 1,216.33 acres being part of the Benjamin J. Tyler Survey, Abstract No. 631, the Thomas B. Lee Survey, Abstract No. 800, the Lucius A. Tyler Survey, Abstract No. 632, the H.T. & B.R.R.

CO. Survey, Abstract No. 315, the H.T. & B.R.R. CO. Survey, Abstract No. 318, the G.W. Tyler Survey, Abstract No. 634, and the Jacob Ebberly Survey, Abstract No. 923, Taylor, Williamson County, Texas. *Courtney Peres*

V. PUBLIC HEARINGS

6. **WITHDRAWN PZ-2025-2435** Hold a public hearing and consider making a recommendation regarding a request for an amendment to the Planned Development referred to as Gateway, on property generally located at 505 SW Carlos G Parker Blvd., consisting of approximately 38.099 acres of land situated in the G.M Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel's R019657, R020063 and R331030, Taylor, Williamson County, Texas.

VI. DISCUSSION ITEMS

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

VII. 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 three business days before the date of said meeting. I further certify that the following news media was notified of this meeting: Taylor Daily Press.

Posted by:  Date: September 3, 2025  
Courtney Peres, Interim Assistant Director of  
Development Services

# MINUTES

## CITY OF TAYLOR, TEXAS

### PLANNING AND ZONING COMMISSION MEETING

**August 12, 2025, at 6:00 P.M.**

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

<u>PRESENT</u>	<u>ABSENT</u>	<u>STAFF PRESENT</u>
Amy Everhart	Alexander Allrich	Preston Gunn, Planner
Nora Roy	Jim Buzan	Cole Bakley, Senior Planner
Annette Maruska	Donna Frazier	Shai Roos, Interim Director
Jim Newman		Courtney Peres, Interim Asst. Director
Joseph Gonzales		
Barbara Aviles-Toresberg		

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

- *Chair, Amy Everhart, called the meeting to order and declared a quorum at 6:00 P.M.*

#### II. CITIZENS COMMUNICATION

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

- *No citizens were present to present at Citizens Communication.*

#### III. CONSENT AGENDA

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

1. Review and approve minutes from the meeting held on July 09, 2025
  - *Nora Roy made a motion to Approve the minutes as presented. Annette Maruska seconded the motion. Motion passed (6-0).*

#### IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

2. **PZ-2025-2532** Consider Disapproval of the Hampton Inn Replat, generally located at 140 NW Carlos G. Parker Blvd, consisting of approximately 4.297 acres of land, situated in the Cavo Properties Subdivision, more particularly described by Williamson Central Appraisal District Parcel R569867, Taylor, Williamson County, Texas.
  - *Planner, Preston Gunn provided a brief presentation introducing the Replat and provided staff's recommendation.*
  - *Annette Maruska motioned to Disapprove the Replat as presented. Nora Roy seconded the motion. Motion passed (6-0).*

3. **PZ-2025-2552** Consider Disapproval of the Taylor RV Park Subdivision Minor Plat, generally located at 250 CR 367, consisting of approximately 3.32 acres of land, situated in the William J. Baker Survey, Abstract No. 65, more particularly described by Williamson Central Appraisal District Parcel R018674, Taylor, Williamson County, Texas.
  - *Planning Manager, Courtney Peres provided a brief presentation introducing the Minor Plat and provided staff's recommendation.*
  - *Annette Maruska motioned to Disapprove the Minor Plat as presented. Nora Roy seconded the motion. Motion passed (6-0).*
4. **PZ-2025-2562** Consider Conditional Approval of the Taylor Pointe Subdivision Phase 1 Final Plat generally located at 715 Carlos G. Parker Blvd. SW, commonly referred to as Taylor Pointe, consisting of approximately 11.435 acres, part of the G.M. Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcels R331170, R661628, R661621, R661629, R661630, Taylor, Williamson County, Texas.
  - *Senior Planner, Cole Bakley provided a brief presentation introducing the Final Plat and provided staff's recommendation.*
  - *Joseph Gonzales motioned to Conditionally Approve the Final Plat. Jim Newman seconded the motion. Motion passed (6-0).*

## V. PUBLIC HEARINGS

5. **PZ-2025-2556** Hold a public hearing and consider making a recommendation regarding a request for a Place Type Amendment from P2:Rural to P4:Mix on property generally located at 1102 Beech Street, legally described as approximately 0.663 acres of land, situated in the Washington Heights Subdivision, Part of Block 40 (Country Club), more particularly described by the Williamson Central Appraisal District Parcel R018513, Taylor, Williamson County, Texas.
  - *Chair, Amy Everhart, opened the public hearing at 6:09 P.M.*
  - *Planner, Preston Gunn provided a presentation to introduce the request and provide staff's recommendation.*
  - *No citizens were present to speak for or against the request.*
  - *Chair Everhart closed the public hearing at 6:12 P.M.*
  - *Barbara Aviles-Toresberg motioned to Approve the request. Annette Maruska seconded the motion. Motion passed (6-0)*
6. **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.
  - *Chair Everhart opened the public hearing at 6:13 P.M.*
  - *Consultant Planner, Parker McDowell provided a presentation to introduce the request and provide staff's recommendation.*

- *The following citizens were present to speak:*
    1. *Priscilla Piphon – Church representative. Spoke about the communication had between the Applicant’s Engineer and their conversations with City Council members (Cobb and Cmerck). Requested a buffer against the church property.*
    2. *Kimberley Hines – Adjacent neighbor. Concerned about the applicant. Asked the P&Z if they cared if they knew what kind of companies are coming to Taylor. Asked if they could put data centers within the proposed Employment Center Plan. Not in favor and concerned about Data Centers.*
    3. *William Buzzelli – Applicant. Provided feedback related to drainage and that established access easements will require further communication with adjacent property owners.*
  - *Chair Everhart closed the public hearing at 6:43 P.M.*
  - *Joseph Gonzales motioned to Approve the request. Nora Roy seconded the motion. Motion passed (5-1) (A. Everhart against).*
7. **PZ-2024-2173** Hold a public hearing and consider making a recommendation regarding a request for a Neighborhood Plan referred to as Taylor Apartments, generally located at 3601 N. Main Street, consisting of approximately 21.43 acres of land situated in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcels R019549 and R020046, Taylor, Williamson County, Texas.
- *Chair Everhart opened the public hearing at 6:46 P.M.*
  - *Consultant Planner, Parker McDowell provided a presentation to introduce the request and provide staff’s recommendation.*
  - *The following citizens were present to speak:*
    1. *John Clayton (Pillar Income) – Applicant. Worked with staff to bring a nice product to Taylor.*
  - *Chair Everhart closed the public hearing at 6:53 P.M.*
  - *Joseph Gonzalez motioned to approve the request. Nora Roy seconded the motion. Motion passed (6-0).*
8. **PZ-2025-2395** Hold a public hearing and consider making a recommendation regarding a request for an Employment Center Plan, generally located at 701 NW Carlos G Parker Blvd, consisting of approximately 3.2439 acres of land situated in the Fireman’s addition, Part of Lot 1, more particularly described by the Williamson Central Appraisal District Parcel R367817, Taylor, Williamson County, Texas.
- *Chair Everhart opened the public hearing at 6:51 P.M.*
  - *Senior Planner, Cole Bakley provided a presentation to introduce the request and provide staff’s recommendation.*
  - *No citizens were present to speak for or against the request.*
  - *Chair Everhart closed the public hearing at 6:53 P.M.*

- *Barbara Aviles-Toresberg motioned to approve the request. Joseph Gonzales seconded the motion. Motion passed (6-0).*

9. **WITHDRAWN PZ-2025-2435** Hold a public hearing and consider making a recommendation regarding a request for an amendment to the Planned Development referred to as Gateway, on property generally located at 505 SW Carlos G Parker Blvd, consisting of approximately 38.099 acres of land situated in the G.M Reese Survey, Abstract No. 533, more particularly described by Williamson Central Appraisal District Parcel’s R019657, R020063 and R331030, Taylor, Williamson County, Texas.

- *Agenda Item V9 was Withdrawn by the Applicant. A public hearing was not held, and a recommendation was not made.*

10. **PZ-2025-2559** Hold a public hearing and consider making a recommendation regarding a request for an Infill Neighborhood Plan referred to as Trinity Heights, on property generally located at 1101, 1103, 1105, and 1107 Beech Street, and 1104, 1108, 1112 Symes Street, consisting of approximately 2.031 acres of land situated in the Trinity Heights Subdivision, Block A, Lots 1 through 7, more particularly described by Williamson Central Appraisal District Parcel’s R580770, R580769, R580768, R580767, R580764, R580765, R580766, Taylor, Williamson County, Texas.

- *Chair Everhart opened the public hearing at 6:56 P.M.*
- *Planner, Preston Gunn provided a presentation to introduce the request and provide staff’s recommendation.*
- *No citizens were present to speak for or against the request.*
- *Chair Everhart closed the public hearing at 6: 58 P.M.*
- *Nora Roy motioned to approve the request. Jim Newman seconded the motion. Motion passed (6-0).*

**VI. DISCUSSION ITEMS**

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

- *No update was provided.*

12. Discuss Public Hearing Notices

- *Shai Roos introduced the new Public Hearing Notices.*

**VII. ADJOURN - Meeting was adjourned at 7:01 P.M.**

<b>Approved by Chair:</b>	<i>Amy Everhart, Chair</i>
<b>Date:</b>	
<b>Attest by Administrative Assistant:</b>	<i>Courtney Peres, Interim Assistant Director of Development Services</i>
<b>Date:</b>	



## Planning & Zoning Commission Meeting September 9, 2025 Transmittal Letter

**Agenda Item Number:** 2.

**Agenda Title:** **PZ-2025-2532 Consider Conditional Approval of the Cavo Properties Replat, generally located at 140 NW Carlos G. Parker Blvd, consisting of approximately 4.297 acres of land, situated in the Cavo Properties Subdivision, more particularly described by Williamson Central Appraisal District Parcel R569867, Taylor, Williamson County, Texas**

**Commission Action to be Taken:** Consider and take action for the proposed Hampton Inn Replat

**Department Submitted:** Development Services

**Staff Contact:** Courtney Peres, Interim Assistant Director

### 1. PURPOSE / DESCRIPTION

<b>Applicant:</b>	TRIANGLE ENGINEERING LLC
<b>Address/Location:</b>	140 NW CARLOS G PARKER BLVD
<b>Legal Description:</b>	Approximately 4.297 acres of land situated in the Cavo Properties Subdivision, more particularly described by Williamson Central Appraisal District Parcel R569867
<b>Current Zoning:</b>	P5:Urban Center
<b>Current Use:</b>	Vacant Land
<b>Case History:</b>	This is the third submission of the proposed Replat.

### 2. STAFF ANALYSIS / BACKGROUND

The submitted Replat partially meets the minimum requirements of the Land Development Code and Engineering Manual subject to the required minor edits to plat notes section.

### 3. RECOMMENDATION

Conditional Approval, subject to the applicant:

(1) revising Plat Note #7 to clarify fire flow requirements, and

(2) adding Plat Note #9 to specify that both lots share maintenance responsibilities for the detention ponds, to be detailed in a maintenance agreement.

**4. TIMELINE**

N/A

**5. OTHER OPTIONS**

N/A

**6. ATTACHMENTS**

- 1. PZ-2025-2532- Cavo Properties - Staff Comment Letter
- 2. PZ-2025-2532 Cavo Properties - Location Map
- 3. PZ-2025-2532- Cavo Properties - Proposed Plat



**City of Taylor**

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

Date: Tuesday, September 2,  
2025

Address: 140 NW CARLOS G PARKER BLVD, Taylor 76574

Permit Number PZ-2025-2532

Dear ,

Staff has completed its review of plans for the Hampton Inn - 140 NW CARLOS G PARKER BLVD - Replat that is to be located at 140 NW CARLOS G PARKER BLVD, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

**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.

**Replat - Engineering Review 03**

The replat submitted on 8/15/25 has been reviewed and approved with the following item to be updated:

- 1. Plat Note #9 shall be revised to indicate maintenance responsibilities for both lots to be included in a maintenance agreement for the detention ponds.

**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@taylortx.gov.

Reviewed the resubmitted plat and the previous comment has not been addressed. The comment response letter notes that the the comment below was added, but I do not find the comments wording on the plat.

Plat note #7 shall include the follow wording:

A fire flow that shall be provided that meets the fire flow requirement per the current adopted International Fire Code for at least 2 hours and not less that 1700 gallon per minute.

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) 309-6799, or by e-mail at preston.gunn@taylortx.gov.

Thank you,

Preston Gunn

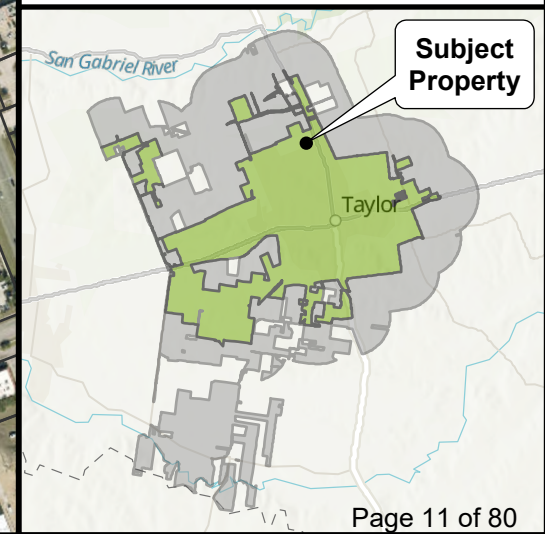
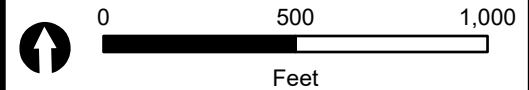
Attachment



# PZ-2025-2532

140 NW Carlos G Parker Boulevard  
Replat  
Location Map  
Approximately 4.30 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels



LOT TABLE

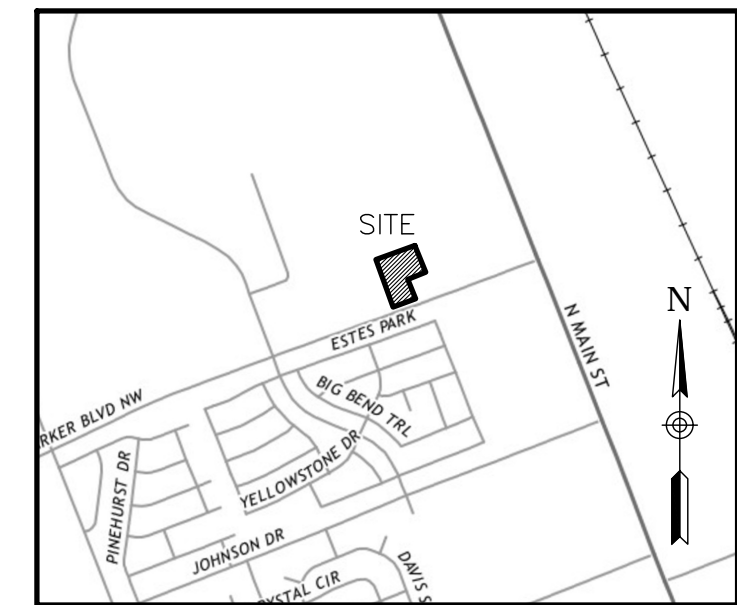
TOTAL LOTS: 2
LOT 1, BLOCK A
ACREAGE: 2.570
SQ.FT.: 111,943
PLACE TYPE: COMMERCIAL USE
LOT 2, BLOCK A
ACREAGE: 1.726
SQ.FT.: 75,196
PLACE TYPE: P5 URBAN CENTER (AS AMENDED)

Line #	Distance	Bearing
L2	39.49'	S69°56'40"W
L3	24.02'	S54°35'07"W
L4	16.77'	S69°56'14"W
L5	18.78'	S87°34'32"W
L6	30.50'	S69°56'40"W
L7	66.69'	N45°09'52"E
L10	57.54'	N45°09'52"E
L11	10.98'	S69°13'17"E
L12	11.89'	N69°56'40"E
L13	21.47'	S67°52'54"W
L14	21.44'	N67°52'54"E
L15	12.77'	N69°01'45"W
L16	12.77'	S69°01'45"E
L17	6.93'	S64°40'22"E
L18	10.00'	N25°19'38"E
L19	6.75'	N64°40'22"W

REPLAT  
CAVO PROPERTIES

BEING A PRELIMINARY PLAT CONSISTING OF 4.297 ACRES TO CREATE 2 LOTS, PART OF AND OUT OF THE WILLIAM J. BAKER SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS CITY OF TAYLOR PROJECT NO. PZ-3035-2532

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	10.31'	25.00'	023°37'27"	S81°45'23"W	10.24'
C2	69.55'	51.00'	078°08'20"	N70°59'10"W	64.29'
C3	34.09'	25.00'	078°08'20"	N70°59'10"W	31.51'
C4	4.34'	12.71'	019°32'58"	S65°11'48"W	4.32'
C5	13.40'	50.00'	015°21'08"	S62°15'41"W	13.36'
C6	15.39'	50.00'	017°38'18"	S78°45'23"W	15.33'
C7	3.08'	10.00'	017°37'53"	S78°45'36"W	3.07'
C8	39.26'	25.00'	089°57'59"	S24°57'40"W	35.35'
C9	34.09'	25.00'	078°08'20"	N70°59'10"W	31.51'
C10	69.55'	51.00'	078°08'20"	N70°59'10"W	64.29'
C11	11.30'	39.89'	016°13'47"	S63°23'16"W	11.26'
C14	6.43'	24.00'	015°21'08"	S62°15'41"W	6.41'
C15	7.39'	24.00'	017°38'18"	S78°45'23"W	7.36'
C16	11.08'	36.00'	017°37'53"	S78°45'36"W	11.03'
C17	39.28'	25.00'	090°02'01"	N65°02'20"W	35.37'



VICINITY MAP  
SCALE: 1"=2000'

FLOOD STATEMENT

According to the Flood Insurance Rate Map, Community Panel No. 48491C0531F, dated 12/20/2019 by graphic plotting only, this property appears to be within Zone "X", (areas determined to be outside the [0.2% or 1%] annual chance floodplain). This statement does not imply that the property and/or its structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made causes. This statement shall not create liability on the part of the surveyor.

PLAT NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.00012.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create two recorded lots out of a tract of land.
- All of the property subdivided in the foregoing plat is within the city limits of the City of Taylor, Williamson County, Texas.
- All building setbacks shall be in accordance with the City of Taylor Zoning Ordinance, as amended.
- This site will be served by the following utility providers: City of Taylor (water/sewer); ATMOS Energy (gas); Oncor Electric Delivery (electricity); and AT&T (telephone/cable).
- Minimum fire flow of 500 gallons per minute for not less than two (2) hours shall be provided.
- There are not areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number 48491C 0531F, effective date of December 20, 2019.
- Use and maintenance of the detention easement will apply to the owner of Lot 2.

REVISIONS

NO.	DATE	DESCRIPTION	BY

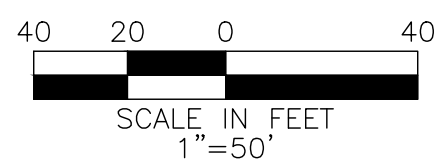
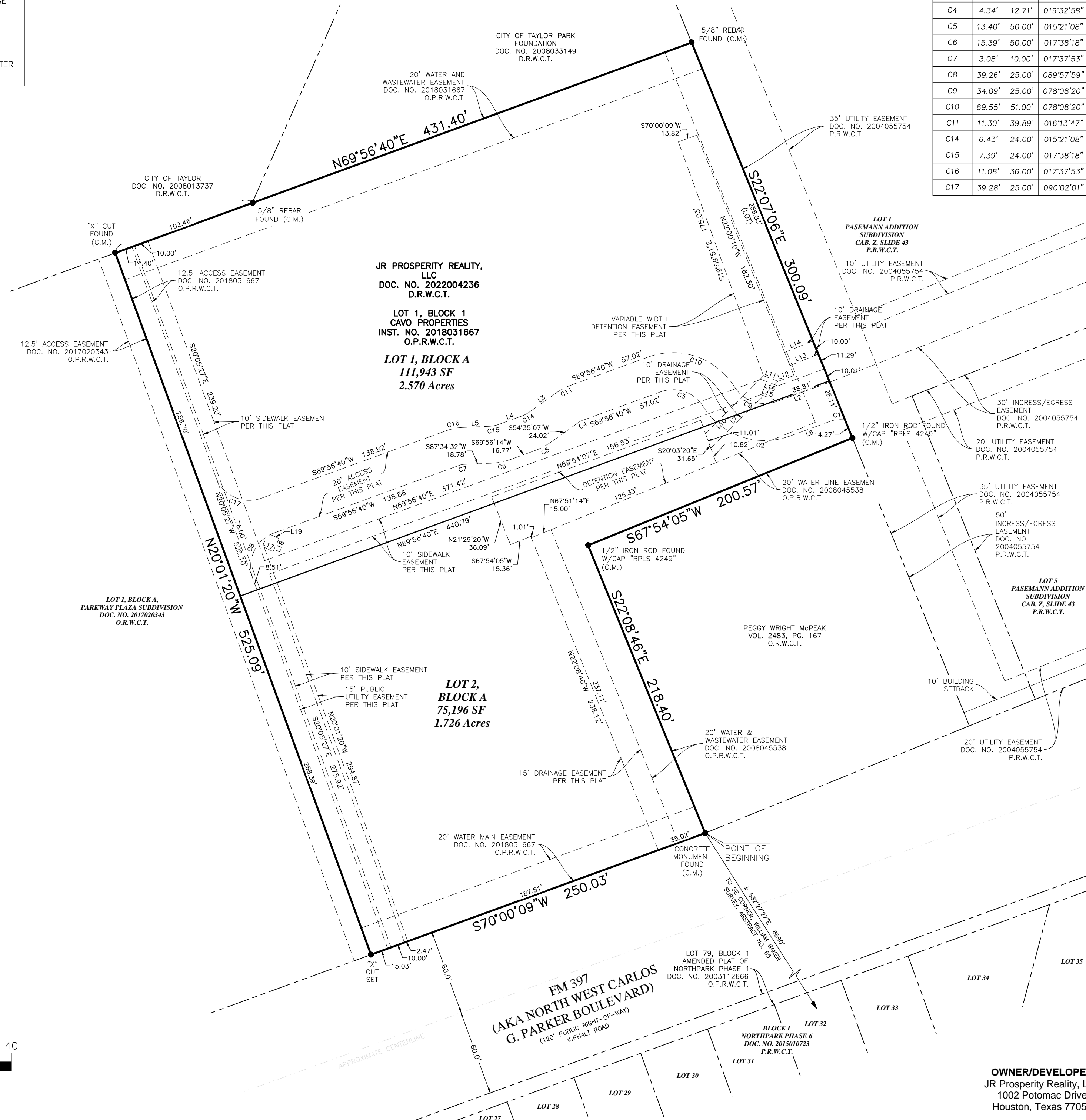
**CAVO PROPERTIES**  
CITY OF TAYLOR  
PROJECT NUMBER PZ-3035-2532  
ADDRESS: 140 CARLOS G PARKER BLVD NW,  
TAYLOR, TX 76574



359 Lake Park Road | Suite 102 | Lewisville, TX 75057  
T: 469.784.9321 | W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting  
Date: 2025.08.15 Scale: 1"=50' Project No.: TR-257-25 **1 of 2**

**OWNER/DEVELOPER**  
JR Prosperity Realty, LLC  
1002 Potomac Drive  
Houston, Texas 77057



REPLAT  
**CAVO PROPERTIES**  
BEING A PRELIMINARY PLAT CONSISTING OF 4.297 ACRES TO  
CREATE 2 LOTS, PART OF AND OUT OF THE WILLIAM J. BAKER  
SURVEY, ABSTRACT NO. 65, TAYLOR, WILLIAMSON COUNTY, TEXAS  
CITY OF TAYLOR PROJECT NO. PZ-3035-2532

STATE OF TEXAS  
COUNTY OF WILLIAMSON

WHEREAS JR PROSPERITY REALTY, LLC is the owner of a 4.296 acre tract of land within the William J. Baker Survey, Abstract Number 65, Williamson County, Texas, being all of Lot 1, Block A of Cavo Properties, an addition to the City of Taylor, as recorded in Instrument Number 2018031667, Official Public Records, Williamson County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a concrete monument found for the southeast corner of said Lot 1, same being the south west corner of a tract of land described to Peggy Wright McPeak by deed recorded in Volume 2483, Page 167, Deed Records, Williamson County, Texas and lying on the north right-of-way line of Farm to Market Road 397 (Called a 120 foot public right-of-way);

THENCE South 70 degrees 00 minutes 09 seconds West, with the north right-of-way line of said Farm to Market Road 397, a distance of 250.03 feet to an "X" Cut set for the southeast corner of Lot 1, Block A of Parkway Plaza Subdivision, an addition to the City of Taylor, as recorded in Instrument Number 2017020343, Official Public Records, Williamson County, Texas;

THENCE North 20 degrees 01 minutes 20 seconds West, departing the north right-of-way line of Farm to Market Road 397, with the east line of said second referenced Lot 1, a distance of 525.09 feet to an "X" Cut found for the northeast corner of said second referenced Lot 1, same being a point on the south line of a tract of land described to the City of Taylor, as recorded in Instrument Number 2008013737, Official Public Records, Williamson County, Texas;

THENCE North 69 degrees 56 minutes 40 seconds East, with the south line of said City of Taylor tract, continuing with the south line of a tract of land described to City of Taylor Park Foundation by deed recorded in Instrument Number 2008033149, Deed Records, Williamson County, Texas, a total distance of 431.40 feet to a 5/8 inch rebar found for the southeast corner of said City of Taylor Park tract, same being a point on the west line of Lot 1 of Pasemann Addition Subdivision, an addition to the City of Taylor as recorded in Cabinet Z, Page 43, Plat Records, Williamson County, Texas;

THENCE South 22 degrees 07 minutes 06 seconds East, with the west line of said third referenced Lot 1, a distance of 300.09 feet to a 1/2 inch rebar capped "RPLS 4249" found for the northeast corner of said McPeak tract;

THENCE South 67 degrees 54 minutes 05 seconds West, departing the west line of said third referenced Lot 1, with the north line of said McPeak tract, a distance of 200.57 feet to a 1/2 inch rebar capped "RPLS 4249" found for the northwest corner of said McPeak tract;

THENCE South 22 degrees 08 minutes 46 seconds East, with the west line of said McPeak tract, a distance of 218.40 feet to THE POINT OF BEGINNING and containing 187,139 square feet or 4.296 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT JR Prosperity Realty, LLC, sole owner of the certain 4.297 acre tract of land shown hereon and described in a deed recorded in document 2022004236 of the Official Public Records of Williamson County, Texas (and do hereby state that there are no lien holders of that certain tract of land), and do hereby plat said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby dedicate to the City of Taylor the street, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to be known as: **CAVO PROPERTIES**

To Certify which, witness by my hand this day of \_\_\_\_\_, 20\_\_\_\_.

Signature – JR Prosperity Realty, LLC Representative

Printed Name  
JR Prosperity Realty, LLC  
1002 Potomac Drive  
Houston, TX 77057

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

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_day of \_\_\_\_\_  
20\_\_\_\_\_.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §  
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

I, Cole Carpenter, 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 thereof 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 Lewisville, Denton County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Cole Carpenter  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6892

ENGINEER'S CERTIFICATION

I, Andrew Yeoh, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0531F, effective date September 26, 2008, 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 right-of-way dedicated by this plat.

To certify which, witness my hand and seal at Lewisville, Denton County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Andrew Yeoh  
Registered Professional Engineer  
No. \_\_\_\_\_ State of Texas

REVISIONS

NO.	DATE	DESCRIPTION	BY

**CAVO PROPERTIES**  
CITY OF TAYLOR  
PROJECT NUMBER PZ-3035-2532  
ADDRESS: 140 CARLOS G PARKER BLVD NW,  
TAYLOR, TX 76574



359 Lake Park Road | Suite 102 | Lewisville, TX 75057  
T: 469.784.9321 | W: TraverseLandSurveying.com | Texas Firm No. 10194631

OWNER/DEVELOPER  
JR Prosperity Realty, LLC  
1002 Potomac Drive  
Houston, Texas 77057

Surveying | Construction Staking | Platting  
Date: 2025.08.15 Scale: 1"=50' Project No.: TR-257-25



**Planning & Zoning  
Commission Meeting  
September 9, 2025  
Transmittal Letter**

**Agenda Item Number:** 3.

**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, Interim Assistant Director

**1. PURPOSE / DESCRIPTION**

<b>Applicant:</b>	Oscar Herrera, Herrera Civil Engineering
<b>Owner:</b>	Hariharan Kuppuraj
<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>Case History:</b>	This is the second submission of the Preliminary Plat

**2. STAFF ANALYSIS / BACKGROUND**

The submitted Preliminary Plat does not meet the minimum requirements of the Land Development Code, Neighborhood Plan and Engineering Manual. Required revisions include the

addition of project information (such as project architect, surveyor, etc.), correction of labeling and symbology, and removal of plat notes as detailed in the attached comment letter dated 09/03/2025.

**3. RECOMMENDATION**

Staff recommends Disapproval of the preliminary plat, subject to revisions detailed in the attached comment letter dated 09/03/2025.

**4. TIMELINE**

N/A

**5. OTHER OPTIONS**

N/A

**6. ATTACHMENTS**

- 1. PZ-2025-2470 City View Plaza Prelim Plat Staff Review Letter
- 2. PZ-2025-2470 City View Plaza Preliminary Plat Location Map
- 3. PZ-2025-2470 Proposed Preliminary Plat



# 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: Wednesday, September 3,  
2025

Address: 427 Loop, Taylor 76574

Permit Number PZ-2025-2470

Dear Oscar Herrera,

Staff have completed review of the Preliminary Plat referred to as City View Plaza (property ID R019198). There are some corrections that need to be made prior to acceptance of the Preliminary Plat. Reviewing staff have determined that the City View Plaza Preliminary Plat is for **Disapproval at the September 9, 2025, Planning and Zoning Commission Meeting.**

### Planning Department Comments

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

1. On the first page provide all of the following: Owner's Name, Applicant or Agent's Name, Surveyor's Company or Name, Engineer's Company or Name, Acreage of Total Site, Total Number of Blocks, Total Number of Lots.
2. Provide point of beginning and add symbology to legend.
3. Plat Note 14 must be removed. Modification of setbacks will be determined upon submission of building permit(s). Additional steps may be required to amend setbacks.
4. Identify a Public Access Easement over Civic Space - Block C, Lot 1 and Lot 7.
5. Street names will be verified with Williamson County. Upon resubmission please upload a dwg file of the plat.

### 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 02

The revised plat is reviewed and Approved with the following conditions:

1. Noted: Coordination to be made with electrical company(ies) to verify establishing an easement with width on this plat (once verified).
2. Noted: Lots encroached by the 100-yr floodplain shall indicate a minimum finished floor elevation on the plat (once verified).
3. Turn hatching on for floodplain.
4. Verify and update information for existing outfall easement. Note on plat to reference easement agreement so no encroachments or other restrictions violated.
5. Unresolved: Provide the metes and bounds field notes on the plat.
6. Street type to be per Taylor Transportation Plan street types.

### Traffic Impact Analysis - Engineering Review 02

The TIA resubmittal has been reviewed and Approved. A memo documenting the review will be provided in the Associated Documents for reference.

## Drainage Report - Engineering Review 02

The revised drainage report for the development has been reviewed and Approved with the following:

1. Floodplain development permit review is required.
2. Final plat shall provide delineation of the Taylor Floodplain.
3. Finished floor elevations to be determined and presented on the final plat and site development plans.

## Utility Schematic Plans - Engineering Review 02

The utility schematic provided is reviewed and Approved with the following conditions:

1. The water and wastewater callouts are transposed on the Skyview Blvd. location (to be corrected on SIP).
2. Location of buildings/lots are not approved with this schematic. The subdivision improvements (SIP) and site plans will designate that information accordingly for approval.
3. The location of utilities and sizes are subject to review during the SIP submittal. The purpose of the schematic is to review the services to lots and how utilities will be planned within the subdivision.

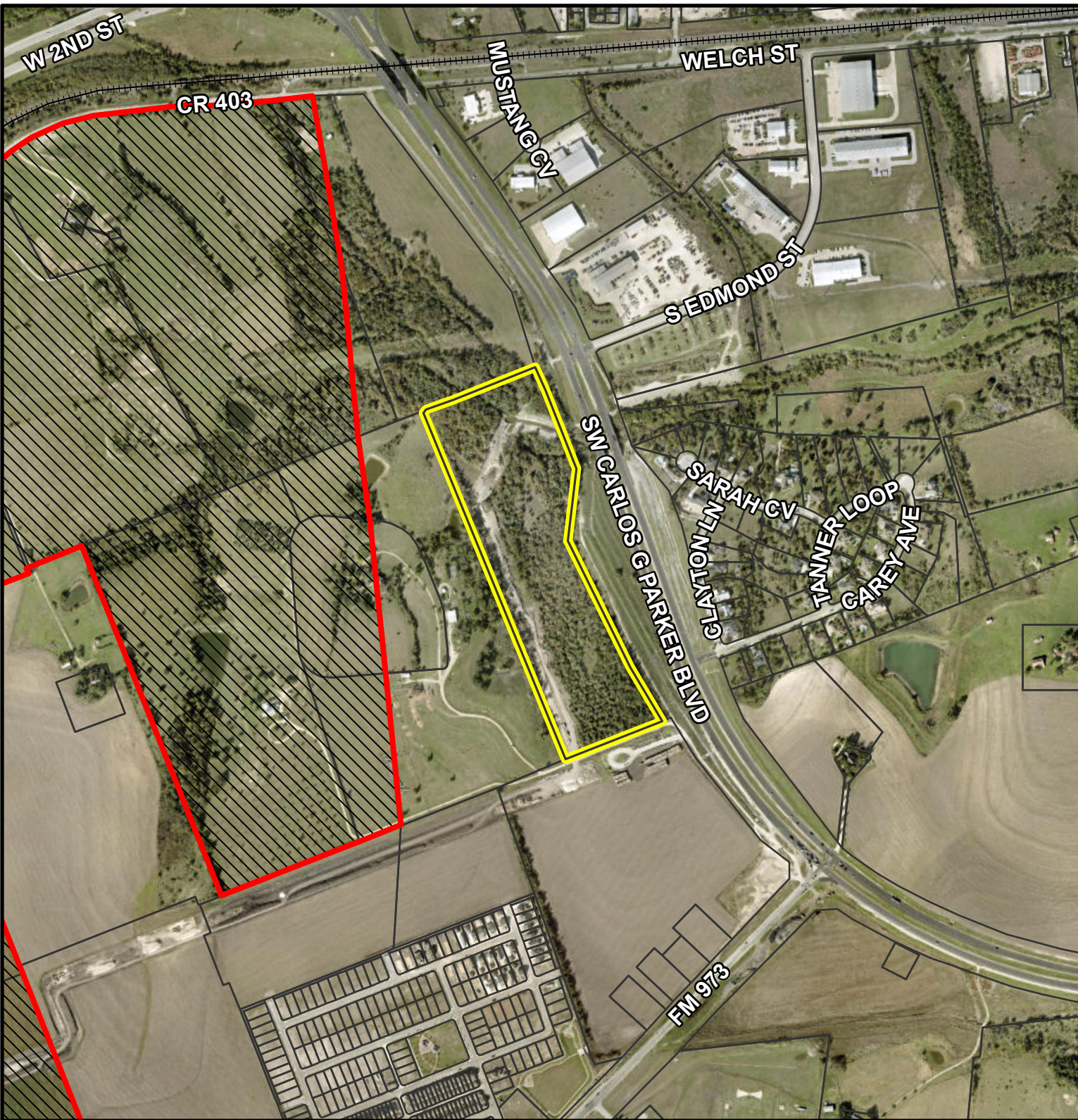
**Please revise the plat to address the comments noted above. Following revision, resubmit the plat electronically with a resolution letter in PDF format.**

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.

Thank you,



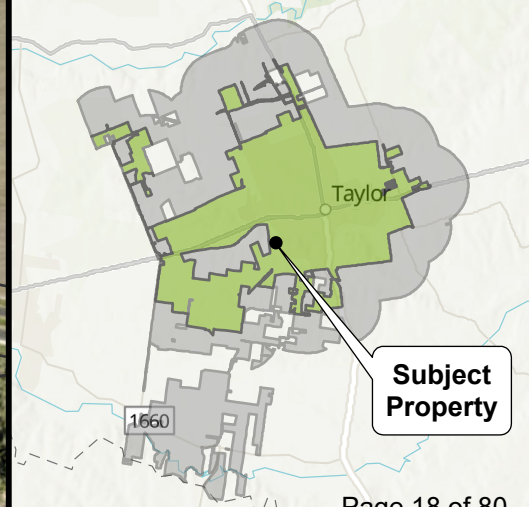
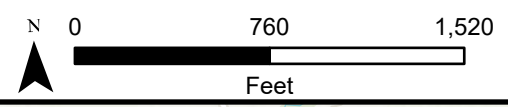
Courtney Peres, CNU-A  
Planning Manager  
City of Taylor



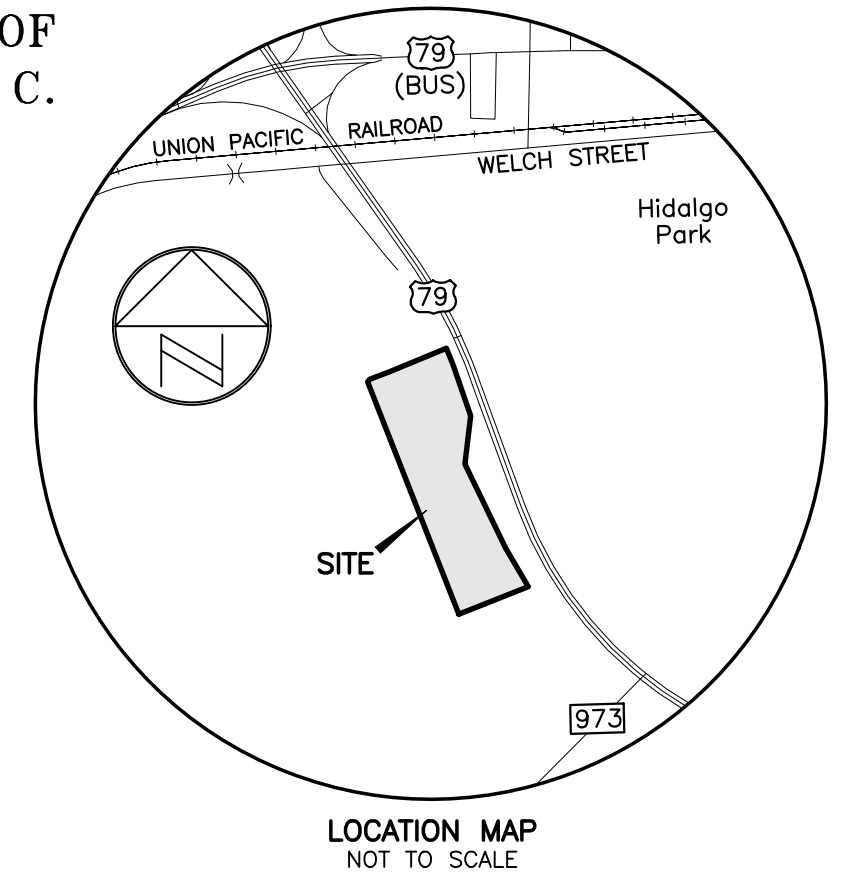
# PZ-2025-2470

427 Loop  
Preliminary Plat  
Location Map  
Approximately 29 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels



**CITY VIEW PLAZA SUBDIVISION PRELIMINARY PLAT**  
 CITY OF TAYLOR PROJECT NUMBER PZ-2025-2470  
 BEING A PRELIMINARY PLAT CONSISTING OF 28.609 ACRES, INCLUDING 3.842 ACRES OF  
 RIGHT-OF-WAY DEDICATION, TO CREATE 24 LOTS, PART OF AND OUT OF THE JAMES C.  
 EAVES SURVEY, ABSTRACT NO. 214, TAYLOR, WILLIAMSON COUNTY, TEXAS



SCALE: 1" = 100'  
 GRAPHIC SCALE

- 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
  - A.E. ACCESS EASEMENT
  - ( ) RECORD INFORMATION
  - [ ] RECORD INFORMATION PER TxDOT PROJECT NO. 3170 - LOOP 427
  - - - APPROX. LIMITS OF FEMA 100-YR FLOODPLAIN

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 SOUTHEAST 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	149.00'
L8	S68°34'20"W	149.00'
L9	N61°38'57"E	33.03'
L10	S25°49'19"E	82.59'
L11	N68°34'20"E	149.00'
L12	S68°34'20"W	149.00'
L13	N10°10'40"W	14.82'
L14	N79°49'20"E	148.97'
L15	S79°49'20"W	144.30'
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	123.19'
L20	N21°25'40"W	100.00'
L21	S68°34'20"W	34.00'
L22	S12°29'30"W	36.72'
L23	N12°29'30"E	47.90'
L24	N12°29'30"E	47.90'
L25	N25°47'47"E	36.87'
L26	N15°30'05"W	121.43'
L27	S06°40'47"W	55.37'

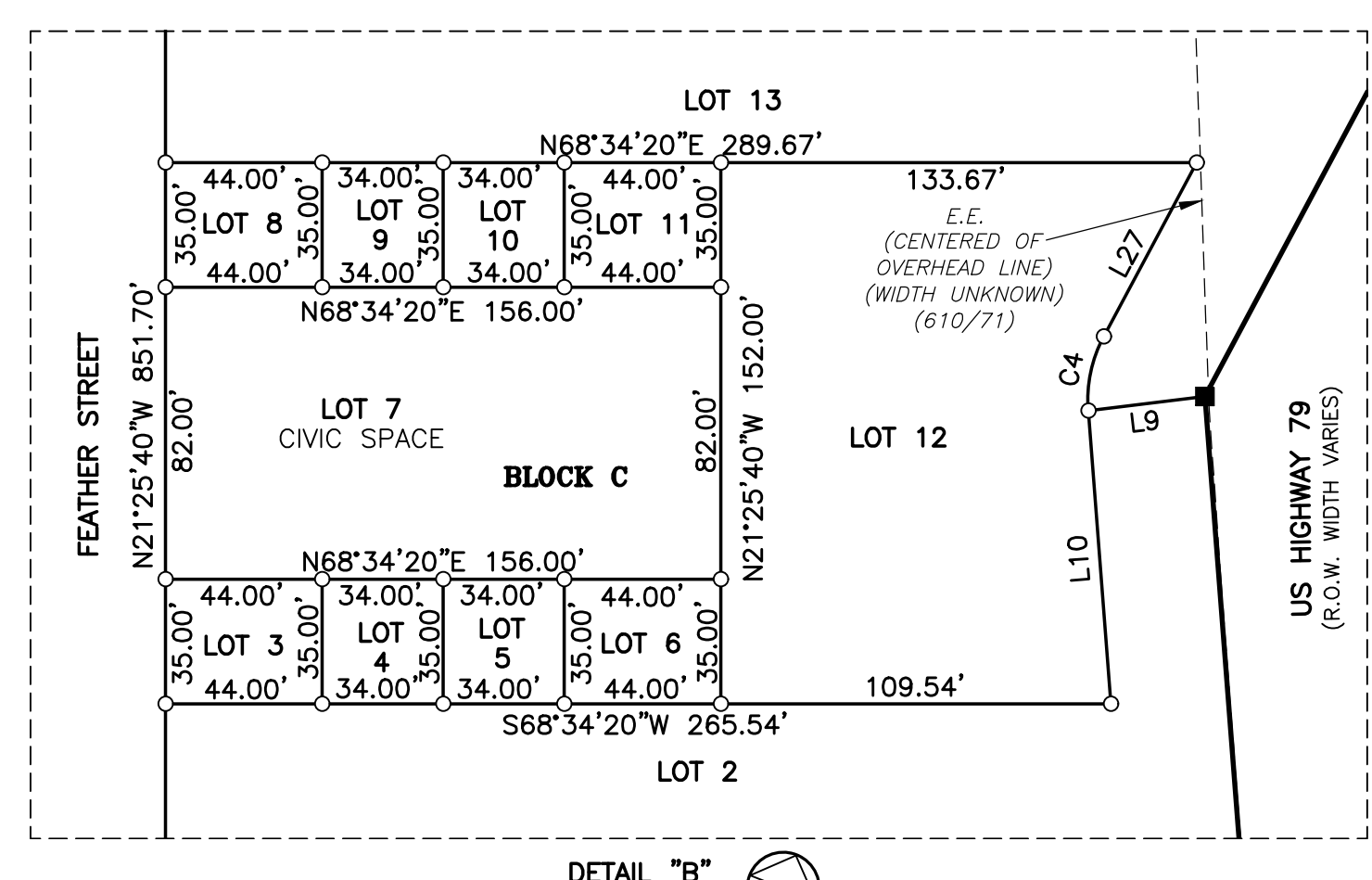
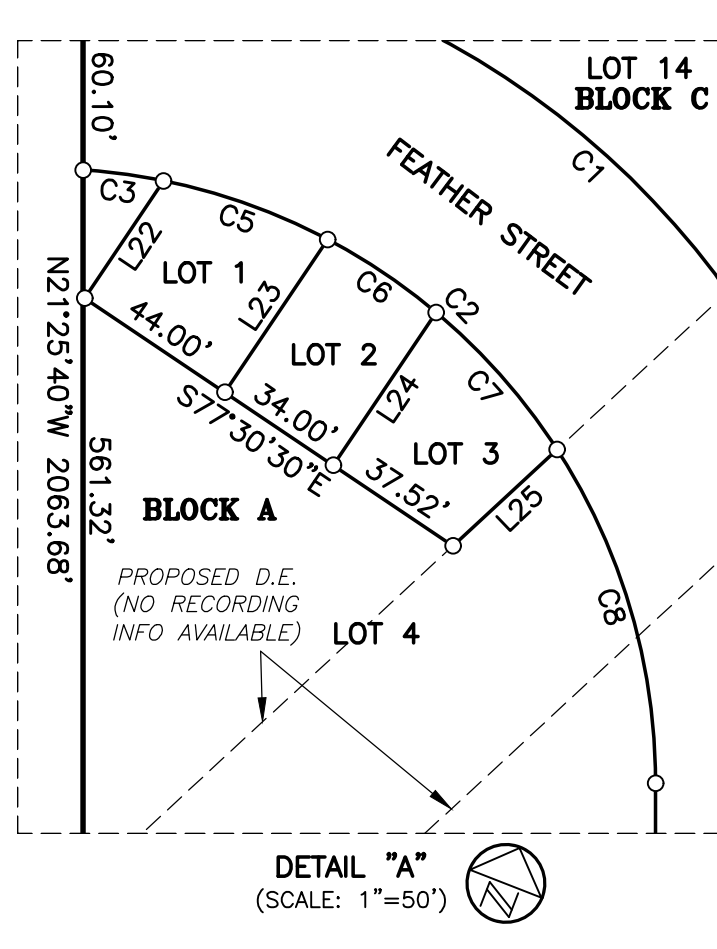
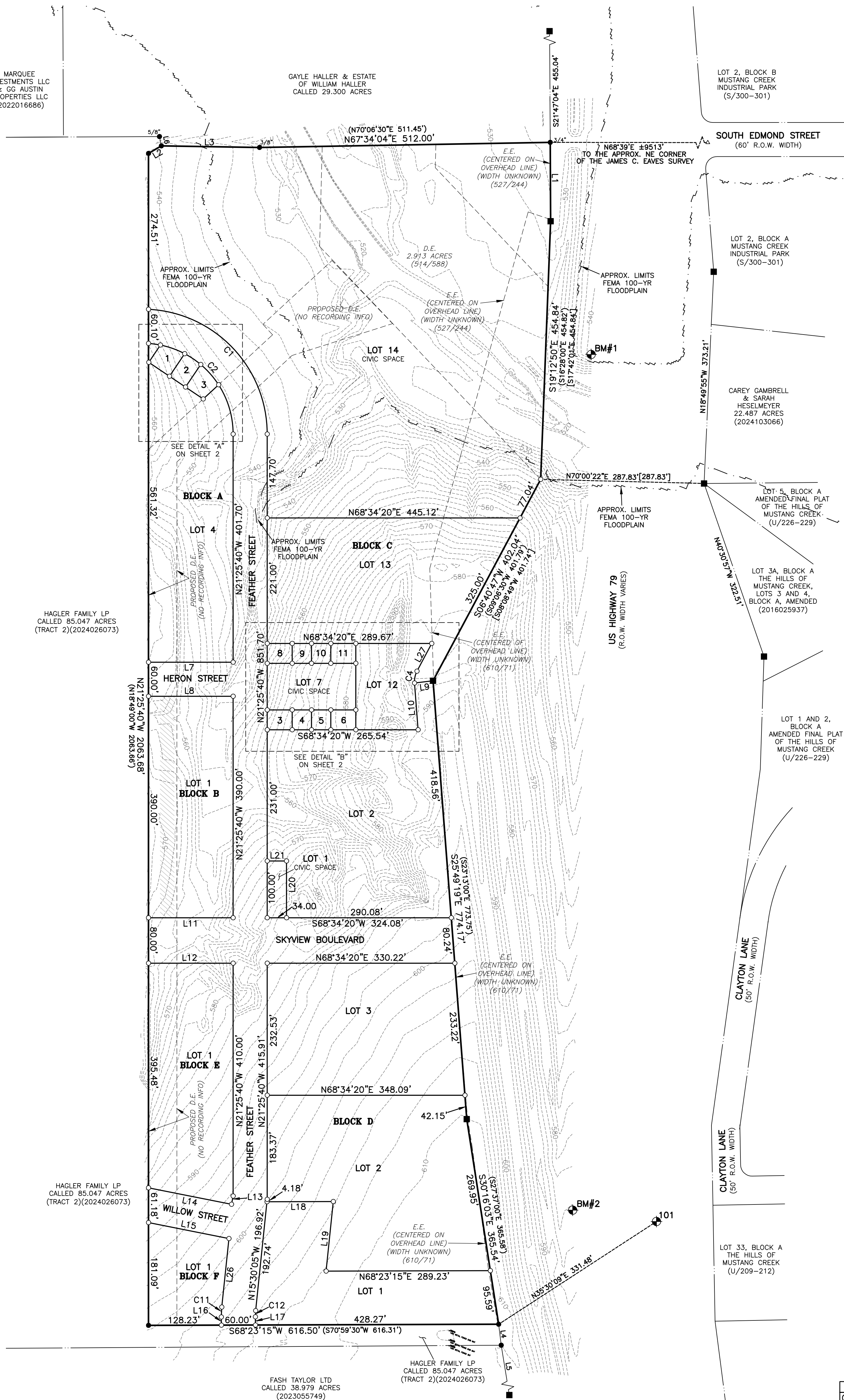
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	220.00'	87°08'02"	334.57'	N64°59'41"W	303.25'
C2	160.00'	86°03'28"	240.32'	N64°27'24"W	218.36'
C3	160.00'	7°33'58"	21.13'	S76°17'51"W	21.11'
C4	38.00'	32°30'07"	21.56'	S09°34'16"E	21.27'
C5	160.00'	16°18'43"	45.55'	S88°14'11"W	45.40'
C6	160.00'	12°11'54"	34.06'	N77°30'30"W	34.00'
C7	160.00'	17°05'22"	47.72'	N62°51'52"W	47.55'
C8	160.00'	32°53'31"	91.85'	N37°52'25"W	90.60'
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'

NAME	TYPE	R.O.W. WIDTH
FEATHER STREET	PUBLIC	60'
HERON STREET	PUBLIC	60'
SKYVIEW BOULEVARD	PUBLIC	80'
WILLOW STREET	PUBLIC	60'

**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.: 2183-001  
 DRAWING NO.: 2183-001-PL1  
 PLOT DATE: 08/15/25  
 DRAWN BY: MB

**SHEET**  
 01 OF 02



MARQUEE INVESTMENTS LLC & GG AUSTIN PROPERTIES LLC (2022016686)

GAYLE HALLER & ESTATE OF WILLIAM HALLER CALLED 29.300 ACRES

LOT 2, BLOCK B MUSTANG CREEK INDUSTRIAL PARK (S/300-301)

LOT 2, BLOCK A MUSTANG CREEK INDUSTRIAL PARK (S/300-301)

CAREY GAMBRELL & SARAH HESELMAYER 22.487 ACRES (2024103066)

LOT 5, BLOCK A AMENDED FINAL PLAT OF THE HILLS OF MUSTANG CREEK (U/226-229)

LOT 3A, BLOCK A THE HILLS OF MUSTANG CREEK, LOTS 3 AND 4, BLOCK A, AMENDED (2016025937)

LOT 1 AND 2, BLOCK A AMENDED FINAL PLAT OF THE HILLS OF MUSTANG CREEK (U/226-229)

LOT 33, BLOCK A THE HILLS OF MUSTANG CREEK (U/209-212)

HAGLER FAMILY LP CALLED 85.047 ACRES (TRACT 2)(2024026073)

HAGLER FAMILY LP CALLED 85.047 ACRES (TRACT 2)(2024026073)

FASH TAYLOR LTD CALLED 38.979 ACRES (2023055749)

HAGLER FAMILY LP CALLED 85.047 ACRES (TRACT 2)(2024026073)

**CITY VIEW PLAZA SUBDIVISION PRELIMINARY PLAT**  
**CITY OF TAYLOR PROJECT NUMBER PZ-2025-2470**  
**BEING A PRELIMINARY PLAT CONSISTING OF 28.609 ACRES, INCLUDING 3.842 ACRES OF**  
**RIGHT-OF-WAY DEDICATION, TO CREATE 24 LOTS, PART OF AND OUT OF THE JAMES C.**  
**EAVES SURVEY, ABSTRACT NO. 214, TAYLOR, WILLIAMSON COUNTY, TEXAS**

**OWNER CERTIFICATION**

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

I, HARIHARAN KUPPURAJ, SOLE OWNER OF THE CERTAIN 28.609 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021176855 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR TO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS CITY VIEW PLAZA.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_\_ 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 PROPERTY 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 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 AT \_\_\_\_\_ COUNTY,

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

\_\_\_\_\_  
 OSCAR HERRERA  
 LICENSED 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**

- UTILITY PROVIDERS:  
 • WATER – CITY OF TAYLOR  
 • WASTEWATER – CITY OF TAYLOR  
 • ELECTRICITY – ONCOR
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- 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.
- STRUCTURES WITHIN AND ADJACENT TO THE FLOODPLAIN MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 2 FEET ABOVE THE FLOODPLAIN ELEVATION (SEC 7-84).  
 • LOT 1, BLOCK A MFFE:  
 • LOT 2, BLOCK A MFFE:  
 • LOT 3, BLOCK A MFFE:  
 • LOT 4, BLOCK A MFFE:  
 • LOT 13, BLOCK C MFFE:
- THE FIRE FLOW SHALL BE IN ACCORDING TO THE MINIMUM FIRE FLOW REQUIREMENTS PER THE ADOPTED 2018 INTERNATIONAL FIRE CODE.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE 2025-03, 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.
- 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.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF TAYLOR.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
- NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT.
- ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- THE SETBACK FOR THE EASTERN PROPERTY LINE OF LOT 3, BLOCK A IS REDUCED TO 0 FEET.

**COUNTY CLERKS 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 \_\_\_\_\_, 2025 A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED THIS THE DAY OF \_\_\_\_\_, 2025, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN 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.

\_\_\_\_\_  
 \_\_\_\_\_, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

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

LOT SUMMARY TABLE				
BLOCK	LOT #	SQ. FT.	ACRES	USE
A	1	1,911	0.044	COMMERCIAL/RETAIL
	2	1,649	0.038	COMMERCIAL/RETAIL
	3	1,831	0.042	COMMERCIAL/RETAIL
	4	72,810	1.671	COMMERCIAL/RETAIL
B	1	58,105	1.334	COMMERCIAL/RETAIL
	1	3,400	0.078	CIVIC SPACE
C	2	102,451	2.352	COMMERCIAL/RETAIL
	3	1,540	0.035	COMMERCIAL/RETAIL
	4	1,190	0.027	COMMERCIAL/RETAIL
	5	1,190	0.027	COMMERCIAL/RETAIL
	6	1,540	0.035	COMMERCIAL/RETAIL
	7	12,792	0.294	CIVIC SPACE
	8	1,540	0.035	COMMERCIAL/RETAIL
	9	1,190	0.027	COMMERCIAL/RETAIL
	10	1,190	0.027	COMMERCIAL/RETAIL
	11	1,540	0.035	COMMERCIAL/RETAIL
	12	16,823	0.386	COMMERCIAL/RETAIL
	13	87,824	2.016	COMMERCIAL/RETAIL
	14	391,416	8.986	CIVIC SPACE
	D	1	53,792	1.235
2		100,730	2.312	COMMERCIAL/RETAIL
3		78,863	1.810	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.
TOTAL		1,246,212	28.609	

**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  
 paulf@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.:  
 2183-001  
 DRAWING NO.:  
 2183-001-PL1  
 PLOT DATE:  
 08/15/25  
 DRAWN BY:  
 MB

SHEET  
 02 OF 02



## Planning & Zoning Commission Meeting September 9, 2025 Transmittal Letter

**Agenda Item Number:** 4.

**Agenda Title:** **PZ-2025-2088 Consider Disapproval of the Citadel Square Subdivision Phase 1 Preliminary Plat, generally located North of Elm Branch Trail, legally described as approximately 126.617 acres of land part of the James C. Eaves Survey, Abstract No. 214, and part of the G.M. Reese Survey, Abstract No. 533, more particularly described by the Williamson Central Appraisal District Parcels, R019181, R019951, R019651, R656448, and R019659, Taylor, Williamson County, Texas.**

**Commission Action to be Taken:** Consider Disapproval of the Citadel Square Preliminary Plat

**Department Submitted:** Development Services

**Staff Contact:** Courtney Peres, Interim Assistant Director

### 1. PURPOSE / DESCRIPTION

<b>Applicant:</b>	Jason Chu, Quiddity Engineering
<b>Address/Location:</b>	FM 973 & W. Wesley Miller Lane
<b>Legal Description:</b>	Approximately 126.617 acres of land generally located North of Elm Branch Trail, legally described as approximately 126.617 acres of land part of the James C. Eaves Survey, Abstract No. 214, and part of the G.M. Reese Survey, Abstract No. 533, more particularly described by the Williamson Central Appraisal District Parcels, R019181, R019951, R019651, R656448, and R019659, Taylor, Williamson County, Texas.P3
<b>Current Zoning:</b>	P3: Neighborhood with a Planned Development P4: Mix P5: Urban Center
<b>Current Use:</b>	Vacant Acreage
<b>Case History:</b>	This is the fourth submission of the proposed Preliminary Plat.

	(Applicant changed Engineering Firms).
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**2. STAFF ANALYSIS / BACKGROUND**

The submitted Preliminary Plat does not meet the minimum requirements of the Land Development Code, Neighborhood Plan and Engineering Manual as detailed in the attached Planning Review Letter.

**3. RECOMMENDATION**

Staff recommends disapproval of the Preliminary Plat based on the comments in the Planning Review Letter dated September 2, 2025.

**4. TIMELINE**

N/A

**5. OTHER OPTIONS**

N/A

**6. ATTACHMENTS**

- 1. Preliminary Plat Review Letter\_Citadel Square
- 2. Preliminary Plat\_PZ-2024-2088-7
- 3. PZ 2024-2088 Location Map



# City of Taylor

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

Jason Chu  
Quiddity Engineering  
jchu@quiddity.com

Date: Tuesday, September 2,  
2025

Address: FM 973 & US 79, Taylor

Permit Number PZ-2024-2088

Dear Jason Chu,

Staff has completed its review of plans for the Citadel Square (formally Davis Tract) Phase 1 Preliminary Plat Subdivision that is to be located at FM 973 & US 79, Taylor TX. 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. Documents requested on August 8th were never provided. Neighborhood Plan documents are thus not in alignment with proposed preliminary plat documentation.
2. New street names should match the street classification. Old street names from other subdivisions are acceptable. i.e. Chu St. or Chu Blvd.
  1. Phased development should have a Phases sheet.
  2. ROW for Blazed Trail should reflect the approved width of either 60' or 54'.
  3. Elijah Street: ROW does not match the approved ROW in the Planned Development.
  4. Wesley Miller Lane should be West Wesley Miller Lane
  5. Wesley Miller ROW should be ROW 80' as outlined in the approved PD in PZ-2024-2102.
  6. Dedicated access easement should be shown between Rodgers Rd and Wesley Miller if this is the approved thoroughfare configuration.
  7. For all pages, corners should be squared off- without turning radii.
  8. Unless the road name through Castlewood South is changed, Wesley Miller Lane heading north should have another name.
  9. 54' ROW is shown in the Employment Center Plan for Barczi Drive.
  10. L/OS should change name to Civic Space to best align with City of Taylor terminology.
  11. Chu Cove ROW should match approved PD. 60' ROW.
  12. All open spaces like these (splitting long block) should receive civic space designation. They should also have a cross access easement dedicated.
  13. Designation/open space should have a civic space label as well.
  14. Red Branch Rd. does not match approved ROW of 60'.
  15. Klotzbach Street aligns with Street 6 in the Neighborhood Plan, ROW approved is 60 ft.
  16. Thin strip of open space on the western end of the property should receive CS: Civic Space designation.
  17. Milheim Way ROW should match 60 ft. wide approved width.
  18. The area on the northern end is non-functional open space. This will back alleyways in Forterra Mixed-Use. Please consider different position of open space.
  19. Overlapping text on Page 9 of the plat.
  20. Yasmin Way should match approved Boulevard 2 ROW.

## Engineering Department Review

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

[\\*See Associated Files section of permit page to download PDF of plans with engineering comments referenced below:](#)

### Preliminary Plat - Engineering Review 04

1. Sheet - [01] 1 COVER SHEET - Include square footage of the lots shown (Typical)
2. Sheet - [01] 1 COVER SHEET - Verify approved ROW widths with most recently available Neighborhood Plan (subject to approved revised neighborhood plan)
3. Sheet - [04] 4 OVERALL PLAT - This area is also on Sheet 10
4. Sheet - [04] 4 OVERALL PLAT - Provide a note for these northern offsite easements shown.
5. Sheet - [05] 5 PLAT SHEET 1 OF 6 - Complete matchline information referenced (Typical)
6. Sheet - [05] 5 PLAT SHEET 1 OF 6 - Label easement (this sheet)
7. Sheet - [06] 6 PLAT SHEET 2 OF 6 - How does this existing easement coincide with the proposed plat? Will this still be an active easement?
8. Sheet - [06] 6 PLAT SHEET 2 OF 6 - Fix overlapping text
9. Sheet - [06] 6 PLAT SHEET 2 OF 6 - Label streets shown (alleys?)
10. Sheet - [06] 6 PLAT SHEET 2 OF 6 - Label easement and provide plat note detailing restrictions within these easement per agreement(s)
11. Sheet - [07] 7 PLAT SHEET 3 OF 6 - ROW at intersections to be 90°/square (Typical)
12. Sheet - [07] 7 PLAT SHEET 3 OF 6 - Label these areas on the plat
13. Sheet - [07] 7 PLAT SHEET 3 OF 6 - Existing blue sky easement to be made more visible on the plat sheet. Recommend hatching to distinguish
14. Sheet - [07] 7 PLAT SHEET 3 OF 6 - Label these areas
15. Sheet - [08] 8 PLAT SHEET 4 OF 6 - Lift station and utility easement
16. Sheet - [08] 8 PLAT SHEET 4 OF 6 - Label these areas on the plat (easements?)
17. Sheet - [08] 8 PLAT SHEET 4 OF 6 - Will this electric easement be abandoned or relocated? It is traversing across lots non-uniformly
18. Sheet - [09] 9 PLAT SHEET 5 OF 6 - Label these areas on the plat (easements?)
19. Sheet - [12] 12 ADJACENT PROPERTY INFORMATION - Label these tables
20. Sheet - [13] 13 SIGNATURE SHEET - Revsie subdivision name in the Owner's Block
21. Sheet - [13] 13 SIGNATURE SHEET - Include this block if floodplain is present. If so, revise titles to "City of Taylor"

### Wesley Miller - Castlewood Connection

1. PER ENGINEERING MANUAL, MINIMUM INSIDE RADIUS IS 200'. ALTERNATIVELY COULD INCLUDE A CORNER BULBOUT. SHOW AUTO TURN WITH FIRE TRUCK TO CONFIRM THIS FUNCTION PER TAYLOR DESIGN CRITERIA.

### Utility Layout Schematic - Engineering Review 03

#### Overall Schematic (Sheet 1 of 4)

1. Lift station and force main are subject to development and utility agreement. No information was provided in the engineering letter narrative regarding this lift station and force main, update accordingly for review.
2. Verify and include extension of water line on Blazed Trail for looping and fire hydrants. Fire hydrants to be spaced according to the engineering manual.

### Traffic Impact Analysis - Review

[\\*See Associated Files section of permit page to download PDF of plans with engineering comments referenced below:](#)

1. Samsung Phase 1 was only 25% occupied at time of data collection. Please include the remaining 75% of Samsung Phase 1 trips in the analysis.
2. Please provide documentation that the FM 973 project is funded and that the project will include all necessary turn lanes required at site. If not funded, please update mitigated scenario to remove the FM 973 project and re-evaluate improvements along study intersections.

3. Please re-route all trips that would be affected by existing driveways that are proposed to be converted to right-in right-out. Please re-assign all applicable trips to the Wesley Miller and FM 973 intersection and update analysis.
4. For Intersection 1, FM 973 and Steamwood Trail, please recommend improvements for the eastbound approach to mitigate LOS.
5. For Intersection 3, FM 973 at Rodgers Road/Kyra Lane, please recommend improvements for the eastbound approach to mitigate LOS.
6. Update Table 8 to include a scenario where FM 973 is not widened if proof of funding is not identified for the project (See comment 2).
7. Please create a table at the end of the report summarizing all improvements, anticipated cost, pro-rata percentage and pro-rata construction cost.
8. Additional comments may be generated based on receipt of updated TIA.

### **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@taylortx.gov.

Reviewed this permit as a preliminary plat only with no comments.

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 e-mail at cole.bakley@taylortx.gov.

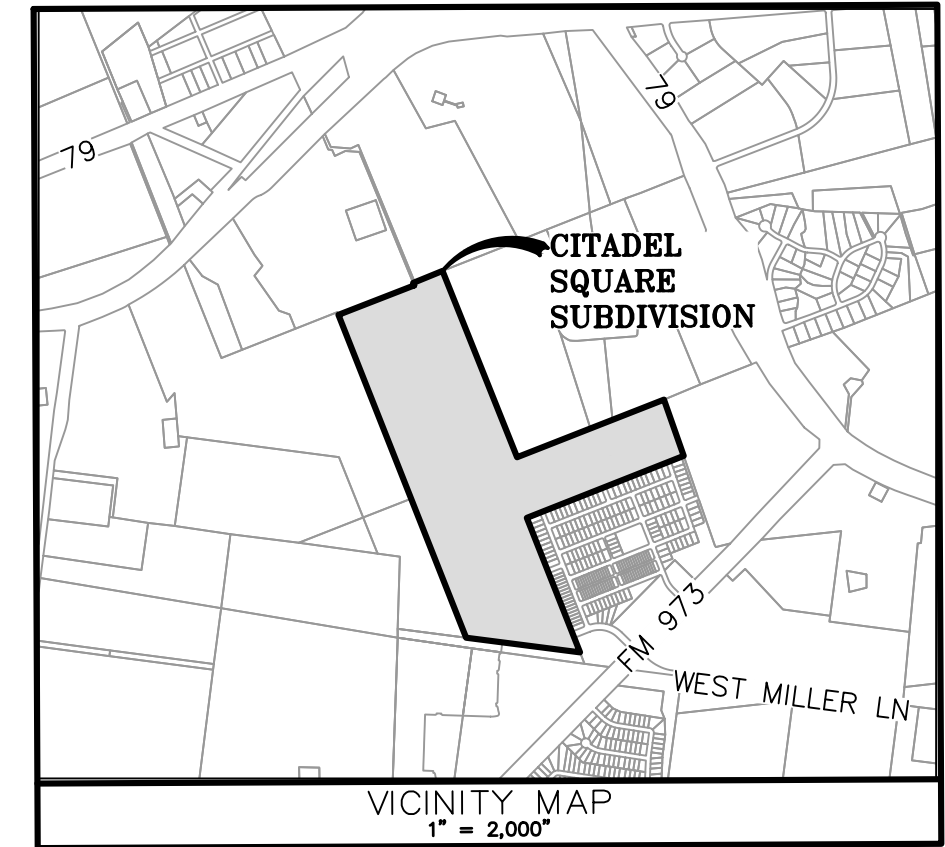
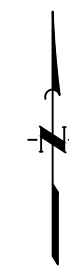
Thank you,

*Cole Bakley*

Cole Bakley

# CITADEL SQUARE SUBDIVISION

A PRELIMINARY PLAT OF 126.617 ACRES OUT OF THE GEORGE M. REESE SURVEY, A-533 THE JAMES C. EAVES SURVEY, A-214 & THE H.G. JOHNSON SURVEY SEC NO. 6, A-348 WILLIAMSON COUNTY, TEXAS  
AUGUST 2025



DATE OF SUBMITTAL: AUGUST 15, 2025

OWNER/DEVELOPER:  
TAYLOR 973 LLC  
3040 POST OAK BLVD STE 1212  
HOUSTON, TX 77056  
ATTN: STEVEN TINNIAN

ENGINEER:  
QUIDDITY ENGINEERING  
101 EAST OLD SETTLERS BOULEVARD SUITE 280  
ROUND ROCK, TEXAS 78664  
512-685-5138  
ATTN: ERIC C VANN

SURVEYOR:  
QUIDDITY ENGINEERING  
912 S. CAPITAL OF TEXAS HWY, SUITE 300,  
AUSTIN, TEXAS 78746  
512-441-9493  
ATTN: REX L HACKETT RPLS

LEGAL DESCRIPTION:  
126.617 ACRES OUT OF THE GEORGE M. REESE SURVEY, A-533 THE JAMES C. EAVES SURVEY, A-214 & THE H.G. JOHNSON SURVEY SEC NO. 6, A-348

SUBURBAN WATERSHED:  
TURKEY CREEK-BRUSHY CREEK

ACREAGE: 126.617 ACRES

BLOCK A		
Lot No.	Use	Area (ac)
1	Single-Family	0.13
2	Single-Family	0.11
3	Single-Family	0.11
4	Single-Family	0.11
5	Single-Family	0.11
6	Single-Family	0.11
7	Single-Family	0.11
8	Landscape / Open Space	0.05
9	Single-Family	0.11
10	Single-Family	0.11
11	Single-Family	0.11
12	Single-Family	0.11
13	Single-Family	0.11
14	Single-Family	0.11
15	Single-Family	0.11
16	Single-Family	0.13
17	Landscape / Open Space	0.22
BLOCK B		
Lot No.	Use	Area (ac)
1	Single-Family	0.13
2	Single-Family	0.11
3	Single-Family	0.11
4	Single-Family	0.11
5	Single-Family	0.11
6	Single-Family	0.11
7	Single-Family	0.11
8	Single-Family	0.11
9	Landscape / Open Space	0.05
10	Single-Family	0.11
11	Single-Family	0.11
12	Single-Family	0.11
13	Single-Family	0.11
14	Single-Family	0.11
15	Single-Family	0.11
16	Single-Family	0.11
17	Single-Family	0.14
18	Landscape / Open Space	0.23
BLOCK C		
Lot No.	Use	Area (ac)
1	Detention / Open Space	1.60
BLOCK D		
Lot No.	Use	Area (ac)
1	Landscape / Open Space	0.33
BLOCK E		
Lot No.	Use	Area (ac)
1	Landscape / Open Space	1.43
BLOCK F		
Lot No.	Use	Area (ac)
1	Single-Family	0.13
2	Single-Family	0.11
3	Single-Family	0.11
4	Single-Family	0.11
5	Single-Family	0.11
6	Single-Family	0.11
7	Single-Family	0.11
8	Single-Family	0.11
9	Landscape / Open Space	0.06
10	Single-Family	0.11
11	Single-Family	0.11
12	Single-Family	0.11
13	Single-Family	0.11
14	Single-Family	0.11
15	Single-Family	0.11
16	Single-Family	0.11
17	Single-Family	0.13
18	Single-Family	0.13
19	Single-Family	0.11
20	Single-Family	0.11
21	Single-Family	0.11
22	Single-Family	0.11
23	Single-Family	0.11
24	Single-Family	0.11
25	Single-Family	0.11
26	Single-Family	0.11
27	Single-Family	0.11
28	Single-Family	0.11
29	Single-Family	0.11
30	Single-Family	0.11
31	Single-Family	0.11
32	Single-Family	0.11
33	Single-Family	0.11
34	Single-Family	0.13

BLOCK G		
Lot No.	Use	Area (ac)
1	Single-Family	0.13
2	Single-Family	0.11
3	Single-Family	0.11
4	Single-Family	0.11
5	Single-Family	0.11
6	Single-Family	0.11
7	Single-Family	0.11
8	Landscape / Open Space	0.05
9	Single-Family	0.11
10	Single-Family	0.11
11	Single-Family	0.11
12	Single-Family	0.11
13	Single-Family	0.11
14	Single-Family	0.11
15	Single-Family	0.11
16	Single-Family	0.13
17	Single-Family	0.13
18	Single-Family	0.11
19	Single-Family	0.11
20	Single-Family	0.11
21	Single-Family	0.11
22	Single-Family	0.11
23	Single-Family	0.11
24	Single-Family	0.11
25	Landscape / Open Space	0.05
26	Single-Family	0.11
27	Single-Family	0.11
28	Single-Family	0.11
29	Single-Family	0.11
30	Single-Family	0.11
31	Single-Family	0.11
32	Single-Family	0.13
BLOCK H		
Lot No.	Use	Area (ac)
1	Landscape / Open Space	1.38
BLOCK I		
Lot No.	Use	Area (ac)
1	Single-Family	0.23
2	Single-Family	0.12
3	Single-Family	0.12
4	Single-Family	0.12
5	Single-Family	0.12
6	Single-Family	0.12
7	Single-Family	0.12
8	Single-Family	0.12
9	Single-Family	0.12
10	Single-Family	0.11
11	Single-Family	0.13
12	Single-Family	0.13
13	Single-Family	0.11
14	Single-Family	0.11
15	Single-Family	0.11
16	Single-Family	0.11
17	Single-Family	0.12
18	Single-Family	0.12
19	Single-Family	0.12
20	Single-Family	0.12
21	Single-Family	0.12
22	Single-Family	0.12
23	Single-Family	0.12
24	Single-Family	0.12
25	Single-Family	0.12
26	Single-Family	0.12
27	Single-Family	0.12
28	Single-Family	0.12
29	Single-Family	0.12
30	Single-Family	0.12
31	Single-Family	0.12
BLOCK J		
Lot No.	Use	Area (ac)
1	Civic Space	2.47
2	Landscape / Open Space	1.53
3	Single-Family	0.12
4	Single-Family	0.12
5	Single-Family	0.12
6	Single-Family	0.12
7	Single-Family	0.12
8	Single-Family	0.12
9	Single-Family	0.12
10	Single-Family	0.12
11	Single-Family	0.12
12	Single-Family	0.12
13	Single-Family	0.12
14	Single-Family	0.15

BLOCK K		
Lot No.	Use	Area (ac)
1	Single-Family	0.15
2	Single-Family	0.12
3	Single-Family	0.12
4	Single-Family	0.12
5	Single-Family	0.12
6	Single-Family	0.12
7	Single-Family	0.12
8	Single-Family	0.15
9	Single-Family	0.12
10	Single-Family	0.12
11	Single-Family	0.12
12	Single-Family	0.12
13	Single-Family	0.12
14	Single-Family	0.12
15	Single-Family	0.15
16	Landscape / Open Space	0.53
BLOCK L		
Lot No.	Use	Area (ac)
1	Single-Family	0.15
2	Single-Family	0.12
3	Single-Family	0.12
4	Single-Family	0.12
5	Single-Family	0.12
6	Single-Family	0.12
7	Single-Family	0.15
8	Single-Family	0.15
9	Single-Family	0.12
10	Single-Family	0.12
11	Single-Family	0.12
12	Single-Family	0.12
13	Single-Family	0.12
14	Single-Family	0.12
15	Single-Family	0.15
16	Single-Family	0.15
17	Single-Family	0.12
18	Single-Family	0.12
19	Single-Family	0.12
20	Single-Family	0.12
21	Single-Family	0.12
22	Single-Family	0.12
23	Single-Family	0.13
24	Landscape / Open Space	0.15
25	Single-Family	0.12
26	Single-Family	0.12
27	Single-Family	0.12
28	Single-Family	0.12
29	Single-Family	0.12
30	Single-Family	0.12
31	Single-Family	0.15
BLOCK M		
Lot No.	Use	Area (ac)
1	Landscape / Open Space	1.12
2	Single-Family	0.12
3	Single-Family	0.12
4	Single-Family	0.12
5	Single-Family	0.15
6	Single-Family	0.15
7	Single-Family	0.12
8	Single-Family	0.12
9	Single-Family	0.12
10	Single-Family	0.12
11	Single-Family	0.12
12	Single-Family	0.12
13	Single-Family	0.12
14	Landscape / Open Space	0.12
15	Single-Family	0.12
16	Single-Family	0.12
17	Single-Family	0.12
18	Single-Family	0.12
19	Single-Family	0.12
20	Single-Family	0.12
21	Single-Family	0.12
22	Single-Family	0.12
23	Single-Family	0.12
24	Single-Family	0.12
25	Single-Family	0.12
26	Single-Family	0.12
27	Single-Family	0.12
28	Single-Family	0.12
29	Single-Family	0.12
30	Single-Family	0.12
31	Single-Family	0.12
32	Landscape / Open Space	0.09
33	Lift Station	0.30
34	Detention / Open Space	6.04

BLOCK N		
Lot No.	Use	Area (ac)
1	Single-Family	0.15
2	Single-Family	0.12
3	Single-Family	0.12
4	Single-Family	0.12
5	Single-Family	0.12
6	Single-Family	0.12
7	Single-Family	0.12
8	Single-Family	0.15
9	Single-Family	0.12
10	Single-Family	0.12
11	Single-Family	0.12
12	Single-Family	0.12
13	Single-Family	0.12
14	Single-Family	0.12
15	Single-Family	0.12
16	Single-Family	0.15
17	Landscape / Open Space	0.68
BLOCK O		
Lot No.	Use	Area (ac)
1	Single-Family	0.15
2	Single-Family	0.12
3	Single-Family	0.12
4	Single-Family	0.12
5	Single-Family	0.12
6	Single-Family	0.12
7	Single-Family	0.12
8	Single-Family	0.12
9	Landscape / Open Space	0.15
10	Single-Family	0.12
11	Single-Family	0.12
12	Single-Family	0.12
13	Single-Family	0.12
14	Single-Family	0.12
15	Single-Family	0.12
16	Single-Family	0.12
17	Single-Family	0.15
18	Single-Family	0.15
19	Single-Family	0.12
20	Single-Family	0.12
21	Single-Family	0.12
22	Single-Family	0.12
23	Single-Family	0.12
24	Single-Family	0.12
25	Single-Family	0.12
26	Landscape / Open Space	0.15
27	Single-Family	0.12
28	Single-Family	0.12
29	Single-Family	0.12
30	Single-Family	0.12
31	Single-Family	0.12
32	Single-Family	0.12
33	Single-Family	0.12
34	Single-Family	0.15
BLOCK P		
Lot No.	Use	Area (ac)
1	Single-Family	0.15
2	Single-Family	0.12
3	Single-Family	0.12
4	Single-Family	0.12
5	Single-Family	0.12
6	Single-Family	0.12
7	Single-Family	0.12
8	Single-Family	0.12
9	Landscape / Open Space	0.15
10	Single-Family	0.12
11	Single-Family	0.12
12	Single-Family	0.12
13	Single-Family	0.12
14	Single-Family	0.12
15	Single-Family	0.12
16	Single-Family	0.12
17	Single-Family	0.15
18	Single-Family	0.15
19	Single-Family	0.12
20	Single-Family	0.12
21	Single-Family	0.12
22	Single-Family	0.12
23	Single-Family	0.12
24	Single-Family	0.12
25	Single-Family	0.12
26	Single-Family	0.12
27	Single-Family	0.12
28	Single-Family	0.12
29	Single-Family	0.15
30	Single-Family	0.15
31	Single-Family	0.12
32	Single-Family	0.12
33	Single-Family	0.12
34	Single-Family	0.15

BLOCK Q		
Lot No.	Use	Area (ac)
1	Single-Family	0.15
2	Single-Family	0.12
3	Single-Family	0.12
4	Single-Family	0.12
5	Single-Family	0.12
6	Single-Family	0.12
7	Single-Family	0.12
8	Single-Family	0.15
9	Single-Family	0.15
10	Single-Family	0.12
11	Single-Family	0.12
12	Single-Family	0.12
13	Single-Family	0.12
14	Single-Family	0.12
15	Single-Family	0.12
16	Single-Family	0.15
17	Landscape / Open Space	0.63
BLOCK R		
Lot No.	Use	Area (ac)
1	Single-Family	0.15
2	Single-Family	0.12
3	Single-Family	0.12
4	Single-Family	0.12
5	Single-Family	0.12
6	Single-Family	0.12
7	Single-Family	0.12
8	Single-Family	0.12
9	Landscape / Open Space	0.47
BLOCK S		
Lot No.	Use	Area (ac)
1	Single-Family	0.15
2	Single-Family	0.12
3	Single-Family	0.12
4	Single-Family	0.12
5	Single-Family	0.12
6	Single-Family	0.12
7	Single-Family	0.12
8	Single-Family	0.12
9	Landscape / Open Space	0.21
10	Single-Family	0.12
11	Single-Family	0.12
12	Single-Family	0.12
13	Single-Family	0.12
14	Single-Family	0.12
15	Single-Family	0.12
16	Single-Family	0.12
17	Single-Family	0.15
BLOCK T</		

# CITADEL SQUARE SUBDIVISION

A PRELIMINARY PLAT OF 126.617 ACRES OUT OF THE GEORGE M. REESE SURVEY, A-533 THE JAMES C. EAVES SURVEY, A-214 & THE H.G. JOHNSON SURVEY SEC NO. 6, A-348 WILLIAMSON COUNTY, TEXAS  
AUGUST 2025

## LEGAL DESCRIPTION:

54.911 ACRES  
JAMES C. EAVES SURVEY NO. 205, ABS. NO. 214  
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 54.911 ACRES (APPROXIMATELY 2,391,914 SQ. FT.) OUT OF THE JAMES C. EAVES SURVEY NO. 205, ABSTRACT NO. 214 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 55 ACRE TRACT CONVEYED TO ERNEST FARMS, LLC IN A SPECIAL WARRANTY DEED DATED DECEMBER 3, 2019 AND RECORDED IN DOCUMENT NO. 2019117943 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT A 31,572 SQ. FT. TRACT CONVEYED TO GEORGE DOLLINGER IN A WARRANTY DEED DATED AUGUST 29, 1907 AND RECORDED IN VOLUME 125, PAGE 169 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 54.911 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND FOR AN ANGLE POINT IN THE NORTHWEST LINE OF THE 55 ACRE TRACT, BEING THE SOUTH CORNER OF A 142.37 ACRE TRACT DESCRIBED IN VOLUME 123, PAGE 191 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING AN EAST CORNER IN AN 18 FOOT WIDE TRACT DESCRIBED IN VOLUME 125, PAGE 170 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHWEST LINE OF THE JAMES C EAVES SURVEY AND THE SOUTHEAST LINE OF THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348;

THENCE NORTH 68°46'48" EAST, WITH THE NORTHWEST LINE OF THE 55 ACRE TRACT, BEING THE SOUTHEAST LINE OF THE 142.37 ACRE TRACT, SAME BEING THE NORTHWEST LINE OF THE JAMES C EAVES SURVEY AND THE SOUTHEAST LINE OF THE H.G. JOHNSON SURVEY, A DISTANCE OF 298.69 FEET TO A 1/2 INCH REBAR FOUND FOR THE NORTH CORNER OF THE 55 ACRE TRACT, SAME BEING THE WEST CORNER OF A 45.83 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1996052460 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE SOUTH 21°33'03" EAST, WITH THE NORTHEAST LINE OF THE 55 ACRE TRACT, BEING THE SOUTHWEST LINE OF SAID 45.83 ACRE TRACT A DISTANCE OF 2087.00 FEET TO A 1/2 INCH REBAR FOUND FOR THE EAST CORNER OF THE 55 ACRE TRACT, BEING THE SOUTH CORNER OF THE 45.83 ACRE TRACT, BEING ON THE NORTH LINE OF A 55 ACRE TRACT DESCRIBED AS TRACT ONE IN DOCUMENT NO. 2019117942 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING ON THE SOUTHEAST LINE OF THE JAMES C. EAVES SURVEY, BEING THE NORTHWEST LINE OF THE GEORGE M REESE SURVEY, ABSTRACT NO. 533.

THENCE SOUTH 68°34'59" WEST, WITH THE SOUTHEAST LINE OF THE 55 ACRE TRACT, BEING THE NORTHWEST LINE OF SAID 55 ACRE "TRACT ONE", SAME BEING ON THE SOUTHEAST LINE OF THE JAMES C. EAVES SURVEY, BEING THE NORTHWEST LINE OF THE GEORGE M REESE SURVEY, A DISTANCE OF 133.42 FEET TO A CALCULATED POINT FOR A CORNER OF THE 55 ACRE TRACT, BEING THE WEST CORNER OF THE 55 ACRE "TRACT ONE", SAME BEING THE NORTHEAST LINE OF A 45 ACRE TRACT DESCRIBED AS TRACT TWO IN SAID DOCUMENT NO. 2019117942;

THENCE WITH THE SOUTHEAST LINE OF THE 55 ACRE TRACT, SAME BEING THE NORTHWEST LINE OF SAID 45 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 21°35'19" WEST, A DISTANCE OF 41.55 FEET TO A CALCULATED POINT

2. SOUTH 68°34'59" WEST, A DISTANCE OF 1046.84 FEET TO A CALCULATED POINT FOR THE SOUTH CORNER OF THE 55 ACRE TRACT, BEING THE WEST CORNER OF THE 45 ACRE TRACT, SAME BEING THE NORTHEAST LINE OF A 90.65 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2017050597 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 21°34'35" WEST, WITH THE SOUTHWEST LINE OF THE 55 ACRE TRACT, BEING THE NORTHEAST LINE OF SAID 90.65 ACRE TRACT, A DISTANCE OF 2013.47 FEET TO A 1/2 INCH REBAR FOUND FOR THE SOUTH CORNER OF 36 FOOT TRACT OF LAND (CALLED 31,572 SQ. FT.) SAVE AND EXCEPT TRACT, SAME BEING A CORNER OF A 52.226 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2006060237 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON PIPE FOUND BENT IN THE BASE OF TREE FOR THE WEST CORNER OF SAID 36 FOOT TRACT, SAME BEING THE ORIGINAL WEST CORNER OF THE 55 ACRE TRACT, ALSO BEING THE NORTH CORNER OF THE 90.65 ACRE TRACT, ALSO BEING ON THE NORTHWEST LINE OF THE JAMES C EAVES SURVEY AND THE SOUTHEAST LINE OF THE H.G. JOHNSON SURVEY, BEARS NORTH 21°32'26" WEST, A DISTANCE OF 35.26 FEET;

THENCE NORTH 68°46'54" EAST, WITH THE SOUTHEAST LINE OF THE 36 FOOT TRACT, SAME BEING THE SOUTHEAST LINE OF THE 52.226 ACRE TRACT AND CROSSING THE 55 ACRE TRACT, PASSING AT A DISTANCE OF 852.58 FEET A 1" IRON PIPE FOUND AT THE FENCE LINE OF AN APPROXIMATELY 2 ROD WIDE ACCESS CORRIDOR, AND CONTINUING, IN ALL, A DISTANCE OF 864.99 FEET TO A 1/2 INCH REBAR WITH "CHAPARRAL" CAP SET FOR THE EAST CORNER OF THE 36 FOOT TRACT, FROM WHICH A 1" BENT IRON PIPE FOUND FOR THE CORNER OF SAID ACCESS CORRIDOR BEARS NORTH 68°46'54" EAST, A DISTANCE OF 18.02 FEET;

THENCE NORTH 22°20'19" WEST, WITH THE NORTHEAST LINE OF THE 36 FOOT TRACT, A DISTANCE OF 36.05 FEET TO A TO 1/2 INCH REBAR WITH "RPLS 2547" CAP FOUND FOR THE NORTH CORNER OF THE 36 FOOT TRACT, BEING ON THE NORTHWEST LINE OF THE 55 ACRE TRACT, BEING A CORNER OF THE 52.226 ACRE TRACT, SAME BEING THE SOUTH CORNER OF SAID 18 FOOT TRACT, ALSO BEING ON THE NORTHWEST LINE OF THE JAMES C EAVES SURVEY AND THE SOUTHEAST LINE OF THE H.G. JOHNSON SURVEY

THENCE NORTH 68°43'57" EAST, WITH THE NORTHWEST LINE OF THE 55 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF THE 18 FOOT TRACT, ALSO BEING THE NORTHWEST LINE OF THE JAMES C EAVES SURVEY AND THE SOUTHEAST LINE OF THE H.G. JOHNSON SURVEY, A DISTANCE OF 18.02 FEET TO THE POINT OF BEGINNING, CONTAINING 54.911 ACRES OF LAND, MORE OR LESS;

70.644 ACRES  
JAMES C. EAVES SURVEY NO. 205, ABS. NO. 214 GEORGE M. REESE SURVEY, ABS. NO. 533 WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 70.644 ACRES (APPROXIMATELY 3,077,259 SQ. FT.) OUT OF THE JAMES C. EAVES SURVEY NO. 205, ABSTRACT NO. 214 AND THE GEORGE M. REESE SURVEY, ABSTRACT NO. 533 IN WILLIAMSON COUNTY TEXAS, BEING ALL OF A 100 ACRE TRACT CONVEYED TO GROBA DAVIS FARMS, LLC IN A SPECIAL WARRANTY DEED DATED DECEMBER 3, 2019 AND RECORDED IN DOCUMENT NO. 2019117942 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT A 30.00 ACRE TRACT CONVEYED TO TOWNBRIDGE HOMES, LLC IN A WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 29, 2019 AND RECORDED IN DOCUMENT NO. 2019071361 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 70.644 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A BURIED METAL FENCE POST FOUND FOR THE SOUTH CORNER OF A 45 ACRE TRACT DESCRIBED AS TRACT TWO IN SAID DOCUMENT NO. 2019117942, BEING THE EAST CORNER OF A 90.85 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2017050597 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE NORTH LINE OF A 69.993 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2018026037 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 21°34'35" WEST, WITH THE SOUTHWEST LINE OF SAID 45 ACRE TRACT, BEING THE NORTHEAST LINE OF THE 90.65 ACRE TRACT A DISTANCE OF 1597.92 FEET TO A CALCULATED POINT FOR THE SOUTH CORNER OF A 55 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019117943 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE WEST CORNER OF THE 45 ACRE TRACT,

THENCE WITH THE NORTHWEST AND NORTHEAST LINE OF THE 45 ACRE TRACT AND THE SOUTHEAST LINE OF SAID 55 ACRE TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 68°34'59" EAST, A DISTANCE OF 1046.84 FEET TO A CALCULATED POINT FOR THE NORTH CORNER OF THE 45 ACRE TRACT, BEING AN ANGLE POINT IN THE 55 ACRE TRACT;

2. SOUTH 21°35'19" EAST, A DISTANCE OF 41.55 FEET TO A CALCULATED POINT FOR THE WEST CORNER FOR A 55 ACRE TRACT DESCRIBED AS TRACT ONE OF SAID DOCUMENT NO. 2019117942 ALSO BEING ON THE SOUTHEAST LINE OF THE JAMES C EAVES SURVEY AND THE NORTHWEST LINE OF THE GEORGE M. REESE SURVEY;

THENCE NORTH 68°34'59" EAST, WITH THE SOUTHEAST LINE OF THE 55 ACRE TRACT AND THE NORTHWEST LINE OF THE 55 ACRE "TRACT ONE", ALSO WITH THE SOUTHEAST LINE OF THE JAMES C EAVES SURVEY AND THE NORTHWEST LINE OF THE GEORGE M. REESE SURVEY A DISTANCE OF 133.42 FEET TO A 1/2 INCH REBAR FOUND FOR THE EAST CORNER OF THE 55 ACRE TRACT, BEING THE SOUTH CORNER OF A 45.83 ACRE TRACT DESCRIBED IN DOCUMENT NO. 1996052460 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 68°34'59" EAST, WITH THE NORTHWEST LINE OF THE 55 ACRE "TRACT ONE" AND THE SOUTHEAST LINE OF SAID 45.83 ACRE TRACT, ALSO WITH THE SOUTHEAST LINE OF THE JAMES C EAVES SURVEY AND THE NORTHWEST LINE OF THE GEORGE M. REESE SURVEY, PASSING AT A DISTANCE OF 825.07 FEET A CALCULATED POINT FOR THE EAST CORNER OF THE 45.83 ACRE TRACT AND THE SOUTH CORNER OF A 100.047 ACRE TRACT DESCRIBED IN VOLUME 2621, PAGE 250 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FROM WHICH A 1/2 INCH REBAR FOUND BEARS SOUTH 21°25'01" EAST, A DISTANCE OF 0.58 FEET, AND CONTINUING WITH THE NORTHWEST LINE OF THE 55 ACRE "TRACT ONE" AND THE SOUTHEAST LINE OF SAID 100.047 ACRE TRACT, IN ALL, A DISTANCE OF 1647.45 FEET TO A 1/2 INCH REBAR FOUND FOR THE NORTH CORNER OF THE 55 ACRE "TRACT ONE" AND A CORNER OF THE 100.047 ACRE TRACT ALSO BEING ON THE SOUTHEAST LINE OF THE JAMES C EAVES SURVEY AND THE NORTHWEST LINE OF THE GEORGE M. REESE SURVEY;

THENCE SOUTH 22°17'14" EAST, WITH THE NORTHEAST LINE OF THE 55 ACRE "TRACT ONE" AND THE SOUTHEAST LINE OF THE 100.047 ACRE TRACT, A DISTANCE OF 40.06 FEET TO A 1/2 INCH REBAR FOUND FOR A CORNER OF THE 100.047/ACRE TRACT, SAME BEING THE WEST CORNER OF A 38.979 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2017032750 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON SON COUNTY, TEXAS,

THENCE SOUTH 19°09'50" EAST, WITH THE NORTHEAST LINE OF THE 55 ACRE "TRACT ONE" AND THE SOUTHWEST LINE OF SAID 38.979 ACRE TRACT A DISTANCE OF 580.61 FEET TO A 1/2 INCH REBAR WITH "HAYNIE" CAP LE CAP FOUND FOR FOR THE NORTH CORNER OF A 58.3024 ACRE TRACT;

THENCE SOUTH 68°24'13" WEST, CROSSING THE 55 ACRE "TRACT ONE" AND WITH THE NORTHWEST LINE OF SAID 58.3024 ACRE TRACT, A DISTANCE OF 1756.79 FEET TO A 1/2 INCH REBAR FOUND IN THE SOUTHWEST LINE OF THE 55 ACRE "TRACT ONE", BEING THE NORTHEAST LINE OF THE 45 ACRE TRACT, SAME BEING THE WEST CORNER OF THE 58.3024 ACRE TRACT,

THENCE WITH THE NORTHEAST LINE OF THE 45 ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF THE 58.3024 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 21°35'19" EAST, A DISTANCE OF 514.66 FEET TO A 6 INCH STEEL PIPE FOUND;

2. SOUTH 21°35'28" EAST, A DISTANCE OF 992.19 FEET TO A 1/2 INCH REBAR WITH "CHAPARRAL" CAP SET FOR THE EAST CORNER OF THE 45 ACRE TRACT, SAME BEING A CORNER IN SAID 69.993 ACRE TRACT, FROM WHICH A 1/2 INCH REBAR WITH "HAYNIE" CAP FOUND FOR THE SOUTH CORNER OF THE 58.3024 ACRE TRACT, BEING A CORNER IN THE 69.993 ACRE TRACT BEARS, SOUTH 21°35'28" EAST, A DISTANCE OF 127.77 FEET;

THENCE NORTH 82°38'12" WEST, WITH THE SOUTH LINE OF THE 45 ACRE TRACT, SAME BEING THE NORTH LINE OF THE 69.993 ACRE TRACT, A DISTANCE OF 1196.79 FEET TO THE POINT OF BEGINNING, CONTAINING 70.644 ACRES OF LAND, MORE OR LESS;

TRACT 3  
0.873 ACRES  
H.G. JOHNSON SURVEY, ABS. NO. 348  
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 0.873 ACRES (APPROXIMATELY 38,045 SQ. FT.) OUT OF THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF AN 18 FOOT STRIP OF LAND AND TWO ADDITIONAL PARCELS TO ERNST GROBA IN A WARRANTY DEED DATED AUGUST 31, 1907 AND RECORDED IN VOLUME 125, PAGE 170 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.873 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PARTS 1 AND 2  
0.743 ACRES

BEGINNING AT A 1" IRON PIPE FOUND FOR AN ANGLE POINT IN THE NORTHWEST LINE OF THE 55 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019117943 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SOUTH CORNER OF A 142.37 ACRE TRACT DESCRIBED IN VOLUME 123, PAGE 191 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING AN EAST CORNER OF SAID 18 FOOT WIDE TRACT, SAME BEING ON THE NORTHWEST LINE OF THE JAMES C EAVES SURVEY AND THE SOUTHEAST LINE OF THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348;

THENCE SOUTH 68°43'57" WEST, WITH THE NORTHWEST LINE OF THE 55 ACRE TRACT, SAME BEING THE SOUTHEAST LINE OF THE 18 FOOT TRACT, ALSO BEING THE NORTHWEST LINE OF THE JAMES C. EAVES SURVEY AND THE SOUTHEAST LINE OF THE H.G. JOHNSON SURVEY, A DISTANCE OF 18.02 FEET TO 1/2 INCH REBAR WITH "RPLS 2547" CAP FOUND FOR THE NORTH CORNER OF A 36 FOOT WIDE TRACT (CALLED 31,572 SQ. FT.) DESCRIBED IN VOLUME 125, PAGE 169 OF THE DEED RECORDS OF WILLIAMSON COUNTY TEXAS, BEING ALSO A CORNER OF A 52.226 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2006060237 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE NORTH 22°20'19" WEST, WITH THE SOUTHWEST LINE OF THE 18 FOOT WIDE TRACT A DISTANCE OF 1467.21 FEET TO A 1/2 INCH REBAR WITH "CHAPARRAL" CAP SET FOR THE END OF THE 18' WIDE TRACT, BEING THE BEGINNING OF THE "SECOND TRACT" OF LAND DESCRIBED IN SAID VOLUME 125, PAGE 170, ALSO BEING 18.00 FEET PARALLEL AND PERPENDICULAR TO THE SOUTHWEST LINE OF SAID 142.37 ACRE TRACT, SAME BEING THE NORTHEAST LINE OF THE 18 FOOT WIDE TRACT,

THENCE NORTH 86°18'49" WEST, WITH THE SOUTHWEST LINE OF SAID "SECOND TRACT" OF LAND PASSING AT A DISTANCE OF 12.98 FEET A 1 INCH IRON PIPE FOUND, AND CONTINUING, IN ALL, A DISTANCE OF 146.16 FEET TO A 1/2 INCH REBAR WITH "CHAPARRAL CAP SET FOR THE WEST CORNER OF THE "SECOND TRACT" OF LAND, SAME BEING THE SOUTHEAST LINE OF A CALLED 1,310 SQUARE YARD TRACT OF LAND DESCRIBED IN VOLUME 120, PAGE 258 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE NORTH 64°47'07" EAST, WITH THE SOUTHEAST LINE OF SAID 1,310 SQUARE YARD TRACT OF LAND, BEING THE NORTHWEST LINE OF THE "SECOND TRACT", A DISTANCE OF 60.14 FEET TO A 1/2 INCH REBAR WITH "CHAPARRAL" CAP SET FOR THE EAST CORNER OF THE 1,310 SQUARE YARD TRACT OF LAND, BEING A CORNER IN THE FENCE LINE OF SAID 142.37 ACRE TRACT,

THENCE NORTH 64°47'07" EAST, CONTINUING WITH THE NORTHWEST LINE OF THE "SECOND TRACT" AND WITH THE SOUTHWEST LINE OF THE 142.37 ACRE TRACT A DISTANCE OF 89.39 FEET TO A RAILROAD TIE FENCE POST FOUND FOR THE NORTH CORNER OF THE 18 FOOT WIDE TRACT, BEING A CORNER OF THE 142.37 ACRE TRACT.

THENCE SOUTH 22°20'21" EAST, WITH THE NORTHEAST LINE OF THE 18 FOOT WIDE TRACT, SAME BEING THE SOUTHWEST LINE OF THE 142.37 ACRE TRACT, A DISTANCE OF 1539.18 FEET TO THE POINT OF BEGINNING, CONTAINING 0.743 ACRES OF LAND, MORE OR LESS;

PART 3  
0.131 ACRES

COMMENCING AT A 1" IRON PIPE FOUND FOR AN ANGLE POINT IN THE NORTHWEST LINE OF THE 55 ACRE TRACT, BEING THE SOUTH CORNER OF THE 142.37 ACRE TRACT, BEING AN EAST CORNER OF SAID 18 FOOT WIDE TRACT, ALSO BEING ON THE NORTHWEST LINE OF THE JAMES C EAVES SURVEY AND THE SOUTHEAST LINE OF THE H.G. JOHNSON SURVEY;

THENCE NORTH 22°20'21" WEST, WITH THE NORTHEAST LINE OF THE 18 FOOT WIDE TRACT, SAME BEING THE SOUTHWEST LINE OF THE 142.37 ACRE TRACT, A DISTANCE OF 1539.18 FEET, TO A RAILROAD TIE FENCE POST FOUND FOR THE NORTH CORNER OF THE 18 FOOT WIDE TRACT, BEING A CORNER OF THE 142.37 ACRE TRACT

THENCE SOUTH 64°47'07" WEST, WITH THE NORTHWEST LINE OF THE "SECOND TRACT" AND WITH THE SOUTHWEST LINE OF THE 142.37 ACRE TRACT A DISTANCE OF 89.39 FEET TO A 1/2 INCH REBAR WITH "CHAPARRAL" CAP SET FOR THE EAST CORNER OF THE 1,310 SQUARE YARD TRACT OF LAND, BEING A CORNER IN THE FENCE LINE OF SAID 142.37 ACRE TRACT;

THENCE NORTH 85°17'26" WEST, WITH THE NORTH LINE OF THE 1,310 SQUARE YARD TRACT OF LAND AND CROSSING THE 142.37 ACRE TRACT, A DISTANCE OF 207.30 FEET TO A RAILROAD TIE FENCE POST FOUND FOR THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT;

THENCE SOUTH 24°16'13" EAST, WITH THE SOUTHWEST LINE OF THE 1,310 SQUARE YARD TRACT OF LAND AND THE NORTHEAST LINE OF THE "THIRD TRACT" DESCRIBED IN SAID VOLUME 125, PAGE 170, A DISTANCE OF 34.29 FEET TO A 1/2 INCH REBAR WITH "CHAPARRAL CAP SET FOR THE EAST CORNER OF SAID "THIRD TRACT";

THENCE NORTH 85°17'26" WEST, WITH THE SOUTH LINE OF THE "THIRD TRACT" A DISTANCE OF 39.70 FEET TO A 1/2 INCH REBAR WITH "CHAPARRAL" CAP SET FOR A CORNER OF OF THE THIRD TRACT", SAME BEING THE NORTHEAST LINE OF THE 52.226 ACRE TRACT, FROM WHICH A 1/2 INCH REBAR WITH ILLEGIBLE CAP BEARS SOUTH 22°32'11" EAST, A DISTANCE OF 137.65 FEET

THENCE NORTH 22°32'11" WEST, WITH THE NORTHEAST LINE OF THE 52.226 ACRE TRACT AND THE SOUTHWEST LINE OF THE "THIRD TRACT" A DISTANCE OF 161.67 FEET TO A 1/2 INCH REBAR WITH ILLEGIBLE CAP FOUND FOR A CORNER IN THE 52.226 ACRE TRACT, BEING THE APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 403 (A.K.A HUTTO TAYLOR ROAD, VARIABLE WIDTH RIGHT-OF-WAY);

THENCE WITH THE NORTHWEST LINE OF THE "THIRD TRACT" AND THE APPARENT SOUTHEAST RIGHT-OF-WAY LINE OF COUNTY ROAD 403, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. NORTH 45°28'22" EAST, A DISTANCE OF 17.85 FEET TO A 1/2 INCH REBAR WITH ILLEGIBLE CAP FOUND;

2. NORTH 57°15'16" EAST, A DISTANCE OF 13.24 FEET TO A 1/2 IRON PIPE FOUND FOR THE NORTH CORNER OF THE "THIRD TRACT SAME BEING THE WEST CORNER OF THE 142.37 ACRE TRACT, FROM WHICH A 1/2 INCH REBAR WITH "RPLS 2547" FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY ROAD 403 BEARS NORTH 41°33'14" WEST, A DISTANCE OF 40.08 FEET; UNITY ROA

THENCE SOUTH 24°16'13" EAST, WITH THE SOUTHWEST LINE OF THE 142.37 ACRE TRACT, BEING THE NORTHEAST LINE OF TRACT THREE" A DISTANCE OF 154.67 FEET TO THE POINT OF BEGINNING, CONTAINING 0.131 ACRES OF LAND, MORE OR LESS;

TRACT 4  
0.215 ACRES  
H.G. JOHNSON SURVEY, ABS. NO. 348  
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 0.215 ACRES (APPROXIMATELY 9,378 SQ. FT.) OUT OF THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 1,310 SQ. YARD TRACT OF LAND CONVEYED TO ERNEST GROBA IN A WARRANTY DEED DATED SEPTEMBER 25, 1907 AND RECORDED IN VOLUME 120, PAGE 258 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.215 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1" IRON PIPE FOUND FOR AN ANGLE POINT IN THE NORTHWEST LINE OF THE 55 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2019117943 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SOUTH CORNER OF A 142.37 ACRE TRACT DESCRIBED IN VOLUME 123, PAGE 191 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING AN EAST CORNER OF AN 18 FOOT WIDE TRACT DESCRIBED IN VOLUME 125, PAGE 170, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING ON THE NORTHWEST LINE OF THE JAMES C EAVES SURVEY AND THE SOUTHEAST LINE OF THE H.G. JOHNSON SURVEY, ABSTRACT NO. 348;

THENCE NORTH 22°20'21" WEST, WITH THE NORTHEAST LINE OF THE 18 FOOT WIDE TRACT, SAME BEING THE SOUTHWEST LINE OF THE 142.37 37 ACRE TRACT, A DISTANCE OF 1539.18 FEET, TO A RAILROAD TIE FENCE POST FOUND FOR THE NORTH CORNER OF THE 18 FOOT WIDE TRACT, BEING A CORNER OF THE 142.37 ACRE TRACT AND A CORNER OF THE SECOND TRACT DESCRIBED IN SAID VOLUME 125, PAGE 170;

THENCE SOUTH 64°47'07" WEST, WITH THE NORTHWEST LINE OF THE "SECOND TRACT" AND WITH THE SOUTHWEST LINE OF THE 142.37 ACRE TRACT A DISTANCE OF 89.39 FEET TO A 1/2 INCH REBAR WITH "CHAPARRAL CAP SET FOR THE POINT OF BEGINNING, BEING THE EAST CORNER OF THE 1,310 SQUARE YARD TRACT OF LAND, BEING A CORNER IN THE FENCE LINE OF SAID 142.37 ACRE TRACT;

THENCE SOUTH 64°47'07" WEST, WITH THE NORTHWEST LINE OF THE "SECOND TRACT" AND THE SOUTHEAST LINE OF THE 1,310 SQUARE YARD TRACT OF LAND, PASSING AT A DISTANCE OF 60.14 FEET A 1/2 INCH REBAR WITH "CHAPARRAL" CAP SET FOR THE WEST CORNER OF THE "SECOND TRACT"; AND CONTINUING, IN ALL, A DISTANCE OF 181.37 FEET TO A 1/2 INCH REBAR WITH "CHAPARRAL" CAP SET FOR THE SOUTH CORNER OF THE 1,310 SQUARE YARD TRACT OF LAND;

THENCE NORTH 24 DEG \* 16' 13" PRIME PRIME WEST, WITH THE SOUTHWEST LINE OF THE 1,310 SQUARE YARD TRACT OF LAND, A DISTANCE OF 103.43 FEET TO A RAILROAD TIE FENCE POST FOUND ON THE SOUTHWEST LINE OF THE 42.37 ACRE TRACT, BEING THE NORTH CORNER OF THE 1,310 SQUARE YARD TRACT OF LAND, AND THE NORTHEAST LINE OF THE THIRD TRACT OF SAID VOLUME 125, PAGE 170;

THENCE SOUTH 85 DEG \* 17' 26" PRIME PRIME EAST, WITH THE NORTHEAST LINE OF THE 1,310 SQUARE YARD TRACT OF LAND AND CROSSING THE 142.37 ACRE TRACT, A DISTANCE OF 207.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.215 ACRES OF LAND, MORE OR LESS;

SURVEYOR:



Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100  
912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512.441.9493

ENGINEER:



Quiddity Engineering, LLC  
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912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512.441.9493

PLAT NOTES:

1. Utility providers for this development are Water: CITY OF TAYLOR, Wastewater\*: CITY OF TAYLOR, and Electric: ONCOR.
2. All structures/ obstructions are prohibited in drainage easements.
3. There (are / are no) areas within the boundaries of this subdivision in the 100-year floodplain as defined by Flood Insurance Rate Map (FIRM) Map Number 48491C0540F & 48491C0541F effective date of 12/20/2019.
4. Minimum Fire Flow of 1500 gallons per minutes for not less than two (2) hours shall be provided.
5. A 10-foot Public Utility Easement is dedicated along all street frontages within this plat.
6. The monuments of this plat have been rotated to the 1983\_StatePlan\_Texas\_Central\_FIPS\_4203\_Feet
7. There (are / are no) areas within the boundaries of this subdivision in the City of Taylor floodplain as defined by \_\_\_\_\_ effective date of \_\_\_\_\_.
8. Any Protected Tree as noted on this plat is subject, in perpetuity, to the maintenance, care, pruning and removal requirements of the City of Taylor as amended. Approved removal does not require modification of the plat.
9. All sedimentation, filtration, detention, and/or retention basins and related appurtenances shown shall be situated within a drainage easement or drainage lot. The owners, HOA, or assignees of the tracts upon which are located such easements, appurtenances, and detention facilities shall maintain same and be responsible for their maintenance, routine inspection, and upkeep
10. All Civic Space, Park Land, and related appurtenances shown shall be situated within a public access easement. The owners, HOA, or assignees of the tracts upon which are located such easements, appurtenances, and facilities shall maintain same and be responsible for their maintenance, routine inspection, and upkeep
11. This subdivision is subject to Ordinance 2024-02 & 2023-47. Unless otherwise required, amendment, revision, or repeal of that Ordinance shall not require modification of this plat. If the Ordinance is repealed the platted lots with default to their place type zoning as amended.
12. All easements dedicated to the City of Taylor by this plat additionally include the following rights: (1) the right of the City to change the size of any facilities installed, maintained, or operated within the easement area; (2) the right of the City to relocate any facilities within the easement area; and (3) the right of the City to remove from the easement area all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of any facilities within the easement area
13. Unless otherwise noted herein, all easements dedicated to the City of Taylor by this plat shall be EXCLUSIVE to the City of Taylor, and Grantor covenants that Grantor and Grantor's heirs, successors, and assigns shall not convey any other easement, license, or conflicting right to use in any manner, the area (or any portion thereof) covered by this grant.
14. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The City and/or County have the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road (as applicable)
15. The landowner assumes all risks associated with improvements located in the rights-of-way or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the City of Taylor, Williamson County, their officers, agents and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the City and/or County and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvements (as applicable)
16. The building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City of Taylor and/or Williamson County, Texas. Neither the City of Taylor nor Williamson County assumes any obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. Neither the City of Taylor nor Williamson County assumes any responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets in their respective jurisdictions (as applicable)
17. Neither the City of Taylor nor Williamson County assumes any responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the City and/or County (as applicable)


ADDITIONAL NOTES FOR NOISE AND AVIGATION EASEMENTS:

1. There is hereby granted for the use and benefit of the public a continuing avigation easement for the free and unobstructed flight of aircraft (which term shall include any contrivance now or hereafter used for flight through the air) and the right of flight for the passage of aircraft in the air space above the surface of the Property, together with such noise and other effects as may be inherent in the operation of aircraft landing at, taking off from, or engaged in other flight activities at the Taylor Municipal Airport.
2. Grantors do hereby grant and convey an easement for the Approach Zone, as that term is defined in Section 4 Appendix A in the City of Taylor Code of Ordinances and as shown on this plat, being further described as (describe Zone as it relates to the Property)
3. Grantors do hereby grant and convey an easement for the Transition Zone, as that term is defined in Section 4 Appendix A in the City of Taylor Code of Ordinances and as shown on this plat, being further described as (describe Zone as it relates to the Property)
4. Grantors do hereby grant and convey an easement for the Horizontal Zone, as that term is defined in Section 4 Appendix A in the City of Taylor Code of Ordinances and as shown on this plat, being further described as (describe Zone as it relates to the Property)

# CITADEL SQUARE SUBDIVISION

A PRELIMINARY PLAT OF 126.617 ACRES OUT OF  
THE GEORGE M. REESE SURVEY, A-533 THE  
JAMES C. EAVES SURVEY, A-214 & THE H.G.  
JOHNSON SURVEY SEC NO. 6, A-348  
WILLIAMSON COUNTY, TEXAS  
AUGUST 2025

OWNER / DEVELOPER:  
TAYLOR 973 LLC  
3040 POST OAK BLVD STE 1212  
HOUSTON, TX 77056  
713-598-3821

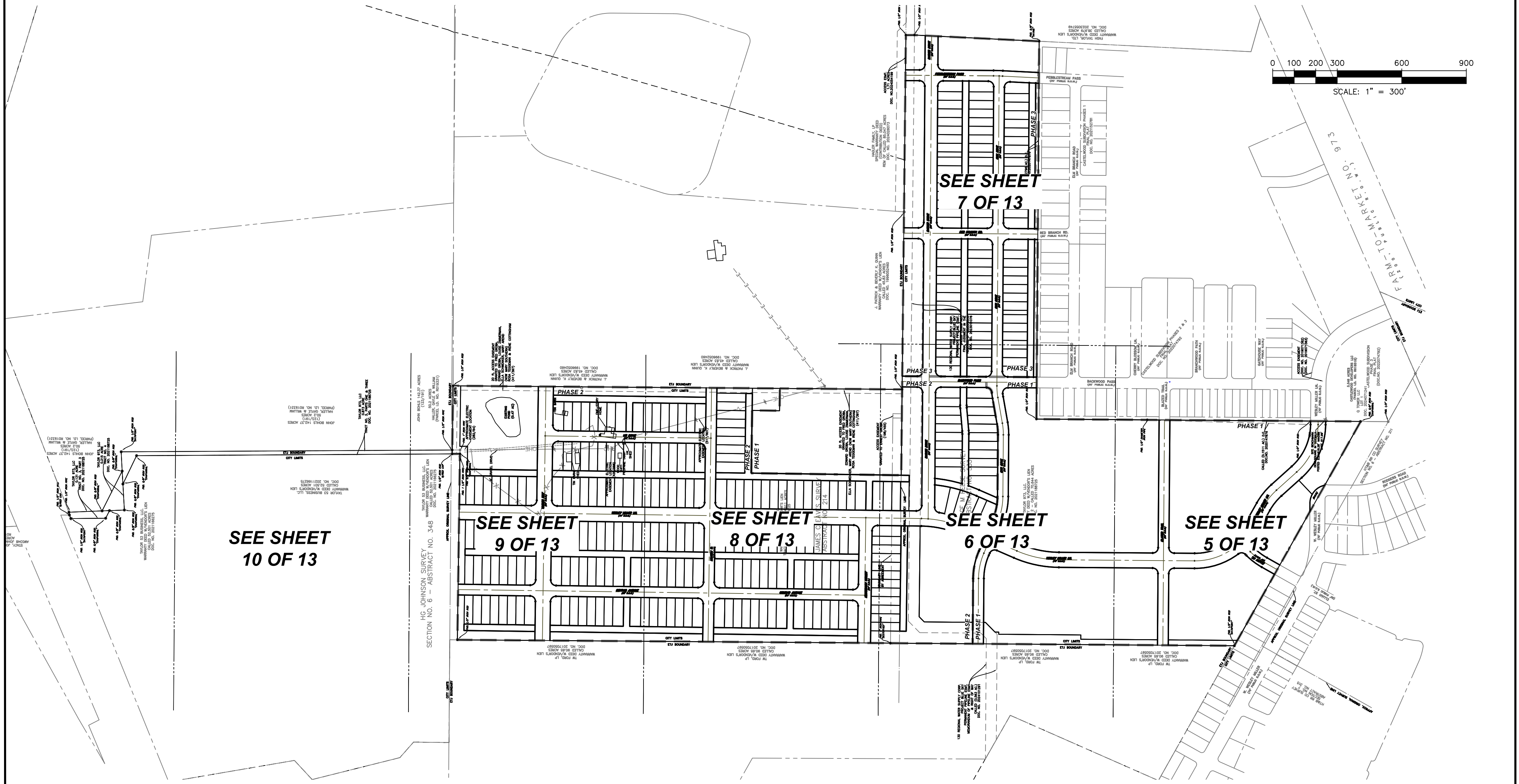
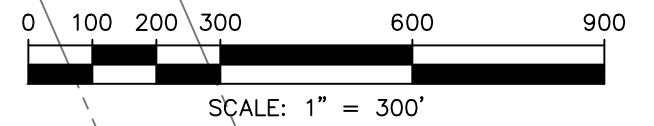
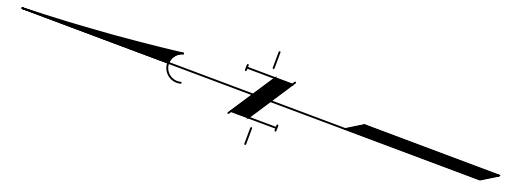
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**SEE SHEET  
10 OF 13**

**SEE SHEET  
9 OF 13**

**SEE SHEET  
8 OF 13**

**SEE SHEET  
6 OF 13**

**SEE SHEET  
5 OF 13**


Legend of Graphics and Abbreviations


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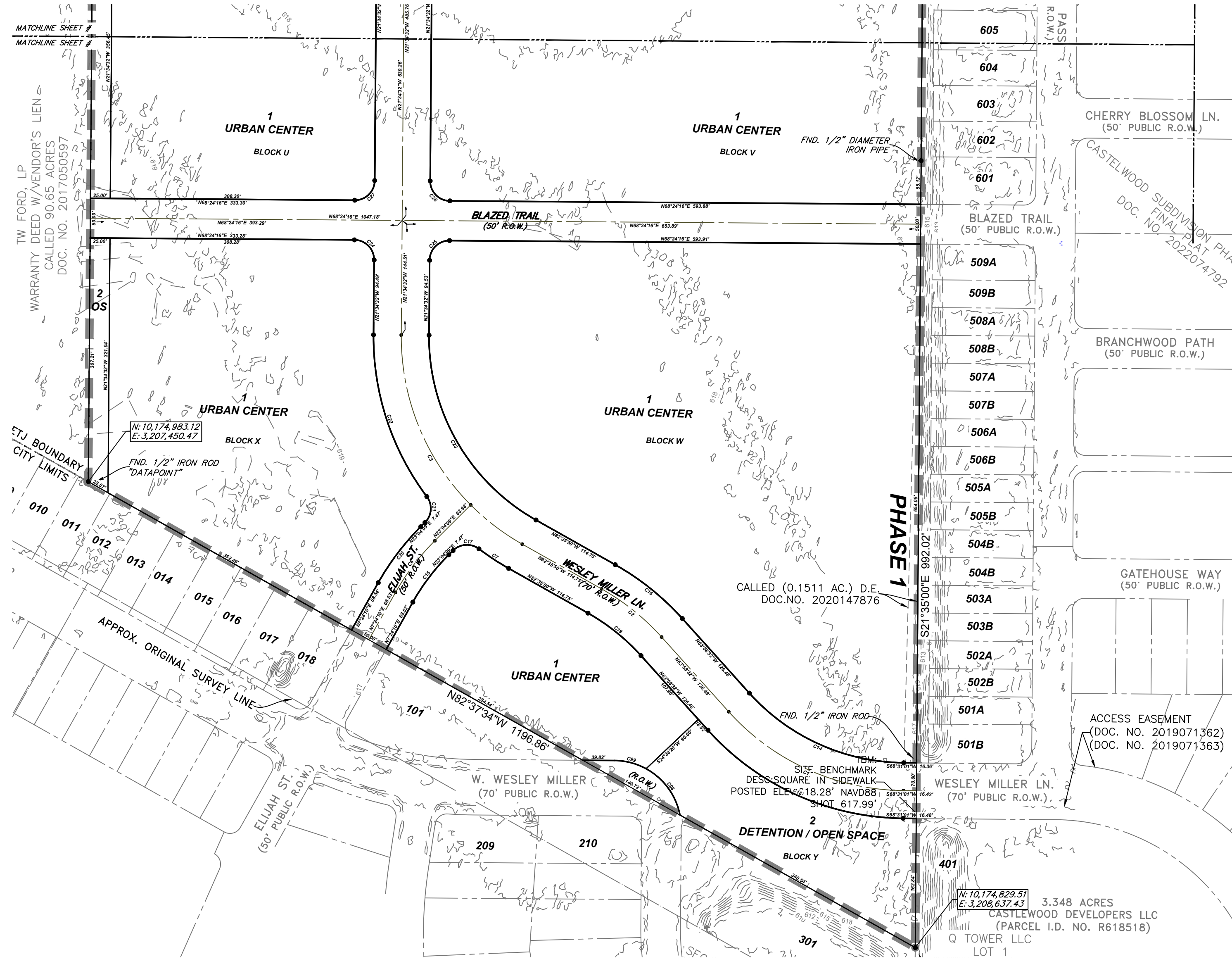
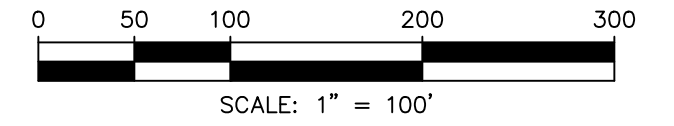
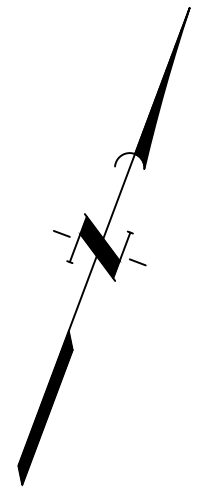
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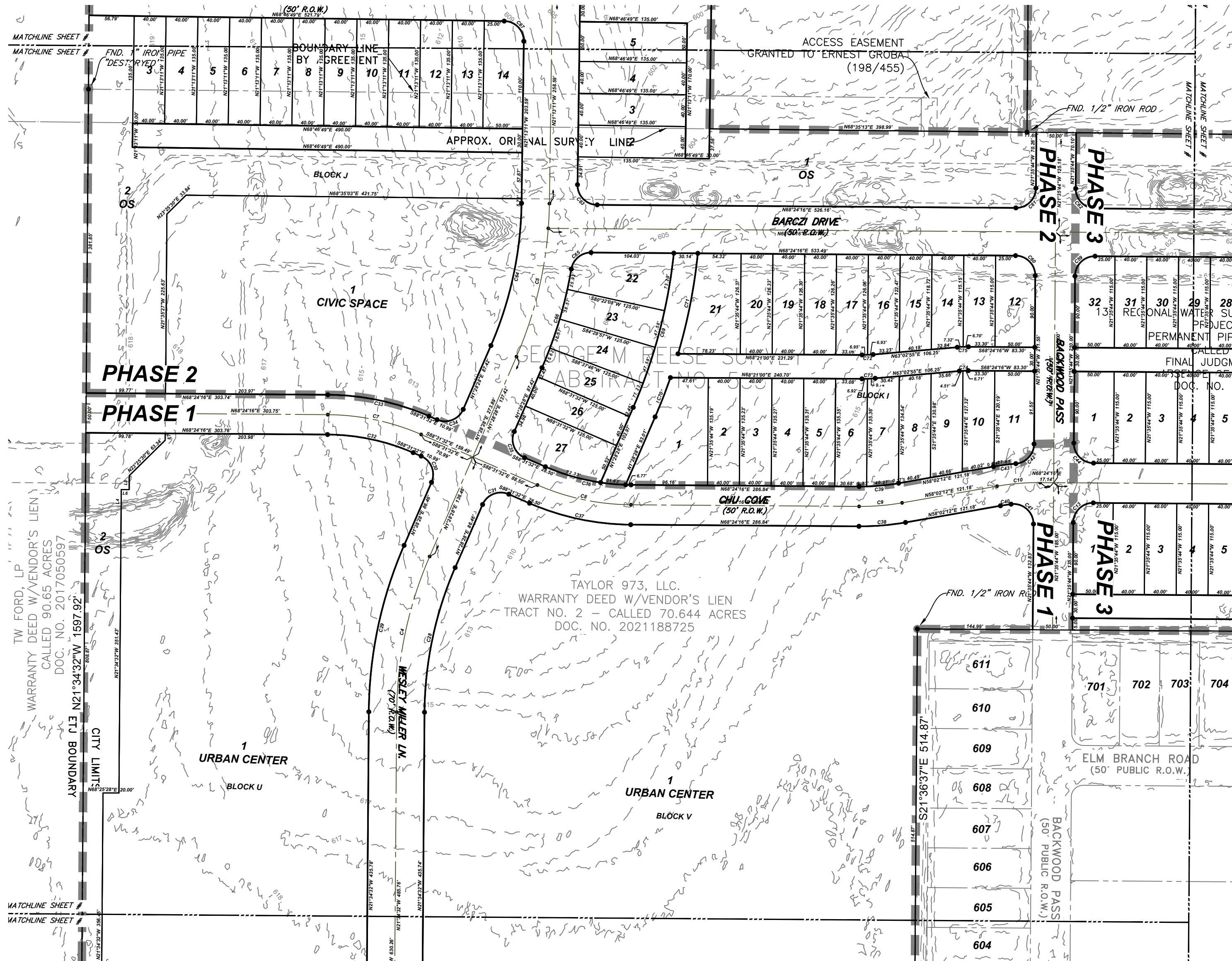
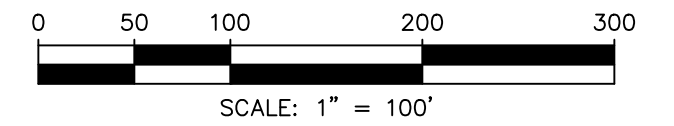
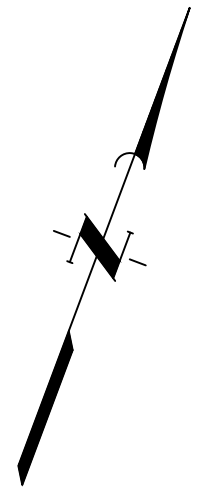
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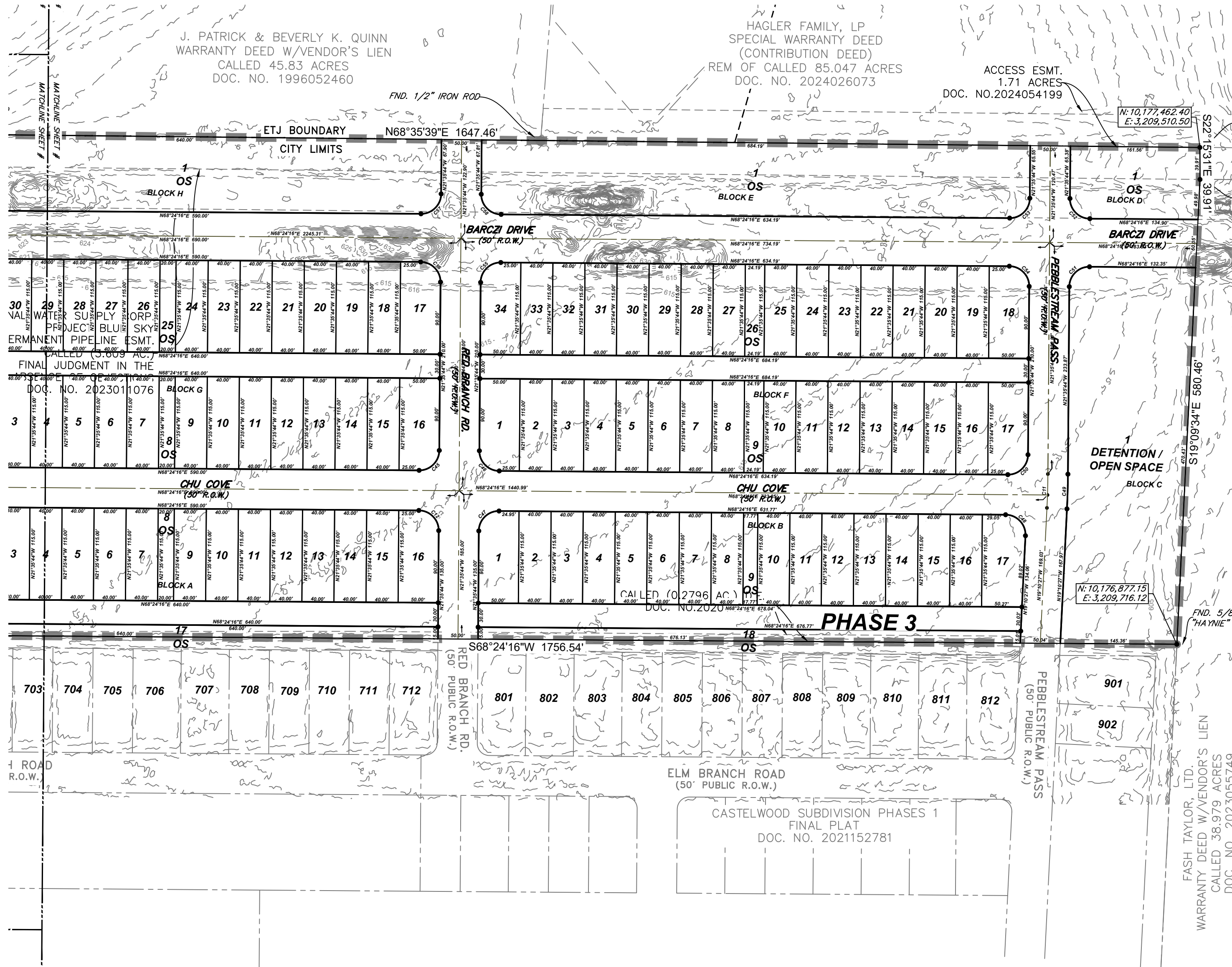
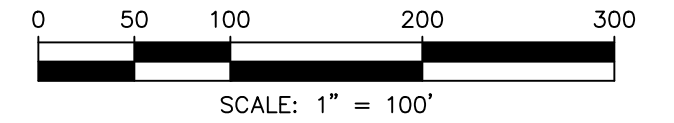
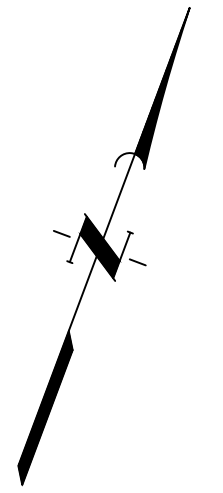
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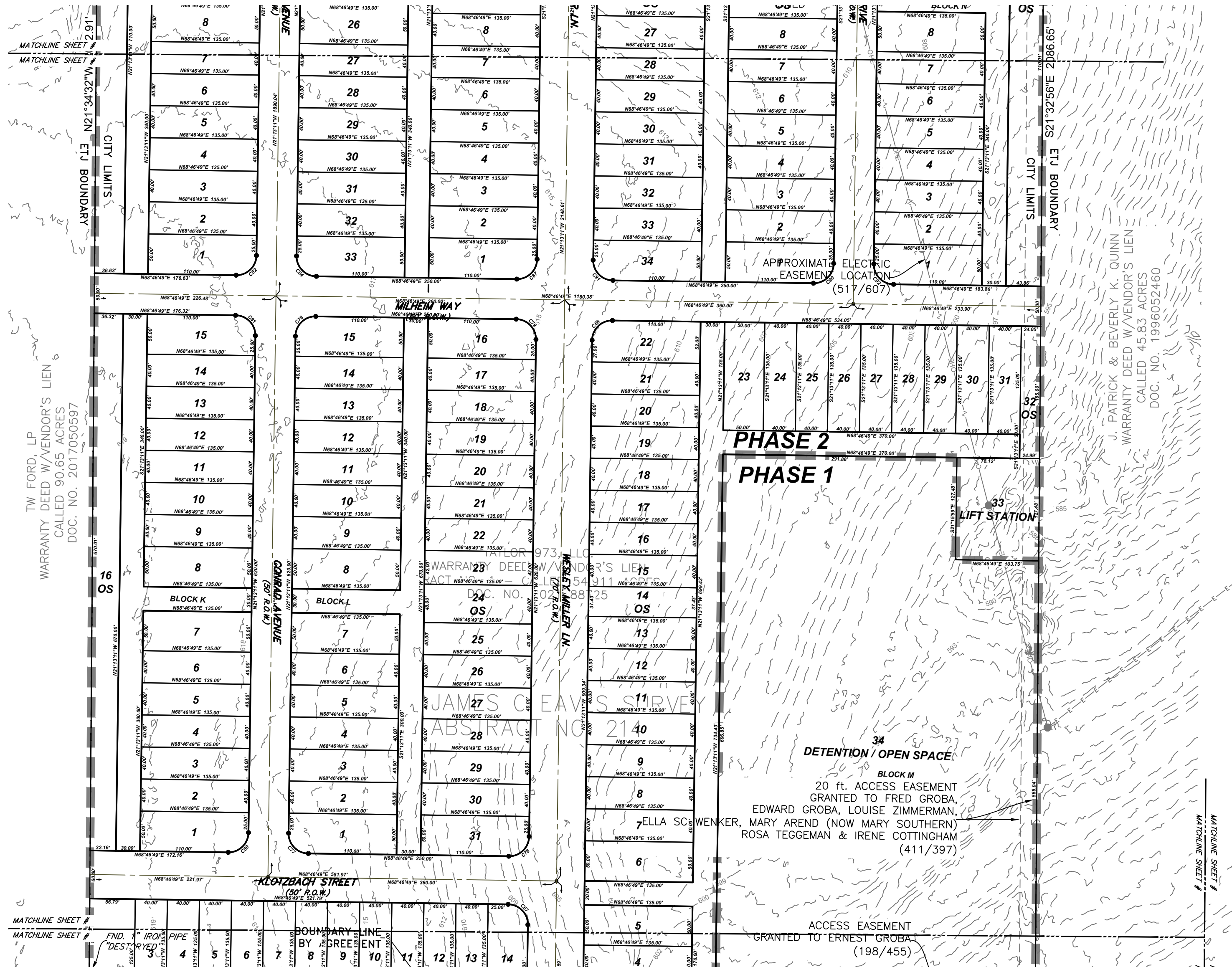
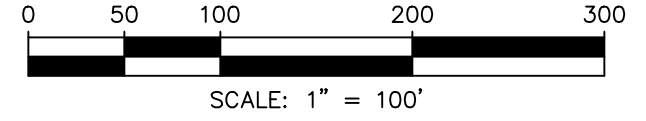
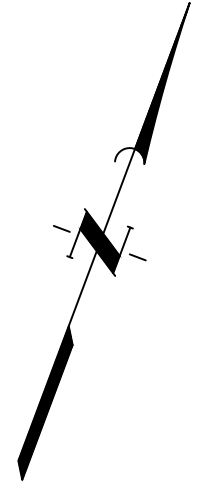
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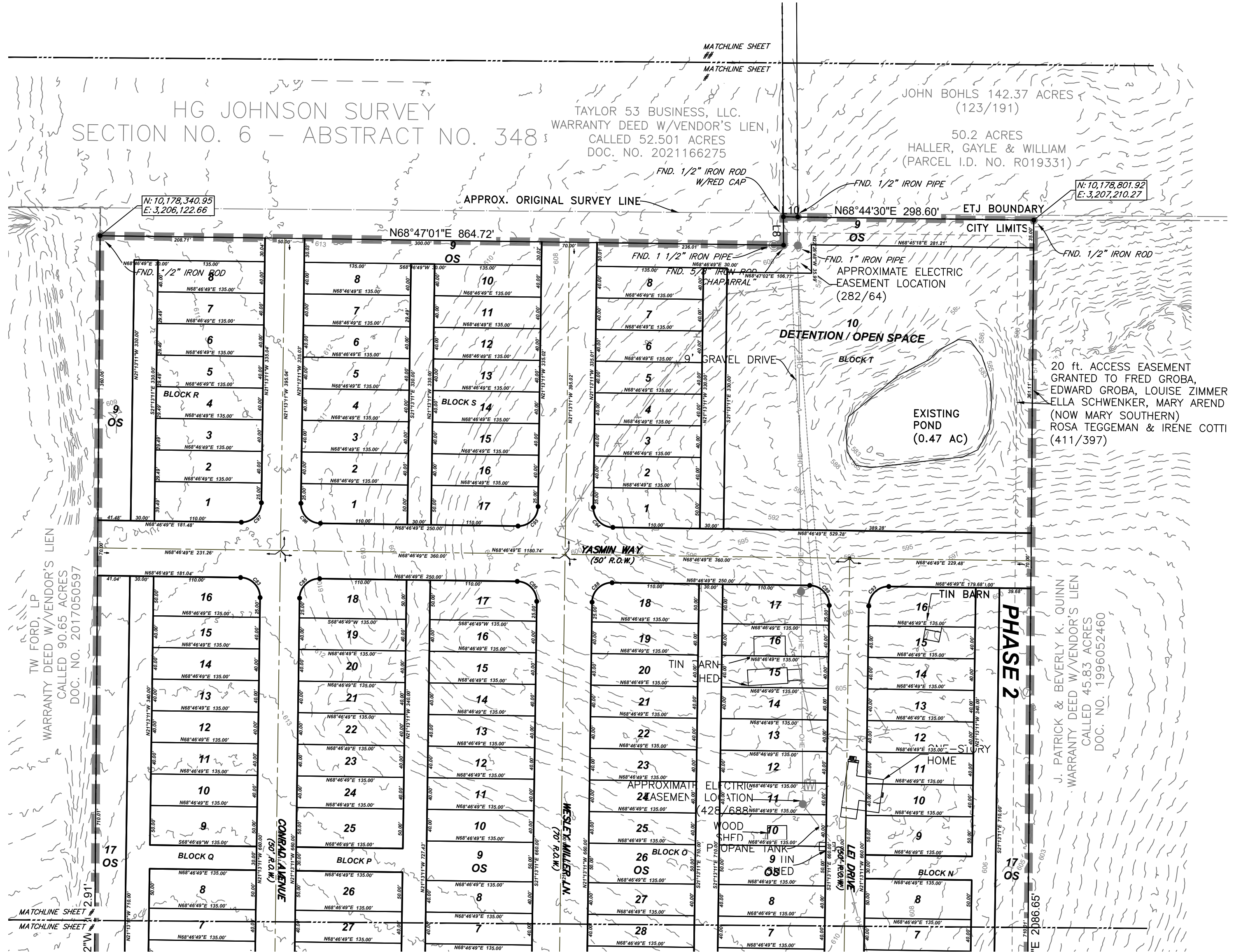
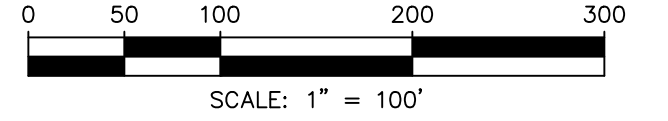
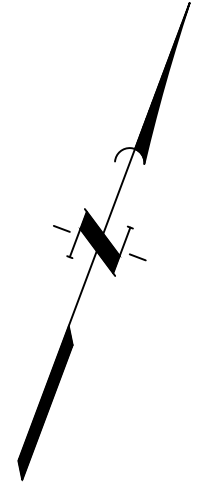
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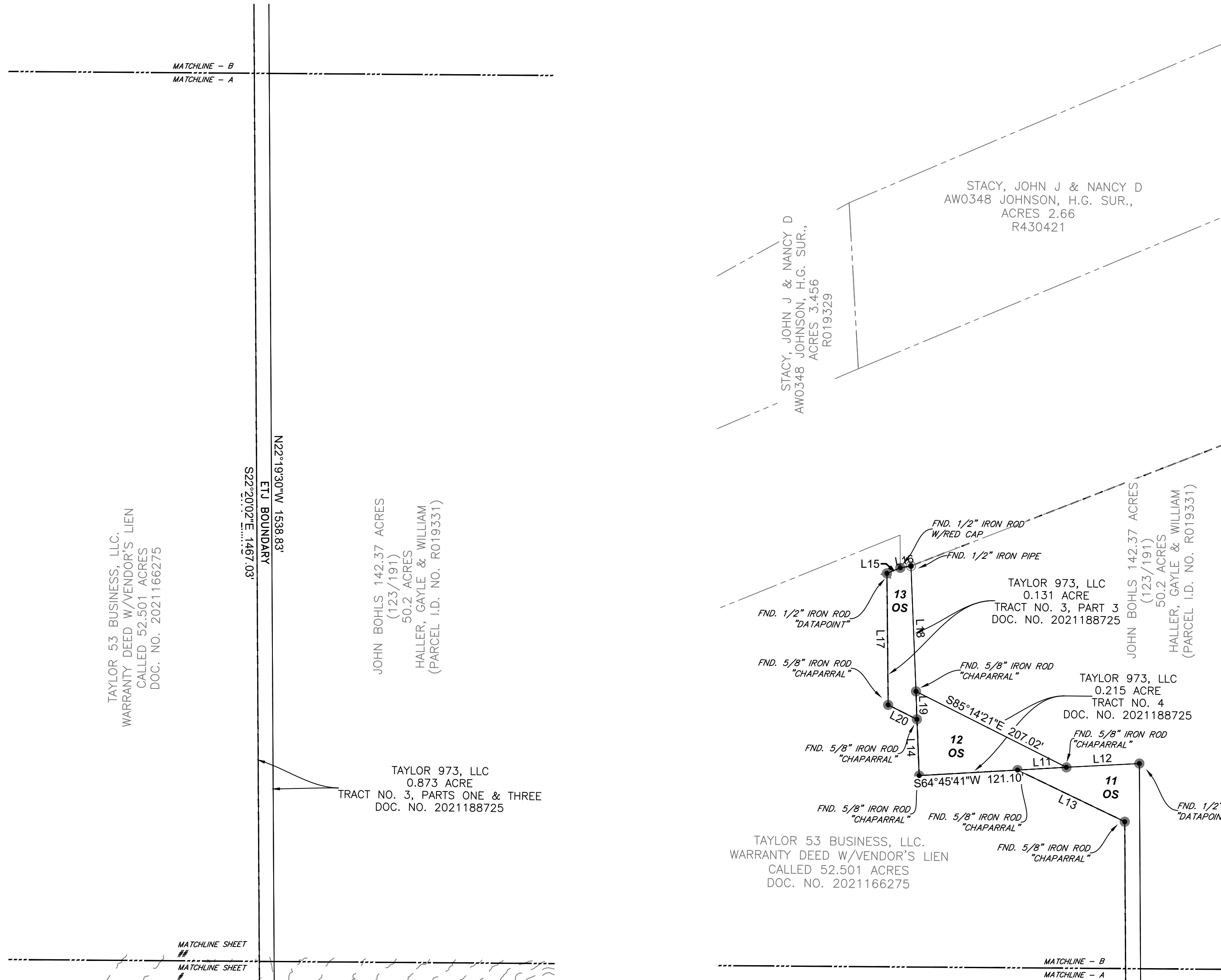
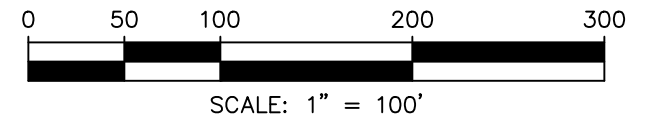
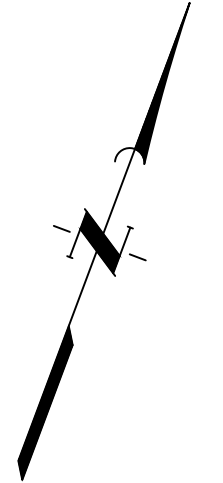
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  - All structures and/or obstructions are prohibited in drainage easements.
  - There are not areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FIRM Map Number 48491C0540F & 48491C0541F, effective date of 12/20/2019.
  - A 10-ft Public Utility Easement (P.U.E.) shall be dedicated along all street frontages
  - Minimum Fire Flow of 1,500 gallons per minutes for not less than two (2) hours shall be provided.

OWNER/ DEVELOPER:  
 TAYLOR 973 LLC  
 3040 POST OAK BLVD STE 1212  
 HOUSTON, TX 77056  
 713-598-3821

SURVEYOR:  
 **QUIDDITY**  
 Quiddity Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100  
 912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512-441-9493

ENGINEER:  
 **QUIDDITY**  
 Quiddity Engineering, LLC  
 Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100  
 912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512-441-9493

PZ-2024-2088

# CITADEL SQUARE SUBDIVISION

A PRELIMINARY PLAT OF 126.617 ACRES OUT OF  
THE GEORGE M. REESE SURVEY, A-533 THE  
JAMES C. EAVES SURVEY, A-214 & THE H.G.  
JOHNSON SURVEY SEC NO. 6, A-348  
WILLIAMSON COUNTY, TEXAS  
AUGUST 2025


Line Table		
Line #	Length	Direction
L3	4.995	S21° 13' 10.98"E
L4	30.000	N21° 34' 32.18"W
L5	17.601	N21° 34' 32.18"W
L6	10.000	N68° 24' 15.86"E
L7	8.632	N21° 35' 26.88"W
L8	35.974	N22° 26' 48.00"W
L10	18.160	N68° 58' 23.69"E
L11	60.137	S64° 42' 17.79"W
L12	89.872	S65° 03' 23.04"W
L13	146.278	S86° 18' 21.69"E
L14	69.260	N24° 21' 28.50"W
L15	17.780	S45° 42' 37.00"W
L16	13.274	S57° 48' 20.52"W
L17	161.770	S22° 32' 42.36"E
L18	154.332	N24° 19' 38.83"W
L19	34.328	N23° 45' 45.72"W
L20	39.471	S85° 25' 18.90"E


Curve Table						
Curve #	Arc Length	Radius	Delta	Chord Length	Chord Bearing	Tangent
C1	248.75	300.00	47°30'27"	241.68'	N87°43'45.40"W	132.03'
C2	97.50	300.00	18°37'18"	97.07'	N73°17'11.20"W	49.19'
C3	319.51	300.00	61°01'18"	304.62'	N52°05'11.29"W	176.79'
C4	201.15	500.00	23°03'00"	199.80'	N10°03'01.93"W	101.95'
C5	198.04	500.00	22°41'39"	196.75'	N09°52'21.33"W	100.34'
C6	82.03	300.00	15°40'00"	81.77'	N15°14'09.47"E	41.27'
C7	44.92	335.00	7°40'59"	44.89'	N78°45'20.93"W	22.49'
C7	120.79	300.00	23°04'12"	119.98'	N79°56'22.09"E	61.23'
C8	120.79	300.00	23°04'12"	119.98'	N79°56'22.09"E	61.23'
C9	54.29	300.00	10°22'04"	54.21'	N63°13'13.88"E	27.22'
C10	54.29	300.00	10°22'04"	54.21'	N63°13'13.88"E	27.22'
C11	42.26	1000.00	2°25'17"	42.26'	N20°23'05.64"W	21.13'
C12	39.27	25.00	90°00'00"	35.36'	S66°35'44.14"E	25.00'
C13	39.27	25.00	90°00'00"	35.36'	N23°24'15.86"E	25.00'
C14	219.73	265.00	47°30'27"	213.49'	N87°43'45.40"W	116.62'
C15	75.19	275.00	15°40'00"	74.96'	N15°14'09.47"E	37.83'
C16	108.88	335.00	18°37'18"	108.40'	N73°17'11.20"W	54.92'
C17	35.79	25.00	82°00'59"	32.81'	S64°04'38.95"W	21.74'
C18	277.77	335.00	47°30'27"	269.88'	N87°43'45.40"W	147.43'
C19	86.13	265.00	18°37'18"	85.75'	N73°17'11.20"W	43.45'
C20	88.87	325.00	15°40'00"	88.59'	N15°14'09.47"E	44.71'
C21	35.79	25.00	82°00'59"	32.81'	S17°56'20.25"E	21.74'
C22	218.51	335.00	37°22'18"	214.65'	N40°15'41.01"W	113.30'
C23	282.23	265.00	61°01'18"	269.08'	N52°05'11.29"W	156.16'
C24	39.28	25.00	90°01'12"	35.36'	S66°35'08.16"E	25.01'
C25	39.26	25.00	89°58'48"	35.35'	N23°24'51.84"E	24.99'
C26	39.28	25.00	90°01'12"	35.36'	S66°35'08.16"E	25.01'
C27	39.26	25.00	89°58'48"	35.35'	N23°24'51.84"E	24.99'
C28	187.07	465.00	23°03'00"	185.81'	S10°03'01.93"E	94.82'
C29	215.23	535.00	23°03'00"	213.78'	S10°03'01.93"E	109.09'
C30	39.27	25.00	90°00'00"	35.36'	N43°31'31.69"W	25.00'
C31	39.27	25.00	90°00'00"	35.36'	N46°28'28.31"E	25.00'
C32	110.73	275.00	23°04'12"	109.98'	S79°56'22.09"W	56.12'
C33	130.86	325.00	23°04'12"	129.98'	N79°56'22.09"E	66.33'
C34	39.27	25.00	90°00'00"	35.36'	N46°28'28.31"E	25.00'

Curve Table						
Curve #	Arc Length	Radius	Delta	Chord Length	Chord Bearing	Tangent
C35	39.27	25.00	90°00'00"	35.36'	S43°31'31.69"E	25.00'
C36	110.73	275.00	23°04'12"	109.98'	N79°56'22.09"E	56.12'
C37	130.86	325.00	23°04'12"	129.98'	N79°56'22.09"E	66.33'
C38	58.81	325.00	10°22'04"	58.73'	S63°13'13.88"W	29.49'
C39	49.76	275.00	10°22'04"	49.69'	S63°13'13.88"W	24.95'
C40	13.51	275.00	2°48'54"	13.51'	S59°26'38.70"W	6.76'
C41	42.57	25.00	97°33'10"	37.61'	N70°22'19.32"W	28.53'
C42	36.92	25.00	84°36'46"	33.65'	S20°42'38.84"W	22.75'
C43	28.25	325.00	4°58'50"	28.24'	S60°31'36.86"W	14.13'
C44	39.27	25.00	90°00'00"	35.36'	S66°35'44.14"E	25.00'
C45	39.27	25.00	90°00'00"	35.36'	N23°24'15.86"E	25.00'
C46	39.27	25.00	90°00'00"	35.36'	S66°35'44.14"E	25.00'
C47	39.32	25.00	90°06'39"	35.39'	N23°27'35.11"E	25.05'
C48	40.33	25.00	92°25'17"	36.09'	S65°23'05.65"E	26.08'
C49	43.32	1025.00	2°25'17"	43.31'	N20°23'05.64"W	21.66'
C50	39.27	25.00	90°00'00"	35.36'	N23°24'15.86"E	25.00'
C51	39.27	25.00	90°00'00"	35.36'	N23°24'15.86"E	25.00'
C52	39.27	25.00	90°00'00"	35.36'	N66°35'44.14"W	25.00'
C53	39.27	25.00	90°00'00"	35.36'	S23°24'15.86"W	25.00'
C54	39.27	25.00	90°00'00"	35.36'	N66°35'44.14"W	25.00'
C55	39.27	25.00	90°00'00"	35.36'	S23°24'15.86"W	25.00'
C56	39.27	25.00	90°00'00"	35.36'	N66°35'44.14"W	25.00'
C57	39.27	25.00	90°00'00"	35.36'	S23°24'15.86"W	25.00'
C58	39.27	25.00	90°00'00"	35.36'	N66°35'44.14"W	25.00'
C59	39.27	25.00	90°00'00"	35.36'	S23°24'15.86"W	25.00'
C60	39.27	25.00	90°00'00"	35.36'	S66°35'44.14"E	25.00'
C61	39.27	25.00	90°00'00"	35.36'	S23°24'15.86"W	25.00'
C62	39.27	25.00	90°00'00"	35.36'	N66°35'44.14"W	25.00'
C63	39.43	25.00	90°22'33"	35.47'	N66°24'27.56"W	25.16'
C64	184.18	465.00	22°41'39"	182.98'	N09°52'21.33"W	93.31'
C65	35.26	25.00	80°48'39"	32.41'	N27°59'56.23"E	21.28'
C66	129.61	535.00	13°52'52"	129.30'	N05°27'57.54"W	65.13'
C67	39.27	25.00	90°00'00"	35.36'	N66°13'10.98"W	25.00'
C68	39.27	25.00	90°00'00"	35.36'	N23°46'49.02"E	25.00'
C69	201.22	660.00	17°28'05"	200.44'	N07°15'34.22"W	101.40'

Curve Table						
Curve #	Arc Length	Radius	Delta	Chord Length	Chord Bearing	Tangent
C70	52.99	690.00	4°23'59"	52.97'	S00°43'31.36"E	26.51'
C71	128.88	690.00	10°42'05"	128.69'	N10°53'13.57"W	64.63'
C72	13.88	150.00	5°18'05"	13.87'	S65°41'57.33"W	6.94'
C73	16.65	180.00	5°18'05"	16.65'	S65°41'57.33"W	8.33'
C74	11.22	120.00	5°21'21"	11.21'	S65°43'35.38"W	5.61'
C75	14.02	150.00	5°21'21"	14.02'	S65°43'35.38"W	7.02'
C76	39.27	25.00	90°00'00"	35.36'	S23°46'49.02"W	25.00'
C77	39.27	25.00	90°00'00"	35.36'	N66°13'10.98"W	25.00'
C78	39.27	25.00	90°00'00"	35.36'	N23°46'49.02"E	25.00'
C79	39.27	25.00	90°00'00"	35.36'	S66°13'10.98"E	25.00'
C80	39.27	25.00	90°00'00"	35.36'	N23°46'49.02"E	25.00'
C81	39.27	25.00	90°00'00"	35.36'	N66°13'10.98"W	25.00'
C82	39.27	25.00	90°00'00"	35.36'	N23°46'49.02"E	25.00'
C83	39.27	25.00	90°00'00"	35.36'	N66°13'10.98"W	25.00'
C84	39.27	25.00	90°00'00"	35.36'	N66°13'10.98"W	25.00'
C85	39.27	25.00	90°00'00"	35.36'	N23°46'49.02"E	25.00'
C86	39.27	25.00	90°00'00"	35.36'	S66°13'10.98"E	25.00'
C87	39.27	25.00	90°00'00"	35.36'	S23°46'49.02"W	25.00'
C88	39.27	25.00	90°00'00"	35.36'	N23°46'49.02"E	25.00'
C89	39.27	25.00	90°00'00"	35.36'	S66°13'10.98"E	25.00'
C90	39.27	25.00	90°00'00"	35.36'	S23°46'49.02"W	25.00'
C91	39.27	25.00	90°00'00"	35.36'	N66°13'10.98"W	25.00'
C92	39.27	25.00	90°00'00"	35.36'	N66°13'10.98"W	25.00'
C93	39.27	25.00	90°00'00"	35.36'	N23°46'49.02"E	25.00'
C94	39.27	25.00	89°59'58"	35.36'	S66°13'12.22"E	25.00'
C95	39.27	25.00	90°00'00"	35.36'	S23°46'49.02"W	25.00'
C96	39.27	25.00	90°00'00"	35.36'	N66°13'10.98"W	25.00'
C97	39.27	25.00	90°00'00"	35.36'	N23°46'49.02"E	25.00'
C98	74.72	85.00	50°22'07"	72.34'	N58°12'56.25"W	39.97'
C99	41.81	85.00	28°11'03"	41.39'	S82°30'28.84"W	21.34'

OWNER / DEVELOPER:  
TAYLOR 973 LLC  
3040 POST OAK BLVD STE 1212  
HOUSTON, TX 77056  
713-598-3821

SURVEYOR:  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100  
912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512-441-9493

ENGINEER:  
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PZ-2024-2088

# CITADEL SQUARE SUBDIVISION

A PRELIMINARY PLAT OF 126.617 ACRES OUT OF  
THE GEORGE M. REESE SURVEY, A-533 THE  
JAMES C. EAVES SURVEY, A-214 & THE H.G.  
JOHNSON SURVEY SEC NO. 6, A-348  
WILLIAMSON COUNTY, TEXAS  
AUGUST 2025


NUMBER	OWNER	LOT NUMBER	DOC. NUMBER
009	FR CASTLEWOOD LLC	LOT 9	NA.
010	FR CASTLEWOOD LLC	LOT 10	NA.
011	FR CASTLEWOOD LLC	LOT 11	NA.
012	FR CASTLEWOOD LLC	LOT 12	NA.
013	FR CASTLEWOOD LLC	LOT 13	NA.
014	FR CASTLEWOOD LLC	LOT 14	NA.
015	FR CASTLEWOOD LLC	LOT 15	NA.
016	FR CASTLEWOOD LLC	LOT 16	NA.
017	FR CASTLEWOOD LLC	LOT 17	NA.
018	FR CASTLEWOOD LLC	LOT 18	NA.
101	FR CASTLEWOOD LLC	LOT 1	NA.
209	FR CASTLEWOOD LLC	LOT 9	NA.
210	FR CASTLEWOOD LLC	LOT 10	NA.
301	FR CASTLEWOOD LLC	LOT 1	NA.
401	Q TOWER LLC	LOT 1	2024071241
501A	DFH WILDWOOD LLC	LOT 1A	2024077984
501B	DFH WILDWOOD LLC	LOT 1B	2024077984
502A	DFH WILDWOOD LLC	LOT 2A	2024077984
502B	DFH WILDWOOD LLC	LOT 2B	2024077984
503A	DFH WILDWOOD LLC	LOT 3A	2024077984
503B	DFH WILDWOOD LLC	LOT 3B	2024077984
504B	DFH WILDWOOD LLC	LOT 4A	2024077984
504B	DFH WILDWOOD LLC	LOT 1B	2024077984
505A	DFH WILDWOOD LLC	LOT 1B	2024077984
505B	DFH WILDWOOD LLC	LOT 1B	2024077984
506A	DFH WILDWOOD LLC	LOT 1B	2024077984
506B	DFH WILDWOOD LLC	LOT 1B	2024077984
507A	DFH WILDWOOD LLC	LOT 1B	2024077984
507B	DFH WILDWOOD LLC	LOT 1B	2024077984
508A	DFH WILDWOOD LLC	LOT 1B	2024077984
508B	DFH WILDWOOD LLC	LOT 1B	2024077984
509A	DFH WILDWOOD LLC	LOT 1B	2024077984
509B	DFH WILDWOOD LLC	LOT 1B	2024077984
601	LAND HOLDINGS WACAS LLC	LOT 1	2023025470
602	LAND HOLDINGS WACAS LLC	LOT 2	2023025470
603	LAND HOLDINGS WACAS LLC	LOT 3	2023025470
604	LAND HOLDINGS WACAS LLC	LOT 4	2023025470
605	LAND HOLDINGS WACAS LLC	LOT 5	2023025470
606	LAND HOLDINGS WACAS LLC	LOT 6	2023025470
607	LAND HOLDINGS WACAS LLC	LOT 7	2023025470
608	LAND HOLDINGS WACAS LLC	LOT 8	2023025470
609	LAND HOLDINGS WACAS LLC	LOT 9	2023025470
610	LAND HOLDINGS WACAS LLC	LOT 10	2023025470
611	LAND HOLDINGS WACAS LLC	LOT 11	2023025470
701	DFH WILDWOOD LLC	LOT 1	2024053228
702	DFH WILDWOOD LLC	LOT 2	2024053228
703	DFH WILDWOOD LLC	LOT 3	2024046688
704	DFH WILDWOOD LLC	LOT 4	2024046688
705	DFH WILDWOOD LLC	LOT 5	2024046688

NUMBER	OWNER	LOT NUMBER	DOC. NUMBER
706	DFH WILDWOOD LLC	LOT 6	2024046688
707	DFH WILDWOOD LLC	LOT 7	2024046688
708	HARRIS, MITCHELL PAUL	LOT 8	2025049990
709	GORDON, LARRY KEITH JR & GOVANNA KRISTIANNA	LOT 9	2025031108
710	ORTON, WILLIAM CHRISTOPHER & STEPHANIE DEANN	LOT 10	2025049604
711	OLGUIN, PATRICK & JUANITA FLORES & SELENA MERCEDES	LOT 11	2024046688
712	DFH WILDWOOD LLC	LOT 12	2024046688
801	RICO, JUAN A MORALES	LOT 1	2024072342
802	ROBERTS, TY ALAN	LOT 2	2025016078
803	ARTHA TX LLC	LOT 3	2024012807
804	BONNEAU, KYLIE BRIELLE	LOT 4	2024011292
805	SIPLE, KAITLYN ELLEN & JOSHUA AARON THURSTON	LOT 5	2024042867
806	VALDEZ, LAURA & DANIEL	LOT 6	2024036237
807	HAWKINS U BASSEY & AKON H BASSEY TRS OF THE BASSEY FAMILY LIVING TRUST	LOT 7	2025007338
808	ALVAREZ, ANTHONY	LOT 8	2023097643
809	JEON, HYEJEONG	LOT 9	2023077821
810	SASSCER, SCARLETT S	LOT 10	2023081929
811	OREILLY, CINDY	LOT 11	2024007302
812	DUARTE, DAVID	LOT 12	2023081235
901	VON ROSENBERG, CHARLES HOLLAND & KATLYN MARIE	LOT 1	2023071694
902	SANGARD QOZ OPERATIONS LLC	LOT 2	2023076542

PZ-2024-2088

**OWNER / DEVELOPER:**  
TAYLOR 973 LLC  
3040 POST OAK BLVD STE 1212  
HOUSTON, TX 77056  
713-598-3821

**SURVEYOR:**

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**ENGINEER:**

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CITADEL SQUARE SUBDIVISION  
A PRELIMINARY PLAT OF 126.617 ACRES OUT OF  
THE GEORGE M. REESE SURVEY, A-533 THE  
JAMES C. EAVES SURVEY, A-214 & THE H.G.  
JOHNSON SURVEY SEC NO. 6, A-348  
WILLIAMSON COUNTY, TEXAS  
AUGUST 2025

Owner's Signature Block

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

I, TAYLOR 973 LLC, Steven Tinnin co-owner of the certain 126.617 ACRES tract of land shown hereon and described in a deed recorded in Document No. 2021188725 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 Williamson County 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 North Subdivision.

TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

(Owner's Signature)

TAYLOR 973 LLC  
3040 POST OAK BLVD STE 1212  
HOUSTON, TX 77056

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Steven Tinnin, 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 \_\_\_\_\_, 20\_\_\_\_ .

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

Engineer's Certification

I, Eric Christopher Vann, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0520F, 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.

TO CERTIFY WHICH, WITNESS my hand and seal at \_\_\_\_\_, County, Texas, this \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

Registered Professional Engineer  
No. 144638 State of Texas

Surveyor's Certification

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

I, Rex L. Hackett, 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 \_\_\_\_\_, County, Texas, this \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

Registered Professional Surveyor (sealed)  
No. 5573 State of Texas

Lien Holder (Notarized)

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

Loan Ranger Capital Investments REIT, LLC, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the Note herein described. The Vendor's Lien and Superior Title to the property are retained for the benefit of Loan Ranger Capital Investments REIT, LLC and are transferred to that party without recourse on Grantor.

TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_.

(Lien Holder's Signature)  
4721 Bosque Blvd  
Waco, TX 78710

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Jack Tanner, FirstBank Southwest, 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 \_\_\_\_\_, 20\_\_\_\_ .

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.

Director \_\_\_\_\_ Date \_\_\_\_\_

County Clerk's Certification

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

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

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

Clerk County Court  
of Williamson County, Texas

By: \_\_\_\_\_  
Deputy

Planning and Zoning Commission - Preliminary Plats

A Preliminary Plat for a subdivision to be known as Citadel Square Subdivision has been approved according to the minutes of the meeting of the Taylor Planning and Zoning Commission on the \_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

Secretary \_\_\_\_\_ Date \_\_\_\_\_

Williamson County - 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 Williamson County Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Williamson County 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.

Williamson County Floodplain Administrator \_\_\_\_\_ Date \_\_\_\_\_

OWNER/ DEVELOPER:  
TAYLOR 973 LLC  
3040 POST OAK BLVD STE 1212  
HOUSTON, TX 77056  
713-598-3821

SURVEYOR:  
QUIDDITY  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100  
912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512-441-9493





ENGINEER:  
QUIDDITY  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100  
912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512-441-9493

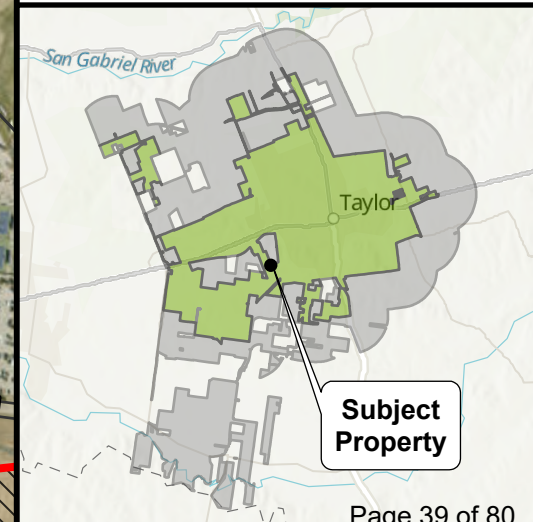
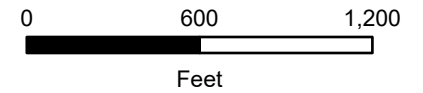
PZ-2024-2088



# PZ-2024-2088

**FM 973 & US 79  
Citadel Square Subdivision  
Preliminary Plat  
Location Map  
Approximately 125.5 acres**

-  Subject Property
-  City Limits
-  ETJ Boundary
-  Parcel Boundary



**Subject Property**



## Planning & Zoning Commission Meeting September 9, 2025 Transmittal Letter

**Agenda Item Number:** 5.

**Agenda Title:** PZ-2022-1604 Consider Approving Samsung Taylor Final Plat of approximately 1,216.33 acres being part of the Benjamin J. Tyler Survey, Abstract No. 631, the Thomas B. Lee Survey, Abstract No. 800, the Lucius A. Tyler Survey, Abstract No. 632, the H.T. & B.R.R. CO. Survey, Abstract No. 315, the H.T. & B.R.R. CO. Survey, Abstract No. 318, the G.W. Tyler Survey, Abstract No. 634, and the Jacob Ebberly Survey, Abstract No. 923, Taylor, Williamson County, Texas.

**Commission Action to be Taken:** Consider Approval of the Samsung Final Plat

**Department Submitted:** Development Services

**Staff Contact:** Courtney Peres, Interim Assistant Director

### 1. PURPOSE / DESCRIPTION

<b>Applicant:</b>	Samsung Austin Semiconductor
<b>Address/Location:</b>	1530 FM 973
<b>Legal Description:</b>	Approximately 1,216.33 acres being part of the Benjamin J. Tyler Survey, Abstract No. 631, the Thomas B. Lee Survey, Abstract No. 800, the Lucius A. Tyler Survey, Abstract No. 632, the H.T. & B.R.R. CO. Survey, Abstract No. 315, the H.T. & B.R.R. CO. Survey, Abstract No. 318, the G.W. Tyler Survey, Abstract No. 634, and the Jacob Ebberly Survey, Abstract No. 923, Taylor, Williamson County, Texas.
<b>Current Zoning:</b>	Employment Center
<b>Current Use:</b>	Samsung Semiconductor
<b>Case History:</b>	This is this second submission of the Final Plat. Previously heard at the January 10, 2023 P&Z Meeting.

### 2. STAFF ANALYSIS / BACKGROUND

Staff has determined that the Final Plat meets all requirements outlined in the Land Development

Code, Engineering Manual, and Texas Local Government Code.

**3. RECOMMENDATION**

Staff recommends Approval of the Samsung Taylor Final Plat.

**4. TIMELINE**

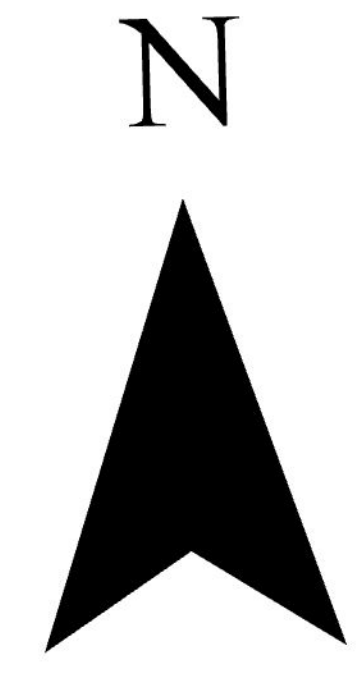
N/A

**5. OTHER OPTIONS**

N/A

**6. ATTACHMENTS**

- 1. PZ-2022-1604 Samsung Taylor Final Plat Location Map
- 2. PZ-2022-1604 Samsung Taylor Final Plat

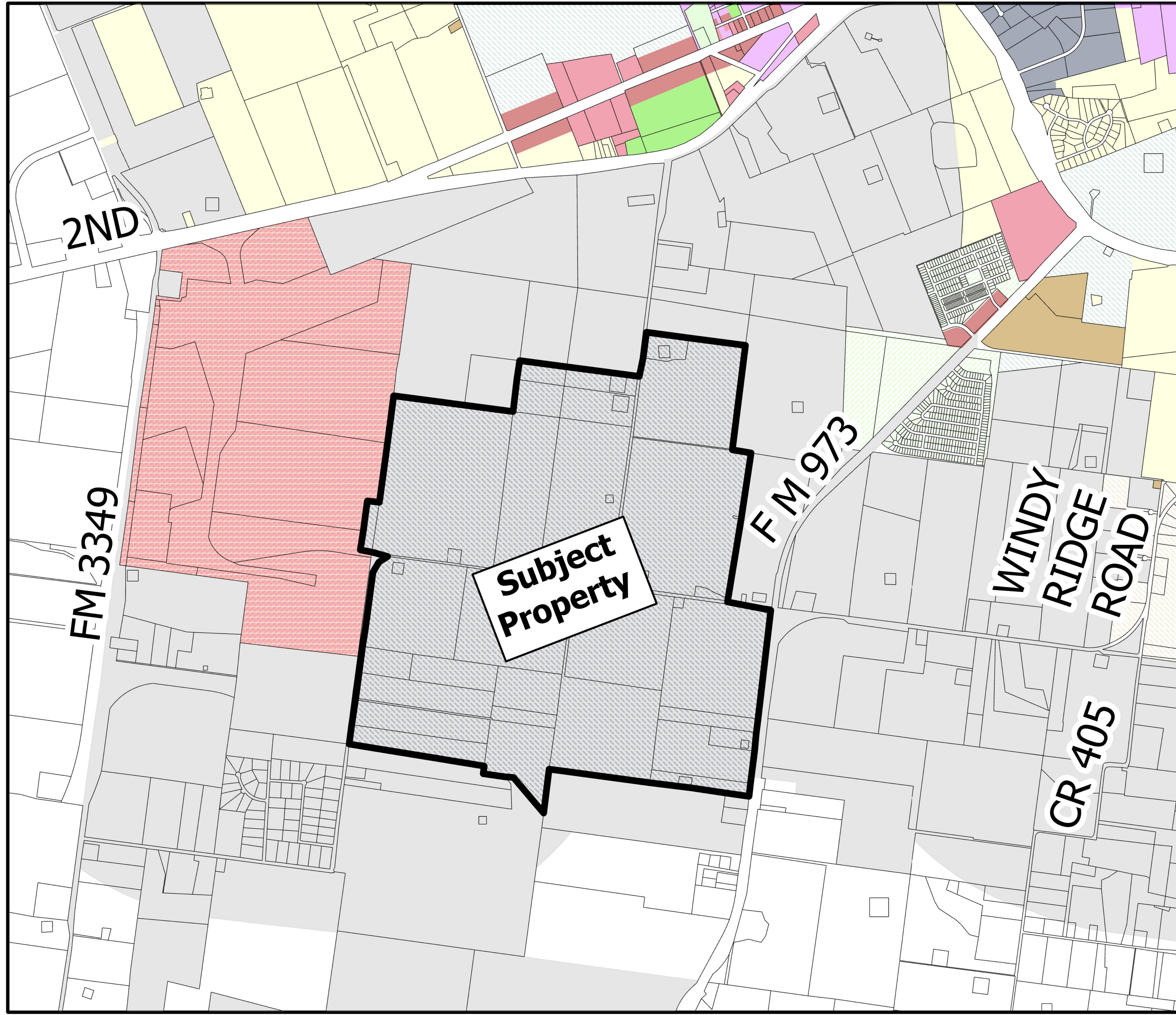
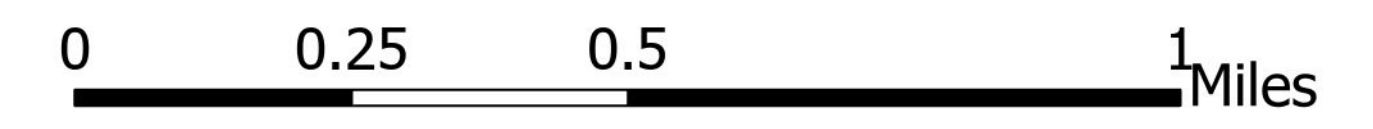
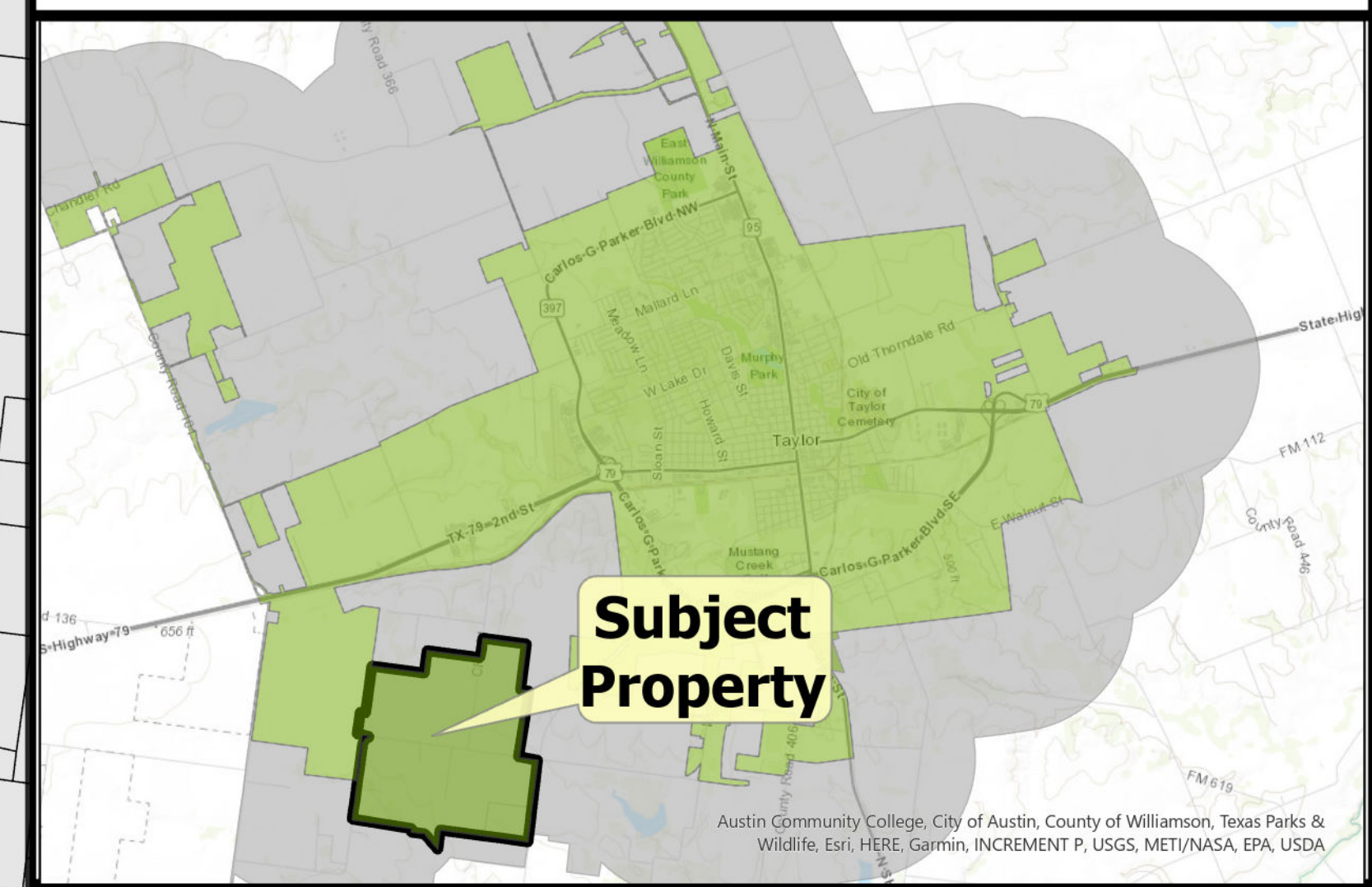


# PZ-2022-1604

## Samsung Taylor Final Plat Location Map Approximately 1216.17 Acres

**Legend**

ETJ	M-1 Light Industrial
Subject Property	M-2 Heavy Industry
Parcels	M-H Manufactured Housing
<b>Zoning</b>	R1-MHS Manufactured Housing Overlay
B-1	MF-1 Multi-Family
B-1/CPD	MF-2 Multi-Family
B-2	P Parks
B-2/CPD	R-1 Single Family
B-3 Central Business	R-2 Single Family
BP-1 Business Park 1	R-3 Single Family
BP-2 Business Park 2	R-1/RPD: Residential Planned Development
D Duplex Residential	R/A Rural Agriculture
DN Downtown Neighborhood	MF-1/RPD
I Institutional	MF-2/RPD: Multi-Family 2 - Residential Planned Development
	M-2/CPD



**Subject Property**

2ND

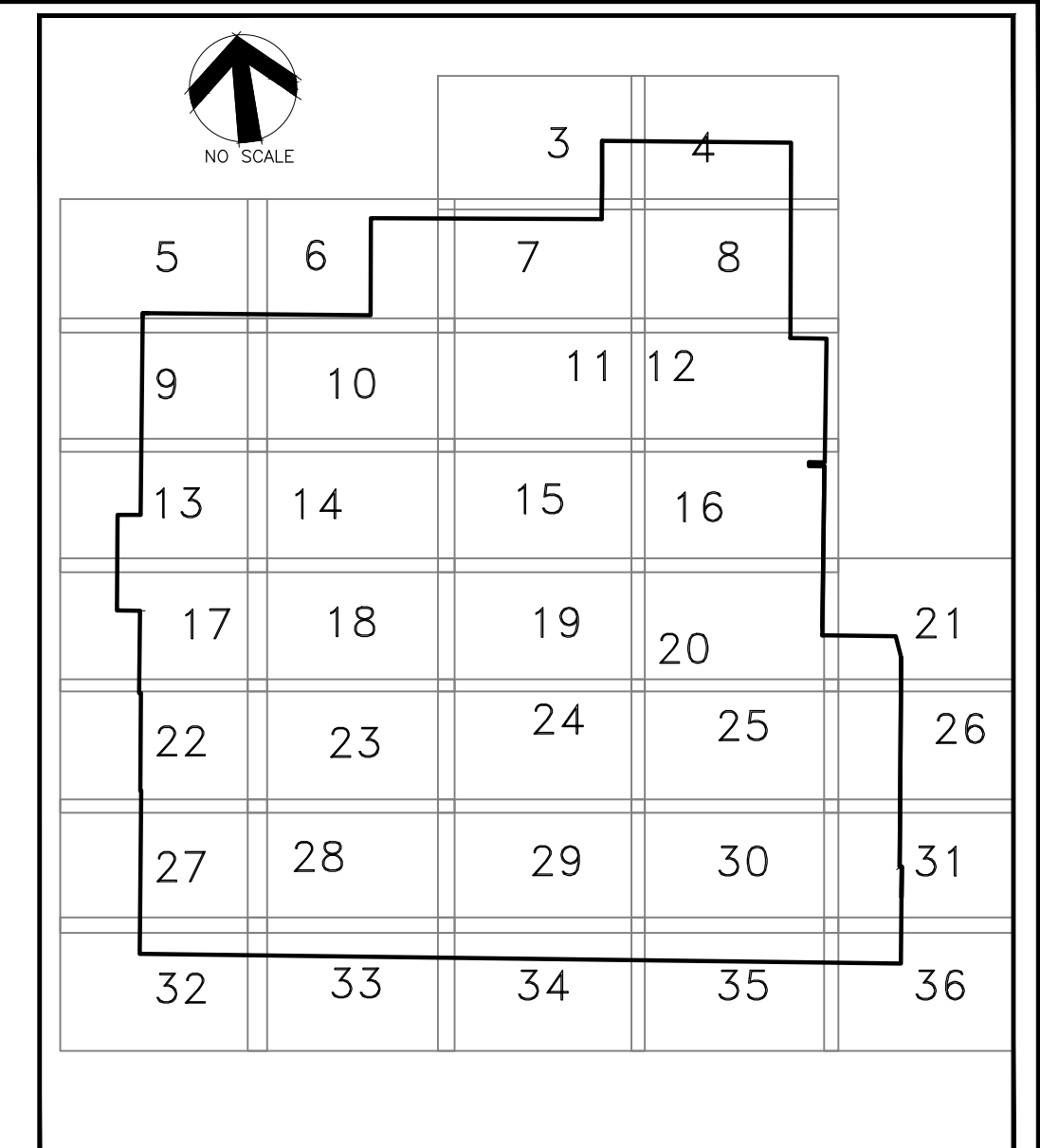
FM 3349

FM 973

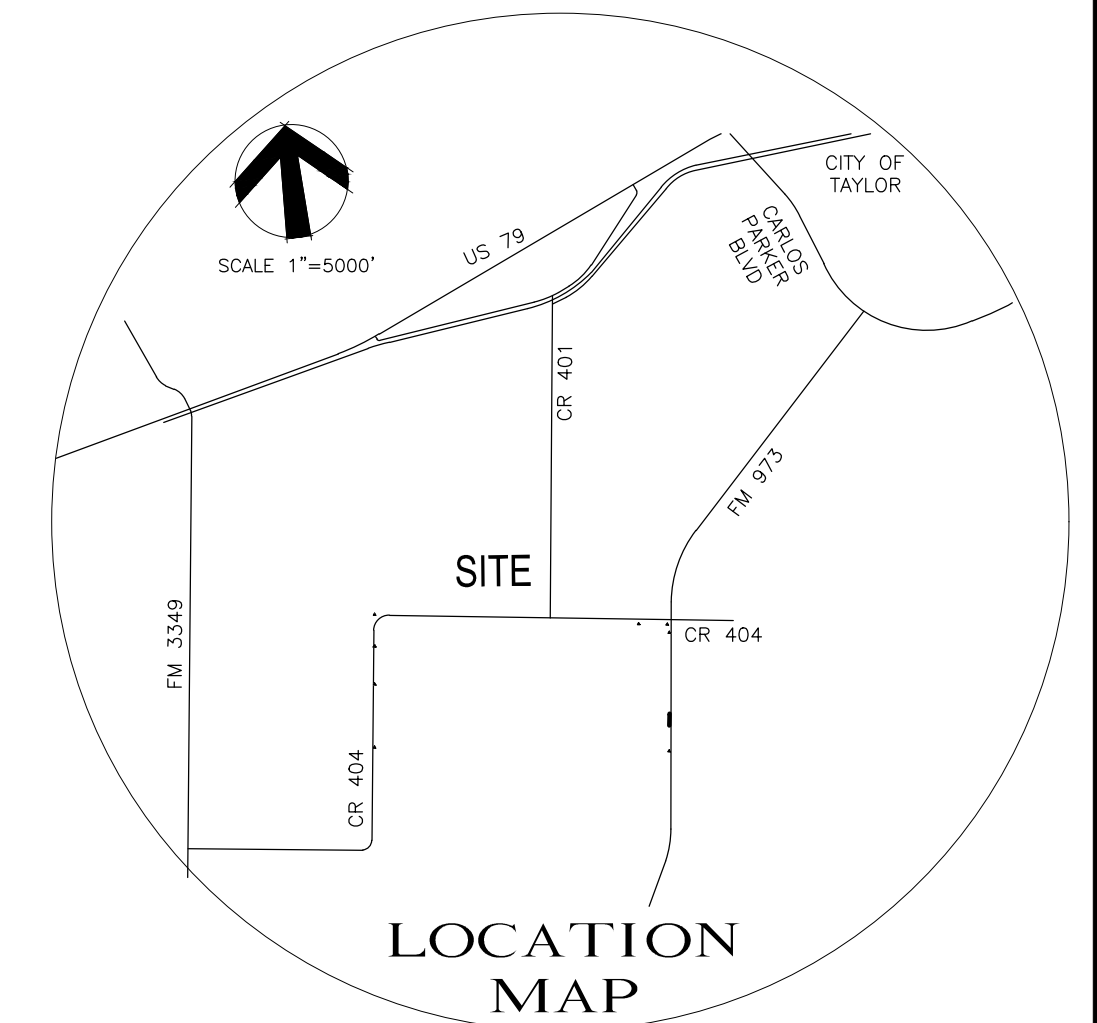
WINDY RIDGE ROAD

CR 405

FINAL PLAT  
SAMSUNG TAYLOR  
TO THE CITY OF TAYLOR,  
WILLIAMSON COUNTY, TEXAS  
BEING PART OF THE BENJAMIN J. TYLER  
SURVEY, ABST. 631, THE THOMAS B. LEE  
SURVEY, ABST. 800, THE LUCIUS A. TYLER  
SURVEY, ABST. 632, THE H.T.&B.R.R.CO. SURVEY,  
ABST. 315, THE H.T.&B.R.R.CO. SURVEY, ABST.  
318, THE G.W. TYLER SURVEY, ABST. 636, THE  
GEORGE N. TYLER SURVEY, ABST. 634 AND THE  
JACOB EBBERLY SURVEY, ABST. 923,  
WILLIAMSON COUNTY, TEXAS



SHEET INDEX MAP LAYOUT



LOCATION  
MAP

SUBMITTAL DATE:

REVISIONS	
DATE	DESCRIPTION

OWNER: SAMSUNG AUSTIN SEMICONDUCTOR, LLC 12100 SAMSUNG BLVD AUSTIN, TX 78754 AUSTINPR1@SAMSUNG.COM	SURVEYOR: ATWELL 805 LAS CIMAS PARTKWAY, STE. 310 AUSTIN, TX 78746 TEL. 512-904-0505	ENGINEER: JACOBS 2705 BEE CAVES RD. STE. 300 AUSTIN, TX 78746 TEL. 512-314-3100	TOTAL SIZE: 1,216.33 ACRES TOTAL BLOCKS: 1 TOTAL NON-RESIDENTIAL LOTS: 1
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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	



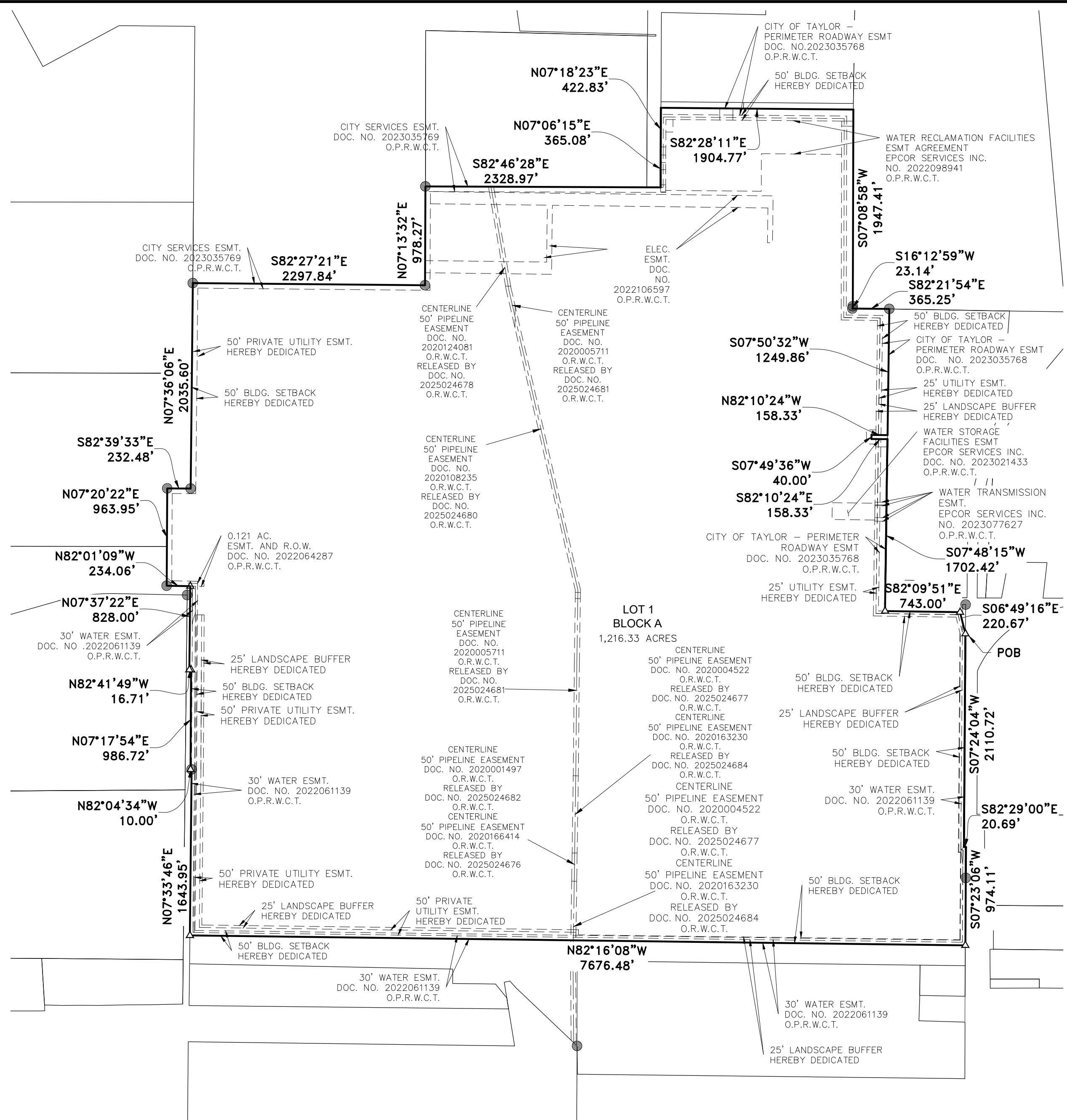
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SURVEY, ABST. 315, THE H.T.&B.R.R.CO. SURVEY, ABST. 318, THE G.W. TYLER SURVEY,  
ABST. 636, THE GEORGE N. TYLER SURVEY, ABST. 634 AND THE JACOB EBBERLY  
SURVEY, ABST. 923,  
WILLIAMSON COUNTY, TEXAS**

**SHEET  
1  
OF 38**

# PZ-2022-1604

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<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

**ATWELL**  
www.atwell-group.com  
805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.904.0505  
TBPE LS 10193726

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WILLIAMSON COUNTY, TEXAS

<b>SHEET</b>	2
<b>OF 38</b>	

# PZ-2022-1604

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CALLED  
79.74 ACRES  
C. ERNEST  
LAWRENCE FAMILY  
LIMITED PARTNERSHIP  
DOC. NO.  
2005011333  
O.P.R.W.C.T.

SEE SHEET NO. 3  
SEE SHEET NO. 7

CALLED  
1.13 ACRES, TRACT 2  
PROPHET CAPITAL  
MANAGEMENT, LTD,  
DOC. NO. 2021187922  
O.P.R.W.C.T.

FOUND  
1/2" IRON ROD  
W/ATWELL CAP  
**S82°28'11"E 1904.77'**  
CITY OF TAYLOR -  
PERIMETER ROADWAY ESMT  
DOC. NO. 2023035768  
O.P.R.W.C.T.

C.R. 401  
APPROXIMATE  
PROPOSED R.O.W. BY  
OTHERS

FOUND  
1/2" IRON ROD  
W/ATWELL CAP

401  
DATE  
BY

**N07°18'23"E 422.83'**  
**N07°06'15"E 365.08'**

WATER RECLAMATION  
FACILITIES ESMT  
AGREEMENT  
EPCOR SERVICES INC.  
NO. 2022098941  
O.P.R.W.C.T.

50' BLDG. SETBACK  
HEREBY DEDICATED  
25' LANDSCAPE BUFFER  
HEREBY DEDICATED  
25' UTILITY ESMT.  
HEREBY DEDICATED

0.092AC. PART 1  
WATER RECLAMATION  
FACILITIES ACCESS ESMT  
BLUE SKY PROJECT LLC  
NO. 2023048669  
O.P.R.W.C.T.

0.080 AC. PART 2  
WATER RECLAMATION  
FACILITIES ACCESS ESMT  
BLUE SKY PROJECT LLC  
NO. 2023048669  
O.P.R.W.C.T.

LOT 1  
BLOCK A  
1,216.33 ACRES

SEE SHEET NO. 3

SEE SHEET NO. 4

<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
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<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

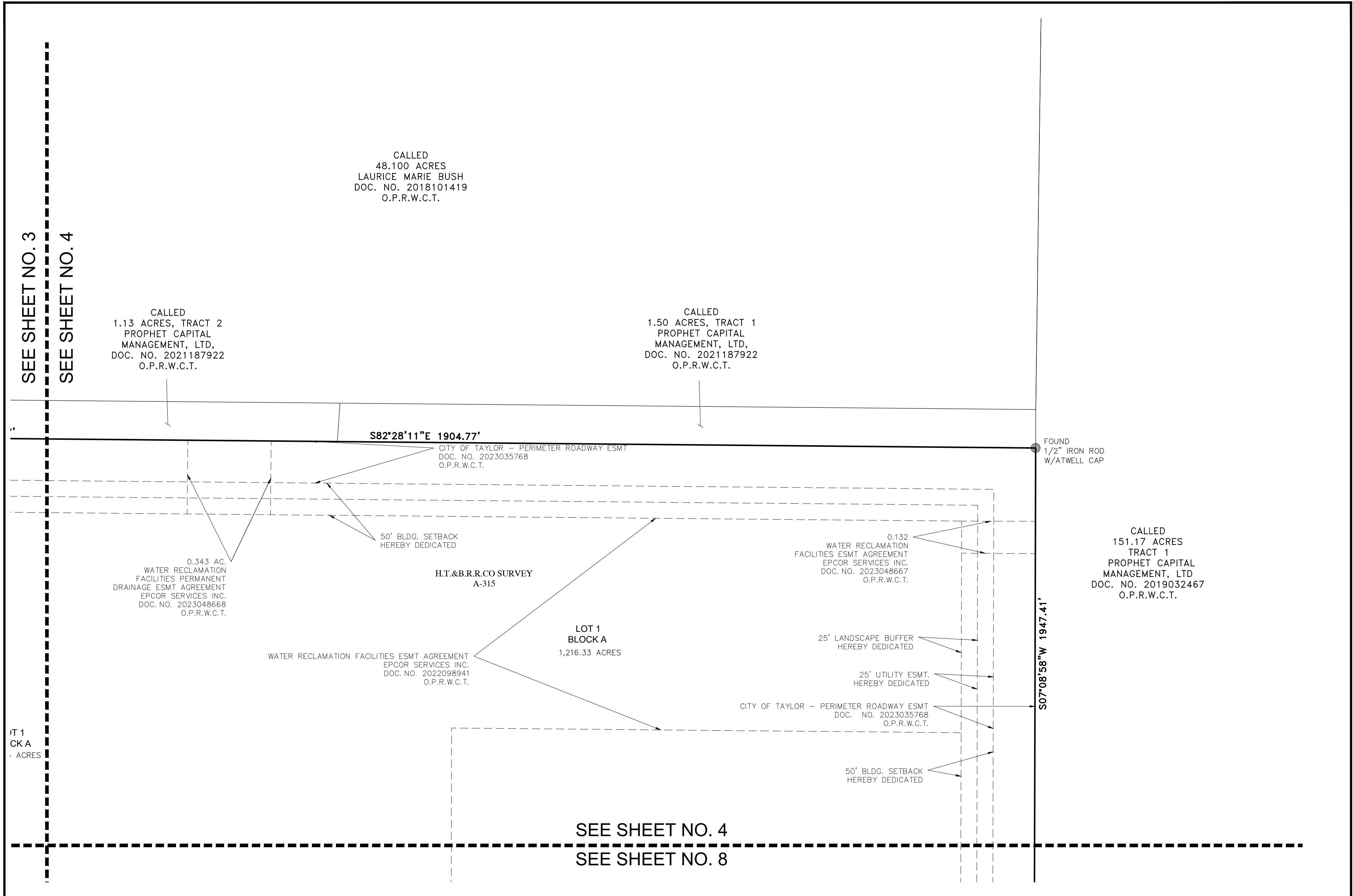
**ATWELL**  
www.atwell-group.com  
805 LAS CIMAS PARKWAY, SUITE 310  
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TBPE LS 10193726

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**SHEET  
3  
OF 38**

# PZ-2022-1604

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<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

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<b>SHEET</b> <b>4</b> <b>OF 38</b>
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CALLLED  
183.94 ACRES  
RCR TAYLOR LAND, L.P.  
DOC. NO. 2018058735  
O.P.R.W.C.T.

CALLLED  
305.22 ACRES  
C. ERNEST LAWRENCE  
FAMILY LIMITED  
PARTNERSHIP  
DOCUMENT NO.  
2005011334  
O.P.R.W.C.T.

THOMAS B LEE SURVEY  
A-800

CITY SERVICES ESMT.  
DOC. NO. 2023035769  
O.P.R.W.C.T.

FOUND  
1/2" IRON ROD

S82°27'21"E 2297.84'

50' BLDG. SETBACK  
HEREBY DEDICATED

50' BLDG. SETBACK  
HEREBY DEDICATED

SEE SHEET NO. 5

SEE SHEET NO. 9

SEE SHEET NO. 5

SEE SHEET NO. 6

PROJECT:	Samsung Platting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

( IN FEET )  
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LEGEND

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SHEET  
5  
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SEE SHEET NO. 5  
SEE SHEET NO. 6

CALLLED  
305.22 ACRES  
C. ERNEST LAWRENCE  
FAMILY LIMITED  
PARTNERSHIP  
DOCUMENT NO.  
2005011334  
O.P.R.W.C.T.

THOMAS B LEE SURVEY  
A-800

CALLLED  
79.74 ACRES  
C. ERNEST LAWRENCE FAMILY  
LIMITED PARTNERSHIP  
DOC. NO. 2005011333  
O.P.R.W.C.T.

S82°46'28"E 2328.97'

FOUND  
POST

120' ELEC. ESMT.  
DOC. NO. 2022106597  
O.P.R.W.C.T.

50' BLDG. SETBACK  
HEREBY DEDICATED

CITY SERVICES ESMT.  
DOC. NO. 2023035769  
O.P.R.W.C.T.

CENTERLINE  
50' PIPELINE EASEMENT  
DOC. NO. 2020124081  
O.R.W.C.T.  
RELEASED BY  
DOC. NO. 2025024678  
O.R.W.C.T.

50' BLDG. SETBACK  
HEREBY DEDICATED

CITY SERVICES ESMT.  
DOC. NO. 2023035769  
O.P.R.W.C.T.

LOT 1  
BLOCK A  
1,216.33 ACRES

N07°13'32"E 978.27'

120' ELEC. ESMT.  
DOC. NO. 2022106597  
O.P.R.W.C.T.

CITY SERVICES ESMT.  
DOC. NO. 2023035769  
O.P.R.W.C.T.

50' BLDG. SETBACK  
HEREBY DEDICATED

S82°27'21"E 2297.84'

FOUND  
1/2" IRON ROD

SEE SHEET NO. 6  
SEE SHEET NO. 10

SEE SHEET NO. 6

SEE SHEET NO. 7

PROJECT:	Samsung Platting
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TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

( IN FEET )  
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LEGEND

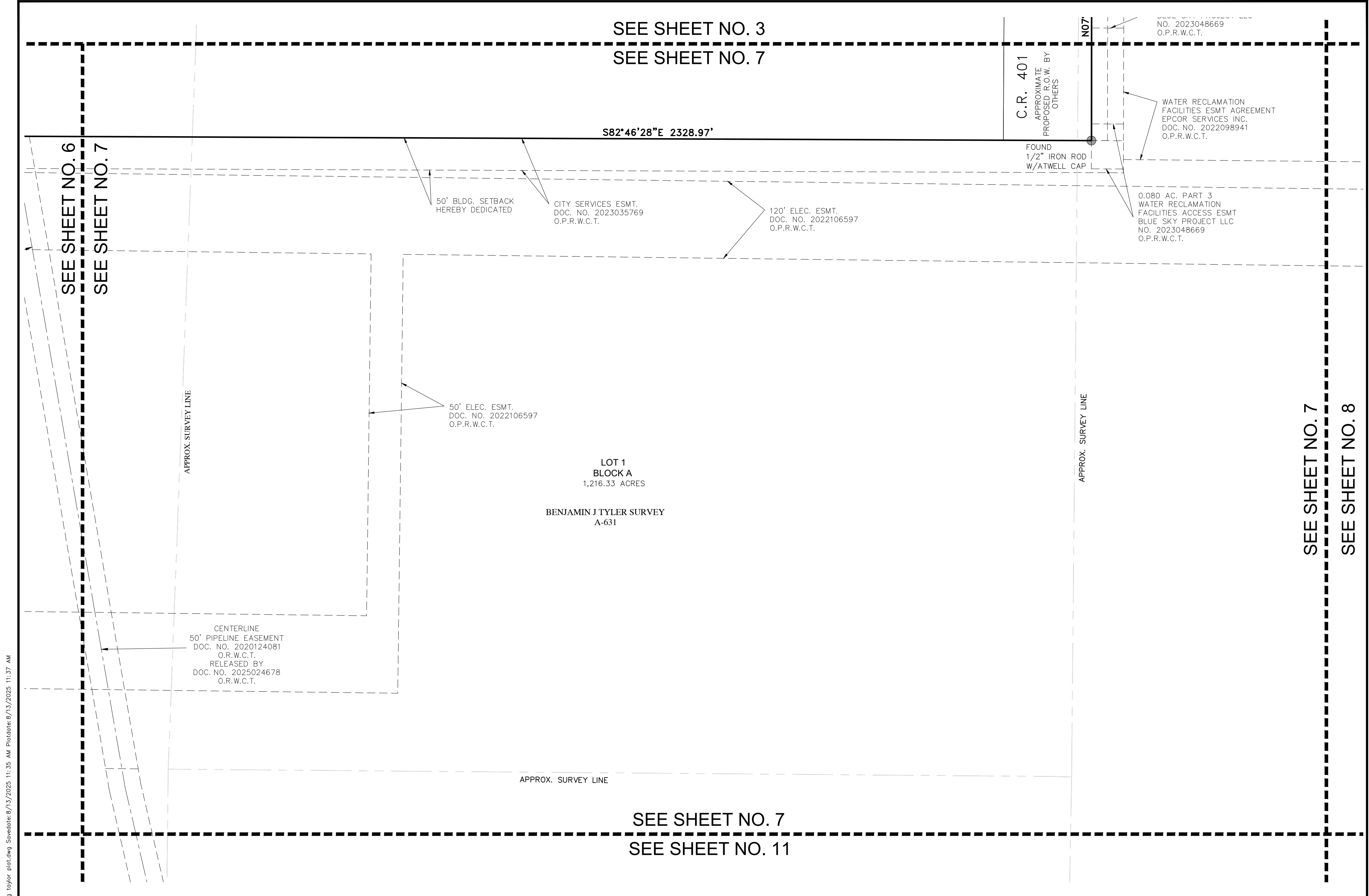
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SHEET  
6  
OF 38

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<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
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805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.904.0505  
TBPE LS 10193726

**FINAL PLAT  
SAMSUNG TAYLOR**  
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS  
BEING PART OF THE BENJAMIN J. TYLER SURVEY, ABST. 631, THE THOMAS B. LEE SURVEY, ABST. 800, THE LUCIUS A. TYLER SURVEY, ABST. 632, THE H.T.&B.R.R.CO. SURVEY, ABST. 315, THE H.T.&B.R.R.CO. SURVEY, ABST. 318, THE G.W. TYLER SURVEY, ABST. 636, THE GEORGE N. TYLER SURVEY, ABST. 634 AND THE JACOB EBERLY SURVEY, ABST. 923,  
WILLIAMSON COUNTY, TEXAS

<b>SHEET</b>	<b>7</b>
<b>OF 38</b>	

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# PZ-2022-1604

SEE SHEET NO. 4  
SEE SHEET NO. 8

WATER RECLAMATION FACILITIES ESMT AGREEMENT  
EPCOR SERVICES INC.  
DOC. NO. 2022098941  
O.P.R.W.C.T.

120' ELEC. ESMT.  
DOC. NO. 2022106597  
O.P.R.W.C.T.

50' BLDG. SETBACK  
HEREBY DEDICATED

CITY OF TAYLOR - PERIMETER ROADWAY ESMT  
DOC. NO. 2023035768  
O.P.R.W.C.T.

25' LANDSCAPE BUFFER  
HEREBY DEDICATED

25' UTILITY ESMT.  
HEREBY DEDICATED

50' ELEC. ESMT.  
DOC. NO. 2022106597  
O.P.R.W.C.T.

SEE SHEET NO. 7  
SEE SHEET NO. 8

LOT 1  
BLOCK A  
1,216.33 ACRES

H.T.&B.R.R.CO SURVEY  
A-315

507'08"58"W  
1947.41'

CALLED  
151.17 ACRES  
TRACT 1  
PROPHET CAPITAL  
MANAGEMENT, LTD  
DOC. NO. 2019032467  
O.P.R.W.C.T.

SEE SHEET NO. 8  
SEE SHEET NO. 12

CALLED  
151.17 ACRES  
TRACT 1  
PROPHET CAPITAL  
MANAGEMENT, LTD  
DOC. NO. 2019032467  
O.P.R.W.C.T.

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PROJECT:	Samsung Platting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

( IN FEET )  
1 inch = 100 ft.

LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

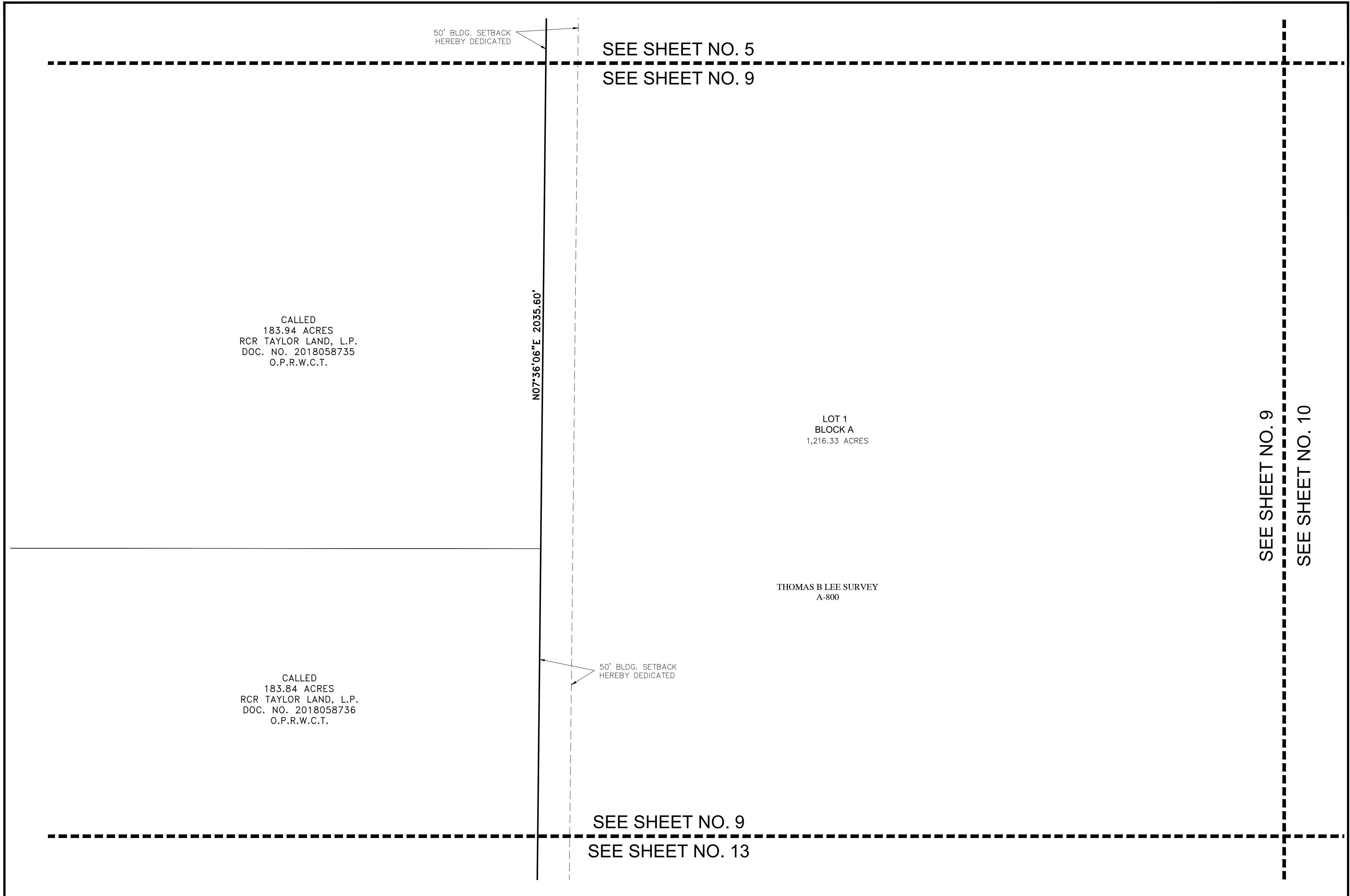
**ATWELL**  
www.atwell-group.com  
805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.904.0505  
TBPE LS 10193726

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WILLIAMSON COUNTY, TEXAS

SHEET  
**8**  
OF 38

# PZ-2022-1604

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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

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512.904.0505  
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WILLIAMSON COUNTY, TEXAS

**SHEET**  
**9**  
**OF 38**

# PZ-2022-1604

SEE SHEET NO. 6  
SEE SHEET NO. 10

SEE SHEET NO. 9  
SEE SHEET NO. 10

SEE SHEET NO. 10  
SEE SHEET NO. 11

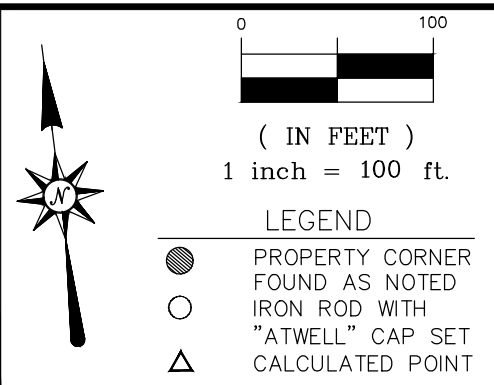
LOT 1  
BLOCK A  
1,216.33 ACRES

THOMAS B LEE SURVEY  
A-800

SEE SHEET NO. 10  
SEE SHEET NO. 14

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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	



( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT



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WILLIAMSON COUNTY, TEXAS

<b>SHEET</b>	10
<b>OF</b>	38

# PZ-2022-1604

SEE SHEET NO. 7  
SEE SHEET NO. 11

CENTERLINE  
50' PIPELINE EASEMENT  
DOC. NO. 2020005711  
O.R.W.C.T.  
RELEASED BY  
DOC. NO. 2025024681  
O.R.W.C.T.

LOT 1  
BLOCK A  
1,216.33 ACRES

LUCIUS A TYLER SURVEY  
A-632

CENTERLINE  
50' PIPELINE EASEMENT  
DOC. NO. 2020108235  
O.R.W.C.T.  
RELEASED BY  
DOC. NO. 2025024680  
O.R.W.C.T.

SEE SHEET NO. 10  
SEE SHEET NO. 11

SEE SHEET NO. 11  
SEE SHEET NO. 12

SEE SHEET NO. 11  
SEE SHEET NO. 15

APPROX. SURVEY LINE

APPROX. SURVEY LINE

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PROJECT:	Samsung Platting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

( IN FEET )  
1 inch = 100 ft.

LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

**ATWELL**  
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512.904.0505  
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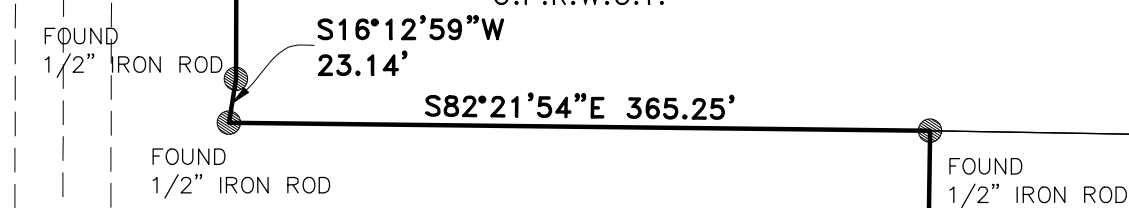
FINAL PLAT  
**SAMSUNG TAYLOR**  
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS  
BEING PART OF THE BENJAMIN J. TYLER SURVEY, ABST. 631, THE THOMAS B. LEE SURVEY, ABST. 800, THE LUCIUS A. TYLER SURVEY, ABST. 632, THE H.T.&B.R.R.CO. SURVEY, ABST. 315, THE H.T.&B.R.R.CO. SURVEY, ABST. 318, THE G.W. TYLER SURVEY, ABST. 636, THE GEORGE N. TYLER SURVEY, ABST. 634 AND THE JACOB EBBERLY SURVEY, ABST. 923,  
WILLIAMSON COUNTY, TEXAS

SHEET  
**11**  
OF 38

# PZ-2022-1604

SEE SHEET NO. 8  
SEE SHEET NO. 12

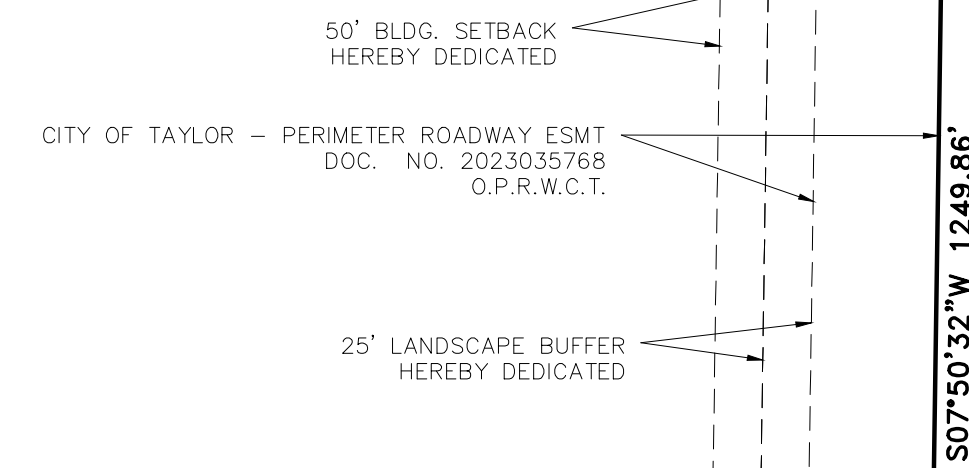
CALLED  
151.17 ACRES  
TRACT 1  
PROPHET CAPITAL  
MANAGEMENT, LTD  
DOC. NO. 2019032467  
O.P.R.W.C.T.



REMAINDER  
CALLED  
75 ACRES  
TONY DANIEL  
MICHALIK  
VOL. 440,  
PG. 579  
D.R.W.C.T.

LOT 1  
BLOCK A  
1,216.33 ACRES

H.T.&B.R.R.CO SURVEY  
A-315



SEE SHEET NO. 12  
SEE SHEET NO. 16

SEE SHEET NO. 11  
SEE SHEET NO. 12

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PROJECT:	Samsung Platting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

( IN FEET )  
1 inch = 100 ft.

LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

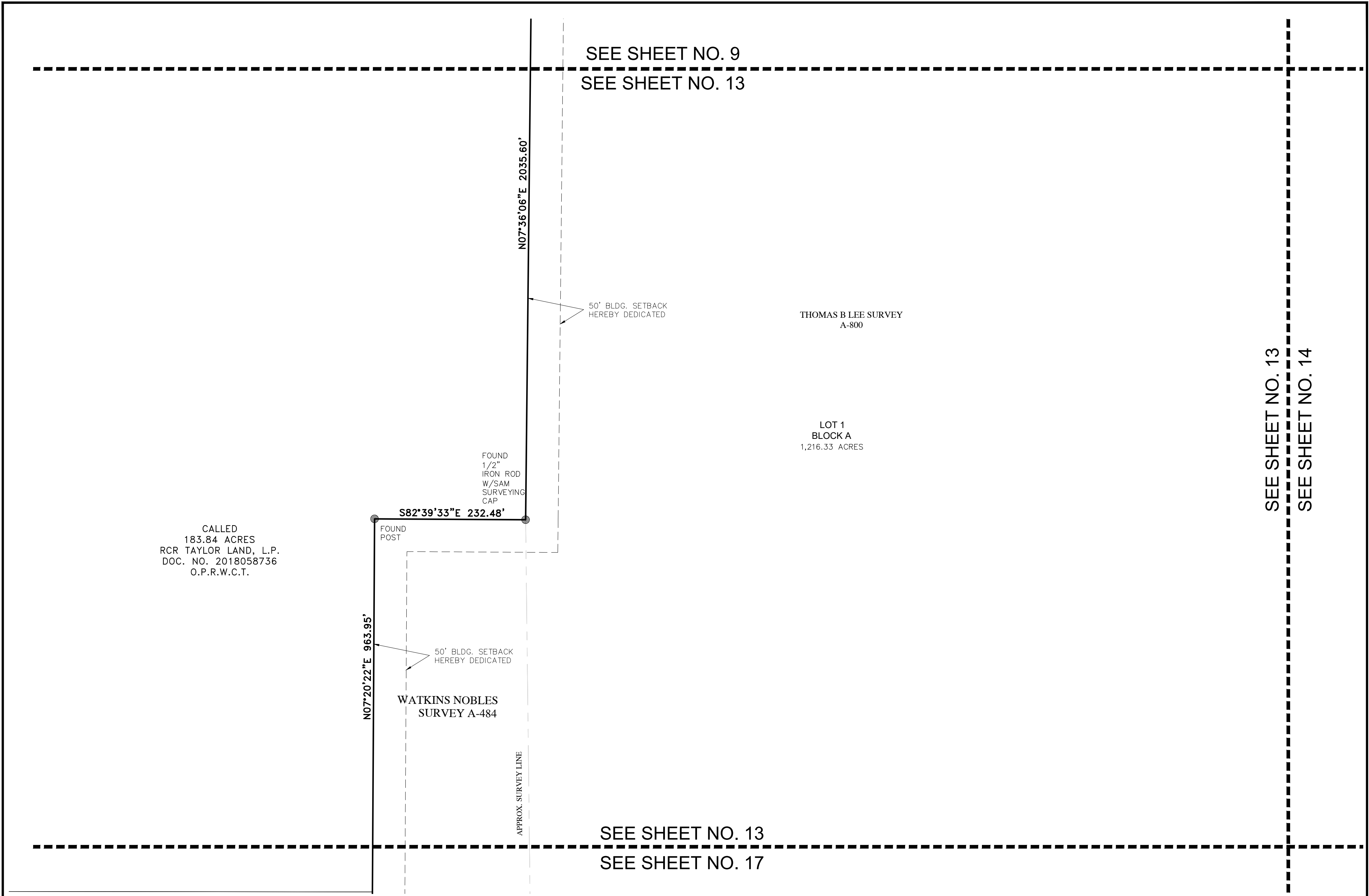
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AUSTIN, TX 78746  
512.904.0505  
TBPE LS 10193726

FINAL PLAT  
**SAMSUNG TAYLOR**  
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS  
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WILLIAMSON COUNTY, TEXAS

SHEET  
**12**  
OF 38

# PZ-2022-1604

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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

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**FINAL PLAT  
SAMSUNG TAYLOR**  
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BEING PART OF THE BENJAMIN J. TYLER SURVEY, ABST. 631, THE THOMAS B. LEE SURVEY, ABST. 800, THE LUCIUS A. TYLER SURVEY, ABST. 632, THE H.T.&B.R.R.CO. SURVEY, ABST. 315, THE H.T.&B.R.R.CO. SURVEY, ABST. 318, THE G.W. TYLER SURVEY, ABST. 636, THE GEORGE N. TYLER SURVEY, ABST. 634 AND THE JACOB EBERLY SURVEY, ABST. 923,  
WILLIAMSON COUNTY, TEXAS

**SHEET  
13  
OF 38**

# PZ-2022-1604

SEE SHEET NO. 10

SEE SHEET NO. 14

THOMAS B LEE SURVEY  
A-800

LOT 1  
BLOCK A  
1,216.33 ACRES

SEE SHEET NO. 13  
SEE SHEET NO. 14

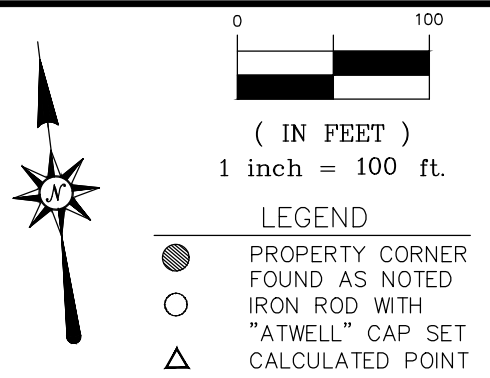
SEE SHEET NO. 14  
SEE SHEET NO. 15

SEE SHEET NO. 14

SEE SHEET NO. 18

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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	



( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT



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WILLIAMSON COUNTY, TEXAS

**SHEET**  
**14**  
**OF 38**

# PZ-2022-1604

SEE SHEET NO. 11  
SEE SHEET NO. 15

LUCIUS A TYLER SURVEY  
A-632

CENTERLINE  
50' PIPELINE EASEMENT  
DOC. NO. 2020108235  
O.R.W.C.T.  
RELEASED BY  
DOC. NO. 2025024680  
O.R.W.C.T.

LOT 1  
BLOCK A  
1,216.33 ACRES

SEE SHEET NO. 14  
SEE SHEET NO. 15

APPROX. SURVEY LINE



APPROX. SURVEY LINE

SEE SHEET NO. 15  
SEE SHEET NO. 16

SEE SHEET NO. 15  
SEE SHEET NO. 19

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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

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WILLIAMSON COUNTY, TEXAS

**SHEET**  
**15**  
**OF 38**

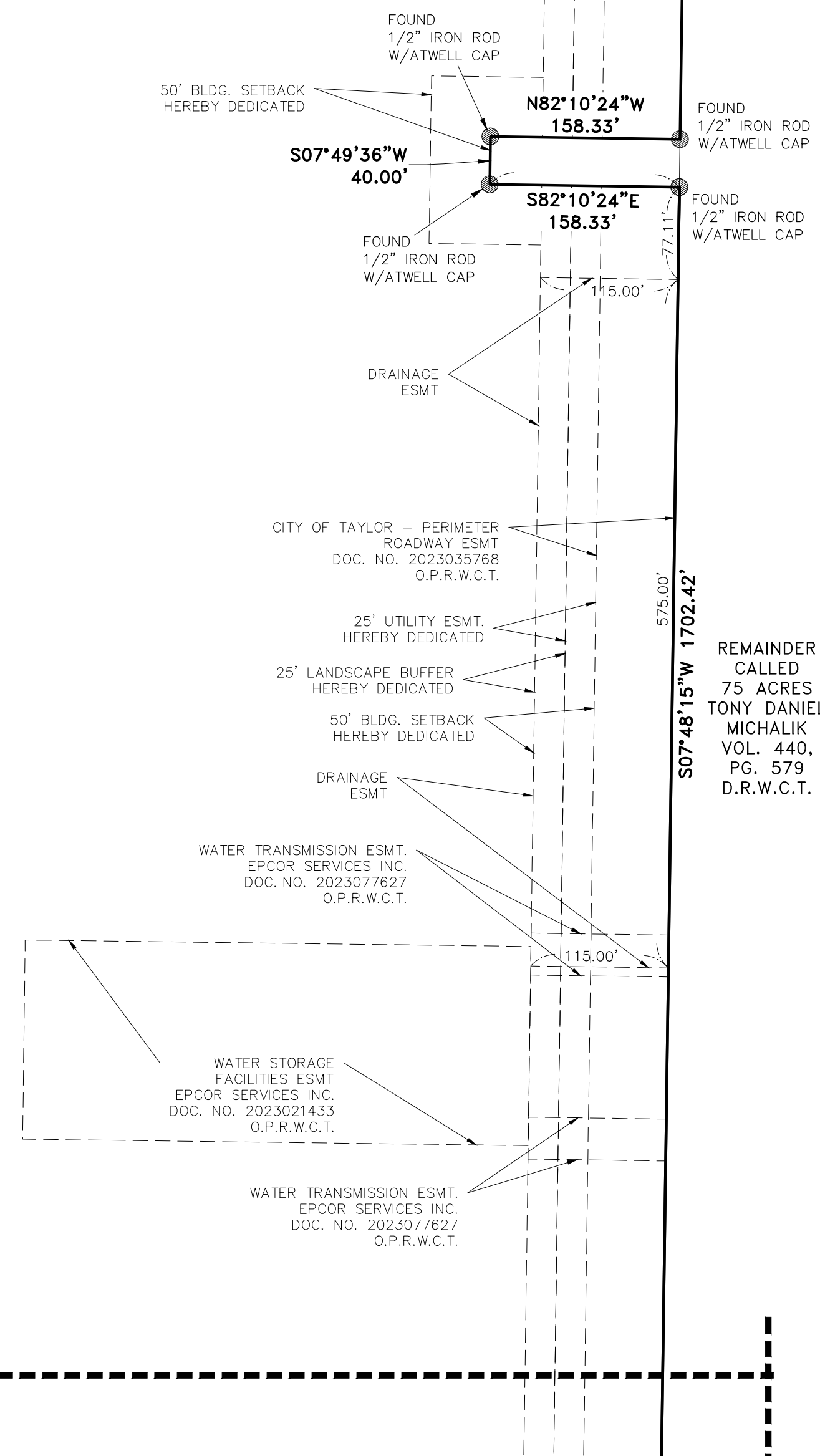
# PZ-2022-1604

SEE SHEET NO. 12  
SEE SHEET NO. 16

SEE SHEET NO. 15  
SEE SHEET NO. 16

LOT 1  
BLOCK A  
1,216.33 ACRES

H.T.&B.R.R.CO SURVEY  
A-315



REMAINDER  
CALLED  
75 ACRES  
TONY DANIEL  
MICHALIK  
VOL. 440,  
PG. 579  
D.R.W.C.T.

SEE SHEET NO. 16  
SEE SHEET NO. 20

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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
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<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
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- △ CALCULATED POINT

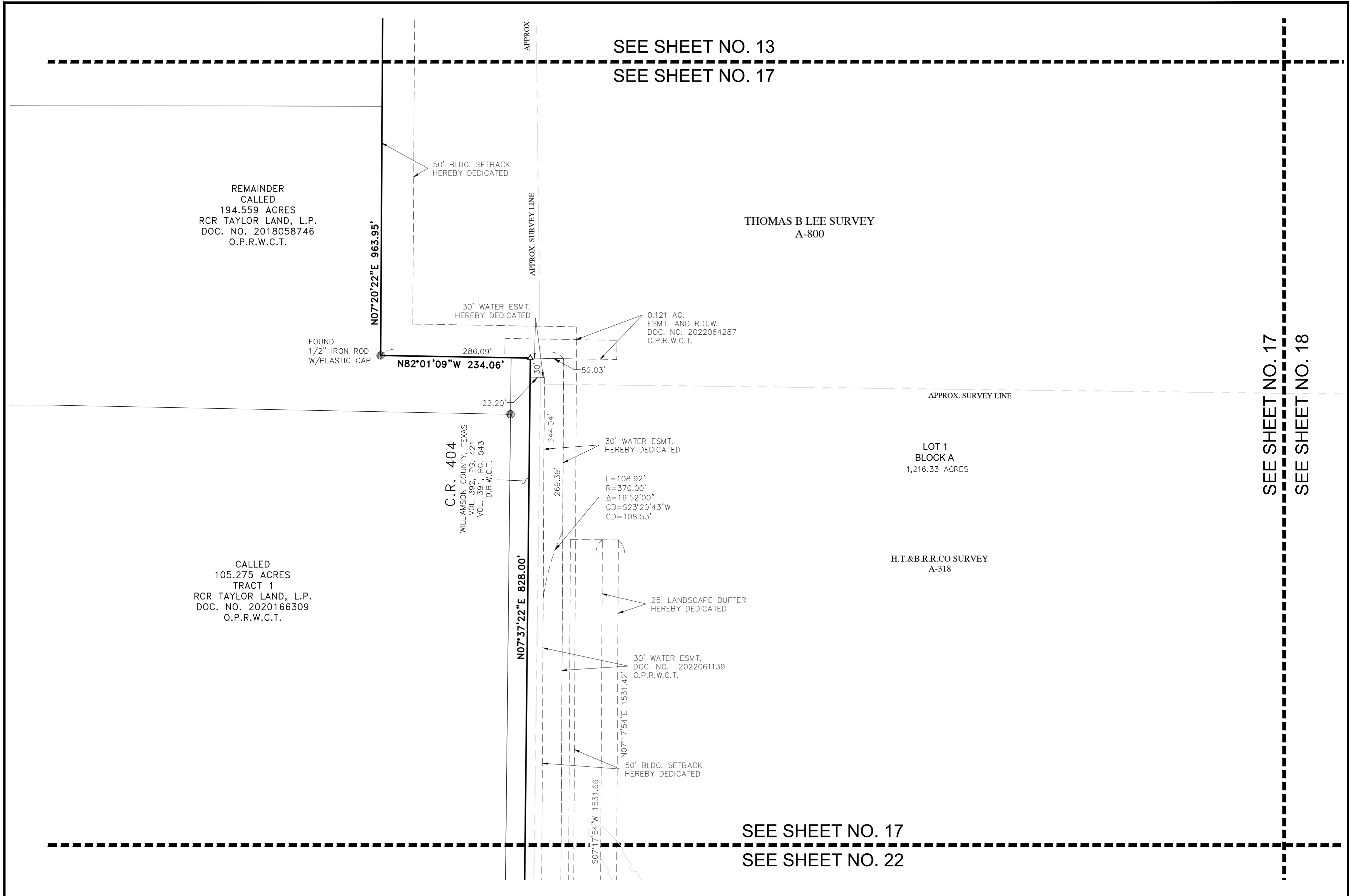
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**SHEET  
16  
OF 38**

# PZ-2022-1604

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<b>PROJECT:</b>	Samsung Platting
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<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

**ATWELL**  
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805 LAS CIMAS PARKWAY, SUITE 310  
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512.904.0505  
TBPE LS 10193726

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SAMSUNG TAYLOR**  
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS  
BEING PART OF THE BENJAMIN J. TYLER SURVEY, ABST. 631, THE THOMAS B. LEE SURVEY, ABST. 800, THE LUCIUS A. TYLER SURVEY, ABST. 632, THE H.T.&B.R.R.CO. SURVEY, ABST. 315, THE H.T.&B.R.R.CO. SURVEY, ABST. 318, THE G.W. TYLER SURVEY, ABST. 636, THE GEORGE N. TYLER SURVEY, ABST. 634 AND THE JACOB EBERLY SURVEY, ABST. 923,  
WILLIAMSON COUNTY, TEXAS

<b>SHEET</b> 17 <b>OF 38</b>
------------------------------------

# PZ-2022-1604

SEE SHEET NO. 14  
SEE SHEET NO. 18

THOMAS B LEE SURVEY  
A-800

LOT 1  
BLOCK A  
1,216.33 ACRES

APPROX. SURVEY LINE

H.T.&B.R.R.CO SURVEY  
A-318



SEE SHEET NO. 18  
SEE SHEET NO. 23

SEE SHEET NO. 17  
SEE SHEET NO. 18

SEE SHEET NO. 18  
SEE SHEET NO. 19

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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT



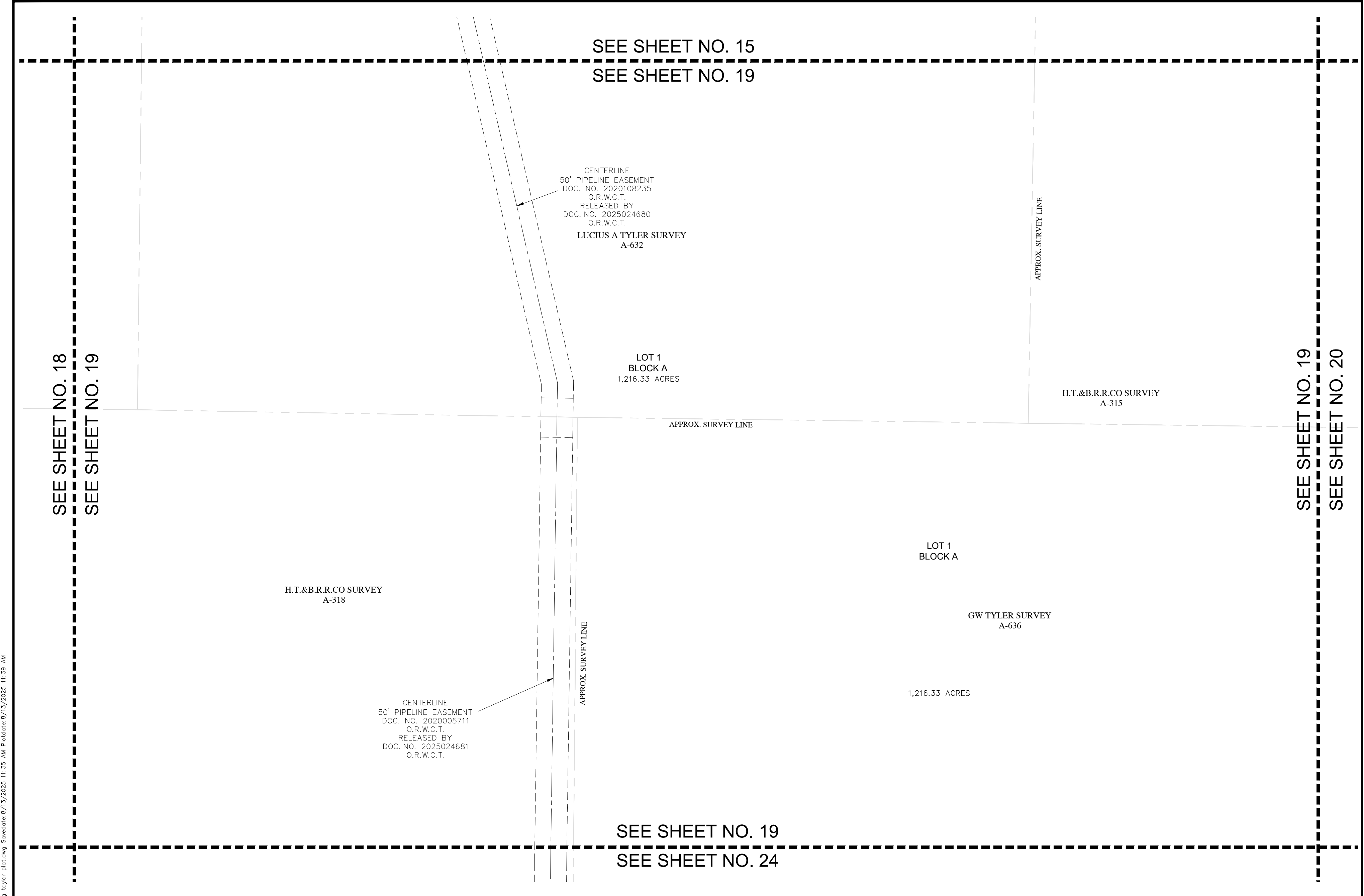
**ATWELL**  
www.atwell-group.com

805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.904.0505  
TBPE LS 10193726

**FINAL PLAT**  
**SAMSUNG TAYLOR**  
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS  
BEING PART OF THE BENJAMIN J. TYLER SURVEY, ABST. 631, THE THOMAS B. LEE SURVEY, ABST. 800, THE LUCIUS A. TYLER SURVEY, ABST. 632, THE H.T.&B.R.R.CO. SURVEY, ABST. 315, THE H.T.&B.R.R.CO. SURVEY, ABST. 318, THE G.W. TYLER SURVEY, ABST. 636, THE GEORGE N. TYLER SURVEY, ABST. 634 AND THE JACOB EBBERLY SURVEY, ABST. 923,  
WILLIAMSON COUNTY, TEXAS

**SHEET**  
**18**  
**OF 38**

# PZ-2022-1604



PROJECT:	Samsung Platting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

( IN FEET )  
1 inch = 100 ft.

LEGEND

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- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

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**SAMSUNG TAYLOR**  
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WILLIAMSON COUNTY, TEXAS

SHEET  
**19**  
OF 38

# PZ-2022-1604

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SEE SHEET NO. 16

SEE SHEET NO. 20

H.T.&B.R.R.CO SURVEY  
A-315

LOT 1  
BLOCK A  
1,216.33 ACRES

APPROX. SURVEY LINE

APPROX. SURVEY LINE

GW TYLER SURVEY  
A-636

GEORGE N TYLER SURVEY  
A-634

CITY OF TAYLOR - PERIMETER  
ROADWAY ESMT  
DOC. NO. 2023035768  
O.P.R.W.C.T.

25' UTILITY ESMT.  
HEREBY DEDICATED

25' LANDSCAPE BUFFER  
HEREBY DEDICATED

50' BLDG. SETBACK  
HEREBY DEDICATED

WILLIAMSON COUNTY, TEXAS  
VOL. 361, PG. 175  
D.R.W.C.T.

FOUND  
1/2" IRON  
ROD  
W/ATWELL  
CAP

1.533 AC.  
WILLIAMSON COUNTY  
DOC. NO. 2023019376  
O.P.R.W.C.T.

S82°09'51"E  
743.00'

S07°48'15"W 1702.42'

C.R. 404

REMAINDER  
CALLED  
75 ACRES  
TONY DANIEL  
MICHALIK  
VOL. 440,  
PG. 579  
D.R.W.C.T.

SEE SHEET NO. 20

SEE SHEET NO. 21

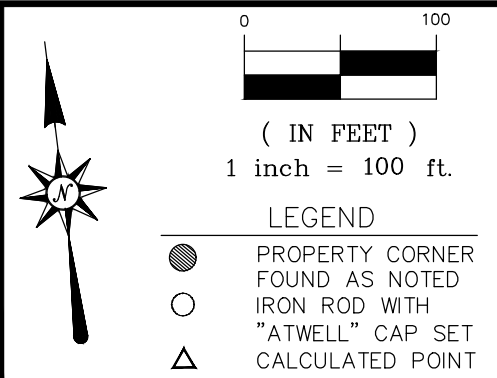
SEE SHEET NO. 20

SEE SHEET NO. 25

SEE SHEET NO. 19  
SEE SHEET NO. 20

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PROJECT:	Samsung Platting
JOB NUMBER:	21002557
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SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



( IN FEET )  
1 inch = 100 ft.

LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

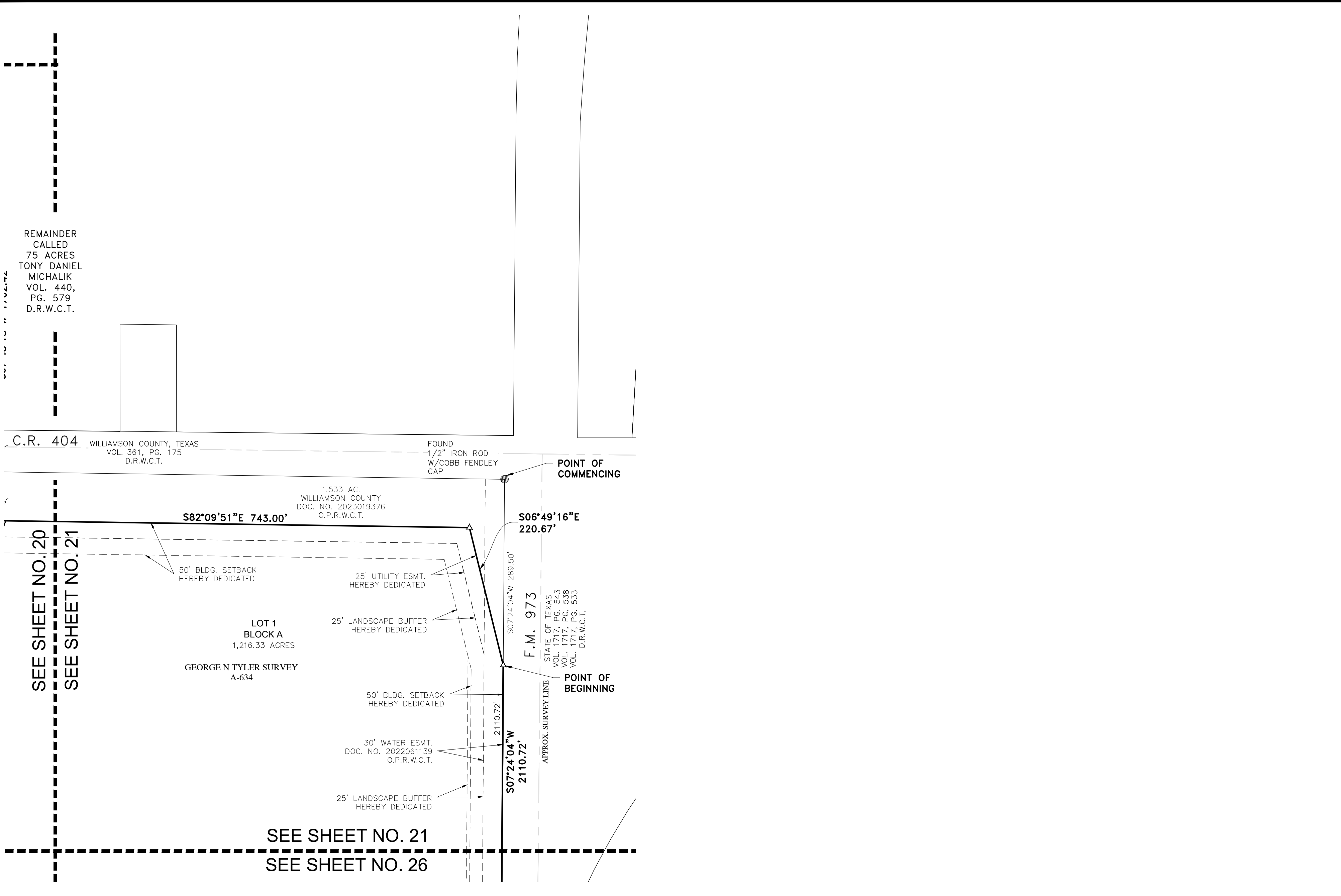


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805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
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TBPE LS 10193726

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WILLIAMSON COUNTY, TEXAS

SHEET	20
OF 38	

# PZ-2022-1604



REMAINDER CALLED 75 ACRES TONY DANIEL MICHALIK VOL. 440, PG. 579 D.R.W.C.T.

C.R. 404 WILLIAMSON COUNTY, TEXAS VOL. 361, PG. 175 D.R.W.C.T.

1.533 AC. WILLIAMSON COUNTY DOC. NO. 2023019376 O.P.R.W.C.T.

LOT 1 BLOCK A 1,216.33 ACRES GEORGE N TYLER SURVEY A-634

F.M. 973 STATE OF TEXAS VOL. 1717, PG. 543 VOL. 1717, PG. 538 VOL. 1717, PG. 533 D.R.W.C.T.

SEE SHEET NO. 20  
SEE SHEET NO. 21

SEE SHEET NO. 21  
SEE SHEET NO. 26

k:\21002557\dwg\survey\plotting\sumsung\_taylor\_plat.dwg Savedate:8/13/2025 11:35 AM Plotdate:8/13/2025 11:40 AM

PROJECT:	Samsung Platting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

( IN FEET )  
1 inch = 100 ft.

LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

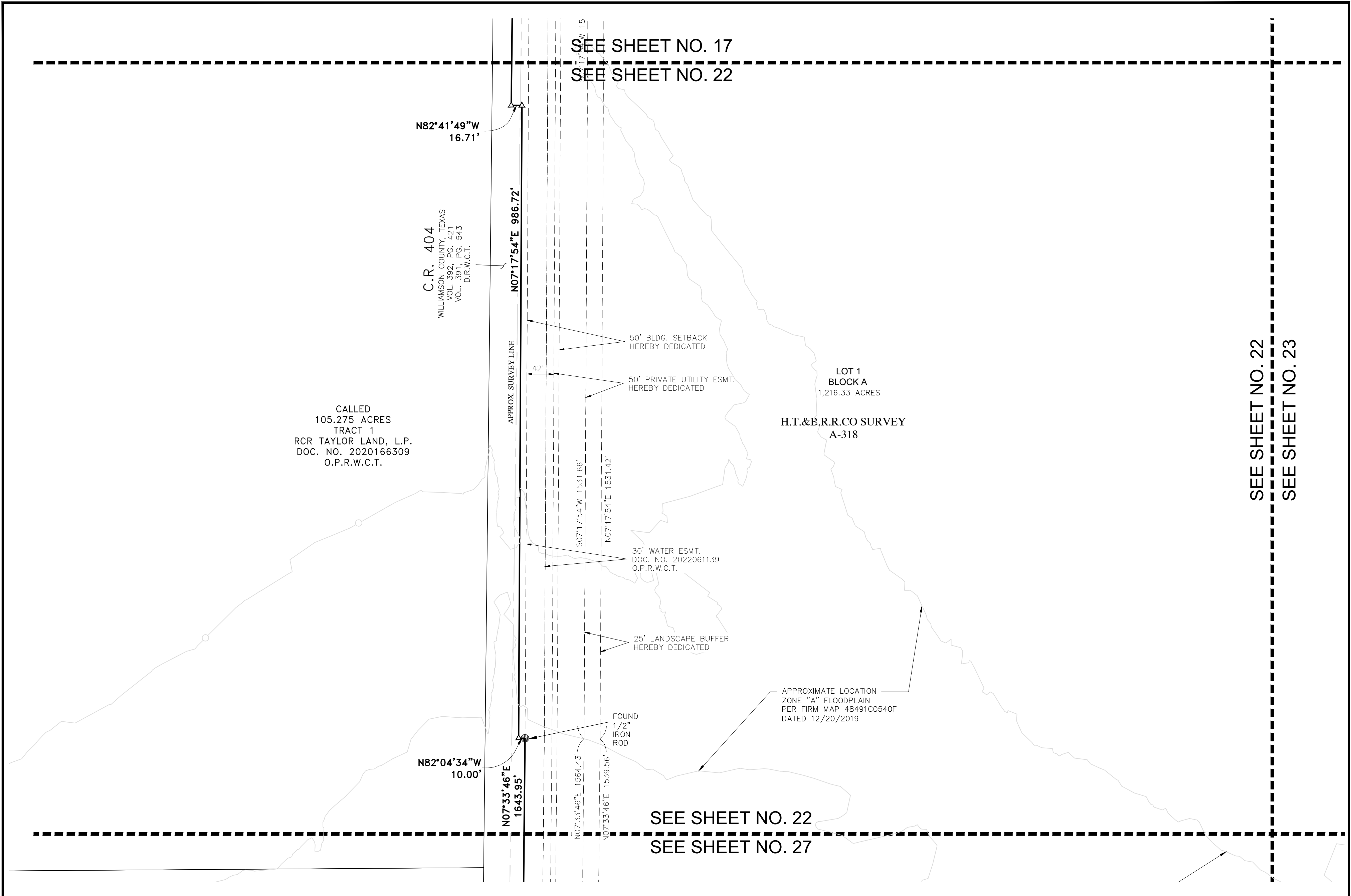
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WILLIAMSON COUNTY, TEXAS

SHEET  
**21**  
OF 38

# PZ-2022-1604

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SEE SHEET NO. 22  
SEE SHEET NO. 23

<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

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- △ CALCULATED POINT

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www.atwell-group.com  
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AUSTIN, TX 78746  
512.904.0505  
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**FINAL PLAT  
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WILLIAMSON COUNTY, TEXAS

**SHEET  
22  
OF 38**

# PZ-2022-1604

SEE SHEET NO. 18  
SEE SHEET NO. 23

SEE SHEET NO. 22  
SEE SHEET NO. 23

SEE SHEET NO. 23  
SEE SHEET NO. 24

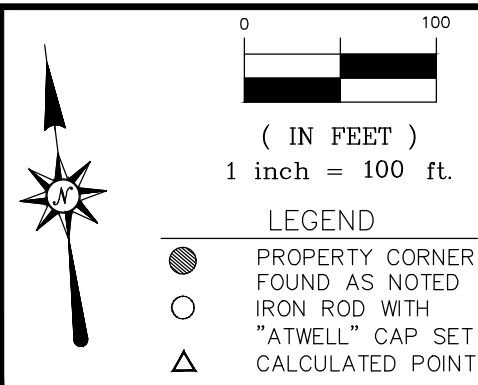
LOT 1  
BLOCK A  
1,216.33 ACRES  
H.T.&B.R.R.CO SURVEY  
A-318

APPROXIMATE LOCATION  
ZONE "A" FLOODPLAIN  
PER FIRM MAP 48491C0540F  
DATED 12/20/2019

SEE SHEET NO. 23  
SEE SHEET NO. 28

k:\21002557\dwg\survey\plotting\smamsung\_taylor\_plat.dwg Savedate:8/13/2025 11:35 AM Plotdate:8/13/2025 11:40 AM

<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	



( IN FEET )  
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**LEGEND**

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- △ CALCULATED POINT



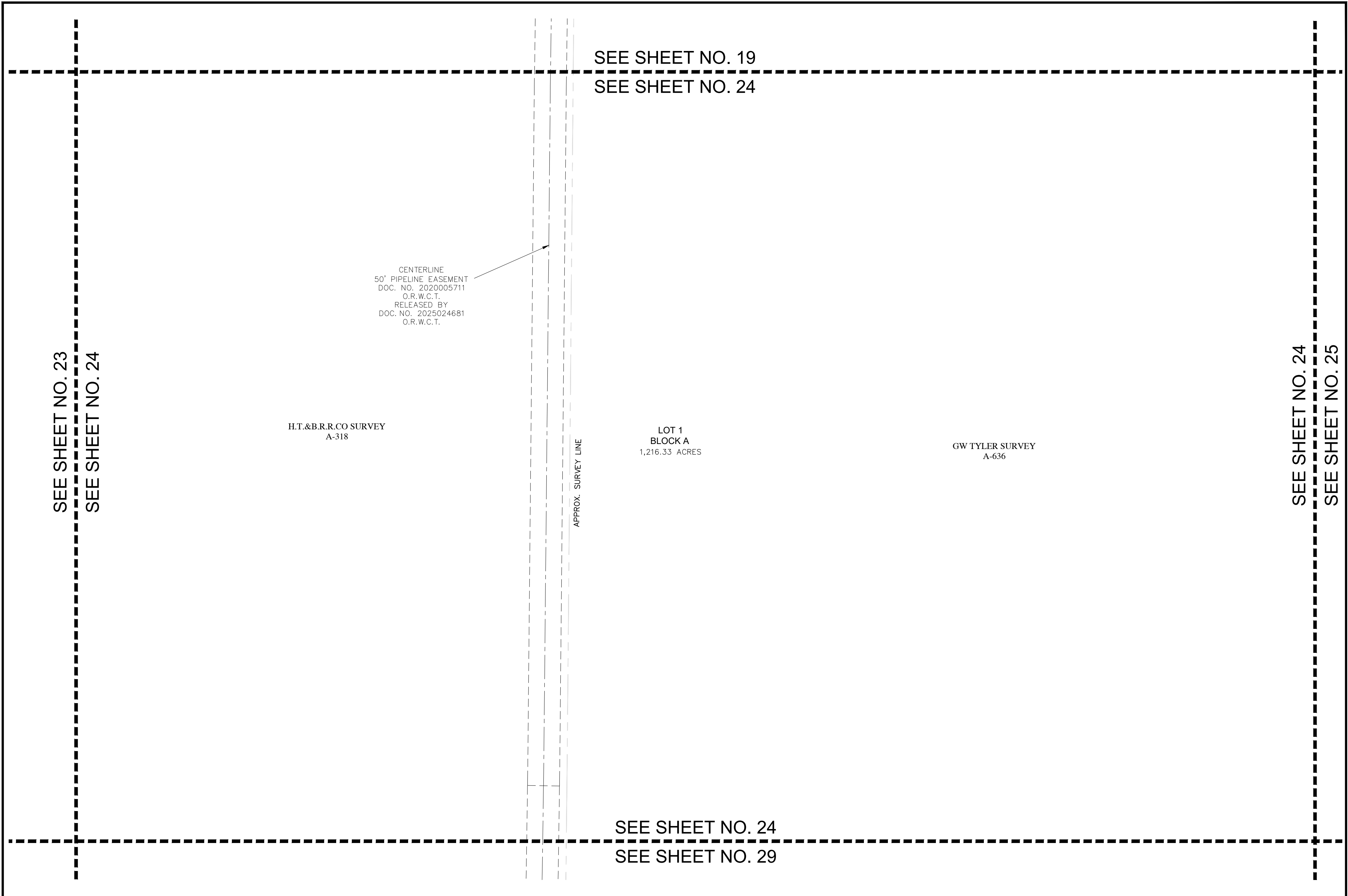
**ATWELL**  
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805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.904.0505  
TBPE LS 10193726

**FINAL PLAT**  
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TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS  
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WILLIAMSON COUNTY, TEXAS

**SHEET**  
**23**  
**OF 38**

# PZ-2022-1604

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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
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<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- PROPERTY CORNER FOUND AS NOTED
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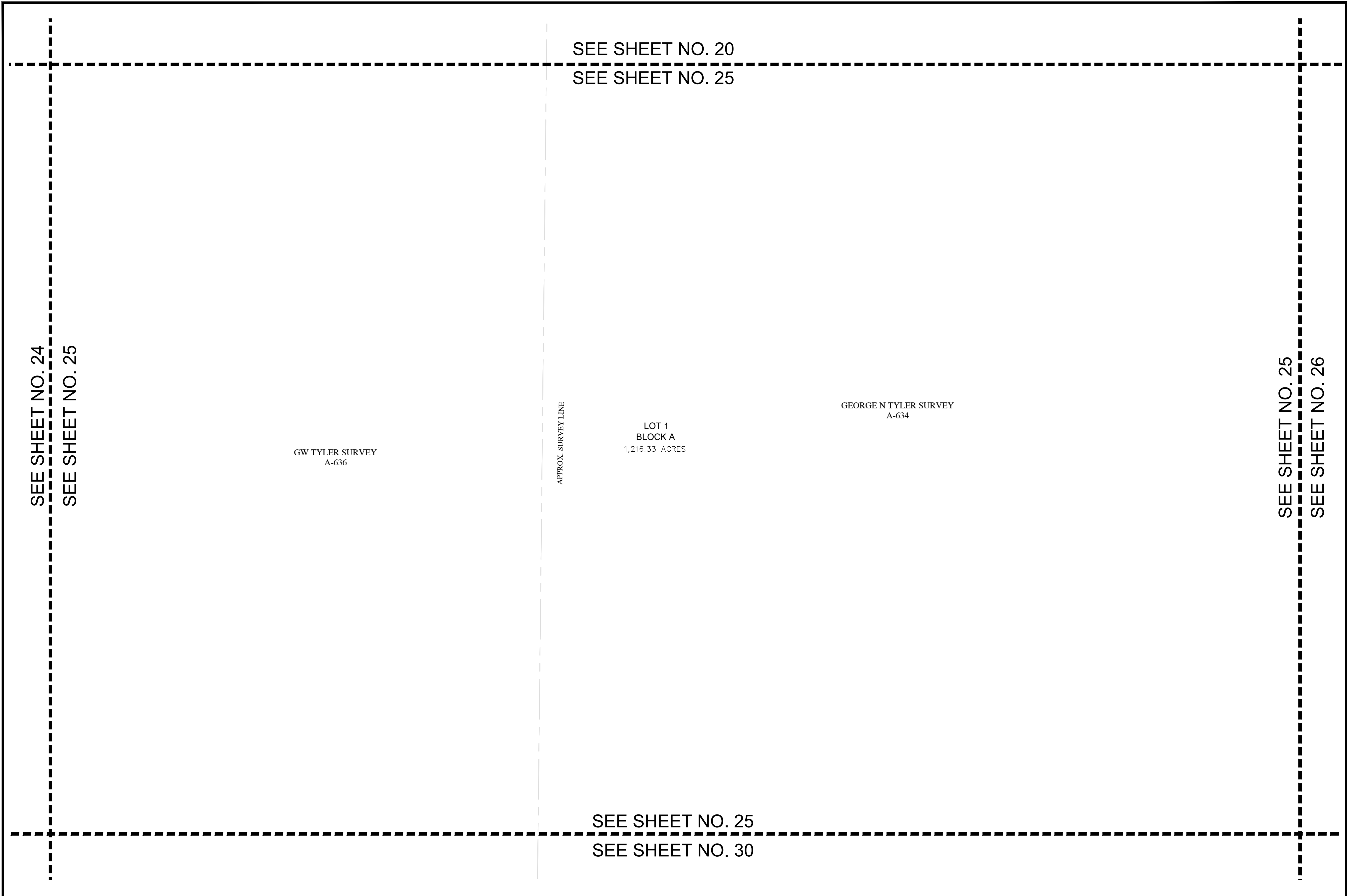
**ATWELL**  
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WILLIAMSON COUNTY, TEXAS

<b>SHEET</b> 24 <b>OF 38</b>
------------------------------------

# PZ-2022-1604

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<b>PROJECT:</b>	Samsung Platting
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<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

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- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

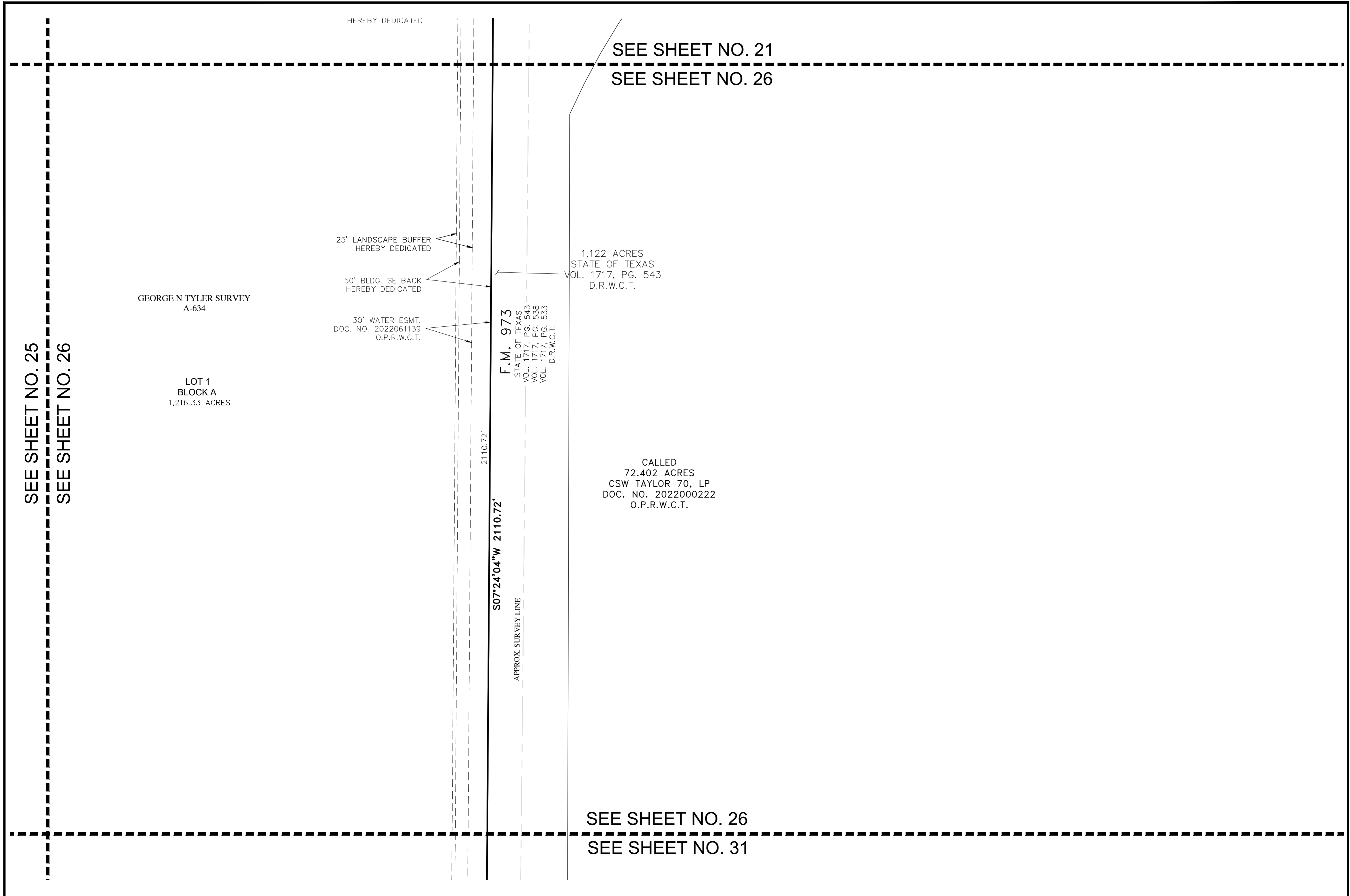
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WILLIAMSON COUNTY, TEXAS



<b>SHEET</b> 25 <b>OF 38</b>
------------------------------------

# PZ-2022-1604

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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
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<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTY CHIEF:</b>	
<b>FIELDBOOKS:</b>	



  
 ( IN FEET )  
 1 inch = 100 ft.

**LEGEND**

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- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT



**ATWELL**

www.atwell-group.com

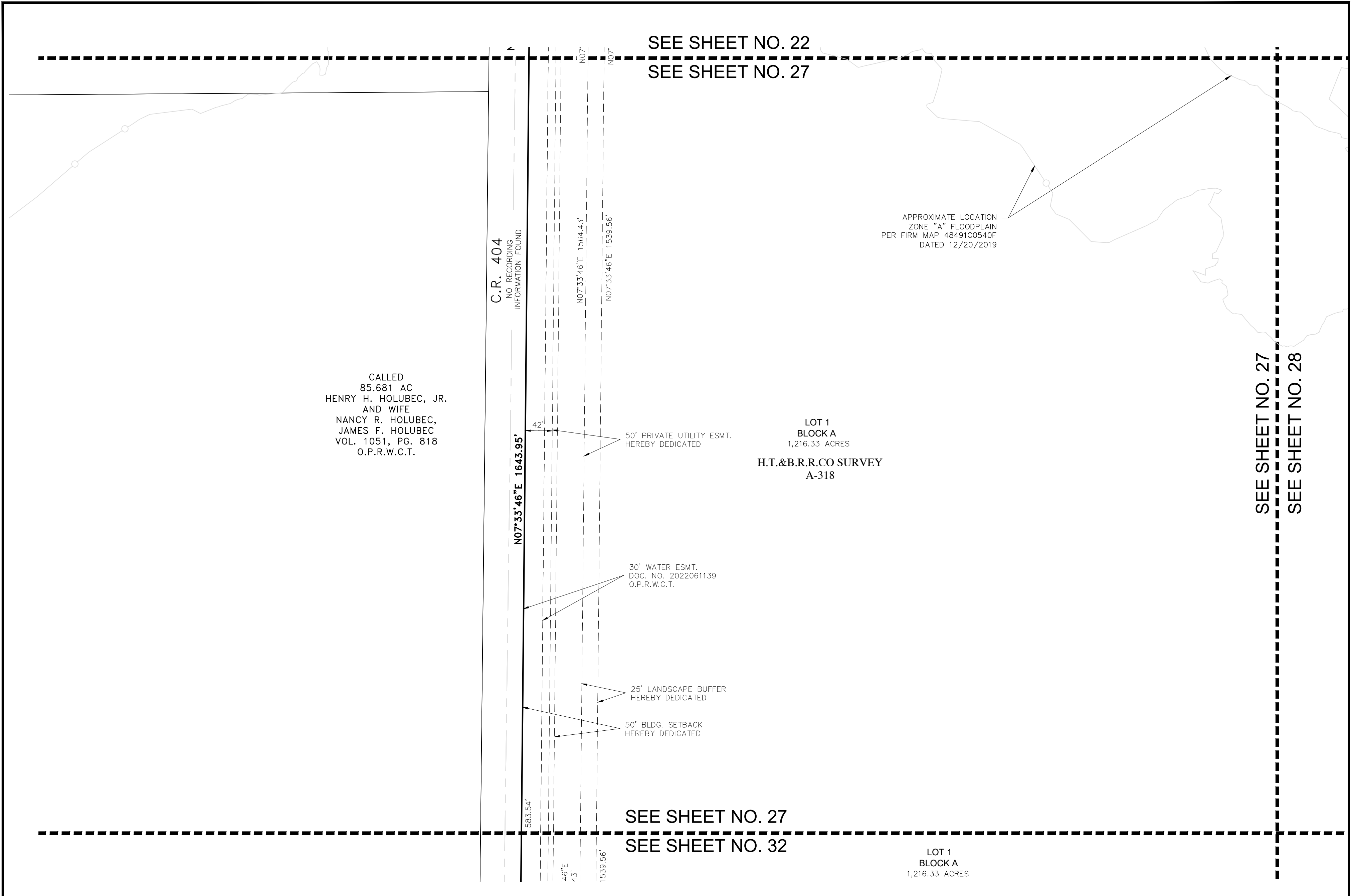
805 LAS CIMAS PARKWAY, SUITE 310  
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 WILLIAMSON COUNTY, TEXAS

**SHEET**  
**26**  
**OF 38**

# PZ-2022-1604

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CALLED  
85.681 AC  
HENRY H. HOLUBEC, JR.  
AND WIFE  
NANCY R. HOLUBEC,  
JAMES F. HOLUBEC  
VOL. 1051, PG. 818  
O.P.R.W.C.T.

LOT 1  
BLOCK A  
1,216.33 ACRES  
H.T.&B.R.R.CO SURVEY  
A-318

APPROXIMATE LOCATION  
ZONE "A" FLOODPLAIN  
PER FIRM MAP 48491C0540F  
DATED 12/20/2019

SEE SHEET NO. 27  
SEE SHEET NO. 32

SEE SHEET NO. 27  
SEE SHEET NO. 28

<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
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**LEGEND**

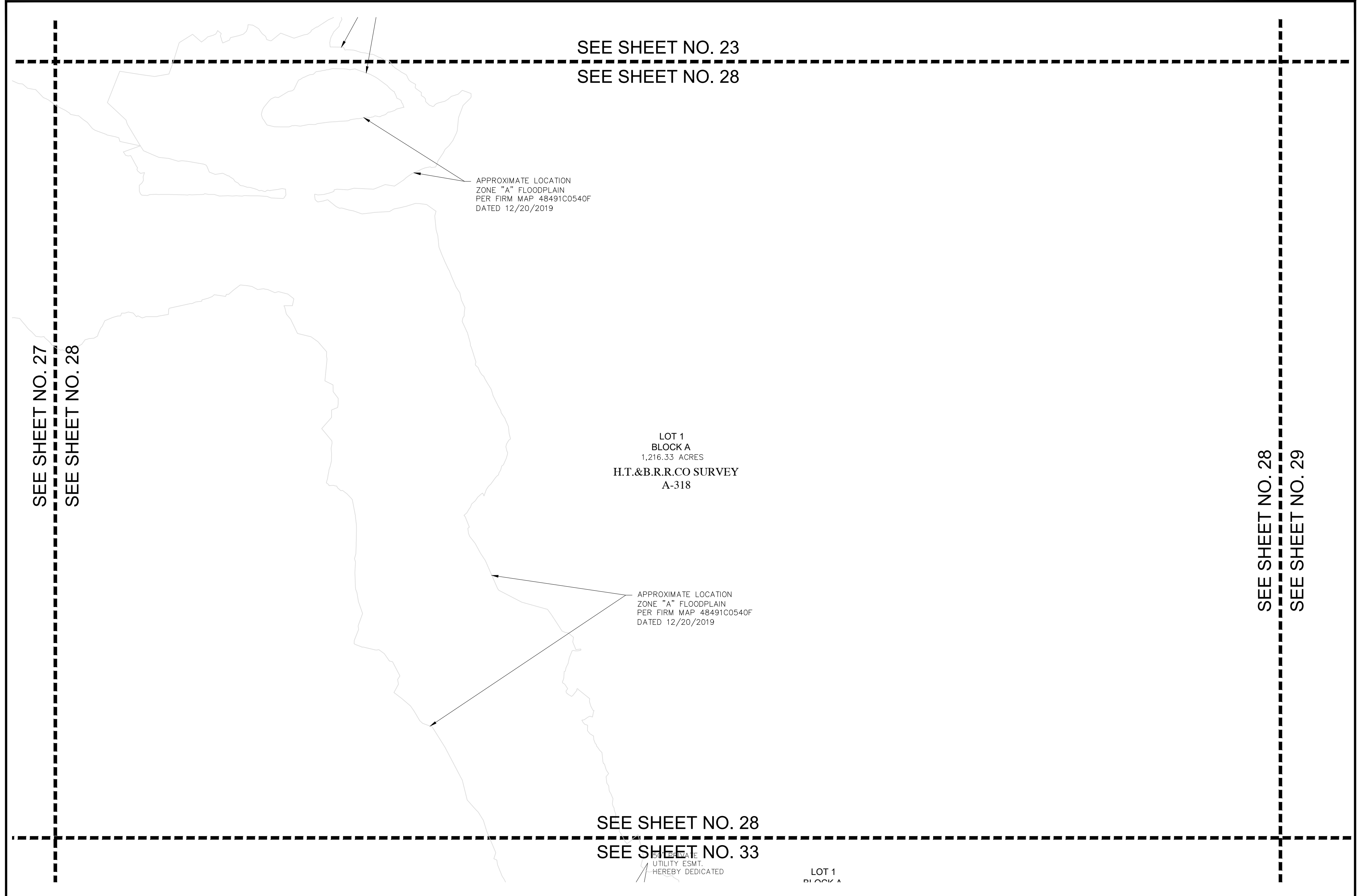
- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

**ATWELL**  
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WILLIAMSON COUNTY, TEXAS

<b>SHEET</b> 27 <b>OF 38</b>
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# PZ-2022-1604



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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
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<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

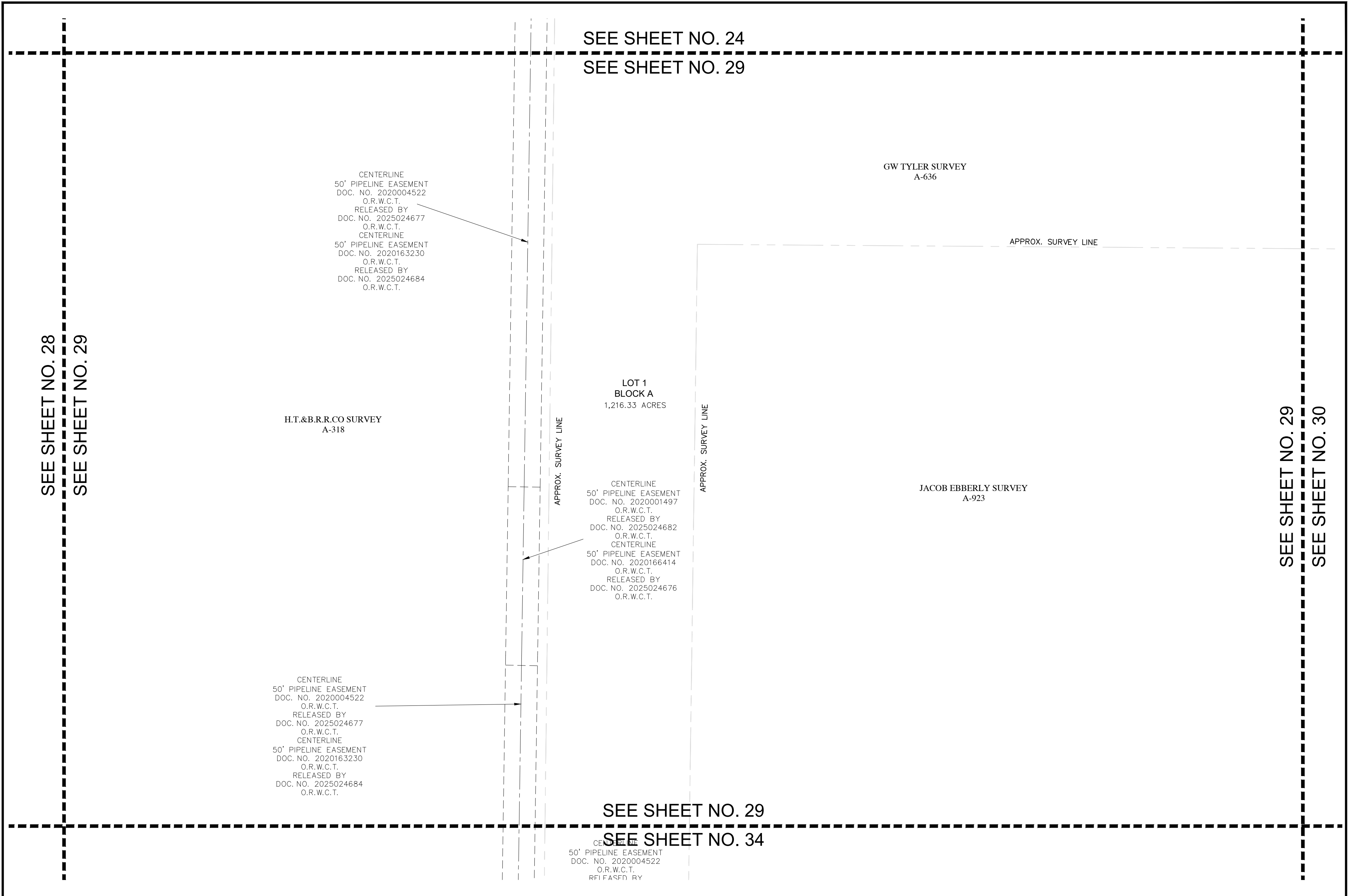
**ATWELL**  
www.atwell-group.com  
805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.904.0505  
TBPE LS 10193726

**FINAL PLAT  
SAMSUNG TAYLOR**  
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS  
BEING PART OF THE BENJAMIN J. TYLER SURVEY, ABST. 631, THE THOMAS B. LEE SURVEY, ABST. 800, THE LUCIUS A. TYLER SURVEY, ABST. 632, THE H.T.&B.R.R.CO. SURVEY, ABST. 315, THE H.T.&B.R.R.CO. SURVEY, ABST. 318, THE G.W. TYLER SURVEY, ABST. 636, THE GEORGE N. TYLER SURVEY, ABST. 634 AND THE JACOB EBERLY SURVEY, ABST. 923,  
WILLIAMSON COUNTY, TEXAS

<b>SHEET</b> 28 <b>OF 38</b>
------------------------------------

# PZ-2022-1604

k:\21002557\dwg\survey\plattng\smamsung\_taylor\_plat.dwg Savedate:8/13/2025 11:35 AM Plotted:8/13/2025 11:41 AM



PROJECT:	Samsung Plattng
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

( IN FEET )  
1 inch = 100 ft.

LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

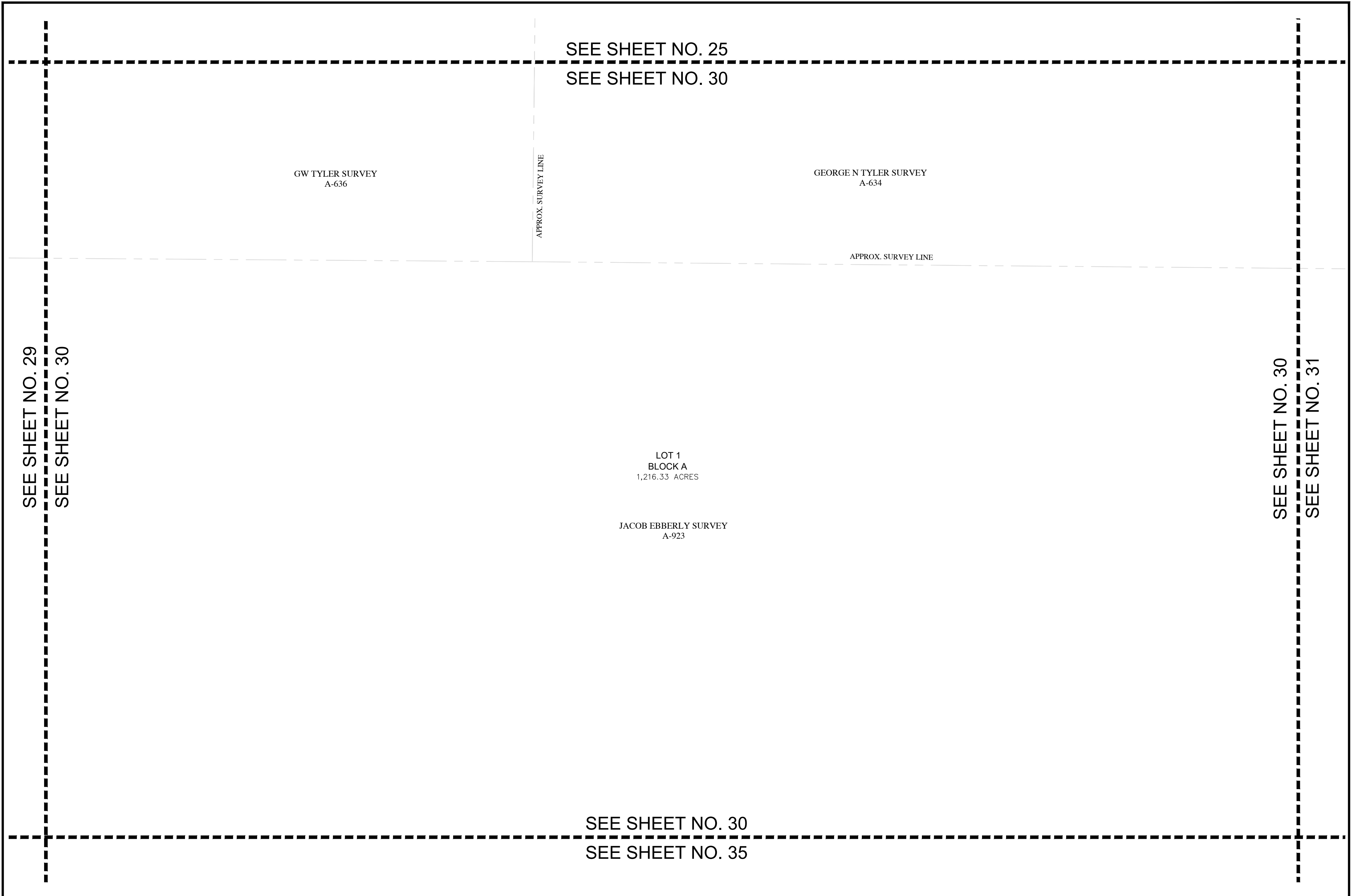
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WILLIAMSON COUNTY, TEXAS

SHEET  
**29**  
OF 38

# PZ-2022-1604

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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

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WILLIAMSON COUNTY, TEXAS

<b>SHEET</b> 30 <b>OF 38</b>
------------------------------------

# PZ-2022-1604

SEE SHEET NO. 26

SEE SHEET NO. 31

CALLED  
72.402 ACRES  
CSW TAYLOR 70, LP  
DOC. NO. 2022000222  
O.P.R.W.C.T.

GEORGE N TYLER SURVEY  
A-634

50' BLDG. SETBACK  
HEREBY DEDICATED

APPROX. SURVEY LINE

30' WATER ESMT.  
DOC. NO. 2022061139  
O.P.R.W.C.T.

25' LANDSCAPE BUFFER  
HEREBY DEDICATED

S07°24'04"W 2110.72'

2110.72'

307.06'

S07°23'06"W 974.11'

APPROX. SURVEY LINE

S82°29'00"E  
20.69'

FOUND  
1/2" IRON ROD  
W/ATWELL CAP

FOUND  
1/2" IRON ROD  
W/ATWELL CAP

S52°27'32"W  
42.38'

N82°29'00"W  
20.70'

WATER ESMT  
HEREBY DEDICATED

N00°47'28"W  
145.52'

S07°23'06"W  
144.00'

FOUND  
TXDOT MON.  
W/ALUMINUM CAP

CALLED  
66.307 ACRES  
DANNY J. MIKULENCAK  
DOC. NO. 2008045906  
O.P.R.W.C.T.

F.M. 973  
STATE OF TEXAS  
VOL. 1717, PG. 543  
VOL. 1717, PG. 538  
VOL. 1717, PG. 533  
D.R.W.C.T.  
DOC. NO. 1997028698  
O.P.R.W.C.T.

SEE SHEET NO. 31

SEE SHEET NO. 36

SEE SHEET NO. 30  
SEE SHEET NO. 31

LOT 1  
BLOCK A  
1,216.33 ACRES

JACOB EBERLY SURVEY  
A-923

JACOB EBERLY SURVEY  
A-923

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PROJECT:	Samsung Platting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

( IN FEET )  
1 inch = 100 ft.

LEGEND

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

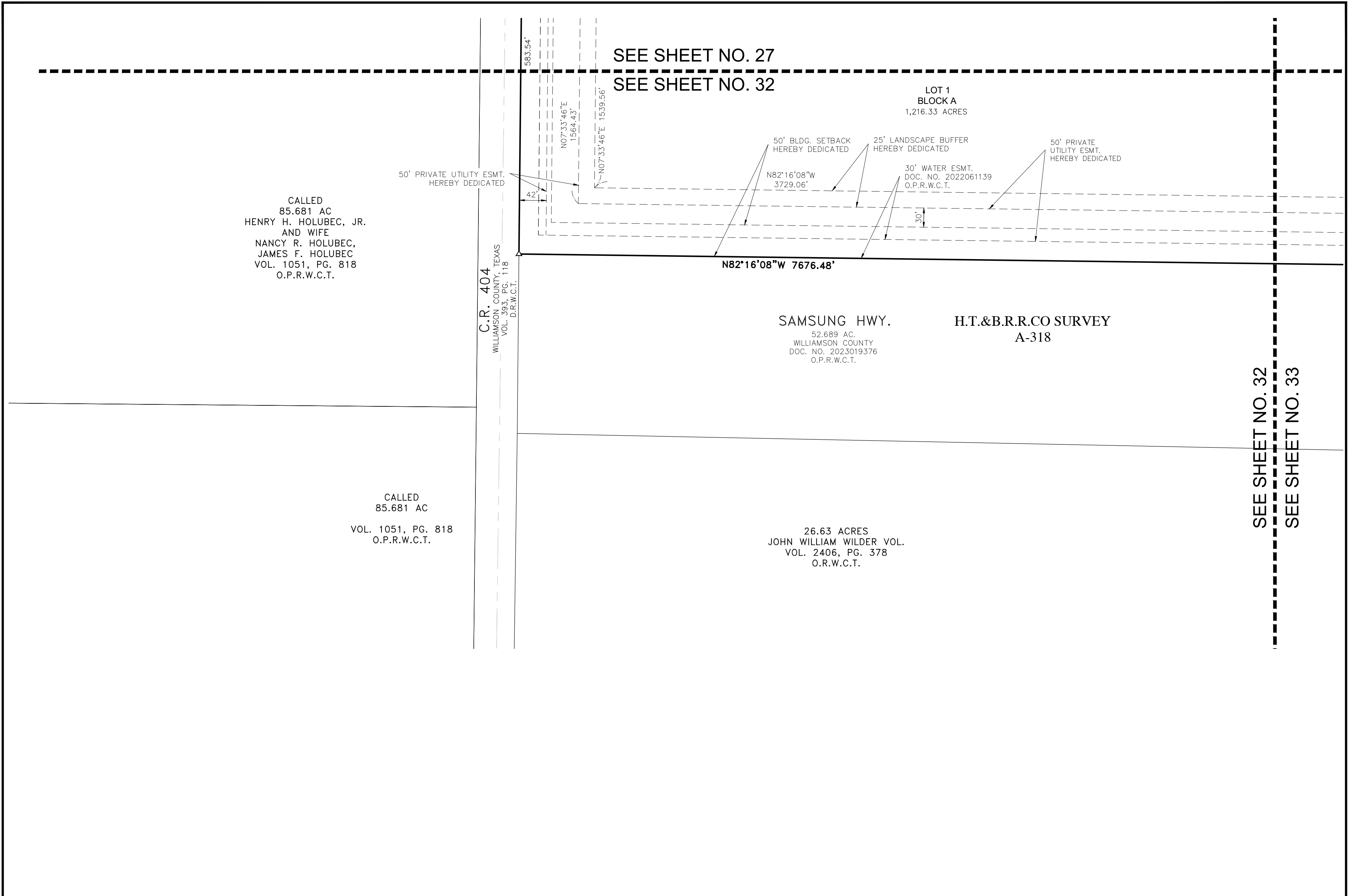
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TBPE LS 10193726

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WILLIAMSON COUNTY, TEXAS



SHEET  
**31**  
OF 38

# PZ-2022-1604

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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	



  
 ( IN FEET )  
 1 inch = 100 ft.

**LEGEND**

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT


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 WILLIAMSON COUNTY, TEXAS

<b>SHEET</b>	32
<b>OF 38</b>	

# PZ-2022-1604

SEE SHEET NO. 28  
SEE SHEET NO. 33

LOT 1  
BLOCK A  
1,216.33 ACRES

H.T.&B.R.R.CO SURVEY  
A-318

N82°16'08"W  
3729.06'

25' LANDSCAPE BUFFER  
HEREBY DEDICATED

30' WATER ESMT.  
DOC. NO. 2022061139  
O.P.R.W.C.T.

50' PRIVATE  
UTILITY ESMT.  
HEREBY DEDICATED

50' BLDG. SETBACK  
HEREBY DEDICATED

3729.06'

N82°16'08"W 7676.48'

SAMSUNG HWY.

52.689 AC.  
WILLIAMSON COUNTY  
DOC. NO. 2023019376  
O.P.R.W.C.T.

APPROXIMATE LOCATION  
ZONE "A" FLOODPLAIN  
PER FIRM MAP 48491C0540F  
DATED 12/20/2019

26.63 ACRES  
JOHN WILLIAM WILDER VOL.  
VOL. 2406, PG. 378  
O.R.W.C.T.

SEE SHEET NO. 32  
SEE SHEET NO. 33

SEE SHEET NO. 33  
SEE SHEET NO. 34

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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

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TBPE LS 10193726

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WILLIAMSON COUNTY, TEXAS

**SHEET**  
**33**  
**OF 38**

# PZ-2022-1604

RELEASED BY  
DOC. NO. 2025024684  
O.R.W.C.T.

SEE SHEET NO. 29  
SEE SHEET NO. 34

N82°16'08"W  
3729.06'

25' LANDSCAPE BUFFER  
HEREBY DEDICATED

50' PRIVATE  
UTILITY ESMT.  
HEREBY DEDICATED

CENTERLINE  
50' PIPELINE EASEMENT  
DOC. NO. 2020004522  
O.R.W.C.T.  
RELEASED BY  
DOC. NO. 2025024677  
O.R.W.C.T.  
CENTERLINE  
50' PIPELINE EASEMENT  
DOC. NO. 2020163230  
O.R.W.C.T.  
RELEASED BY  
DOC. NO. 2025024684  
O.R.W.C.T.

LOT 1  
BLOCK A  
1,216.33 ACRES

JACOB EBBERLY SURVEY  
A-923

N07°43'52"E  
50.00'  
GW TYLER SURVEY  
A-636

50' BLDG. SETBACK  
HEREBY DEDICATED

30' WATER ESMT.  
DOC. NO. 2022061139  
O.P.R.W.C.T.

N82°16'08"W  
3775.40'

25' LANDSCAPE BUFFER  
HEREBY DEDICATED

N82°16'08"W 7676.48'

SAMSUNG HWY.  
52.689 AC.  
WILLIAMSON COUNTY  
DOC. NO. 2023019376  
O.P.R.W.C.T.

SEE SHEET NO. 33  
SEE SHEET NO. 34

SEE SHEET NO. 34  
SEE SHEET NO. 35

APPROX.  
SURVEY  
LINE

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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

- PROPERTY CORNER FOUND AS NOTED
- IRON ROD WITH "ATWELL" CAP SET
- △ CALCULATED POINT

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WILLIAMSON COUNTY, TEXAS

**SHEET**  
**34**  
**OF 38**

# PZ-2022-1604

SEE SHEET NO. 29  
SEE SHEET NO. 35

LOT 1  
BLOCK A  
1,216.33 ACRES

JACOB EBBERLY SURVEY  
A-923

25' LANDSCAPE BUFFER  
HEREBY DEDICATED

30' WATER ESMT.  
DOC. NO. 2022061139  
O.P.R.W.C.T.

50' BLDG. SETBACK  
HEREBY DEDICATED

N82°16'08"W  
3775.40'

N82°16'08"W 7676.48'

SAMSUNG HWY.

52.689 AC.  
WILLIAMSON COUNTY  
DOC. NO. 2023019376  
O.P.R.W.C.T.

SEE SHEET NO. 34  
SEE SHEET NO. 35

SEE SHEET NO. 35  
SEE SHEET NO. 36

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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	

( IN FEET )  
1 inch = 100 ft.

**LEGEND**

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- △ CALCULATED POINT

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WILLIAMSON COUNTY, TEXAS

**SHEET  
35  
OF 38**

# PZ-2022-1604

SEE SHEET NO. 31  
SEE SHEET NO. 36

JACOB EBBERLY SURVEY  
A-923

LOT 1  
BLOCK A  
1,216.33 ACRES

50' BLDG. SETBACK  
HEREBY DEDICATED

30' WATER ESMT.  
DOC. NO. 2022061139  
O.P.R.W.C.T.

50' BLDG. SETBACK  
HEREBY DEDICATED

30' WATER ESMT.  
DOC. NO. 2022061139  
O.P.R.W.C.T.

N82°16'08"W  
3775.40'

25' LANDSCAPE BUFFER  
HEREBY DEDICATED

S07°23'06"W 974.11'

APPROX. SURVEYLINE

F.M. 973  
STATE OF TEXAS  
VOL. 1717, P. 843  
VOL. 1717, P. 838  
VOL. 1717, P. 533  
O.P.R.W.C.T.  
DOC. NO. 1897028698  
DOC. NO. 2000032022  
O.P.R.W.C.T.

CALLED  
70.00 ACRES  
PATRICIA A. DAFFIN  
DOC. NO. 2008045907  
O.P.R.W.C.T.

SEE SHEET NO. 35  
SEE SHEET NO. 36

N82°16'08"W 7676.48'

SAMSUNG HWY.

52.689 AC.  
WILLIAMSON COUNTY  
DOC. NO. 2023019376  
O.P.R.W.C.T.

CALLED  
45.931 ACRES  
TAYLOR FM973 LLC  
DOC. NO. 2022020739  
O.P.R.W.C.T.

LOT 1  
TEICHELMAN ACES  
VOL. 1, PG. 277  
P.R.W.C.T.

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PROJECT:	Samsung Platting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
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SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

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- △ CALCULATED POINT

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WILLIAMSON COUNTY, TEXAS

SHEET  
**36**  
OF 38

# PZ-2022-1604

DESCRIPTION

A 1216.33 Acre (52,983,436 Square Feet), tract of land, lying within the Benjamin J. Survey Abstract 631, the Thomas B. Lee Survey Abstract 800, the Lucius A. Tyler Survey Abstract 632, the H.T.&B.R.R.Co Survey Abstract 315, the H.T.&B.R.R.Co Survey Abstract 318, the GW Tyler Survey Abstract 636, the George N Tyler Survey Abstract 634 and the Jacob Eberly Survey, Abstract 923, Williamson County, Texas, and being the following tracts conveyed to Samsung Austin Semiconductor, LLC, a portion of a called 100.57 acre tract in Document No. 2021184352, a called 7.19 acre tract in Document No. 2021184013, a called 35.18 acre tract in Document No. 2021183985, a portion of a called 11.02 acre tract in Document No. 2021184141, the remainder of a called 79.36 acre tract, Tract 1 and a portion of a called 159.14 acre tract, Tract 2 both in Document No. 2021184492, a portion of a called 33.62 acre tract, Tract 1, Parcel A, a called 1.85 acre tract, Tract 1, Parcel B, and a called 21.67 acre tract, Tract 2 all three in Document No. 2021184917, a portion of a called 23.58 acre tract in Document No. 2021184941, a called 29.87 acre tract in Document No. 2021183763, a called 29.99 acre tract in Document No. 2021184513, a called 11.18 acre tract in Document No. 2021185096, a called 70.38 acre tract in Document No. 2021184494, a called 61.29 acre tract, Tract 1 and a called 84.06 acre tract, Tract 2 both in Document No. 2021181069, a called 18.92 acre tract in Document No. 2021184843, a called 7.85 acre tract in Document No. 2021184919, a called 0.875 acre tract in Document No. 2021183313, a called 2.00 acre tract in Document No. 2021184507, a called 5.30 acre tract in Document No. 2021184505, a called 140.73 acre tract in Document No. 2021184511, a called 0.93 acre tract in Document No. 2021187920, a called 95.27 acre tract in Document No. 2021184038, a called 164.63 acre tract in Document No. 2021184270, a called 51.57 acre tract in Document No. 2021183993, the remainder of a called 8.43 acre tract in Document No. 2021184854 and a called 14.37 acre tract in Document No. 2022005387, a portion of released County Road 404 in Document No. 2022105501, the remainder of a called 0.81 acre tract (Tract 1) and of a called 0.6145 acre tract (Tract 2) in Document No. 2023019378, all in the Official Public Records of Williamson County, Texas, described As Follows:

COMMENCING, at a 1/2" iron rod with cap stamped "COBB FENDLEY" found, for the northeastern corner of said 100.57 acre tract and also being the northeastern corner of a called 1.533 acre tract, conveyed to Williamson County, in Document No. 2023019379, in the Official Public Records of Williamson County, Texas;

THENCE, with the eastern line of said 100.57 acre tract and also being the eastern line of said 1.533 acre tract, S 07° 24' 04" W, a distance of 289.50 feet to a calculated point for the southeastern corner of said 1.533 acre tract and also being on the western right of way line of Farm to Market Road 973 (right of way varies), for the POINT OF BEGINNING of the herein described tract;

THENCE, with the western right of way line of said Farm to Market Road 973 and also being the eastern line of said 100.57 acre tract, said 7.19 acre tract, said 35.18 acre tract and said 11.02 acre tract, the following three (3) courses and distances:

- 1. S 07° 24' 04" W, a distance of 2110.72 feet to a 1/2" iron rod with "ATWELL LLC" cap set;
- 2. S 82° 29' 00" E, a distance of 20.69 feet to a 1/2" iron rod with "ATWELL LLC" cap set;
- 3. S 07° 23' 06" W, passing at a distance of 307.06 feet to a TxDOT monument with aluminum cap found for the southeastern corner of said 7.19 acre tract and also being the most eastern northeastern corner of said 35.18 acre tract, in all a total distance of 974.11 feet to a calculated point, being the northeastern corner of a called 52.689 acre tract, conveyed to Williamson County, in Document No. 2023019376, in the Official Public Records of Williamson County, Texas, for the southeastern corner of the herein described tract;

THENCE, over and across said 11.02 acre tract, said 159.14 acre tract, said 33.62 acre tract, said 23.58 acre tract and with northern line of said 52.689 acre tract, N 82° 16' 08" W, a distance of 7676.48 feet to a calculated point on the western line of said 23.58 acre tract and also being on the eastern right of way line of County Road 404 (right of way varies), for the southwestern corner of the herein described tract;

THENCE, with the eastern right of way line of said County Road 404 and also being the western line of said 23.58 acre tract, said 29.87 acre tract, said 1.85 acre tract, said 29.99 acre tract and said 11.18 acre tract, N 07° 33' 46" E, a distance of 1643.95 feet to a 1/2" iron rod found for the northwestern corner of said 11.18 acre tract, the southwestern corner of said 70.38 acre tract and also being the southeastern corner of said remainder of 0.81 acre tract;

THENCE, over and across County Road 404, with the southern line of said remainder of 0.81 acre tract, N 82° 04' 34" W, a distance of 10.00 feet to a calculated point for the southwestern corner of said remainder of 0.81 acre tract;

THENCE, continuing over and across County Road 404, with the western line of said remainder of 0.81 acre tract, N 07° 17' 54" E, a distance of 986.72 feet to a calculated point in the southern line of said released portion of County Road 404;

THENCE, continuing over and across County Road 404, with the southern line of said released portion of County Road 404, N 82° 41' 49" W, a distance of 16.71 feet to a calculated point in the approximate center line of said County Road 404;

THENCE, over and across County Road 404, along the approximate center line of said County Road 404, N 07° 37' 22" E, a distance of 828.00 feet to a calculated point on the northern right-of-way line of County Road 404 and also being the southern line of said 164.63 acre tract;

THENCE, with the southern line of said 164.63 acre tract and also being the northern right-of-way line of said County Road 404, N 82° 01' 09" W, a distance of 234.06 feet to a 1/2" iron rod with plastic cap found for the southwestern corner of said 164.63 acre tract and also being an ell corner of the remainder of a called 194.559 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058746, Official Public Records of Williamson County, Texas;

THENCE, with the western line of said 164.63 acre tract, being the eastern line of said 194.559 acre tract, the eastern line of a called 183.84 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058736, Official Public Records of Williamson County, Texas and also being the eastern line of a called 183.94 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058735, Official Public Records of Williamson County, the following three (3) courses and distances:

- 1. N 07° 20' 22" E, a distance of 963.95 feet to a post found;
- 2. S 82° 39' 33" E, a distance of 232.48 feet to a 1/2" iron rod with "SAM SURVEYING" cap found;
- 3. N 07° 36' 06" E, a distance of 2035.60 feet to a 1/2" iron rod found for the northwestern corner of said 164.63 acre tract and also being the southwestern corner of a called 305.22 acre tract, conveyed to C. Ernest Lawrence Family Limited Partnership in Document No. 2005011334, Official Public Records of Williamson County, Texas, for the most western northwestern corner of the herein described tract;

THENCE, with the northern line of said 164.63 acre tract and also being the southern line of said 305.22 acre tract, S 82° 27' 21" E, a distance of 2297.84 feet to a 1/2" iron rod found for the northeastern corner of said 164.63 acre tract, the southeastern corner of said 305.22 acre tract, the northwestern corner of said 61.29 acre tract and also being the southwestern corner of said 51.57 acre tract;

THENCE, with the western line of said 51.57 acre tract and also being the eastern line of said 305.22 acre tract, N 07° 13' 32" E, a distance of 978.27 feet to a post found for the northwestern corner of said 51.57 acre tract and also being the southwestern corner of a called 79.74 acre tract, conveyed to C. Ernest Lawrence Family Limited Partnership in Document No. 2005011333, Official Public Records of Williamson County, Texas;

THENCE, with the northern line of said 51.57 acre tract and northern line of said 14.37 acre tract also being the southern line of said 79.74 acre tract and the southern ROW line of County Road 401 (right of way varies), S 82° 46' 28" E, a distance of 2328.97 feet to a 1/2" iron rod with "ATWELL LLC" cap set on the eastern right of way line of said County Road 401 and also being on the western line of said 79.36 acre tract;

THENCE, with the eastern right of way line of said County Road 401 and also being on the western line of said 79.36 acre tract, N 07° 06' 15" E, a distance of 365.08 feet to a 1/2" iron rod with "ATWELL LLC" cap set for an ell corner of said 79.36 acre tract and also being the southwestern corner of said remainder of 8.43 acre tract;

THENCE, with the eastern right of way line of said County Road 401 and also being the western line of said remainder of 8.43 acre tract, N 07° 18' 23" E, a distance of 422.83 feet to a 1/2" iron rod with "ATWELL LLC" cap set for the northwestern corner of said remainder of 8.43 acre tract and also being the southwestern corner of a called 1.13 acre tract, Tract 2 conveyed to Prophet Capital Management, LTD in Document No. 2021187922, Official Public Records of Williamson County, Texas;

THENCE, with the southern line of said 1.13 acre tract and of a called 1.50 acre tract, Tract 1 conveyed to Prophet Capital Management, LTD in Document No. 2021187922, Official Public Records of Williamson County, Texas and also being the northern line of said remainder of 8.43 acre tract and said remainder of 79.36 acre tract, S 82° 28' 11" E, a distance of 1904.77 feet to a 1/2" iron rod with "ATWELL LLC" cap set for the southeastern corner of said 1.50 acre tract and also being on the western line of a called 151.17 acre tract, (Tract 1) conveyed to Prophet Capital Management, LTD in Document No. 2019032467, Official Public Records of Williamson County, Texas, for the northeastern corner of the herein described tract;

THENCE, with the eastern line of said 79.36 acre tract and also being the western line of said 151.17 acre tract, S 07° 08' 58" W, a distance of 1947.41 feet to a 1/2" iron rod found for the southeastern corner of said 79.36 acre tract and also being the northeastern corner of said 0.93 acre tract;

THENCE, with the eastern line of said 0.93 acre tract and also being the western line of said 151.17 acre tract, S 16° 12' 59" W, a distance of 23.14 feet to a 1/2" iron rod found for the southeastern corner of said 0.93 acre tract, the southwestern corner of said 151.17 acre tract and also being on the northern line of said 140.73 acre tract;

THENCE, with the northern line of said 140.73 acre tract and also being the southern line of said 151.17 acre tract, S 82° 21' 54" E, a distance of 365.25 feet to a 1/2" iron rod found for the northeastern corner of said 140.73 acre tract and also being the northwestern corner of the remainder of a called 75 acre tract, conveyed to Tony Daniel Michalik in Volume 440, Page 579, Deed Records of Williamson County, Texas;

THENCE, with the eastern line of said 140.73 acre tract and said 14.37 acre tract and also being the western line of said 75 acre tract, the following five (5) courses and distances:

- 1. S 07° 50' 32" W, a distance of 1249.86 feet to a 1/2" iron rod with "ATWELL LLC" cap set;
- 2. N 82° 10' 24" W, a distance of 158.33 feet to a 1/2" iron rod with "ATWELL LLC" cap set;
- 3. S 07° 49' 36" W, a distance of 40.00 feet to a 1/2" iron rod with "ATWELL LLC" cap set;
- 4. S 82° 10' 24" E, a distance of 158.33 feet to a 1/2" iron rod with "ATWELL LLC" cap set;
- 5. S 07° 48' 15" W, passing at a distance of 1626.42 feet, the most southern southeastern corner of said 14.37 acre tract, being on the northern line of said 100.57 acre tract, and also being the northwestern corner of said 1.533 acre tract, in all a total distance of 1702.42 feet to a calculated point for the southwestern corner of said 1.533 acre tract;

THENCE, with the southern line of said 1.533 acre tract and over and across said 100.57 acre tract, the following two (2) courses and distances:

- 1. S 82° 09' 51" E, a distance of 743.00 feet to a 1/2" iron rod with "ATWELL LLC" cap set;
- 2. S 06° 49' 16" E, a distance of 220.67 feet to the POINT OF BEGINNING.

Containing 1216.33 acres or 52,983,436 square feet, more or less.

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<b>PROJECT:</b>	Samsung Platting
<b>JOB NUMBER:</b>	21002557
<b>SURVEY DATE:</b>	NOVEMBER 2022
<b>SCALE:</b>	1" = 100'
<b>SURVEYOR:</b>	ROBERT J. GERTSON, RPLS 6367
<b>TECHNICIAN:</b>	AY
<b>DRAWING:</b>	
<b>DESCRIPTION:</b>	
<b>PARTYCHIEF:</b>	
<b>FIELDBOOKS:</b>	



**ATWELL**  
www.atwell-group.com  
805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.904.0505  
TBPE LS 10193726

**FINAL PLAT**  
**SAMSUNG TAYLOR**  
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS  
BEING PART OF THE BENJAMIN J. TYLER SURVEY, ABST. 631, THE THOMAS B. LEE SURVEY, ABST. 800, THE LUCIUS A. TYLER SURVEY, ABST. 632, THE H.T.&B.R.R.CO. SURVEY, ABST. 315, THE H.T.&B.R.R.CO. SURVEY, ABST. 318, THE G.W. TYLER SURVEY, ABST. 636, THE GEORGE N. TYLER SURVEY, ABST. 634 AND THE JACOB EBERLY SURVEY, ABST. 923, WILLIAMSON COUNTY, TEXAS

**SHEET**  
**37**  
**OF 38**

# PZ-2022-1604

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, SAMSUNG AUSTIN SEMICONDUCTOR, LLC, SOLE OWNER OF THE CERTAIN 1216.78 TRACT OF LAND SHOWN HEREON AND DESCRIBED IN THE FOLLOWING DEEDS TO SAMSUNG AUSTIN SEMICONDUCTOR, LLC, BEING A PORTION OF A CALLED 100.57 ACRE TRACT IN DOCUMENT NO. 2021184352, A CALLED 7.19 ACRE TRACT IN DOCUMENT NO. 2021184013, A CALLED 35.18 ACRE TRACT IN DOCUMENT NO. 2021183985, A PORTION OF A CALLED 11.02 ACRE TRACT IN DOCUMENT NO. 2021184141, THE REMAINDER OF A CALLED 79.36 ACRE TRACT, TRACT 1 AND A PORTION OF A CALLED 159.14 ACRE TRACT, TRACT 2 BOTH IN DOCUMENT NO. 2021184492, A PORTION OF A CALLED 33.62 ACRE TRACT, TRACT 1, PARCEL A, A CALLED 1.85 ACRE TRACT, TRACT 1, PARCEL B, AND A CALLED 21.67 ACRE TRACT, TRACT 2 ALL THREE IN DOCUMENT NO. 2021184917, A PORTION OF A CALLED 23.58 ACRE TRACT IN DOCUMENT NO. 2021184841, A CALLED 29.87 ACRE TRACT IN DOCUMENT NO. 2021183753, A CALLED 29.99 ACRE TRACT IN DOCUMENT NO. 2021184513, A CALLED 11.18 ACRE TRACT IN DOCUMENT NO. 2021185096, A CALLED 70.38 ACRE TRACT IN DOCUMENT NO. 2021184494, A CALLED 61.29 ACRE TRACT, TRACT 1 AND A CALLED 84.06 ACRE TRACT, TRACT 2 BOTH IN DOCUMENT NO. 2021181069, A CALLED 18.92 ACRE TRACT IN DOCUMENT NO. 2021184843, A CALLED 7.85 ACRE TRACT IN DOCUMENT NO. 2021184919, A CALLED 0.875 ACRE TRACT IN DOCUMENT NO. 2021183313, A CALLED 2.00 ACRE TRACT IN DOCUMENT NO. 2021184507, A CALLED 5.30 ACRE TRACT IN DOCUMENT NO. 2021184505, A CALLED 140.73 ACRE TRACT IN DOCUMENT NO. 2021184511, A CALLED 0.93 ACRE TRACT IN DOCUMENT NO. 2021187920, A CALLED 95.27 ACRE TRACT IN DOCUMENT NO. 2021184038, A CALLED 164.63 ACRE TRACT IN DOCUMENT NO. 2021184270, A CALLED 51.57 ACRE TRACT IN DOCUMENT NO. 2021183993, THE REMAINDER OF A CALLED 8.43 ACRE TRACT IN DOCUMENT NO. 2021184854 AND A CALLED 14.37 ACRE TRACT IN DOCUMENT NO. 2022005387, A PORTION OF RELEASED COUNTY ROAD 404 IN DOCUMENT NO. 2022105501, THE REMAINDER OF A CALLED 0.81 ACRE TRACT (TRACT 1) AND OF A CALLED 0.6145 ACRE TRACT (TRACT 2) IN DOCUMENT NO. 2023019378, ALL IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF TAYLOR THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF TAYLOR MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS SAMSUNG TAYLOR.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_.

SANGKI BAE, VP AND CFO  
SAMSUNG AUSTIN SEMICONDUCTOR, LLC  
SANGKI.BAE@SAMSUNG.COM  
512-672-1060

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SANGKI BAE, VP AND CFO, SAMSUNG AUSTIN SEMICONDUCTOR, LLC, 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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: \_\_\_\_\_

STATE OF TEXAS {

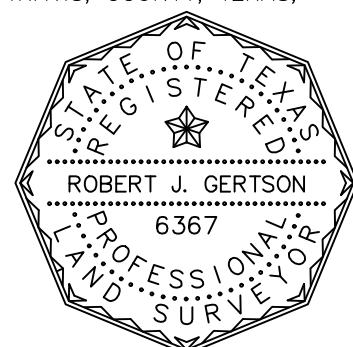
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, ROBERT J. GERTSON, 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 TRAVIS, COUNTY, TEXAS, THIS 15TH DAY OF MAY, 2025.

ROBERT J. GERTSON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6367  
ATWELL LLC  
805 LAS CIMAS PARKWAY, STE. 310  
AUSTIN, TX 78746  
512-904-0505



I, CHRISTOPHER G. LEE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION, IS ENCRANCED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0540F, 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.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS, THIS 25TH DAY OF MAY, 2024.

CHRISTOPHER G. LEE, P.E. 128605  
JACOBS  
2705 BEE CAVES RD, STE. 300  
AUSTIN, TX 78746  
512-314-3100



THIS SUBDIVISION TO BE KNOWN AS SAMSUNG TAYLOR HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

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

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

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

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON {

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. \_\_\_\_\_.

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

NANCY RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS  
BY: \_\_\_\_\_, DEPUTY

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 WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY 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.

WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

NOTES:

- 1. UTILITY PROVIDERS - WATER: THE CITY OF TAYLOR/EPCOR; WASTEWATER: THE CITY OF TAYLOR/EPCOR; 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, EFFECTIVE DATE OF DECEMBER 20, 2019.
- 4. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT.
- 5. THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT.
- 6. A 50' BUILDING SETBACK LINE ALONG THE PERIMETER OF THE PLAT BOUNDARY IS HEREBY DEDICATED.

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PROJECT:	Samsung Platting
JOB NUMBER:	21002557
SURVEY DATE:	NOVEMBER 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



**ATWELL**  
www.atwell-group.com  
805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.904.0505  
TBPE LS 10193726

**FINAL PLAT  
SAMSUNG TAYLOR**  
TO THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS  
BEING PART OF THE BENJAMIN J. TYLER SURVEY, ABST. 631, THE THOMAS B. LEE SURVEY, ABST. 800, THE LUCIUS A. TYLER SURVEY, ABST. 632, THE H.T.&B.R.R.CO. SURVEY, ABST. 315, THE H.T.&B.R.R.CO. SURVEY, ABST. 318, THE G.W. TYLER SURVEY, ABST. 636, THE GEORGE N. TYLER SURVEY, ABST. 634 AND THE JACOB EBERLY SURVEY, ABST. 923,  
WILLIAMSON COUNTY, TEXAS

SHEET
38
OF 38

# PZ-2022-1604