

AGENDA
CITY OF TAYLOR, TEXAS
PLANNING & ZONING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
400 PORTER STREET
TAYLOR, TEXAS
OCTOBER 14, 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, October 14, 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 September 9, 2025. *Courtney Peres*

IV. REGULAR AGENDA

2. **PZ-2025-2470** Consider conditional approval 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*
3. **PZ-2024-2088** 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. Reece Survey, Abstract 533, more particularly described by the Williamson Central Appraisal District Parcels R019181, R019951, R019651, R656448, R019659, Taylor, Williamson County, Texas. *Parker McDowell*
4. **PZ-2025-2592** Consider disapproval of the Minnow Springs Subdivision Minor Plat, generally located at 811 Hwy 95 South, legally described as approximately 1.28 acres of land situated in the Absolom Jett Survey, Abstract No. 343, more particularly described by the Williamson Central Appraisal District Parcels R019322 and R019321, Taylor Extraterritorial Jurisdiction, Williamson County, Texas. *Preston Gunn*
5. **PZ-2025-2552** Consider disapproval of the H & A Taylor RV Park 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 *Courtney Peres*

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

V. PUBLIC HEARINGS

7. **PZ-2025-2584** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit for the operation of a Home Based business for a pediatric therapy practice (Land Development Code Section 5.9.3.7 (6)) on property generally located at 2105 Davis Street, legally described as Bel-Air Addition, Block 8, Lot 3, Lot 2 Northern Part and Southern parts of Lots 4 and 5, 0.35 acres of land, more particularly described by Williamson Central Appraisal District Parcel R014369, Taylor, Williamson County, Texas. *Preston Gunn*
8. **PZ-2025-2591** Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator at property generally located at 3004 Don Hill Lane, legally described Rob Roy Estates, Block C, Lot 94, 0.027 acres of land, more particularly described by Williamson Central Appraisal District Parcel R427227, Taylor, Williamson County, Texas. *Preston Gunn*

VI. ADJOURN

The Commission may vote and/or act upon each of the items listed in this Agenda. The Commission 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: **Preston Gunn** Date: October 8, 2025
Preston Gunn, Planner

MINUTES

CITY OF TAYLOR, TEXAS

PLANNING AND ZONING COMMISSION MEETING

September 09, 2025, at 6:00 P.M.

City Hall Council Chambers

400 Porter Street, Taylor, TX 76574

PRESENT

Amy Everhart
Nora Roy
Donna Frazier
Jim Newman
Joseph Gonzales
Barbara Aviles-Toresberg
Jim Buzan
Annette Maruska

ABSENT

Alexander Allrich

STAFF PRESENT

Preston Gunn, Planner
Cole Bakley, Senior Planner
Shai Roos, Interim Director
Courtney Peres, Interim Asst. Director

For Citizens Communication and to speak during the public hearings, please contact the Development Services office at 512-309-6701 prior to 5:30 P.M. on Tuesday, September 09, 2025.

The agenda packet is on the website at:

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 08, 2025.
 - *Joseph Gonzales made a motion to Approve the minutes as presented. Donna Frazier seconded the motion. Motion passed (8-0).*

IV. REGULAR AGENDA – REVIEW/DISCUSS AND CONSIDER ACTION

2. **PZ-2025-2532** Consider Conditional approval 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
 - *Interim Assistant Director of Development Services, Courtney Peres, presented a brief presentation introducing the Replat and provided staff's recommendation*
 - *Jim Newman motioned to conditionally approve the Replat as presented. Jim Buzan seconded the motion. Motion passed (8-0).*

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.
 - *Interim Assistant Director of Development Services, Courtney Peres, presented a brief presentation introducing the Preliminary Plat and provided staff's recommendation*
 - *Nora Roy motioned to Disapprove the Preliminary Plat as presented. Joseph Gonzales seconded the motion. Motion passed (8-0).*

4. **PZ-2024-2088** 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. Reece Survey, Abstract 533, more particularly described by the Williamson Central Appraisal District Parcels R019181, R019951, R019651, R656448, R019659, Taylor, Williamson County, Texas.
 - *Interim Assistant Director of Development Services, Courtney Peres, presented a brief presentation introducing the Preliminary Plat and provided staff's recommendation*
 - *Nora Roy motioned to Disapprove the Preliminary Plat as presented. Jim Newman seconded the motion. Motion passed (8-0).*

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.

- *Mark Evans, HDR, presented a brief presentation introducing the Final Plat and provided staff's recommendation*
- *Donna Frazier motioned to Approve the Final Plat as presented. Barbara Aviles-Toresberg seconded the motion. Motion passed (8-0).*

V. PUBLIC HEARINGS

6. **PZ-2025-2435 WITHDRAWN** 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 V6 was Withdrawn by the Applicant. A public hearing was not held, and a recommendation was not made.*

VI. DISCUSSION ITEMS

1. Update regarding City Council actions on items referred by the Planning and Zoning Commission.
 - *Staff provided an update to the Commission based on past cases that P&Z forwarded on to City Council.*

VII. ADJOURN – Meeting was adjourned at 6:35pm

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



Planning & Zoning Commission Meeting October 14, 2025 Transmittal Letter

Agenda Item Number: 2.

Agenda Title: **PZ-2025-2470 Consider conditional approval 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 and take action of the proposed City View Plaza Preliminary Plat

Department Submitted: Development Services Department

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

Applicant: Oscar Herrera, Herrera Civil Engineering

Owner: Hariharan Kuppuraj

Address/Location: Generally located along Carlos G. Parker Boulevard SW, west of the intersection at Carey Avenue.

Legal Description: Approximately 28.594 acres of land situated in the J.C. Eaves Survey, Abstract No. 214, more particularly described by the Williamson Central Appraisal District Parcel R019198, Taylor, Williamson County, Texas

Current Zoning: P5 – Urban Center, and CS – Civic Space

Current Use: Vacant Acreage

Case History: This is the third submission of the Preliminary Plat

2. STAFF ANALYSIS / BACKGROUND

The submitted Preliminary Plat partially meets the minimum requirements of the Land Development Code and Engineering Manual. Therefore, staff recommends Conditional Approval of the Preliminary Plat pending compliance with all comments outlined in the Comment Letter

3. RECOMMENDATION

Staff recommends conditional approval, subject to the comments outlined in the comment letter.

This includes but is not limited to the following:

1. Correct the Street type table to be per Taylor Transportation Plan Street types.
2. Provide on Final Plat: Associated ROW width to be shown with all streets: (e.g. "Feather Street - 60-ft ROW") on the plat drawing.
3. For the triangular piece of land, the applicant shall confirm how this piece of land is dedicated as it is not contiguous with Lot 4, Block A anymore.
4. Remove point data from plat drawing (where noted).

4. TIMELINE

N/A

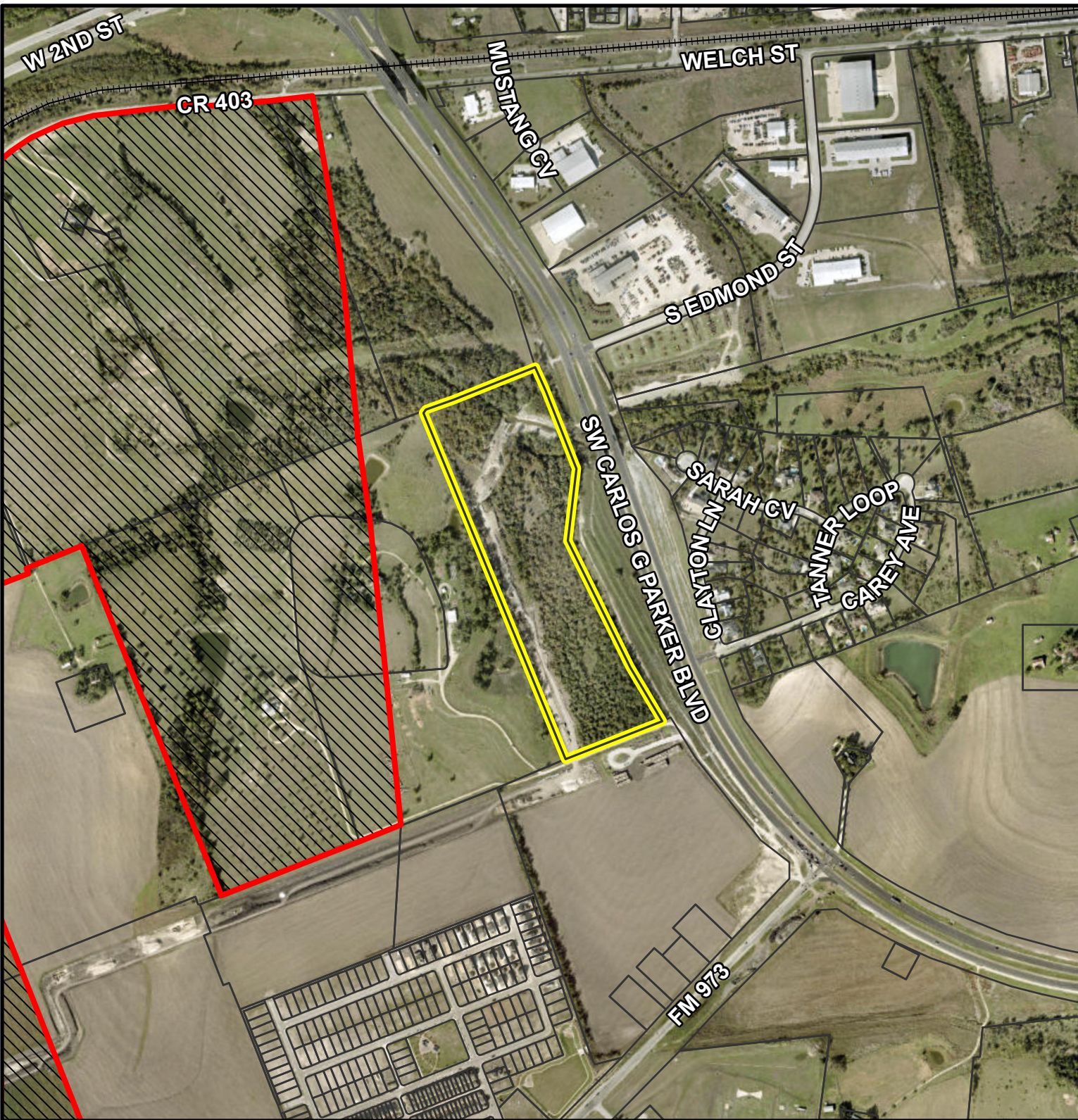
5. OTHER OPTIONS

N/A

6. ATTACHMENTS





1. _01a_PZ-2025-2470 Location Map
2. _01b_PZ-2025-2470_City View Plaza Proposed Preliminary Plat
3. _01c_PZ-2025-2470_City View Plaza Preliminary Plat Staff Review Letter

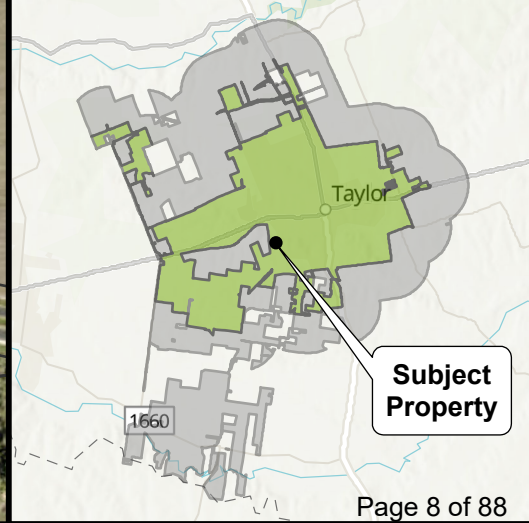
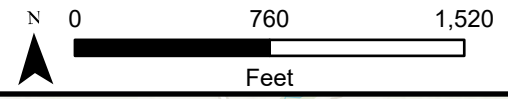
CANCELLED



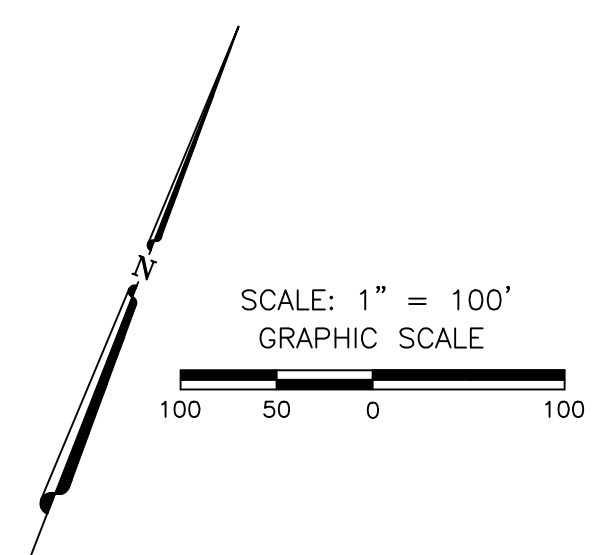
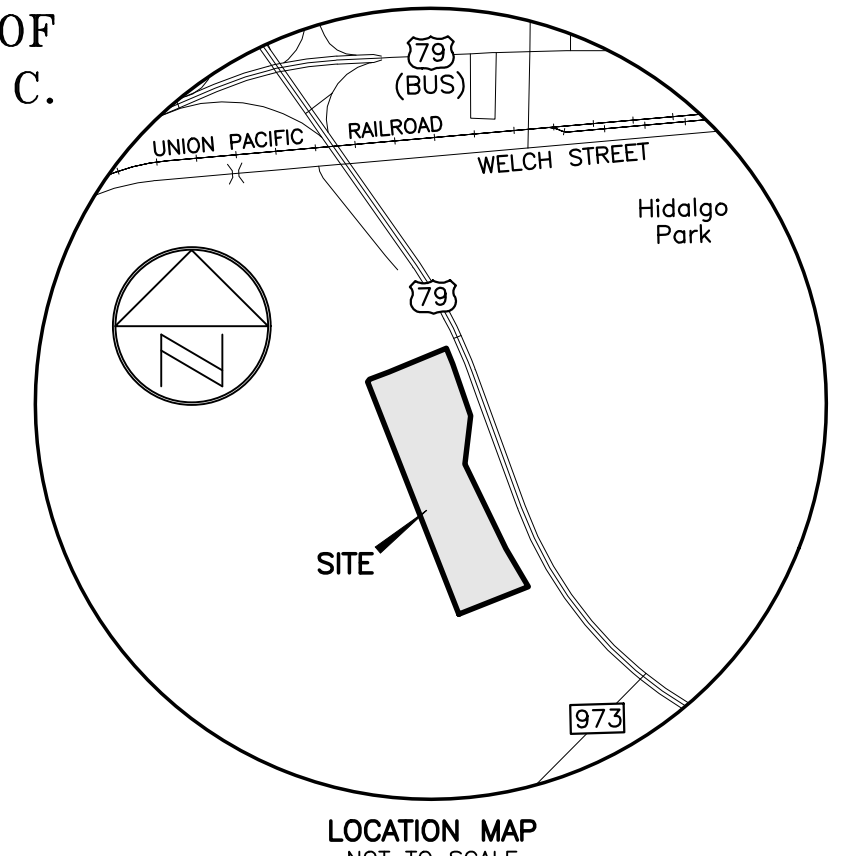
PZ-2025-2470

**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



- 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
 - P.A.E. PUBLIC ACCESS EASEMENT
 - P.O.B. POINT OF BEGINNING
 - () RECORD INFORMATION
 - [] RECORD INFORMATION PER TXDOT PROJECT NO. 3170 - LOOP 427
 - - - APPROX. LIMITS OF FEMA 100-YR FLOODPLAIN
 - ▨ 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°43'08"E	138.92'
	(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°47'4"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'

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

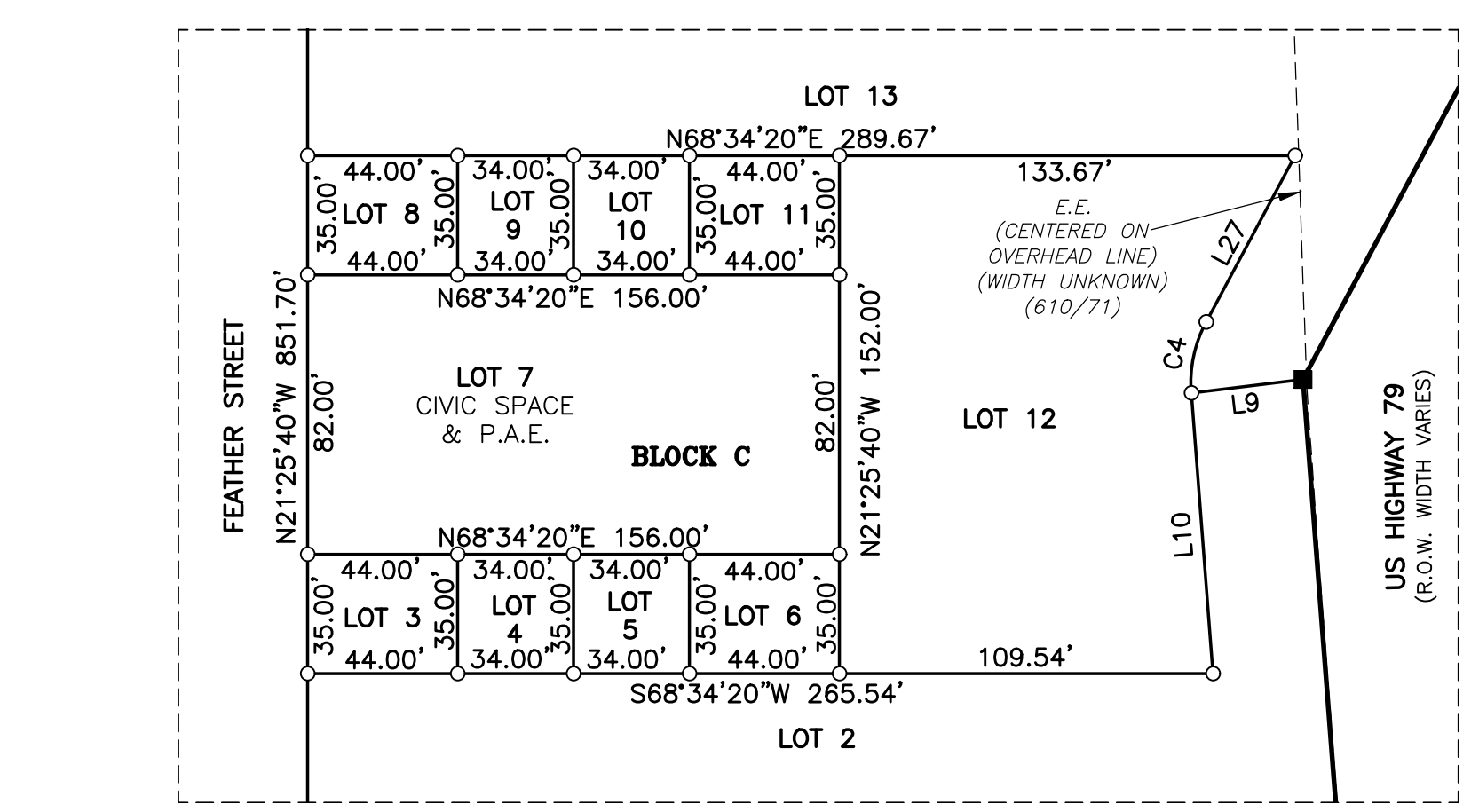
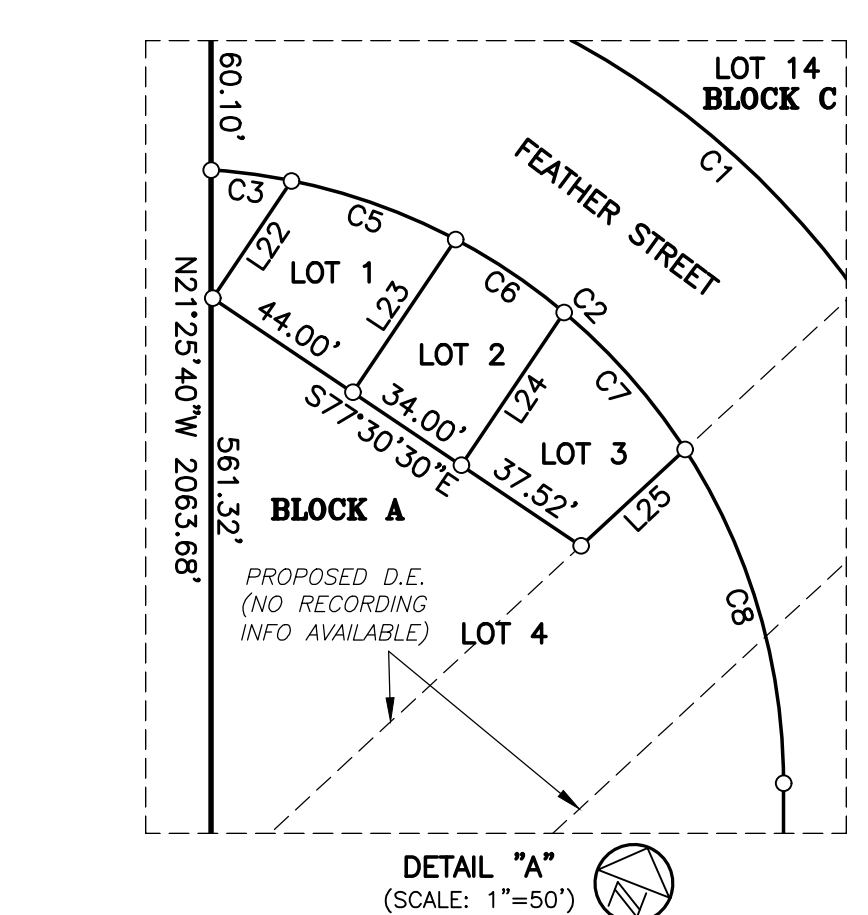
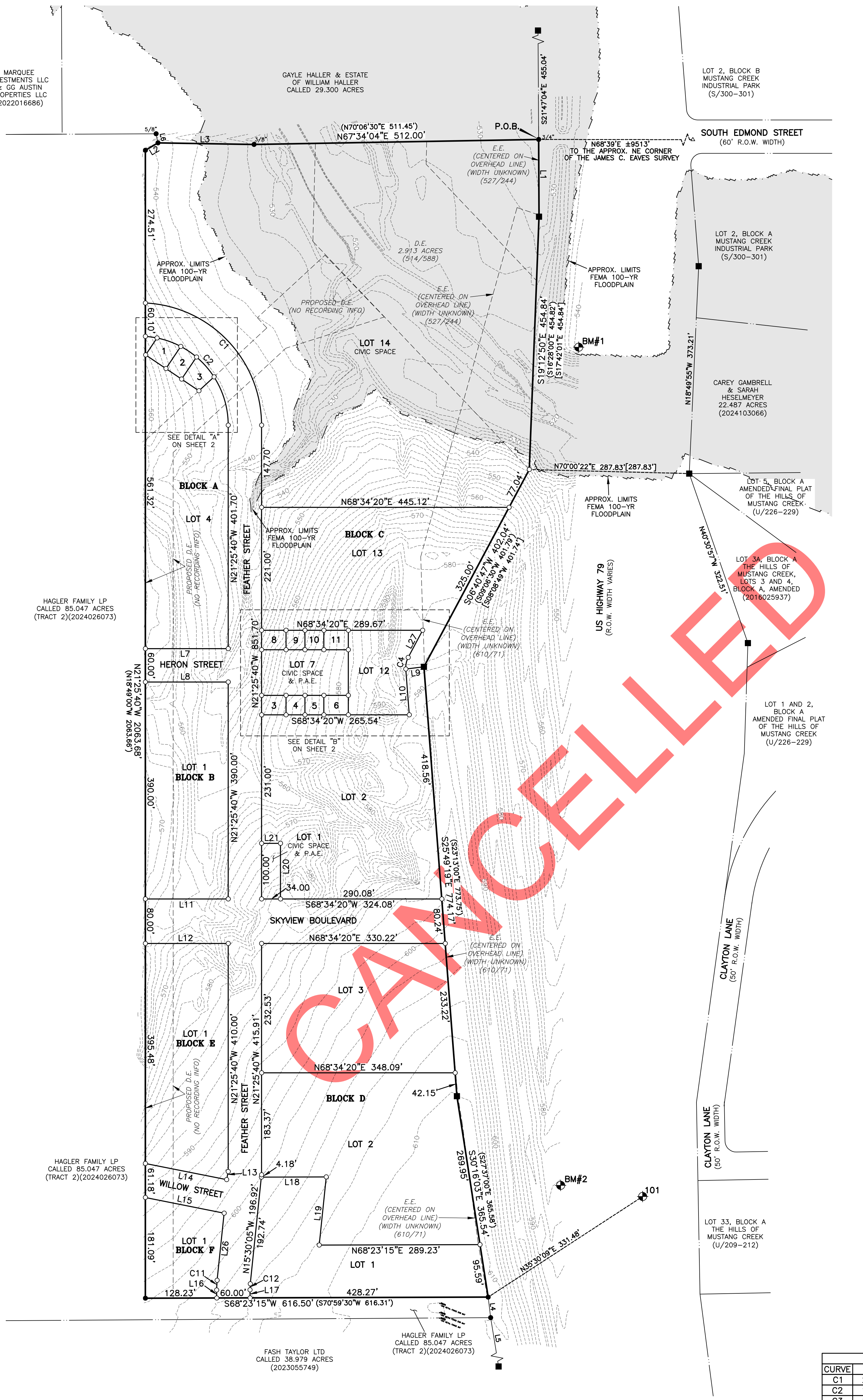
ENGINEER:
 OSCAR HERRERA, PE NO. 140029
 HERRERA CIVIL ENGINEERING, PLLS
 5300 ROUNDBOUT LANE
 ROUND ROCK, TX 78664
 (956) 756-4419
 oh@herrercivileng.com

OWNER/SUBDIVIDER:
 HARIHARAN KUPPURAJ
 15907 KLAUS LANE
 ELGIN, TX 78621
 (860) 682-0175
 hari@trivikbuilders.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:
 09/18/25
DRAWN BY:
 MB
SHEET
 01 OF 02

PLAT SUMMARY:
 TOTAL ACREAGE: 28.609
 # OF BLOCKS: 6
 # OF LOTS: 24



MARQUEE INVESTMENTS LLC & GG AUSTIN PROPERTIES LLC (2022016686)
 GAYLE HALLER & ESTATE OF WILLIAM HALLER CALLED 29.300 ACRES
 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 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 THE _____ DAY OF _____, 2025 A.D.

PAUL J. FLUGEL DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5096
 CHAPARRAL LAND SURVEYING
 TPPLS 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 ENCRONCHED 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 DATE
 LICENSED PROFESSIONAL ENGINEER NO. 140029
 HERRERA CIVIL ENGINEERING, PLLC
 TPPLS FIRM NO. 27134
 3300 ROUNDABOUT LANE
 ROUND ROCK, TX 78664
 (956) 756-4419
 oh@herrercivileng.com

 DIRECTOR

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 28.609 ACRES IN THE JAMES C. EAVES SURVEY, ABS. NO. 214, WILLIAMSON COUNTY, TEXAS, BEING THE SAME TRACT CALLED 28.594 ACRES IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021176855, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 28.609 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" rebar found in the west right-of-way line of US Highway 79, the southeast corner of a called 29.300 acre tract conveyed to Gayle Haller and Estate of William Haller (no recording information available), and the northeast corner of said called 28.594 acre tract and the herein described tract;

THENCE with the common line of US Highway 79 and said called 28.594 acre tract the following five (5) courses and distances:

1. South 21°43'08" East, a distance of 138.92 feet to a concrete highway monument found for an angle point;
2. South 19°12'50" East, a distance of 454.84 feet to a 1/2" rebar with "Chaparral" cap set for an angle point;
3. South 06°40'47" West, a distance of 402.04 feet to a concrete highway monument found for an angle point;
4. South 25°49'19" East, a distance of 774.17 feet to a concrete highway monument found for an angle point;

5. South 30°16'03" East, a distance of 365.54 feet to a 1/2" rebar found being an easterly corner of a called 85.047 acre tract conveyed to Hagler Family LP in Document No. 2024026073, Official Public Records of Bastrop County, Texas, and the southeast corner of said called 28.594 acre tract and the herein described tract;

THENCE with the common line of said called 28.594 acre tract and said called 85.047 acre tract the following three (3) courses and distances:

1. South 68°23'15" West, a distance of 616.50 feet to a 1/2" rebar found being an interior ell corner of said called 85.047 acre tract and the southwest corner of said called 28.594 acre tract and the herein described tract;
2. North 21°25'40" West, a distance of 2063.68 feet to a 1/2" rebar found being an angle point in the east line of said called 85.047 acre tract and the most westerly corner of said called 28.594 acre tract and the herein described tract;
3. North 38°12'00" East, along a jog in the east line of said called 85.047 acre tract a distance of 26.18 feet to a 1/2" rebar found at the southerly end of a jog in the south line of said called 29.300 acre tract being a northwesterly corner of said called 28.594 acre tract and the herein described tract;

THENCE with the common line of said called 28.594 acre tract and said called 29.300 acre tract the following two (2) courses and distances:

1. North 69°29'26" East, a distance of 172.80 feet to a 3/8" rebar found for an angle point;
2. North 67°34'04" East, a distance of 512.00 feet to the POINT OF BEGINNING and containing 28.609 acres of land, more or less.

STANDARD PLAT NOTES

1. UTILITY PROVIDERS:
 • WATER – CITY OF TAYLOR
 • WASTEWATER – CITY OF TAYLOR
 • ELECTRICITY – ONCOR
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE CITY OF TAYLOR ATLAS-14 MAPPING, FEMA FIRM MAP NUMBER 48491C0541F, EFFECTIVE DATE DECEMBER 20, 2019.
4. STRUCTURES WITHIN AND ADJACENT TO THE FLOODPLAIN MUST HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 2 FEET ABOVE THE FLOODPLAIN ELEVATION (SEC 7-84).
 • LOT 1, BLOCK A MFPE:
 • LOT 2, BLOCK A MFPE:
 • LOT 3, BLOCK A MFPE:
 • LOT 4, BLOCK A MFPE:
 • LOT 13, BLOCK C MFPE:
5. THE FIRE FLOW SHALL BE IN ACCORDING TO THE MINIMUM FIRE FLOW REQUIREMENTS PER THE ADOPTED 2018 INTERNATIONAL FIRE CODE.
6. THIS SUBDIVISION IS SUBJECT TO ORDINANCE 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.
7. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
8. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF TAYLOR.
9. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
11. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION AND MODIFICATIONS TO EXISTING UTILITIES.
12. NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS.
13. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
14. LOT 1 AND LOT 7, BLOCK C, ARE SUBJECT TO A BLANKET PUBLIC ACCESS EASEMENT HEREBY DEDICATED.

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

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
	2	3,400	0.078	CIVIC SPACE/P.A.E.
C	1	102,451	2.352	COMMERCIAL/RETAIL
	2	1,540	0.035	COMMERCIAL/RETAIL
	3	1,190	0.027	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/P.A.E.
	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	COMMERCIAL/RETAIL
	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	

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

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, PLLS
 3300 ROUNDABOUT LANE
 ROUND ROCK, TX 78664
 (956) 756-4419
 oh@herrercivileng.com

Chaparral
 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:
 09/18/25
 DRAWN BY:
 MB
 SHEET
 02 OF 02



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@herrercivileng.com

Date: Tuesday, October 7, 2025

Address: 427 Loop, Taylor 76574

Permit Number PZ-2025-2470

Dear Oscar Herrera,

Staff has completed its review of plans for the City View Plaza - 427 LOOP (property ID R019198) - preliminary plat that is to be located at 427 Loop, Taylor 76574. There are some corrections that need to be made prior to approval 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.

[*See Associated Documents section of the permit page to download a PDF copy of the plat containing the following comments:](#)

Preliminary Plat - Engineering Review 03

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. Noted: Verify and update information for existing outfall easement. Note on plat to reference easement agreement so no encroachments or other restrictions violated. These shall be confirmed and provided on the final plat.
4. Unresolved: Street type to be per Taylor Transportation Plan street types.
5. Provide on Final Plat: Associated ROW width to be shown with all streets: (e.g. "Feather Street - 60-ft ROW") on the plat drawing.
6. Need to verify how this piece of land is dedicated as it is not contiguous with Lot 4, Block A anymore.
7. Remove point data from plat drawing (where noted).

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.

The fire department's previous comment has not been addressed.

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 309-6797, or by e-mail at parker.mcdowell@hdrinc.com.

Thank you,



Parker McDowell

Attachment

CANCELLED



Planning & Zoning Commission Meeting October 14, 2025 Transmittal Letter

Agenda Item Number: 3.

Agenda Title: PZ-2024-2088 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. Reece Survey, Abstract 533, more particularly described by the Williamson Central Appraisal District Parcels R019181, R019951, R019651, R656448, R019659, Taylor, Williamson County, Texas.

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

Department Submitted: Development Services Department

Staff Contact: Parker McDowell

1. PURPOSE / DESCRIPTION

Applicant: Jason Chu, Quiddity Engineering

Address/Location: FM 973 & W. Wesley Miller Lane

Legal Description: 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.

Current Zoning: P3: Neighborhood with a Planned Development
P4: Mix
P5: Urban Center

Current Use: Vacant Acreage

Case History: This is the fifth submission of the proposed Preliminary Plat. (Applicant changed Engineering Firms).

2. STAFF ANALYSIS / BACKGROUND

The Applicant has not met the minimum standards of the LDC and Engineering Manual, including but not limited to:

1. Amendment Sheets need to be updated for PZ-2022-1594 & PZ-2024-2102. Sheets are needed to complete review of the plat.
2. Cover sheet correction to the lot and block table
3. Lots missing from the plat that are indicated in the table
4. Lift Station and force main development and utility agreement are needed.

3. RECOMMENDATION

Staff recommends disapproval of the Preliminary Plat based on the comments in the Planning Review Letter

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS





1. _02a_PZ 2024-2088 Location Map
2. _02b_PZ-2025-2088_Citadel Square Proposed Preliminary Plat
3. _02c_PZ-2025-2088_Citadel Square Preliminary Plat Staff Comment Letter

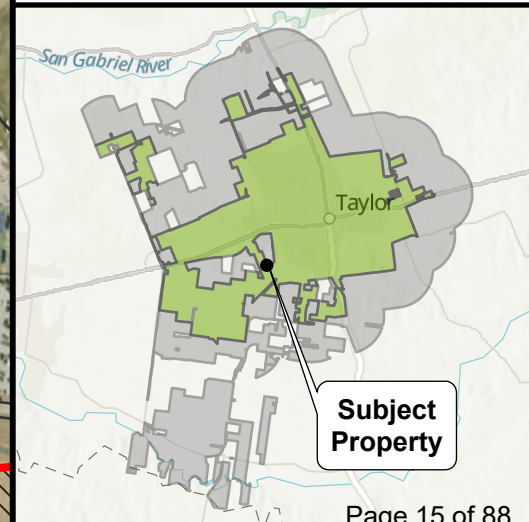
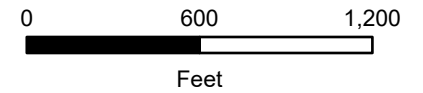
CANCELLED



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



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
CITY OF TAYLOR
AUGUST 2025

DATE OF SUBMITTAL: AUGUST 15, 2025

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

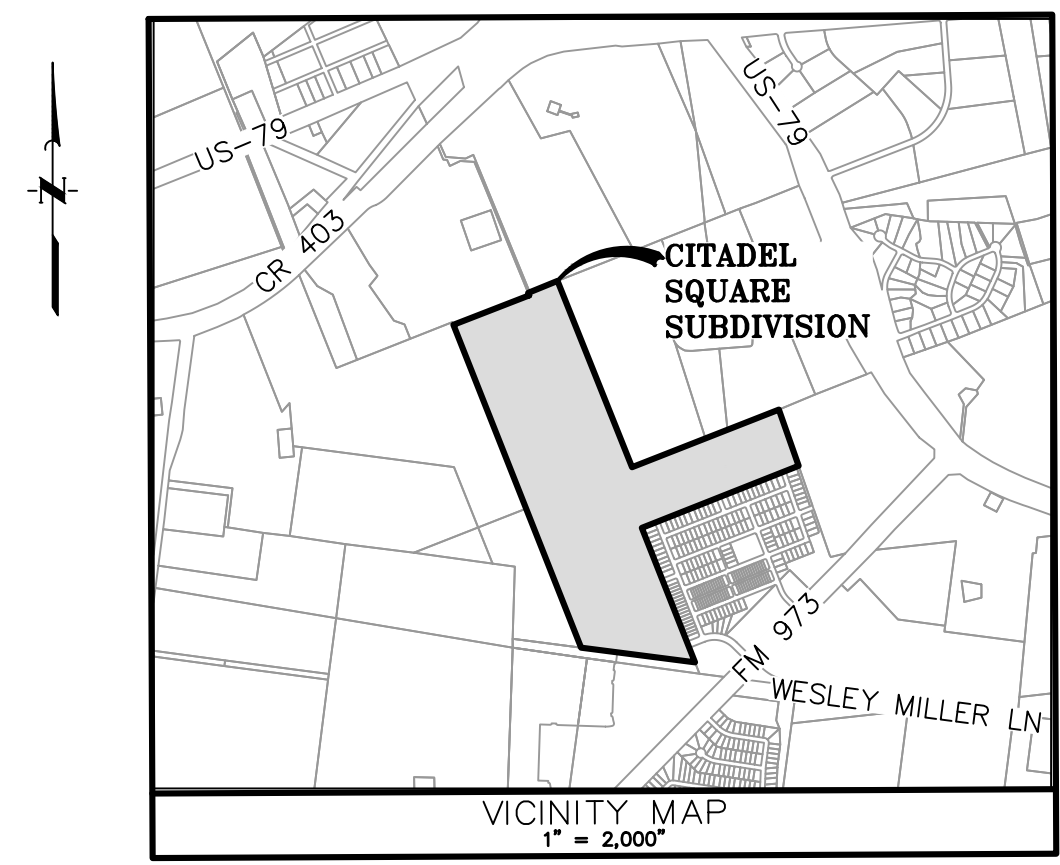
SURVEYOR:
QUIDDITY ENGINEERING
912 S. CAPITAL OF TEXAS HWY, SUITE 300,
AUSTIN, TEXAS 78746
512-441-9493
ATTN: REX L HACKETT RPLS

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

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

SUBURBAN WATERSHED:
TURKEY CREEK-BRUSHY CREEK

ACREAGE: 126.617 ACRES



VICINITY MAP
1" = 2,000'

Sheet Index	
Sheet Number	Sheet Title
1	COVER SHEET
2	LEGAL DESCRIPTION
3	PLAT NOTES
4	OVERALL PLAT
5	PLAT SHEET 1 OF 5
6	PLAT SHEET 2 OF 5
7	PLAT SHEET 3 OF 5
8	PLAT SHEET 4 OF 5
9	PLAT SHEET 5 OF 5
10	PHASING PLAN
11	LINE AND CURVE DATA
12	ADJACENT PROPERTY INFORMATION
13	SIGNATURE SHEET

BLOCK A			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	5520.00	0.13
2	Single-Family	4600.00	0.11
3	Single-Family	4600.00	0.11
4	Single-Family	4600.00	0.11
5	Single-Family	4600.00	0.11
6	Single-Family	4600.00	0.11
7	Single-Family	4600.00	0.11
8	Landscape / Civic Space	2299.91	0.05
9	Single-Family	4600.00	0.11
10	Single-Family	4600.00	0.11
11	Single-Family	4600.00	0.11
12	Single-Family	4600.00	0.11
13	Single-Family	4600.00	0.11
14	Single-Family	4600.00	0.11
15	Single-Family	4600.00	0.11
16	Single-Family	5175.00	0.12
17	Landscape / Civic Space	6962.99	0.16

BLOCK G			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	5520.00	0.13
2	Single-Family	4600.00	0.11
3	Single-Family	4600.00	0.11
4	Single-Family	4600.00	0.11
5	Single-Family	4600.00	0.11
6	Single-Family	4600.00	0.11
7	Single-Family	4600.00	0.11
8	Landscape / Civic Space	2299.91	0.05
9	Single-Family	4600.00	0.11
10	Single-Family	4600.00	0.11
11	Single-Family	4600.00	0.11
12	Single-Family	4600.00	0.11
13	Single-Family	4600.00	0.11
14	Single-Family	4600.00	0.11
15	Single-Family	4600.00	0.11
16	Single-Family	5175.00	0.12
17	Single-Family	5175.00	0.12
18	Single-Family	4600.00	0.11
19	Single-Family	4600.00	0.11
20	Single-Family	4600.00	0.11
21	Single-Family	4600.00	0.11
22	Single-Family	4600.00	0.11
23	Single-Family	4600.00	0.11
24	Single-Family	4600.00	0.11
25	Landscape / Civic Space	2299.91	0.05
26	Single-Family	4600.00	0.11
27	Single-Family	4600.00	0.11
28	Single-Family	4600.00	0.11
29	Single-Family	4600.00	0.11
30	Single-Family	4600.00	0.11
31	Single-Family	4600.00	0.11
32	Single-Family	5520.00	0.13

BLOCK K			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	6650.00	0.15
2	Single-Family	5320.00	0.12
3	Single-Family	5320.00	0.12
4	Single-Family	5320.00	0.12
5	Single-Family	5320.00	0.12
6	Single-Family	5320.00	0.12
7	Single-Family	6650.00	0.15
8	Single-Family	6650.00	0.15
9	Single-Family	5320.00	0.12
10	Single-Family	5320.00	0.12
11	Single-Family	5320.00	0.12
12	Single-Family	5320.00	0.12
13	Single-Family	5320.00	0.12
14	Single-Family	5320.00	0.12
15	Single-Family	6384.00	0.15
16	Landscape / Civic Space	22655.77	0.52
17	Landscape / Civic Space	29203.22	0.67

BLOCK N			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	5984.98	0.14
2	Single-Family	5320.00	0.12
3	Single-Family	5320.00	0.12
4	Single-Family	5320.00	0.12
5	Single-Family	5320.00	0.12
6	Single-Family	5320.00	0.12
7	Single-Family	5320.00	0.12
8	Single-Family	6650.00	0.15
9	Single-Family	6650.00	0.15
10	Single-Family	5320.00	0.12
11	Single-Family	5320.00	0.12
12	Single-Family	5320.00	0.12
13	Single-Family	5320.00	0.12
14	Single-Family	5320.00	0.12
15	Single-Family	5320.00	0.12
16	Single-Family	5985.00	0.14
17	Landscape / Civic Space	29203.22	0.67

BLOCK Q			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	5985.00	0.14
2	Single-Family	5320.00	0.12
3	Single-Family	5320.00	0.12
4	Single-Family	5320.00	0.12
5	Single-Family	5320.00	0.12
6	Single-Family	5320.00	0.12
7	Single-Family	5320.00	0.12
8	Single-Family	6650.00	0.15
9	Single-Family	6650.00	0.15
10	Single-Family	5320.00	0.12
11	Single-Family	5320.00	0.12
12	Single-Family	5320.00	0.12
13	Single-Family	5320.00	0.12
14	Single-Family	5320.00	0.12
15	Single-Family	5320.00	0.12
16	Single-Family	5985.00	0.14
17	Landscape / Civic Space	27165.61	0.62

BLOCK B			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	5175.00	0.12
2	Single-Family	4600.00	0.11
3	Single-Family	4600.00	0.11
4	Single-Family	4600.00	0.11
5	Single-Family	4600.00	0.11
6	Single-Family	4600.00	0.11
7	Single-Family	4600.00	0.11
8	Single-Family	4600.00	0.11
9	Landscape / Civic Space	2043.51	0.05
10	Single-Family	4600.00	0.11
11	Single-Family	4600.00	0.11
12	Single-Family	4600.00	0.11
13	Single-Family	4600.00	0.11
14	Single-Family	4600.00	0.11
15	Single-Family	4600.00	0.11
16	Single-Family	4600.00	0.11
17	Single-Family	5465.42	0.13
18	Landscape / Civic Space	7329.99	0.17

BLOCK H			
Lot No.	Use	Area (SF)	Area (ac)
1	Landscape / Civic Space	5952.9	1.37

BLOCK I			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	9858.74	0.23
2	Single-Family	5328.54	0.12
3	Single-Family	5330.06	0.12
4	Single-Family	5331.58	0.12
5	Single-Family	5333.10	0.12
6	Single-Family	5334.43	0.12
7	Single-Family	5332.85	0.12
8	Single-Family	5322.05	0.12
9	Single-Family	5086.20	0.12
10	Single-Family	4873.17	0.11
11	Single-Family	5572.84	0.13
12	Single-Family	5520.00	0.13
13	Single-Family	4600.33	0.11
14	Single-Family	4674.26	0.11
15	Single-Family	4823.82	0.11
16	Single-Family	4973.45	0.11
17	Single-Family	5049.21	0.12
18	Single-Family	5051.10	0.12
19	Single-Family	5052.63	0.12
20	Single-Family	5054.15	0.12
21	Single-Family	8119.25	0.19
22	Single-Family	7288.38	0.17
23	Single-Family	5190.31	0.12
24	Single-Family	5190.31	0.12
25	Single-Family	5068.80	0.12
26	Single-Family	4800.00	0.11
27	Single-Family	6730.95	0.15

BLOCK L			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	6650.00	0.15
2	Single-Family	5320.00	0.12
3	Single-Family	5320.00	0.12
4	Single-Family	5320.00	0.12
5	Single-Family	5320.00	0.12
6	Single-Family	5320.00	0.12
7	Single-Family	6650.00	0.15
8	Single-Family	6650.00	0.15
9	Single-Family	5320.00	0.12
10	Single-Family	5320.00	0.12
11	Single-Family	5320.00	0.12
12	Single-Family	5320.00	0.12
13	Single-Family	5320.00	0.12
14	Single-Family	5320.00	0.12
15	Single-Family	6384.00	0.15
16	Single-Family	6240.00	0.14
17	Single-Family	5200.00	0.12
18	Single-Family	5200.00	0.12
19	Single-Family	5200.00	0.12
20	Single-Family	5200.00	0.12
21	Single-Family	5200.00	0.12
22	Single-Family	5200.00	0.12
23	Single-Family	5460.00	0.13
24	Landscape / Civic Space	6240.00	0.14
25	Single-Family	5200.00	0.12
26	Single-Family	5200.00	0.12
27	Single-Family	5200.00	0.12
28	Single-Family	5200.00	0.12
29	Single-Family	5200.00	0.12
30	Single-Family	5200.00	0.12
31	Single-Family	6500.00	0.15

BLOCK O			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	5985.00	0.14
2	Single-Family	5320.00	0.12
3	Single-Family	5320.00	0.12
4	Single-Family	5320.00	0.12
5	Single-Family	5320.00	0.12
6	Single-Family	5320.00	0.12
7	Single-Family	5320.00	0.12
8	Single-Family	5320.00	0.12
9	Landscape / Civic Space	6650.00	0.15
10	Single-Family	5320.00	0.12
11	Single-Family	5320.00	0.12
12	Single-Family	5320.00	0.12
13	Single-Family	5320.00	0.12
14	Single-Family	5320.00	0.12
15	Single-Family	5320.00	0.12
16	Single-Family	5320.00	0.12
17	Single-Family	5985.00	0.14
18	Single-Family	5985.00	0.14
19	Single-Family	5200.00	0.12
20	Single-Family	5200.00	0.12
21	Single-Family	5200.00	0.12
22	Single-Family	5200.00	0.12
23	Single-Family	5200.00	0.12
24	Single-Family	5200.00	0.12
25	Single-Family	5200.00	0.12
26	Landscape / Civic Space	6500.00	0.15
27	Single-Family	5200.00	0.12
28	Single-Family	5200.00	0.12
29	Single-Family	5200.00	0.12
30	Single-Family	5200.00	0.12
31	Single-Family	5200.00	0.12
32	Single-Family	5200.00	0.12
33	Single-Family	5200.00	0.12
34	Single-Family	5985.00	0.14

BLOCK R			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	5985.00	0.14
2	Single-Family	5320.00	0.12
3	Single-Family	5320.00	0.12
4	Single-Family	5320.00	0.12
5	Single-Family	5320.00	0.12
6	Single-Family	5320.00	0.12
7	Single-Family	5320.00	0.12
8	Single-Family	5320.00	0.12
9	Landscape / Civic Space	20025.35	0.46

BLOCK S			
Lot No.	Use	Area (SF)	Area (ac)
1	Single-Family	5985.00	0.14
2	Single-Family	5320.00	0.12
3	Single-Family	5320.00	0.12
4	Single-Family	5320.00	0.12
5	Single-Family	5320.00	0.12
6	Single-Family	5320.00	0.12
7	Single-Family	5320.00	0.12
8	Single-Family	5320.00	0.12
9	Landscape / Civic Space	8797.48	0.20
10	Single-Family	5200.00	0.12
11	Single-Family	5200.00	0.12
12	Single-Family	5200.00	0.12
13	Single-Family	5200.00	0.12
14	Single-Family	5200.00	0.12
15	Single-Family	5200.00	0.12
16	Single-Family	5200.00	0.12
17	Single-Family	5850.00	0.13

BLOCK C			
Lot No.	Use	Area (SF)	Area (ac)

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
 CITY OF TAYLOR
 AUGUST 2025

LEGAL DESCRIPTION

BEING A 125.518-ACRE TRACT OF LAND SITUATED IN THE JAMES C. EAVES SURVEY NO. 205 ABSTRACT NO. 214 AND GEORGE M. REESE SURVEY, ABSTRACT NO. 533 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF CALLED TRACT 1 CONTAINING 54.911 ACRES, AND ALL OF THAT CERTAIN TRACT OF LAND CALLED TRACT 2 CONTAINING 70.644 ACRES AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO TAYLOR 973, LLC IN DOCUMENT NO. 2021188725 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 125.518 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE:

BEGINNING: AT A 1/2-INCH IRON PIPE FOUND FOR A CORNER OF SAID TRACT 1 - 54.911-ACRES, THE SOUTHWESTERN CORNER OF THAT CERTAIN TRACT OF LAND CALLED TO CONTAIN 44-ACRES IN A PARTITION DEED TO FAHNER BOHLS IN VOLUME 287, PAGE 478 OF THE DEED RECORDS OUT OF A CALLED 142.37-ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 123, PAGE 191 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (WILLIAMSON COUNTY TAX PARCEL ID NO. R019331), FOR THE SOUTHEASTERN CORNER OF THAT CERTAIN TRACT OF LAND CALLED TRACT 3 PARTS ONE AND THREE CALLED TO CONTAIN 0.873-ACRES OF LAND IN SAID DOCUMENT NO. 2021188725, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 68°44'30" EAST A DISTANCE OF 298.60 FEET ALONG THE SOUTHEASTERN LINE OF THE SAID 44-ACRE TRACT, THE SOUTHEASTERN LINE OF THE SAID 142.37-ACRE TRACT, THE NORTHWESTERN LINE OF SAID TRACT 1 - 54.911-ACRES TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEASTERN CORNER OF SAID TRACT 1 - 54.911-ACRES, THE NORTHWESTERN CORNER OF THAT CERTAIN TRACT OF LAND CALLED TO CONTAIN 45.83-ACRES IN A WARRANTY DEED WITH VENDOR'S LIEN TO J. PATRICK & BEVERLY K. QUINN IN DOCUMENT NO. 1996052460 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 21°32'56" EAST A DISTANCE OF 2086.65 FEET ALONG THE NORTHEASTERN LINE OF SAID TRACT 1 - 54.911-ACRES, THE SOUTHWESTERN LINE OF THE SAID 45.83-ACRE TRACT TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEASTERN SAID TRACT 1 ON THE NORTHWESTERN LINE OF SAID TRACT 2 - 70.644-ACRES, FOR THE SOUTHWESTERN CORNER OF THE SAID 45.83-ACRE TRACT, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 68°35'39" EAST ALONG OR NEAR THE NORTHWESTERN LINE OF THE SAID GEORGE M. REESE SURVEY, THE SOUTHEASTERN LINE OF THE SAID JAMES C EAVES SURVEY, A NORTHWESTERN LINE OF SAID TRACT 2 - 70.644-ACRES, THE SOUTHEASTERN LINE OF THE SAID 45.83-ACRE TRACT, AT 825.16 FEET PASS A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEASTERN CORNER OF THE SAID 45.83-ACRE TRACT, THE SOUTHWESTERN CORNER OF THE REMAINDER OF A CALLED 85.047-ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED (CONTRIBUTION DEED) TO HAGLER FAMILY, LP IN DOCUMENT NO. 2024026073 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE IN ALL OF 1647.46 FEET TO A 1/2-INCH ROD FOUND FOR THE NORTHEASTERN CORNER OF SAID TRACT 2 - 70.644-ACRES, A CORNER OF THE SAID 85.047-ACRE TRACT, FOR THE EASTERNMOST NORTHEASTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 22°15'31" EAST A DISTANCE OF 39.91 FEET ALONG A NORTHEASTERN LINE OF SAID TRACT 2 - 70.644-ACRES, A LINE OF THE SAID 85.047-ACRE TRACT TO A 1/2-INCH IRON ROD FOUND FOR A SOUTHERN CORNER OF THE SAID 85.047-ACRE TRACT, A CORNER OF SAID TRACT 2 - 70.644-ACRES, FOR THE NORTHWESTERN CORNER OF THAT CERTAIN TRACT OF LAND CALLED TO CONTAIN 38.979-ACRES AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO FASH TAYLOR, LTD IN DOCUMENT NO. 2023055749 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 19°09'34" EAST A DISTANCE OF 580.46 FEET ALONG A NORTHEASTERN LINE OF SAID TRACT 2 - 70.644-ACRES, THE SOUTHWESTERN LINE OF THE SAID 38.979-ACRE TRACT TO A 5/8-INCH IRON ROD WITH CAP STAMPED "HAYNIE" FOUND FOR THE EASTERNMOST SOUTHEASTERN CORNER OF SAID TRACT 2 - 70.644-ACRES, THE NORTHEASTERN CORNER OF THE CASTLEWOOD SUBDIVISION PHASE 1 FINAL PLAT AS SHOWN IN DOCUMENT NO. 2021152781 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE EASTERNMOST SOUTHEASTERN CORNER OF THIS HEREIN TRACT;

THENCE: SOUTH 68°24'16" WEST A DISTANCE OF 1756.54 FEET ALONG A SOUTHEASTERN LINE OF SAID TRACT 2 - 70.644-ACRES, THE NORTHWESTERN LINE OF SAID CASTLEWOOD SUBDIVISION PHASE 1, THE NORTHWESTERN LINE OF CASTLEWOOD SUBDIVISION PHASES 2 & 3 FINAL PLAT SHOWN IN DOCUMENT NO. 2022074792 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF SAID CASTLEWOOD PHASES 2 & 3, A CORNER OF SAID TRACT 2 - 70.644-ACRES, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 21°36'37" EAST A DISTANCE OF 514.87 FEET ALONG A SOUTHWESTERN LINE OF SAID CASTLEWOOD SUBDIVISION PHASES 2 & 3, A NORTHEASTERN LINE OF SAID TRACT 2 - 70.644-ACRES TO A 1/2-INCH IRON PIPE FOUND FOR A CORNER OF SAID TRACT 2, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: SOUTH 21°35'00" EAST A DISTANCE OF 992.02 FEET CONTINUING ALONG A SOUTHWESTERN LINE OF SAID CASTLEWOOD SUBDIVISION PHASE 2 & 3, A NORTHEASTERN LINE OF SAID TRACT 2 - 70.644-ACRES TO A 5/8-INCH IRON ROD WITH CAP STAMPED "CHAPARRAL" FOUND FOR THE SOUTHEASTERN CORNER OF SAID TRACT 2 - 70.644-ACRES, THE NORTHEASTERN CORNER OF CASTLEWOOD SOUTH PHASE 1 FINAL PLAT AS SHOWN IN DOCUMENT NO. 2024015056 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHERNMOST SOUTHEASTERN CORNER OF THIS HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON FOUND FOR THE SOUTHWESTERN CORNER OF CASTLEWOOD SUBDIVISION PHASE 3 AS SHOWN IN SAID DOCUMENT NO. 2022074792 BEARS SOUTH 21°31'22" EAST A DISTANCE OF 127.69 FEET;

THENCE: NORTH 82°37'34" WEST A DISTANCE OF 1196.86 FEET ALONG THE SOUTHERN LINE OF SAID TRACT 2 - 70.644-ACRES, THE NORTHERN LINE OF SAID CASTLEWOOD SOUTH PHASE 1, THE NORTHERN LINE OF CASTLEWOOD SOUTH PHASE 2 FINAL PLAT AS SHOWN IN DOCUMENT NO. 2025001274 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "DATAPOINT" FOUND FOR THE SOUTHWESTERN CORNER OF SAID TRACT 2 - 70.644-ACRES, FOR THE SOUTHEASTERN CORNER OF THAT CERTAIN TRACT OF LAND CALLED TO CONTAIN 90.65-ACRES AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO TW FORD, LP IN DOCUMENT NO. 2017050597 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHWESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 21°34'32" WEST A DISTANCE OF 3610.84 ALONG THE SOUTHWESTERN LINE OF SAID TRACT 2 - 70.644-ACRES, THE SOUTHWESTERN LINE OF SAID TRACT 1 - 54.911-ACRES, THE NORTHEASTERN LINE OF THE SAID 90.65-ACRE TRACT TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF SAID TRACT 1 - 54.911-ACRES, A SOUTHERN CORNER OF THAT CERTAIN TRACT OF LAND CALLED TO CONTAIN 52.501 ACRES AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO TAYLOR 53 BUSINESS, LLC IN DOCUMENT NO. 2021166275 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWESTERN CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 68°47'01" EAST ALONG THE NORTHWESTERN LINE OF SAID TRACT 1 - 54.911-ACRES, THE SOUTHEASTERN LINE OF THE SAID 52.501-ACRE TRACT, AT 852.28 FEET PASS A 1/2-INCH IRON PIPE FOUND, A DISTANCE IN ALL OF 864.72 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "CHAPARRAL" FOUND FOR A CORNER OF SAID TRACT 1 - 54.911-ACRES, THE SOUTHEASTERN CORNER OF THE SAID 52.501-ACRE TRACT, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;


THENCE: NORTH 22°26'48" WEST A DISTANCE OF 35.97 FEET ALONG A LINE OF THE SAID 52.501-ACRE TRACT, A LINE OF SAID TRACT 1 - 54.911-ACRES TO A 1/2-INCH IRON ROD WITH RED CAP FOUND FOR A CORNER OF SAID TRACT 1 - 54.911-ACRES, THE SOUTHWESTERN CORNER OF SAID TRACT 3 - 0.873-ACRES FOR A CORNER OF SAID TRACT 1 - 54.911-ACRES, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE: NORTH 68°58'24" EAST A DISTANCE OF 18.16 FEET ALONG A NORTHERN LINE OF SAID TRACT 1 - 54.911-ACRES, THE SOUTHERN LINE OF SAID TRACT 3 - 0.873-ACRES TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 125.518-ACRES OF LAND.

BEARING BASIS:
 ALL BEARINGS SHOWN ARE BASED ON TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. ALL DISTANCES SHOWN ARE GRID; UNITS: U.S. SURVEY FEET.

CANCELLED

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. 1-23290 & 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. 1-23290 & 10046100
 912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512.441.9493

PZ-2024-2088

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 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 2000 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 no areas within the boundaries of this subdivision in the City of Taylor floodplain as defined by City of Taylor GIS effective date of February 1, 2024.
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
CITY OF TAYLOR
AUGUST 2025

CANCELLED

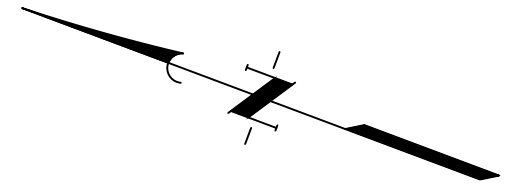
OWNER/ DEVELOPER:
TAYLOR 973 LLC
3040 POST OAK BLVD STE 1212
HOUSTON, TX 77056
713-598-3821

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

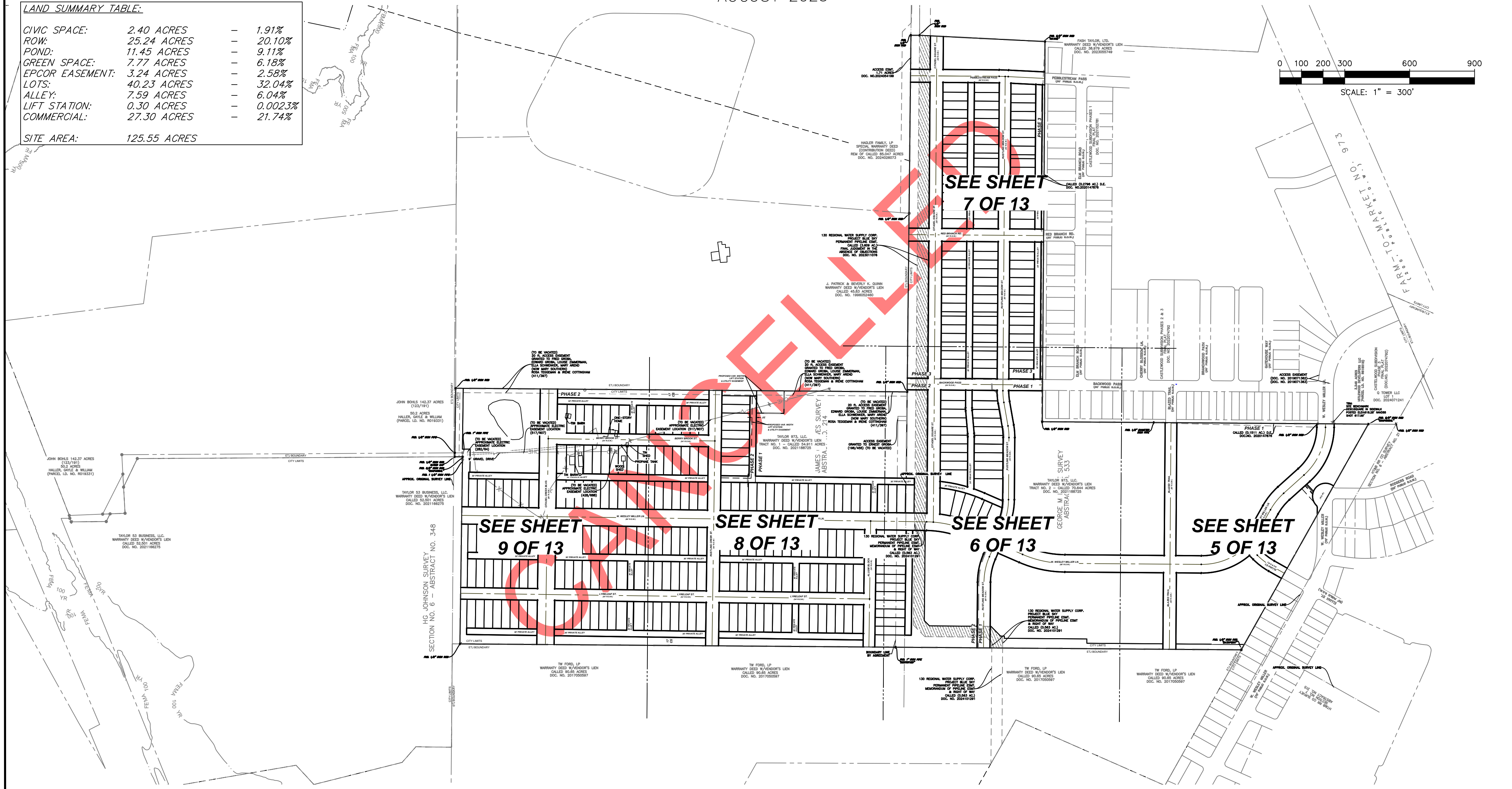
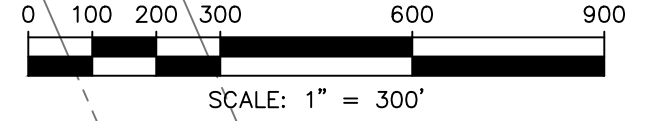
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CITADEL SQUARE SUBDIVISION

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
CITY OF TAYLOR
AUGUST 2025



LAND SUMMARY TABLE:		
CIVIC SPACE:	2.40 ACRES	1.91%
ROW:	25.24 ACRES	20.10%
POND:	11.45 ACRES	9.11%
GREEN SPACE:	7.77 ACRES	6.18%
EPCOR EASEMENT:	3.24 ACRES	2.58%
LOTS:	40.23 ACRES	32.04%
ALLEY:	7.59 ACRES	6.04%
LIFT STATION:	0.30 ACRES	0.0023%
COMMERCIAL:	27.30 ACRES	21.74%
SITE AREA:		125.55 ACRES



Legend of Graphics and Abbreviations

AC	"Acre"
DOC	"Document"
D.R.W.C.T.	"Deed Records of Williamson County, Texas"
CS	"Civic Space"
No.	"Number"
O.P.R.W.C.T.	"Official Public Records of Williamson County, Texas"
POB	"Point of Beginning"
ROW	"Right-of-Way"
Vol. Pg.	"Volume ____ Page ____"
D.E.	"Drainage Easement"

- Notes:
- Utility Providers -Water: City of Taylor, Wastewater: City of Taylor, Electricity: Oncor Electric.
 - 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 2,000 gallons per minutes for not less than two (2) hours shall be provided.
 - Blue Sky Pipeline Easement (DOC. NO. 2023011076) will remain in place, all current restrictions continue to apply.
 - Lots 8A, 9B, 9F, 26F, 8G, 25G, 24L, 14M, 90, 26O, 9P to have dedicated cross access easement for entirety of lot boundary.

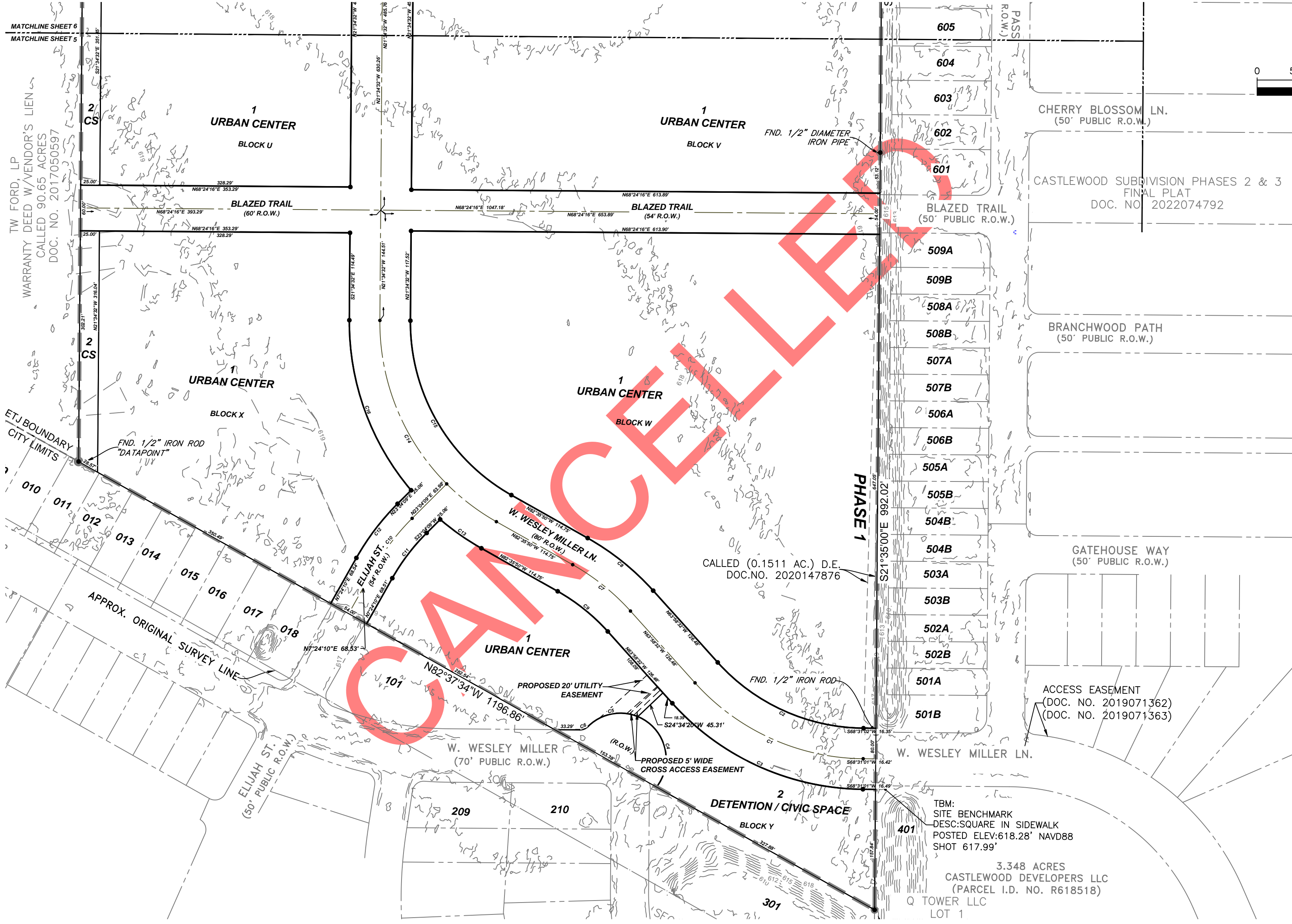
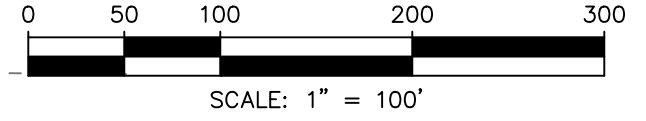
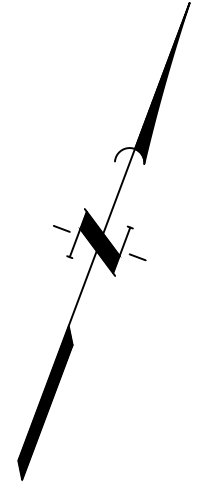
OWNER/ DEVELOPER:
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3040 POST OAK BLVD STE 1212
HOUSTON, TX 77056
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 WILLIAMSON COUNTY, TEXAS
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Vol. Pg.	"Volume ____ Page ____"
D.E.	"Drainage Easement"


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TBM:
 SITE BENCHMARK
 DESC: SQUARE IN SIDEWALK
 POSTED ELEV: 618.28' NAVD88
 SHOT 617.99'

3.348 ACRES
 CASTLEWOOD DEVELOPERS LLC
 (PARCEL I.D. NO. R618518)
 Q TOWER LLC
 LOT 1

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

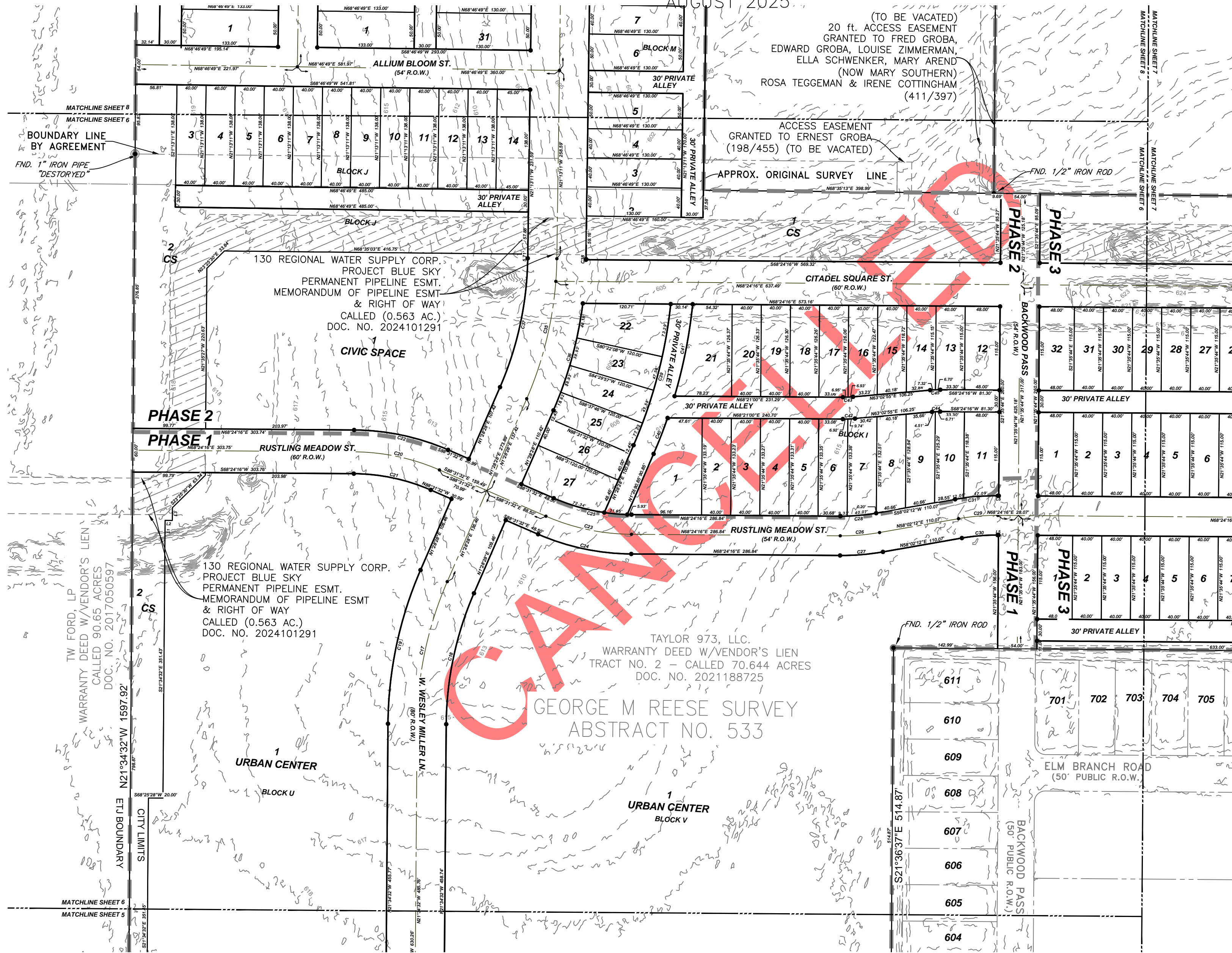
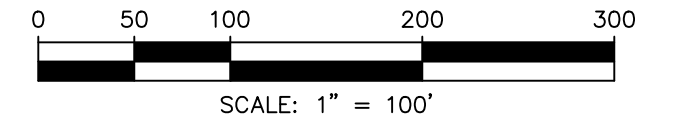
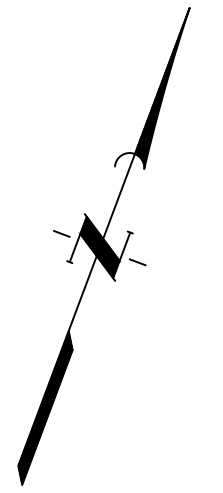
SURVEYOR:
 **QUIDDITY**
 Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors Registration No. F-23290 & 10046100
 912 S. Capital of Texas Hwy, Suite 300, Austin, Texas 78746 512.441.9493

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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
CITY OF TAYLOR
AUGUST 2025



Legend of Graphics and Abbreviations

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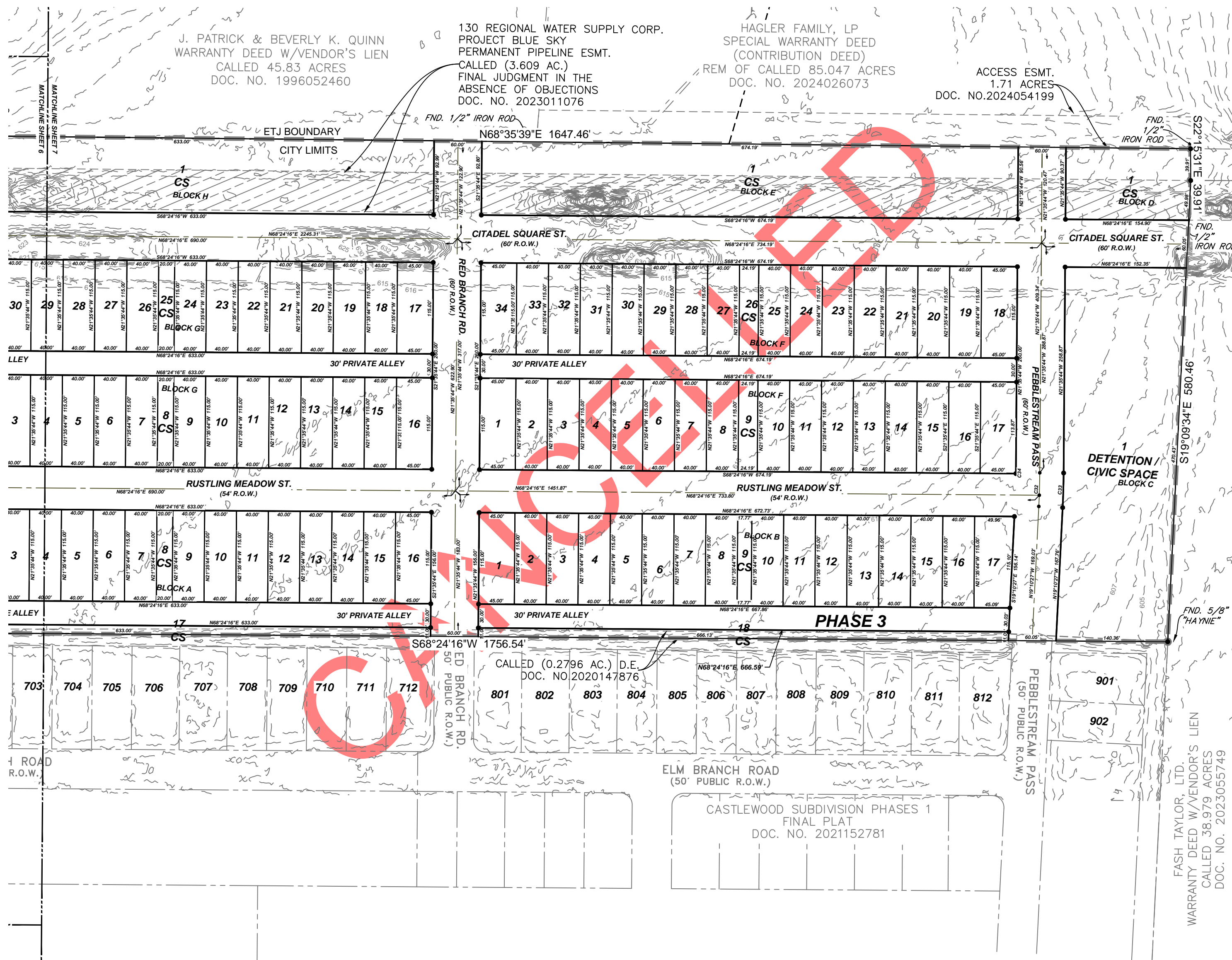
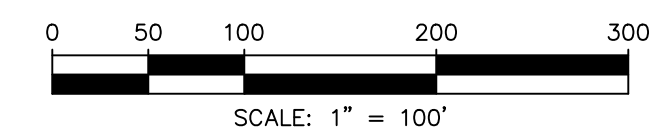
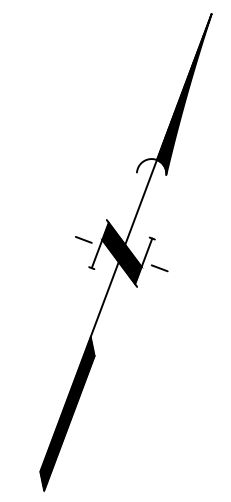
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3040 POST OAK BLVD STE 1212
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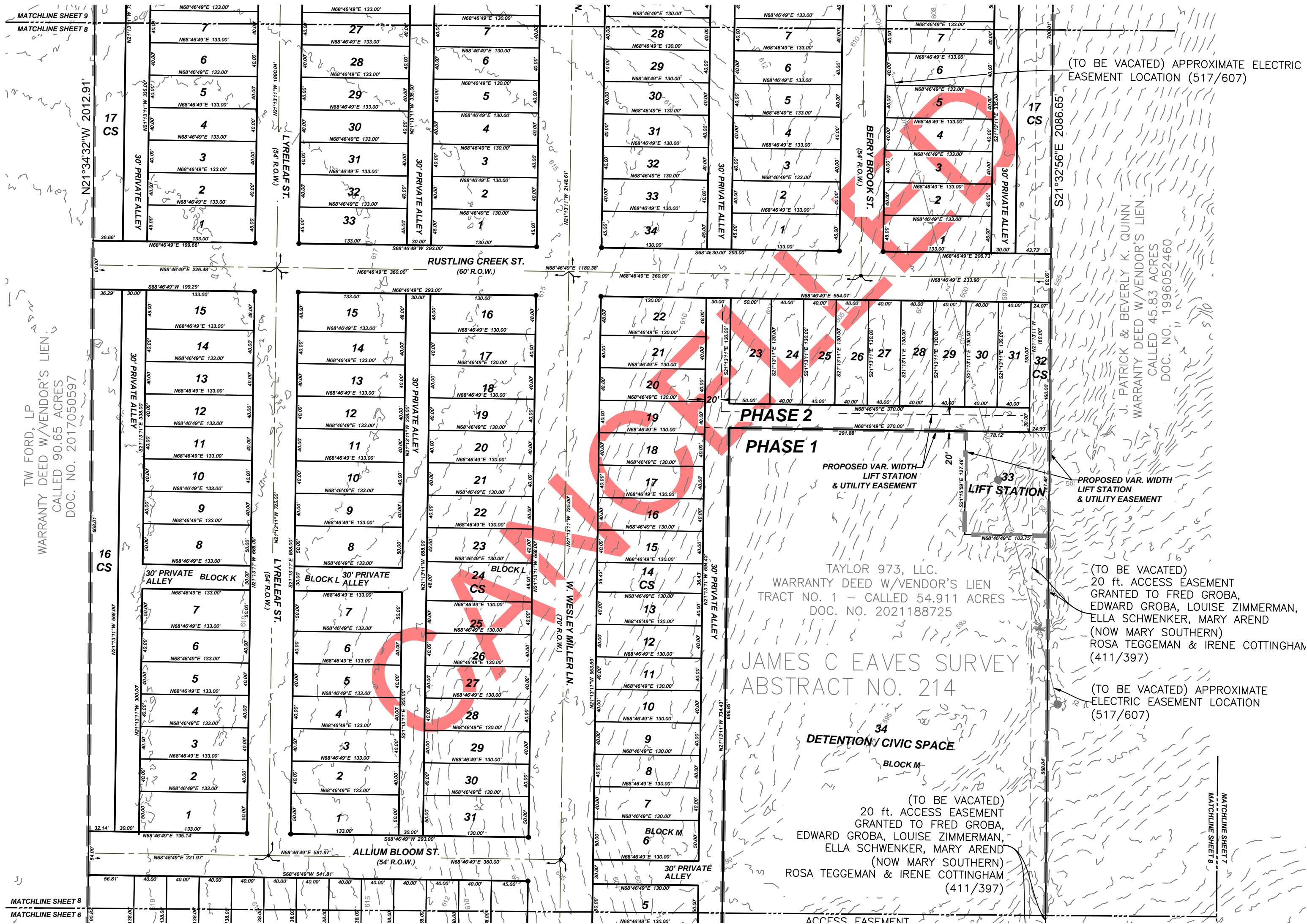
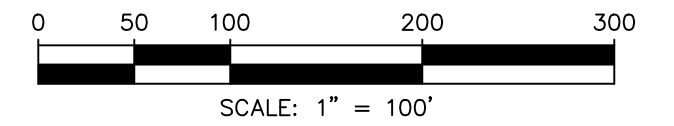
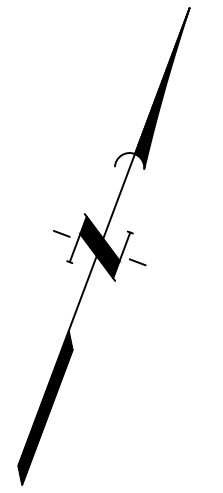
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FASH TAYLOR, LTD.
WARRANTY DEED W/VENDOR'S LIEN
CALLED .38.979 ACRES
DOC. NO. 2023055749

CASTLEWOOD SUBDIVISION PHASES 1
FINAL PLAT
DOC. NO. 2021152781

CITADEL SQUARE SUBDIVISION

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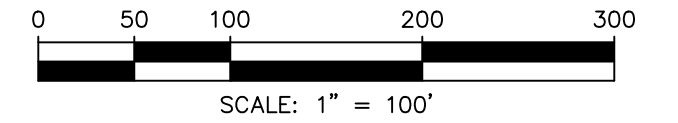
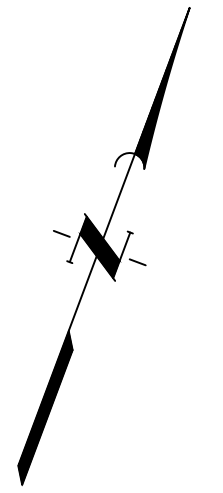
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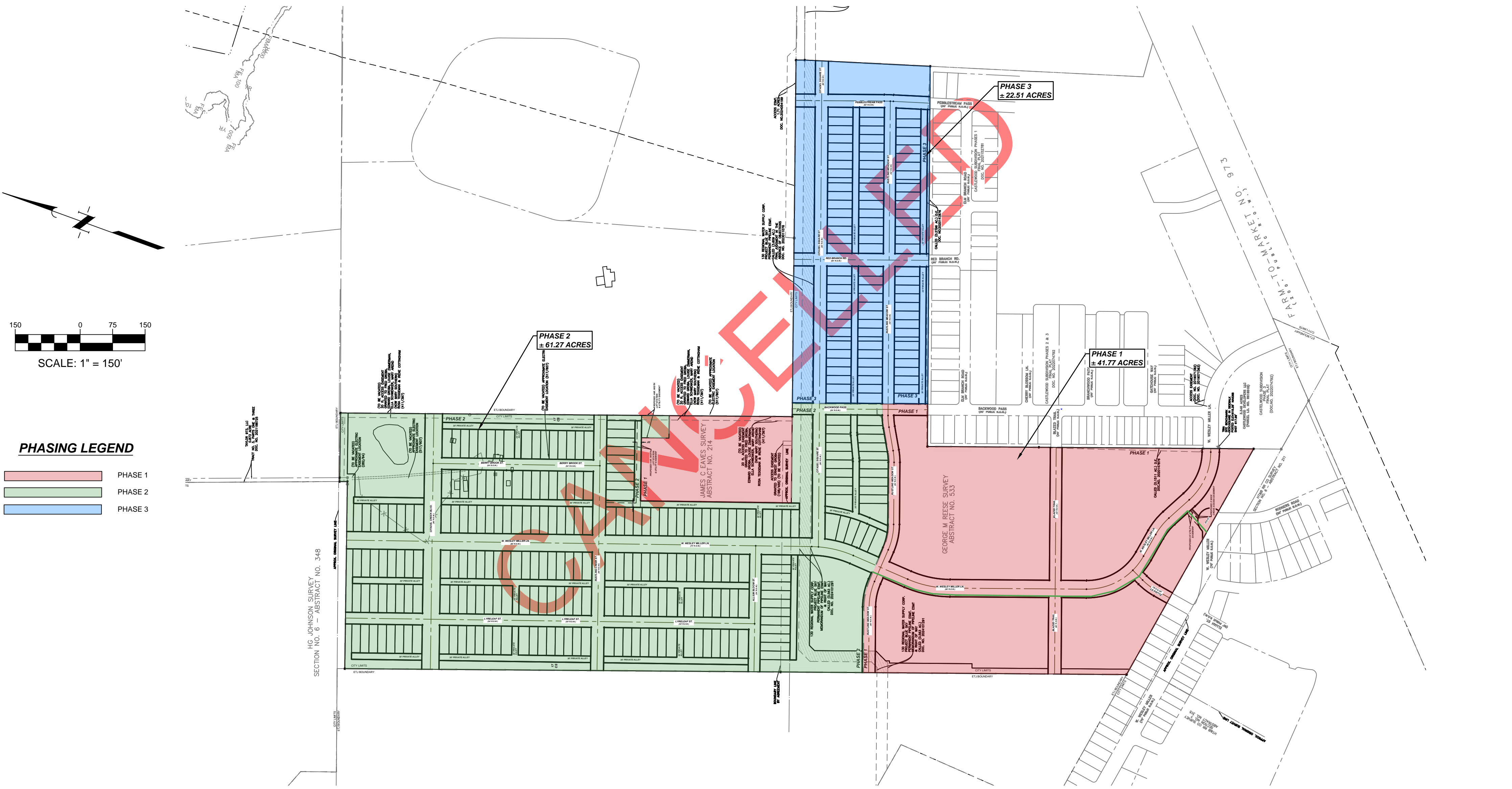
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PHASING LEGEND

	PHASE 1
	PHASE 2
	PHASE 3

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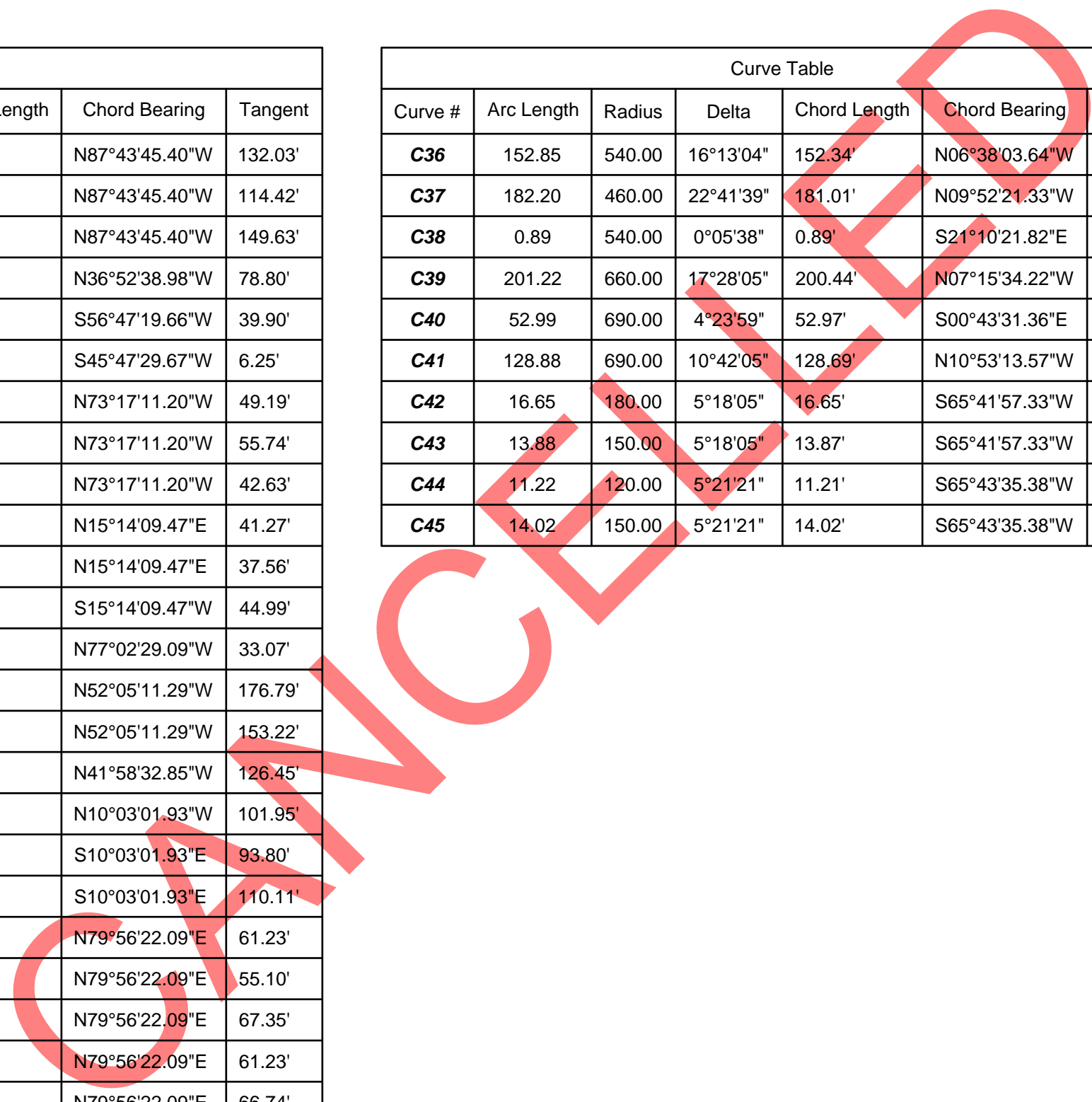
PZ-2024-2088

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 CITY OF TAYLOR
 AUGUST 2025


Line Table		
Line #	Length	Direction
L1	30.000	S21° 34' 32.18"E
L2	10.000	S68° 24' 15.86"W
L3	17.601	S21° 34' 32.18"E
L4	3.632	S21° 35' 26.88"E
L5	1.071	S68° 24' 15.86"W
L6	1.071	S68° 24' 15.86"W
L7	4.995	N21° 13' 10.98"W
L8	35.974	N22° 26' 48.00"W
L9	18.160	N68° 58' 23.69"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	215.58	260.00	47°30'27"	209.46'	N87°43'45.40"W	114.42'
C3	281.91	340.00	47°30'27"	273.91'	N87°43'45.40"W	149.63'
C4	110.40	60.00	105°25'27"	95.47'	N36°52'38.98"W	78.80'
C5	70.42	60.00	67°14'36"	66.44'	S56°47'19.66"W	39.90'
C6	11.85	15.00	45°14'56"	11.54'	S45°47'29.67"W	6.25'
C7	97.50	300.00	18°37'18"	97.07'	N73°17'11.20"W	49.19'
C8	110.50	340.00	18°37'18"	110.02'	N73°17'11.20"W	55.74'
C9	84.50	260.00	18°37'18"	84.13'	N73°17'11.20"W	42.63'
C10	82.03	300.00	15°40'00"	81.77'	N15°14'09.47"E	41.27'
C11	74.65	273.00	15°40'00"	74.42'	N15°14'09.47"E	37.56'
C12	89.41	327.00	15°40'00"	89.13'	S15°14'09.47"W	44.99'
C13	65.94	340.00	11°06'43"	65.84'	N77°02'29.09"W	33.07'
C14	319.51	300.00	61°01'18"	304.62'	N52°05'11.29"W	176.79'
C15	276.91	260.00	61°01'18"	264.00'	N52°05'11.29"W	153.22'
C16	242.11	340.00	40°48'01"	237.03'	N41°58'32.85"W	126.45'
C17	201.15	500.00	23°03'00"	199.80'	N10°03'01.93"W	101.95'
C18	185.06	460.00	23°03'00"	183.81'	S10°03'01.93"E	93.80'
C19	217.24	540.00	23°03'00"	215.78'	S10°03'01.93"E	110.11'
C20	120.79	300.00	23°04'12"	119.98'	N79°56'22.09"E	61.23'
C21	108.72	270.00	23°04'12"	107.98'	N79°56'22.09"E	55.10'
C22	132.87	330.00	23°04'12"	131.98'	N79°56'22.09"E	67.35'
C23	120.79	300.00	23°04'12"	119.98'	N79°56'22.09"E	61.23'
C24	131.67	327.00	23°04'12"	130.78'	N79°56'22.09"E	66.74'
C25	109.92	273.00	23°04'12"	109.18'	N79°56'22.09"E	55.72'
C26	54.29	300.00	10°22'04"	54.21'	N63°13'13.88"E	27.22'
C27	59.17	327.00	10°22'04"	59.09'	S63°13'13.88"W	29.67'
C28	49.40	273.00	10°22'04"	49.33'	S63°13'13.88"W	24.77'
C29	54.29	300.00	10°22'04"	54.21'	N63°13'13.88"E	27.22'
C30	49.40	273.00	10°22'04"	49.33'	S63°13'13.88"W	24.77'
C31	59.17	327.00	10°22'04"	59.09'	S63°13'13.88"W	29.67'
C32	42.26	1000.00	2°25'17"	42.26'	N20°23'05.64"W	21.13'
C33	43.53	1030.00	2°25'17"	43.53'	N20°23'05.64"W	21.77'
C34	1.13	970.00	0°04'00"	1.13'	S21°33'44.15"E	0.56'
C35	198.04	500.00	22°41'39"	196.75'	N09°52'21.33"W	100.34'

Curve Table						
Curve #	Arc Length	Radius	Delta	Chord Length	Chord Bearing	Tangent
C36	152.85	540.00	16°13'04"	152.34'	N06°38'03.64"W	76.94'
C37	182.20	460.00	22°41'39"	181.01'	N09°52'21.33"W	92.31'
C38	0.89	540.00	0°05'38"	0.89'	S21°10'21.82"E	0.44'
C39	201.22	660.00	17°28'05"	200.44'	N07°15'34.22"W	101.40'
C40	52.99	690.00	4°23'59"	52.97'	S00°43'31.36"E	26.51'
C41	128.88	690.00	10°42'05"	128.69'	N10°53'13.57"W	64.63'
C42	16.65	180.00	5°18'05"	16.65'	S65°41'57.33"W	8.33'
C43	13.88	150.00	5°18'05"	13.87'	S65°41'57.33"W	6.94'
C44	11.22	120.00	5°21'21"	11.21'	S65°43'35.38"W	5.61'
C45	14.02	150.00	5°21'21"	14.02'	S65°43'35.38"W	7.02'



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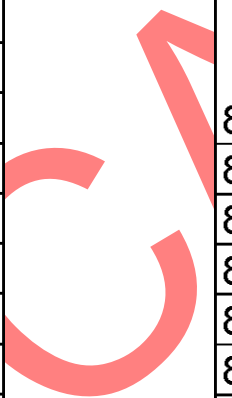
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AUGUST 2025

ADJACENT PROPERTY OWNER INFORMATION

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
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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

ADJACENT PROPERTY OWNER INFORMATION

NUMBER	OWNER	LOT NUMBER	DOC. NUMBER
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
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:

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

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 CITY OF TAYLOR AUGUST 2025

Owner's Signature Block

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

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

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 { KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

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

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 _____

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 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 _____

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



City of Taylor

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

Jason Chu
Quiddity Engineering

Date: Tuesday, October 7, 2025

TX
jchu@quiddity.com

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) Preliminary Plat that is to be located at FM 973 & US 79, Taylor . There are some corrections that need to be made prior to resubmittal of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Parker McDowell. Should you have any questions or require additional information regarding any of these comments, please contact Parker McDowell by email at parker.mcdowell@hdrinc.com.

- As of 10/01 Amendments to PZ-2022-1594 and PZ-2024-2102 are not reflected. Approval will be conditional on those amendments being accepted.
- On the cover sheet in the lot and block table, Lot 17 is not shown on the plat in Block K
- Correct the table error, after Block T Lot 13 it looks like there is a value not showing
- Lot Nos CS Lots 11-13 are not shown on the plat in block T
- On the Key sheet, confirm flag lots section of the preliminary plat is not needed. lots still appear to be listed in the lot table.

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 05

Sheet 1 of 13

1. Note, this street name is subject to planning of adjacent development
2. Revise text to Block Y
3. Revise submittal date

Sheet 3 of 13

1. Why not consolidate with Sheet 2?

Sheet 6 of 13

1. Revise text overlap

Sheet 7 of 13

1. Provide point of beginning on plat drawing.
2. Provide a corner tie to the original abstract survey

Sheet 8 of 13

1. Label this feature on plat (alley?)

Utility Layout Schematic - Engineering Review 05

Overall Schematic

1. In pRogress/Unresolved: 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.

Traffic Impact Analysis - Review 02

Please see Associated Documents section for a memo containing a summary of comments and responses from TIA review.

Wesley Miller - Castlewood Connection Review 02

1. No objections taken for proposed layout with the condition that the street and other improvements are reviewed during the subdivision improvements plan submittal.
2. Coordination shall be made with the City for the completion of ROW improvements along unimproved Wesley Miller.

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by e-mail at parker.mcdowell@hdrinc.com.

Thank you,



Parker McDowell

Attachment

CANCELLED



Planning & Zoning Commission Meeting October 14, 2025 Transmittal Letter

Agenda Item Number: 4.

Agenda Title: **PZ-2025-2592 Consider disapproval of the Minnow Springs Subdivision Minor Plat, generally located at 811 Hwy 95 South, legally described as approximately 1.28 acres of land situated in the Absolom Jett Survey, Abstract No. 343, more particularly described by the Williamson Central Appraisal District Parcels R019322 and R019321, Taylor Extraterritorial Jurisdiction, Williamson County, Texas.**

Commission Action to be Taken: Consider Disapproval of the Minnow Springs Subdivision Minor Plat

Department Submitted: Development Services Department

Staff Contact: Preston Gunn

1. PURPOSE / DESCRIPTION

Applicant:	Jen Henderson, HPE
Address/Location:	250 CR 367
Legal Description:	Legally described as 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.
Current Zoning:	P2: Rural
Current Use:	Large Lot Residential
Case History:	This is the second submission of the proposed Minor Plat.

2. STAFF ANALYSIS / BACKGROUND

The Applicant has not met the minimum stands of the LDC and Engineering Manual, including but not limited to:

1. The information in the signature blocks is incorrect
2. There is incorrect information on City utility connection
3. Dimensions and depictions of ROW and easements need revision

4. Plat notes and scrivener errors across the plat need correction

3. RECOMMENDATION

Staff recommends disapproval of the Minor Plat based on the comments in the Planning Review Letter

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

1. _03a_PZ 2025-2592 Location Map
2. _03b_PZ 2025-2592 Proposed Plat
3. _03c_PZ 2025-2592 Review Letter

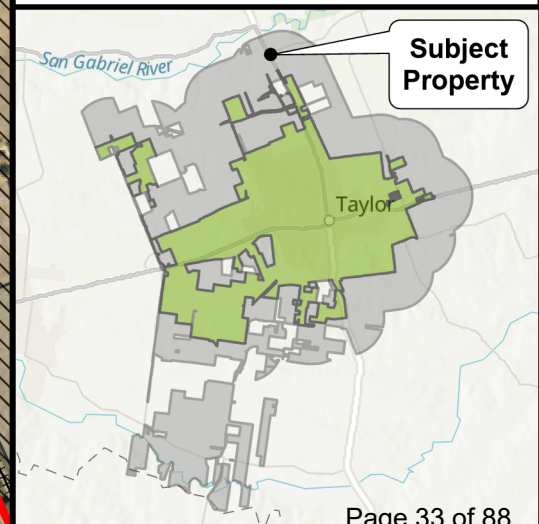
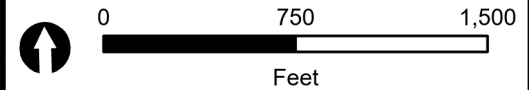
CANCELLED

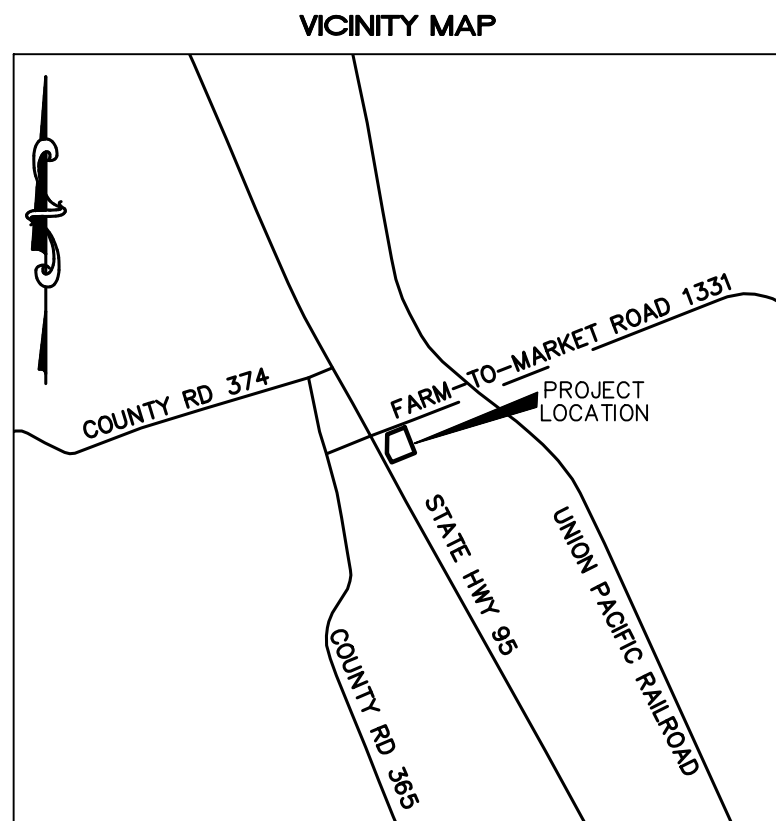


PZ-2025-2592

811 Highway 95
Minor Plat
Location Map
Approximately 1.6 acres

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





SCALE: 1" = 1000'

PLAT NOTES:

- UTILITY PROVIDERS - WATER: CITY OF TAYLOR; WASTEWATER: CITY OF TAYLOR; ELECTRICITY: ONCOR
- ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
- THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0345F, EFFECTIVE DATE OF 12/20/2019
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGES.
- MINIMUM FIRE FLOW OF 500 GALLONS PER MINUTE FOR NOT LESS THAN 2 HOURS SHALL BE PROVIDED.
- MAXIMUM DENSITY SHALL COMPLY WITH THE CITY OF TAYLOR'S NEW LAND DEVELOPMENT CODE P3 PLACE TYPE.
- SETBACKS AND STRUCTURES WILL CONFORM TO CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
- IT IS RECOMMENDED THAT ACCESS ROADS OR DRIVEWAYS BE CONSTRUCTED WITH SUFFICIENT WIDTH AND ALL WEATHER MATERIAL TO SUPPORT EMERGENCY SERVICE VEHICLES. DRIVEWAYS WILL BE BUILT TO THE CITY OF TAYLOR'S DETAIL PV0005.

MINOR PLAT
MINNOW SPRINGS SUBDIVISION
CITY OF TAYLOR,
WILLIAMSON COUNTY TEXAS

BEING A 1.629 ACRE TRACT OF LAND, MORE OR LESS, IN THE ABSOLOM JETT SURVEY ABSTRACT NO. 343, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF BOTH OF A CALLED "0.85 ACRE" DESCRIBED IN A WARRANTY DEED TO MARTHA'S DOG GROOMING, LLC IN DOCUMENT NO. 2012066057 AND A CALLED "TRACT ONE- 0.78 ACRES" DESCRIBED IN A WARRANTY DEED TO MARTHA'S DOG GROOMING, LLC IN DOCUMENT NO. 2012066058 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNERS:

MARTHA'S DOG GROOMING, LLC
308 W HIGHWAY 79, THRALL, TX 76578

ACREAGE:

1.629 - TOTAL SITE

NO. OF BLOCKS: 1

NO. OF LOTS: 1

NEW STREETS:

SUBMISSION DATE:

2ND SUBMITTAL:

3RD SUBMITTAL:

4TH SUBMITTAL:

5TH SUBMITTAL:

SURVEYOR:

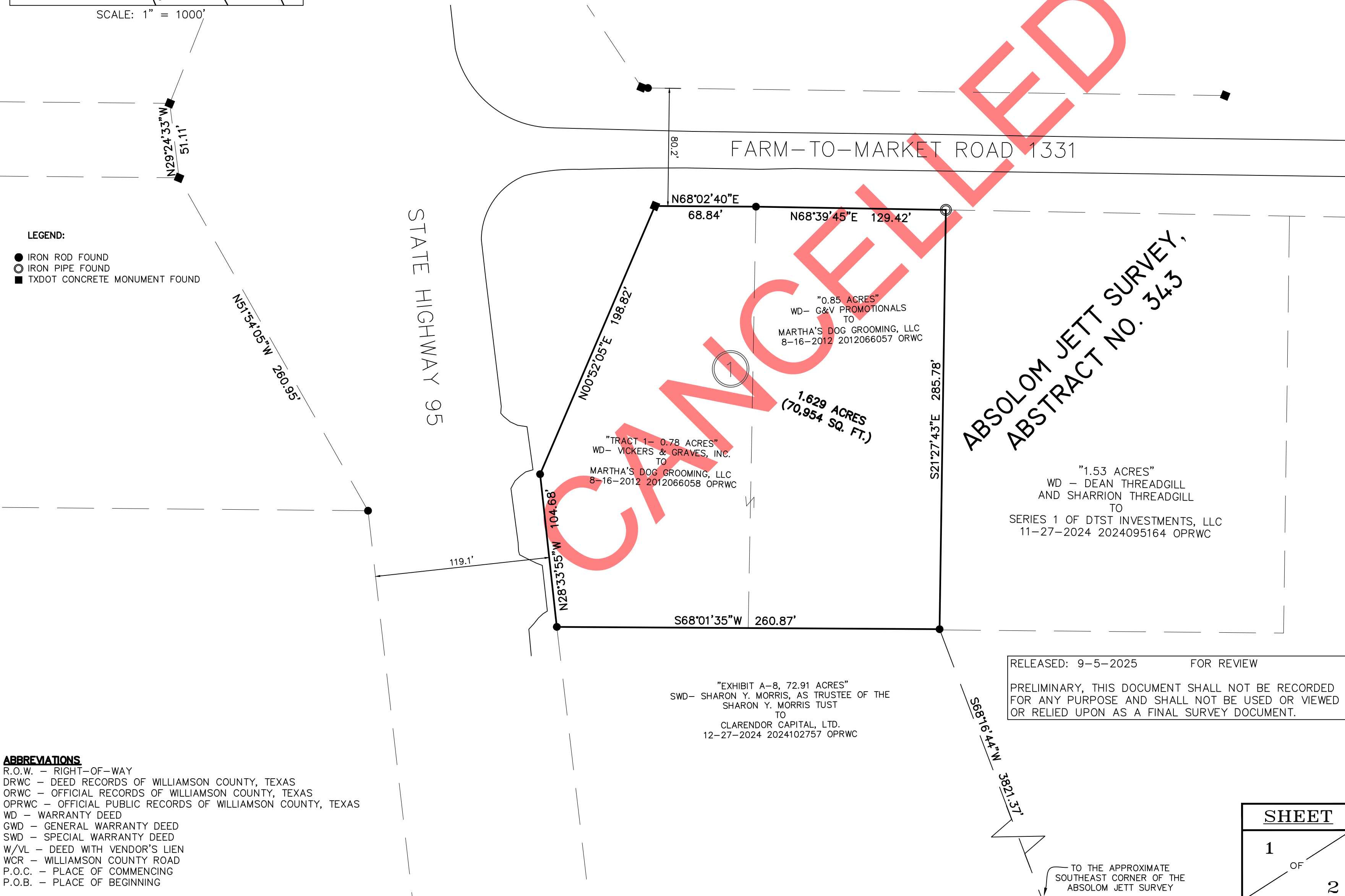
BRUCE BRYAN
BRYAN TECHNICAL SERVICES, INC.
911 N. MAIN
TAYLOR, TX 76574
512-352-9090 - PHONE
BRUCE@BRYANTECHNICALSERVICES.COM

ENGINEER:

DAVID W. COOMBS, P.E.
COOMBS ENVIROMENTAL ENGINEERING, INC.
TBPE FIRM NUMBER F-3742

LEGEND:

- IRON ROD FOUND
- IRON PIPE FOUND
- TXDOT CONCRETE MONUMENT FOUND



ABSOLOM JETT SURVEY,
ABSTRACT NO. 343

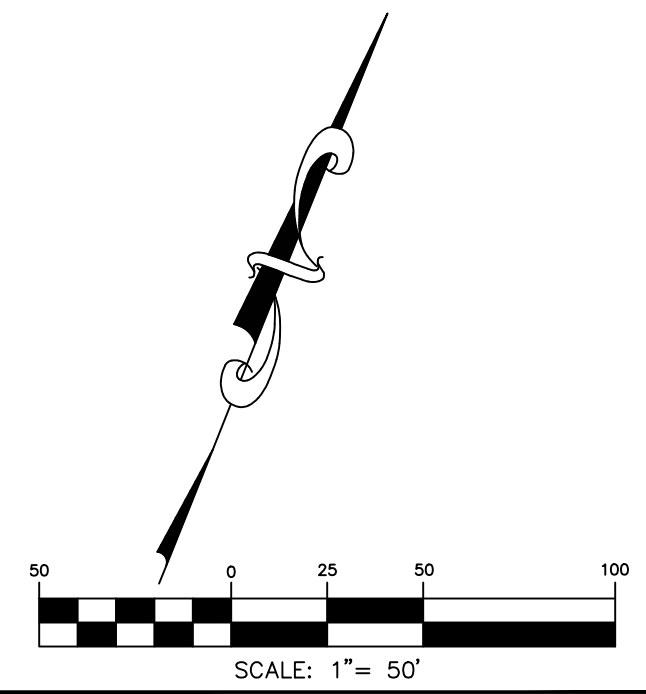
"0.85 ACRES"
WD- G&V PROMOTIONALS
TO
MARTHA'S DOG GROOMING, LLC
8-16-2012 2012066057 ORWC

"TRACT 1- 0.78 ACRES"
WD- VICKERS & GRAVES, INC.
TO
MARTHA'S DOG GROOMING, LLC
8-16-2012 2012066058 OPRWC

"1.53 ACRES"
WD - DEAN THREADGILL
AND SHARRION THREADGILL
TO
SERIES 1 OF DTST INVESTMENTS, LLC
11-27-2024 2024095164 OPRWC

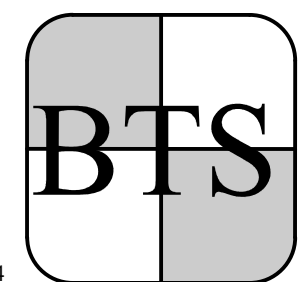
"EXHIBIT A-8, 72.91 ACRES"
SWD- SHARON Y. MORRIS, AS TRUSTEE OF THE
SHARON Y. MORRIS TRUST
TO
CLARENDOR CAPITAL, LTD.
12-27-2024 2024102757 OPRWC

RELEASED: 9-5-2025 FOR REVIEW
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



MINOR PLAT OF
MINNOW SPRINGS SUBDIVISION
CITY OF TAYLOR
PROJECT NUMBER
PZ-2025-_____

BRYAN TECHNICAL SERVICES, INC.



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

FIRM No. 10128500

www.bryantechnicalservices.com

NO.	DATE	REVISIONS	BY

DRAWN BY: NLF	CHECKED BY: BLB
SCALE: 1" = 50'	APPROVED BY: BLB
PROJECT NO. 24-704	DATE: SEPTEMBER 4, 2025

SHEET
1 OF 2

TO THE APPROXIMATE
SOUTHEAST CORNER OF THE
ABSOLOM JETT SURVEY

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

**MINOR PLAT
MINNOW SPRINGS SUBDIVISION
CITY OF TAYLOR,
WILLIAMSON COUNTY TEXAS**

BEING A 1.629 ACRE TRACT OF LAND, MORE OR LESS, IN THE ABSOLOM JETT SURVEY ABSTRACT NO. 343, IN WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF BOTH OF A CALLED "0.85 ACRE" DESCRIBED IN A WARRANTY DEED TO MARTHA'S DOG GROOMING, LLC IN DOCUMENT NO. 2012066057 AND A CALLED "TRACT ONE- 0.78 ACRES" DESCRIBED IN A WARRANTY DEED TO MARTHA'S DOG GROOMING, LLC IN DOCUMENT NO. 2012066058 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

FIELD NOTES:

1.629 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE ABSOLOM JETT SURVEY, ABSTRACT NO. 343 SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A CALLED "0.85 ACRES" CONVEYED BY WARRANTY DEED FROM G&V PROMOTIONALS TO MARTHA'S DOG GROOMING, LLC, DATED 8-16-2012 RECORDED IN DOCUMENT NO. 20120066057, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), ALSO BEING ALL OF A CALLED "TRACT ONE- 0.78 ACRES" CONVEYED IN WARRANTY DEED FROM VICKERS & GRAVES, INC. TO MARTHA'S DOG GROOMING, LLC, DATED 8-16-2012 AND RECORDED IN DOCUMENT NO. 2012066058 (OPRWC) AND BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF AUGUST, 2024 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD FOUND IN THE EASTERN RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY 95, BEING THE SOUTHWEST CORNER OF SAID "0.78 ACRES" AND ALSO BEING THE NORTHWEST CORNER OF A CALLED "75.125" CONVEYED AS TRACT 1 OF A CONTRIBUTION DEED FROM DORIS E. WALTHER, TRUSTEE OF THE WALTHER LIVING TRUST TO WALTHER FAMILY LIMITED PARTNERSHIP, DATED 9-1-2005 AND RECORDED IN DOCUMENT NO. 2005069305 (OPRWC), PREVIOUSLY DESCRIBED IN A GENERAL WARRANTY DEED FROM DOROTHY LEE REIMER, ET AL TO CLARENCE H. WALTHER AND DORIS E. WALTHER, DATED 12-29-1995 AND RECORDED IN DOCUMENT NO. 1995058337 OF THE OFFICIAL RECORDS OF MILAM COUNTY (ORMC);

THENCE NORTH 28° 33' 55" WEST WITH THE COMMON LINE OF SAID "0.78 ACRES" AND TEXAS STATE HIGHWAY 95, A DISTANCE OF 104.68 FEET TO A 1/2" IRON ROD FOUND (CAPPED) IN THE COMMON LINE OF SAID "0.78 ACRES" AND TEXAS STATE HIGHWAY 95, SAME BEING AN EXTERIOR CORNER OF SAID "0.78 ACRES";

THENCE NORTH 00° 52' 05" EAST WITH THE COMMON LINE OF SAID "0.78 ACRES" AND TEXAS STATE HIGHWAY 95, A DISTANCE OF 198.82 FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOUND IN THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF TEXAS HIGHWAY 95 AND THE SOUTH RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD 1331, BEING THE NORTHWEST CORNER OF SAID "0.78 ACRES";

THENCE NORTH 68° 02' 40" EAST WITH THE COMMON LINE OF SAID "0.78 ACRES" AND FARM-TO-MARKET ROAD 1331, A DISTANCE OF 68.84 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID FARM-TO-MARKET ROAD 1331, BEING THE NORTHEAST CORNER OF SAID "0.78 ACRES" AND ALSO BEING THE NORTHWEST CORNER OF SAID "0.85 ACRES";

THENCE NORTH 68° 39' 45" EAST WITH THE COMMON LINE OF SAID "0.85 ACRES" AND FARM-TO-MARKET ROAD 1331, A DISTANCE OF 129.42' TO A 1/2" IRON PIPE FOUND AT THE NORTHEAST CORNER OF SAID "0.85 ACRES"; SAME BEING THE NORTHWEST CORNER OF A CALLED "1.53 ACRES" CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM TAMMI KASPAR, NOW KNOWN AS TAMMI STEFANOWICZ TO DEAN THREADGILL AND SHARRON THREADGILL, DATED 4-23-2018 AND RECORDED IN DOCUMENT NO. 2018033896 (OPRWC);

THENCE SOUTH 21° 27' 43" EAST WITH THE EAST LINE OF SAID "0.85 ACRES" AND THE WEST LINE OF SAID "1.53 ACRES"; A DISTANCE OF 285.78 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF SAID "75.125 ACRES"; BEING THE SOUTHEAST CORNER OF SAID "0.85 ACRES"; AND BEING THE SOUTHWEST CORNER OF SAID "1.53 ACRES";

THENCE SOUTH 68° 01' 35" WEST WITH THE SOUTH LINES OF BOTH SAID "0.85 ACRES" AND "0.75 ACRES"; ALSO BEING THE NORTH LINE OF SAID "75.125 ACRES"; A DISTANCE OF 260.87 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 1.629 ACRES.

SURVEYOR'S NOTE: ATTENTION IS INVITED TO ACCOMPANYING PLAT FOR LOCATION OF IMPROVEMENTS, ADJOINER INFORMATION, VISIBLE UTILITIES AND ROADWAYS. BEARINGS AND COORDINATES SHOWN HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE 4203) NAD 83 ADJUSTMENT.

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

I, BRUCE BRYAN, 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, THAT ALL EXISTING EASEMENTS ON OR ADJACENT TO THE PROPOSED SUBDIVISION ARE SHOWN AS NOTED IN THE MOST RECENT TITLE SURVEY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF THE PROPERTY, 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 CEDAR PARK, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CEDAR PARK, WILLIAMSON, TEXAS, THIS _____DAY OF _____, 2024.

BRUCE BRYAN
REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS

I, DAVID W. COOMBS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT ENCRONCHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0345F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS.

DAVID W. COOMBS, P.E.
COOMBS ENVIROMENTAL ENGINEERING, INC.
TBPE FIRM NO. F-3745

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

I, MARTHA'S DOG GROOMING, LLC, SOLE OWNER OF THE CERTAIN 0.85 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2012066057 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO SOLE OWNER OF THE CERTAIN 0.75 ACRE TRACT DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2012066058 [DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON;] DO HEREBY RESUBDIVIDE, SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF 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. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF TAYLOR AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS _____

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

MARTHA'S DOG GROOMING, LLC
BY: DAN GRAVES, PRESIDENT
308 W HIGHWAY 79, THRALL, TEXAS 76578

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 DAN GRAVES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

I, _____, PLANNING DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF TAYLOR, TEXAS, DO HEREBY CERTIFY ATTEST AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____, DIRECTOR OF DEVELOPMENT SERVICES _____ DATE _____

COUNTY CLERK'S APPROVAL:

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



City of Taylor

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

Date: Tuesday, September 30,
2025

Address: 811 State Highway 95, Taylor 76574

Permit Number PZ-2025-2592

Dear ,

Staff has completed its review of plans for the 811 Hwy 95 - Minor Plat that is to be located at 811 State Highway 95, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

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

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

Minor Plat - Planning Review 01

1. Provide a block and lot name of Block A Lot 1
2. Provide the recording and ownership information adjacent property for all properties located within two hundred (200) feet of the subdivision boundary.
3. Provide a correction, remove More or Less from legal description on both sheets it should match the metes and bounds description
4. Provide the location of City Limits and ETJ on the vicinity map
5. Provide a correction on Plat notes #6 & #7, the site is not within City Limits and will not need to comply with zoning requirements
6. Provide a correction of the Plat Note #1 to match the Letter of Intent. From my understanding you are served by the Jonah SUD for Water and Septic for Wastewater
7. Provide Engineer Contact information
8. You shall show a visible PUE, See Plat note #4, ensure any other missing easements are also shown
9. Provide the dimensions and descriptions of all existing rights-of-way. Indicate below the ROW name that it is existing
10. Clean up overlapping text and the bottom of sheet two

Engineering Department Review

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

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

Minor Plat - Engineering Review 01

Sheet 1 of 2

1. Show ROW and filing information for adjacent roadways
2. Update permit number shown with assigned PZ-2025-2592

3. Update submission date log
4. Include Owner/Representative name
5. Verification to be made with TxDOT for ROW dedication along SH 29 and FM 1331
6. Remove linework shown for existing street edge.
7. Verify and update utility providers (water/wastewater)
8. Verify note #5 with Taylor FD
9. City of Taylor's current standards.
10. Show/label a point of beginning on the plat drawing
11. Show recording information for these two tracts

Sheet 2 of 2

1. Revise reference information shown. It appears this does not apply to this plat.
2. Update to City of Taylor where noted on the Surveyor Certificate.
3. Remove from certification block. This text/statement can be added as a plat note on sheet 1.
4. 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.
5. Add the additional language shown in the engineer certification block
6. Engineer block - Update "registered" to "licensed".
7. Owner s Certificate - Include text "and..."
8. and do hereby consent to all plat note requirements shown hereon
9. Owner s Certificate - Include text "and..."
10. Owner s Certificate - Remove brackets

Fire Department Comments (PZ)

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

Minor Plat - Fire Review 01

Plat note #5 shall be corrected to read:

The fire flow shall be the minimum required flow as adopted by the 2018 International Fire Code, for not less than 2 hours.

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

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

Thank you,

Preston Gunn



**Planning & Zoning
Commission Meeting
October 14, 2025
Transmittal Letter**

Agenda Item Number: 5.

Agenda Title: PZ-2025-2552 Consider disapproval of the H & A Taylor RV Park 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

Commission Action to be Taken: Consider disapproval of the H & A Taylor RV Park Minor Plat

Department Submitted: Development Services Department

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

Applicant:	Jen Henderson, HPE
Address/Location:	250 CR 367
Legal Description:	Legally described as 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.
Current Zoning:	P2: Rural
Current Use:	Large Lot Residential
Case History:	This is the second submission of the proposed Minor Plat.

2. STAFF ANALYSIS / BACKGROUND

The Applicant has not met the minimum stands of the LDC and Engineering Manual, including but not limited to:

1. Easements need to be confirmed for the plat
2. FEMA floodplain adjacent to the site need to be shown on the plat
3. Correction to signature blocks
4. Metes and Bound need references course shown on the plat drawing
5. Minor corrections to the drawing such as x,y coordinates need to be shown for the

existing wells

3. RECOMMENDATION

Staff recommends disapproval of the Minor Plat based on the comments in the Planning Review Letter

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

1. _04a_PZ 2025-2552 Location Map
2. _04b_PZ 2025-2552 Taylor RV Park Proposed Minor Plat
3. _04c_PZ-2025-2552_H & A Taylor RV Park Minor Plat Staff Comment Letter

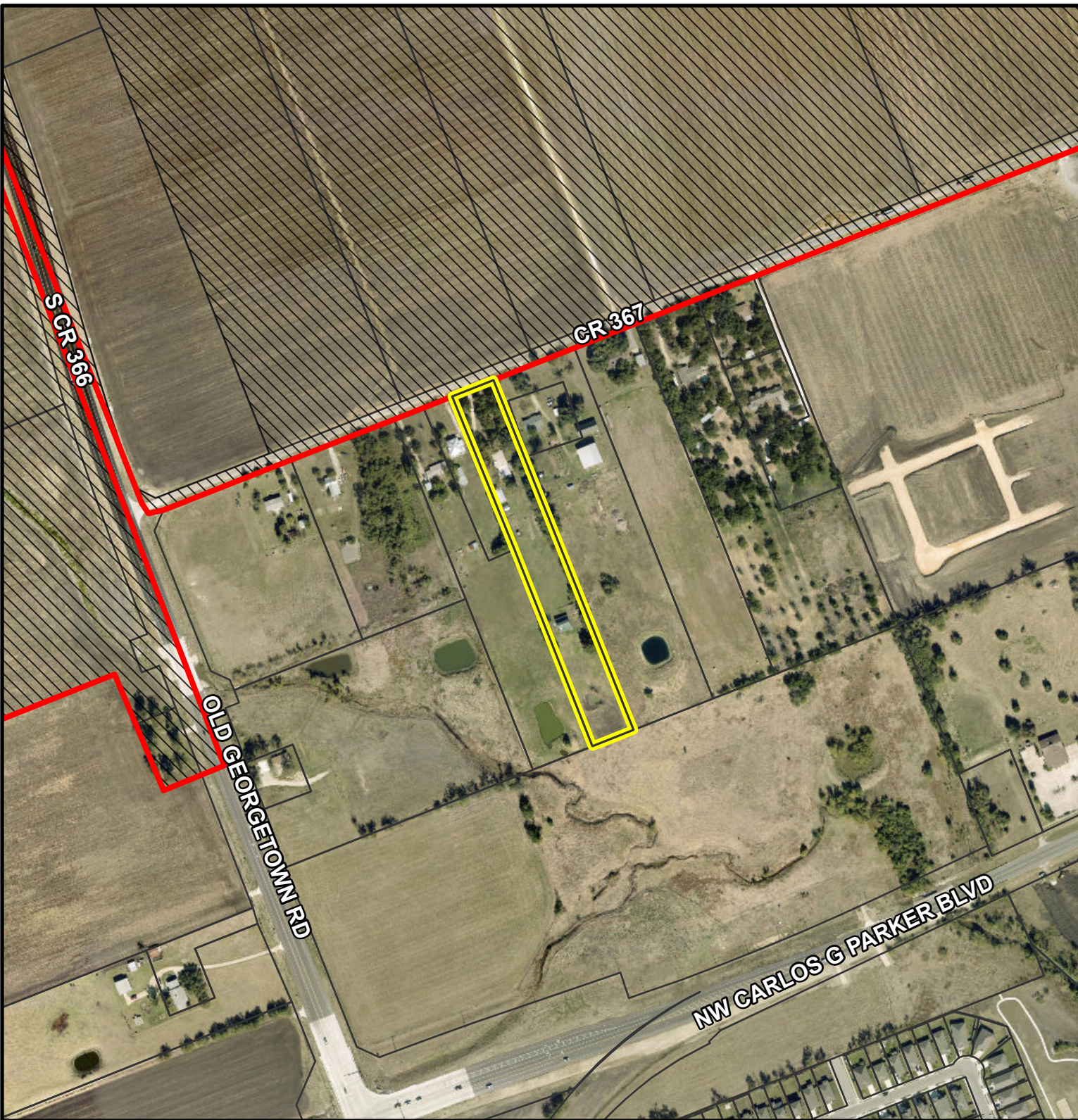
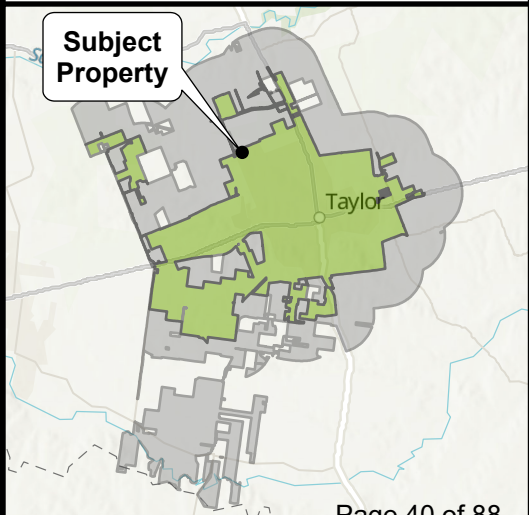
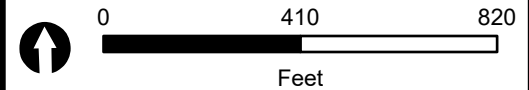
CANCELLED



PZ-2025-2552

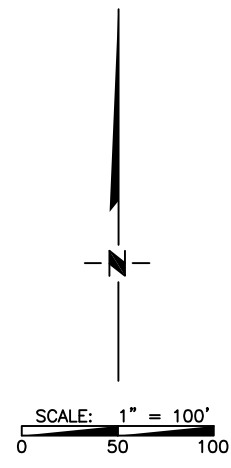
Taylor RV Park
Subdivision Minor Plat
Location Map
Approximately 3.3 acres

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

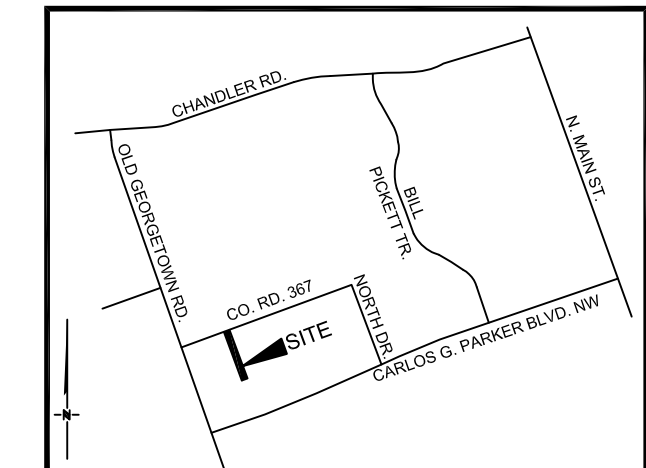
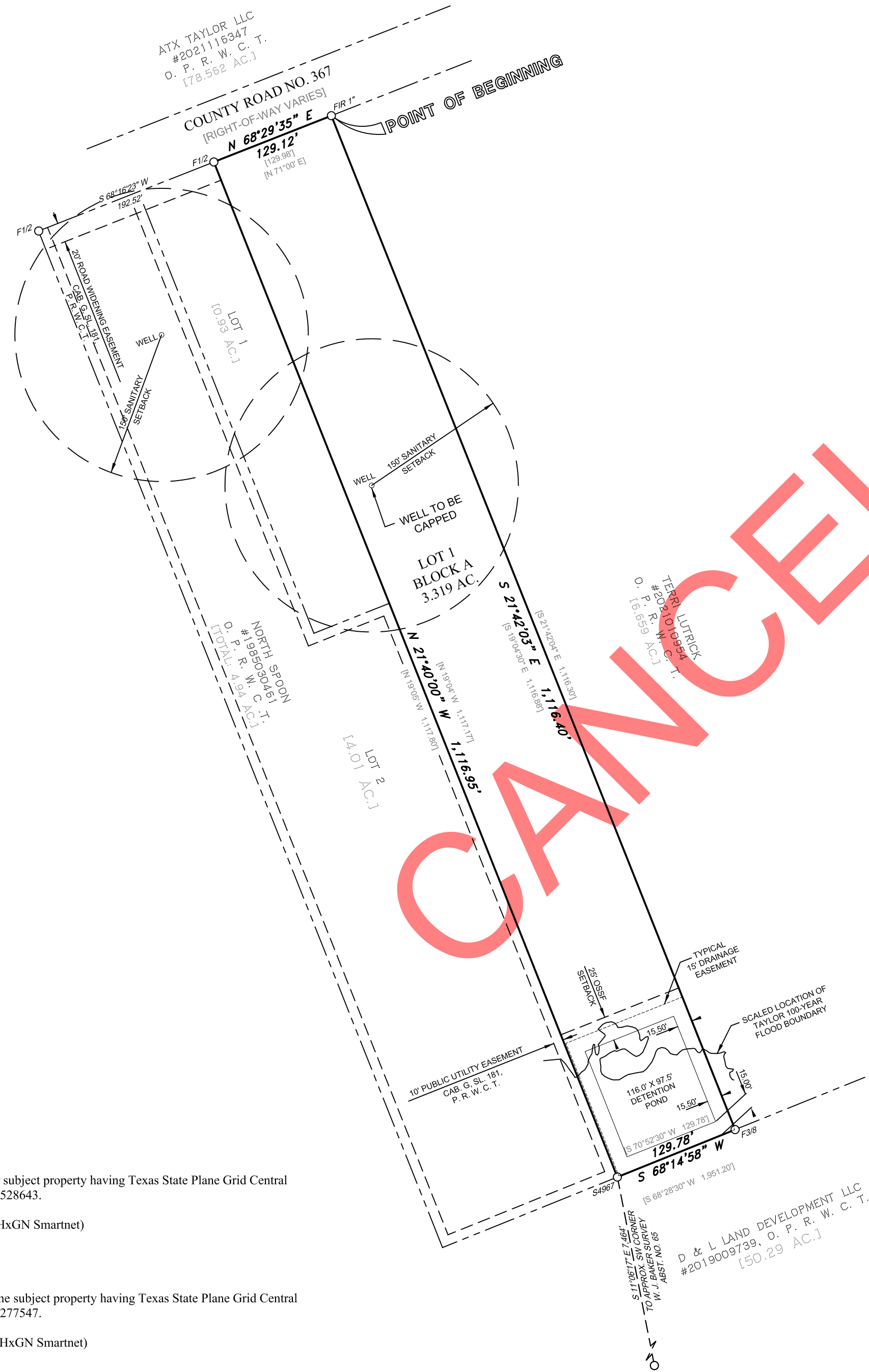


H&A TAYLOR RV PARK SUBDIVISION MINOR PLAT

Being a minor plat consisting of 3.319 acres
part of and out of the W. J. Baker Survey, Abstract Number 65,
City of Taylor, Williamson County, Texas.



BEARINGS ARE NAD83 TEXAS STATE PLANE GRID, CENTRAL ZONE (4203) ESTABLISHED BY THE HxGN SMARTNET.
DISTANCES ARE GROUND VALUES IN U. S. SURVEY FEET WITH A COMBINED GRID TO GROUND SCALE FACTOR OF 1.000118662.
ELEVATIONS ARE NAVD88 ESTABLISHED BY THE HxGN SMARTNET USING GEOID 18.



VICINITY MAP
Not to scale

LEGEND

[]	Record data per deed/plat
FIR 1"	Found 1" diameter rebar
F1/2	Found 1/2" rebar
F3/8	Found 3/8" rebar
S4967	Set 1/2" Rebar w/cap marked "RPLS 4967"
O. P. R. W. C. T.	Official Public Records of Williamson County, Texas
P. R. W. C. T.	Plat Records of Williamson County, Texas

PROJECT DATA:

Owner: Oliver Peer and Elaine Ji Young Kim, husband and wife
 Site Address: 250 County Road Number 367, Taylor, Texas
 Acreage: Total: 3.319 acres
 Survey: W. J. Baker Survey, Abstract Number 65
 Subdivision Name: H&A Taylor RV Park Subdivision
 Number of Blocks: 1
 Number of Lots: 1
 Surveyor: Larry W. Busby
 Delta Land Surveying
 14900 Avery Ranch Blvd.
 Suite C200 - 241
 Austin, Texas 78717
 (512) 781-9800
 Engineer: Jennifer Henderson
 Henderson Professional Engineers
 600 Round Rock West Drive
 Suite 604
 Round Rock, Texas 78681
 (737) 203-8953
 Submittal Date: 05/30/2025
 New Streets: No new streets are planned.
 Scale: 1" = 100'
 Revised:

BENCHMARK #1:
 A 1" diameter rebar found at the Northeast corner of the subject property having Texas State Plane Grid Central Zone coordinates of N 10,193,036.571702, E 3,205,730.528643.
 Elevation: 609.79 (NAVD88 datum established by the HxGN Smartnet)

BENCHMARK #2:
 A 3/8" diameter rebar found at the Southeast corner of the subject property having Texas State Plane Grid Central Zone coordinates of N 10,191,999.421433, E 3,206,143.277547.
 Elevation: 598.10 (NAVD88 datum established by the HxGN Smartnet)

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
 L. BUSBY - TX RPLS 4967 08/28/2025



DELTA LAND SURVEYING
 14900 Avery Ranch Blvd., Ste. C200 #241
 Austin, Texas 78717
 (512) 781-9800 www.DeltaLandSurveying.net
 Firm No.: TX 10194017 OK 5405 Copyright 2022 - All Rights Reserved

H&A TAYLOR RV PARK SUBDIVISION MINOR PLAT

Being a minor plat consisting of 3.319 acres
part of and out of the W. J. Baker Survey, Abstract Number 65,
City of Taylor, Williamson County, Texas.

DEDICATION:

STATE OF _____ §
COUNTY OF _____ §
KNOW ALL MEN BY THESE PRESENTS

I, Oliver Peer, co-owner of a certain 3.319 acre tract of land described in a deed recorded in Document Number 2024091037 of the Official Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to know as: H&A Taylor RV Park Subdivision

To certify which witness my hand this _____ day of _____, 2025 A. D.

Oliver Peer - Co-owner
5345 Kenwood Avenue
Buena Park, CA 90621

ACKNOWLEDGMENT:

STATE OF _____ §
COUNTY OF _____ §
KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Oliver Peer, known by me to be the person whose name is subscribed to the foregoing instrument.

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

Notary Public in and for the State of _____

My commission expires on: _____

DEDICATION:

STATE OF _____ §
COUNTY OF _____ §
KNOW ALL MEN BY THESE PRESENTS

I, Elaine Ji Young Kim, co-owner of a certain 3.319 acre tract of land described in a deed recorded in Document Number 2024091037 of the Official Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon and do hereby dedicate to the City of Taylor the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Taylor may deem appropriate. This subdivision is to know as: H&A Taylor RV Park Subdivision

To certify which witness my hand this _____ day of _____, 2025 A. D.

Elaine Ji Young Kim - Co-owner
5345 Kenwood Avenue
Buena Park, CA 90621

ACKNOWLEDGMENT:

STATE OF _____ §
COUNTY OF _____ §
KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned authority, a notary public in and for the said county and state, on this day personally appeared Elaine Ji Young Kim, known by me to be the person whose name is subscribed to the foregoing instrument.

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

Notary Public in and for the State of _____

My commission expires on: _____

SURVEYOR'S CERTIFICATION:

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

I, Larry W. Busby, 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 direct supervision in accordance with the subdivision regulations of the City of Taylor.

TO CERTIFY WHICH, WITNESS my hand and seal at Cedar Park, Williamson County, Texas this the _____ day of _____, 2025 A. D.

Larry W. Busby, TX RPLS No. 4967
Delta Land Surveying
Registered Surveying Firm No. 10194017
14900 Avery Ranch Blvd., Suite C200 - 241
Austin, Texas 78717
(512) 781-9800

ENGINEER CERTIFICATION:

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

I, Jennifer L. Henderson, 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 48491C0530F, 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 the _____ day of _____, 2025, A. D.

Jennifer L. Henderson
Registered Professional Engineer No. 116883
Henderson Professional Engineers
Registered Engineering Firm No. 22208
600 Round Rock West Drive, Suite 604
Round Rock, Texas 78681
(737) 203-8953

GENERAL NOTES:

1. The land owner assumes all risks associated with improvements located in the right-of-way or road widening easements by placing anything in the right-of-way or road widening easements, the land owner indemnifies and holds liability owing to property defects or negligence not attributable to them and acknowledges that the owner of the improvement shall be responsible for the relocation and/or replacement of the improvement.
2. No structure in this Subdivision shall be occupied until connected to a public wastewater system and water system.
3. Utility Providers: Water: Jonah Water S. U. D.; Wastewater: OSSF; Electricity: TXU Energy.
4. This Subdivision lies within the City Limits of Taylor, Texas.
5. No objects, including but not limited to, Buildings, fences or landscaping shall be allowed in a drainage easement except as approved by the City of Taylor, Texas.
6. All drainage easements on private property shall be maintained by the owner and/or his/her assignee(s).
7. Temporary erosion and sedimentation controls are required during the construction of any improvements on any lot. Such controls must be maintained until permanent revegetation or stabilization of all disturbed areas is established.
8. No portion of this plat lies within the boundaries of the Edwards Aquifer Recharge Zone.
9. There are no areas within the boundaries of this subdivision in the 100-year Floodplain as defined by FEMA Map Number 4891C0530F revised on 12/20/2019.
10. All minimum building setbacks shall be in accordance with the City of Taylor Land Development Code, as amended.
11. A Minimum fire flow as required in the adopted 2018 International Fire Code shall be provided for a minimum of 2 hours.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.
L. BUSBY - TX RPLS 4967 08/28/2025

CITY APPROVAL:

This subdivision to be known as "H&A Taylor RV Park Subdivision" has been accepted and approved for filing of record with the County Clerk of Williamson County, Texas, according to the minutes of the Taylor Planning and Zoning Commission on the _____ day of _____, 2025 A. D.

Director of Development Services _____ Date _____

WILLIAMSON CO. ON-SITE SEWAGE FACILITIES & FLOODPLAIN ADMINISTRATOR APPROVAL:

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 requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The Williamson County Engineer's Office and Williamson County disclaim any responsibility to any member of the public for independent verification of the representations, factual or otherwise, containing in this blue line (survey) and the documents associated with it.

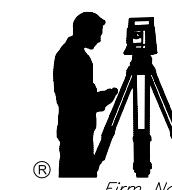
J. Terron Everton, PE, DR, CFM _____ Date _____
County Engineer

TAYLOR FLOODPLAIN ADMINISTRATOR APPROVAL:

Based upon the above representations of the Engineer or Surveyor whose seal is affixed hereto, and after a complete review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the Taylor Floodplain Regulations. This certification is made solely upon such representations and should not be relied upon for verification of the facts alleged. 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.

Taylor Floodplain Administrator _____ Date _____

Henderson Professional Engineers
HPE
Civil Engineering
600 ROUND ROCK WEST
DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
WB210166 | HUB 185387384500



DELTA LAND SURVEYING
14900 Avery Ranch Blvd., Ste. C200 #241
Austin, Texas 78717
(512) 781-9800 www.DeltaLandSurveying.net
Firm No.: TX 10194017 OK 5405 Copyright 2022 - All Rights Reserved



City of Taylor

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

Date: Tuesday, October 7, 2025

Address: 250 CR 367, Taylor 76574

Permit Number PZ-2025-2552

Dear ,

Staff has completed its review of plans for the 250 CR 367 - Taylor RV Park Subdivision Minor Plat that is to be located at 250 CR 367, Taylor 76574. There are some corrections that need to be made prior to resubmittal of the plat. Comments from this review follow.

Planning Department Comments

The following comments have been provided by Parker McDowell. Should you have any questions or require additional information regarding any of these comments, please contact Parker McDowell at (512) 309-6797 or by email at parker.mcdowell@hdrinc.com.

- Confirm and illustrate all existing and proposed easements on the subject property and at the ROW of CR 367.
- Any easements listed need to have recording information or state "dedicated by plat"
- include all acronyms in the legend. OSSF is not included.

Engineering Department Review

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

[*See Associated Files section of the permit page to download a copy of the PDF containing the following engineering comments:](#)

Plat - Engineering Review 02

Sheet 1 of 3

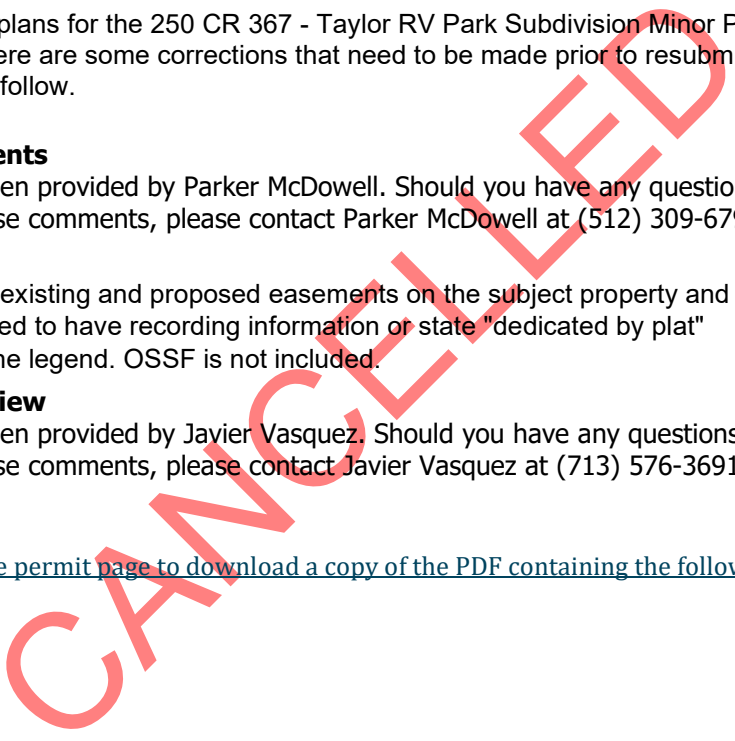
1. Unresolved: Show existing FEMA floodplain adjacent to the subdivision. It is noted that the Taylor Floodplain encroaches the site and shall be shown accordingly.
2. Pending/Unresolved: Verify 20-ft ROW Easement is not required on this property (WiLCO).
3. If available, please show x,y coordinates of the existing well locations on the plat drawing.

Sheet 2 of 3

1. Verify and update to "Licensed" for engineer certificate
2. Unresolved: Note 12 not provided as stated in comment response letter regarding well sanitary setbacks.
3. Unresolved: Utility providers still need to be verified along with any utility requirements.

Sheet 3 of 3

1. Metes and Bounds - Paragraph 5 - Show this reference course on the plat drawing (as an inset if needed)



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, or by e-mail at parker.mcdowell@hdrinc.com.

Thank you,



Parker McDowell

Attachment

CANCELLED



**Planning & Zoning
Commission Meeting
October 14, 2025
Transmittal Letter**

Agenda Item Number: 6.

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

Commission Action to be Taken: Consider Disapproval of the Taylor 100 Preliminary Plat

Department Submitted: Development Services

Staff Contact: Preston Gunn

1. PURPOSE / DESCRIPTION

Applicant:	Grant Geissinger, SW Engineers
Address/Location:	Generally located at 13101 Highway 79
Legal Description:	Legally described as approximately 51.182 acres of land in the James C. Eaves Survey, Abstract No 213, more particularly described by Williamson Central Appraisal District Parcel R019149, Taylor, Williamson County, Texas
Current Zoning:	EC: Employment Center
Current Use:	Vacant
Case History:	This is the second submission of the proposed Preliminary Plat.

2. STAFF ANALYSIS / BACKGROUND

The Applicant has not met the minimum stands of the LDC and Engineering Manual, including but not limited to:

1. Oncor transmission/electrical, Jonah Water, and SWBT/TPL easement need to be visualized on the preliminary plat. The applicant should verify with lean holders of placement as the documents of easements don't call out location.
2. There is incorrect information on City utility connection

3. Missing TIA and Drainage report
4. Missing plat notes
5. Some plat note and easement corrections that need clarification

3. RECOMMENDATION

Staff recommends disapproval of the Preliminary Plat based on the comments in the Planning Review Letter

4. TIMELINE

5. OTHER OPTIONS

6. ATTACHMENTS

1. _05a PZ-2025-2466 Location Map
2. _05b_PZ-2025-2466_Taylor 100 Proposed preliminary Plat
3. _05c_PZ-2025-2466_Taylor 100 Review Letter

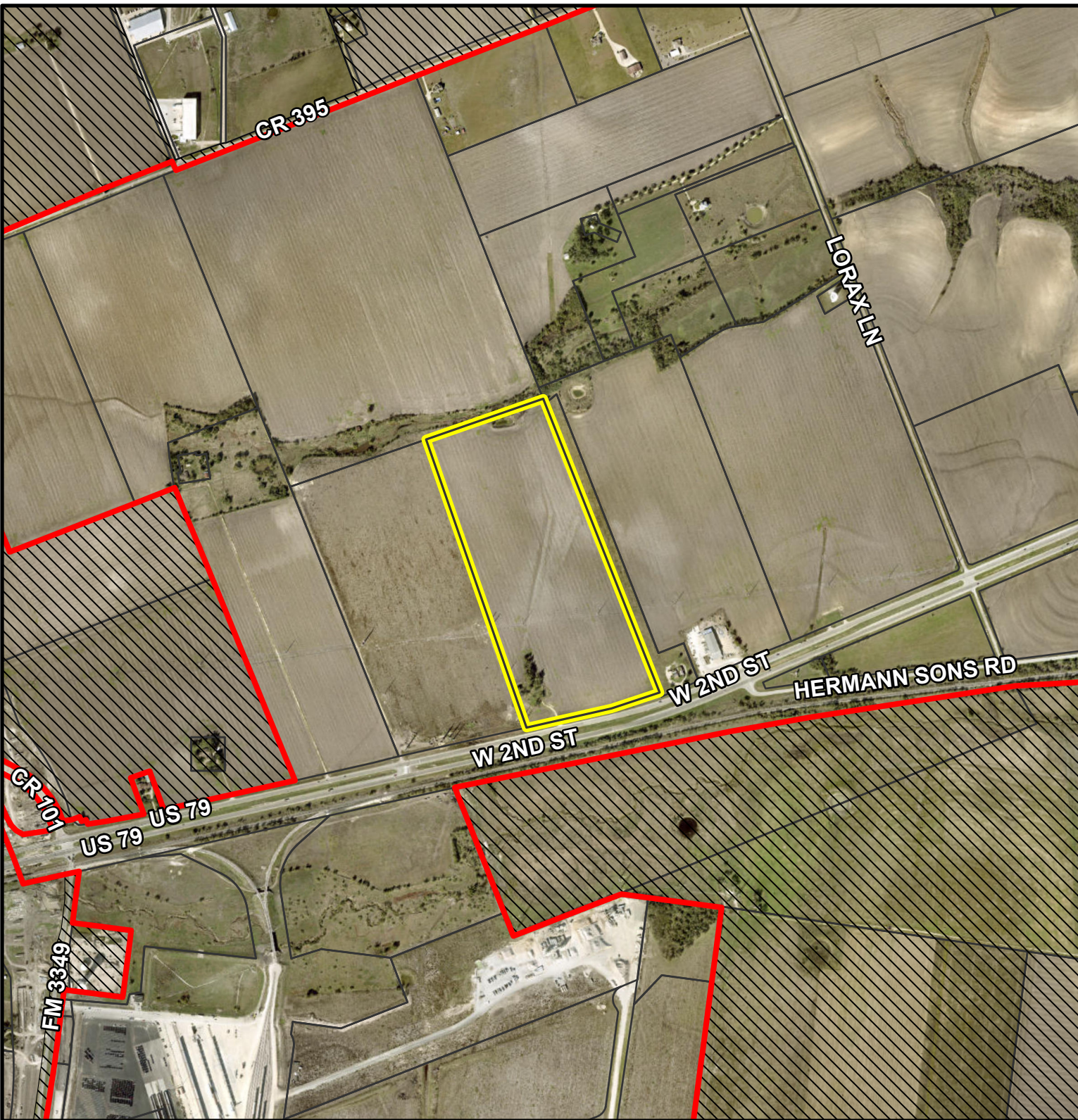
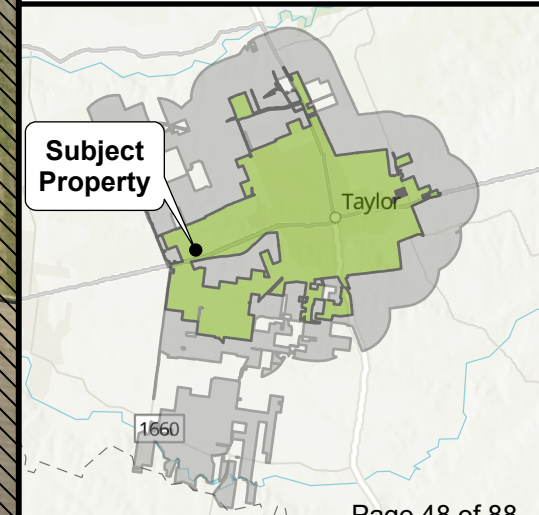
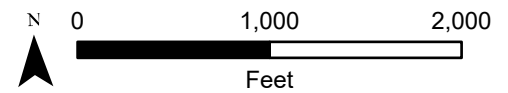
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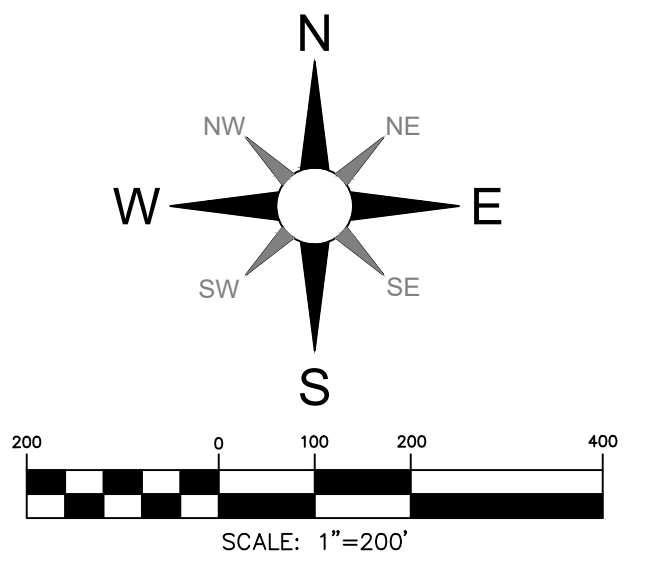
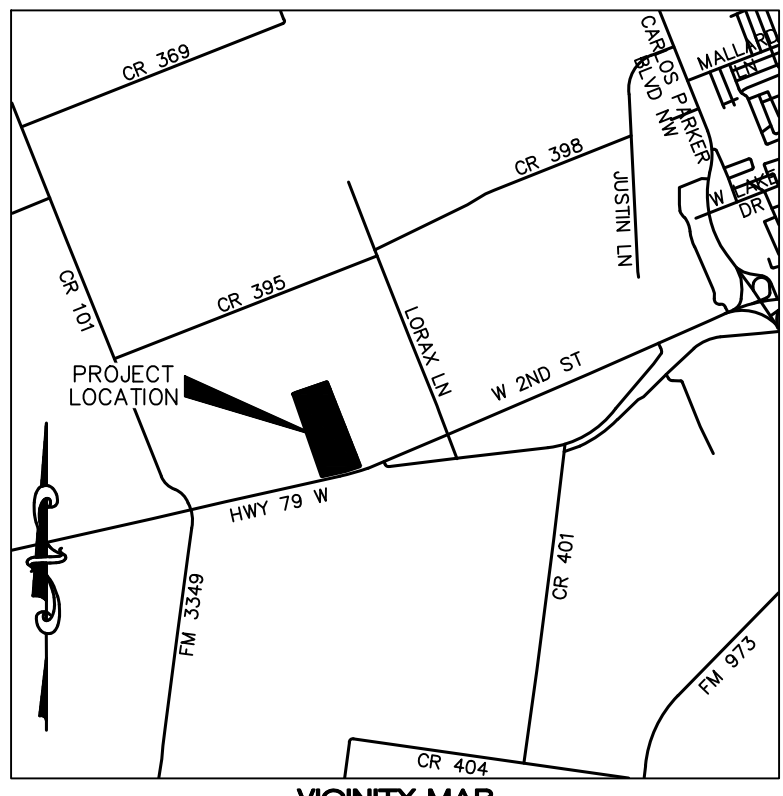


PZ-2025-2466

13101 Highway 79 W
Preliminary Plat
Location Map
Approximately 51 acres

- Subject Property
- City Limits
- ETJ Boundary
- Parcels





TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT
 CITY OF TAYLOR PROJECT NUMBER (PZ-2025-2466)
 BEING A PRELIMINARY PLAT CONSISTING OF 51.182 ACRES, INCLUDING 5.569 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 7 LOTS, 2 BLOCKS, 0 RESERVES, PART OF AND OUT OF THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS

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

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

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

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

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

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

- LEGEND:**
- 1/2" IRON ROD FOUND
 - ⊙ 1/2" IRON ROD FOUND CAPPED "BTS"
 - ⊕ AXLE FOUND
 - ⊖ 2" IRON PIPE FOUND
 - ⊗ TYPE II TXDOT BRASS DISK FOUND
 - 1/2" IRON ROD SET CAPPED "BTS"
 - () RECORD INFORMATION
 - [] RECORD INFORMATION
 - { } RECORD INFORMATION
 - < > RECORD INFORMATION
 - ([]) RECORD INFORMATION
 - ({ }) RECORD INFORMATION
 - (()) RECORD INFORMATION
 - - - FLOOD ZONE BOUNDARY

PLAT NOTES:

1. UTILITY PROVIDERS - WATER: CITY OF TAYLOR ; WASTEWATER: ON-SITE SEPTIC ; ELECTRICITY: ONCOR.
2. ALL STRUCTURES AND/OR OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0540F AND 48491C0530F, EFFECTIVE DATE OF DECEMBER 20, 2019, LOCATED IN ZONE "A", AND ZONE "X" (UNSHADED).
4. A 10 FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ON THE REAR OR FRONTAGE OF EACH LOT, WITH THE REAR OF THE LOT BEING THE PREFERRED LOCATION.
5. ALL MINIMUM YARD (BUILDING) SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF TAYLOR ZONING ORDINANCE, AS AMENDED.
6. PARKLAND DEDICATION REQUIREMENTS ARE MET BY: PAYMENT OF FEES IN LIEU PER RESIDENTIAL LOT, PAYABLE AT THE TIME OF FINAL PLAT RECORDATION.
7. THE FIRE FLOW SHALL BE ACCORDING TO THE MINIMUM FIRE FLOW REQUIREMENTS PER THE ADOPTED 2018 INTERNATIONAL FIRE CODE.
8. DEVELOPMENT PLAN SHALL BE IN ACCORDANCE WITH ORDINANCE PZ-2023-1885 NEIGHBORHOOD PLAN.
9. SEE SHEET X FOR EASEMENTS WHICH ARE PLANNED TO BE DEDICATED BY SEPERATE DOCUMENTATION IN THE FUTURE.
10. SEE SHEET 2 FOR LOT TABLE.
11. SEE SHEETS 2-3 FOR INSET OF LOTS WITHIN BLOCKS A AND B.
12. BOULEVARD 1 SHALL CONNECT TO THE ADJACENT PROPERTY AS ESTABLISHED IN THE NEIGHBORHOOD AND EMPLOYMENT CENTER PLAN, INCLUDING COORDINATION WITH THE OWNER OF ADJACENT PROPERTY.
13. DETENTION POND PROVIDED IN LOT 3, BLOCK B. THE STORM AND DRAINAGE FACILITIES SHALL BE DESIGNED AND LANDSCAPED TO PROVIDE CIVIC SPACE.

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

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

PARCEL 46 - "1.372 ACRES"
 2008006703 OPRWC

PARCEL 47 - "2.986 ACRES"
 2008025829 OPRWC

PARCEL 48 - "0.206 ACRES"
 2008046435 OPRWC

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

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

OWNERS:
 BETHANY & TODD MCCULLOUGH
 TAYLOR INDUSTRIAL LAND PARTNERS LLC
 & TAYLOR 100 CAPITAL, LLC
 3300 BEE CAVE ROAD
 AUSTIN, TEXAS 78746

SURVEYOR:
 MICHAEL TURNER, RPLS
 BRYAN TECHNICAL SERVICES, INC.
 911 NORTH MAIN
 TAYLOR, TEXAS 76574
 TBPELS FIRM NO. 10128500
 MTURNER@BRYANTECHNICALSERVICES.COM
 PHONE NO. (512) 352-9090

ENGINEER / APPLICANT:
 GRANT BEISSINGER, P.E.
 SOUTHWEST ENGINEERS, INC.
 205 CIMARRON PARK LOOP, SUITE B
 BUDA, TEXAS 78610
 TBPELS FIRM NO. F-1909
 GRANT.GEISSINGER@SWENGINEERS.COM
 PHONE NO. (512) 312-4336

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

TOTAL NUMBER OF BLOCKS: 2

TOTAL NUMBER OF LOTS: 7

LINEAR FEET OF NEW STREETS: 4,154'

TOTAL ACREAGE: 51.182 ACRES

SUBMITTAL DATE:
 APRIL 4, 2025

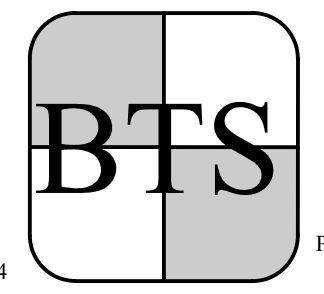
TEMPORARY BENCHMARK DESCRIPTION:
 TBM 1: COTTON SPIKE SET
 N = 10177758.22'
 E = 3197108.17'
 ELEVATION = 625.32'
 (NAVD 88, GEOID MODEL 18)

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

COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON OBSERVATIONS OF THE ALLTERRA RTK COOPERATIVE NETWORK AND ARE EXPRESSED AS TEXAS STATE PLANE COORDINATES, CENTRAL ZONE 4203, AND ARE GRID VALUES.

TAYLOR 100 INDUSTRIAL
 PARK PRELIMINARY PLAT
 CITY OF TAYLOR
 PROJECT NUMBER
 PZ-2025-2466
 PROJECT ADDRESS: 13101 HIGHWAY 79 W
 TAYLOR, TX 76574

BRYAN TECHNICAL SERVICES, INC.



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

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

NO.	DATE	REVISIONS	BY

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

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

TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT
 CITY OF TAYLOR PROJECT NUMBER (PZ-2025-2466)
 BEING A PRELIMINARY PLAT CONSISTING OF 51.182 ACRES, INCLUDING 5.569 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 7 LOTS, 2 BLOCKS, 0 RESERVES, PART OF AND OUT OF THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND BEING OUT OF AND PART OF THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, LOCATED IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED BY WARRANTY DEED FROM REBECCA A. SHIELDS TO REBECCA A. SHIELDS, TRUSTEE OF THE REBECCA A. SHIELDS REVOCABLE TRUST DATED 9-13-2022 RECORDED IN DOCUMENT NO. 2022107039, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AND BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF MICHAEL TURNER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6441, DURING THE MONTH OF MARCH 2024 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

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

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

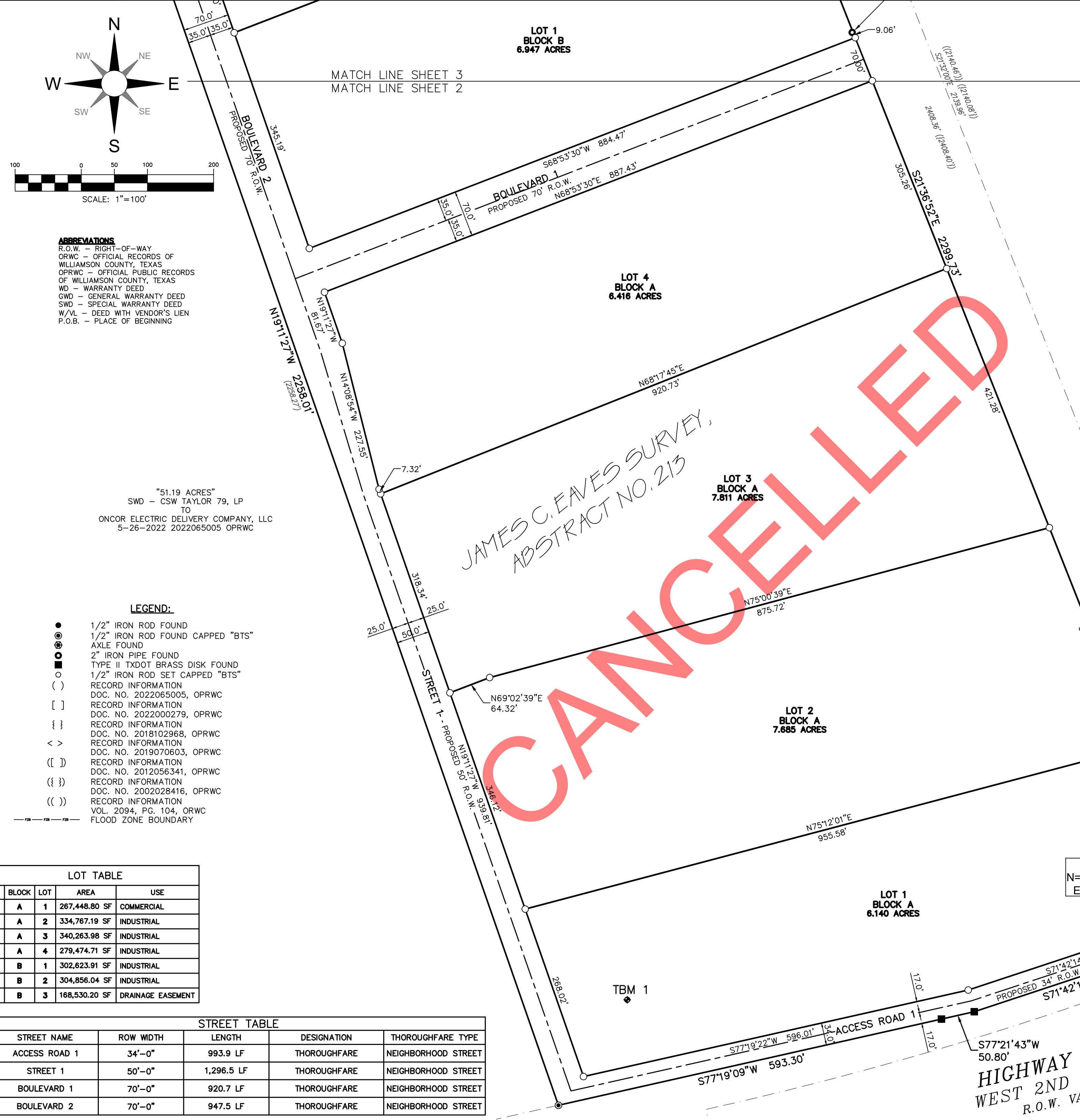
- SOUTH 71°42'14" WEST, A DISTANCE OF 375.67' TO A TYPE II TXDOT BRASS DISK FOUND;
- SOUTH 77°21'43" WEST, A DISTANCE OF 50.80' TO A TYPE II TXDOT BRASS DISK FOUND;
- SOUTH 77°19'09" WEST, A DISTANCE OF 593.30' TO A TYPE II TXDOT BRASS DISK FOUND IN THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 79 AND THE NORTH LINE OF SAID "2.986 ACRES", FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED "51.19 ACRES" CONVEYED BY SPECIAL WARRANTY DEED FROM CSW TAYLOR 79, LP TO ONCOR ELECTRIC DELIVERY COMPANY, LLC DATED 5-26-2022 RECORDED IN DOCUMENT NO. 2022065005 OPRWC, AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A TYPE II TXDOT BRASS DISK FOUND AT THE SOUTHWEST CORNER OF SAID "51.19 ACRES" BEARS SOUTH 77°19'09" WEST, A DISTANCE OF 968.79';

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

THENCE NORTH 70°48'50" EAST WITH THE COMMON LINE OF SAID "115.66 ACRES" AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 916.78' TO A 1/2" IRON ROD FOUND CAPPED "BTS" IN THE WEST LINE OF SAID "6.96 ACRES", FOR THE SOUTHEAST CORNER OF SAID "115.66 ACRES", AND BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID "6.96 ACRES", SAME BEING AN EXTERIOR ELL CORNER OF THAT CERTAIN CALLED "52.29 ACRES" CONVEYED BY WARRANTY DEED FROM WILLIAM ALBERT AND CHARLOTTE S. ALBERT TO WILLIAM AND CHARLOTTE ALBERT FAMILY LIMITED PARTNERSHIP DATED 4-15-2002 RECORDED IN DOCUMENT NO. 2002028416 OPRWC, BEARS NORTH 21°26'10" WEST, A DISTANCE OF 36.92', AND FROM SAID 1/2" IRON ROD FOUND CAPPED "BTS" AN AXLE FOUND ON THE BANK OF A CREEK FOR THE NORTHWEST CORNER OF SAID "52.29 ACRES", SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED "20.988 ACRES" CONVEYED BY WARRANTY DEED FROM JOHN WILMER HUGHES AND HEATHER K. MCKENZIE TO LOUIS R. HUGHES AND ANN G. HUGHES DATED 8-1-2019 RECORDED IN DOCUMENT NO. 2019070603 OPRWC, SAME BEING IN THE EAST LINE OF SAID "115.66 ACRES", BEARS NORTH 21°26'10" WEST, A DISTANCE OF 87.84';

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

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



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

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

LEGEND:

- 1/2" IRON ROD FOUND
- ⊙ 1/2" IRON ROD FOUND CAPPED "BTS"
- ⊕ AXLE FOUND
- 2" IRON PIPE FOUND
- TYPE II TXDOT BRASS DISK FOUND
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- () RECORD INFORMATION
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- < > RECORD INFORMATION
- ([]) RECORD INFORMATION
- ({ }) RECORD INFORMATION
- (()) RECORD INFORMATION
- FLOOD ZONE BOUNDARY

LOT TABLE			
BLOCK	LOT	AREA	USE
A	1	267,448.80 SF	COMMERCIAL
A	2	334,767.19 SF	INDUSTRIAL
A	3	340,263.98 SF	INDUSTRIAL
A	4	279,474.71 SF	INDUSTRIAL
B	1	302,623.91 SF	INDUSTRIAL
B	2	304,856.04 SF	INDUSTRIAL
B	3	168,530.20 SF	DRAINAGE EASEMENT

STREET TABLE				
STREET NAME	ROW WIDTH	LENGTH	DESIGNATION	THOROUGHFARE TYPE
ACCESS ROAD 1	34'-0"	993.9 LF	THOROUGHFARE	NEIGHBORHOOD STREET
STREET 1	50'-0"	1,296.5 LF	THOROUGHFARE	NEIGHBORHOOD STREET
BOULEVARD 1	70'-0"	920.7 LF	THOROUGHFARE	NEIGHBORHOOD STREET
BOULEVARD 2	70'-0"	947.5 LF	THOROUGHFARE	NEIGHBORHOOD STREET

TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT
 CITY OF TAYLOR
 PROJECT NUMBER PZ-2025-2466
 PROJECT ADDRESS: 13101 HIGHWAY 79 W TAYLOR, TX 76574

BRYAN TECHNICAL SERVICES, INC.

BTS

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

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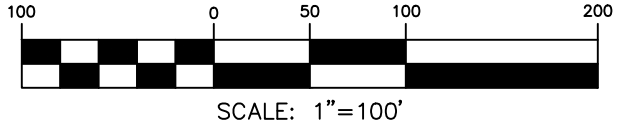
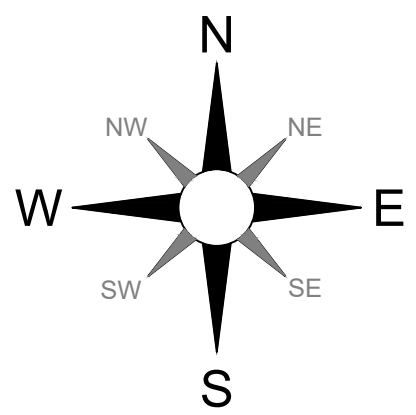
NO.	DATE	REVISIONS	BY

DRAWN BY: MT CHECKED BY: BLB
 SCALE: 1" = 100' APPROVED BY: MT
 PROJECT NO. 24-329 DATE: APRIL 11, 2024

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

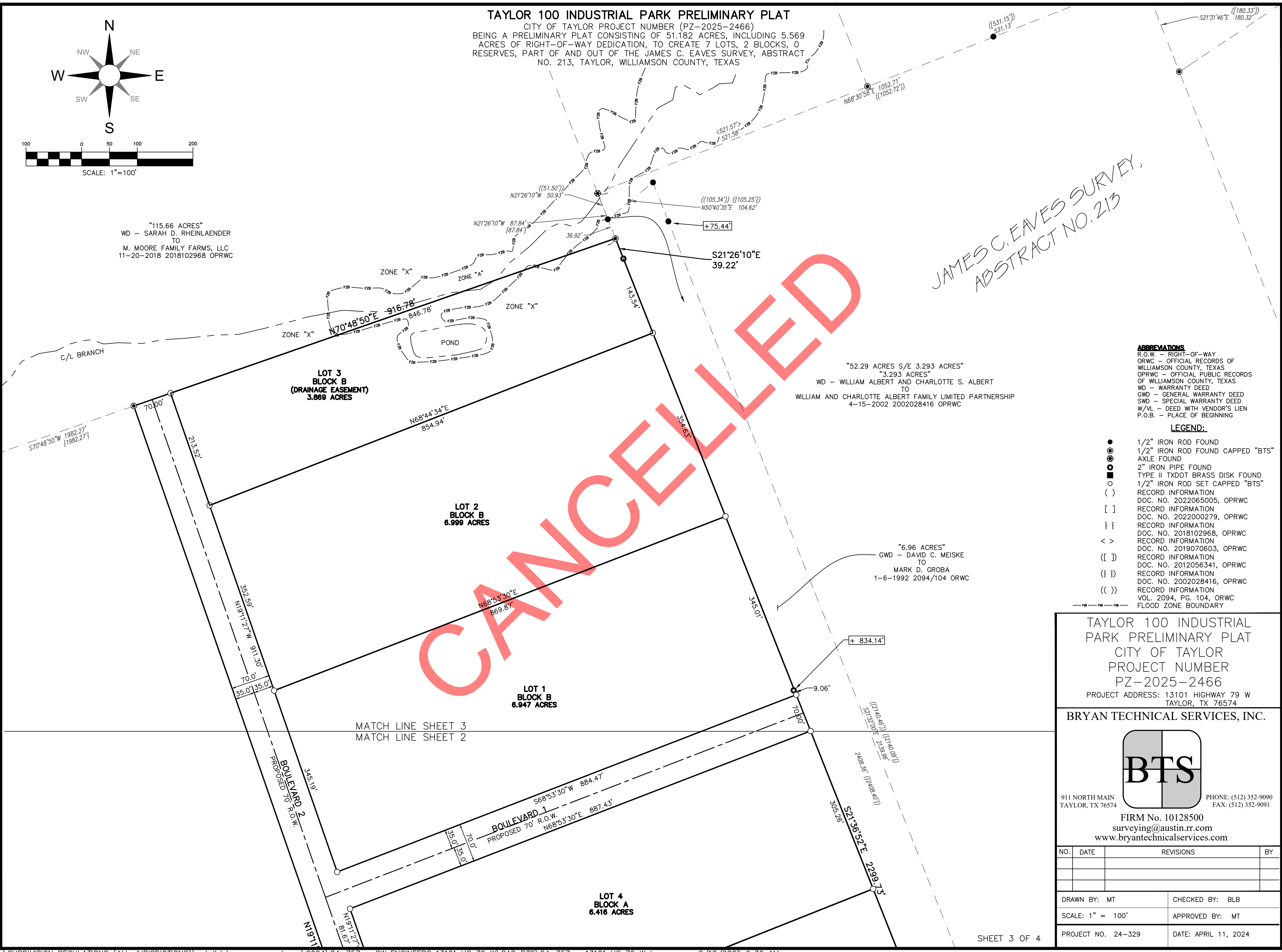
HIGHWAY 79 W.
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TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT
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"115.66 ACRES"
 WD - SARAH D. RHEINLAENDER
 TO
 M. MOORE FAMILY FARMS, LLC
 11-20-2018 2018102968 OPRWC

JAMES C. EAVES SURVEY,
 ABSTRACT NO. 213



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LEGEND:

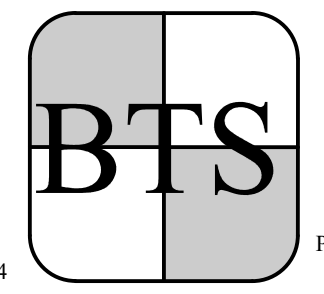
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- ⊙ 1/2" IRON ROD FOUND CAPPED "BTS" AXLE FOUND
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"52.29 ACRES S/E 3.293 ACRES"
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 WD - WILLIAM ALBERT AND CHARLOTTE S. ALBERT
 TO
 WILLIAM AND CHARLOTTE ALBERT FAMILY LIMITED PARTNERSHIP
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"6.96 ACRES"
 GWD - DAVID C. MEISKE
 TO
 MARK D. GROBA
 1-6-1992 2094/104 ORWC

TAYLOR 100 INDUSTRIAL
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NO.	DATE	REVISIONS	BY

DRAWN BY: MT
 CHECKED BY: BLB
 SCALE: 1" = 100'
 APPROVED BY: MT

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

OWNER CERTIFICATION

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

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

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE ____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

LIEN HOLDER CERTIFICATION

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

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

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

NAME SIGNATURE PRINT

TRUSTEE
(ADDRESS)-----

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

ENGINEER CERTIFICATION

I, GRANT GEISSINGER, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS PARTIALLY ENCLOSED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491 C0530F AND 48491 C0540F, EFFECTIVE DATE 12-20-2019, AND THAT EACH LOT CONFORMS TO THE CITY OF TAYLOR REGULATIONS. THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____ COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.

LICENSED PROFESSIONAL ENGINEER
NO. 152591 STATE OF TEXAS

TAYLOR 100 INDUSTRIAL PARK PRELIMINARY PLAT

CITY OF TAYLOR PROJECT NUMBER (PZ-2025-2466)
BEING A PRELIMINARY PLAT CONSISTING OF 51.182 ACRES, INCLUDING 5.569 ACRES OF RIGHT-OF-WAY DEDICATION, TO CREATE 7 LOTS, 2 BLOCKS, 0 RESERVES, PART OF AND OUT OF THE JAMES C. EAVES SURVEY, ABSTRACT NO. 213, TAYLOR, WILLIAMSON COUNTY, TEXAS

OWNER CERTIFICATION

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

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

TO CERTIFY WHICH, WITNESS BY MY HAND, THIS THE ____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

LIEN HOLDER CERTIFICATION

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

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

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

NAME SIGNATURE PRINT

TRUSTEE
(ADDRESS)-----

STATE OF TEXAS
COUNTY OF WILLIAMSON

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

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

WILLIAMSON COUNTY OSSF CERTIFICATION

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

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND 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.

ADAM D. BOATRIGHT, PE
WILLIAMSON COUNTY ENGINEER

DATE

SURVEYOR CERTIFICATION

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

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____ COUNTY, TEXAS, THIS ____ DAY OF _____, 20____.
RELEASED: 9/17/2025 FOR REVIEW

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

LICENSED PROFESSIONAL SURVEYOR
NO. 6441 STATE OF TEXAS

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 SAID 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

PLANNING AND ZONING COMMISSION (PRELIMINARY PLAT)

A PRELIMINARY PLAT FOR THIS SUBDIVISION TO BE KNOWN AS TAYLOR 100 INDUSTRIAL PARK HAS BEEN APPROVED ACCORDING TO THE MINUTES OF THE MEETINGS OF THE TAYLOR PLANNING AND ZONING COMMISSION ON THE ____ DAY OF _____, 20____, A.D.

CHAIRMAN

SECRETARY

DEVELOPMENT SERVICES DIRECTOR

I, _____, DEVELOPMENT SERVICES DIRECTOR FOR THE CITY OF TAYLOR, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DATE
DIRECTOR

COUNTY CLERK

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

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

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

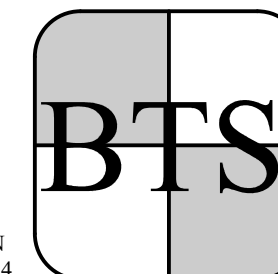
BY:

DEPUTY

TAYLOR 100 INDUSTRIAL
PARK PRELIMINARY PLAT
CITY OF TAYLOR
PROJECT NUMBER
PZ-2025-2466

PROJECT ADDRESS: 13101 HIGHWAY 79 W
TAYLOR, TX 76574

BRYAN TECHNICAL SERVICES, INC.



911 NORTH MAIN
TAYLOR, TX 76574

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

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

SHEET 4 OF 4



City of Taylor

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

Date: Thursday, October 2, 2025

Address: 13101 Highway 79 West, Taylor 76574

Permit Number PZ-2025-2466

Dear ,

Staff has completed the review of preliminary plat for the 13101 Highway 79 West - Taylor 100 - preliminary plat that is to be located at 13101 Highway 79 West, Taylor 76574. There are some corrections that need to be made prior to recordation of the plat. Comments from this review follow.

Planning Department Comments

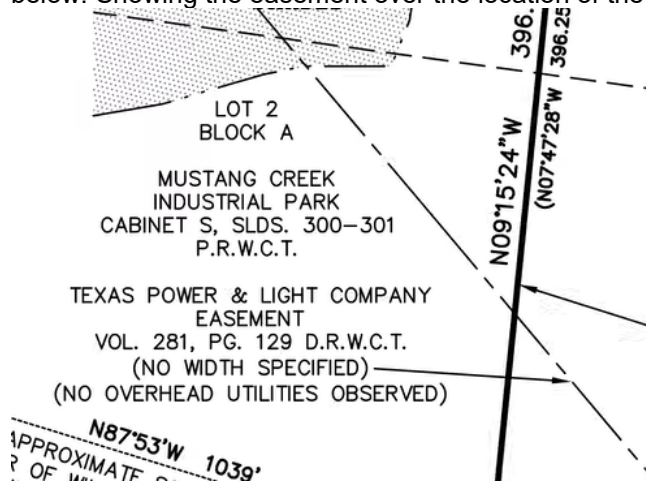
The following comments have been provided by Preston Gunn. Should you have any questions or require additional information regarding any of these comments, please contact Preston Gunn at (512) 309-6799 or by email at preston.gunn@taylor.tx.gov.

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

Preliminary Plat – Planning Review 02

1. Provide both a Civic Space and Drainage easement on Block B Lot 3
2. The ROW of Boulevard 1 shall be 80ft per the approved Employment Center Plan (Ord 2024-24)
3. Provide an update to Plat Note number 1 and LOI as Wastewater extension and connection would be required
4. Provide a correction to Plat Note number 8 "This subdivision is subject to Ordinance 2024-24. 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"
5. Provide more Information on Plat note number 9, what easements what sheet are the provided on?
6. Provide a Correction the Plat note 13 as follows "All Civic Space and related appurtenances shown shall be situated within a public access easement. The owners, HOA/POA, 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"
7. Provide a Plat note 14 as follows "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/POA, 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 "
8. Provide the re-submittal date 9/19/2025
9. You shall remove Plat Note number 6 or provide evidence on where the approval of a fee in lieu came from. There is no parkland dedication called out on employment center plan (Ord 2024-24) civic space
10. On the Lot table you shall remove the use section.
11. Provide a correction to Street Table, the street types should follow the approved Employment Center Plan called out in Plat note #8. They should be listed as follows from top to bottom: Access Road Industrial Street Industrial Boulevard Industrial Boulevard
12. Remove OSSF signature block as you will have to connect to city utilities
13. Provide Street names, this should also be reflected on Plat drawings using the naming scheme as follows:
 - o Access Road -> "Name Road"
 - o Street -> "Name Street"
 - o Boulevard 1 -> "Name Boulevard"
 - o Boulevard 2 -> "Name Boulevard"

In regard to Preliminary Plat Engineering Comments #3 and 4 after verification with easement holders if no width of an easement is re-recorded or determined it may be advisable to call easements out similar to the example below. Showing the easement over the location of the utility



Engineering Department Review

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

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

Preliminary Plat - Engineering Review 02

Sheet 1 of 4

1. Unresolved: Update Lot 3 to include Civic Space. (e.g "Civic Space and Drainage Easement")
2. Unresolved: Provide street names on plat.
3. Unresolved: Verify and provide plat notes pertaining to the existing Oncor overhead electric transmission line.
4. Unresolved: Verify and show location of existing easements: Oncor transmission/electrical, Jonah Water, and SWBT/TPL. Has coordination been made with these entities to verify the easements or what will be required on the applicable lots?.
5. Update information in Notes 9 and 12.

Sheet 2 of 4

1. Unresolved: Update street table to show streets associated with this plat.
2. Unresolved: Update lot table Lot 3, blk. B to include Drainage and Civic Space.

Sheet 4 of 4

1. Please note - Owner's Certificate - A representative's name will be required at final plat.
2. Lien Holder - Note: Name and address will be required on final plat.

Traffic Impact Analysis - Review 02

No information resubmitted for TIA Review

Utility Schematic Review 01

Update document to show relative colors provided on the schematic. It is unclear which line is intended to be

public/private or what is proposed/existing.

Drainage Impact Report

Please provide a report and applicable supporting information for review on next resubmission.

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

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

Thank you,

Preston Gunn
Planner

CANCELLED



Planning & Zoning Commission Meeting October 14, 2025 Transmittal Letter

Agenda Item Number: 7.

Agenda Title: **PZ-2025-2584 Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit for the operation of a Home Based business for a pediatric therapy practice (Land Development Code Section 5.9.3.7 (6)) on property generally located at 2105 Davis Street, legally described as Bel-Air Addition, Block 8, Lot 3, Lot 2 Northern Part and Southern parts of Lots 4 and 5, 0.35 acres of land, more particularly described by Williamson Central Appraisal District Parcel R014369, Taylor, Williamson County, Texas.**

Commission Action to be Taken: Hold a public hearing and make a recommendation

Department Submitted: Development Services Department

Staff Contact: Preston Gunn

1. PURPOSE / DESCRIPTION

The subject property is a 1,927sqft square foot home (according to Zillow). The applicant is requesting a Special Use Permit to use the home office on the property to provide pediatric speech and occupational therapy services (Home-Occupation) with an additional part time employee.

Appointments will be between 10am and 7pm when adjacent property owners are unlikely to be home. The applicant is seeking to have one to three 30-minute appointments per day for the first 12 to 18 months. The applicant has stated that they can serve up to eight appointments per day, but that amount is not anticipated due to the local demographics. There will be no walk-ups as the business operates by appointment only.

The Place Type zoning for the subject property is P3 Neighborhood which allows Home Occupations (a home business) by right if the Home Occupation is conducted only by the permanent residences of the home (LDC Section 5.9.3.7 (1)). As the applicant will employ a part-time therapist who does not use the home as their primary residence, a SUP would be required to permit the use of the home as a Home Occupation (LDC Section 5.9.3.7 (6)).

2. STAFF ANALYSIS / BACKGROUND

The request for a Special Use Permit aims to allow the owner to use the property as a Home Occupation (home business) that provides pediatric speech and occupational therapy services

with an additional part time employee.

The request meets the intent of the future land use by providing a lower impact service with the neighborhood. The proposed use does request the ability to have an additional part-time employee on site who will provide Therapy. This does conflict with the typical standards of a Home Occupation as it is typically a concern that an applicant would use the home as a leased space.

The Applicant have stated that they manage administrative tasks such as managing appointment times, payments, advertisements, and act as a social worker for the home business. The applicant has indicated that they take an active role in the business and are not simply leasing a portion of the property as office space.

Currently, the applicant has communicated that they intend to provide up to three 30-minute appointments per day for the next 12 to 18 months. There is a maximum possible amount of eight 30-minute appointments per day (4 hours per day) but the applicant states it is unlikely due to the demographics of the City. As currently proposed, their business hours are from 10am to 7pm (9 hours).

The applicant does host group workshops/training but that will be held at a separate rented location if there is more than one person to keep traffic at 2105 Davis Street low. The additional traffic that would accompany the one to three appointments can be accommodated by the existing off-street parking space (driveway) as well as room for multiple on-street parking spaces (against the curb).

3. RECOMMENDATION

For the reasons stated in the staff analysis, **staff recommends Approval** permitting there shall be no more than one employee who does not use the home as a primary residence and the business shall not operate outside the hours of 10am to 7pm Monday through Friday

4. TIMELINE

P&Z Commission Public Hearing: October 14, 2025

City Council Public Hearing: October 23, 2025

City Council Action: November 13, 2025

5. OTHER OPTIONS

6. ATTACHMENTS

1. _06_PZ-2025-2584_2105 Davis St - SUP for Home Occupation
2. _06a_PZ 2025-2584 Letter of Intent
3. _06b_PZ 2025-2584 Location Map
4. _06c_PZ 2025-2584 Current Zoning
5. _06d_PZ 2025-2584 Notification Map
6. _06e_PZ-2025-2584_2105 Davis St - SUP Ord
7. _06e_EXHIBIT A_PZ 2025-2584 Metes and Bounds description
8. _06e_EXHIBIT B_PZ 2025-2584 Proposed Zoning

City of Taylor
PZ-2025-2584
Special Use Permit
Staff Report

Item Details

Request: A request to obtain a Special Use Permit for a Home Occupation (Home Business) at 2105 Davis Street.

Legal Description: Approximately 0.35 acres of land, generally located at 2105 Davis Street, From the Bel-air addition Block 8, Lot 3, North part of Lot 2, and parts of Lots 4 and 5. Survey more particularly described by the Williamson Central Appraisal District Parcel R014369.

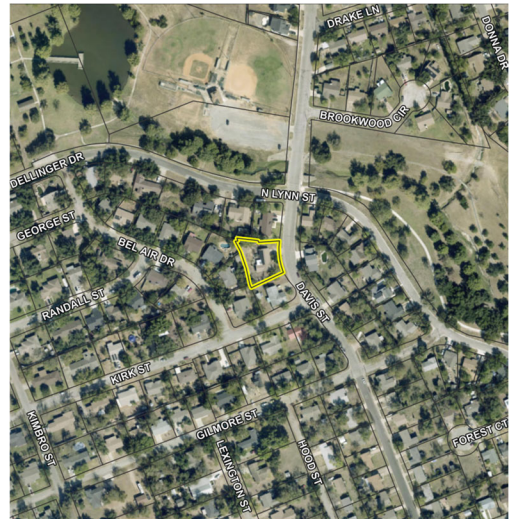
Applicant/ Property Owner(s): Felicia Graves/ Joshua and Felicia Graves

Responsible Staff: Preston Gunn

Staff Recommendation: **Approval** permitting there shall be no more than one employee who does not use the home as a primary residence and there shall be no more than one employee, who does not use the home as a primary residence, and the business shall not operate outside of the hours of 10am to 7pm Monday through Friday

Overview of Applicant’s Request & Background

The subject property is a 1,927sqft square foot home (according to Zillow). The applicant is requesting a Special Use Permit to use the home office on the property to provide pediatric speech and occupational therapy services (Home-Occupation) with an additional part time employee.



Appointments will be between 10am and 7pm when adjacent property owners are unlikely to be home. The applicant is seeking to have one to three 30-minute appointments per day for the first 12 to 18 months. The applicant has stated that they can serve up to eight appointments per day, but that amount is not anticipated due to the local demographics. There will be no walk-ups as the business operates by appointment only.

The Place Type zoning for the subject property is P3 Neighborhood which allows Home Occupations (a home business) by right if the Home Occupation is conducted only by the permanent residences of the home (LDC Section 5.9.3.7 (1)). As the applicant will employ a part-time therapist who does not use the home as their primary residence, a SUP would be required to permit the use of the home as a Home Occupation (LDC Section 5.9.3.7 (6)).

Location:

The subject property is located mid-block on the west side of Davis Street and south of the intersection of North Lynn Street and Davis Street. It is surrounded by single family residential on all sides. The property is a short walk south of the Baseball and Softball Fields in Bull Branch Park. It is also a short walk east of the Taylor Opportunity Center.

Physical and Natural Features:

The subject property is a typical suburban lot with some matcher trees and a driveway. The Driveway appears to comfortable fit up to two cars at a time. The Street at the front of the property also has room to allow for street parking without blocking the street.

Land Use and Zoning:

The subject properties are located within the Infill Neighborhood Sector (G-4) which consists of areas within the city that are already developed and served by infrastructure. It encourages new development to match existing development while allowing for incremental increases in density.

The subject property is assigned the Future Land Use designation of Neighborhood Infill which is envisioned for a slight increase in density and smaller neighborhood-oriented retail and services.

The current zoning is P3: Neighborhood which regulates low-density residential areas. P3 generally permits by right Dwellings, Home Occupations, Lodging with a full-time on-site operator (Bed and Breakfast).

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
South	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
East	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
West	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence

Transportation

The subject property gains access off Davis Street. Davis is called out as a Neighborhood Avenue in the City of Taylor Master Transportation Plan. This Street type is intended to be a low-speed (30 to 35mph) and moderate volume street intended to prioritize pedestrians and provide street parking.

Utilities

The subject property is located within the City of Taylor water CCN. There is an 6-inch water line located on Davis Street. subject property is located within the city's CCN for wastewater services and there is an 6-inch wastewater line located at the rear of the property and along its northern boundary. Utilities are not anticipated to being the limiting factor of this request.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the SUP request. Twenty Three (23) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, September 28th, 2025.

Staff Analysis

The request for a Special Use Permit aims to allow the owner to use the property as a Home Occupation (home business) that provides pediatric speech and occupational therapy services with an additional part time employee.

The request meets the intent of the future land use by providing a lower impact service with the neighborhood The proposed use does request the ability to have an additional part-time employee on site who will provide Therapy. This does conflict with the typical standards of a Home Occupation as it is typically a concern that an applicant would use the home as a leased space.

The Applicant have stated that they manage administrative tasks such as managing appointment times, payments, advertisements, and act as a social worker for the home business. The applicant has indicated that they take an active role in the business and are not simply leasing a portion of the property as office space.

Currently, the applicant has communicated that they intend to provide up to three 30-minute appointments per day for the next 12 to 18 months. There is a maximum possible amount of eight 30-minute appointments per day (4 hours per day) but the applicant states it is unlikely due to the demographics of the City. As currently proposed, their business hours are from 10am to 7pm (9 hours).

The applicant does host group workshops/training but that will be held at a separate rented location if there is more than one person to keep traffic at 2105 Davis Street low. The additional traffic that would accompany the one to three appointments can be accommodated by the existing off-street parking space (driveway) as well as room for multiple on-street parking spaces (against the curb).

Staff Recommendations

For the reasons stated in the staff analysis, **staff recommends Approval** permitting there shall be no more than one employee who does not use the home as a primary residence and the business shall not operate outside of the hours of 10am to 7pm Monday through Friday

For Zoning:

Following Section 5.9.3.7 (6) in the LDC, the Planning and Zoning Commission may recommend, and the City Council may impose standards to ensure the home occupation does not adversely affect the integrity of the residential neighborhood in which it is proposed and shall consider the following:

- a. Are the hours of operation of the home occupation compatible with a residential neighborhood.
- b. Is there sufficient off-street parking to accommodate the parking requirements of the home occupation.
- c. Will the property at which the home occupation is conducted retain the characteristics of a residential property; and
- d. Will the home occupation generate any nuisances incompatible with a residential neighborhood.

Attachments:

- a. Letter of Intent from Applicant
- b. Location Map
- c. Zoning Map
- d. Notification Map
- e. Ordinance 2025-XX
 - a. Meets and Bounds Description – Exhibit A
 - b. Proposed Zoning Map – Exhibit B

Letter of Intent

Re: Home Occupation Request for Little Fireflies Pediatric Therapy

Property Address: 2105 Davis Street, Taylor, TX 76574

To Whom It May Concern,

I am writing to express my intent to operate a home-based pediatric therapy practice, *Little Fireflies Pediatric Therapy*, at my primary residence located at 2105 Davis Street in Taylor, Texas.

This home is my full-time residence, and I am the property owner. The home office will be used to provide pediatric speech and occupational therapy services Monday through Friday by appointment only. The business is owned and operated by me, and services will be provided by a licensed therapist working on a very part-time basis as an independent contractor (1099).

This is a professional and low-impact home occupation. All services will take place inside the home office. There will be no retail activity, and appointment scheduling will be managed to ensure minimal traffic to the property.

Thank you for considering this request to operate a small therapeutic practice from my residence. I am committed to maintaining the quiet and respectful character of our neighborhood while offering an important service to families in our community.

Sincerely,

Felicia Graves

Owner & Director, Little Fireflies Pediatric Therapy



2105 Davis Street

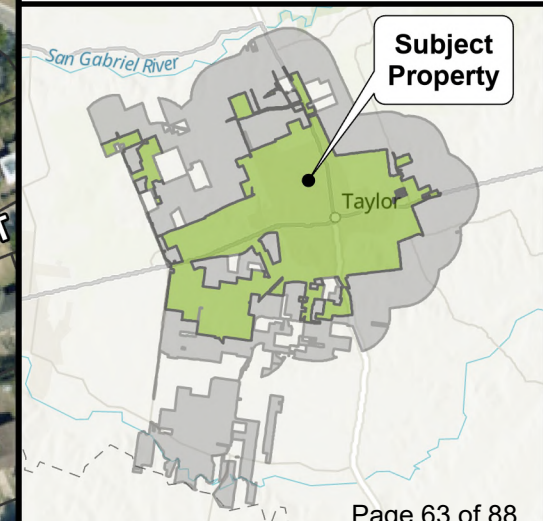
Taylor, TX 76574



PZ-2025-2584

2105 Davis St.
Special Use Permit
Location Map
Approximately 0.3 acres

-  Subject Property
-  Parcel Boundary





PZ-2025-2584

**2105 Davis St.
Special Use Permit
Current Zoning Map
Approximately 0.3 acres**

Subject Property

Parcel Boundary

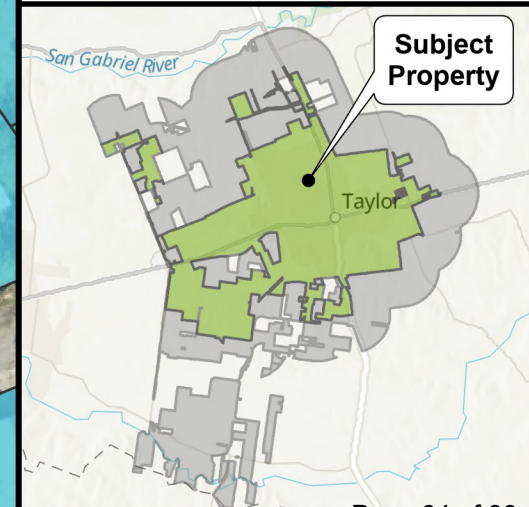
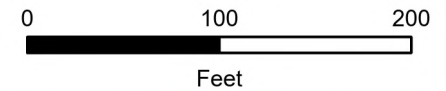
Overlay Zoning

P1: Nature

Place Type Zoning

P3: Neighborhood

CS: Civic Space

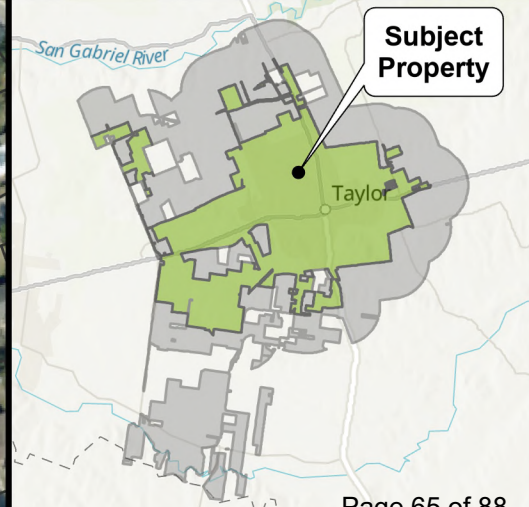




PZ-2025-2584

**2105 Davis St.
Special Use Permit
Notification Map
Approximately 0.3 acres**

- Subject Property
- 200-ft. Buffer
- Parcel Boundary
- Notified Properties



ORDINANCE NO. 2025-00

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A HOME OCCUPATION GENERALLY LOCATED AT 2105 DAVIS STREET, CONSISTING OF APPROXIMATELY 0.35 ACERS FROM THE BEL-AIR ADDITION BLOCK 8, LOT 3, NORTH PART OF LOT 2, AND PARTS OF LOTS 4 AND 5. SURVEY MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R014369 TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on November 13, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to request a Specific Use Permit for a Home Occupation, which is a use required to obtain a Specific Use Permit to grant approval when the proposed use does not meet the standards described in Section 5.9.3.7 (1), 5.9.3.7 (2), 5.9.3.7 (3), 5.9.3.7 (4) in the Land Development Code; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on October 14th, 2025, to consider the zoning request, and recommended approval of the zoning change; and

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

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

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

SECTION 2. The Property is approved for a Specific Use Permit for a Home Occupation as defined in Section 5.9.3.7 in the Land Development Code with condition there shall be no more than one employee, who does not use the home as a primary residence, and the business shall not operate outside of the hours of 10am to 7pm Monday through Friday

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit for the Property as shown in Exhibit “B” attached hereto for all purposes.

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

SECTION 5. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional, the same shall not affect the validity of

this Ordinance as a whole or any part of the provisions thereof, other than the part so decided to be invalid or unconstitutional.

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2025-00 was introduced before the Taylor City Council on the 23rd day of October 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

Dwayne Ariliola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-00, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2025.

Lucy Aldrich
City Clerk

EXHIBIT A
(Legal Description/Survey)

CANCELLED

**TEXAS RESIDENTIAL
OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (T-1R)
SCHEDULE A**

Policy Number: CTA2102330-01
 Policy Date: June 4, 2021 at 01:19 PM
 Policy Amount: \$340,000.00
 Premium: \$2,097.00

GF No.: CTA-04-CTA2102330

1. Name of Insured:

Joshua Graves and Felicia Graves

2. We insure your interest in the land covered by this Policy is:

Fee Simple

3. Legal Description of land:

Being all of Lot 3 and a portion of Lots 2, 4, and 5, Block 8, of Bel-Air Addition, an addition to the City of Taylor, Williamson County, Texas, according to the plat thereof recorded in Cabinet B, Slide 18, Plat Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod at the common east corner of said Lots 3 and 4, said iron rod being on the west line of Davis Street (called 60 foot right-of-way), and being on a curve to the left having a radius of 240.00 feet;

THENCE along said west line and said curve, passing the common east corner of said Lot 3 and aforesaid Lot 2 at an arc distance of 60.00 feet and continuing a total arc distance of 100.69 feet, a chord bearing and distance of South 05° 20' 15" East - 99.95 feet to a found 1/2-inch iron rod;

THENCE South 72° 10' 05" West, departing said west line, a distance of 110.69 feet to a found 1/2-inch iron rod on the common line of said Lot 2 and Lot 22, aforesaid Block;

THENCE North 17° 34' 00" West along said common line, passing the common corner of said Lots 2 and 22, aforesaid Lot 3, and Lot 21, said Block, at a distance of 46.17 feet and continuing along the common line of said Lots 3 and 21 a total distance of 149.97 feet to a found iron pipe at the common corner of said Lots 3 and 21, aforesaid Lot 5, and Lots 6 and 20, said Block;

THENCE South 86° 07' 53" East, a distance of 9.14 feet along the common line of said Lots 3 and 5 to a found 1/2-inch iron rod;

THENCE North 19° 03' 20" West, departing said common line, a distance of 10.73 feet to a found 1/2-inch iron rod;

THENCE South 81° 24' 33" East, passing a found 1/2-inch iron rod at a distance of 45.32 feet, passing the common line of aforesaid Lots 4 and 5 at a distance of 57.79 feet and continuing a total distance of 68.49 feet to a point from which a fence corner bears South 00° 21' East - 0.5 of one foot;

THENCE South 09° 04' 10" East, a distance of 4.35 feet to a found 1/2-inch iron rod on the common line of aforesaid Lots 3 and 4;

THENCE South 86° 07' 53" East, a distance of 67.47 feet along said common line to the POINT OF BEGINNING and containing 15,401 square feet or 0.35 of one acre of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any

SCHEDULE A

(continued)

statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

END OF SCHEDULE A



PZ-2025-2584

2105 Davis St.
Special Use Permit
Proposed Zoning Map
Approximately 0.3 acres

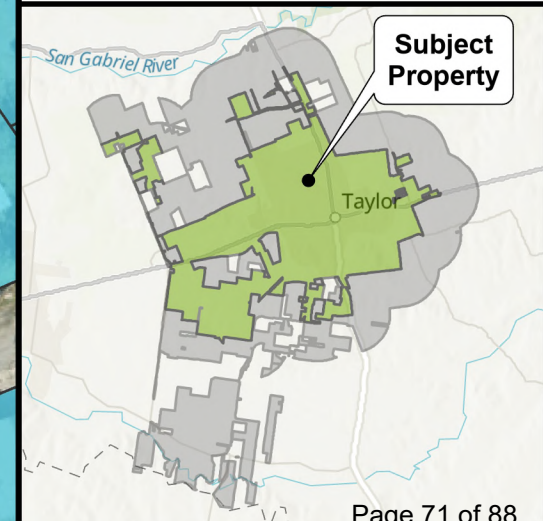
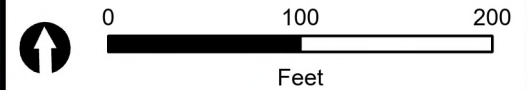
- Subject Property
- Parcel Boundary
- Special Use Permit

Overlay Zoning

- P1: Nature

Place Type Zoning

- P3: Neighborhood
- CS: Civic Space





Planning & Zoning Commission Meeting October 14, 2025 Transmittal Letter

Agenda Item Number: 8.

Agenda Title: **PZ-2025-2591 Hold a public hearing and consider making a recommendation regarding a request for a Special Use Permit to allow lodging without a full time, on-site operator at property generally located at 3004 Don Hill Lane, legally described Rob Roy Estates, Block C, Lot 94, 0.027 acres of land, more particularly described by Williamson Central Appraisal District Parcel R427227, Taylor, Williamson County, Texas.**

Commission Action to be Taken: Hold a public hearing and make a recommendation

Department Submitted: Development Services Department

Staff Contact: Preston Gunn

1. PURPOSE / DESCRIPTION

The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full-time, on-site operator. The Place Type zoning for the subject property is P3 Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (LDC Section 5.2.2.1 (1) (c)).

The subject property is a 1,201sqft square foot home (according to Zillow), it is currently being used as a single-family residence. There have been no code violations on the property.

2. STAFF ANALYSIS / BACKGROUND

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator. They intended to have quiet hours after 9pm with a max occupancy of 5 people.

Currently, the proposed short-term rental appears to be in compliance with the performance and compatibility standards of Section 5.9 of the Land Development Code. They can provide ample parking and have proposed typical quiet hours consistent with other approved short term rentals with no onsite operator.

Previous Special Use Permits for short term rentals without a full-time on-site operator in similar locations within a residential neighborhood have been approved with a 3-year time limit. This time limit was to allow an opportunity for any potential nuisances to be reviewed as part of the

renewal of a Special Use Permit.

There is also a near by Special Use Permit for a short term rental to the south west of the property at 2908 Tyler Ln. 2908 has had zero Code Enforcement Complaints

3. RECOMMENDATION

Approval of the requested Special Use Permit with a 1-year limit

4. TIMELINE

P&Z Commission Public Hearing: October 14, 2025

City Council Public Hearing: October 23, 2025

City Council Action: November 13, 2025

5. OTHER OPTIONS

6. ATTACHMENTS

1. _07_PZ-2025-2591_SUP 304 Don Hill STR
2. _07a_PZ 2025-2591 letter of intent
3. _07b_PZ 2025-2591 Location Map
4. _07c_PZ 2025-2591 Current Zoning
5. _07d_PZ 2025-2591 Notification Map
6. _07e_PZ-2025-2591_SUP 304 Don Hill - SUP Ord
7. _07eEXHIBIT A_PZ-2025-2591-3004 don hill survey
8. _07eEXHIBIT B_PZ 2025-2591 Proposed Zoning

CANCELLED

City of Taylor
PZ-2025-2591
Special Use Permit
Staff Report

Item Details

Request:	A request to obtain a Special Use Permit to use the property as lodging (short-term rental) without a full-time, on-site operator.
Legal Description:	A property generally located at 3004 Don Hill Lane, legally described as 0.027 acres of land, situated in Rob Roy Estates, Block C, Lot 94, more particularly described by Williamson Central Appraisal District Parcel R427227, Taylor, Williamson County, Texas
Applicant:	Joan Maxfield
Applicant/ Property Owner(s):	Laura Alcaraz
Responsible Staff:	Preston Gunn
Staff Recommendation:	Approval of the requested Special Use Permit with a 1-year limit

Overview of Applicant’s Request & Background

The applicant is requesting a Special Use Permit to allow lodging (short-term rental) without a full-time, on-site operator. The Place Type zoning for the subject property is P3 Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (LDC Section 5.2.2.1 (1) (c)).

The subject property is a 1,201sqft square foot home (according to Zillow), it is currently being used as a single-family residence. There have been no code violations on the property.

Location:

The subject property is located mid-block at 304 Don Hill Drive. The neighborhood is north of Mallard Lane and west of Naomi Paseman Elemntray school.

Physical and Natural Features:

The subject property consists of 0.027-acre lot in an established neighborhood of similar sized lots. The home consists of three bedrooms and two baths (According to Zillow). The property has a two car garage and a driveway that can accommodate up to four cars. There appears to be no issues with housing up to 5 guests.

Growth Sector Designations:

The Infill Neighborhood Sector (G-4) consists of areas within the City that are already developed and served by infrastructure. Infill development is encouraged to generally match the character of the existing development while allowing for incremental increases in density.

Future Land Use and Zoning Designations:

The subject properties are located within the Infill Neighborhood Sector (G-4) which consists of areas within the city that are already developed and served by infrastructure. It encourages new development to match existing development while allowing for incremental increases in density.

The subject property is assigned the Future Land Use designation of Neighborhood Infill which is envisioned for a slight increase in density and smaller neighborhood-oriented retail and services.

The subject property is currently zoned Place Type 3 Neighborhood which allows lodging (short-term rental) by right if there is a full time, on-site operator and requires a Special Use Permit if there is no full time, on-site operator (section 5.2.2.1 (1) (c). This district generally includes low-density residential areas.

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
South	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
East	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence
West	P3 Neighborhood	Infill Neighborhood Sector (G-4)	Neighborhood Infill	Single Family Residence

Transportation

The subject property gains access off Don Hill Drive Serves as a neighborhood street which is a low capacity and low speed (20 to 30mph) street that provides more space for continuously parked vehicles.

Utilities

The subject property is located within the City of Taylor water CCN. There is an 8-inch water line located on Don Hill Drive. The subject property is located within the city’s CCN for wastewater services and there is an 8-inch wastewater line located on Don Hill Drive. Utilities are not anticipated to being the limiting factor of this request

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the SUP request. Thirty-Eight (38) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, September 28th, 2025.

Staff Analysis

The request for a Special Use Permit aims to allow the owner to use the property as a short-term rental without a full-time, on-site operator. They intended to have quiet hours after 9pm with a max occupancy of 5 people.

Currently, the proposed short-term rental appears to be in compliance with the performance and compatibility standards of Section 5.9 of the Land Development Code. They can provide ample parking and have proposed typical quiet hours consistent with other approved short term rentals with no onsite operator.

Previous Special Use Permits for short term rentals without a full-time on-site operator in similar locations within a residential neighborhood have been approved with a 3-year time limit. This time limit was to allow an opportunity for any potential nuisances to be reviewed as part of the renewal of a Special Use Permit.

There is also a near by Special Use Permit for a short term rental to the south west of the property at 2908 Tyler Ln. 2908 has had zero Code Enforcement Complaints

Planning and Zoning Commission Recommendation

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

Is the Special Use Permit consistent with the Comprehensive Plan?

- The Special Use Permit request is consistent with the Comprehensive Plan as it provides an incremental increase in density.

Is the Special Use Permit compatible with the surrounding area?

- The use is compatible with the area. There is another SUP for a short-term rental in the area which has caused no code enforcement cases or any known complaints from the adjacent residences.

Does the Special Use Permit promote the public health, safety, or general welfare?

- Staff analysis determined that the subject property is in accord with the Planning Principles and Policy Guide in the Comprehensive Plan that aims to promote health, safety, and general welfare by managing growth, while promoting safe and orderly development.

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

- Public utilities are available in the area.

Do current conditions indicate that a Special Use Permit is necessary?

- Conditions do indicate that a Special Use Permit is necessary to allow lodging without a full-time, on-site operator.

Attachments:

- a. Letter of Intent from Applicant
- b. Location Map
- c. Zoning Map
- d. Notification Map
- e. Ordinance 2025-XX
 - a. Survey – Exhibit A
 - b. Proposed Zoning Map – Exhibit B

CANCELLED

Laura Alcaraz
3004 Don Hill Ln
Taylor, TX [ZIP Code]
512-913-3182
Laura.alcaraz@live.com

August 28, 2025
City of Taylor
Planning and Development Department
400 Porter Street
Taylor, TX 76574

Short-Term Rental at 3004 Don Hill Ln, Taylor, TX

Dear City of Taylor Planning and Development Department,
I am writing to formally express my intent to operate a short-term rental at my residence located at **3004 Don Hill Ln, Taylor, Texas**, through a platform such as Airbnb.

The proposed short-term rental will meet the following conditions:

- The **entire home** will be made available for rent.
- The **maximum occupancy** will be limited to **5 overnight guests**.
- **Check-in time** will be **3:00 PM**, and **check-out time** will be **10:00 AM**.
- **Pets will not be allowed**, and **no special events or parties** will be permitted on the premises.
- **Quiet hours** will be strictly enforced from **9:00 PM to 8:00 AM** daily.
- The property is equipped with **functioning smoke detectors and carbon monoxide alarms**, in compliance with safety standards.

I intend to maintain the property in a safe, clean, and respectful manner and will ensure that all guests adhere to the rules and expectations listed above.

Please let me know if any additional documentation or inspections are required as part of the approval process. I appreciate your time and consideration in reviewing my application for short-term rental operation.

Sincerely owners,



Laura Alcaraz





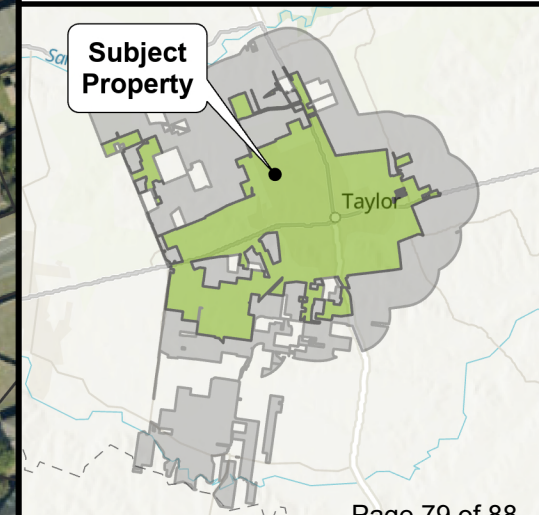
JoseM Moreno



PZ-2025-2591

3004 Don Hill Lane
Special Use Permit
Location Map
Approximately 0.1 acres

-  Subject Property
-  Parcel Boundary

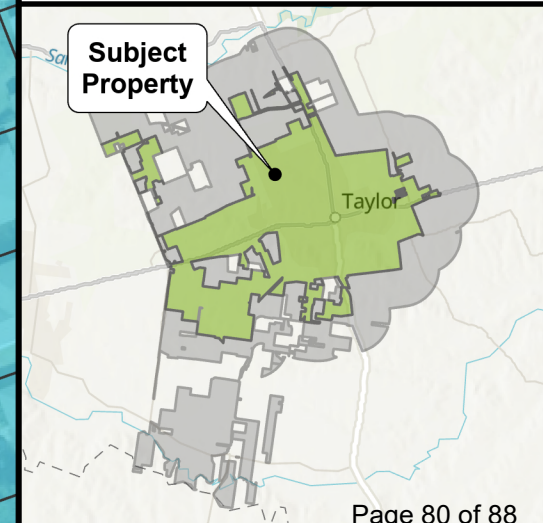




PZ-2025-2591

3004 Don Hill Lane
Special Use Permit
Current Zoning Map
Approximately 0.1 acres





- Subject Property
- Parcel Boundary
- Special Use Permit
- Place Type Zoning**
 - P2.5: Large Lot
 - P3: Neighborhood

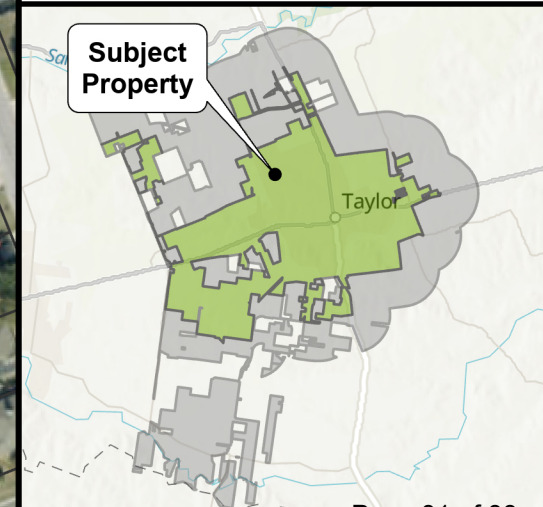
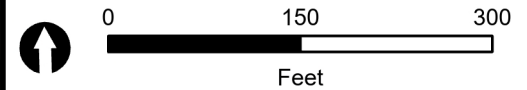




PZ-2025-2591

**3004 Don Hill Lane
Special Use Permit
Notification Map
Approximately 0.1 acres**

-  Subject Property
-  200-ft. Buffer
-  Parcel Boundary
-  Notified Properties



ORDINANCE NO. 2025-00

AN ORDINANCE APPROVING A SPECIFIC USE PERMIT FOR A SHORT TERM RENTAL GENERALLY LOCATED AT 3004 DON HILL LANE, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCEL R427227, ROB ROY, BLOCK C, LOT , TAYLOR, WILLIAMSON COUNTY, TEXAS, TO SHOW THE SPECIFIC USE PERMIT APPROVED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on November 13, 2025, to consider the request made by the applicant, whose property is legally described in Exhibit “A” attached hereto and incorporated by reference herein for all purposes (“Property”), to request a Specific Use Permit for a Short Term Rental, which is a use required to obtain a Specific Use Permit to grant approval within the P3 place type; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on October 14th, 2025, to consider the zoning request, and recommended approval of the zoning change with a renewal in one (1) year to address any code enforcement issues if any, to the City Council; and

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

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

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

SECTION 2. The 3004 Don Hill is approved for a Specific Use Permit for a Short-Term Rental use.

Change of Information:

Any change of information provided in a short- term rental application form must be reported to the City within ten (10) days and be continuously updated as changes occur

Transferability:

A short- term rental permit is not transferable and shall not be assigned nor transferred to another person or entity. Any attempt to transfer a permit or attempt to use another person' s permit may be grounds for re -vocation of a permit.

Expiration; Renewals:

- a. A short-term rental permit expires upon the earlier of the following occurrences:
 - 1. One (1) year after the date of issuance; or
 - 2. When the ownership of the short- term rental changes.

- b. An owner shall file an application to renew a short-term rental permit in the form provided by the City at least thirty (30) days prior to the expiration of the current permit.
- c. Every complete application for a short- term rental renewal permit shall include updates, if any, to the information contained in the original permit or any subsequent renewals. The permit holder shall sign a statement affirming that there is either no change to such information, or that any updated information is accurate and complete.
- d. The director may require such certifications deemed necessary and proper to ensure continuing compliance with this article.
- e. If the renewal application satisfies the conditions of this Chapter and all other applicable ordinances, application for renewal of a short- term rental permit shall be approved by the director or designee.
- f. A nonrefundable permit renewal application fee of fifty dollars (\$50. 00) shall accompany any renewal application.

Additional Requirements:

- a. The short-term rental permit including the City' s permit number must be conspicuously displayed inside the entrance to a short- term rental and must be included in all marketing for the rental unit including online advertisements and marketing.
- b. The occupancy limit must be posted at the entrance of the short- term rental.
- c. Each short- term rental owner or operator shall provide in the short- term rental working smoke and carbon monoxide detectors, with alarms, in accordance with adopted codes, and at least one (1) working type A fire extinguisher that has been inspected within the last calendar year. The premises shall otherwise comply with applicable Code of Ordinance requirements, includ[1]ing but not limited to all building and fire codes. Each bedroom must have a working window for exit in the event of a fire.
- d. The owner or operator of the short- term rental must provide the following information to all occupants:
 - i. The contact information for the local contact person, which must also be posted in the short- term rental in a prominent location.
 - ii. City contact information, website, and emergency numbers.
 - iii. A parking plan identifying the location of parking spaces to be used in conjunction with the short- term rental.
 - iv. A floor plan of the short- term rental identifying bedrooms, other living spaces, and emergency evacuation routes.
 - v. Summary of applicable local regulations and restrictions related to parking, noise ordinance, water conservation and emergency management protocol.

Hotel Occupancy Taxes:

It is a condition of the initial and continued validity of a short- term rental permit that the owner or operator has paid ant. remains current on the payment of all hotel occupancy taxes owed to the City under the Texas Tax Code. Failure to timely pay the hotel occupancy taxes is considered a violation of this Chapter and may result in revocation of a short-term rental permit.

Revocation of Permit:

The Director may revoke a permit for any of the following reasons:

1. Failure to comply with any provision of the city ordinances or any state or federal law applicable to the operation of the short-term rental or the property on which it is located.
2. Providing false or misleading information on a short-term rental application form.
3. Failure to notify a change of information.
4. Failure to pay any hotel occupancy tax required
5. Failure to pay a fee required pursuant to this Chapter at the time payment was due.

SECTION 3. The Official Zoning map of the City of Taylor, Texas, is changed to show the Specific Use Permit for the Property as shown in Exhibit “B” attached hereto for all purposes.

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

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

SECTION 6. In accordance with Article VIII of the City Charter, Ordinance 2024-09 was introduced before the Taylor City Council on the 23rd day of October 2025.

PASSED, APPROVED, and ADOPTED on the _____ day of _____, 2025.

Dwayne Ariliola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-00, passed and approved by the City Council of the City of Taylor, Texas, on the _____ day of _____ 2025, and such Ordinance was duly introduced, passed, approved and adopted at meetings open to the public and notices of the meetings, giving the dates, places, and subject matter thereof, were posted as prescribed by Government Code Section 551.043.

Witness my hand and seal of office this _____ day of _____ 2025.

Lucy Aldrich
City Clerk

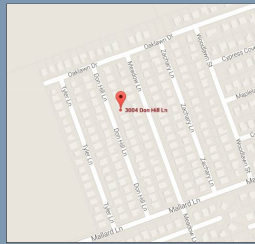
EXHIBIT A
(Legal Description/Survey)

CANCELLED

PREPARED BY:



7416 Canal Drive, Lake Worth, FL 33467
 LB# 10193731 | exacta365.com | p: 866.735.1916 | f: 866.744.2882



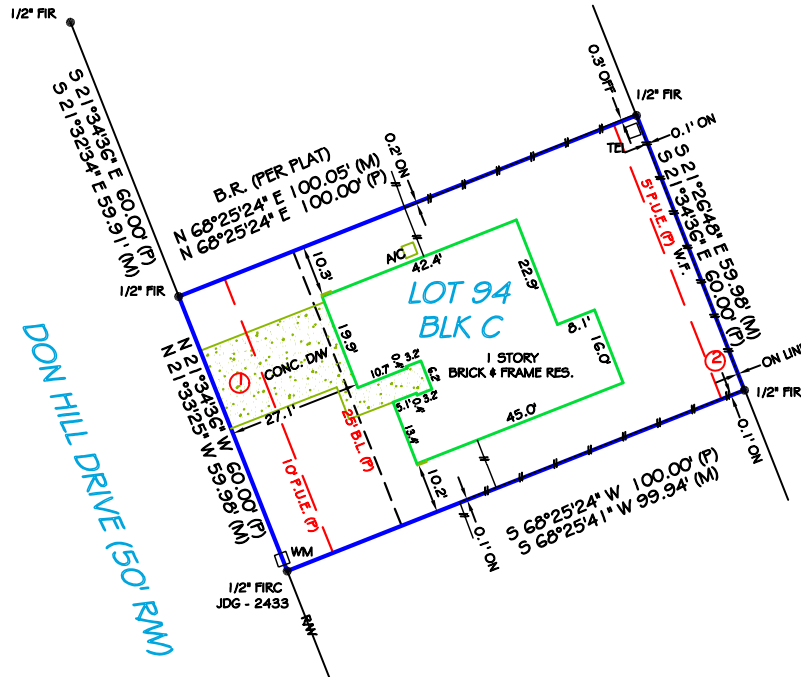
PROPERTY ADDRESS: 3004 DON HILL DRIVE TAYLOR, TEXAS 76574

SURVEY NUMBER: 1606.0597

FIELD WORK DATE: 6/8/2016

REVISION DATE(S): (REV.0 6/10/2016)

1606.0597
BOUNDARY SURVEY
WILLIAMSON COUNTY



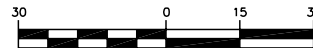
NOTES:
 FENCE OWNERSHIP NOT DETERMINED
 P.U.E. = PUBLIC UTILITY EASEMENT

I, J. SUBJECT TO APPLICABLE RESTRICTIVE TERMS, CONDITIONS, STIPULATIONS AND COVENANTS RECORDED IN CABINET W, SLIDE 101, PLAT RECORDS; DOCUMENTS NOS. 2002059311 AND 2003051126, OFFICIAL RECORDS; WILLIAMSON COUNTY, TEXAS.



Paul M. Valentine

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND ON THE 8th DAY OF JUNE, 2016; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. CTA-07-CTA1600868J, EFFECTIVE MAY 2, 2016, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY PER PLAT.



GRAPHIC SCALE (In Feet)
 1 inch = 30' ft.



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF TAYLOR, COMMUNITY NUMBER 480670, DATED 09/26/08.

POINTS OF INTEREST

1. CONCRETE DRIVEWAY OVER 10' PUBLIC UTILITY EASEMENT
2. WOOD FENCE OVER 5' PUBLIC UTILITY EASEMENT

CLIENT NUMBER: CTA1600868

DATE: 6/10/2016

BUYER: EAGLE BANK

SELLER: VANESSA M. SCHAFFER

CERTIFIED TO: EAGLE BANK; CHICAGO TITLE OF TEXAS; CHICAGO TITLE INSURANCE COMPANY

This is page 1 of 2 and is not valid without all pages.

POWERED BY:



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 7416 Canal Drive, Lake Worth, FL 33467

LEGAL DESCRIPTION:

LOT 94, BLOCK C, ROB ROY ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET W, SLIDE 101, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 68 DEGREES 25 MINUTES 24 SECONDS EAST IS BASED ON THE NORTHWESTERLY LINE OF LOT 94, BLOCK C, OF ROB ROY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN CABINET W, SLIDE 101, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

GENERAL SURVEYOR NOTES:

1. Firm Branch #10193731 is physically located at 7416 Canal Drive in Lake Worth, FL 33467.
2. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
3. Due to varying construction standards, house dimensions are approximate.
4. This survey is exclusively for the use of the parties to whom it is certified. It is not transferable to additional institutions or subsequent owners.
5. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
6. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
7. Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. Dimensions are in feet and decimals thereof.
10. All pins marked as set are 5/8" or 1/2" diameter, 18" iron rebar, with "EXACTA" cap.
11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
13. Points of Interest (POI's) are selected above- ground improvements which may be in contact with boundary, building setbacks or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINE TYPES: (UNLESS OTHERWISE NOTED)		SURFACE TYPES: (UNLESS OTHERWISE NOTED)	
—	BOUNDARY LINE	ASPHALT	BRICK
—	STRUCTURE	CONCRETE	COVERED AREA
—	CENTERLINE	WOOD	WOOD
—	CHAIN LINK OR WIRE FENCE		
---	EASEMENT		
---	EDGE OF WATER		
---	IRON FENCE		
---	OVERHEAD LINES		
---	SURVEY TIE LINE		
---	WALL OR PARTY WALL		
---	WOOD FENCE		
---	VINYL FENCE		
SYMBOLS: (UNLESS OTHERWISE NOTED)		SYMBOLS: (UNLESS OTHERWISE NOTED)	
⊕	BENCH MARK	⊕	CONTROL POINT
⊕	CENTRAL ANGLE or DELTA	⊕	CONCRETE MONUMENT
⊕	COMMON OWNERSHIP	⊕	CATCH BASIN
⊕	ELEVATION	⊕	FIRE HYDRANT
⊕	FOUND OR SET MONUMENT	⊕	MANHOLE
⊕	GUYWIRE OR ANCHOR	⊕	TREE
⊕	UTILITY OR LIGHT POLE	⊕	WELL

AC	AIR CONDITIONING	ID.	IDENTIFICATION	SEC.	SECTION
B.R.	BEARING REFERENCE	ILL.	ILLEGIBLE	SEF.	SEPTIC TANK
B.C.	BLOCK CORNER	INST.	INSTRUMENT	SEW.	SEWER
B.F.P.	BACKFLOW PREVENTOR	INT.	INTERSECTION	SGD.	SET GLUE DISC
B.LK.	BLOCK	L	LENGTH	SHRC	SET IRON ROD & CAP
B.LD.	BUILDING	LMF	LICENSE # - BUSINESS	SHMD	SET NAIL & DISC
B.M.	BENCHMARK	LSM	LICENSE # - SURVEYOR	SQ.FT.	SQUARE FEET
B.R.L.	BUILDING RESTRICTION LINE	M	MEASURED	STY.	STORY
BSMT.	BASEMENT	M.B.	MAP BOOK	S.T.L.	SURVEY TIE LINE
B.W.	BAYBOW WINDOW	M.E.S.	MITRED END SECTION	SV	SEWER VALVE
C	CALCULATED	M.F.	METAL FENCE	SW	SEWALK
C	CURVE	N.R.	NON RADIAL	S.W.	SEAWALL
CAV	CABLE TV, RISER	N.T.S.	NOT TO SCALE	TM	TEMPORARY BENCHMARK
C.B.	CONCRETE BLOCK	O.C.S.	ON CONCRETE SLAB	TEL	TELEPHONE FACILITIES
CHM.	CHIMNEY	O.G.	ON GROUND	T.O.B.	TOP OF BANK
C.L.P.	CHAIN LINK FENCE	OFF	OUTSIDE OF SUBJECT PARCEL	T.M.P.	TOWNSHIP
C.O.	CLEAN OUT	OH	OVERHANG	TR	TRANSFORMER
CONC.	CONCRETE	OH.L	OVERHEAD LINES	TYP.	TYPICAL
COR.	CORNER	ON	INSIDE OF SUBJECT PARCEL	U.R.	UTILITY RISER
CSW	CONCRETE SIDEWALK	O.R.B.	OFFICIAL RECORD BOOK	W.C.	WITNESS CORNER
C.V.G.	CONCRETE VALLEY GUTTER	O.R.V.	OFFICIAL RECORD VOLUME	WF	WATER FILTER
CL	CENTER LINE	O.A	OVERALL	W.F.	WOODEN FENCE
CP	COVERED PORCH	OS	OFFSET	WM	WATER METER/VALVE BOX
OS	CONCRETE SLAB	(P)	FLAT	WV	WATER VALVE
D	DEED	P.B.	PLAT BOOK	V.F.	VINYL FENCE
D.F.	DRAIN FIELD	P.C.	POINT OF CURVATURE		
DW	DRIVEWAY	P.C.C.	POINT OF COMPOUND CURVATURE		
ELEV.	ELEVATION	P.C.P.	PERMANENT CONTROL POINT	A.E.	ACCESS EASEMENT
ENCL.	ENCLOSURE	P/E	POOL EQUIPMENT	A.N.E.	ANCHOR EASEMENT
ENT.	ENTRANCE	P/G.	PAGE	C.M.E.	CANAL MAINTENANCE ESMT.
EM	ELECTRIC METER	P.I.	POINT OF INTERSECTION	C.U.E.	COUNTY UTILITY ESMT.
E.O.P.	EDGE OF PAVEMENT	PLS	PROFESSIONAL LAND SURVEYOR	D.E.	DRAINAGE EASEMENT
E.O.W.	EDGE OF WATER	PLT	PLANTER	D.U.E.	DRAINAGE AND UTILITY ESMT.
ELB	ELECTRIC UTILITY BOX	P.O.B.	POINT OF BEGINNING	ESMT.	EASEMENT
F	FIELD	P.O.C.	POINT OF COMMENCEMENT	I.E.E.	INGRESS/EGRESS ESMT.
F.M.	FOUND IRON PIPE	P.P.	PINCHED PIPE	IR.R.E.	IRRIGATION EASEMENT
FCM	FOUND CONCRETE MONUMENT	P.R.C.	POINT OF REVERSE CURVATURE	L.A.E.	LIMITED ACCESS ESMT.
FDH	FOUND DRILL HOLE	P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.E.	LANDSCAPE BUFFER ESMT.
F.F.	FRESH FLOOR	PSM	PROFESSIONAL SURVEYOR	L.E.	LANDSCAPE ESMT.
FP	FOUND IRON PIPE	AND MAPPER		L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
FR	FOUND IRON ROD & CAP	P.T.	POINT OF TANGENCY	M.E.	MAINTENANCE EASEMENT
FRG	FOUND IRON ROD & CAP	R	RADIUS or RADIAL	P.U.E.	PUBLIC UTILITY EASEMENT
FN	FOUND NAIL	R	RANGE	R.O.E.	ROOF OVERHANG ESMT.
FNH	FOUND NAIL & DISC	RES.	RESIDENCE	S.W.E.	SEWALK EASEMENT
FRS	FOUND REBAR	RES.	RESIDENCE	S.W.M.E.	STORM WATER MANAGEMENT ESMT.
FRS&K	FOUND REBAR & DISK	RW	RIGHT OF WAY	T.O.E.	TECHNOLOGICAL UTILITY ESMT.
FRS&K	FOUND REBAR & DISK	CS	CURB	U.E.	UTILITY EASEMENT
FRS&K	FOUND REBAR & DISK	S.B.L.	SETBACK LINE		
FRS&K	FOUND REBAR & DISK	S.C.L.	SURVEY CLOSURE LINE		
FRS&K	FOUND REBAR & DISK	SCR.	SCREEN		

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR: EAGLE BANK

EXACTA

25% off

ANY FUTURE SURVEYING SERVICES ON THIS PROPERTY

*Offer only valid for the buyer listed on the first page of survey & only for updates in relationship to existing improvements. Offer not valid for brand new construction & total discount not to exceed \$500.



PZ-2025-2591

**3004 Don Hill Lane
Special Use Permit
Proposed Zoning Map
Approximately 0.1 acres**

- Subject Property
- Parcel Boundary
- Special Use Permit
- Place Type Zoning**
 - P2.5: Large Lot
 - P3: Neighborhood

