



AGENDA
CITY OF TAYLOR, TEXAS
CITY COUNCIL MEETING
CITY HALL, COUNCIL CHAMBERS, 400 PORTER STREET
NOVEMBER 13, 2025, 6:00 PM

CALL TO ORDER AND DECLARE A QUORUM

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

- Taylor Garden Club, 75th Anniversary Proclamation
- Small Shop Days Proclamation

CITIZENS COMMUNICATION

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

CONSENT AGENDA

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

1. Consider approval of the minutes from the October 23, 2025, regularly scheduled City Council meeting. *Lucy Aldrich*
2. Consider approval of the purchase of replacement hydraulic rescue tools for the Fire Department from Municipal Emergency Services (MES). *Daniel Baum*

PUBLIC HEARINGS / ORDINANCES

3. Introduce Ordinance 2025-34 approving the 2025 Amended and Restated Project and Financing Plan for Tax Increment Reinvestment Zone No. Two. *Brian LaBorde*
4. Hold a public hearing and introduce Ordinance 2025-37 regarding request for a Neighborhood Plan referred to as Taylor Apartments, generally located at 3601 N. Main Street, consisting of approximately 21.43 acres of land situated in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcels R019549 and R020046, Taylor, Williamson County, Texas. *Courtney Peres*
5. Receive a presentation on unallocated funds and introduce Ordinance No. 2025-36 Amending the FY26 Annual Budget. *Robert Powers*

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

6. Receive a presentation on the FY 25-26 Level Up List and associated 2025 Curb Replacement Program. *Jim Gray, Conor Stuart*
7. Discussion, consideration, and possible action on Resolution R25-25, amending the Decorum and Conduct Policy. *LaShon Gros*
8. Discussion, consideration, and possible action on Ordinance 2025-35, establishing regulations for vacant commercial structures. *Daniel Baum*
9. Discussion, consideration, and possible action on Guaranteed Maximum Price (GMP) No. 1 with Bartlett Cocke General Contractors for the 2nd Street Sewer Line Relocation associated with the New City Hall/Justice Center project. *Jacob Walker*

EXECUTIVE SESSION

Convene into Closed Executive Session.

- a. Consultation with City Attorney pursuant to Texas Government Code Section 551.087, regarding Project Star.
- b. Consultation with City Attorney pursuant to Texas Government Code Section 551.087, regarding Project Seville.
- c. Consultation with City Attorney pursuant to Texas Government Code Section 551.072, regarding the purchase, exchange, lease, or value of real property infrastructure needs for development, update on Water/Wastewater Master Plans.
- d. Consultation with City Attorney pursuant to Texas Government Code Section 551.071, regarding the economic development agreement with Hart Components.
- e. Consultation with City Attorney pursuant to Texas Government Code Section 551.071, regarding tax credit and bond funding agreement request and right-of-way abandonment request from the Foundry Development.
- f. Consultation with City Attorney pursuant to Texas Government Code Sections 551.071 and 551.072, regarding easement acquisition for the Airport Gravity Sewer Main project.
- g. Consultation with City Attorney pursuant to Texas Government Code Sections 551.072 and 551.072, regarding easement acquisition for the iMarket Sewer project.

Reconvene into Open Session and take any action necessary to authorize the City Manager to execute Possession and Use Agreements and deposit the final offer amounts with the property owners for the projects listed above.

ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. As authorized by Section 551.071(2) of the Texas Government Code, the Workshop Meeting and/or Regular Meeting may be convened into Closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 5:00 p.m. on November 6, 2025, and remained posted for at least three business days before the scheduled date of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

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

Posted by: Lucy Aldrich Date: November 6, 2025

Proclamation

TAYLOR GARDEN CLUB, 75TH ANNIVERSARY

WHEREAS, the Taylor Garden Club (TGC) was organized in 1949 in Taylor, Texas, and federated in 1950; and

WHEREAS, TGC is a proud member of the National Council of State Garden Clubs and is located in the South-Central Region of Texas, District V, Zone III; and

WHEREAS, the members of TGC have shown unwavering dedication to the beautification and enhancement of the City of Taylor through planning, initiating, and completing community projects; and

WHEREAS, TGC celebrates local pride and community spirit by recognizing Yard of the Month in the spring and fall, and through its annual Run for the Roses 5K/10K held on the third Saturday in January, which raises funds to provide scholarships for local high school students; and

WHEREAS, TGC maintains and enriches the community through the Memorial Garden in Bull Branch Park, the Murphy Park Entrance Raised Beds, the Taylor Public Library Flower Beds, and the Lou Bell Harris Pavilion in Murphy Park.

NOW THEREFORE, I, Mayor Dwayne Ariola, do hereby proclaim, recognize and commend the Taylor Garden Club for its long-standing commitment to the City of Taylor and for its contributions to community beautification, youth support, and civic pride.

Signed this the 13th day of November, 2025.

Dwayne Ariola, Mayor

Proclamation

SMALL SHOP DAYS

WHEREAS, the City of Taylor celebrates the creativity, hard work, and dedication of our small business community—the entrepreneurs, artisans, and dreamers whose passion and perseverance keep our local economy strong; and

WHEREAS, small businesses are the heart of Taylor’s economy, providing jobs, supporting local causes, and contributing to the welcoming, one-of-a-kind charm that defines our town; and

WHEREAS, Taylor’s historic downtown and locally owned businesses across the city serve as major economic drivers, offering residents and visitors alike opportunities to shop, dine, and discover what makes Taylor truly special; and

WHEREAS, throughout the month of November, events such as Taylor Second Saturdays, Taylor Market Days, Pink Friday (November 21, 2025), and Shop Small Saturday (November 29, 2025) remind us to support the small and independent businesses that bring life and character to our community.

NOW THEREFORE, I, Mayor Dwayne Ariola, do hereby proclaim November 8 through November 30, 2025, as “Shop Small Days” in the City of Taylor, and encourage everyone to celebrate local pride, explore our shops, and support our neighbors by choosing to spend locally—because when you support a small business, you’re not just making a purchase, you’re helping a dream thrive. So don’t forget to shop small, y’all!.

Signed this the 13th day of November, 2025.

Dwayne Ariola, Mayor



City Council Meeting November 13, 2025 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 1.

Agenda Title: Consider approval of the minutes from the October 23, 2025, regularly scheduled City Council meeting.

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

Department Submitted: City Clerk

Staff Contact: Lucy Aldrich, City Clerk

1. PURPOSE / DESCRIPTION

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

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

NA

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Approve as submitted or amend with changes noted.

5. FUNDING SOURCE

NA

6. TIMELINE

NA

7. OTHER OPTIONS

NA

8. ATTACHMENTS

1. October 23, 2025, Meeting Minutes

City of Taylor
Regularly Scheduled City Council Meeting Minutes
Taylor City Hall, Council Chambers, 400 Porter Street
October 23, 2025 at 6:00 p.m.

(immediately following the Special Called TIRZ No. 2 Board Meeting)

Mayor Ariola declared a quorum and called the meeting to order at 6:06 p.m. with the following present:

Mayor Pro-Tem Kelly Cmerek
Council Member Greg Redden
Council Member Shelli Cobb
Council Member Heather Long
Mayor Dwayne Ariola

Brian LaBorde, City Manager
Carly Pearson, Assistant City Manager
Mark Schroeder, City Attorney
Lucy Aldrich, City Clerk

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/RECOGNITIONS

- Recognition of Taylor Police Department's Best Practices Re-Accreditation by Texas Police Chiefs Association.
Chief Holt with the Texas Police Chiefs Association presented the recognition to Interim Police Chief Branson.
- Arbor Day Proclamation
Councilwoman Cobb presented the proclamation to Parks and Recreation staff and the Tree Advisory Board members.

CITIZENS COMMUNICATION

Essie Bass spoke on the need for a recreation center for the youth of Taylor.
Sarah Winters spoke on transparency and communication.

Item #2 was pulled from the consent agenda for separate consideration.

CONSENT AGENDA

1. **Consider approval of the minutes from the October 9, 2025, regularly scheduled City Council meeting.**
2. **Consider approval of Ordinance 2025-33, amending Chapter 19 of the Code of Ordinances regarding loitering and panhandling.**
3. **Consider approval of a purchase order to Dell Financial Services for the purchase of replacement computers approved in the Fiscal Year 2026 Budget.**
4. **Consider approval to purchase replacement vehicles and equipment for the Police Department, Streets and Grounds, Parks and Recreation, Utility Maintenance and Fleet Services approved in the Fiscal Year 2026 Budget.**
5. **Consider approval of Ordinance 2025-23, establishing fees for city services for Fiscal Year 2026.**
6. **Concur with Quarterly Financial Reports for September 2025.**
7. **Consider approval of HDR Task Order 67 for the design of 2025 Street Maintenance Project, Davis Street and associated proposal for Raba Kistner Geotechnical Engineering Study, included in the 2025 Certificate of Obligation Debt issuance.**

8. **Consider approval of HDR Task Order 68 for the Preliminary Engineering Report for the extension of Wesley Miller Lane, included in the 2025 Certificate of Obligation Debt issuance.**
9. **Consider approval of HDR Task Order 48 Amendment #2 and Texas Road Change Order #2 for the 2024 Street Maintenance Project.**

Motion was made by Mayor Pro Tem Cmerek to approve consent agenda items 1, and 3 through 9 as presented. Motion was seconded by Councilman Redden. Motion carried unanimously.

2. **Consider approval of Ordinance 2025-33, amending Chapter 19 of the Code of Ordinances regarding loitering and panhandling.**

Interim Police Chief Joseph Branson was available to answer questions and provide additional information.

The following individuals spoke on the agenda item: Carrie D'Anna, Beth Rex, Nicole Ward, and Sarah Winters.

City Council tabled this item until at least January.

PUBLIC HEARINGS / ORDINANCES

10. **Hold a public hearing and introduce Ordinance 2025-35, establishing regulations for vacant commercial structures.**

Fire Chief Daniel Baum – presented the ordinance. Taylor has numerous vacant commercial structures; this ordinance can help manage building inventory. The ordinance establishes a registration program, a standard of care, regular inspections, and plans for the productive use of the buildings. Staff recommends City Council hold a public hearing and the introduction of the ordinance followed by approval on consent at the next scheduled Council meeting.

Mayor Ariola opened the public hearing at 6:51 p.m.

The following individuals spoke: Essie Bass, Carrie D'Anna

Mayor Ariola closed the public hearing at 6:54 p.m.

The City Attorney read the caption of the ordinance.

ORDINANCE NO. 2025-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, ESTABLISHING REGULATIONS FOR VACANT COMMERCIAL STRUCTURES; PROVIDING FOR REGISTRATION, FEES, MAINTENANCE REQUIREMENTS, EXEMPTIONS, PENALTIES, AND ENFORCEMENT; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

The ordinance was introduced. No action was taken.

REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

11. **Discussion, consideration, and possible action regarding City Charter amendments and creation of a Charter Review Committee, presented by attorney Charlie Zech with Denton Navarro Rodriguez Bernal Santee & Zech, P.C.**

Council received a presentation from Charlie Zech with Denton Navarro Rodriguez Bernal Santee & Zech, P.C., regarding potential Charter amendments and the possible creation of a Charter

Review Committee. Mr. Zech provided an overview of the Charter review and amendment process, noting that the City Charter was last amended in May 2024 and that the next available election to amend the Charter will be in November 2026.

Sarah Winters spoke on the agenda item.

City Council directed staff to continue working with Mr. Zech and come back to City Council with recommendations and dates.

Mayor Ariola announced that Agenda Item #15 would be considered next.

15. Discussion, consideration, and possible action on entering into an agreement with Freese and Nichols for an Affordable Housing Study.

Carly Pearson, Assistant City Manager – this item is for a Housing Study to accompany the Code and Comprehensive Plan updates, aimed at informing Council on housing needs, development impacts, and taxpayer considerations. Staff recommends Council approve execution of the contract with Freese and Nichols as presented.

Motion was made by Councilman Redden to approve the agreement with Freese and Nichols. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried unanimously.

Mayor Ariola announced that Agenda Item #12 would be considered next.

12. Discussion, consideration, and possible action on the Downtown Master Plan.

Council received a presentation from Ms. Abby Gillfillan with Lionheart regarding the update to the 2015 Downtown Master Plan. The updated plan aims to balance preservation of the historic core with the demands of new industry and residents, reflecting community input gathered through stakeholder meetings held throughout 2024.

The following individuals spoke on the agenda item: Chuck Farr, Carrie D’Anna, Sarah Winters, and Doug Moss.

Motion was made by Mayor Pro Tem Cmerek to approve the plan with the amendment of Page 71 Section 3.2 of the plan being removed and replaced by the language that was provided via email to the City Council by the City Attorney. Motion was seconded by Councilwoman Cobb. Motion carried unanimously. (Language provided – 3.2 The Downtown Plan may be amended, revised, or supplemented at any time at the sole discretion of the City Council. The City Council shall determine, in its discretion, whether any proposed amendment warrants public input, hearings, or review by any board, commission, or advisory body. Nothing in this Plan shall be construed to require such additional review or input unless specifically directed by the City Council.)

13. Discussion, consideration, and possible action on Resolutions R25-23, R25-24, and R25-25 establishing policies for proclamations, social media, and decorum.

LaShon Gros, Managing Director of Administrative Services – this item provides updates to the City’s Proclamation Policy, Decorum and Conduct Policy, and a new Social Media Policy. The revisions clarify procedures for proclamations, public participation, and online communications related to City business.

The following individuals spoke on the agenda item: Carrie D’Anna and Sarah Winters.

Motion was made by Councilwoman Long to approve Resolution R25-24, Social Media Policy as presented. Motion was seconded by Councilman Redden. Motion carried unanimously. City

Council further directed staff to continue working on the decorum and conduct, and proclamation policies as discussed.

14. Receive a presentation and provide direction to staff on historic overlay district.

Carly Pearson, Assistant City Manager presented an administrative update to the Historic Preservation Ordinance (Chapter 6, Land Development Code) to codify the existing downtown districts as a Historic District in compliance with state law (Texas Local Government Code Chapter. 211). Staff recommended Council direct staff to proceed with the codification following the existing downtown boundaries.

Motion was made by Councilwoman Cobb to receive the presentation and directed staff to take the necessary steps updating the Historic Overlay District in the Land Development Code. Motion was seconded by Mayor Pro Tem Cmerek. Motion carried unanimously.

16. Discussion, consideration, and possible action on awarding a construction contract for the Fire Station 2 Renovation as included in the 2025 Certificate of Obligation Debt issuance.

Fire Chief Baum and Jacob Walker with HDR presented an overview of the Fire Station 2 Renovation project, including project background, bid results, low bidder experience, recommended contingency allowance, and project timeline.

Motion was made by Councilwoman Cobb to award the Fire Station #2 construction renovation project to Pfluger Builders and approve a \$200,000 contingency to aid in the continuation of services while Fire Station #2 is being renovated. Motion was seconded by Councilwoman Long. Motion carried unanimously.

17. Discussion, consideration, and possible action regarding a Construction Management Agreement, HDR-A Task Order 3, with HDR for the Fire Station No. 2 renovation project.

Fire Chief Baum presented HDR-A Task Order 3 for construction phase and inspection services related to the Fire Station 2 Renovation project. The Task Order, totaling \$334,600, covers construction administration, engineering, inspection, and project closeout services. Staff recommends Council consider approval of the Task Order to accompany the awarded construction contract.

Motion was made by Councilwoman Long to approve agreement as presented. Motion was seconded by Councilman Redden. Motion carried unanimously.

18. Discussion, consideration, and possible action on awarding a contract for the 2025 Parks Improvement Project, included in the 2024 Certificate of Obligation Debt issuance, to GCreek Construction, and authorizing the City Manager to execute all necessary documents.

Tyler Bybee, Managing Director of Community Services presented an overview of the Parks Improvement Project, including project background, scope of improvements at Bull Branch Park and Murphy Park, bid results, HDR's recommendation, \$20,500 contingency, and project schedule.

Motion was made by Mayor Pro Tem Cmerek to award the 2025 Parks Improvement Project to GCreek Construction to include the \$20,500 contingency for a total amount of \$462,660.38 and

authorize the City Manager to execute all necessary documents. Motion was seconded by Councilman Redden. Motion carried unanimously.

19. Discussion, consideration, and possible action on awarding a construction contract for Taylor Regional Park Synthetic Turf Project, included in the 2024 Certificate of Obligation Debt issuance, to Ryan Sanders Sports Turf and authorize the City Manager to execute all necessary documents.

Tyler Bybee, Managing Director of Community Services - the Taylor Regional Park Synthetic Turf Project is to install synthetic turf on one softball and one baseball infield. It includes drainage, striping, and logos. Staff recommended Council award the contract to Ryan Sanders Sports Turf and authorize the City Manager to execute all necessary documents.

Motion was made by Councilwoman Long to award the Taylor Regional Park Synthetic Turf Project to Ryan Sanders Sports Turf and authorize the City Manager to execute all necessary documents. Motion was seconded by Councilman Redden. Motion carried unanimously.

ADJOURN

With no further business Mayor Ariola declared the meeting adjourned at 9:32 p.m.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk



City Council Meeting November 13, 2025 Transmittal Letter

STRATEGIC PILLAR

Quality of Life

Agenda Item Number: 2.

Agenda Title: Consider approval of the purchase of replacement hydraulic rescue tools for the Fire Department from Municipal Emergency Services (MES).

Council Action to be Taken: Approve purchase of replacement hydraulic rescue tools.

Department Submitted: Fire Department

Staff Contact: Daniel Baum, Fire Chief

1. PURPOSE / DESCRIPTION

The purpose of this agenda item is to approve the purchase of replacement hydraulic rescue tools from MES for \$94,820. MES is the sole source dealer for Hurst products in Texas.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Taylor Fire Department proposes to replace our existing hydraulic rescue tools with new tools from Hurst. These tools, among them the "Jaws of Life", are critical for forcible entry and vehicle rescue scenarios. These new tools are battery-powered for reliability and ease of use and are designed to handle the high-strength steel in modern vehicles. Our existing tools are approaching obsolescence, have increased maintenance costs, and are unable to effectively mitigate incidents involving the materials used in modern vehicles. The purchase will include two sets of hydraulic spreaders, two sets of hydraulic cutters, two sets of hydraulic rams, and three sets of forcible entry tools.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• New tools are capable of handling high-strength steel in modern vehicles • Battery powered tools are quicker to deploy	• N/A

• Less maintenance needed	
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4. RECOMMENDATION

Staff recommends the purchase of replacement hydraulic rescue tools from MES for \$94,820.

5. FUNDING SOURCE

Funds are available in Fire Department budget account number 100-542-265.

6. TIMELINE

Approximate eight week delivery time.

7. OTHER OPTIONS

8. ATTACHMENTS

1. Taylor FD Hurst Quote
2. Sole Source Letter
3. Presentation



(877) 637-3473

Quote

Quote # QT1995177
Date 10/23/2025
Expires 11/07/2025
Sales Rep Herron, Jason R
Shipping Method FedEx Ground
Customer CITY OF TAYLOR (TX)
Customer # C32485

Bill To

Attn: Michele
CITY OF TAYLOR
FIRE DEPARTMENT
304 E 3RD ST
TAYLOR TX 76574-3601
United States

Ship To

Attn: Michele
CITY OF TAYLOR
FIRE DEPARTMENT
304 E 3RD ST
TAYLOR TX 76574-3601
United States

Item	Alt. Item #	Units	Description	QTY	Unit Price	Amount
271955000-9C			SP 555 E3 Connect Spreader 9Ah Package - (Includes SP 555 E3 Spreader, (2) 9Ah batteries, (1) 110V Charger) + CAPTIUM	2	\$16,415.00	\$32,830.00
272989000-9C			S 789 E3 Connect Cutter 9Ah Package- (Includes S 789 E3 Cutter, (2) 9Ah batteries, (1) 110V Charger) + CAPTIUM	2	\$15,075.00	\$30,150.00
274987000-9C			CR 522E3 Connect Ram 9Ah Package- (Includes R 522 E3 Ram, (2) 9Ah batteries, (1) 110V Charger) + CAPTIUM	2	\$12,220.00	\$24,440.00
Hurst 3 Tool Promo			NonHurst Trade in Promo on purchase of any Cutter, Spreader and Ram 9 trade in tools total	3	(\$6,000.00)	(\$18,000.00)
273180000T			StrongArm LE100 w/ Batts&Chrg Tactical	3	\$8,200.00	\$24,600.00
Pre-Delivery Inspection			Pre-Delivery Inspection	9	\$0.00	\$0.00

Brandon Sellears (254) 721-7505

Subtotal \$94,020.00
Shipping Cost \$800.00
Tax Total \$0.00
Total \$94,820.00

Trade In Trade Up

Contact: C32485 CITY OF TAYLOR (TX) : Brandon Sellears (254) 721-7505

This Quotation is subject to any applicable sales tax and shipping and handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.



QT1995177



A Trusted IDEX Fire & Safety Brand

November 5, 2025

HURST Jaws of Life

711 N. Post Road
Shelby, NC 28150

T. 800-537-2659

jawsoflife.com

Taylor Fire Department | 304 E 3rd St. | Taylor, TX 76574

To: Lt. Wesley Russell

This will confirm that, as of the date hereof, the following Hurst Jaws of Life® dealer is the only Hurst® dealer whose sales territory for HURST® High Pressure (10,000 psi), HURST® eDRAULIC® and HURST® StrongArm® rescue equipment includes the following Counties;

Anderson, Andrews, Angelina, Aransas, Archer, Armstrong, Atascosa, Austin, Bailey, Bandera, Bastrop, Baylor, Bee, Bell, Bexar, Blanco, Borden, Bosque, Bowie, Brazoria, Brazos, Briscoe, Brooks, Brown, Burleson, Burnet, Caldwell, Calhoun, Callahan, Cameron, Camp, Carson, Cass, Castro, Chambers, Cherokee, Childress, Clay, Cochran, Coke, Coleman, Collin, Collingsworth, Colorado, Comal, Comanche, Concho, Cooke, Coryell, Cottle, Crane, Crockett, Crosby, Dallam, Dallas, Dawson, Deaf Smith, Delta, Denton, DeWitt, Dickens, Dimmit, Donley, Duval, Eastland, Ector, Edwards, Ellis, Erath, Falls, Fannin, Fayette, Fisher, Floyd, Foard, Fort Bend, Franklin, Freestone, Frio, Gaines, Galveston, Garza, Gillespie, Glasscock, Goliad, Gonzales, Gray, Grayson, Gregg, Grimes, Guadalupe, Hale, Hall, Hamilton, Hansford, Hardeman, Hardin, Harris, Harrison, Hartley, Haskell, Hays, Hemphill, Henderson, Hidalgo, Hill, Hockley, Hood, Hopkins, Houston, Howard, Hunt, Hutchinson, Irion, Jack, Jackson, Jasper, Jefferson, Jim Hogg, Jim Wells, Johnson, Jones, Karnes, Kaufman, Kendall, Kenedy, Kent, Kerr, Kimble, King, Kinney, Kleber, Knox, Lamar, Lamb Lampasas, LaSalle, Lavaca, Lee, Leon, Liberty, Limestone, Lipscomb, Live Oak, Llano, Lubbock, Lynn, Madison, Marion, Martin, Mason, Matagorda, Maverick, McCulloch, McLennan, McMullen, Medina, Menard, Midland, Milam, Mills, Mitchell, Montague, Montgomery, Moore, Morris, Motley, Nacogdoches, Navarro, Newton, Nolan, Nueces, Ochiltree, Oldham, Orange, Palo Pinto, Panola, Parker, Parmer, Pecos, Polk, Potter, Rains, Randall, Reagan, Real, Red River, Refugio, Roberts, Robertson, Rockwall, Runnels, Rusk, Sabine, San Augustine, San Jacinto, San Patricio, San Saba, Schleicher, Scurry, Shackelford, Shelby, Sherman, Smith, Somervell, Starr, Stephens, Sterling, Stonewall, Sutton, Swisher, Tarrant Taylor, Terrell, Terry, Throckmorton, Titus, Tom Green, Travis, Trinity, Tyler, Upshur, Upton, Uvalde, Val Verde, Van Zandt, Victoria, Walker, Waller, Ward, Washington, Webb, Wharton, Wheeler, Wichita, Wilbarger, Willacy, Williamson, Wilson, Wise, Wood, Yoakum, Young, Zapata and Zavala

in the State of Texas and whose personnel have been factory trained and certified by HURST Jaws of Life, Inc. to perform warranty repairs, warranty required annual maintenance and other service on HURST® Low Pressure (5,000 psi), HURST® High Pressure (10,000 psi), HURST® eDRAULIC®, HURST® StrongArm®, Vetter® and Airshore® rescue equipment:

MES - TEXAS
Houston, TX 77060
Phone: (800) 784-0404

Thank you for your interest in our rescue equipment. Feel free to contact us at 1-800-537-2659 or 704-487-6961 should you have any further questions or concerns.

Sincerely,

Rick Rainwater
Director of North American
Rescue Sales
IDEX Fire & Safety
Hurst Jaws of Life

TAR | Cc: Mike Fought, South Central Regional Sales Manager, Hurst Jaws of Life, Inc.

Replacement Hydraulic Rescue Tools

Daniel Baum, Fire Chief

November 13, 2025

Background & Staff Analysis

- The Taylor Fire Department proposes to replace our existing hydraulic rescue tools with new tools from Hurst.
- These tools, among them the "Jaws of Life", are critical for forcible entry and vehicle rescue scenarios. These new tools are battery-powered for reliability and ease of use and are designed to handle the high-strength steel in modern vehicles.
- Our existing tools are approaching obsolescence, have increased maintenance costs, and are unable to effectively mitigate incidents involving the materials used in modern vehicles.
- The purchase will include two sets of hydraulic spreaders, two sets of hydraulic cutters, two sets of hydraulic rams, and three sets of forcible entry tools.

Proposed Tool Examples



Recommendation

- Staff recommends the purchase of replacement hydraulic rescue tools from MES for \$94,820.
- MES is the sole source dealer for Hurst products in Texas.
- Funds available and approved in the FY25-26 budget.



City Council Meeting November 13, 2025 Transmittal Letter

STRATEGIC PILLAR
Economic Vitality

Agenda Item Number: 3.

Agenda Title: Introduce Ordinance 2025-34 approving the 2025 Amended and Restated Project and Financing Plan for Tax Increment Reinvestment Zone No. Two.

Council Action to be Taken: Consideration on first reading of ordinance.

Department Submitted: City Manager

Staff Contact: Brian LaBorde, City Manager

1. PURPOSE / DESCRIPTION

To consider first reading of an ordinance approving an amendment to the project and finance plan to the Tax Increment Reinvestment Zone No. Two (TIRZ #2).

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

History and Background:

The City Council created Tax Increment Reinvestment Zone No. Two (“the Zone”) in 2021 through Ordinance No. 2021-30, as authorized by Chapter 311 of the Texas Tax Code. The Zone was expanded in 2022 by Ordinance No. 2022-23, and most recently, the boundaries were amended by Ordinance No. 2025-16 to exclude the property known as the Linde Site.

In compliance with the Texas Tax Code, a Project and Financing Plan for the Zone was previously adopted. The proposed 2025 Amended and Restated Project and Financing Plan reflects the updated Zone boundary, revised project costs, and financial projections.

Additionally, the City of Taylor and Samsung Austin Semiconductor LLC entered into a Tax Abatement Agreement on September 8, 2022, which supports major economic development efforts associated with the Zone. The proposed First Amendment to the Tax Abatement Agreement, dated June 30, 2025, updates provisions related to timing and administrative coordination consistent with current development milestones.

The TIRZ No. 2 Board of Directors met on October 23, 2025 and unanimously approved a

resolution amending and restating the Project and Financing Plan.

3. PROS and CONS	
<u>PROS</u>	<u>CONS</u>
• n/a	• n/a

4. RECOMMENDATION

Staff recommends City Council's approval of the ordinance approving the amended and restated Project and Financing Plan.

5. FUNDING SOURCE

n/a

6. TIMELINE

7. OTHER OPTIONS

n/a

8. ATTACHMENTS

1. Ordinance - TIF Zone No Two Amended and Restated Project and Financing Plan
DRAFT
2. Exhibit A - 2025 Amended And Restated TIRZ No. 2 Project and Financing Plan
3. Presentation - TIRZ No. 2 Amended Project and Financing Plan

ORDINANCE NO. 2025-34

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, APPROVING THE 2025 AMENDED AND RESTATED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NO. TWO, CITY OF TAYLOR, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS the City Council adopted Ordinance No. 2021-30 designating Reinvestment Zone No. Two (“Reinvestment Zone No. Two”), to promote the development or redevelopment of the area, as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the “Act”); and

WHEREAS City Council adopted Ordinance No. 2021-30 designating Tax Increment Reinvestment Zone No. Two (the “Zone”), as authorized by the Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the “Act”); and

WHEREAS, the City Council adopted Ordinance No. 2022-23 expanding the boundaries of the Zone; and

WHEREAS in compliance with the Act, the City Council approved a Project and Financing Plan for Zone; and

WHEREAS, the City Council adopted Ordinance No. 2025-16 amending the boundaries of the Zone to exclude certain property known as the Linde Site from the Zone; and

WHEREAS in compliance with the Act the Board of Directors of the Zone has reviewed and recommends that the City Council approve the 2025 Amended and Restated Project and Financing Plan for the Zone attached hereto as Exhibit “A” (the “2025 Amended and Restated Project and Financing Plan”); and

WHEREAS the City Council after having reviewed the 2025 Amended and Restated Project and Financing Plan desires to approve the same.

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

SECTION 1. That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. That the 2025 Amended and Restated Project and Financing Plan for Tax Increment Reinvestment Zone Number Two is hereby approved.

SECTION 3. That all ordinances of the City of Taylor, Texas, in conflict with the provisions of this Ordinance be, and the same are hereby, repealed; provided, however, that all other provisions of said ordinances not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That if any section, paragraph, clause, or provision of this Ordinance shall for any reason be held invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 5. This Ordinance shall take effect upon its passage as the law and charter in such cases provide.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TAYLOR, WILLIAMSON COUNTY, TEXAS, ON THIS THE _____ DAY OF _____ 2025.

CITY OF TAYLOR, TEXAS

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder, City Attorney
(PGS:9-19-25)

Exhibit “A”
2025 Amended and Restated Project and Financing Plan

EXHIBIT A

REINVESTMENT ZONE NO. TWO
CITY OF TAYLOR (the “TECHNOLOGY ZONE”)
AMENDED PROJECT AND FINANCING PLAN

June 5, 2025

1. INTRODUCTION

1.1 Authority and Purpose

The City of Taylor, a Texas Home Rule City (the “City”), has the authority under Tax Increment Financing Act, Chapter 311 of the Texas Tax Code (the “Act”) to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction (“ETJ”) of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the “City Council”) determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the zone is feasible, and that creation of the zone is in the best interest of the City and the property in the zone. The purpose of the zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, the administration of one or more programs for the public purposes of developing and diversifying the economy of the zone, eliminating unemployment and underemployment in the zone, and developing or expanding transportation, business, and commercial activity in the zone, including programs to make grants and loans from the tax increment fund of the zone in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone, and other projects benefiting the zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

1.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if it is predominantly open or undeveloped and, because of obsolete platting, deterioration of structure or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is “used for residential purposes” (defined by the Act as follows: “...property is used for residential purposes if it is occupied by a house having fewer than five living units ...”) or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

1.3 Zone

The City Council adopted Ordinance No. 2021-30 creating a tax increment reinvestment zone known as “Reinvestment Zone No. Two, City of Taylor (the “Technology Zone”) (the “Zone”) that includes approximately 1,251.1 acres of land (the “Property”) Subsequently, the City Council adopted Ordinance No. 2022-23 expanding the boundaries of the Zone to include approximately 176.9205 acres and a revised total of 1,251.0510 acres of land as described in in **Appendix A**. Upon adoption of the ordinance described below, the Zone will exclude the Linde Site of approximately 7.72 acres of land resulting in a revised total of 1243.33 acres of land. The City Ordinance designating this Zone provided that the City will participate in the Zone by contributing annually up to Ninety-Three- and One-Half percent (93.5%) of the City's Tax Increment from real property ad valorem taxes in the Zone assessed and collected for Tax Years beginning January 1,

2021, and continuing until termination of the Zone. Following the adoption of Ordinance No. 2022-23 the City participation in the Zone was reduced to Ninety-Two- and One-Half percent (92.5%). The City Council has or intends to adopt an ordinance on May 21, 2025 amending the boundaries of the Zone to exclude 7.72 acres from the Zone known as the Linde Site and to conditionally reduce the City's contribution of the City's Tax Increment to the Zone beginning with the Tax Year following the date the City has made the DRRA Payments in full subject to the Maximum DRRA Payment Amount as set forth and defined in the Second Amendment to Tax Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Agreement by and between the City and Developer dated April 30, 2025 (the "Second Amendment"). The percentage of the City's contribution of the City Tax Increment from real property ad valorem taxes in the Zone assessed and collected for respective Tax Years will be conditionally reduced as follows:

- (a) Ninety-Two and One-Half percent (92.5%) if such DRRA Payments have been paid in full during years 1-10 following the Commencement Date;
- (b) Ninety percent (90%) if such DRRA Payments have been paid in full during years 11-20 following the Commencement Date; and
- (c) Eight Five Percent (85%) if such DRRA Payments have been paid in full during years 21-30 following the Commencement Date".

Samsung Austin Semiconductor LLC (the "Developer") has purchased the Property and will construct in phases in the Zone two new manufacturing facilities for semiconductor wafer fabrication with each facility consisting of one or more buildings containing a 300-millimeter semiconductor wafer (or successor technology) manufacturing plant containing not less than 6,000,000 square feet of space other ancillary plant facilities, required parking and landscaping and other improvements (sometimes referred to as the "Projects"). The Projects include the purchase and installation of machinery and equipment used in connection with the manufacturing, processing and fabricating semiconductors in cleanroom facilities, utility additions and support structures. The estimated cost of the Projects are more than \$35,000,000,000.

The Property is currently under development, and due to its size, location, and physical characteristics, the development will not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it was previously predominately open and undeveloped due to factors such as the lack of public infrastructure and the need for economic incentive to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. The Developer completed voluntarily annexation into the City following the acquisition of the Property.

The Developer and the City have entered into the following agreements pursuant to Chapter 212 Subchapter G Texas Local Government Code to provide for development standards, uses and other development regulations pertaining to the development of the Property:

- Development Agreement dated November 29, 2021, between the City and the Developer, as amended by the First Amendment to the Development Agreement dated July 14, 2022;

- Project Funding Agreement dated July 15, 2022, between the City and the Developer.

The Developer and the City have also entered into the following agreements related to the Projects:

- Tax Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Incentive Agreement by and between the City and Developer, dated November 29, 2021 as amended by that certain First Amendment to Tax Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Agreement by and between the City and Developer dated July 15, 2022 as amended by that certain Second Amendment to Tax Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Incentive Agreement by and between the City and Developer, dated April 30, 2025.
- Development Review Reimbursement Agreement by and between the City and Developer, dated September 24, 2021, as amended by that certain First Amendment to Development Review Reimbursement Agreement by and between the City and Developer, dated July 15, 2022, as amended by that certain Second Amendment to Development Review Reimbursement Agreement by and between the City and Developer, dated April 30, 2025.

For purposes of the Zone, the “Improvements” or “Projects means one or more improvements constructed on the Property consisting of (i) buildings housing one or more 300-millimeter semiconductor wafer (or successor technology) manufacturing plants (each a “Plant”); (ii) other buildings and ancillary facilities constructed on the property supporting the operation of the Plants that are developed and used for purposes authorized by the Development Standards (as that term is defined in the Development Agreement, as amended, and (iii) such additional related improvements constructed on the Property including, but not limited to, required parking, landscaping and all other improvements constructed on the Property.

For purposes of the Zone, “Initial Improvements” or “Initial Projects” means one or more improvements constructed on the Property, consisting of (i) the first Plant constructed on the Land, commonly referred to as Fab 1 (“Fab 1”), which is to be owned and operated by Company or a Company Affiliate, (ii) subject to and contingent upon the Fab 2 Certificate being issued, the second Plant constructed on the Land, commonly referred to as “Fab 2” (“Fab 2”), which is to be owned and operated by Developer or a Developer Affiliate, and (iii) the other buildings and ancillary facilities constructed on the Property as supporting facilities for Fab 1 or, if constructed, Fab 2, which may be owned and/or operated by Developer or third parties, including, but not limited to, required parking and landscaping, and infrastructure such as water, wastewater, electrical, bulk gas and natural gas facilities. For clarity, for purposes of meeting the requirements that Developer obtain temporary or final certificates of occupancy for certain square feet of floor space, only those parts of the Initial Improvements that are owned by Developer shall count toward the square footage requirement.

There will be significant resources and services in addition to the current City level of services to (i) achieve the planned schedule for the development of the Property and the construction of the Initial Projects and (ii) to provide the expedited and prioritized review procedures described in

Articles IV and V of the Development Agreement, as amended. Developer will advance the funds to the City for services related to the receipt and review of applications for permits and/or inspections relating to compliance with applicable laws, ordinances, and regulations, to the extent related to and reasonably necessary for the development of the Initial Projects, including, but not limited to, review and amendment of City's Comprehensive Plan as reasonable and necessary to make the Comprehensive Plan consistent with the concept plan, thoroughfare alignments, impacts on surrounding land uses and the zoning regulations enacted to govern the development and use of the Property for the Initial Projects, building plan review, building inspections, construction plan review, construction inspection, site development plan review, site development inspection, subdivision plat reviews, subdivision improvement plans review, subdivision improvement inspections and similar related services related to and reasonably necessary for the development of the Initial Project ("Development Review Services"). The costs to be incurred by City by third party contractor(s) and/or temporary full-time and part-time City employees for Development Review Services are referred to as the Development Review Costs.

On September 24, 2021, the Developer and City entered that certain Development Review Reimbursement Agreement ("DRRA") pursuant to which Developer deposited with City the sum of Five Hundred Thousand and No/100 Dollars (\$500,000.00), which was the amount estimated by the City in Development Review Costs to be incurred by City during the first six (6) months following the effective date of the DRRA (the "Initial Deposit") not later than (i) ten (10) business days after the date of Developer's voluntary petition for annexation, or (ii) if Developer provides written notice to City that Developer desires City to provide Development Review Services prior to said date, then not later than ten (10) business after City's receipt of such written notice from Developer, which notice shall specify the date for the commencement of such Development Review Services. Each and every time during the term of the DRRA the balance of the Review Cost Escrow fell below One Hundred Thousand and No/ 100 Dollars (\$100,000.00), not later than ten (10) business days after receipt of a written request from City, the Developer was to deposit via electronic funds transfer into the Review Cost Escrow such additional sums as necessary to return the balance of the Review Cost Escrow to One Hundred Thousand and No/100 Dollars (\$100,000.00) (each an "Additional Deposit"); provided, however, the Developer's obligation to make payments to the Review Cost Escrow shall not exceed an aggregate amount (including the Initial Deposit and all Additional Deposits) of Ten Million and No/100 Dollars (\$10,000,000.00), unless the Developer agrees otherwise. On July 14, 2022, the City and the Developer entered into the First Amendment to the DRRA which increased the required deposit by the Developer to \$1,000,000 and to require additional deposits when the balance of the Review Cost Escrow falls below \$200,000 to return the balance of the Review Cost Escrow to \$200,000.

City intends to repay to Developer the funds expended by City for Development Review Services pursuant to the DRRA for the Initial Improvements without the accrual of any interest, from the tax increment from the Zone beginning on the sixth (6th) anniversary of the Commencement Date (hereinafter defined) and continue such repayment on an annual basis until the sixteenth (16th) anniversary of the Commencement Date (the "DRRA Payments").

On April 30, 2025 the City and Developer entered the Second Amendment to the DRRA which requires City to perform the Development Review Services relating to the Initial Project at certain levels and within certain time frames which represent an expedited and heightened level of

performance beyond what is required for similar actions by City generally. The Developer's obligations in that Agreement to fund the Review Cost Escrows are made in consideration of and to facilitate City's performance of the Development Review Services; more specifically, in the case of the Developer Review Cost Escrow, with respect to those portions of the Initial Improvements that are owned by Developer, and in the case of the Third Party Review Cost Escrow, with respect to those portions of the Initial Improvements that are owned by third parties ("Third Party Improvements"). City shall repay Developer amounts expended from the Developer Review Cost Escrow in accordance with the Second Amendment to Tax Increment Reinvestment Zone No. Two Economic Development Agreement and Chapter 380 Economic Development Incentive Agreement by and between the City and Developer, dated April 30, 2025. The total of such repayments not to exceed (i) Nine Million U.S. Dollars (\$9,000,000.00) if Developer meets the Equipment Threshold (as defined below) and (ii) Five Million U.S. Dollars (\$5,000,000.00) if Developer does not meet the Equipment Threshold. The "Equipment Threshold" means Developer has installed and commissioned equipment, i.e., has completed a safety level two inspection, in connection with the Project, costing in the aggregate at least Two Billion U.S. Dollars (\$2,000,000,000) by December 31, 2026. City is not required to repay amounts expended from the Third Party Review Cost Escrow for Third Party Development Review Costs other than Third Party Development Review Costs that are City Out-of-Pocket Expenses under Section 3.2(e) of the DRRA, as amended.

The first DRRA Payment is due on the Annual Payment Date following the sixth (6th) anniversary of the Commencement Date (the earlier of (i) December 31, 2022, and (ii) the date a certificate of occupancy is issued by the City for occupancy of not less than six (6) million square feet of Improvements by Developer following the completion of the Annexation; provided, however, that the Developer may, at its sole discretion and sole option, elect to delay the Commencement Date by up to one (1) year by delivering a notice to the City) and each DRRA Payment thereafter being due on the Annual Payment Date of each calendar year thereafter until the Annual Payment Date following the thirtieth (30th) anniversary of the Commencement Date (the "Final Payment" with the due date of the Final Payment being the "Final Payment Date").

The amount of each DRRA Payment shall, subject to the Maximum DRRA Payment Amount, be equal to the balance of Tax Increment remaining on deposit in the Tax Increment Fund on the Annual Payment Date after (i) payment of the administrative costs described in Section 3.2(a)(i) of the Tax Increment Reinvestment Zone No. Two Economic Development Agreement, and Chapter 380 Economic Development Incentive Agreement, as amended and the Annual Grant and (ii) subtracting \$50,000 (being the minimum balance required to be retained in the Tax Increment Fund described in Section 3.2(a)(ii)) of the Tax Increment Reinvestment Zone No. Two Economic Development Agreement, and Chapter 380 Economic Development Incentive Agreement, as amended. In addition, as an additional payment of the DRRA Payments and subject to the Maximum DRRA Payment, City will, on an annual basis beginning the on the Annual Payment Date following the sixth (6th) anniversary of the Commencement Date and continuing until the Annual Payment Date following the thirtieth (30th) anniversary of the Commencement Date, pay Developer from its general funds (or from such other funds of the City as may be legally set aside consistent with Article III, Section 52(a) of the Texas Constitution), an economic development grant pursuant to its authority under Chapter 380 of the Texas Local Government Code, as amended, with such grant in an amount up to ten percent (10%) of the real property taxes assessed

on the Linde Site and improvements and collected for each tax year after removal of the Linde Site from the Zone.

Following City's Final Payment as described above, if there is remaining unpaid balance of Reimbursable Expenses (taking into account all DRRA Payments made and subject to the Maximum DRRA Payment), then City shall promptly pay such remainder from its general funds (or from such other funds of the City as may be legally set aside consistent with Article III, Section 52(a) of the Texas Constitution), as an economic development grant to Developer pursuant to the City's authority under Chapter 380 of the Texas Local Government Code, as amended.

Under the Tax Increment Reinvestment Zone No. Two Economic Development Agreement, and Chapter 380 Economic Development Incentive Agreement, as amended the City will provide thirty (30) annual grants equal to certain percentages of the City real property taxes assessed by the City against the Property and the improvements (owned by Developer) and collected by the City to be funded by the tax increment from the Zone (the "Annual Grants"). The Annual Grants are the following percentages of the City real property taxes assessed by the City against the Property owned by Developer in the Zone:

<u>Grant Year</u> (Tax Year following Commencement Date)	<u>Percentage</u>
1-10	92.5%
11-20	90%
21-30	85%

For purposes of the Annual Grants a "Grant Year" means a given Tax Year except that the "First Grant Year" shall mean the Tax Year following the calendar year in which the Commencement Date occurs.

The amount of each Annual Grant shall be the lesser of: (i) an amount equal to the percentage set forth in the grant schedule above for the respective Grant Year, of the ad valorem taxes assessed against the Improvements and the Property and collected by the City for the applicable Grant Year; and (ii) the available tax increment from the Zone, after consideration and deduction of the tax increment fund priorities set forth below.

Tax Increment Fund Priorities:

(a) The funds deposited in the Tax Increment Fund from the Reinvestment Zone shall only be used for the following and shall be applied in the following order of priority:

- (i) the allocation of the reasonable administrative costs of the Reinvestment Zone, not to exceed \$50,000.00 per year;
- (ii) the allocation of the maintenance of a minimum balance of \$50,000.00 in the Tax Increment Fund; and
- (iii) Annual Grant payments to Developer;
- (iv) DRRA Payments to Developer;

Developer is required to submit a payment request for the Annual Grant with respect to a particular Grant Year on or after March 1 of the calendar year that follows such Grant Year, but no later than 180-days after March 1 of the calendar year that follows such Grant Year, beginning March 1 of the calendar year following the First Grant Year. Such Annual Grants shall be paid by the City to Developer by the Annual Payment Date (June 1 of the calendar year) beginning with the Annual Payment Date that occurs in the first full calendar year following the First Grant Year, provided the City has timely received prior to the delinquency date the City ad valorem taxes assessed against the Improvements and the Property in full for the respective Grant Year (i.e., the Tax Year immediately preceding the year in which an Annual Grant is to be made. The last Annual Grant will be paid with respect to the thirtieth (30th) Grant Year, on the Annual Payment Date that occurs after the thirtieth (30th) Grant Year. If the Developer fails to timely submit a payment request for an Annual Grant, such failure shall not constitute a breach or default of this Agreement but operates as a forfeiture of such Annual Grant for such Grant Year. If a forfeiture occurs for any Grant Year as provided in the previous sentence, the Developer will remain eligible to receive the Annual Grants for the remaining Grant Years provided the Developer is not otherwise in breach or default of this Agreement or an agreement related to the project.

If the Initial Improvements, and other projects are financed as contemplated by this Project and Financing Plan, the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City and Williamson County an economically beneficial manufacturing facility.

1.4 Preliminary Plan and Hearing

Before the City adopted the ordinance designating the Zone, the City Council prepared a preliminary reinvestment zone financing plan in accordance with the Act and held a public hearing on the creation of the proposed Zone and its benefits to the City and to the Property, at which public hearing interested persons were given the opportunity to speak for and against the creation of the proposed Zone, the boundaries of the proposed Zone and the concept of tax increment financing, and at which hearing the owners of the Property were given a reasonable opportunity to protest the inclusion of the Property in the proposed Zone. The requirement of the Act for a preliminary reinvestment zone financing plan was satisfied by the Preliminary Plan dated September 9, 2021 (the “Preliminary Plan”), the purpose of which was to describe, in general terms, the public and private improvements and projects that are being undertaken and financed by the Zone. A description of how such improvements and projects will be undertaken and financed were determined by this Final Plan, which was approved by the Board (hereinafter defined) on September 30, 2021, and by the City Council on October 14, 2021. This description remains unchanged except for the amendment to the Zone excluding the Linde Site.

1.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council adopted an ordinance in accordance with the Act creating the Zone as (1) the City Council found that development or redevelopment of the Property would not occur solely through private investment in the reasonably

foreseeable future, (2) that the Zone is feasible, and (3) that improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City. Among other provisions required by the Act, the ordinance creating the Zone appointed a Board of Directors for the Zone (the “Board”). These actions were followed as applicable for the amendments to the Zone described above.

1.6 Board Recommendations

After the creation of the Zone, the Board reviewed the Preliminary Plan and approved and recommended to the City Council this Final Project and Financing Plan for Reinvestment Zone No. Two (the “Final Plan”). The City Council approved the Final Plan by ordinance following the Board’s recommendation on October 14, 2021. This amendment to the Final Plan has been reviewed by the Board and has been recommended to the City Council to adopt this Amended Project and Financing Plan.

1.7 Council Action

The City Council adopted an ordinance designating the Zone, appointing the Board and after taking into consideration the recommendations of the Board, approved the Final Plan. These actions were followed as applicable for the amendments to the Zone and this amendment to the Final Plan.

2. DESCRIPTION AND MAPS

2.1 Existing Uses and Conditions

The Property is currently located in Williamson County in the City. The Property was, at the time of the adoption of the initial Final Plan, undeveloped, so the then current uses of the Property included agricultural, ranching, and related uses. The Property had limited public infrastructure to support the Projects. Development of the Projects will require public infrastructure and water and wastewater facilities which are not to be funded by the Zone Tax Increment hereinafter defined. A map of the Property and the amended Zone is shown on **Appendix B**. The Zone as amended now excludes the Linde Site as described in **Appendix B**.

2.2 Proposed Uses

The proposed use of the Property are manufacturing facilities to fabricate semiconductors and other related technology as further described in Section 1.3 above and is being developed pursuant to that certain Development Agreement, as amended.

2.3 Property Description

The property included in the Reinvestment Zone No. Two will be an area of approximately 1,251.1 acres, generally located Southwest of downtown Taylor, Texas, in an area South of State Highway 79, North of County Road 1660, East of County Road 3349, and West of Farm to Market Road 973 in the city limits of the City of Taylor, and would include the properties listed by Williamson

Central Appraisal District Property Identification Numbers as set forth in **Appendix A**. The Zone property now excludes the 7.72 acre Linde Site.

3. PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES AND REGULATIONS

The Property is wholly located in the city limits of the City and will be subject to the Development Agreement, as amended. As part of the annexation the City changed the zoning from the temporary zoning classification for the Property to planned development for proposed uses for the Project, including amendments to the City Master Comprehensive Plan. In addition, Exhibit B to the Development Agreement contains the following development standards.

Development Standards

The following minimum development standards shall apply to the Land (as defined in the Development Agreement).

I. Land Uses

A. The Land may be developed and used for the Project and the following purposes:

1. All land uses permitted within a Heavy Industrial Districts (M-2) as set forth in the Zoning Ordinance as of the Effective Date;

2. All land uses for which a specific use permit may be obtained within a Heavy Industrial Districts (M-2) as set forth in the Zoning Ordinance as of the Effective Date but not including sexually oriented businesses; provided, however, approval of a specific use permit prior to the commencement of such use shall not be required; and

3. A commissary or restaurant providing food service use to employees and guests of the owner of the Land that is not open and accessible to the public shall be considered a permitted accessory use.

4. A residential use providing lodging for employees and guests of the owner of the Land that is not open and accessible to the public shall be considered a permitted accessory use, provided however, that the number of such units be limited to twenty-five (25) units, each of which may accommodate a maximum of two (2) guests. The Company shall be responsible for collecting and paying state and local hotel occupancy taxes on any lodging units for which the Company charges a fee to use in accordance with applicable state law and the City's ordinances.

5. For purposes of the Zoning Ordinance, provided the Land is developed in accordance with these Development Standards, the Project shall not be a use which could potentially create a problem to the environment due to emissions, visual quality, odor, noise, hazard, or similar factors such that the Project.

B. For purposes of the application of Section 3.3.3 of the Zoning Ordinance to the development and use of the Land, the Company shall be deemed to be in compliance with said

Section 3.3.3 so long as the Company is in substantial compliance with applicable provisions of state and federal laws and regulations relating to air quality and emissions and the provisions of all air quality permits issued by to the Company by the TCEQ in association with operation of the Project.

II. Maximum Height

The maximum height of buildings and other structures constructed on the Land shall not exceed fifty (50) feet subject to the following:

1. The height of a building or structure may exceed 50 feet at the rate of two (2) feet for every, one (1) foot that the building or structure is setback from the Perimeter Buffer (described below); and
2. In no case shall the height of any building or structure exceed two hundred and fifty (250) feet.

For the avoidance of doubt, no restriction in the Taylor Municipal Airport Height Hazard Zoning Regulations (i.e., Appendix A, Code of Ordinances) applies to the Project notwithstanding Section 14 to Appendix A, Code of Ordinances; provided, however, such exemption from the application of the Taylor Municipal Airport Height Hazard Zoning Regulations to the Project or the Land does not otherwise exempt the development and use of the Land from applicable federal or state laws and regulations.

III. Signs

One freestanding monument sign may be located at each entrance driveway into the Project, the sign area of which shall not exceed an area of sixty (60) square feet on each sign face; the height of which shall not exceed six (6) feet, and the length of which shall not exceed ten (10) feet).

IV. Site Development Regulations

There shall be a fifty (50) foot building setback from the property line (the "Perimeter Buffer"). For the avoidances of doubt, the setback may overlap with any easement property. Fences and any security or utility facilities or structures may be located within the Perimeter Buffer but shall in any case be set back a sufficient distance from the edge of any roadway to prevent creating a visual obstruction to operators of vehicles or pedestrians entering or exiting the Land. This exemption includes, but is not limited to, (i) electrical substations, (ii) guard houses, (iii) security towers, (iv) hike, bike, or any nature trail or natural features.

V. Parking

A. The only parking requirement is that the Land shall be developed with sufficient parking so that workers and visitors to the Land shall not be required to park on any street adjacent to the Land.

B. No parking study shall be required.

C. Truck bays and parking shall be of sufficient distance from the property lines such that no stacking or parking of commercial trucks entering the Land on the Perimeter Roadway Easements occurs.

VI. Landscaping

A perimeter landscaped buffer shall be required to be developed on the Land as depicted below and in accordance with the following:

Scenario 1

For the portions of the Land abutting the Perimeter Roadway Easements, County Road ("CR") 401, and CR 404 as of the effective date of this Agreement, landscaping standards described in Scenario 1 shall apply.

Scenario 2

For the portions of the Land abutting Farm-to-Market Road 973 and other public roadways not described in Scenario 1, above, or the portions of the Land abutting tracts that are not located within (i) an M-1 or M-2 Zoning District or (ii) within a Planned Development Zoning District that authorizes the property to be developed and uses for purposes only authorized by right or following approval of a specific use permit with an M-1 or M-2 Zoning District, landscaping standards described in Scenario 2 shall apply. Scenario 2 landscaping standards shall not be applicable to portions of the Land located adjacent residentially or commercially zoned tracts with an existing, primary land use of agriculture or residential with a density of less than 1 unit per 10 acres.

Scenario 3

For the portions of the Land abutting undeveloped land, or land with an existing primary land use of agriculture or residential with a density of less than 1 unit per 10 acres as of the date of this Agreement, landscaping standards described in Scenario 3 shall apply.

When abutting undeveloped property, or property with an existing primary land use of agriculture or residential with a density of less than one (1) unit per ten (10) acres, is developed and/or redeveloped and zoned to a zoning district other than (i) and M-1 or M-2 Zoning District, or (ii) a Planned Development zoning district that authorizes the property to be developed and used for purposes only authorized by right or following approval of a specific use permit with an M-1 or M-2 Zoning District, Company shall have six (6) months from the earlier of the time the first Certificate of Occupancy (CO) is issued for the abutting property's development or the date that the first phase of Subdivision Improvements are accepted by the City Council to comply with the Scenario 2 landscaping standards described herein. City shall have the right, not earlier than ten (10) days after delivery of written notice to the Company, to suspend issuance of any site

development permits and/or performance of any inspections associated with development of the Land until compliance with this paragraph is obtained

Notwithstanding anything in this Section VI to the contrary, (a) the Company shall have no landscaping obligation until a site development permit is approved for a portion of the Land that abuts the triggering properties described in Scenarios 1, 2, or 3; and (b) once a landscaping obligation is triggered by such a site development permit, the obligation to landscape shall only be applicable to the area abutting the triggering property.

VII. Tree Survey and Preservation

The City shall not prohibit the removal of trees on the site outside of the Perimeter Buffer. Tree survey, preservation and mitigation requirements shall apply only to trees that are nineteen inches (19") in diameter or greater measured at a height of 24-inches from the ground.

VIII. Block Length

Notwithstanding anything to the contrary in the Subdivision Ordinance, there shall be no maximum block length within the Land.

IX. Noise

The maximum allowable sound pressure level measured along each property line shall be based on the hourly Ldn measurement methodology, adjusted as follows for the zoning designation for the adjoining property:

- 1.) Commercial Zoning Sound Pressure Level – 65 DBA
- 2.) Industrial Zoning Sound Pressure Level – 70 DBA

These measurements should be made at the property line using the DNL (Ldn) measurement technology.

X. Helicopter Landing Sites

A maximum of two (2) helicopter landing sites will be allowed at the site.

XI. Impervious Cover

There shall be no impervious cover requirements on the Land.

XII. Construction Codes

As defined in Section 2.01 of the Development Agreement.

The First Amendment to the Development Agreement provided for the construction of the planned second fabrication facility.

4. RELOCATION OF DISPLACED PERSONS

4.1 No Relocation Necessary

No persons were displaced and needed relocation due to the creation of the Zone or implementation of the Final Plan, as amended herein.

5. ESTIMATED NON-PROJECT COSTS

5.1 List of Non-Project Costs

Non-project costs are private funds that will be spent to develop in the Zone but will not be financed by the Zone. The total non-project costs are estimated to be more than \$35,000,000,000.

6. PROPOSED IMPROVEMENTS

6.1 Categories of Improvements

The proposed improvements not to be financed by the Zone include offsite water improvements, offsite wastewater treatment plant, roadways, building structures and related real personal property, and machinery and equipment, which shall be designed and constructed in accordance with the Development Agreement, as amended, and all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. The Developer's proposed Project Improvements are to be financed in part through the Annual Grants are described above. In addition, the City and the Board will have the option to allow for additional funds generated by the Zone to be used to fund the costs of additional roadways, other related public infrastructure, their associated maintenance costs and to promote economic development activities that promote the Zone ("Additional Improvements"). At this time, it is not anticipated that any Zone funds will be used for these Additional Improvements.

6.2 Locations of the Improvements

The proposed Project Improvements will be in the Zone subject to the Development Agreement, as amended, which may be revised, with the approval of the Mayor or designee, from time to time without amending the Final Plan.

7. ESTIMATED PROJECT COSTS

7.1 Project Costs

The total costs of the Developer's Project in the Zone to be financed in part by the Zone Tax Increment are the estimated amount of the thirty (30) Annual Grants in the amount of \$801,362,920, the repayment of the Development Review Costs from the Zone Tax Increment are now subject to the Maximum DRRA Payment Amounts described above, and the costs of administering the Zone in the amount of \$405,681 (the "Project Costs") and are estimated to be \$805,481,728.

7.2 Estimated Administrative Costs

The estimated costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the city to administer the Zone (the "Administrative Costs"). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, the costs of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City that are directly related to the administration of the Zone. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid. The Administrative Costs are set forth in the Zone Priority set forth above.

7.3 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually beginning at the time the Zone creates a new increment of real property tax revenue and through the duration of the Zone. It is estimated the Project Costs will be incurred during calendar years 2022 through 2052, as shown on **Appendix D**.

8. ECONOMIC FEASIBILITY

8.1 Feasibility Study

For purposes of this Preliminary Plan, economic feasibility was evaluated over the term of the Zone, as shown in the analyses included as **Appendix D**. This evaluation focuses on only direct financial benefits (i.e., ad valorem tax revenues from the expenditure of the Project Costs in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately \$857,072,642 in total new City real property tax revenue. This projection is slightly less based on the exclusion of the 7.72 acre Linde Site. The City, as a participant, will benefit from the new development within the Zone and will retain approximately \$39,305,642 in net additional real property tax revenue. The remaining additional revenue will be deposited in the TIRZ Fund to pay Project Costs.

The analyses show a portion of the new real property tax revenue generated by the Zone will be retained by the City. The remainder of the new real property tax revenue generated within the

Zone will be available to pay other Project Costs, until the Zone expires or is otherwise terminated. Upon expiration or termination of the Zone, one hundred percent (100%) of all tax revenue generated within the Zone will be retained by the City. Based on the foregoing, the feasibility of the Zone has been demonstrated. The plan for the development for the Improvements is economically feasible.

9. ESTIMATED BONDED INDEBTEDNESS

9.1 No Estimated Bonded Indebtedness

No bonded indebtedness issued by the City pursuant to the Act is contemplated.

10. APPRAISED VALUE

10.1 Current Appraised Value

The total appraised value of taxable real property in the Zone as of the adoption of the Final Plan is \$21,845,265 from 2025 on, as shown in **Appendix A**, which represents the Tax Increment Base, (the “Tax Increment Base”) of the Property as determined by the Williamson Central Appraisal District in accordance with Section 311.012(c) of the Act. The new total appraised value excludes the 7.72 acre Linde Site. The projected total appraised value of the taxable real property in the Zone as of January 1, 2025, is \$1,850,107,718 less the projected total appraised value of the Linde Site of \$291,000,000 resulting in a total appraised value of taxable real property in the Zone of \$1,559,107,718.

10.2 Estimated Captured Appraised Value

The amount of the City’s tax increment for a year during the term of the Zone is the amount of property taxes assessed and collected by the City for that year on the captured appraised value of the Property and the Improvements less the Tax Increment Base of the Property, (the “Captured Appraised Value”). The Tax Increment Base of the Property is the total taxable value of the Property for the year in which the Zone was designated, as stated in **Section 10.1**. It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be \$1,765,462,453, as shown on **Appendix D**. This estimate has been updated to exclude the 7.72 acre Linde Site.

At the estimated time (year 2026) that the Initial Improvements are completed, the Captured Appraised Value will be \$4,115,462,453 as shown on **Appendix D**. This estimate has been updated to exclude the 7.72 acre Linde Site. The actual Captured Appraised Value, as certified by the Williamson Central Appraisal District will, for each year, be used to calculate annual payment by the City into the TIRZ Fund pursuant to the Final Plan, as amended herein.

11. METHOD OF FINANCING

The Developer and City have entered into that certain Tax Increment Reinvestment Zone No. Two Economic Development Agreement, and Chapter 380 Economic Development Incentive

Agreement, as amended pursuant to which the City will provide thirty (30) annual grants equal to certain percentages of the City real property taxes assessed by the City against the Property and the improvements and collected by the City to be funded by the tax increment from the Zone (the “Annual Grants”) as described above.

The City may amend the Final Plan in compliance with the Act, including but not limited to what is considered a Project Cost.

12. DURATION OF THE ZONE, TERMINATION

12.1 Duration

The stated term of the Zone shall commence on the creation of the Zone, and shall continue until December 31, 2054, unless otherwise terminated in accordance with the Act.

12.2 Termination

The Zone will terminate December 31, 2054. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

APPENDIX A

The Property

Property ID	Legal Description	Acres	
2021 Parcels Added to TIRZ			2021 Taxable Value
R019409	AW0800 LEE, T.B. SUR., ACRES 12.400	12.4000	\$ 132,758
R019700	AW0631 TYLER, B.J. SUR., ACRES 17.000	17.0000	\$ 226,823
R020073	AW0631 TYLER, B.J. SUR., ACRES 2.000	2.0000	\$ 32,686
R019412	AW0800 LEE, T.B. SUR., ACRES 8.000	8.0000	\$ 85,392
R019701	AW0631 TYLER, B.J. SUR., ACRES 10.000	10.0000	\$ 133,425
R020074	AW0631 TYLER, B.J. SUR., ACRES 2.000	2.0000	\$ 166,836
R019411	AW0800 - LEE, T.B. SUR., ACRES 158.185	158.1850	\$ 1,433,789
R430327	AW0800 - LEE, T.B. SUR., ACRES 1.5	1.5000	\$ 13,596
R430327	AW0484 - NOBLES, W. SUR., ACRES 5	5.0000	\$ 45,320
R019702	AW0632 - TYLER, L.A. SUR., ACRES 94.76	94.7600	\$ 1,163,671
R020075	AW0632 TYLER, L.A. SUR., ACRES .50	0.5000	\$ 4,899
R019408	AW0800 LEE, T.B. SUR., ACRES 62.0	62.0000	\$ 643,002
R019261	AW0318 H.T. & B.R.R. CO. SUR., ACRES 83.33	83.3300	\$ 826,633
R019977	AW0318 H.T. & B.R.R. CO. SUR., ACRES 1.0	1.0000	\$ 67,215
R019262	AW0318 H.T. & B.R.R. CO. SUR., ACRES 70.3855	70.3855	\$ 711,405
R092013	AW0318 H.T. & B.R.R. CO. SUR., ACRES 1.0	1.0000	\$ 48,902
R019706	AW0636 TYLER, G.W. SUR., ACRES 95.750	95.7500	\$ 1,095,021
R020076	AW0636 TYLER, G.W. SUR., ACRES 1.000	1.0000	\$ 64,762
R019209	AW0923 EBBERLY, J. SUR., ACRES 59.0	59.0000	\$ 539,791
R019237	AW0315 H.T. & B.R.R. CO. SUR., ACRES 79.49	71.7700	\$ 893,088
R594305	AW0315 - H.T. & B.R.R. CO. SUR., 5.30 ACRES	5.3000	\$ 149,190
R019965	AW0315 - H.T. & B.R.R. CO. SUR., 2 ACRES	2.0000	\$ 385,150
R019230	AW0315 - H.T. & B.R.R. CO. SUR., ACRES 142.7, [MH R574023]	142.7000	\$ 1,654,153
R019705	AW0634 TYLER, G.N. SUR., ACRES .879	0.8790	\$ 114,420
R577898	AW0315 AWO315 - H.T. & B.R.R. CO. SUR., ACRES 0.86	86.0000	\$ 7,338
R019264	AW0318 H.T. & B.R.R. CO. SUR., ACRES 35.85	35.8500	\$ 445,186
R019263	AW0318 H.T. & B.R.R. CO. SUR., ACRES 7.470	7.4700	\$ 159,208
R107030	AW0318 H.T. & B.R.R. CO. SUR., ACRES 21.63	21.6300	\$ 363,665
R019412	AW0800 LEE, T.B. SUR., ACRES 8.001	8.0010	\$ 85,392
Total 2021		1,066.4105	\$ 11,692,716
2022 Parcels Added to TIRZ			2022 Taxable Value
R019703	AW0634 TYLER, G.N. SUR., ACRES 92.0	92.0000	\$ 4,931,230
R331121	AW0923 EBBERLY, J. SUR., ACRES 8.718	8.7180	\$ 468,158
R331122	AW0923 EBBERLY, J. SUR., ACRES 35.195	35.1950	\$ 1,888,739
R331120	AW0923 AWO923 - EBBERLY, J. SUR., ACRES 6.691	6.6910	\$ 359,172
R331123	AW0923 EBBERLY, J. SUR., ACRES .50	0.5000	\$ 108,165
R019223	AW0923 EBBERLY, J. SUR., ACRES 10.0165	10.0165	\$ 1,184,171
R338860	AW0923 EBBERLY, J. SUR., ACRES 1.0	1.0000	\$ 534,043
R019235	AW0315 H.T. & B.R.R. CO. SUR., ACRES 7.43	7.4300	\$ 338,234
R327085	AW0315 H.T. & B.R.R. CO. SUR., ACRES 1.0	1.0000	\$ 340,637
Parcel 10	ROW	14.3700	\$ -
Total 2022		176.9205	\$ 10,152,549
District Total		1,243.3310	\$ 21,845,265
Source: Williamson County Appraisal District			

PARCEL 1
(Northwestern Area)

VICINITY MAP



VICINITY MAP

N.T.S. 19

PARCEL 1
(Northwestern Area)
SURVEY



PARCEL 1
(Northwestern Area)

LEGAL DESCRIPTION

A 372.76 acres (16,237,212 square feet), tract of land, lying within the Lucius A. Tyler Survey, Abstract 632, the Thomas B. Lee Survey, Abstract 800, the Watkins Nobles Survey, Abstract 484 and the Benjamin J. Tyler Survey, Abstract 631, Williamson County, Texas, and being all of a called 95.260 acre tract, conveyed to Brandon Roznovak and wife, Abby Roznovak in Document No. 2014074516, Official Public Records of Williamson County, Texas, all of the remainder of a called 62 acre tract, conveyed to Larry Gene Hamann in Document No. 2006104445, Official Public Records of Williamson County, Texas, all of a called 164.685 acre tract, conveyed to The Eugene R. and Judy A. Kanak Living Trust in Document No. 2015101314, Official Public Records of Williamson County, Texas and all of a called 51.4 acre tract, conveyed to Harvey Bill Hehman and described in Volume 366, Page 282, Deed Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod with "BRYAN TECH" cap found for the southeastern corner of said 95.260 acre tract also being the point of intersection of the northern right of way line of County Road 404 with the western right of way line of County Road 401, for the **POINT OF BEGINNING** and the southeastern corner of the herein described tract;

THENCE, with the southern line of said 95.260 acre tract and also being the northern right-of-way line of County Road 404, N 82° 10' 39" W, a distance of 1359.65 feet to a 1/2" iron rod found for the southwestern corner of said 95.260 acre tract and also being the southeastern corner of said remainder of 62 acre tract;

THENCE, with the southern line of said remainder of 62 acre tract and also being the northern right-of-way line of County Road 404, N 82° 09' 52" W, a distance of 871.92 feet to a 1/2" iron rod found for the southwestern corner of said remainder of 62 acre tract and also being the southeastern corner of said 164.685 acre tract;

THENCE, with the southern line of said 164.685 acre tract and also being the northern right-of-way line of County Road 404, N 82° 01' 09" W, a distance of 2546.24 feet to a 1/2" iron rod with plastic cap found for the southwestern corner of said 164.685 acre tract and also being an ell corner of a called 194.559 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058746, Official Public Records of Williamson County, Texas, for the southwestern corner of the herein described tract;

THENCE, with the western line of said 164.685 acre tract, being the eastern line of said 194.559 acre tract, the eastern line of a called 183.84 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058736, Official Public Records of Williamson County, Texas and also being the eastern line of a called 183.94 acre tract, conveyed to RCR Taylor Land, L.P. in Document No. 2018058735, Official Public Records of Williamson County, the following three (3) courses and distances;

1. N 07° 20' 22" E, a distance of 963.95 feet to a found post for an ell corner of said 164.685 acre tract and also being an ell corner of said 183.84 acre tract;
2. S 82° 39' 33" E, a distance of 232.48 feet to a 1/2" iron rod with Sam Surveying cap found for an ell corner of said 164.685 acre tract and also being an ell corner of said 183.84 acre tract;
3. N 07° 36' 06" E, a distance of 2035.60 feet to a 1/2" iron rod found for the northwestern corner of said 164.685 acre tract and also being the southwestern corner of a called 305.22 acre tract, conveyed to C. Ernest Lawrence Family Limited Partnership in Document No. 2005011334, Official Public Records of Williamson County, Texas, for the most western northwestern corner of the herein described tract;

THENCE, with the northern line of said 164.685 acre tract and also being the southern line of said 305.22 acre tract, S 82° 27' 21" E, a distance of 2297.84 feet to a 1/2" iron rod found for the northeastern corner of said 164.685 acre tract, the northwestern corner of said remainder of 62 acre tract and also being the southwestern corner of said 51.4 acre tract;

THENCE, with the western line of said 51.4 acre tract and also being the eastern line of said 305.22 acre tract, N 07° 13' 32" E, a distance of 978.27 feet to a Post found for the northwestern corner of said 51.4 acre tract and also being the southwestern corner of a called 79.74 acre tract, conveyed to C. Ernest Lawrence Family Limited Partnership in Document No. 200501133, Official Public Records of Williamson County, Texas;

THENCE, with the northern line of said 51.4 acre tract and also being the southern line of said 79.74 acre tract, S 82° 46' 28" E, a distance of 2283.33 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northeastern corner of said 51.4 acre tract, the southeastern corner of said 79.74 acre tract and also being on the western right of way line of County Road 401, for the northeastern corner of the herein described tract;

THENCE, with the eastern line of said 51.4 acre tract and also being the western right of way line of County Road 401, S 07° 34' 17" W, a distance of 990.46 feet to a 6" Wood Post found for the southeastern corner of said 51.4 acre tract and also being the northeastern corner of said 95.260 acre tract;

THENCE, with the eastern line of said 95.260 acre tract and also being the western right of way line of County Road 401, S 08° 05' 03" W, a distance of 3031.44 feet to the **POINT OF BEGINNING**.

Containing 372.76 acres or 16,237,212 square feet, more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

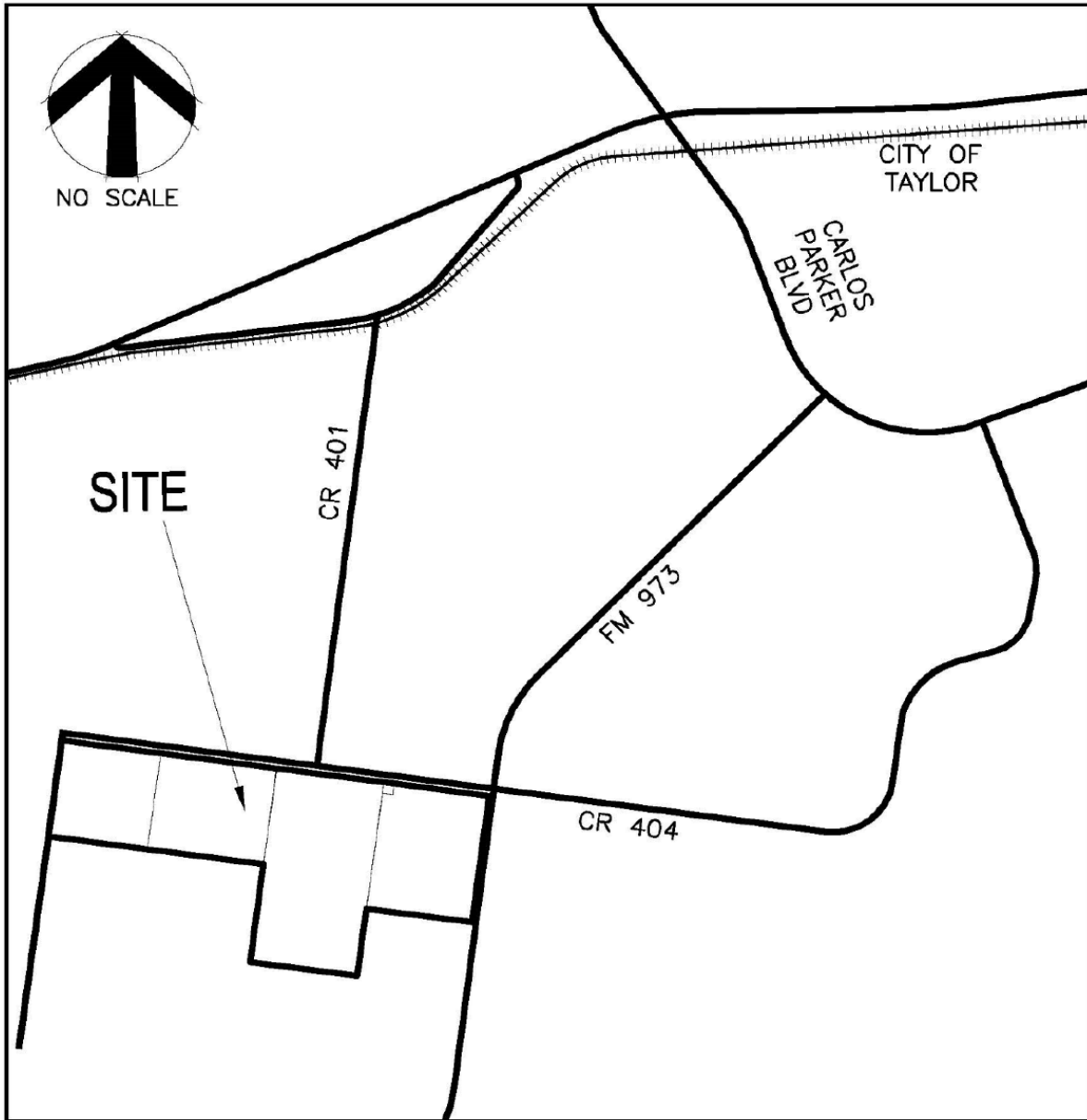
Robert J. Gertson, RPLS
Texas Registration No. 6367
Atwell, LLC
805 Las Cimas Parkway, Suite 310
Austin, Texas 78746
Ph. 512-904-0505
TBPE LS Firm No. 10193726



08/24/2021

PARCEL 2
(South Central Area)

VICINITY MAP



VICINITY MAP

N.T.S. ¹⁹

2



PARCEL 2
(South Central Area)

LEGAL DESCRIPTION

A 415.04 acre (18,078,944 square feet), tract of land, lying within the H.T.&B.R.R.CO. Survey, Abstract 318, the GW Tyler Survey, Abstract 636, the George N. Tyler Survey, Abstract 634 and the Jacob Ebberly Survey, Abstract 923, Williamson County, Texas, and being all of the remainder of a called 100.718 acre tract, (Tract II) conveyed to Wallin Farm & Ranch Partnership, Ltd. in Document No. 2004043044, Official Public Records of Williamson County, Texas, all of the remainder of a called 160 acre tract, (Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas, all of a called 84.81 acre tract, conveyed to Larry Gene Hamann in Document No. 2010026596, Official Public Records of Williamson County, Texas, all of a called 0.879 acre tract, conveyed to Dennis Lee Carter and wife, Judy Carter in Volume 2309, Page 782, Deed Records of Williamson County, Texas and all of the remainder of a called 71.19 acre tract, conveyed to George F. Kutzschback in Volume 2442, Page 261, Deed Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod with cap stamped "COBB FENDLEY" found, for the northeastern corner of said remainder of 100.718 acre tract and also being the intersection point of the western right of way line of Farm to Market Road 973 (R.O.W. varies) with the southern right of way line of County Road 404 (R.O.W. varies) for the **POINT OF BEGINNING** and the northeastern corner of the herein described tract;

THENCE, with the eastern line of said remainder of 100.718 acre tract and also being the western right of way line of Farm to Market Road 973, S 07° 24' 04" W, a distance of 2352.20 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set, for the southeastern corner of said remainder of 100.718 acre tract and also being on the most northern northeastern corner of a called 7.191 acre tract, conveyed to Douglas R. Urbanek in Document No. 2020039592, Official Public Records of Williamson County, Texas, for the southeastern corner of the herein described tract;

THENCE, with the southern line of said remainder of 100.718 acre tract and also being the northern line of said 7.191 acre tract, N 82° 27' 09" W, a distance of 863.47 feet to a 1/2" iron rod found, for the northwestern corner of said 7.191 acre tract and also being the northeastern corner of the remainder of a called 12.28 acre tract, conveyed to Allen J. Urbanek and wife, Mary Ann Urbanek in Volume 2185, Page 186, Deed Records of Williamson County, Texas;

THENCE, with the southern line of said remainder of 100.718 acre tract and also being the northern line of said remainder of 12.28 acre tract, N 82° 15' 01" W, a distance of 1016.75 feet to a 1/2" iron rod found for the southwestern corner of said remainder of 100.718 acre tract, the northwestern corner of said remainder of 12.28 acre tract and also being on the eastern line of the remainder of a called 160 acre tract, (Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas;

THENCE, with a eastern line of said remainder of 160 acre tract and also being the western line of said remainder of 12.28 acre tract, the following two (2) courses and distances:

1. S 07° 20' 47" W, a distance of 47.77 feet to a 1/2" iron rod in concrete found;
2. S 07° 51' 18" W, a distance of 146.86 feet to a 1/2" iron rod in concrete found for the southwestern corner of said remainder of 12.28 acre tract and also being the northwestern corner of the remainder of a called 30.206 acre tract, conveyed to Allen J. Urbanek Et Al in Volume 2009, Page 923, Deed Records of Williamson County, Texas;

THENCE, with the eastern line of said remainder of 160 acre tract, being the western line of said remainder of 30.206 acre tract and also being the western line of a called 11.0165 acre tract, conveyed to Jacqueline Gates and Spouse Thomas Albert Gates in Document No. 2005095595, Official Public Records of Williamson County, Texas, S 07° 40' 36" W, a distance of 1026.85 feet to a 1/2" iron rod found for the southeastern corner of a said remainder of 160 acre tract, the southwestern corner of said 11.0165 acre tract and also being on the northern line of a called 93.583 acre tract, conveyed to M. Moore Family Farms, LLC in Document No. 2018097226, Official Public Records of Williamson County, Texas;

THENCE, with the southern line of said remainder of 160 acre tract and also being the northern line of said 93.583 acre tract, N 82° 16' 01" W, a distance of 1933.26 feet to a 1/2" iron rod found for the southwestern corner of a said remainder of 160 acre tract, the northwestern corner of said 93.583 acre tract and also being on the eastern line of a called 34.03 acre tract, conveyed to James A. LeCompte in Document No. 2006025960, Official Public Records of Williamson County, Texas;

THENCE, with the western line of said remainder of 160 acre tract, the eastern line of said 34.03 acre tract, the eastern line of a called 7.47 acre tract, conveyed to Dreieichenhain, Inc. in Volume 824, Page 448, Deed Records of Williamson County, Texas and the eastern line of a called 21.63 acre tract, conveyed to James A. LeCompte and Kathleen T.

LeCompte in Document No. 9721842, Official Records of Williamson County, Texas, N 07° 41' 12" E, a distance of 1831.70 feet to a 3" Steel Post found for the northeastern corner of a said 21.63 acre tract and also being the southeastern corner of said 84.81 acre tract;

THENCE, with the southern line of said 84.81 acre tract, being the northern line of said 21.63 acre tract and also being the northern line of a called 18.779 acre tract, conveyed to Wayne A. Eddins and Terri Lynne Eddins in Document No. 2008082314, Official Public Records of Williamson County, Texas, N 82° 02' 42" W, a distance of 2084.52 feet to a 5" Corner Post found for the southwestern corner of said 84.81 acre tract and also being the southeastern corner of said 71.19 acre tract;

THENCE, with the southern line of said 71.19 acre tract, being the northern line of said 18.779 acre tract and also being the northern line of a called 11.14 acre tract, conveyed to Jorge A. Gonzalez and wife, Sonja H. Gonzalez in Document No. 2002041732, Official Public Records of Williamson County, Texas, N 82° 04' 34" W, a distance of 1756.06 feet to a 1/2" iron rod found for the southwestern corner of said 71.19 acre tract, the northwestern corner of said 11.14 acre tract and also being on the eastern right of way line of County Road 404, for the southwestern corner of the herein described tract;

THENCE, with the western line of said 71.19 acre tract and also being the eastern right of way line of County Road 404, the following two (2) courses and distances:

1. N 07° 17' 54" E, a distance of 1440.51 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the most southern northwestern corner of said 71.19 acre tract and of the herein described tract and also being the point of curvature of a curve to the right;
2. With said curve to the right, an arc distance of 464.06 feet, having a radius of 370.00 feet, an angle of 71° 51' 43", and a chord bearing N 50° 50' 35" E, a distance of 434.24 feet to a 1/2" iron rod with cap stamped "KC ENG" found for the most northern northwestern corner of said 71.19 acre tract and of the herein described tract and also being on the southern right of way line of County Road 404;

THENCE, with the northern line of said 71.19 acre tract and also being the southern right of way line of County Road 404, S 82° 00' 45" E, a distance of 1463.50 feet to a Mag Nail on Top of Fence Post found for the northeastern corner of said 71.19 acre tract and also being the northwestern corner of said 84.81 acre tract;

THENCE, with the northern line of said 84.81 acre tract and also being the southern right of way line of County Road 404, the following two (2) courses and distances:

1. S 82° 10' 07" E, a distance of 718.39 feet to a 1/2" iron rod with "BRYAN TECH" cap found;
2. S 81° 52' 45" E, a distance of 1365.92 feet to a 1/2" iron rod found for the northeastern corner of said 84.81 acre tract and also being the northwestern corner of said remainder of called 160 acre tract;

THENCE, with the northern line of said remainder of 160 acre tract and also being the southern right of way line of County Road 404, S 82° 11' 33" E, a distance of 1941.14 feet to a fence corner found for the northeastern corner of said remainder of 160 acre tract and also being the northwestern corner of said 0.879 acre tract;

THENCE, with the northern line of said 0.879 acre tract and also being the southern right of way line of County Road 404, S 80° 54' 23" E, a distance of 188.66 feet to a fence corner found for the northeastern corner of said 0.879 acre tract also being an ell corner of the remainder of said 100.718 acre tract

THENCE, with the northern line of said remainder of 100.718 acre tract and also being the southern right of way line of County Road 404, S 82° 09' 51" E, a distance of 1677.53 feet to the **POINT OF BEGINNING**.

Containing 415.04 acres or 18,078,944 square feet, more or less.

BEARING BASIS NOTE

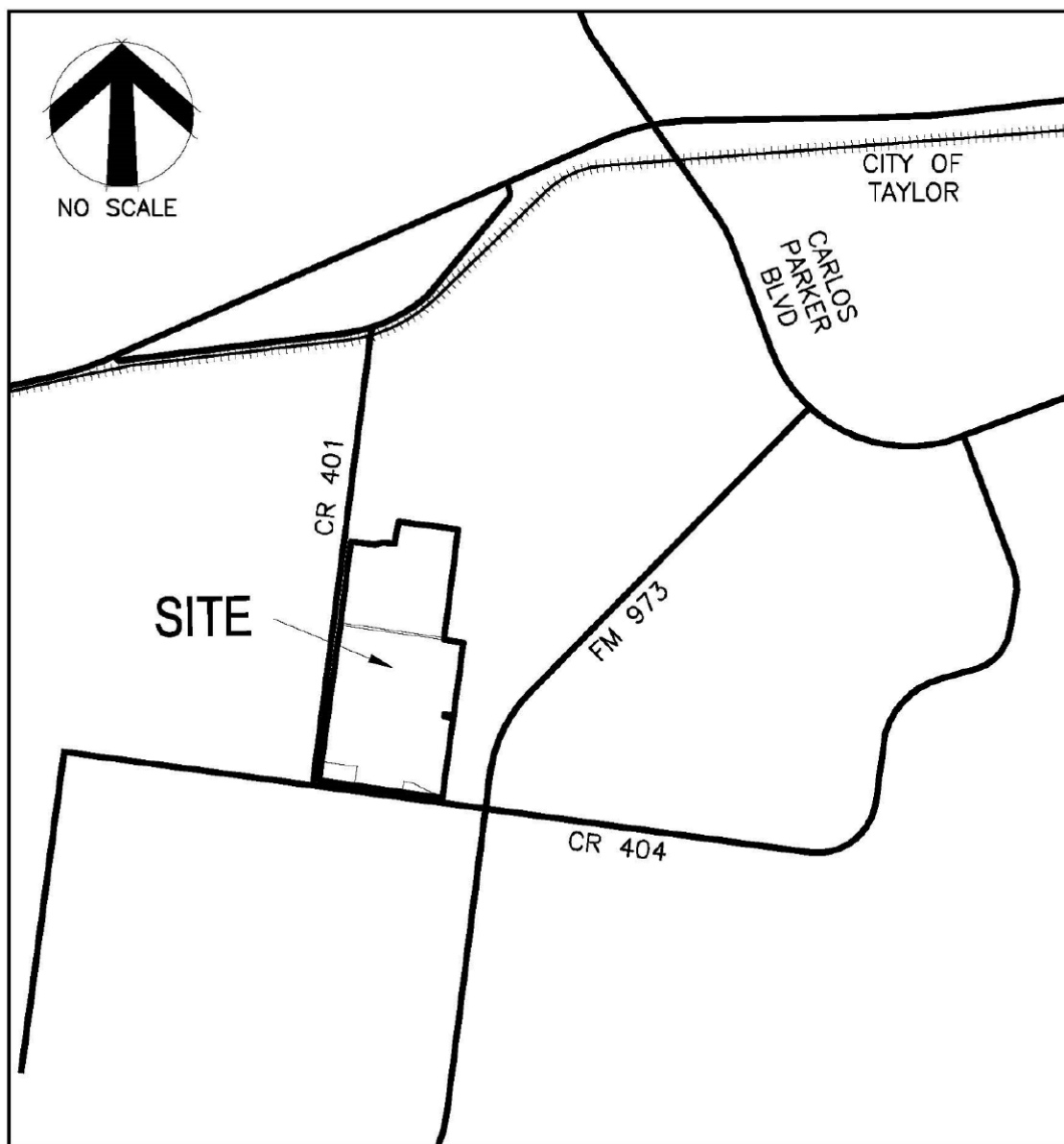
This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

Robert J. Gertson, RPLS
Texas Registration No. 6367
Atwell, LLC
805 Las Cimas Parkway, Suite 310
Austin, Texas 78746
Ph. 512-904-0505
TBPE LS Firm No. 10193726
08/19/2021



PARCEL 3
(Northeastern Area)

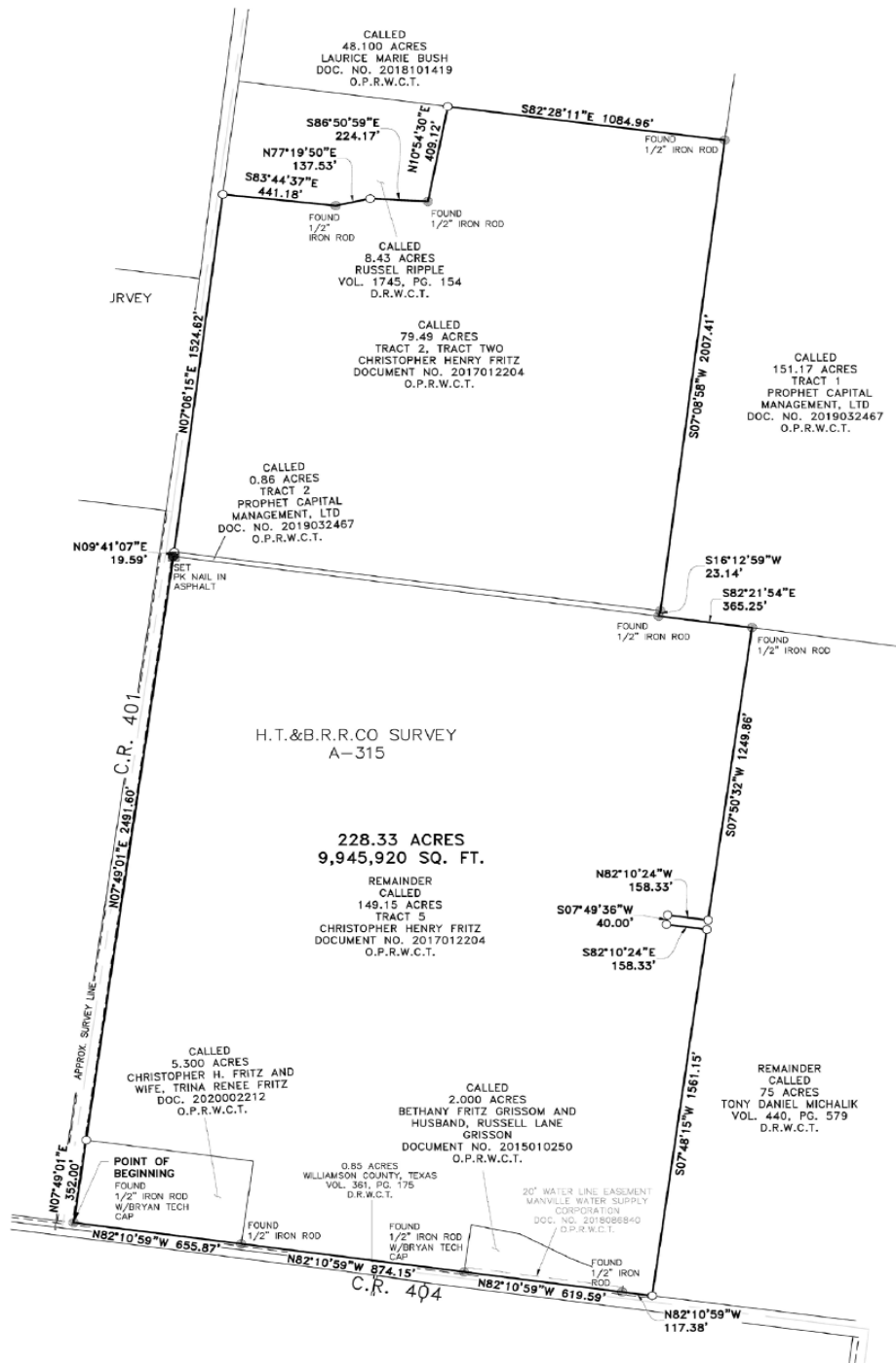
VICINITY MAP



VICINITY MAP

N.T.S. 19

SURVEY



PARCEL 3
(Northeastern Area)

LEGAL DESCRIPTION

A 228.33 acre (9,945,920 square feet), tract of land, lying within the H.T.&B.R.R.CO. Survey, Abstract 315, Williamson County, Texas, and being all of a called 5.300 acre tract, conveyed to Christopher H. Fritz and wife, Trina Renee Fritz in Document No. 2020002212, Official Public Records of Williamson County, Texas, all of a called 2.000 acre tract, conveyed to Bethany Fritz Grissom and husband, Russell Lane Grissom in Document No. 2015010250, Official Public Records of Williamson County, Texas, all of a called 0.86 acre tract, (Tract 2) conveyed to Prophet Capital Management, LTD in Document No. 2019032467, Official Public Records of Williamson County, Texas, all of the remainder of a called 149.15 acre tract, (Tract 5), conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas and all of a called 79.49 acre tract, (Tract 2 – Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod with "BRYAN TECH" cap found for the southwestern corner of said 5.300 acre tract and also being the point of intersection of the northern right of way line of County Road 404 with the eastern right of way line of County Road 401, for the **POINT OF BEGINNING** and the southwestern corner of the herein described tract;

THENCE, with the western line of said 5.300 acre tract and also being the eastern right-of-way line of County Road 401, N 07° 49' 01" E, a distance of 352.00 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northwestern corner of said 5.300 acre tract and also being an ell corner of said remainder of 149.15 acre tract;

THENCE, with the western line of said remainder of 149.15 acre tract and also being the eastern right of way line of County Road 401, N 07° 49' 01" E, a distance of 2491.60 feet to a PK nail in asphalt set for the northwestern corner of said remainder of 149.15 acre tract and also being the southwestern corner of said 0.86 acre tract;

THENCE, with the western line of said 0.86 acre tract and also being the eastern right of way line of County Road 401, N 09° 41' 07" E, a distance of 19.59 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northwestern corner of said 0.86 acre tract and also being southwestern corner of said 79.49 acre tract;

THENCE, with the western line of said 79.49 acre tract and also being the eastern right of way line of said County Road 401, N 07° 06' 15" E, a distance of 1524.62 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the most western northwestern corner of said 79.49 acre tract and also being the southwestern corner of a called 8.43 acre tract, conveyed to Russel Ripple in Volume 1745, Page 154, Deed Records of Williamson County, Texas, for the most western northwestern corner of the herein described tract;

THENCE, with a northern line of said 79.49 acre tract and also being the southern line of said 8.43 acre tract, the following three (3) course and distances:

1. S 83° 44' 37" E, a distance of 441.18 feet to a 1/2" iron rod found;
2. N 77° 19' 50" E, a distance of 137.53 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
3. S 86° 50' 59" E, a distance of 224.17 feet to a 1/2" iron rod found for an ell corner of said 79.49 acre tract and also being the southeastern corner of said 8.43 acre tract;

THENCE, with a western line of said 79.49 acre tract and also being the eastern line of said 8.43 acre tract, N 10° 54' 30" E, a distance of 409.12 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for an ell corner of said 79.49 acre tract, the northeastern corner of said 8.43 acre tract and also being the northern line of a called 48.100 acre tract, conveyed to Laurice Marie Bush in Document No. 2018101419, Official Public Records of Williamson County, Texas;

THENCE, with a northern line of said 79.49 acre tract and also being the southern line of said 48.100 acre tract, S 82° 28' 10" E, a distance of 1084.96 feet to 1/2" iron rod found for the northeastern corner of said 79.49 acre tract, being the southeastern corner of said 48.100 acre tract and also being on the western line of a called 151.17 acre tract, (Tract 1) conveyed to Prophet Capital Management, LTD in Document No. 2019032467, Official Public Records of Williamson County, Texas, for the northeastern corner of the herein described tract

THENCE, with the eastern line of said 79.49 acre tract and also being the western line of said 151.17 acre tract, S 07° 08' 58" W, a distance of 2007.41 feet to a 1/2" iron rod found for the southeastern corner of said 79.49 acre tract and also being the northeastern corner of said 0.86 acre tract;

THENCE, with the eastern line of said 0.86 acre tract and also being the western line of said 151.17 acre tract,

S 16° 12' 59" W, a distance of 23.14 feet to a 1/2" iron rod found for an angle point of said remainder of 149.15 acre tract, the southeastern corner of said 0.86 acre tract and also being the southwestern corner of said 151.17 acre tract;

THENCE, with the northern line of said remainder of 149.15 acre tract and also being the southern line of said 151.17 acre tract, S 82° 21' 54" E, a distance of 365.25 feet to a 1/2" iron rod found for the northeastern corner of said remainder of 149.15 acre tract and also being the northwestern corner of a called 75 acre tract, conveyed to Tony Daniel Michalik in Volume 440, Page 579, Deed Records of Williamson County, Texas;

THENCE, with the eastern line of said remainder of 149.15 acre tract and also being the western line of said 75 acre tract, the following five (5) courses and distances:

1. S 07° 50' 32" W, a distance of 1249.86 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
2. N 82° 10' 24" W, a distance of 158.33 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
3. S 07° 49' 36" W, a distance of 40.00 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
4. S 82° 10' 24" E, a distance of 158.33 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;
5. S 07° 48' 15" W, a distance of 1561.15 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the southeastern corner of said remainder of 149.15 acre tract, the southwestern corner of said 75 acre tract and also being on the northern right of way line of County Road 404, for the southeastern corner of the herein described tract

THENCE, with the southern line of said remainder of 149.15 acre tract and also being the northern right of way line of County Road 404, N 82° 10' 59" W, a distance of 117.38 feet to a 1/2" iron rod found for an ell corner of said remainder of 149.15 acre tract and also being the southeastern corner of said 2.000 acre tract;

THENCE, with the southern line of said 2.000 acre tract and also being the northern right-of-way line of County Road 404, N 82° 10' 59" W, a distance of 619.59 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found for the southwestern corner of said 2.00 acre tract and also being an ell corner of said 149.15 acre tract;

THENCE, with the southern line of said remainder of 149.15 acre tract and also being the northern right of way line of County Road 404, N 82° 10' 59" W, a distance of 874.15 feet to a 1/2" iron rod found for an ell corner of said remainder of 149.15 acre tract and also being the southeastern corner of said 5.300 acre tract;

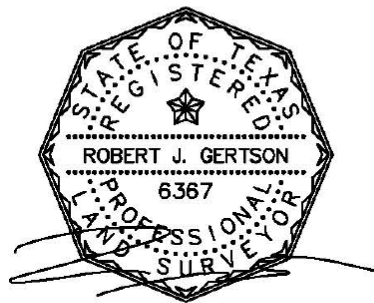
THENCE, with the southern line of said 5.300 acre tract and also being the northern right of way line of County Road 404, N 82° 10' 59" W, a distance of 655.87 feet to the **POINT OF BEGINNING**.

Containing 228.33 acres or 9,945,920 square feet, more or less.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

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Atwell, LLC
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TBPE LS Firm No. 10193726



08/19/2021

PARCEL 4
(Southwestern Area)

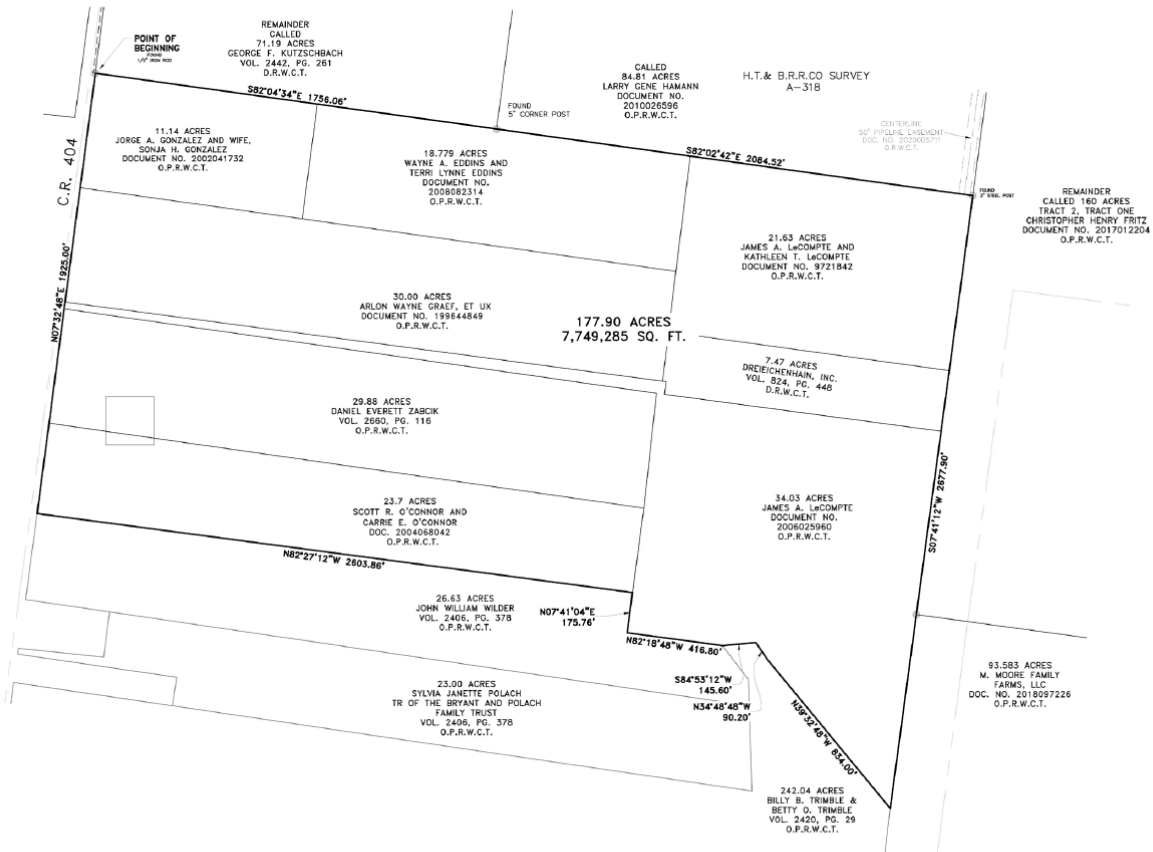
VICINITY MAP



VICINITY MAP

N.T.S.

SURVEY



PARCEL 4
(Southwestern Area)

LEGAL DESCRIPTION

A 177.90 acre (7,749,285 square feet), tract of land, lying withing the H.T. & B.R.R.CO. Survey, Abstract 318, Williamson County, Texas, and being all of a called 11.14 acre tract, conveyed to Jorge A. Gonzalez and Wife, Donja H. Gonzales in Document No. 2002041732, Official Public Records of Williamson County, Texas, all of a called a 18.779 acres conveyed to Wayne A Eddins and Terri Lynne Eddins in Document No. 2008082314, Official Public Records of Williamson County, Texas, all of a called 21.63 acres conveyed to James A. LeCompte and Kathleen T. LeCompte in Document No. 9721842, Official Public Records of Williamson County, Texas, all of a called 7.47 acres conveyed to Dreieichenhain, Inc. in Volume 824, Page 448 Deed Records of Williamson County, Texas, all of a called 34.03 acres conveyed to James A. LeCompte in Document No. 2006025960, Official Public Records of Williamson County, Texas, all of a called 23.7 acres conveyed to Scott R. O'Connor and Carrie E. O'Connor in Document No. 2004068042, Official Public Records of Williamson County, Texas, all of a called 29.88 acres conveyed to Daniel Everett Zabcik in Volume 2660, Page 116, Official Public Records of Williamson County, Texas, and all of a called 30.00 acre tract conveyed to Arlon Wayne Graef, Et Ux, in Document No. 199644849 Official Public Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod found for the northernmost corner of said 11.14 acre tract, also being the southwestern corner of the remainder of a called 71.19 acre tract conveyed to George F. Kutzschbach in Volume 2442, Page 261, Deed Records of Williamson County, Texas, also being the eastern right of way line of County Road 404 (R.O.W. varies) for the **POINT OF BEGINNING** and the northernmost corner of the herein described tract;

THENCE, with the northern line of said 11.14 acre tract and said 18.779 acre tract, also being the southern line of said 71.19 acre tract, S 82° 04' 34" E, a distance of 1756.06 feet to a 5" fence corner post found for the southeastern corner of said 71.19 acre tract, also being the southwestern corner of a called 84.81 acre tract conveyed to Larry Gene Hamann in Document No. 2010026596 for a northern corner of the herein described tract;

THENCE, with the northern line of said 18.779 acre tract, also being the southern line of said 84.81 acre tract and also being the northern line of said 21.63 acre tract, S 82° 02' 42" E, a distance of 2084.52 feet to a 3" steel corner post found for the southernmost corner of said 84.81 acre tract, also being on the western line of the remainder of a called 160 acre tract, (Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas; for the easternmost corner of the herein described tract;

THENCE, with the western line of said remainder of 160 acre tract also being the eastern line of said 21.63 acre tract, the eastern line of said 7.47 acre tract and the eastern line of said 34.03 acre tract, S 07° 41' 12" W, passing a point at a distance of 1831.70 feet for the southwestern corner of said remainder of 160 acre tract, also being a northwestern corner of a called 93.583 continuing for a total distance of 2677.90 feet to the southernmost point of the herein described tract, also being a northeastern corner of a called 242.04 acre tract conveyed to Billy B. Trimble and Betty O. Trimble in Volume 2420, Page 29, Official Public Records of Williamson County, Texas, and also being in the western line of said 93.583 acre tract;

THENCE, with the southern line of said 34.03 acre tract and also being the northern line of said 242.04 acre tract, the following three (3) courses and distances:

1. N 39° 32' 48" W, a distance of 834.00 feet to point on the southern line of the herein described tract;
2. N 34° 48' 48" W, a distance of 90.20 feet to point on the southern line of the herein described tract;
3. S 84° 53' 12" W, a distance of 145.60 feet to point on the southern line of the herein described tract; also being a northern corner of said 242.04 acre tract and a northeastern corner of a called 26.63 acre tract conveyed to John William Wilder in Volume 2406, Page 378 Official Public Records of Williamson County, Texas;

THENCE, with the southern line of said 34.03 acre tract also being the northern line of said 26.63 acre tract, the following two (2) courses and distances:

1. N 82° 18' 48" W, a distance of 416.80 feet to point on the southern line of the herein described tract;
2. N 07° 41' 04" E, a distance of 175.76 feet to point on the southern line of the herein described tract, also being the southernmost corner of said 23.7 acre tract;

THENCE, with the southern line of said 23.7 acre tract also being the northern line of said 26.63 acre tract, N 82° 27' 12" W, a distance of 2603.86 feet to point for the southwestern corner of said 23.7 acre tract and the herein described tract, also being the

northernmost corner of said 26.63 acre tract also being on the eastern line of said right of way line of County Road 404 (R.O.W. varies);

THENCE, with the eastern right of way line of County Road 404 (R.O.W. Varies) also being the western property line of said 23.7 acre tract, western line of said 29.88 acre tract, western line of said 30.00 acre tract and western line said 11.14 acre tract, N 07° 32' 48" E, a distance of 1925.00 feet to the **POINT OF BEGINNING**.

Containing 177.90 acres or 7,749,285 square feet, more or less.

BEARING BASIS NOTE

This boundary exhibit was prepared from record information and central appraisal District Linework. No on the ground survey was performed.

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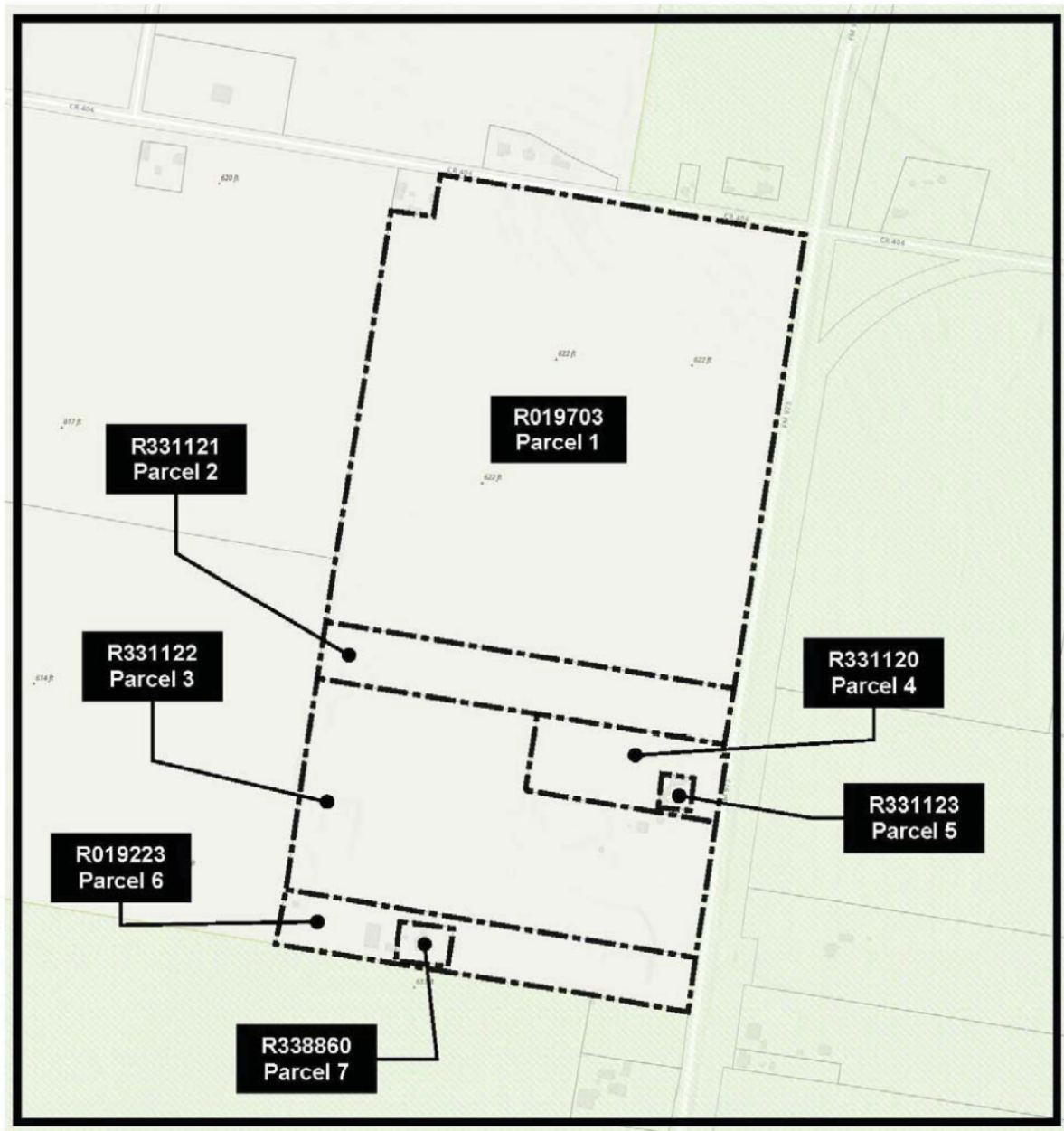
08/26/2021

Added Properties
Visual Depiction
(Parcels 1 through 9 – large map)



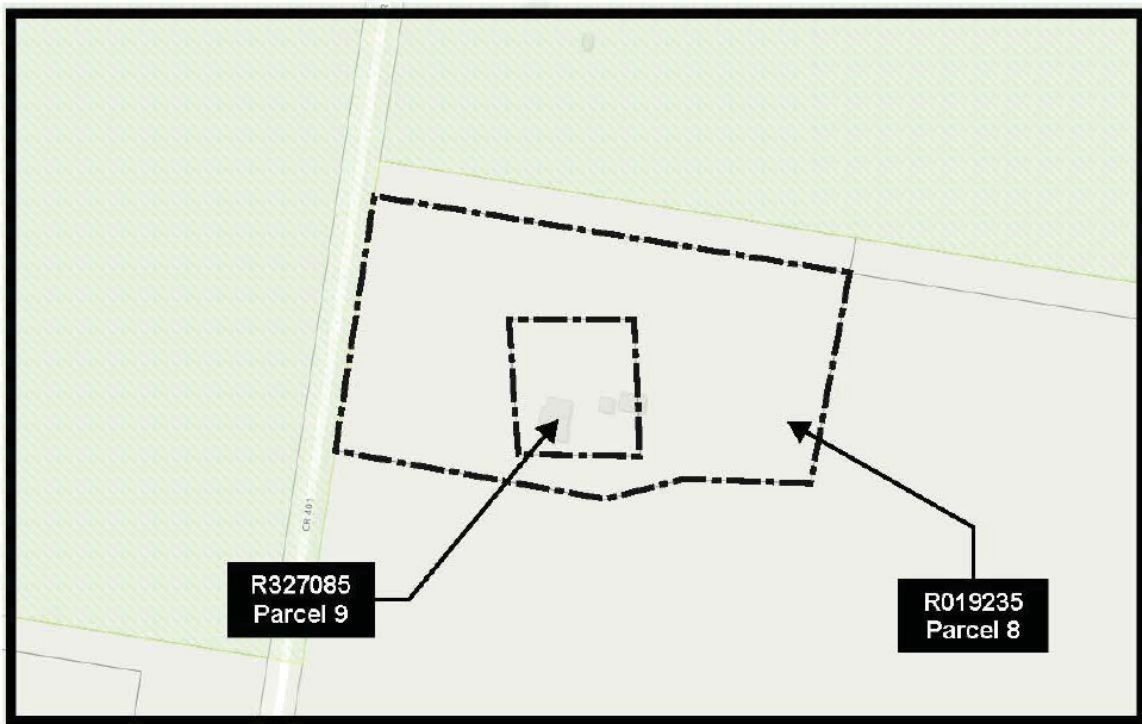
Added Properties
Visual Depiction
(Parcels 1 through 7 - detail)

INSET "B"



Added Properties
Visual Depiction
(Parcels 8 and 9 - detail)

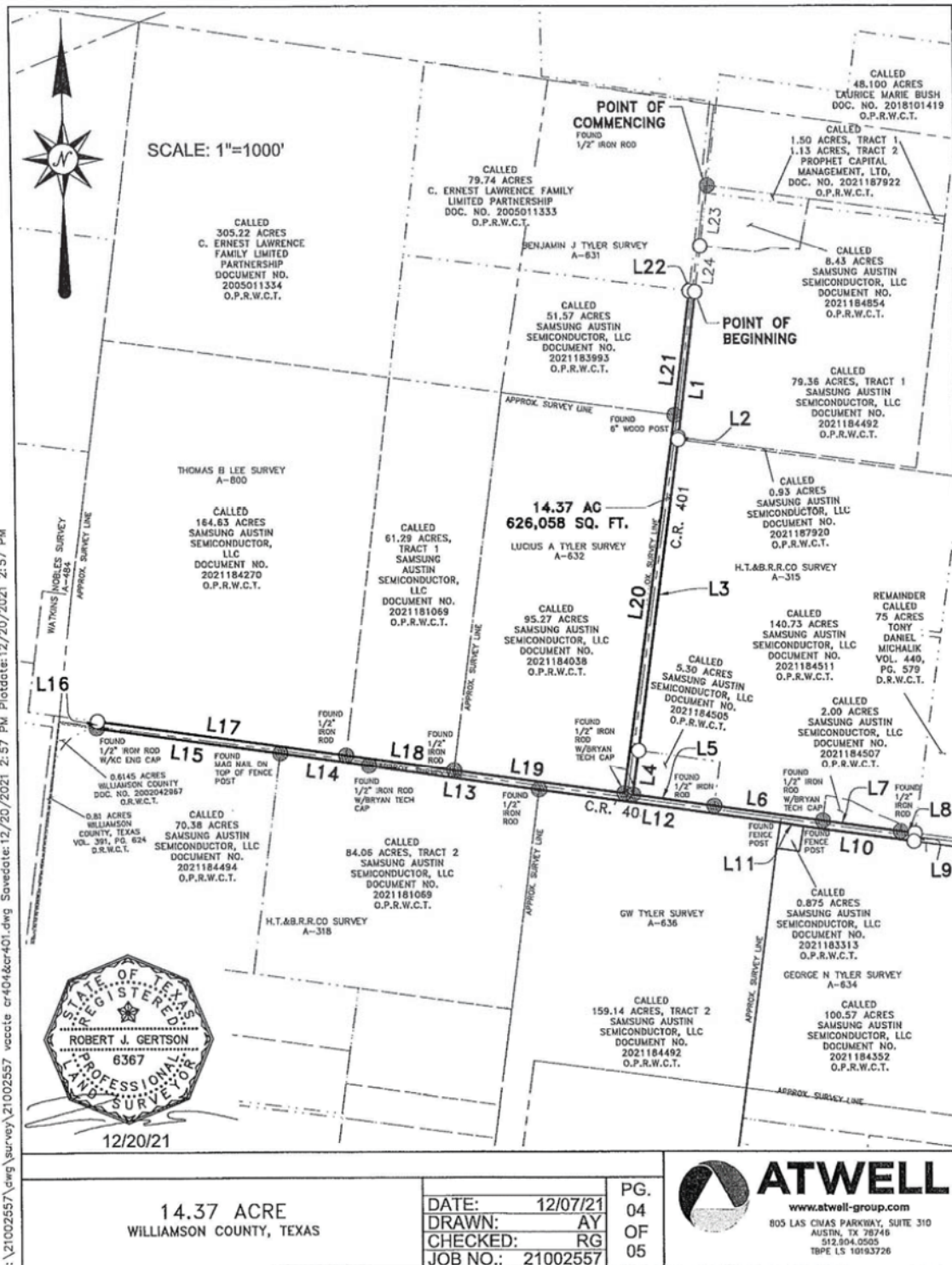
INSET "A"



Added Properties

Visual Depiction

(Parcel 10)



14.37 ACRE
WILLIAMSON COUNTY, TEXAS

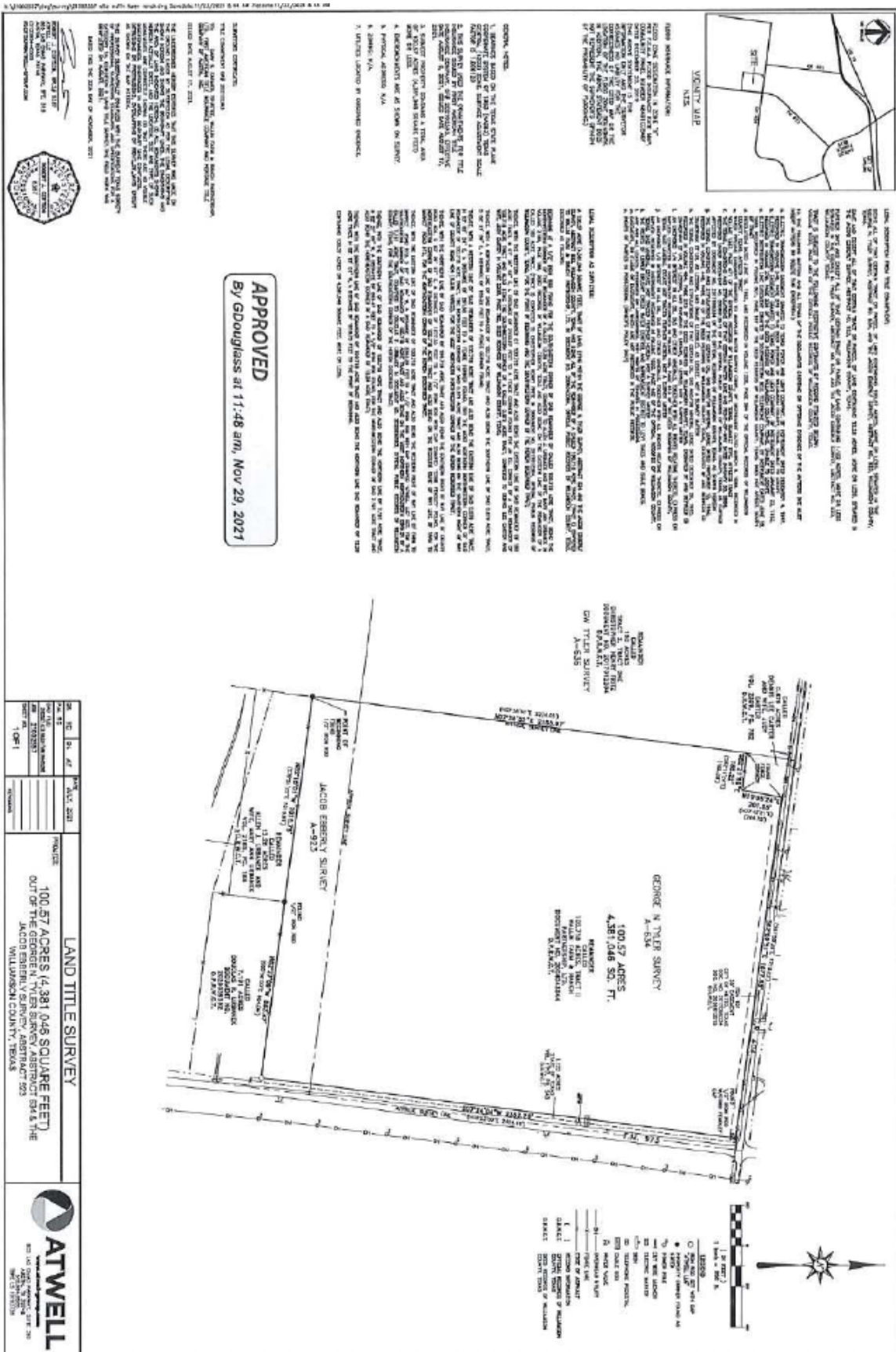
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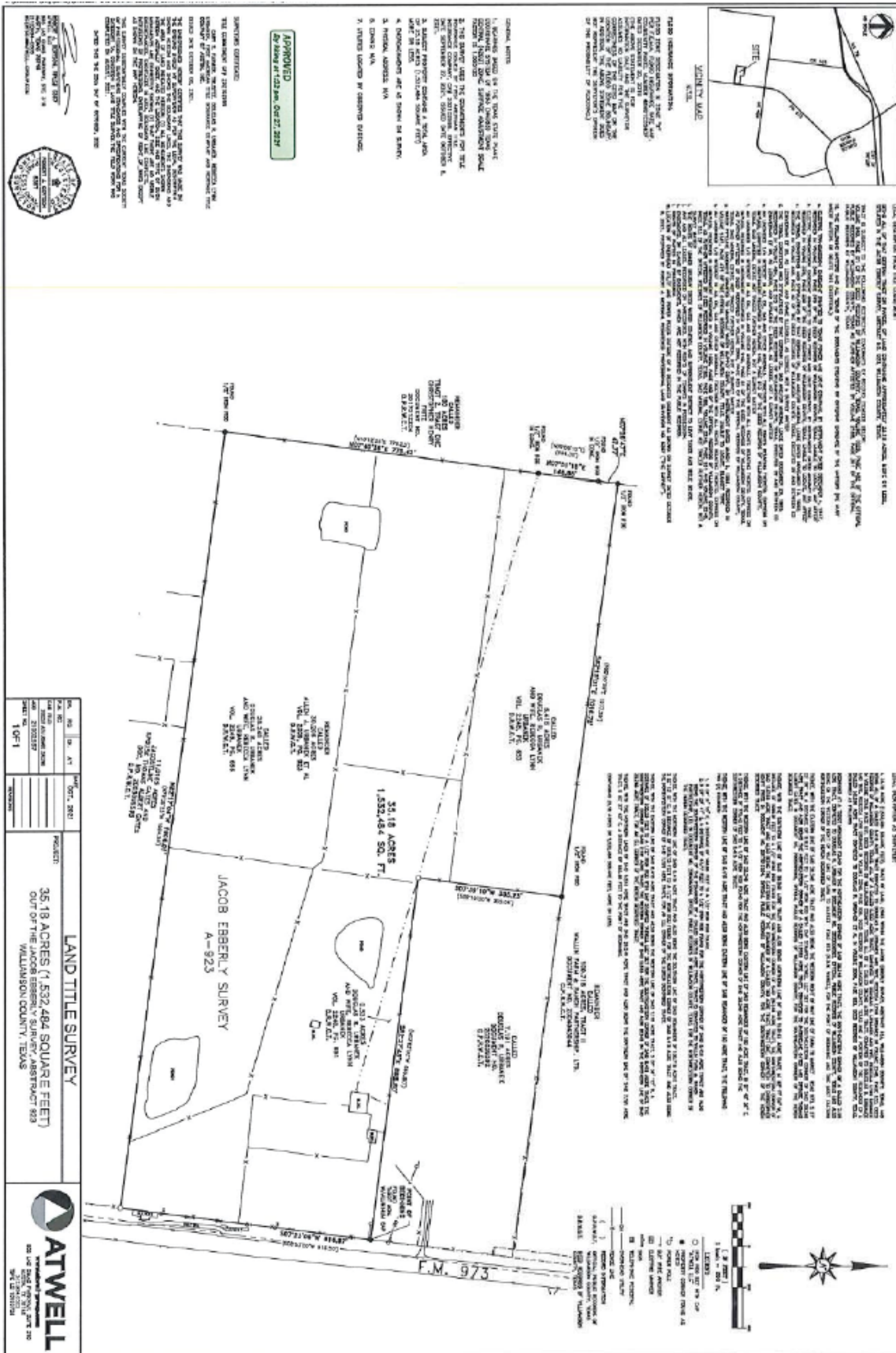
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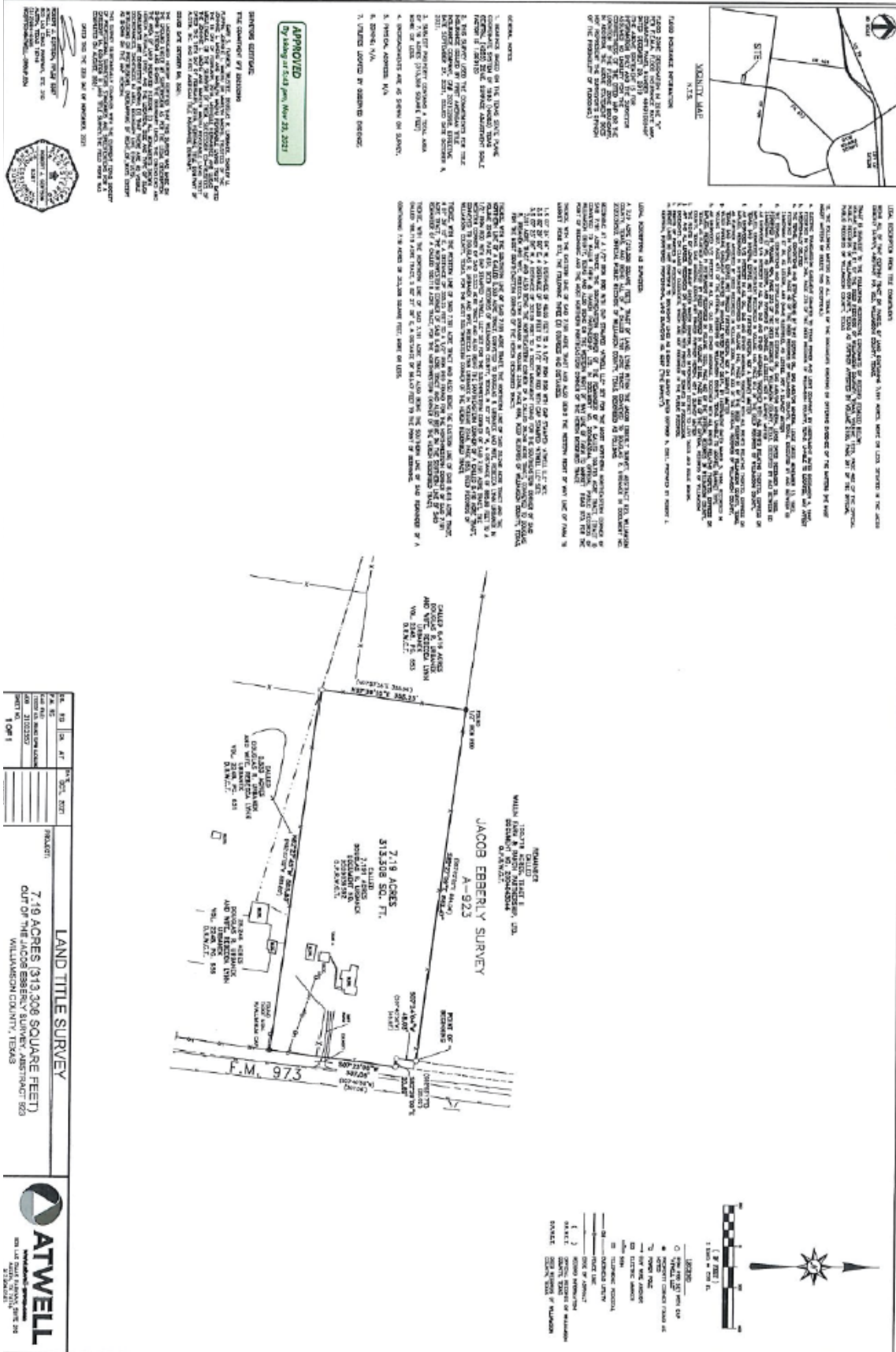


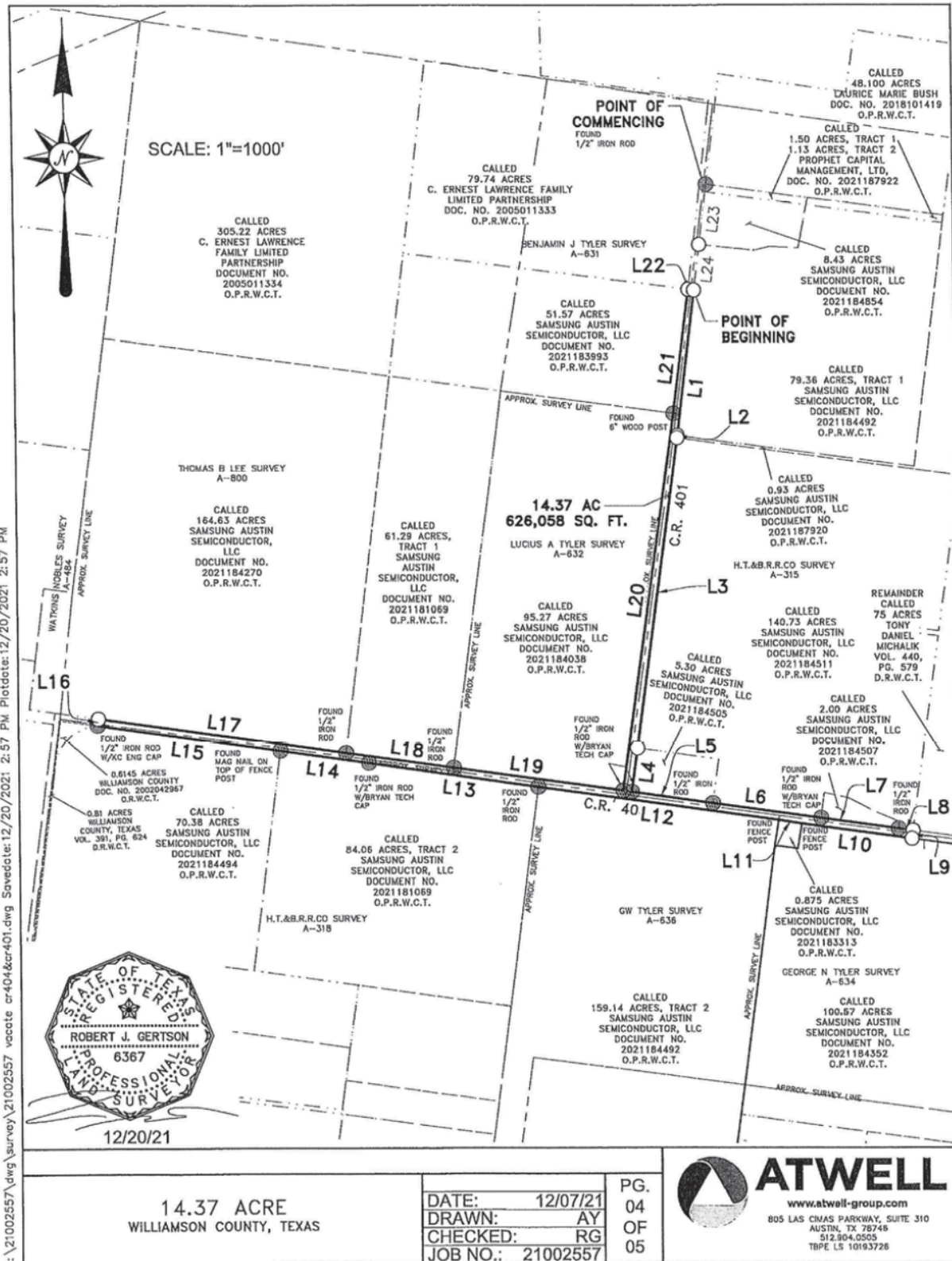
ATWELL

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TBPE LS 10193726









Parcels 1 and 2 consist of the following described area:

A 100.57 ACRE (4,381,046 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE GEORGE N. TYLER SURVEY, ABSTRACT 634 AND THE JACOB EBERLY SURVEY, ABSTRACT 923, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 100.718 ACRE TRACT, (TRACT 1) CONVEYED TO WALLIN FARM & RANCH PARTNERSHIP, LTD. IN DOCUMENT NO. 2004043044, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWESTERN CORNER OF SAID REMAINDER OF CALLED 100.718 ACRE TRACT, BEING THE NORTHWESTERN CORNER OF THE REMAINDER OF A CALLED 12.28 ACRE TRACT, CONVEYED TO ALLEN J. URBANEK AND WIFE, MARY ANN URBANEK IN VOLUME 2185, PAGE 186, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING ON THE EASTERN LINE OF THE REMAINDER OF A CALLED 160 ACRE TRACT, (TRACT 2) CONVEYED TO CHRISTOPHER HENRY FRITZ IN DOCUMENT NO. 2017012204, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE POINT OF BEGINNING AND THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE EASTERN LINE OF SAID REMAINDER OF 160 ACRE TRACT, N 07° 36' 52" E, A DISTANCE OF 2155.97 FEET TO A FENCE CORNER FOUND FOR AN ELL CORNER OF A SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE SOUTHWESTERN CORNER OF A CALLED 0.879 ACRE TRACT, CONVEYED TO DENNIS LEE CARTER AND WIFE, JUDY CARTER IN VOLUME 2309, PAGE 782, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, WITH A NORTHERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE SOUTHERN LINE OF SAID 0.879 ACRE TRACT, S 82° 21' 59" E, A DISTANCE OF 185.22 FEET TO A FENCE CORNER FOUND;

THENCE, WITH A WESTERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE EASTERN LINE OF SAID 0.879 ACRE TRACT, N 10° 05' 24" E, A DISTANCE OF 201.55 FEET TO A FENCE CORNER FOUND, FOR THE MOST NORTHERN NORTHWESTERN CORNER OF SAID REMAINDER OF 100.718 ACRE TRACT, THE NORTHEASTERN CORNER OF SAID 0.879 ACRE TRACT AND ALSO BEING ON THE SOUTHERN RIGHT OF WAY LINE OF COUNTY ROAD 404 (R.O.W. VARIES), FOR THE MOST NORTHERN NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE SOUTHERN RIGHT OF WAY LINE OF COUNTY ROAD 404, S 82° 09' 51" E, A DISTANCE OF 1677.53 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "COBB FENDLEY" FOUND, FOR THE NORTHEASTERN CORNER OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973, FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973, S 07° 24' 04" W, A DISTANCE OF 2352.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET, FOR THE SOUTHEASTERN CORNER OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING ON THE MOST NORTHERN NORTHEASTERN CORNER OF A CALLED 7.191 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK IN DOCUMENT NO. 2020039592, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE NORTHERN LINE OF 7.191 ACRE TRACT, N 82° 27' 09" W, A DISTANCE OF 863.47 FEET TO A 1/2" IRON ROD FOUND, FOR THE NORTHWESTERN CORNER OF SAID 7.191 ACRE TRACT AND ALSO BEING THE NORTHEASTERN CORNER OF A SAID REMAINDER OF 12.28 ACRE TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT AND ALSO BEING THE NORTHERN LINE SAID REMAINDER OF 12.28 ACRE TRACT, N 82° 15' 01" W, A DISTANCE OF 1016.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 100.57 ACRES OR 4,381,046 SQUARE FEET, MORE OR LESS.

Parcel 3 consists of the following described area:

A 35.18 ACRE (1,532,484 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE JACOB EBBERLY SURVEY, ABSTRACT 923, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 6.416 ACRE TRACT CONVEYED TO DOUGLAS R. URBANEK AND WIFE, REBECCA LYNN URBANEK IN VOLUME 2248, PAGE 653, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A CALLED 0.533 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK AND WIFE, REBECCA LYNN URBANEK IN VOLUME 2248, PAGE 651, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, ALL OF A CALLED 28.246 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK AND WIFE, REBECCA LYNN URBANEK IN VOLUME 2248, PAGE 656, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND A PORTION OF THE REMAINDER OF A CALLED 30.206 ACRE TRACT CONVEYED TO DOUGLAS R. URBANEK ET AL IN VOLUME 2009, PAGE 923, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A TXDOT MONUMENT FOUND FOR THE NORTHEASTERN CORNER OF SAID 28.246 ACRE TRACT, THE SOUTHEASTERN CORNER OF A CALLED 7.191 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK IN DOCUMENT NO. 2020039592, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973 (R.O.W. VARIES), FOR THE POINT OF BEGINNING AND THE MOST EASTERN NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN LINE OF SAID 28.246 ACRE TRACT AND ALSO BEING THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973, S 07° 23' 06" W, A DISTANCE OF 616.97 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE SOUTHEASTERN CORNER OF SAID 28.246 ACRE TRACT AND ALSO BEING THE NORTHEASTERN CORNER OF A CALLED 11.0165 ACRE TRACT, CONVEYED TO JACQUELINE GATES AND SPOUSE THOMAS ALBERT GATES IN DOCUMENT NO. 2005095595, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID 28.246 ACRE TRACT AND ALSO BEING NORTHERN LINE OF SAID 11.0165 ACRE TRACT, N 82° 17' 04" W, A DISTANCE OF 1906.01 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWESTERN CORNER OF SAID 28.246 ACRE TRACT, THE NORTHWESTERN CORNER OF SAID 11.0165 ACRE TRACT AND ALSO BEING THE EASTERN LINE OF THE REMAINDER OF A CALLED 160 ACRE TRACT, TRACT ONE, CONVEYED TO CHRISTOPHER HENRY FRITZ IN DOCUMENT NO. 2017012204, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN LINE OF SAID 28.246 ACRE TRACT AND ALSO BEING EASTERN LINE OF SAID REMAINDER OF 160 ACRE TRACT, N 07° 40' 36" E, A DISTANCE OF 775.42 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF SAID 28.246 ACRE TRACT AND ALSO BEING THE SOUTHWESTERN CORNER OF SAID 6.416 ACRE TRACT;

THENCE, WITH THE WESTERN LINE OF SAID 6.416 ACRE TRACT AND ALSO BEING EASTERN LINE OF SAID REMAINDER OF 160 ACRE TRACT, THE FOLLOWING TWO (2) COURSES:

1. N 07° 51' 18" E, A DISTANCE OF 146.86 FEET TO A 1/2" IRON ROD FOUND;
2. N 07° 20' 47" E, A DISTANCE OF 47.77 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF SAID 6.416 ACRE TRACT AND ALSO BEING THE SOUTHWESTERN CORNER OF THE REMAINDER OF A CALLED 100.718 ACRE TRACT, (TRACT II) CONVEYED TO WALLIN FARM & RANCH PARTNERSHIP, LTD. IN DOCUMENT NO. 2004043044, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINE OF SAID 6.416 ACRE TRACT AND ALSO BEING THE SOUTHERN LINE OF SAID REMAINDER OF 100.718 ACRE TRACT, S 82° 15' 01" E, A DISTANCE OF 1016.75 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEASTERN CORNER OF SAID 6.416 ACRE TRACT AND ALSO BEING THE NORTHWESTERN CORNER OF SAID 7.191 ACRE TRACT, FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN LINE OF SAID 6.416 ACRE TRACT AND ALSO BEING THE WESTERN LINE OF SAID 7.191 ACRE TRACT, S 07° 39' 10" W, A DISTANCE OF 355.23 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE SOUTHEASTERN CORNER OF SAID 6.416 ACRE TRACT, THE SOUTHWESTERN CORNER OF SAID 7.191 ACRE TRACT, THE WESTERN CORNER OF SAID 0.533 ACRE TRACT AND ALSO BEING ON THE NORTHERN LINE OF SAID 28.246 ACRE TRACT, FOR AN ELL CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINES OF SAID 0.533 ACRE TRACT AND SAID 28.246 ACRE TRACT AND ALSO BEING THE SOUTHERN LINE OF SAID 7.191 ACRE TRACT, S 82° 27' 45" E, A DISTANCE OF 885.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.18 ACRES OR 1,532,484 SQUARE FEET, MORE OR LESS.

Parcels 4 and 5 consist of the following described area:

A 7.19 ACRE (313,308 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE JACOB EBBERLY SURVEY, ABSTRACT 923, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 7.191 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK IN DOCUMENT NO. 2020039592, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE MOST NORTHERN NORTHEASTERN CORNER OF SAID 7.191 ACRE TRACT, THE SOUTHEASTERN CORNER OF THE REMAINDER OF A CALLED 100.718 ACRE TRACT, (TRACT II) CONVEYED TO WALLIN FARM & RANCH PARTNERSHIP, LTD. IN DOCUMENT NO. 2004043044, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973, FOR THE POINT OF BEGINNING AND THE MOST NORTHERN NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN LINE OF SAID 7.191 ACRE TRACT AND ALSO BEING THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 07° 24' 04" W, A DISTANCE OF 48.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET;
2. S 82° 29' 00" E, A DISTANCE OF 20.69 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET;
3. S 07° 23' 06" W, A DISTANCE OF 307.06 FEET TO A TXDOT MONUMENT FOUND FOR THE SOUTHEASTERN CORNER OF SAID 7.191 ACRE TRACT AND ALSO BEING THE NORTHEASTERN CORNER OF A CALLED 28.246 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK AND WIFE, REBECCA LYNN URBANEK IN VOLUME 2248, PAGE 656, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE MOST SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID 7.191 ACRE TRACT, THE NORTHERN LINE OF SAID 28.246 ACRE TRACT AND THE NORTHERN LINE OF A CALLED 0.533 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK AND WIFE, REBECCA LYNN URBANEK IN VOLUME 2248, PAGE 651, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, N 82° 27' 45" W, A DISTANCE OF 885.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE SOUTHWESTERN CORNER OF SAID 7.191 ACRE TRACT, THE WESTERN CORNER OF SAID 0.533 ACRE TRACT AND ALSO BEING THE SOUTHEASTERN CORNER OF A CALLED 6.416 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK AND WIFE, REBECCA LYNN URBANEK IN VOLUME 2248, PAGE 653, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE MOST SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN LINE OF SAID 7.191 ACRE TRACT AND ALSO BEING THE EASTERN LINE OF SAID 6.416 ACRE TRACT, N 07° 39' 10" E, A DISTANCE OF 355.23 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF SAID 7.191 ACRE TRACT, THE NORTHWESTERN CORNER OF SAID 6.416 ACRE TRACT AND ALSO BEING ON THE SOUTHERN LINE OF SAID REMAINDER OF A CALLED 100.718 ACRE TRACT, FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINE OF SAID 7.191 ACRE TRACT ALSO BEING THE SOUTHERN LINE OF SAID REMAINDER OF A CALLED 100.718 ACRE TRACT, S 82° 27' 09" E, A DISTANCE OF 863.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.19 ACRES OR 313,308 SQUARE FEET, MORE OR LESS.

Parcels 6 and 7 consist of the following described area:

A 11.02 ACRE (479,944 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE JACOB EBBERLY SURVEY, ABSTRACT 923, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 11.0165 ACRE TRACT CONVEYED TO JACQUELINE GATES AND SPOUSE THOMAS ALBERT GATES IN DOCUMENT NO. 2005095595, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE NORTHEASTERN CORNER OF SAID 11.0165 ACRE TRACT, THE SOUTHEASTERN CORNER OF A CALLED 28.246 ACRE TRACT, CONVEYED TO DOUGLAS R. URBANEK AND WIFE, REBECCA LYNN URBANEK IN VOLUME 2248, PAGE 656, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973 (R.O.W. VARIES), FOR THE POINT OF BEGINNING AND THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN LINE OF SAID 11.0165 ACRE TRACT AND ALSO BEING THE WESTERN RIGHT OF WAY LINE OF FARM TO MARKET ROAD 973, S 07° 23' 06" W, A DISTANCE OF 252.02 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE SOUTHEASTERN CORNER OF SAID 11.0165 ACRE TRACT AND ALSO BEING THE NORTHEASTERN CORNER OF A CALLED LOT 1, TEICHELMAN ACES, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 277, PLAT RECORDS OF WILLIAMSON COUNTY, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID 11.0165 ACRE TRACT, BEING THE NORTHERN LINE OF SAID LOT 1 AND ALSO BEING THE NORTHERN LINE OF A CALLED 93.583 ACRE TRACT, CONVEYED TO M. MOORE FAMILY FARMS, LLC IN DOCUMENT NO. 2018097226 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, N 82° 16' 01" W, A DISTANCE OF 1907.29 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWESTERN CORNER OF SAID 11.0165 ACRE TRACT AND ALSO BEING THE SOUTHEASTERN CORNER OF THE REMAINDER OF A CALLED 160 ACRE TRACT, TRACT 2, TRACT ONE, CONVEYED TO CHRISTOPHER HENRY FRITZ IN DOCUMENT NO. 2017012204, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN LINE OF SAID 11.0165 ACRE TRACT AND ALSO BEING EASTERN LINE OF SAID REMAINDER OF 160 ACRE TRACT, N 07° 40' 36" E, A DISTANCE OF 251.43 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF SAID 11.0165 ACRE TRACT AND ALSO BEING THE SOUTHWESTERN CORNER OF SAID 28.246 ACRE TRACT, FOR THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINE OF SAID 11.0165 ACRE TRACT AND ALSO BEING THE SOUTHERN LINE OF SAID 28.246 ACRE TRACT, S 82° 17' 04" E, A DISTANCE OF 1906.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.02 ACRES OR 479,944 SQUARE FEET, MORE OR LESS.

Parcels 8 and 9 consist of the following described area:

A 8.43 ACRE (367,363 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE H.T.&B.R.R.CO. SURVEY, ABSTRACT 315, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 8.43 ACRE TRACT, CONVEYED TO RUSSEL RIPPLE IN VOLUME 1745, PAGE 154, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE NORTHWESTERN CORNER OF SAID 8.43 ACRE TRACT, THE SOUTHWESTERN CORNER OF A CALLED 48.100 ACRE TRACT, CONVEYED TO LAURICE MARIE BUSH IN DOCUMENT NO. 2018101419, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND ALSO BEING ON THE EASTERN RIGHT OF WAY LINE OF COUNTY ROAD 401 (RIGHT OF WAY VARIES), FOR THE POINT OF BEGINNING AND THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERN LINE OF SAID 8.43 ACRE TRACT AND ALSO BEING THE SOUTHERN LINE OF SAID 48.100 ACRE TRACT, S 82° 28' 11" E, A DISTANCE OF 819.64 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE NORTHEASTERN CORNER OF SAID 8.43 ACRE TRACT AND ALSO BEING AN ELL CORNER OF A CALLED 79.49 ACRE TRACT, (TRACT 2 - TRACT 2) CONVEYED TO CHRISTOPHER HENRY FRITZ IN DOCUMENT NO. 2017012204, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERN LINE OF SAID 8.43 ACRE TRACT AND ALSO BEING A WESTERN LINE OF SAID 79.49 ACRE TRACT, S 10° 54' 30" W, A DISTANCE OF 409.12 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEASTERN CORNER OF SAID 8.43 ACRE TRACT AND ALSO BEING AN ELL CORNER OF SAID 79.49 ACRE TRACT, FOR THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERN LINE OF SAID 8.43 ACRE TRACT AND ALSO BEING A NORTHERN LINE OF SAID 79.49 ACRE TRACT, THE FOLLOWING THREE (3) COURSE AND DISTANCES:

1. N 86° 50' 59" W, A DISTANCE OF 224.17 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET;
2. S 77° 19' 50" W, A DISTANCE OF 137.53 FEET TO A 1/2" IRON ROD FOUND;
3. N 83° 44' 37" W, A DISTANCE OF 441.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "ATWELL LLC" SET FOR THE SOUTHWESTERN CORNER OF SAID 8.43 ACRE TRACT, AN ELL CORNER OF SAID 79.49 ACRE TRACT AND ALSO BEING ON THE EASTERN RIGHT OF WAY LINE OF COUNTY ROAD 401, FOR THE SOUTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERN LINE OF SAID 8.43 ACRE TRACT AND ALSO BEING THE EASTERN RIGHT OF WAY LINE OF COUNTY ROAD 401, N 07° 18' 23" E, A DISTANCE OF 482.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.43 ACRES OR 367,363 SQUARE FEET, MORE OR LESS.

But excluding therefrom the following described area:

A 1.13 acre (49,062 square feet), tract of land, lying within the H.T.&B.R.R.CO. Survey, Abstract 315, Williamson County, Texas, and being a portion of a called 8.43 acre tract, conveyed to Russel Ripple in Volume 1745, Page 154, Deed Records of Williamson County, Texas, described as follows:

BEGINNING at a 1/2" iron rod found for the northwestern corner of said 8.43 acre tract, the southwestern corner of a called 48.100 acre tract, conveyed to Laurice Marie Bush in Document No. 2018101419, Official Public Records of Williamson County, Texas and also being on the eastern right of way line of County Road 401 (right of way varies), for the **POINT OF BEGINNING** and the northwestern corner of the herein described tract;

THENCE, with the northern line of said 8.43 acre tract and also being the southern line of said 48.100 acre tract, S 82° 28' 11" E, a distance of 819.64 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northeastern corner of said 8.43 acre tract and also being an ell corner of a called 79.49 acre tract, (Tract 2 – Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas, for the northeastern corner of the herein described tract, from which a 1/2" iron rod found for the southeastern corner of said 48.100 acre tract and also being the northeastern corner of said 79.49 acre tract bears S 82° 28' 11" E, a distance of 1084.96 feet;

THENCE, with the eastern line of said 8.43 acre tract and also being a western line of said 79.49 acre tract, S 10° 54' 30" W, a distance of 60.10 feet to a calculated point, for the southeastern corner of the herein described tract, from which a 1/2" iron rod found for the southeastern corner of said 8.43 acre tract and also being an ell corner of said 79.49 acre tract bears S 10° 54' 30" W, a distance of 349.01 feet;

THENCE, over and across said 8.43 acre tract, N 82° 28' 11" W, a distance of 815.87 feet to a calculated point on the western line of said 8.43 acre tract and also being on the eastern right of way line of County Road 401, for the southwestern corner of the herein described tract;

THENCE, with the western line of said 8.43 acre tract and also being the eastern right of way line of County Road 401, N 07° 18' 23" E, a distance of 60.00 feet to the **POINT OF BEGINNING**.

Containing 1.13 acres or 49,062 square feet, more or less.

Parcel 10 consists of the following described area:

A 14.37 Acre (626,058 Square Feet), tract of land, lying within the Benjamin J. Tyler Survey Abstract 631, the Lucius A Tyler Survey Abstract 632, the Thomas B Lee Survey Abstract 800, the Watkins Nobles Survey Abstract 484, the H.T.&B.R.R.Co Survey Abstract 318, the GW Tyler Survey Abstract 636, the George N Tyler Survey Abstract 634 and the H.T.&B.R.R.Co. Survey, Abstract 315, Williamson County, Texas, and being a portion of County Road 401 and County Road 404 as occupied and maintained by Williamson County Texas, as shown on Page 4 of 5, described As Follows:

COMMENCING, at a 1/2" iron rod found on the eastern right of way line of County Road 401 (right of way varies), being the northwestern corner of a called 1.13 acre tract, Tract 2, conveyed to Prophet Capital Management, LTD in Document No. 2021187922, Official Public Records of Williamson County, Texas and also being the southwestern corner of a called 48.100 acre tract, conveyed to Laurice Marie Bush in Document No. 2018101419, Official Public Records of Williamson County, Texas;

THENCE, with the eastern right of way line of County Road 401 and also being the western line of said 1.13 acre tract and of the remainder of a called 8.43 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184854, Official Public Records of Williamson County, Texas, S 07° 18' 23" W, a distance of 482.83 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the southwestern corner of said remainder of 8.43 acre tract and also being an ell corner of a called 79.36 acre tract, Tract 1, conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184492, Official Public Records of Williamson County, Texas;

THENCE, with the eastern right of way line of County Road 401 and also being the western line of said 79.36 acre tract, S 07° 06' 15" W, a distance of 365.08 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the **POINT OF BEGINNING** of the herein described tract;

THENCE, continuing with the eastern right of way line of County Road 401 and also being the western line of said 79.36 acre tract, S 07° 06' 15" W, a distance of 1159.54 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set, for the southwestern corner of said 79.36 acre tract and also being the northwestern corner of a called 0.93 acre tract, conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021187920, Official Public Records of Williamson County, Texas;

THENCE, with the eastern right of way line of County Road 401 and also being the western line of said 0.93 acre tract, S 09° 41' 07" W, a distance of 19.59 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set, for the southwestern corner of said 0.93 acre tract and also being the northwestern corner of a called 140.73 conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184511, Official Public Records of Williamson County, Texas;

THENCE, with the eastern right of way line of County Road 401 and also being the western line of said 140.73 acre tract, S 07° 49' 01" W, a distance of 2491.60 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for an ell corner of said 140.73 acre tract and also being the northwestern corner of a called 5.30 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184505, Official Public Records of Williamson County, Texas;

THENCE, with the eastern right of way line of County Road 401 and also being the western line of said 5.300 acre tract, S 07° 49' 01" W, a distance of 352.00 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found for the southwestern corner of said 5.30 acre tract and also being on the northern right of way line of County Road 404 (right of way varies);

THENCE, with the northern right of way line of County Road 404 and also being the southern line of said 5.30 acre tract, S 82° 10' 59" E, a distance of 655.87 feet to a 1/2" iron rod found for the southeastern corner of said 5.30 acre tract and also being an ell corner of said 140.73 acre tract;

THENCE, with the northern right of way line of County Road 404 and also being the southern line of said 140.73 acre tract, S 82° 10' 59" E, a distance of 874.15 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found for an ell corner of said 140.73 acre tract and also being the southwestern of a called 2.00 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184507, Official Public Records of Williamson County, Texas;

THENCE, with the northern right of way line of County Road 404 and also being the southern line of said 2.00 acre tract, S 82° 10' 59" E, a distance of 619.59 feet to a 1/2" iron rod found for the southeastern corner of said 2.00 acre tract and also being an ell corner of said 140.73 acre tract;

THENCE, with the northern right of way line of County Road 404 and also being the southern line of said 140.73 acre tract, S 82° 10' 59" E, a distance of 117.38 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the southeastern corner of said 140.73 acre tract and also being the southwestern corner of the remainder of a called 75 acre tract, conveyed to Tony Daniel Michalik in Volume 440, Page 579, Deed Records of Williamson County, Texas;

THENCE, over and across said County Road 404, S 07° 48' 15" W, a distance of 65.26 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set on the southern right of way line of County Road 404 and also being on the northern line of a called 100.57 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184352, Official Public Records of Williamson County, Texas;

THENCE, with the southern right of way line of County Road 404 and also being the northern line of said 100.57 acre tract, N 82° 09' 51" W, a distance of 880.85 feet to a fence post found for an ell corner said 100.57 acre tract and also being the northeastern corner of a called 0.875 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021183313, Official Public Records of Williamson County, Texas;

THENCE, with the southern right of way line of County Road 404 and also being the northern line of said 0.875 acre tract, N 80° 54' 23" W, a distance of 188.66 feet to a fence post found for the northwestern corner of said 0.875 acre tract and also being the northeastern corner of a called 159.14 acre tract, Tract 2 conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184492, Official Public Records of Williamson County, Texas;

THENCE, with the southern right of way line of County Road 404 and also being the northern line of said 159.14 acre tract, N 82° 11' 33" W, a distance of 1941.14 feet to a 1/2" iron rod found, for the northwestern corner of said 159.14 acre tract and also being the northeastern corner of a called 84.06 acre tract, Tract 2 conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021181069, Official Public Records of Williamson County, Texas;

THENCE, with the southern right of way line of County Road 404 and also being the northern line of said 84.06 acre tract, the following two (2) courses and distance:

1. N 81° 52' 45" W, a distance of 1365.92 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found;
2. N 82° 10' 07" W, a distance of 718.39 feet to a mag nail on top of fence post found, for the northwestern corner of said 84.06 acre tract and also being the northeastern corner of a called 70.38 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184494, Official Public Records of Williamson County, Texas;

THENCE, with the southern right of way line of County Road 404 and also being the northern line of the said 70.38 acre tract, N 82° 00' 45" W, a distance of 1463.50 feet to a 1/2" iron rod with cap stamped "KC ENG" found;

THENCE, over and across said County Road 404, N 07° 58' 51" E, a distance of 55.72 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set on the northern right of way line of County Road 404 and also being on the southern line of a called 164.63 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184270, Official Public Records of Williamson County, Texas;

THENCE, with the northern right of way line of County Road 404 and also being the southern line of said 164.63 acre tract, S 82° 01' 09" E, a distance of 1990.31 feet to a 1/2" iron rod found for the southeastern corner of said 164.63 acre tract and also being the southwestern corner of a called 61.29 acre tract, Tract 1 conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021181069, Official Public Records of Williamson County, Texas;

THENCE, with the northern right of way line of County Road 404 and also being the southern line of said 61.29 acre tract, S 82° 09' 52" E, a distance of 871.92 feet to a 1/2" iron rod found for the southeastern corner of said 61.29 acre tract and also being the southwestern corner of a called 95.27 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184038, Official Public Records of Williamson County, Texas;

THENCE, with the northern right of way line of County Road 404 and also being the southern line of said 95.27 acre tract, S 82° 10' 39" E, a distance of 1359.65 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found for the southeastern corner of said 95.27 acre tract and also being on the western right of way line of County Road 401 (right of way varies);

THENCE, with the western right of way line of County Road 401 and also being the eastern line of said 95.27 acre tract, N 08° 05' 03" E, a distance of 3031.44 feet to a 6" wood post found for the northeastern corner of said 95.27 acre tract and also being the southeastern corner of a called 51.57 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021183993, Official Public Records of Williamson County, Texas;

THENCE, with the western right of way line of County Road 401 and also being the eastern line of said 51.57 acre tract, N 07° 34' 17" E, a distance of 990.46 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northeastern corner of said 51.57 acre tract and also being the southeastern corner of a called 79.74 acre tract, conveyed to C. Ernest Lawrence Family Limited Partnership in Document No. 2005011333, Official Public Records of Williamson County, Texas;

THENCE, over and across said County Road 401, S 82° 46' 28" E, a distance of 45.64 feet to the POINT OF BEGINNING.

Containing 14.37 acres or 626,058 square feet, more or less.

The Zone does not include the 7.72 acre Linde Site described and depicted below for which Williamson Appraisal District has not yet assigned account numbers:

A 7.72 Acre (336,212 Square Feet), tract of land, lying within the H.T.&B.R.R.Co Survey, Abstract 315, Williamson County, Texas, and being a portion of the remainder of a called 79.36 acre tract, Tract 1, conveyed to Samsung Austin Semiconductor, LLC, in Document No. 2021184492, Official Public Records of Williamson County, Texas, described as Follows:

COMMENCING, at a 1/2" iron rod found for the southeastern corner of said remainder of the 79.36 acre tract, the northeastern corner of a called 0.93 acre tract, conveyed to Samsung Austin Semiconductor, LLC, in Document No. 2021187920, Official Public Records of Williamson County, Texas and also being on the western line of a called 151.17 acre tract, (Tract 1) conveyed to Prophet Capital Management, LTD in Document No. 2019032467, Official Public Records of Williamson County, Texas, from which a 1/2" iron rod with "ATWELL" cap found for the northeastern corner of said remainder of the 79.36 acre tract, the southeastern corner of a called 1.50 acre tract, Tract 1 conveyed to Prophet Capital Management, LTD in Document No. 2021187922, Official Public Records of Williamson County, Texas and also being on the western line of said 151.17 acre tract bears, N 07° 08' 58" E, a distance of 1947.41 feet;

THENCE, over and across said remainder of the 79.36 acre tract, the following five (5) courses and distances:

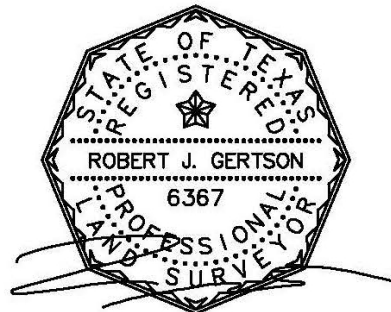
1. N 52° 34' 29" W, a distance of 1044.25 feet to a 1/2" iron rod with "ATWELL" cap set for the **POINT OF BEGINNING** of the herein described tract;
2. N 82° 11' 15" W, a distance of 817.26 feet to a 1/2" iron rod with "ATWELL" cap set;
3. N 07° 44' 04" E, a distance of 410.84 feet to a 1/2" iron rod with "ATWELL" cap set;
4. S 82° 16' 03" E, a distance of 817.18 feet to a 1/2" iron rod with "ATWELL" cap set, from which said 1/2" iron rod with "ATWELL" cap found for the northeastern corner of said remainder of the 79.36 acre tract, the southeastern corner of a said 1.50 acre tract and also being on the western line of said 151.17 acre tract bears, N 48° 48' 32" E, a distance of 1350.51 feet;
5. S 07° 43' 26" W, a distance of 411.98 feet to the **POINT OF BEGINNING**.

Containing 7.72 acres or 336,212 square feet, more or less.

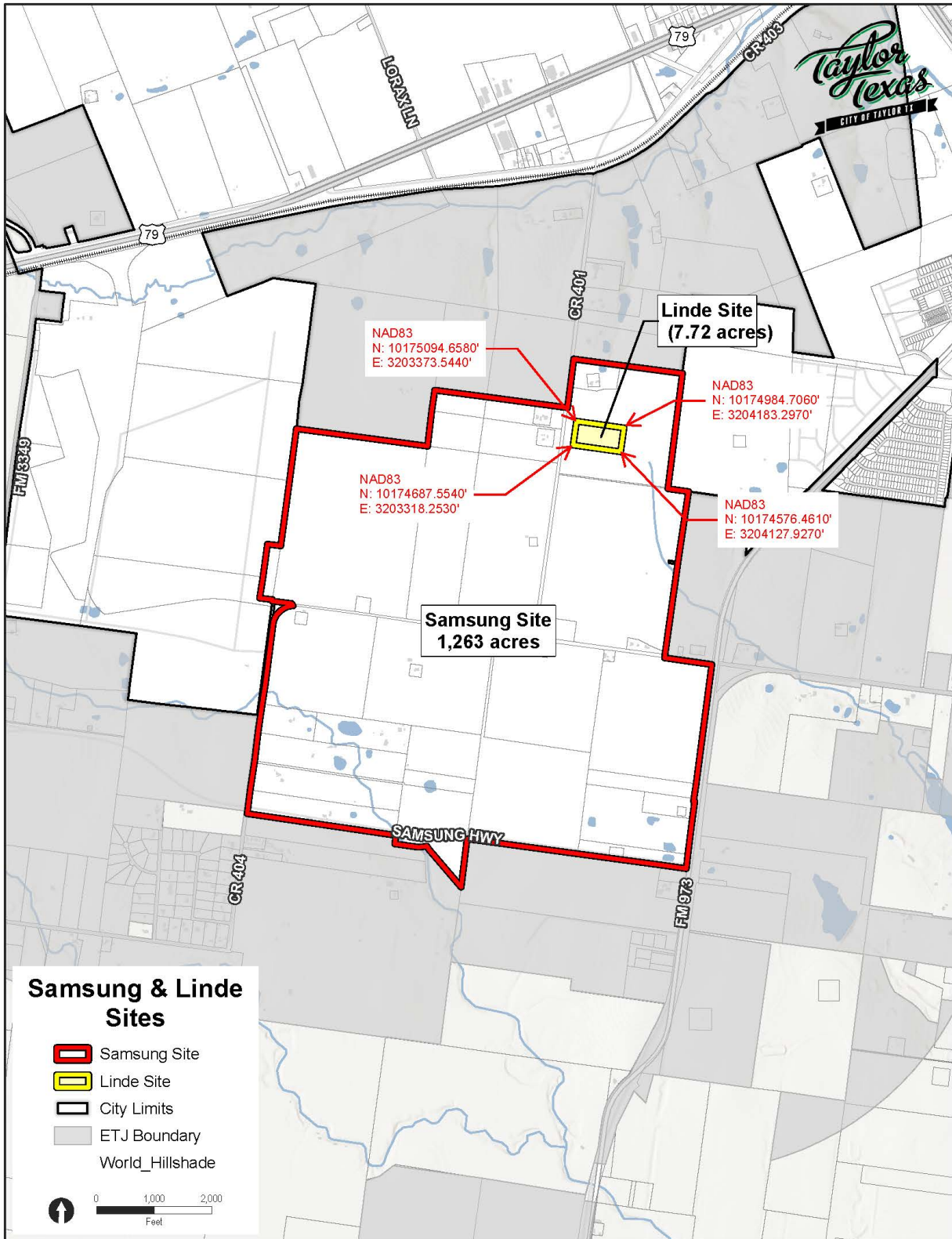
BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

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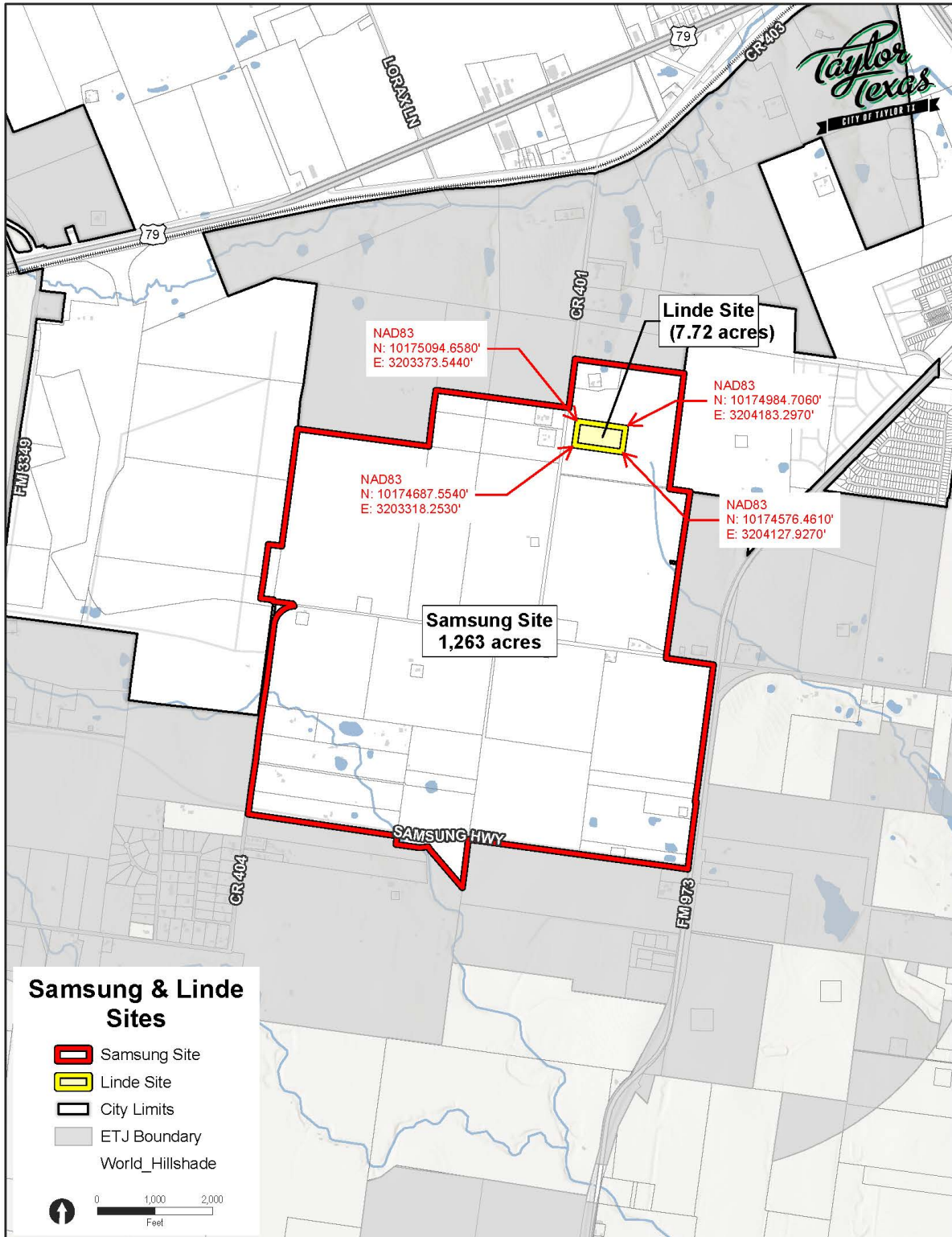


10/05/2022



APPENDIX B

Map of the Property



APPENDIX C

Estimated Timeline of Incurred Costs

Completion of Construction of the Initial Improvements. Company shall, subject to delays resulting from one or more events of Force Majeure and/or an uncured breach of a Related Agreement by City, cause Completion of Construction of the Initial Improvements on or before December 31, 2028, in phases as set forth below:

- By December 31, 2026, Company will cause Completion of Construction of a minimum of 3,000,000 square feet of Improvements (not including temporary construction facilities such as temporary modular or mobile structures) for which temporary or final certificates of occupancy may be issued, such issuances not to be unreasonably withheld, delayed or denied by the City (“Occupiable Improvements”), and a minimum of 3,000,000 square feet of non-Occupiable Improvements (“Non-Occupiable Improvements”), for a total minimum of 6,000,000 square feet of Occupiable Improvements and Non-Occupiable Improvements; and
- By December 31, 2028, Company will cause Completion of Construction of a minimum of an additional 1,000,000 square feet of Occupiable Improvements, for a total minimum of 4,000,000 square feet of Occupiable Improvements and a total minimum of 7,000,000 square feet of Occupiable Improvements and Non-Occupiable Improvements.”

APPENDIX D

Captured Appraised Value and Feasibility Study

This schedule has been revised to account for the exclusion of the 7.72 acre Linde Site

Year	Real Property (a)	Personal Property (a)	Projected Real and Personal Property AV Before Base	Tax Increment Base (b)	Projected Incremental Real and Personal Property AV	City of Taylor Tax Rate (c)	Projected City of Taylor Gross Ad Valorem Taxes
2023	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 21,941,331	\$ -	0.628774	\$ -
2024	\$ 10,000,000	\$ -	\$ 10,000,000	\$ 21,941,331	\$ -	0.591368	\$ -
2025	\$ 1,559,107,718	\$ 1,426,810,000	\$ 2,985,917,718	\$ 21,845,265	\$ 2,964,072,453	0.591368	\$ 17,528,576
2026	\$ 1,559,107,718	\$ 2,578,200,000	\$ 4,137,307,718	\$ 21,845,265	\$ 4,115,462,453	0.591368	\$ 24,337,528
2027	\$ 1,559,107,718	\$ 3,270,260,000	\$ 4,829,367,718	\$ 21,845,265	\$ 4,807,522,453	0.591368	\$ 28,430,149
2028	\$ 1,559,107,718	\$ 3,118,750,000	\$ 4,677,857,718	\$ 21,845,265	\$ 4,656,012,453	0.591368	\$ 27,534,168
2029	\$ 1,559,107,718	\$ 3,375,140,000	\$ 4,934,247,718	\$ 21,845,265	\$ 4,912,402,453	0.591368	\$ 29,050,376
2030	\$ 1,559,107,718	\$ 3,493,840,000	\$ 5,052,947,718	\$ 21,845,265	\$ 5,031,102,453	0.591368	\$ 29,752,330
2031	\$ 1,559,107,718	\$ 2,298,124,600	\$ 3,857,232,318	\$ 21,845,265	\$ 3,835,387,053	0.591368	\$ 22,681,252
2032	\$ 1,559,107,718	\$ 1,509,422,200	\$ 3,068,529,918	\$ 21,845,265	\$ 3,046,684,653	0.591368	\$ 18,017,118
2033	\$ 1,559,107,718	\$ 957,250,000	\$ 2,516,357,718	\$ 21,845,265	\$ 2,494,512,453	0.591368	\$ 14,751,748
2034	\$ 1,559,107,718	\$ 592,088,800	\$ 2,151,196,518	\$ 21,845,265	\$ 2,129,351,253	0.591368	\$ 12,592,302
2035	\$ 1,559,107,718	\$ 402,244,400	\$ 1,961,352,118	\$ 21,845,265	\$ 1,939,506,853	0.591368	\$ 11,469,623
2036	\$ 1,559,107,718	\$ 290,124,600	\$ 1,849,232,318	\$ 21,845,265	\$ 1,827,387,053	0.591368	\$ 10,806,582
2037	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380
2038	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380
2039	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380
2040	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380
2041	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380
2042	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380
2043	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380
2044	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380
2045	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380
2046	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380
2047	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380
2048	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380
2049	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380
2050	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380
2051	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380
2052	\$ 1,559,107,718	\$ 228,200,000	\$ 1,787,307,718	\$ 21,845,265	\$ 1,765,462,453	0.591368	\$ 10,440,380

(a) - Per Impact Data Source, Williamson County Appraisal District, Section 313 Tax Abatement Proposal and reflects likely maintaining agriculture tax exemption on pc

(b) - Base value has been adjusted to exclude the 7.72 acre Linde Site per the 2025 TIRZ #1 Amendment.

(c) - Per Williamson County Appraisal District

SAS Tax Rebate %	SAS Tax Rebate	Cumulative SAS Rebate	Permit Fee Rebate %	Permit Fee Rebate	Beginning Permit Fee Reimbursement Balance	Rebate to SAS	Ending Permit Fee Reimbursement Balance (d)	TIRZ Administrative Costs	Net to City of Taylor	Cumulative to City of Taylor
92.5%	\$ -	\$ -	0.0%	\$ -	\$ 10,000,000	\$ -	\$ 10,000,000	\$ 10,000	\$ (10,000)	\$ (10,000)
92.5%	\$ -	\$ -	0.0%	\$ -	\$ 10,000,000	\$ -	\$ 10,000,000	\$ 10,200	\$ (10,200)	\$ (20,200)
92.5%	\$ 16,213,933	\$ 16,213,933	0.0%	\$ -	\$ 10,000,000	\$ -	\$ 10,000,000	\$ 10,404	\$ 1,304,239	\$ 1,284,039
92.5%	\$ 22,512,213	\$ 38,726,146	0.0%	\$ -	\$ 10,000,000	\$ -	\$ 10,000,000	\$ 10,612	\$ 1,814,703	\$ 3,098,742
92.5%	\$ 26,297,888	\$ 65,024,034	0.0%	\$ -	\$ 10,000,000	\$ -	\$ 10,000,000	\$ 10,824	\$ 2,121,437	\$ 5,220,179
92.5%	\$ 25,469,105	\$ 90,493,139	1.0%	\$ 275,342	\$ 10,000,000	\$ 275,342	\$ 9,724,658	\$ 11,041	\$ 1,778,680	\$ 6,998,859
92.5%	\$ 26,871,598	\$ 117,364,737	1.0%	\$ 290,504	\$ 9,724,658	\$ 290,504	\$ 9,434,155	\$ 11,262	\$ 1,877,013	\$ 8,875,872
92.5%	\$ 27,520,905	\$ 144,885,643	1.0%	\$ 297,523	\$ 9,434,155	\$ 297,523	\$ 9,136,631	\$ 11,487	\$ 1,922,415	\$ 10,798,286
92.5%	\$ 20,980,158	\$ 165,865,800	1.0%	\$ 226,813	\$ 9,136,631	\$ 226,813	\$ 8,909,819	\$ 11,717	\$ 1,462,565	\$ 12,260,851
92.5%	\$ 16,665,834	\$ 182,531,635	1.0%	\$ 180,171	\$ 8,909,819	\$ 180,171	\$ 8,729,648	\$ 11,951	\$ 1,159,162	\$ 13,420,013
90.0%	\$ 13,276,574	\$ 195,808,208	1.0%	\$ 147,517	\$ 8,729,648	\$ 147,517	\$ 8,582,130	\$ 12,190	\$ 1,315,467	\$ 14,735,480
90.0%	\$ 11,333,072	\$ 207,141,280	1.0%	\$ 125,923	\$ 8,582,130	\$ 125,923	\$ 8,456,207	\$ 12,434	\$ 1,120,873	\$ 15,856,353
90.0%	\$ 10,322,661	\$ 217,463,941	1.0%	\$ 114,696	\$ 8,456,207	\$ 114,696	\$ 8,341,511	\$ 12,682	\$ 1,019,584	\$ 16,875,937
90.0%	\$ 9,725,924	\$ 227,189,865	1.0%	\$ 108,066	\$ 8,341,511	\$ 108,066	\$ 8,233,445	\$ 12,936	\$ 959,656	\$ 17,835,593
90.0%	\$ 9,396,342	\$ 236,586,207	1.0%	\$ 104,404	\$ 8,233,445	\$ 104,404	\$ 8,129,041	\$ 13,195	\$ 926,439	\$ 18,762,033
90.0%	\$ 9,396,342	\$ 245,982,549	1.0%	\$ 104,404	\$ 8,129,041	\$ 104,404	\$ 8,024,637	\$ 13,459	\$ 926,176	\$ 19,688,208
90.0%	\$ 9,396,342	\$ 255,378,891	0.0%	\$ -	\$ 8,024,637	\$ -	\$ 8,024,637	\$ 13,728	\$ 1,030,310	\$ 20,718,519
90.0%	\$ 9,396,342	\$ 264,775,233	0.0%	\$ -	\$ 8,024,637	\$ -	\$ 8,024,637	\$ 14,002	\$ 1,030,036	\$ 21,748,554
90.0%	\$ 9,396,342	\$ 274,171,575	0.0%	\$ -	\$ 8,024,637	\$ -	\$ 8,024,637	\$ 14,282	\$ 1,029,756	\$ 22,778,310
90.0%	\$ 9,396,342	\$ 283,567,917	0.0%	\$ -	\$ 8,024,637	\$ -	\$ 8,024,637	\$ 14,568	\$ 1,029,470	\$ 23,807,780
85.0%	\$ 8,874,323	\$ 292,442,240	0.0%	\$ -	\$ 8,024,637	\$ -	\$ 8,024,637	\$ 14,859	\$ 1,551,198	\$ 25,358,977
85.0%	\$ 8,874,323	\$ 301,316,563	0.0%	\$ -	\$ 8,024,637	\$ -	\$ 8,024,637	\$ 15,157	\$ 1,550,900	\$ 26,909,877
85.0%	\$ 8,874,323	\$ 310,190,886	0.0%	\$ -	\$ 8,024,637	\$ -	\$ 8,024,637	\$ 15,460	\$ 1,550,597	\$ 28,460,475
85.0%	\$ 8,874,323	\$ 319,065,209	0.0%	\$ -	\$ 8,024,637	\$ -	\$ 8,024,637	\$ 15,769	\$ 1,550,288	\$ 30,010,763
85.0%	\$ 8,874,323	\$ 327,939,532	0.0%	\$ -	\$ 8,024,637	\$ -	\$ 8,024,637	\$ 16,084	\$ 1,549,973	\$ 31,560,735
85.0%	\$ 8,874,323	\$ 336,813,855	0.0%	\$ -	\$ 8,024,637	\$ -	\$ 8,024,637	\$ 16,406	\$ 1,549,651	\$ 33,110,386
85.0%	\$ 8,874,323	\$ 345,688,178	0.0%	\$ -	\$ 8,024,637	\$ -	\$ 8,024,637	\$ 16,734	\$ 1,549,323	\$ 34,659,709
85.0%	\$ 8,874,323	\$ 354,562,501	0.0%	\$ -	\$ 8,024,637	\$ -	\$ 8,024,637	\$ 17,069	\$ 1,548,988	\$ 36,208,697
85.0%	\$ 8,874,323	\$ 363,436,824	0.0%	\$ -	\$ 8,024,637	\$ -	\$ 8,024,637	\$ 17,410	\$ 1,548,647	\$ 37,757,344
85.0%	\$ 8,874,323	\$ 372,311,147	0.0%	\$ -	\$ 8,024,637	\$ -	\$ 8,024,637	\$ 17,758	\$ 1,548,299	\$ 39,305,642

(d) - Any unpaid balance in this account will be paid to the Company from the City's General Fund after Year 16 of the TIRZ



AGENDA ITEM #2 : INTRODUCE ORDINANCE 2025-34 APPROVING THE 2025 AMENDED AND RESTATED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE No. TWO.



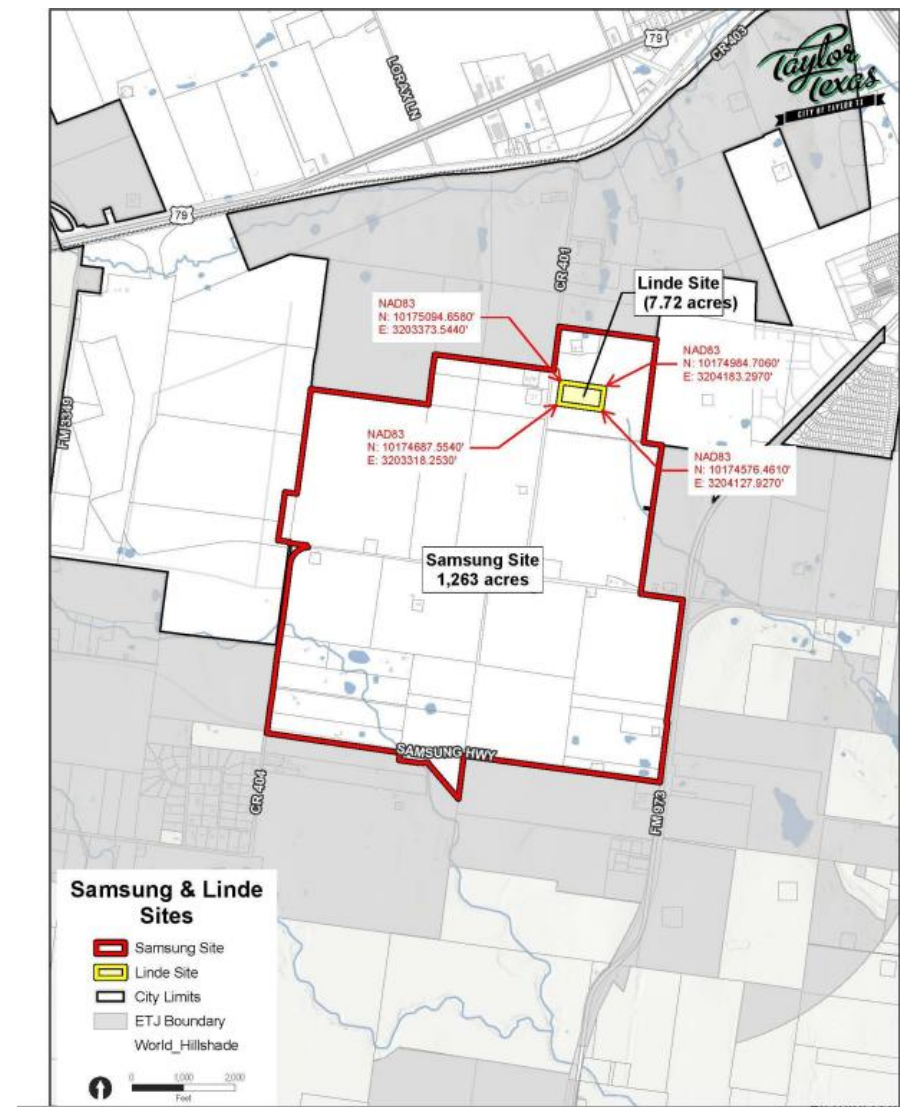
- History:

- April 30th, 2025 ~second amendment to Development Review Reimbursement Agreement regarding *repayments not to exceed (i) Nine Million U.S. Dollars (\$9,000,000.00) if Company meets the Equipment Threshold (as defined below) and (ii) Five Million U.S. Dollars (\$5,000,000.00) if Company does not meet the Equipment Threshold. The "Equipment Threshold" means Company has installed and commissioned equipment, i.e., has completed a safety level two inspection, in connection with the Project, costing in the aggregate at least Two Billion U.S. Dollars (\$2,000,000,000) by December 31, 2026. City is not required to repay amounts expended from the Third-Party Review Cost Escrow for Third Party Development Review Costs.*
- May 8th, 2025 ~ removal of Linde Gas from TIRZ # 2 (Zone #2)
- June 12th, 2025 ~ First amendment to tax abatement agreement revising definitions and milestones establishing occupiable and non-occupiable improvements.
- October 23rd, 2025 ~ TIRZ #2 met and approved unanimously a resolution amending and restating the Project and Finance and affirming Councils approval on the first amendment to the tax abatement agreement from June 12, 2025.



RECOMMENDATION:

- Ask Council to consider first reading of an ordinance for the amendment and restatement of the Project and Finance Plan for Tax Increment Reinvestment Zone # 2.





City Council Meeting November 13, 2025 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 4.

Agenda Title: Hold a public hearing and introduce Ordinance 2025-37 regarding request for a Neighborhood Plan referred to as Taylor Apartments, generally located at 3601 N. Main Street, consisting of approximately 21.43 acres of land situated in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcels R019549 and R020046, Taylor, Williamson County, Texas.

Council Action to be Taken: Hold a Public Hearing and introduce Ordinance 2025-37.

Department Submitted: Development Services Department

Staff Contact: Courtney Peres, Interim Assistant Director

1. PURPOSE / DESCRIPTION

The applicant is requesting a Neighborhood Plan proposing P1: Nature, P3: Neighborhood, P4: Mix, P5: Urban Center, and CS: Civic Space Place Types. Specific uses proposed and aligning with the proposed Place Types are large and small apartment buildings, and civic spaces to support the proposed uses.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Upon analyzing the request for a Neighborhood Plan for large and small apartment uses in P5 and P4 place types, the proposed plan is consistent with the surrounding Place Types of the properties to the north, west, and south of the subject property and consistent with the future land use and growth type from the comprehensive plan.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
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4. RECOMMENDATION

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

- A Warrant is recommended to allow for block lengths to exceed the maximum length for the townhomes, 4-story garden apartment, and 3-story garden apartment blocks

5. FUNDING SOURCE

N/A

6. TIMELINE

P&Z Commission Public Hearing: August 12, 2025
City Council Public Hearing: November 13, 2024
City Council Action: December 11, 2025

7. OTHER OPTIONS

8. ATTACHMENTS

1. PZ-2024-2173 3601 N Main Staff Report
2. PZ-2024-2173 Letter of Intent
3. PZ-2024-2173 Location Map
4. PZ-2024-2173 Current Zoning
5. PZ-2024-2173 Proposed Zoning
6. PZ-2024-2173 Growth Sector
7. PZ-2024-2173 Future Land Use
8. PZ-2024-2173 Notification Map
9. PZ-2024-2173 Draft Ordinance 2025-37
10. PZ-2024-2173 Legal Description
11. PZ-2024-2173 Taylor Apartments Neighborhood Plan
12. PZ-2024-2173 PPT

City of Taylor
PZ-2024-2173
Neighborhood Plan
Staff Report

Item Details

Subject Property:	Generally located at 3601 N Main Street
Total Acreage:	Approximately 21.43 acres
Legal Description:	Approximately 21.43 acres of land situated in the J. Pharrass Survey, Abstract No. 495, more particularly described by the Williamson Central Appraisal District Parcels R019549 and R020046, Taylor, Williamson County, Texas.
Applicant:	Mario Trevino, Pillar Income Asset Management
Property Owner(s):	Neil Crouch, LD Taylor TX LLC
Request:	A request for an Neighborhood Plan
Case History:	This is the first hearing of this request.

Overview of Applicant's Request & Background

The applicant is requesting a Neighborhood Plan proposing P1: Nature, P3: Neighborhood, P4: Mix, P5: Urban Center, and CS: Civic Space Place Types. Specific uses proposed and aligning with the proposed Place Types are large and small apartment buildings, and civic spaces to support the proposed uses.

The applicant chose to design the neighborhood plan and Michael Watkins Architect, to review and provide critique.

Location:

The subject property is located along the eastside of Main Street, approximately 400 feet south of the intersection of Carols g Parker Boluvard and Main Street.

Physical and Natural Features:

The subject property is majority vacant open space. The property has relatively flat topography with little vegetation, except for along the western property line.

Growth Sector Designations:

The subject property is located within the Intended Growth Sector (G-3) and Infill Growth Sector (G-5).

The Intended Growth Sector (G-3) consists of areas with access to existing or planned transportation / infrastructure and are on the periphery of existing developed areas. These are primarily vacant, underutilized, or poorly developed commercial areas adjacent to existing centers and service areas. Growth policies should encourage the development or redevelopment of these areas as compact residential and mixed-use development.

The Infill Growth Sector (G-5) is made up of areas that are already developed and served by infrastructure. They are also intended for higher intensity uses than are currently in place.

Future Land Use and Zoning Designations:

The subject property is assigned the Future Land Use designation of Market: Regional.

Market Centers are mixed-use areas anchored by a retail destination where surrounding residents go to get daily goods and services. As with all centers, Market Centers are envisioned as mixed-use and walkable places. Neighborhood, Community, and Regional Market Centers differ by the scale of the development but not in the types of uses or the walkable nature (Envision Taylor Comprehensive Plan page 72).

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

The surrounding properties are:

Direction	Zoning District	Growth Sector	Future Land Use	Existing Land Use
North	P5: Urban Center	Intended Growth Sector (G-3)	Market: Regional & Open Space	Self Storage
South	P5: Urban Center	Intended Growth Sector (G-3)	Market: Regional, Market: Community, & Employment: Neighborhood	Drive-Thru & Retail
East	ETJ	Future Growth Sector (G-1)	Area of Minimal Change	Vacant Agricultural Land
West	P5: Urban Center & CS: Civic Space	Infill Growth Sector (G-5)	Market: Regional	Retail

Transportation

The subject property gains access from Main street on the west side of the property. Various public rights-of-way are proposed within the neighborhood planr Plan to further connect to adjacent properties.

Utilities

The subject property is located within the City of Taylor water CCN. The property has an 12-inch waterline along Main Street to the west of the property. The property is located in the City of Taylor wastewater CCN. There is a 8-inch wastewater main along the western property boundary.

Public Notification

As required by the Local Government Code and the City of Taylor Code of Ordinances, all property owners within a 200-foot radius of the subject property were notified of the zoning map amendment request. Fourteen (14) notices were mailed to the property owners and a legal notice advertising the public hearing was placed in the Taylor Press on Sunday, July 27, 2025

Staff Analysis

Upon analyzing the request for an Neighborhood Plan for large and small apartment uses in P5 and P4 place types, the proposed plan is consistent with the surrounding Place Types of the properties to the north, west, and south of the subject property and consistent with the future land use and growth type from the comprehensive plan. The request is consistent with the following Land Use Policy in Envision Taylor Comprehensive Plan:

- LU8 – A jobs-housing balance that supports people living and working in Taylor should be encouraged.
 - The addition of apartments support the existing retail and commercial.
- LU4 - New development and growth should not increase the flood hazards or other risks associated with climate change in existing neighborhoods
 - The development is not located withing any flood plain
- LU9 - Promote development patterns that maximize the use of existing infrastructure and land before expanding infrastructure to underdeveloped areas
 - The development is adjacent and connecting to existing developments.
- LU11 - Development and infrastructure decisions and regulations should result in an increase in population density and revenue per acre
 - The development promotes a higher density with multifamily.

Staff Recommendation

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

- A Warrant is recommended to allow for block lengths to exceed the maximum length for the townhomes, 4-story garden apartment, and 3-story garden apartment blocks

Planning and Zoning Commission Recommendation

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

Is the Neighborhood Plan consistent with the Comprehensive Plan?

- The Plan is consistent with the Comprehensive Plan. The applicant would like to use the property to develop the site with a large and small apartments that complement the nearby retail.

Is the plan compatible with the surrounding area?

- The neighborhood plan is compatible with the existing place types and the future land use of properties adjacent to the site.

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

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

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

- The property has an 12-inch waterline along Main Street to the west of the property. Public utilities present in the immediate area that the property will need to extend throughout the site.

Do current conditions indicate that an Neighborhood Plan is necessary?

The Neighborhood Plan is a required step in the development process for properties over 2.5 acres on previously undeveloped land. The plan allows the subject property to consist of large and small apartments with connections to the surrounding existing retail and future development.

Attachments:

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

Mario Trevino
Pillar Income Asset Management
1603 LBJ Frwy, Suite 800
Dallas, TX 75234
mario.trevino@pillarincome.com
(469)522-4338
05/31/2024

City of Taylor
Development Services
400 Porter St
Taylor, TX 76574

To whom this may concern,

I am writing to express our formal intent to develop the 21.43-acre tract located at 3601 N Main St Taylor, TX 76574 into a multi-phase, multi-family residential and commercial project. This letter outlines our development proposal, which we believe will greatly enhance the area and meet the growing demand for housing and commercial space.

Our development plan comprises two phases of multi-family residential units and a commercial component as follows:

Phase 1 and Phase 2: Multi-Family Residential Development

- **Total Units:** 418 units (209 units in each phase)
- **Parking:** 479 parking spaces for the residential units, providing a parking ratio of approximately 2.29 spaces per unit
- **Amenities:** Each residential phase will include modern amenities to cater to the needs of our residents, such as a fitness center, resort style pool, community room, outdoor recreational areas, and more

Commercial Development

- **Total Area:** 10,194 square feet of commercial space
- **Parking:** 94 parking spaces dedicated to the commercial area

Key Benefits of the Development

1. **Housing Supply:** This development will significantly increase the supply of high-quality housing in the area, accommodating 418 families or individuals.
2. **Economic Growth:** The commercial space will attract businesses that will provide services to the community, create jobs, and stimulate local economic activity.
3. **Community Enhancement:** The project will contribute to the aesthetic and functional improvement of the neighborhood, offering new and attractive living and commercial environments.

We are committed to adhering to all local zoning regulations and requirements throughout the development process. Additionally, we will work closely with community leaders and stakeholders to ensure that our project aligns with the broader goals and needs of the community.

We believe this development represents a significant positive investment in the future of Taylor, and we are excited to move forward with this project. We look forward to the opportunity to discuss our proposal in greater detail and to address any questions or concerns you may have.

Thank you for considering our letter of intent. We anticipate working collaboratively with your team to bring this vision to fruition.

Please let me know if you need any additional information or if there are any specific requirements that need to be addressed in our proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mario Trevino', with a stylized, flowing script.

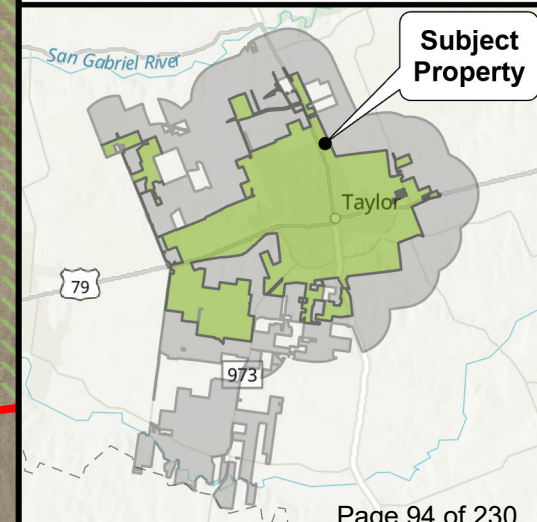
Mario Trevino
Pillar Income Asset Management



PZ-2024-2173

**3601 N Main St.
Neighborhood Plan
Location Map
Approximately 21 acres**

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





PZ-2024-2173

**3601 N Main St.
Neighborhood Plan
Current Zoning Map
Approximately 21 acres**

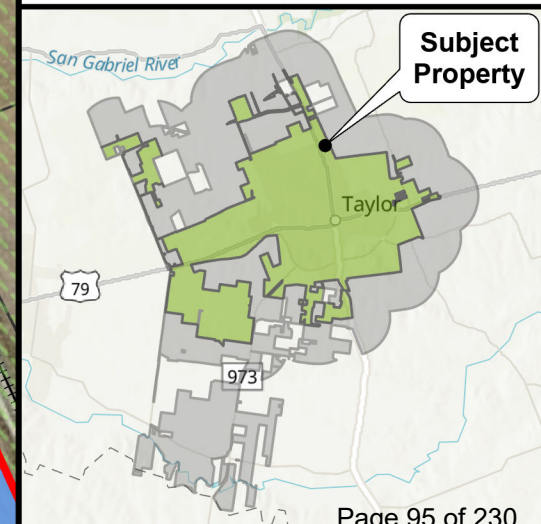
- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Overlay Zoning

- P1: Nature

Place Type Zoning

- P4: Mix
- P5: Urban Center
- CS: Civic Space





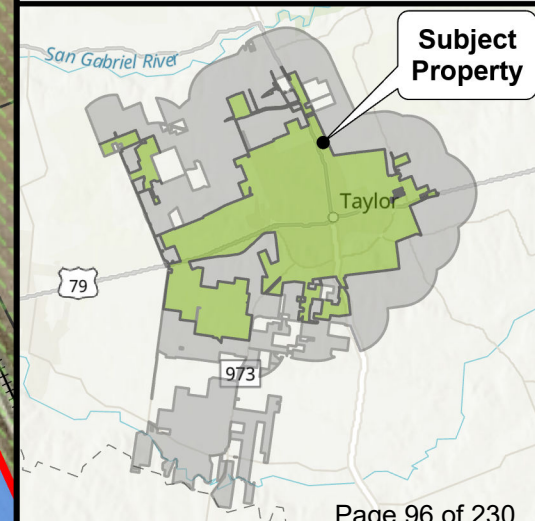
PZ-2024-2173

**3601 N Main St.
Neighborhood Plan
Proposed Zoning Map
Approximately 21 acres**

City Limits	Place Type Zoning
ETJ Boundary	P4: Mix
Subject Property	P5: Urban Center
Parcels	CS: Civic Space

Overlay Zoning

P1: Nature
Neighborhood Plan Overlay





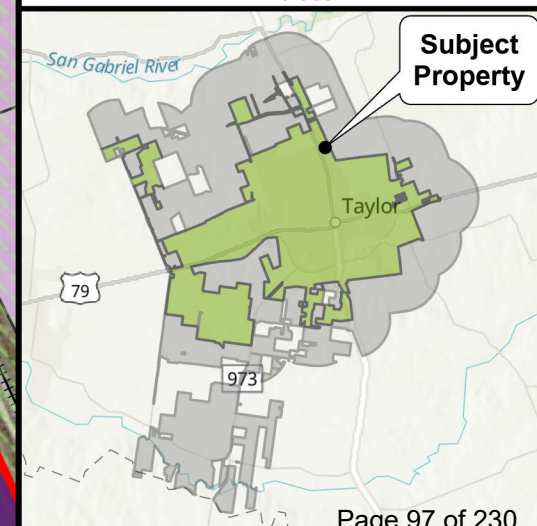
PZ-2024-2173

**3601 N Main St.
Neighborhood Plan
Growth Sector Map
Approximately 21 acres**

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Growth Sector

- Reserved Open Sector (O-2)
- Future Growth Sector (G-1)
- Intended Growth Sector (G-3)
- Infill Growth Sector (G-5)





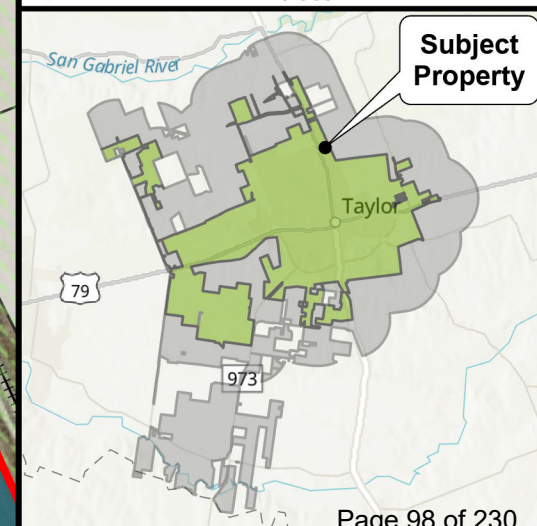
PZ-2024-2173

**3601 N Main St.
Neighborhood Plan
Future Land Use Map
Approximately 21 acres**

- City Limits
- ETJ Boundary
- Subject Property
- Parcels

Future Land Use

- Area of Minimal Change
- Employment: Neighborhood
- Market: Community
- Market: Regional
- Open Space

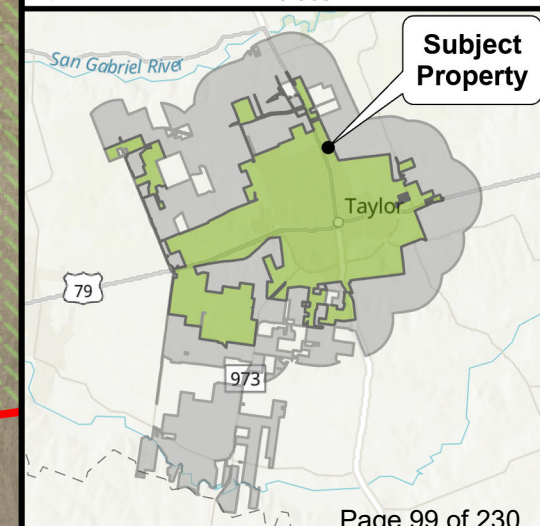




PZ-2024-2173

**3601 N Main St.
Neighborhood Plan
Notification Map
Approximately 21 acres**

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



ORDINANCE NO. 2025-37

AN ORDINANCE OF THE CITY OF TAYLOR APPROVING A NEIGHBORHOOD PLAN FOR PROPERTY GENERALLY LOCATED AT 3601 N. MAIN STREET, CONSISTING OF APPROXIMATELY 21.43 ACRES OF LAND SITUATED IN THE J. PHARRASS SURVEY, ABSTRACT NO. 495, MORE PARTICULARLY DESCRIBED BY THE WILLIAMSON CENTRAL APPRAISAL DISTRICT PARCELS R019549 AND R020046, TAYLOR, WILLIAMSON COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF TAYLOR, TEXAS, TO SHOW THE ZONING CHANGE ADOPTED HEREIN; PROVIDING A SAVINGS CLAUSE.

WHEREAS, the Taylor City Council conducted a public hearing on 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 approve a Neighborhood Plan referred to as Taylor Apartments; and

WHEREAS, the Planning and Zoning Commission, after proper notice, conducted a public hearing on August 12, 2025, to consider the place type zoning change request, and recommended approval of the place type zoning change 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 Official Zoning map of the City of Taylor, Texas, is changed to indicate that a Neighborhood Plan has been approved for the Property and to show the allocation and location of Place Types on the Property as depicted in the Neighborhood Plan attached hereto for all purposes as Exhibit “B”.

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

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

SECTION 5. In accordance with Article VIII of the City Charter, Ordinance 2025-37 was introduced before the Taylor City Council on the 13th day of November 2025.

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

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder,
City Attorney

DRAFT

CERTIFICATE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

I, Lucy Aldrich, being the current City Clerk of the City of Taylor, Texas, do hereby certify that the attached is a true and correct copy of Ordinance No. 2025-37 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
(Metes & Bounds Survey)

DRAFT

EXHIBIT B
(Neighborhood Plan)

DRAFT

Exhibit A
Page 1 of 3

21.430 ACRES

These notes describe that certain tract of land located in the **J. PHARRASS SURVEY, ABSTRACT NO. 495**, located in the City of Taylor, situated in Williamson County, Texas; being a portion of a called "23.00 Acres" conveyed in a Deed from Maude Eleanor and Ross M. Lynch to Harry Zeplin dated 5-20-1946 and recorded in Volume 338, Page 187 of the Deed Records of Williamson County (DRWC) and also a portion of a called "16.9 Acres" conveyed in a Deed from Kurt Wilde, et ux to Harry Zeplin dated 1-5-1948 and recorded in Volume 346, Page 268 (DRWC); being surveyed on the ground under the direct supervision of Bruce Lane Bryan, Registered Professional Land Surveyor No. 4249, on July 10, 2018, and being more fully described as follows:

BEGINNING at a 1/2" Iron rod found in the West line of the Union Pacific Railroad, being the Southeast corner of Lot 1 of the AAA storage subdivision, as recorded in cabinet FF, Slide 258 of the Plat records of Williamson County (PRWC), being the Northeast corner of said "16.9 Acres" and also being the Northeast corner of herein described tract, from which a 1/2" Iron rod found (did not honor) bears North 26° 09' 58" West a distance of 9.83 feet, and a 1/2" Iron pipe found at the Northeast corner of said "Lot 1 of the AAA storage subdivision" bears North 24° 38' 02" West a distance of 326.31 feet;

THENCE South 24° 37' 15" East with the West line of said Union Pacific Railroad and the East line of said "16.9 Acres", passing the common line of said "16.9 Acres" and said "23.00 Acres" at approximately 509.4 feet and continuing for a total distance of **834.23 feet** to a 1/2" Iron rod found (capped 4249) being the Northeast corner of a called "9.9795 Acres" conveyed in a Warranty deed with Vendor's lien from Ronald R. McBroom and George Williams to Shannon B. McMakin and J. Patrick Quinn dated 12-18-2003 and recorded in Document No. 2003121597 of the Official Public Records of Williamson County (OPRWC), also being the Southeast corner of herein described tract;

THENCE South 68° 08' 33" West with the North line of said "9.9795 Acres", over and across said "23.00 Acres" a distance of **1186.70 feet** to a 1/2" Iron rod found (capped 4249) being the Northeast corner of Lot 1, Block 1 of the M&W Development Subdivision as recorded in Cabinet "CC", Slide 374 (PRWC), being an exterior corner of said "9.9795 Acres" and also being an angle corner of herein described tract;

THENCE South 67° 19' 41" West with the North line of said "Lot, Block 1 M&W Development Subdivision" over and across said "23.00 Acres" a distance of **296.01**

Exhibit A
Page 2 **of** 3

feet to a 1/2" Iron rod found (capped 4249) being in the East right-of-Way line of State Highway No. 95, also known as North Main Street, being the Northwest corner of said "Lot, Block 1 M&W Development Subdivision" and also being the Southwest corner of herein described tract;

THENCE North 21° 31' 10" West with said "East right-of-Way line of State Highway No. 95, also known as North Main Street", a distance of **64.34 feet** to a 1/2" Iron rod found (capped), being the Southwest corner of Lot 1, Block 1 of the Advance Auto Parts Subdivision as recorded in Document No. 2015017419 (OPRWC), also being an exterior corner of herein described tract;

THENCE North 68° 10' 20" East with North line of said "Lot 1, Block 1 of the Advance Auto Parts Subdivision" a distance of **245.01 feet** to a 1/2" Iron rod found, being the Southeast of said "Lot 1, Block 1 of the Advance Auto Parts Subdivision" and also being an interior corner of herein described tract;

THENCE North 21° 46' 41" West with East line of said "Lot 1, Block 1 of the Advance Auto Parts Subdivision" a distance of **129.57 feet** to a Iron rod found with aluminum disc stamped "Woodley" at the Northeast corner of said "Lot 1, Block 1 of the Advance Auto Parts Subdivision", being the Southeast corner of Lot 1, Block 1 of the Whataburger Subdivision, as recorded in Cabinet "DD", Slides 258 - 259 of the Plat Records of Williamson County (PRWC), also being an angle corner of herein described tract;

THENCE North 21° 36' 06" West with East line of said "Lot 1, Block 1 of the Whataburger Subdivision" a distance of **150.31 feet** to a 1/2" Iron rod found (capped 4249), being the Northeast corner of "Lot 1, Block 1 of the Whataburger Subdivision" also being in the South line of Lot 1, Block 1 of the T. S. Taylor Subdivision, as recorded in Cabinet "Z", Slide 367 (PRWC), being an exterior corner of herein described tract;

THENCE North 68° 17' 21" East with the South line of said "Lot 1, Block 1 of the T. S. Taylor Subdivision" a distance of **230.09 feet** to a 1/2" Iron rod found (capped Vara Survey) being the Southeast corner of said "Lot 1, Block 1 of the T. S. Taylor Subdivision", also being an interior corner of herein described tract;

THENCE North 21° 36' 59" West with the East line of said "Lot 1, Block 1 of the T. S. Taylor Subdivision" a distance of **300.37 feet** to a 1/2" Iron rod found (capped Vara Survey) being the Northeast corner of said "Lot 1, Block 1 of the T. S. Taylor Subdivision", also being an interior corner of herein described tract;

THENCE South 68° 13' 07" West with the North line of said "Lot 1, Block 1 of the T. S. Taylor Subdivision" a distance of **79.02 feet** to a 1/2" Iron rod found, being the

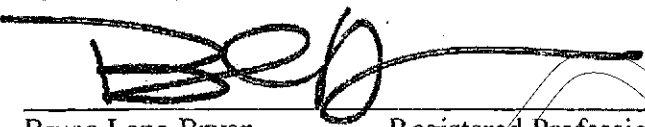
Exhibit A
Page 3 **of** 3

Southeast corner of Lot 1, of the Main Street Commons Subdivision, as recorded in Document No. 2012031807 (OPRWC), being an exterior corner of herein described tract;

THENCE North 21° 33' 36" West with the East line of said "Lot 1, of the Main Street Commons Subdivision" a distance of **199.73 feet** to a PK Nail set, being the in the East line of said "Lot 1, of the Main Street Commons Subdivision", being an interior corner of said "Lot 1 of the AAA storage subdivision", and also being the Northwest corner of herein described tract, from which a 5/8" Iron rod found at the Northeast corner of "Lot 1, of the Main Street Commons Subdivision" bears North 21 ° 40' 16" West a distance of 109.88 feet;

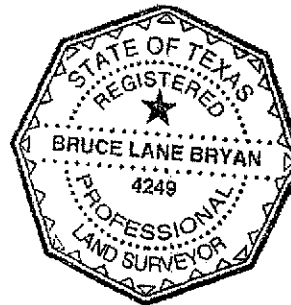
THENCE North 68° 29' 07" East with the South line of said "Lot 1 of the AAA storage subdivision" a distance of **1042.87 feet** to the **PLACE OF BEGINNING**, containing according to the dimensions herein stated, an area of **21.430 Acres**.

NOTE: Bearings and coordinates recited herein based on Texas Plane Coordinate System (central zone) NAD 83/93 adjustment.


 Bruce Lane Bryan

Registered Professional Land Surveyor No. 4249

Bryan Technical Services, Inc.
 911 North Main, Taylor, Texas 76574
 Firm No. 10128500
www.bryantechnicalservices.com



Return to
Longhorn Title Co., Inc.
 309 N. Main
 Taylor, TX 76574

SITE 19.95 ACRES
UNITS 422 (384 MF + 38 TH)
DENSITY 21.15

COMMERCIAL 1.48 ACRES

TOTAL ACREAGE: 21.43

UNIT TABULATION - MF		
	UNITS	RATIO
A UNITS	224	58.0%
B UNITS	160	42.0%
TOTAL M.F.	384	100%

TH UNITS	38
TOTAL (MF + TH)	422

BLOCK 1 - PARKING TABULATION

TOTAL UNITS	108
'A' - BUILDING FOOTPRINT AREA	38,978 SF
'B' - ALLOWABLE PARKING AREA (A X 1.5 = B)	58,467 SF
'C' - PROVIDED PARKING AREA	41,401 SF

PARKING PROVIDED	171
PARKING-TO-UNIT RATIO	1.58

BLOCK 2 - PARKING TABULATION

TOTAL UNITS	96
'A' - BUILDING FOOTPRINT AREA	34,340 SF
'B' - ALLOWABLE PARKING AREA (A X 1.5 = B)	51,510 SF
'C' - PROVIDED PARKING AREA	50,842 SF

PARKING PROVIDED	187
PARKING-TO-UNIT RATIO	1.94

BLOCK 3 - PARKING TABULATION

TOTAL UNITS	96
'A' - BUILDING FOOTPRINT AREA	34,340 SF
'B' - ALLOWABLE PARKING AREA (A X 1.5 = B)	51,510 SF
'C' - PROVIDED PARKING AREA	50,434 SF

PARKING PROVIDED	186
PARKING-TO-UNIT RATIO	1.93

BLOCK 4 - PARKING TABULATION

TOTAL UNITS	104
'A' - BUILDING FOOTPRINT AREA	34,756 SF
'B' - ALLOWABLE PARKING AREA (A X 1.5 = B)	52,134 SF
'C' - PROVIDED PARKING AREA	38,132 SF

PARKING PROVIDED	172
PARKING-TO-UNIT RATIO	1.65

BLOCK 5 - PARKING TABULATION

'A' - BUILDING FOOTPRINT AREA	11,400 SF
'B' - ALLOWABLE PARKING AREA (A X 1.5 = B)	17,100 SF
'C' - PROVIDED PARKING AREA	17,028 SF

PARKING PROVIDED	47
------------------	----

- ADDRESS:
- 3601 S HWY 95, TAYLOR, TX 76574
 - PARCEL ID: R019549

LOT PLACE TYPE:

- P3 - NEIGHBORHOOD
- P4 - MIX
- P5 - URBAN CENTER

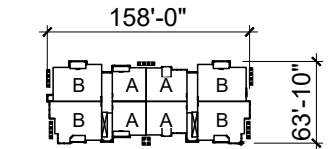
LOT DEVELOPMENT PATTERN:

- TRADITIONAL NEIGHBORHOOD DEVELOPMENT.
(HISTORIC-PATTERNED DEVELOPMENT WITH SMALL, WALKABLE BLOCKS ON A STREET GRID WITH WELL-DEFINED PUBLIC SPACES.)

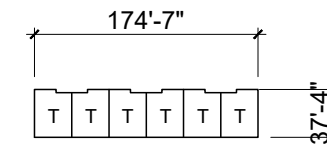
RIGHT OF WAY TYPES:

- NEIGHBORHOOD AVENUE
(26FT PAVING WIDTH, 60FT DEDICATED RIGHT-OF-WAY)
- STREET
(26FT PAVING WIDTH, 50FT DEDICATED RIGHT-OF-WAY)
- PATH
(5FT PAVING WIDTH, RIGHT-OF-WAY VARIES)

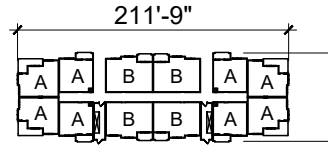
BUILDING KEY



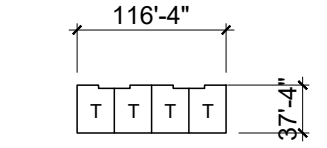
BUILDING B 3 STORY



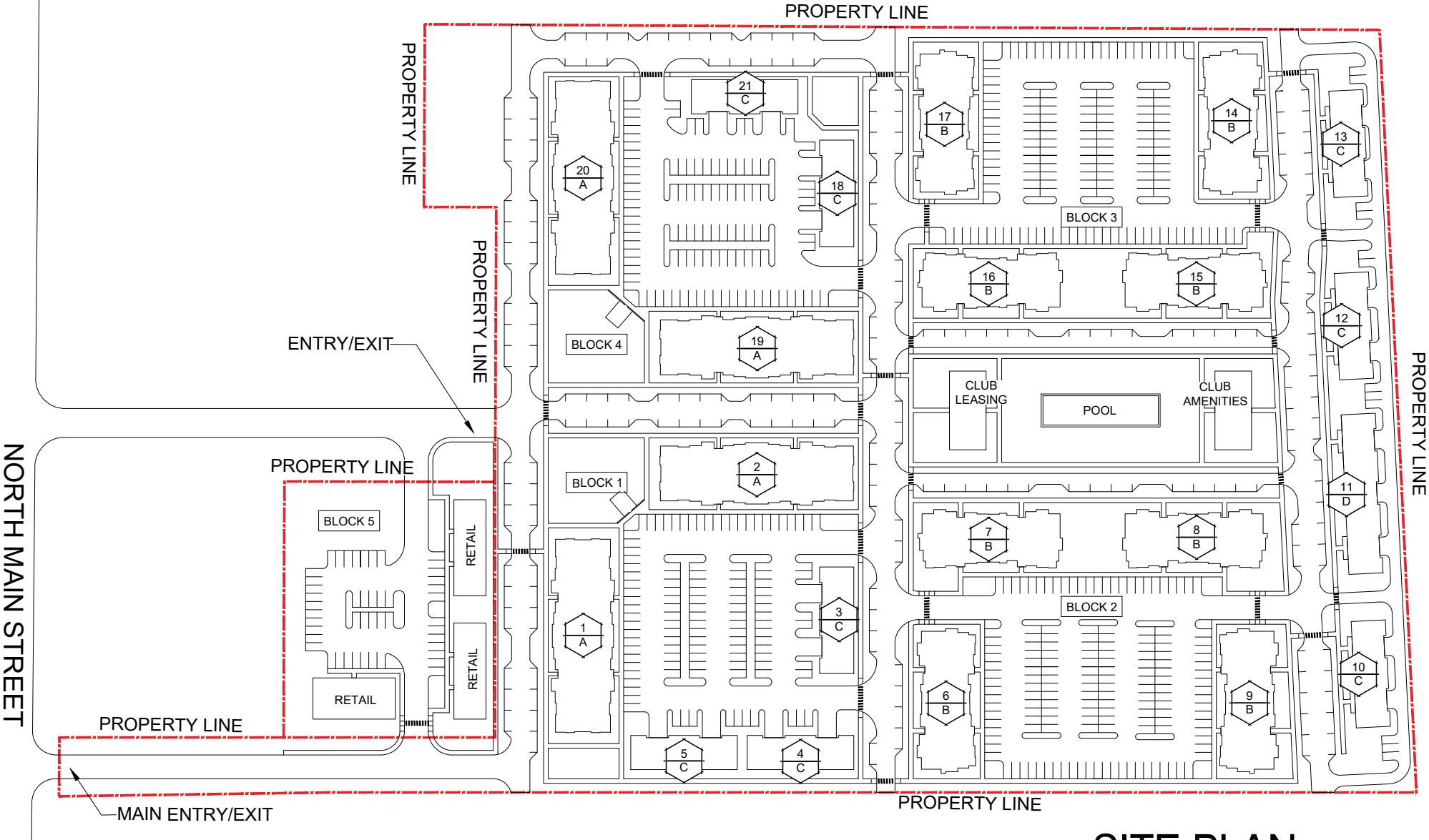
BUILDING D 2 STORY



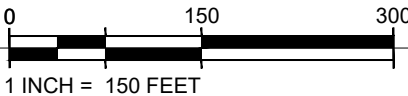
BUILDING A 4 STORY



BUILDING C 2 STORY



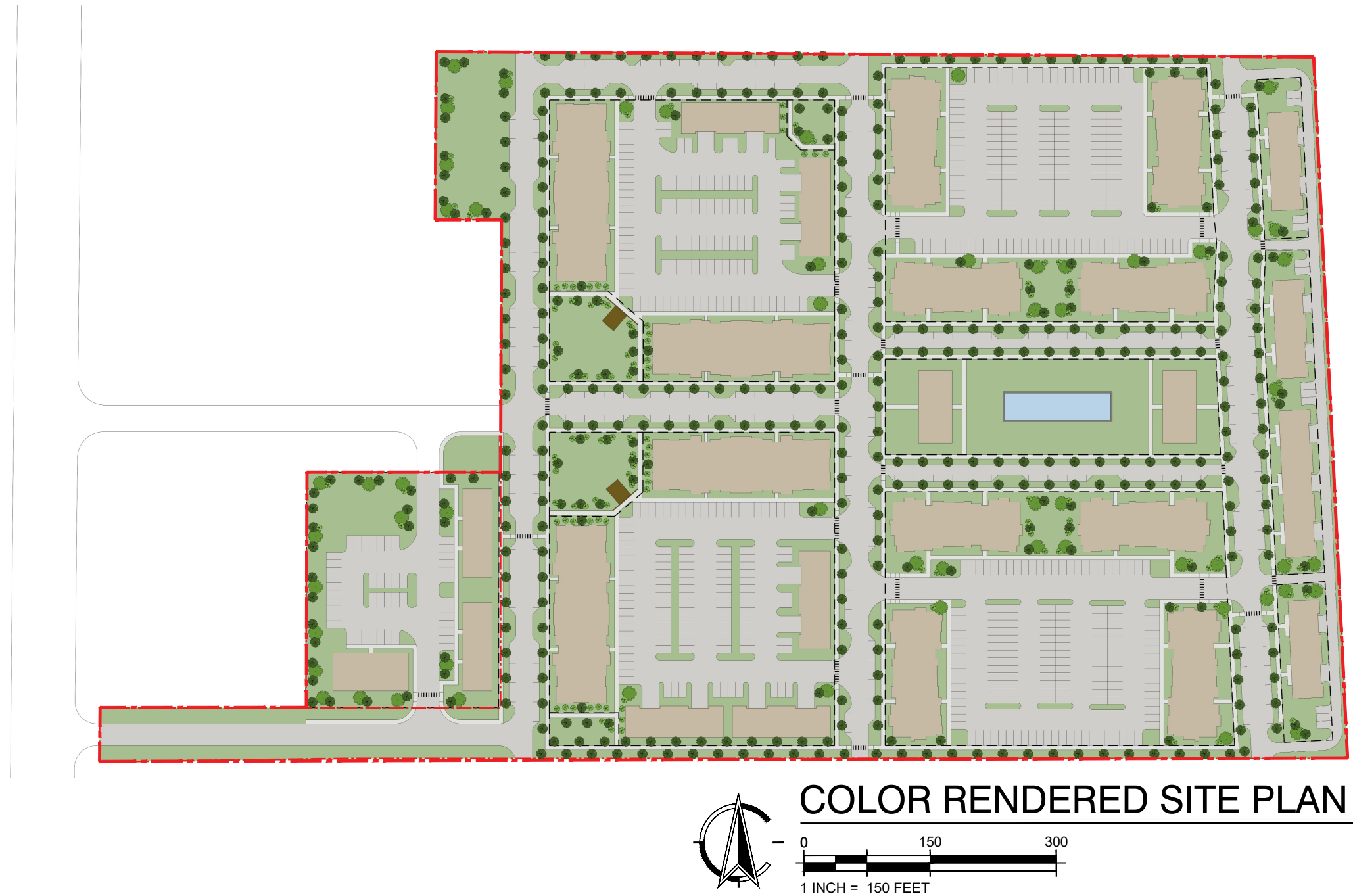
SITE PLAN



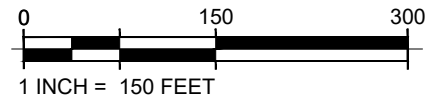
3601 S HWY 95,
TAYLOR, TEXAS 76574

DATE: 07/14/25

A1.1
COLOR
RENDERED
SITE PLAN
Copyright © 2025



COLOR RENDERED SITE PLAN



A WARRANT IS RECOMMENDED TO ALLOW FOR A HIGHER BLOCK LENGTH AT THE FOLLOWING LOCATIONS:

- ① TOWNHOUSE BLOCK.
THIS BLOCK CAN NOT BE REDUCED WITH A PATH OR OTHER THOROUGHFARE DUE TO A NEARBY TRAIN TRACK THAT WOULD PREVENT CONNECTIVITY TO ADJACENT SITE.
- ② 4-STORY GARDEN APARTMENT/ TOWNHOUSE BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.
- ③ 4-STORY GARDEN APARTMENT/ TOWNHOUSE BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.
- ④ 4-STORY GARDEN APARTMENT/ TOWNHOUSE BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.
- ⑤ 4-STORY GARDEN APARTMENT/ TOWNHOUSE BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.
- ⑥ 3-STORY GARDEN APARTMENT BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.

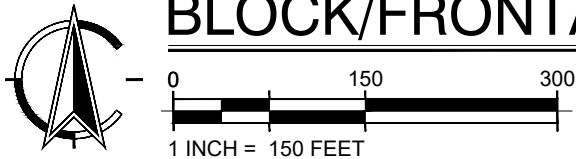
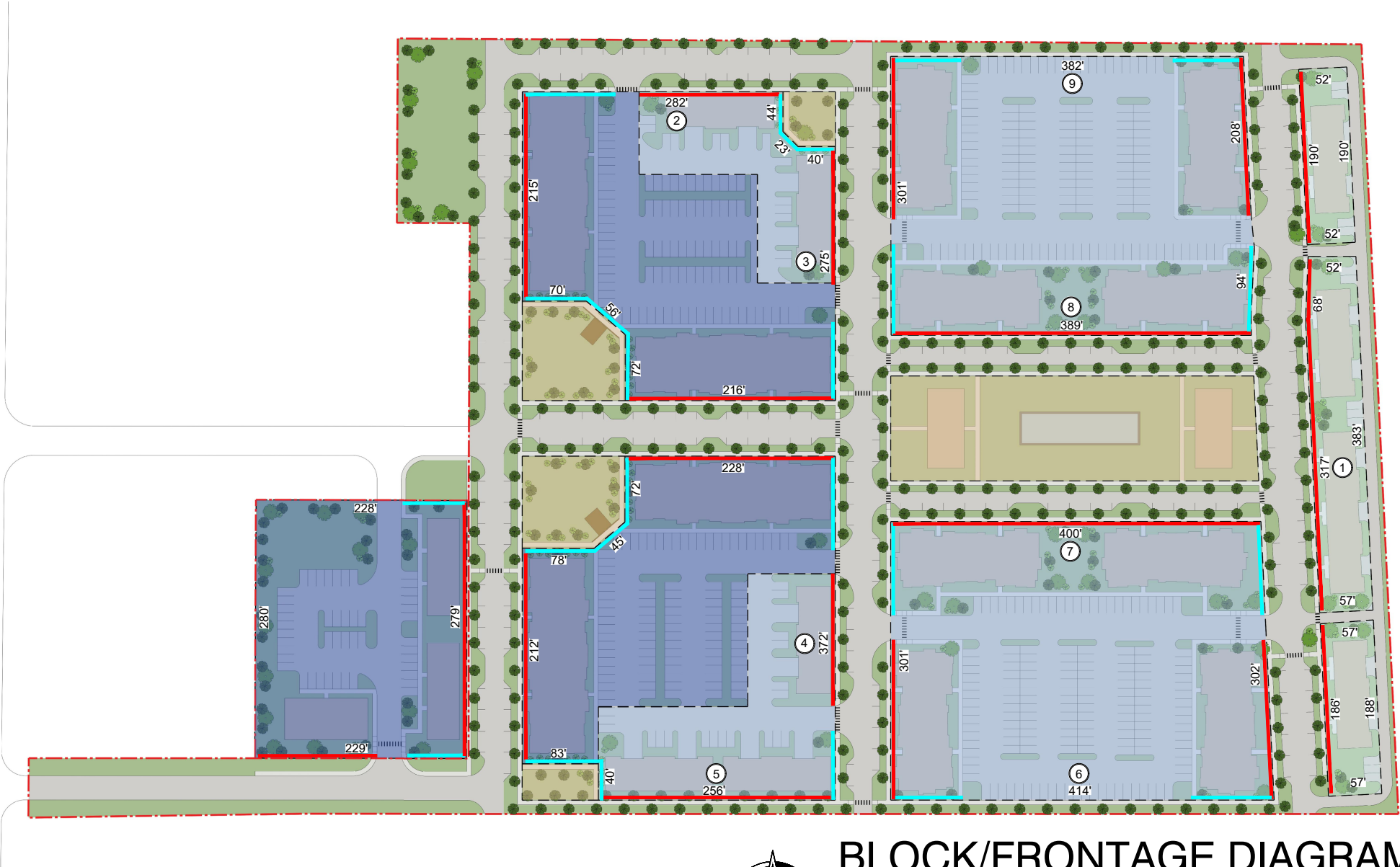
- ⑦ 3-STORY GARDEN APARTMENT BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.
- ⑧ 3-STORY GARDEN APARTMENT BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.
- ⑨ 3-STORY GARDEN APARTMENT BLOCK.
THIS BLOCK CAN NOT BE REDUCED FURTHER DUE TO UNIT DENSITY AND PARKING COUNT CONSTRAINTS.

KEY

PRIMARY FRONTAGE

SECONDARY FRONTAGE

BLOCK OUTLINE



BLOCK/FRONTAGE DIAGRAM

KEY

SUBJECT PROPERTY

PEDESTRIAN SHED*

*PEDESTRIAN SHED CONSTITUTES APPROXIMATELY 80 ACRES.

*AREA OUTSIDE SUBJECT PROPERTY BUT WITHIN PEDESTRIAN SHED, NOT YET SUBDIVIDED; TO HAVE STANDARD MIX OF PLACE TYPE ALLOCATIONS PER LDC

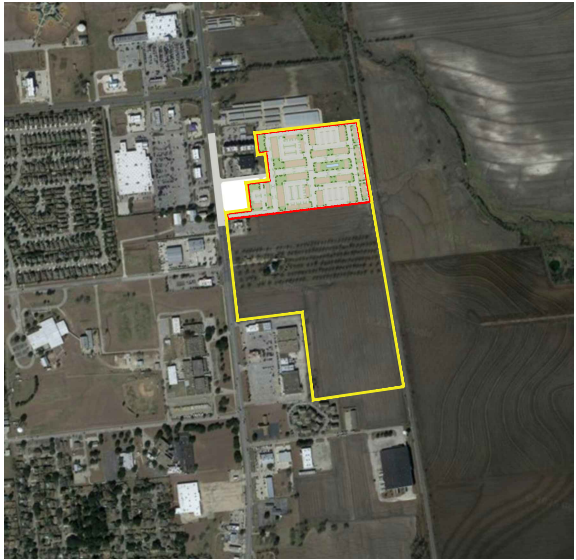
1.

THE PERCENTAGES LISTED ARE CALCULATED WITH RESPECT TO THE AREA OF THE PEDESTRIAN SHED AS SHOWN. THE PEDESTRIAN SHED (AS DESCRIBED IN LDC 3.6.1.7) DELINEATES THE AREA OF THE SUBJECT PROPERTY AND ADJACENT PROPERTIES INTENDED TO CONSTITUTE A COMPLETE TND (AS DESCRIBED IN LDC 3.6.1.4). AREAS AND PERCENTAGES LISTED ARE APPROXIMATE.
2.

THE AREAS AND PERCENTAGES LISTED ARE CALCULATED EXCLUDING THE FOLLOWING: FRONT TYPE THOROUGHFARES, LAND WITH THE ETJ OR OTHER LAND OUTSIDE THE TAYLOR CITY LIMITS AND TxDOT ROW.
3.

A WARRANT IS RECOMMENDED TO ALLOW FOR A LOWER RATIO OF P1 THAN IS PERMITTED FOR A TND, GIVEN THE EXISTING CONDITIONS OF THE SUBJECT PROPERTY. IT IS PROJECTED THAT AREA WITHIN THE PEDESTRIAN SHED BUT, OUTSIDE SUBJECT PROPERTY TO CONTAIN RECOMMENDED P1 PERCENTAGES FOR TND.

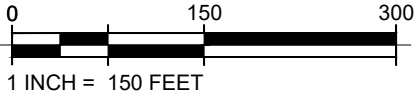
PLACE TYPE	PERMITTED FOR A TND	WITHIN PEDESTRIAN SHED			TARGET FOR SUBJECT PROPERTY
		TOTAL	OUTSIDE SUBJECT PROPERTY	INSIDE SUBJECT PROPERTY	
P1	5% MIN.	4.0 ACRE (5%)	4.0 ACRE	0.0 ACRE	0.77 ACRE
P3	10-30%	15.8 ACRE (20%)	14.8 ACRE	1.0 ACRE	1.5-4.7 ACRE
P4	40-60%	35.5 ACRE (45%)	28.5 ACRE	7.0 ACRE	6.2-9.3 ACRE
P5	10-30%	15.8 ACRE (20%)	11.2 ACRE	4.6 ACRE	1.5-4.7 ACRE
CS	10% MIN.	7.9 ACRE (10%)	6.2 ACRE	1.7 ACRE	1.5 ACRE MIN.
TOTAL	100%	79.0 ACRE (100%)	-	14.3 ACRE	-



VICINITY MAP



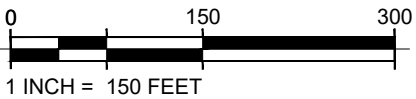
PLACE TYPE DIAGRAM



KEY			
	PROPERTY LINE		
	NAME	ROW	PAVEMENT
	NEIGHBORHOOD AVENUE	62	36
	STREET	62	36
	STREET	46	20
	FIRE ALLEY	V	26
	REAR ALLEY	16	12
	PATH	V	5
	SIDEWALK IN CIVIC SPACE		



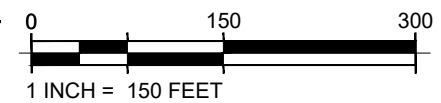
THOROUGHFARE TYPE DIAGRAM



KEY	
	PROPERTY LINE
	SQUARE
	POCKET PARK
TOTAL AREA OF CIVIC SPACE IN SUBJECT PROPERTY: 1.7 ACRES.	

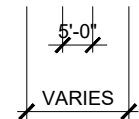
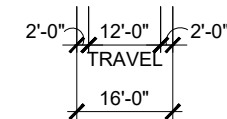
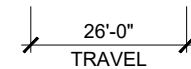
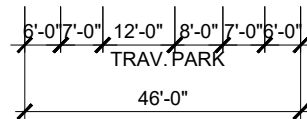
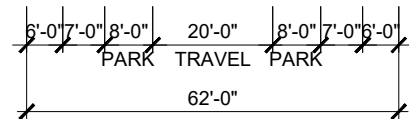
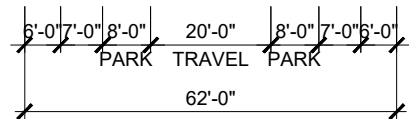
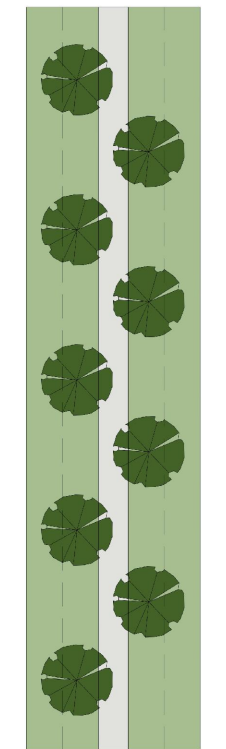
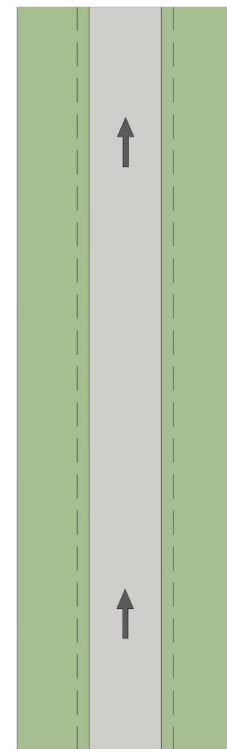
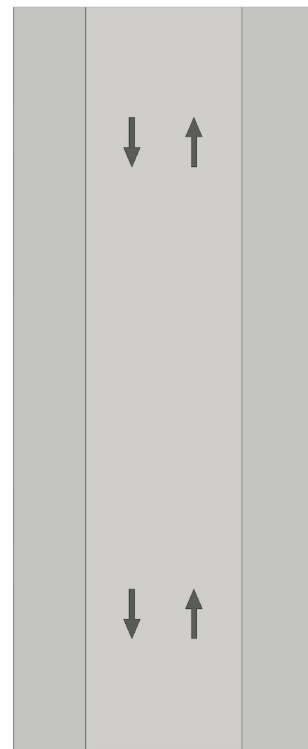
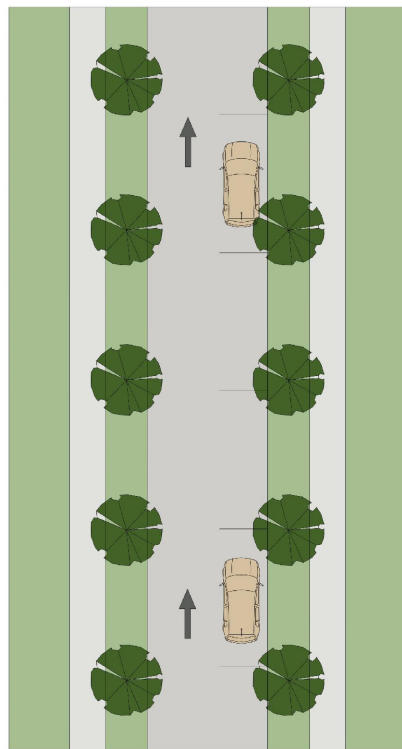
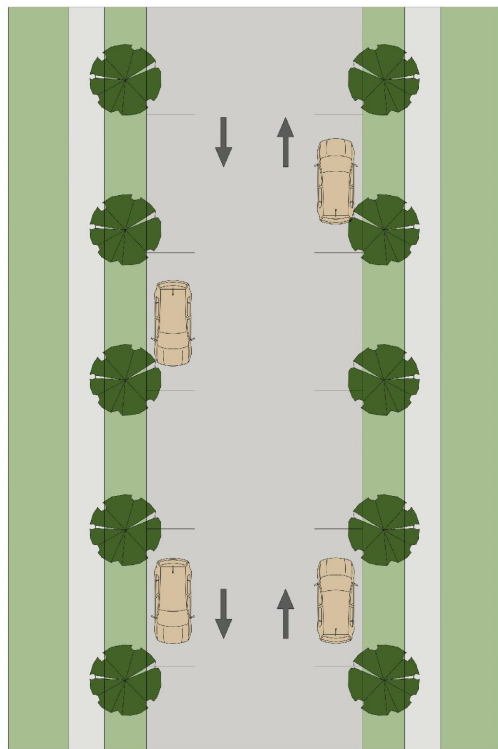
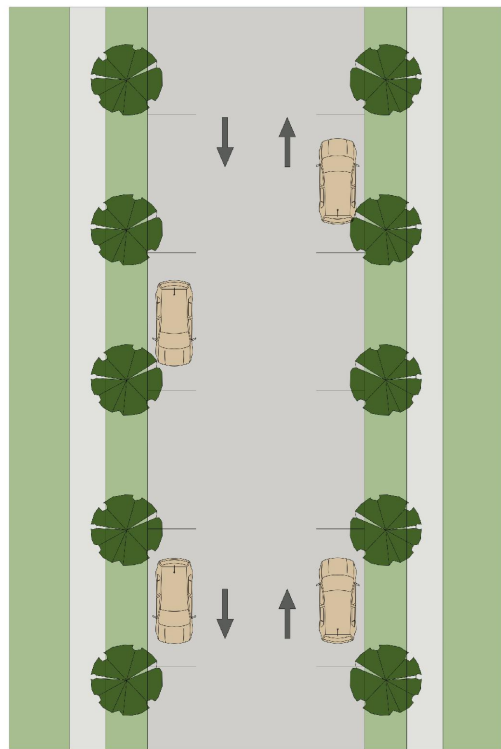
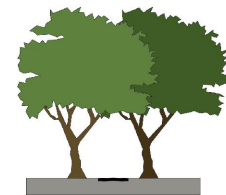
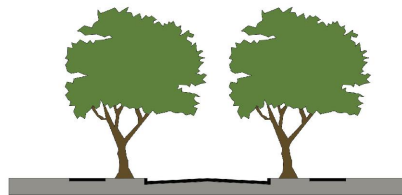
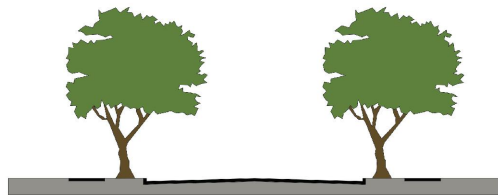
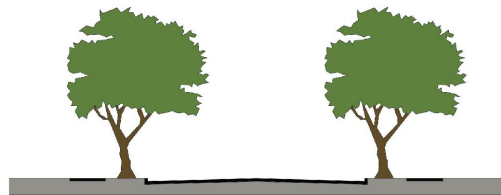


CIVIC SPACE PLAN



THOROUGHFARE TYPE
RIGHT-OF-WAY WIDTH
PAVEMENT WIDTH

XX-##-##
THOROUGHFARE TYPE
RIGHT-OF-WAY OR EASEMENT WIDTH
PAVEMENT WIDTH
MOVEMENT
TRAFFIC LANES
PARKING LANES
PAVEMENT/CURB
CURB TYPE
PLANTER TYPE (INCLUDES CURB IF ANY)
LANDSCAPE TYPE
WALKWAY TYPE



AV-62-36
NEIGHBORHOOD AVENUE
60 FT. ROW
36 FT. PAVEMENT
SLOW MOVEMENT
TWO-WAY TRAFFIC
PARKING BOTH SIDES
12 FT. CURB RADIUS
HEADER CURBS
7 FT. TREE LAWN
ALLEE: 35-30 FT. O.C.
6 FT. SIDEWALK

ST-62-36
STREET
60 FT. ROW
36 FT. PAVEMENT
SLOW MOVEMENT
TWO-WAY TRAFFIC
PARKING BOTH SIDES
12 FT. CURB RADIUS
HEADER CURBS
7 FT. TREE LAWN
ALLEE: 35-30 FT. O.C.
6 FT. SIDEWALK

ST-46-20
STREET
39 FT. ROW
20 FT. PAVEMENT
SLOW MOVEMENT
ONE-WAY TRAFFIC
PARKING ONE SIDE
12 FT. CURB RADIUS
HEADER CURBS
7 FT. TREE LAWN
ALLEE: 35-30 FT. O.C.
6 FT. SIDEWALK

FA-N/A-26
FIRE ALLEY
N/A
26 FT. PAVEMENT
SLOW MOVEMENT
TWO-WAY TRAFFIC
N/A
N/A
N/A
N/A
N/A
N/A
NO SIDEWALK

RA-16-12
REAR ALLEY
N/A
26 FT. PAVEMENT
SLOW MOVEMENT
TWO-WAY TRAFFIC
N/A
N/A
N/A
N/A
N/A
N/A
NO SIDEWALK

PT-V-5
PATH
ROW WIDTH VARIES
N/A
N/A
N/A
N/A
N/A
N/A
PLANTING ZONE VARIES
TREES, GROUND COVER, SHRUBS, LAWN
5 FT. SIDEWALK

3601 S HWY 95,
TAYLOR, TEXAS 76574

DATE: 07/14/25

A1.6

THOROUGHFARE
SECTIONS

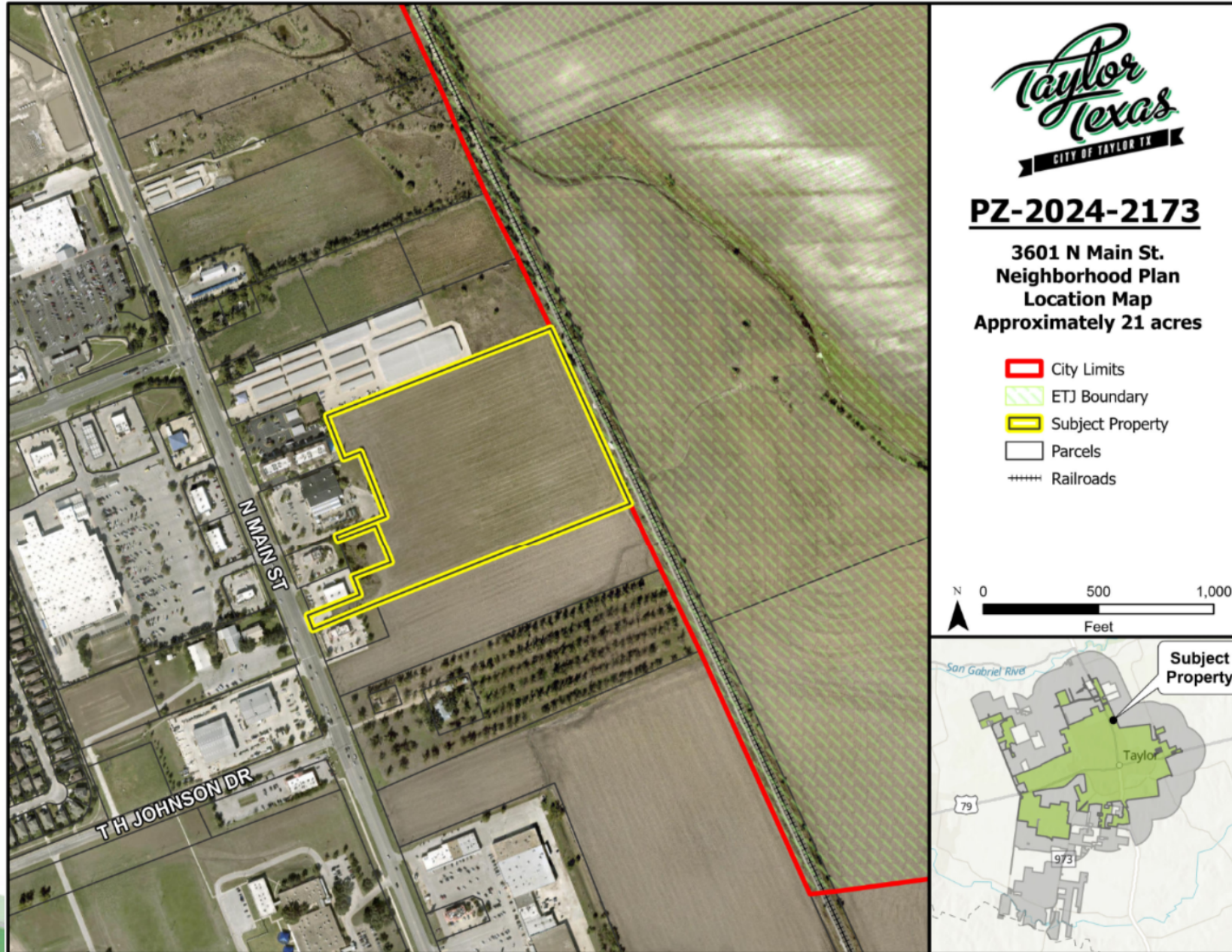
Copyright © 2025

PZ-2024-2173

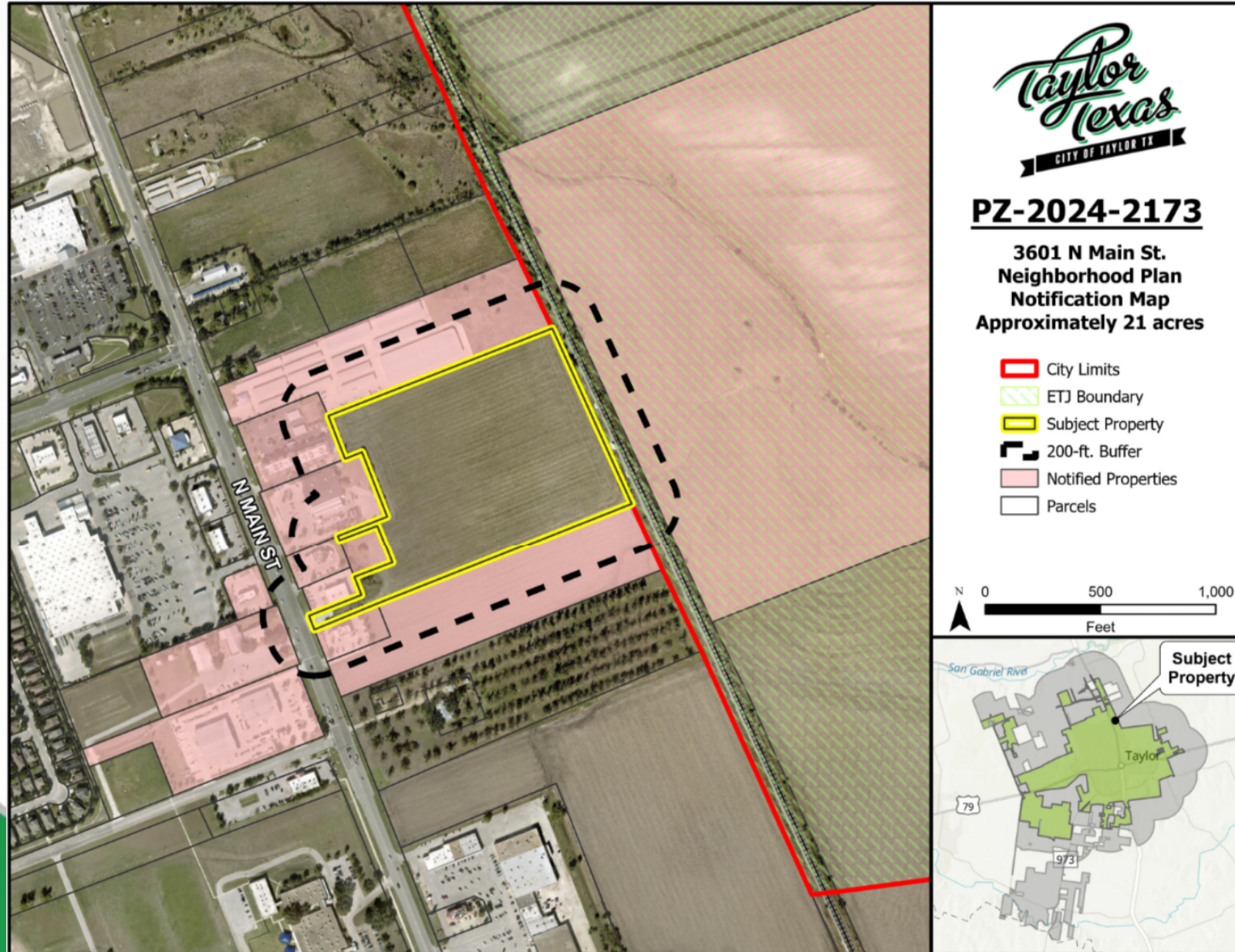
Neighborhood Plan

3601 N Main

Location Map

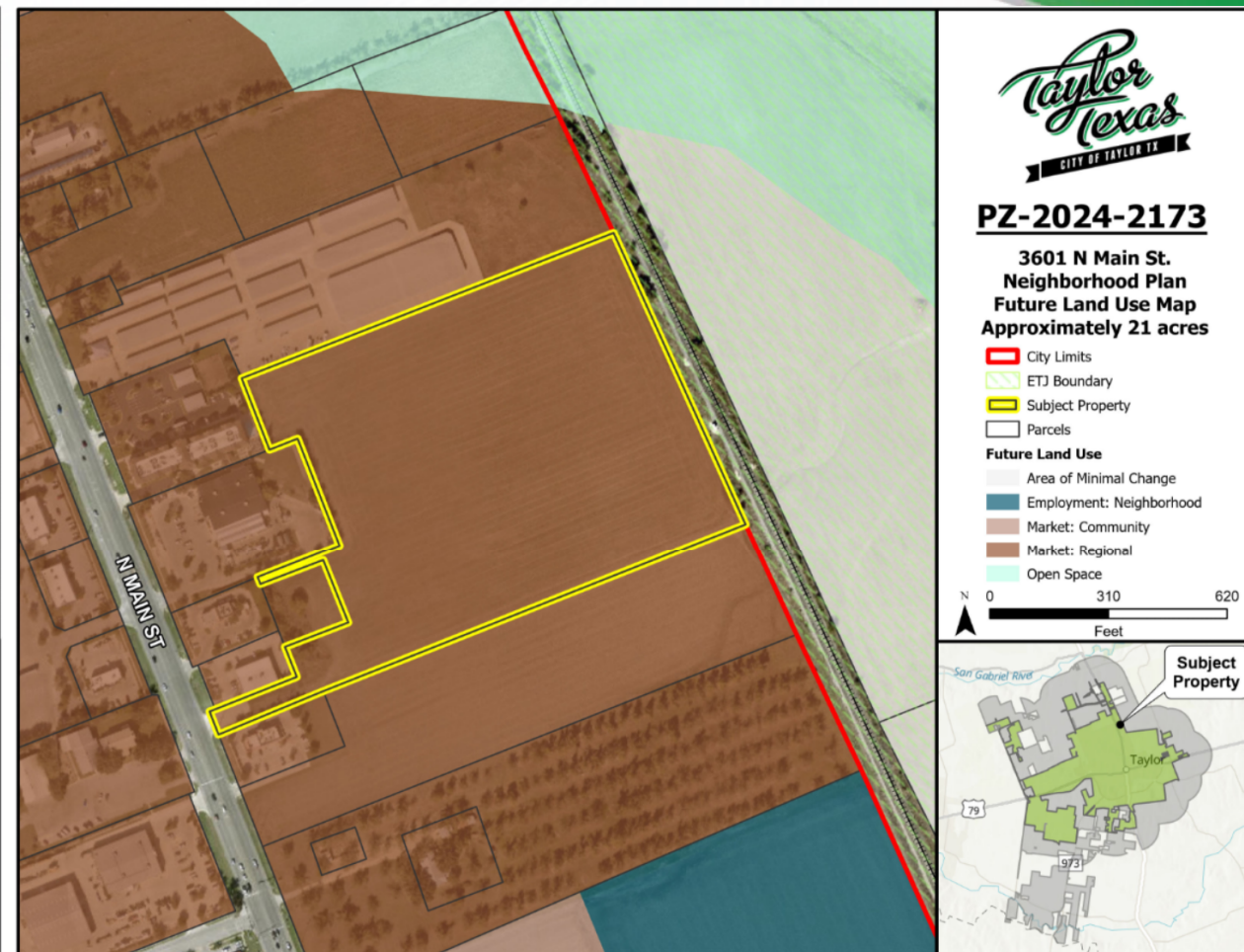
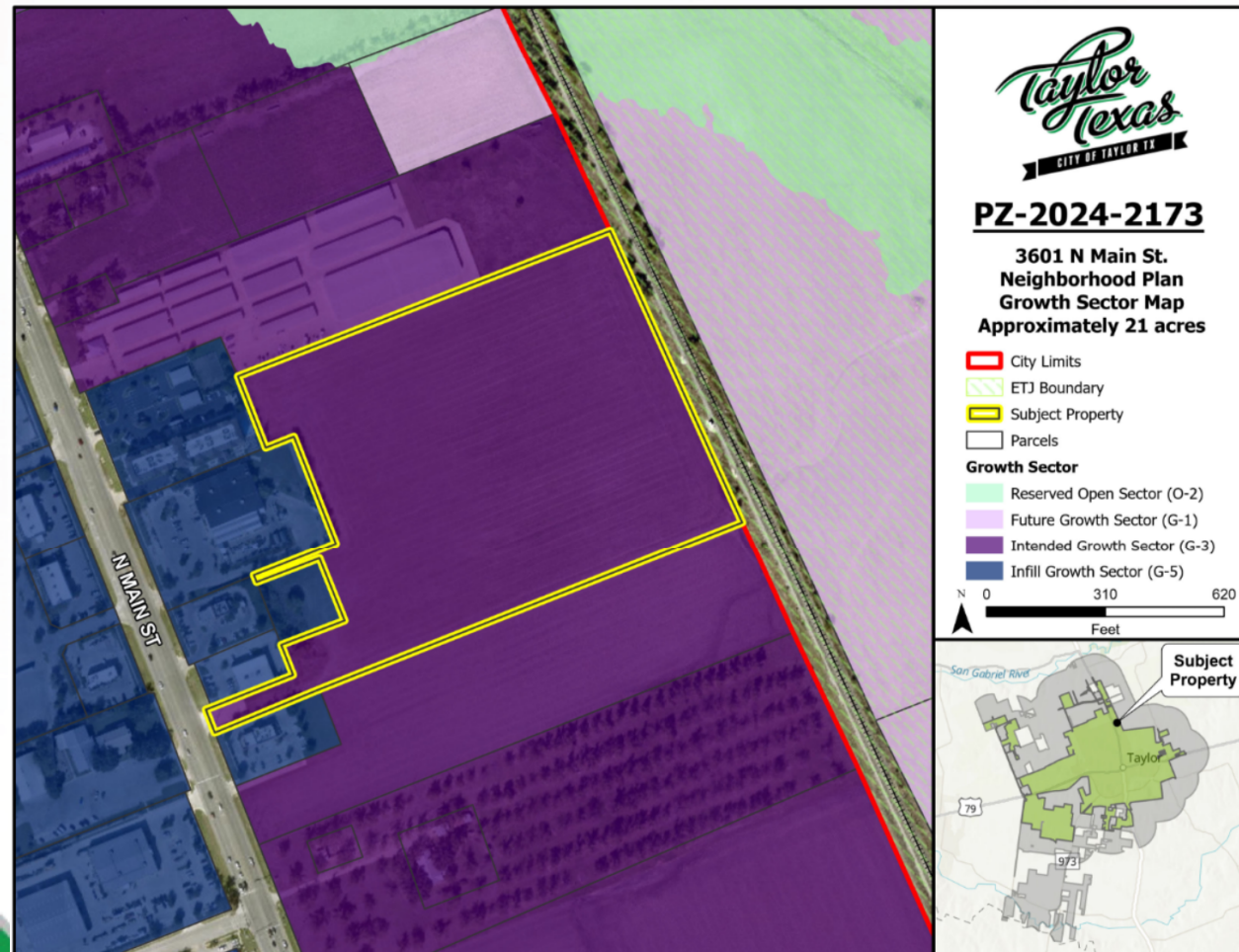


Notification Map

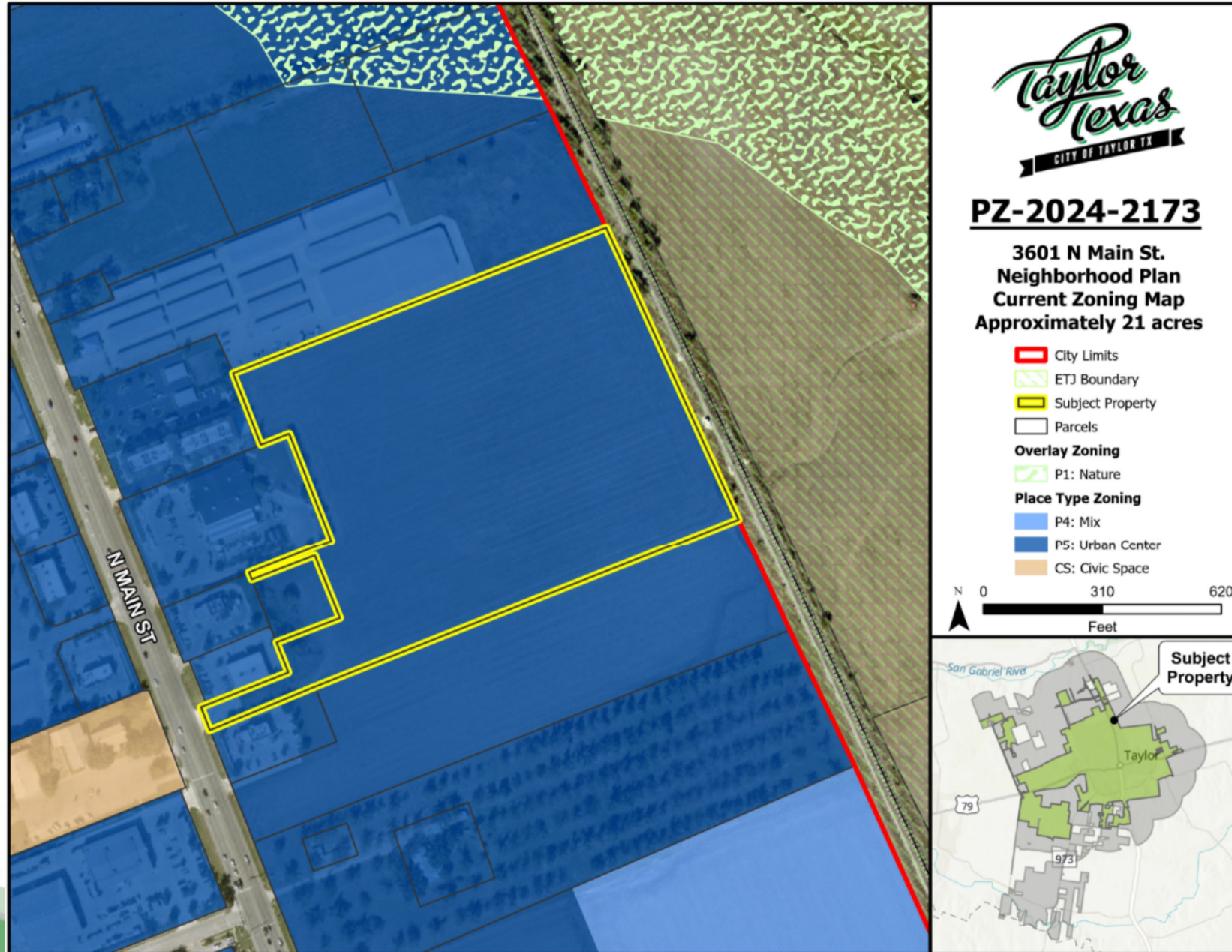


- 14 notices were sent out to adjacent property owners within 200 ft. of the subject property.
- Staff received one (1) response in opposition and zero (0) in approval of the request from the notified parties.

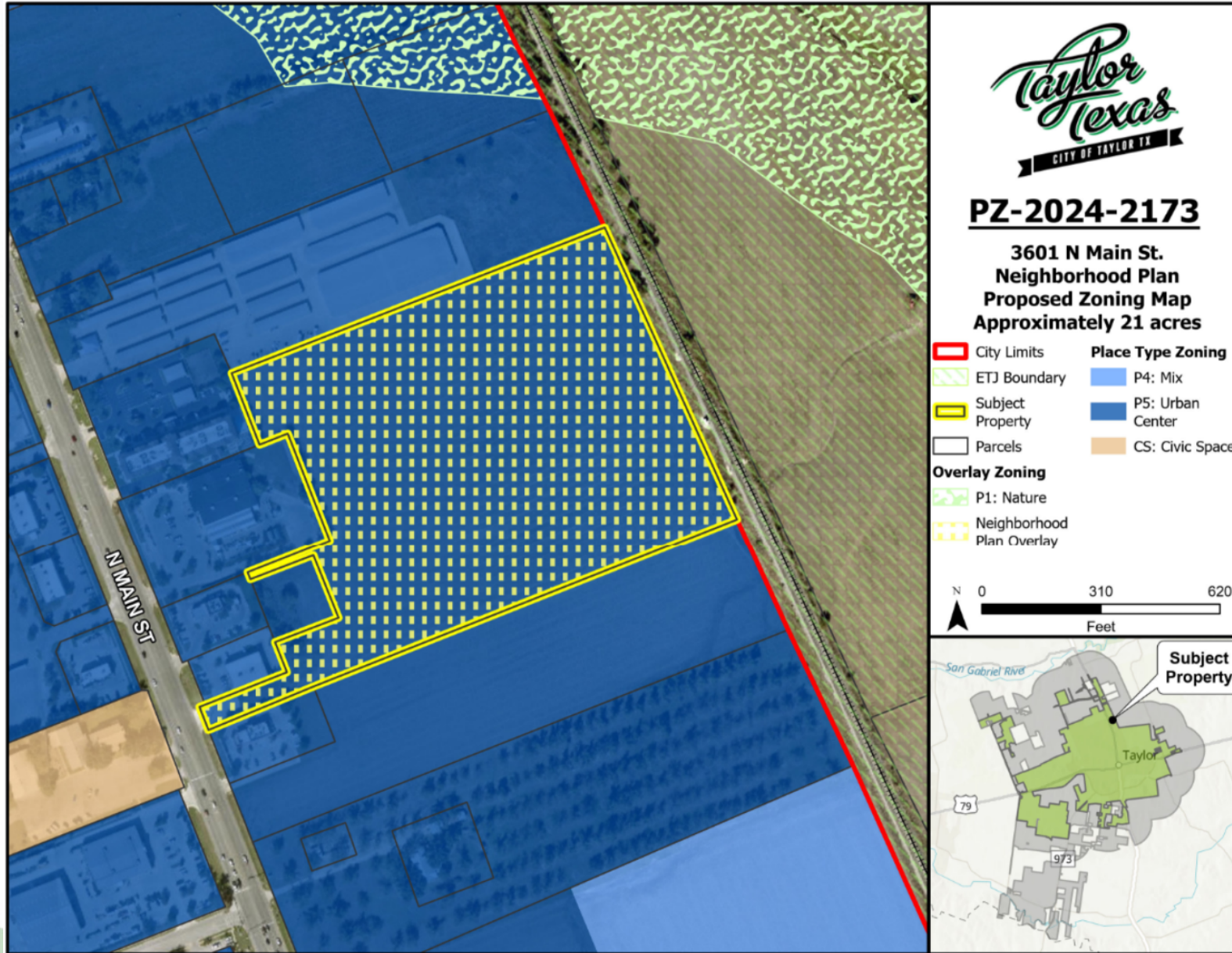
Growth Sector & Future Land Use Maps



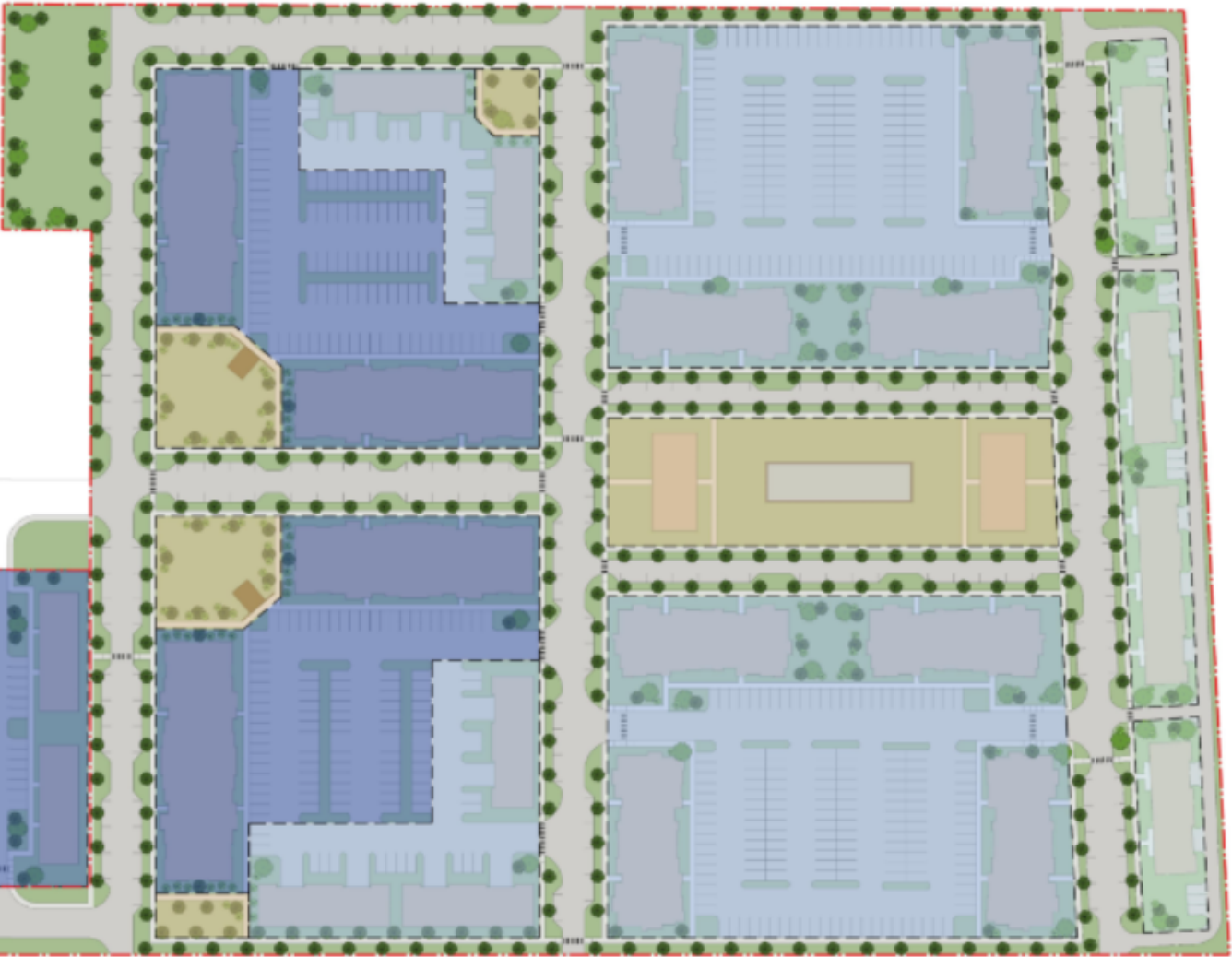
Existing Zoning Map



Proposed Zoning

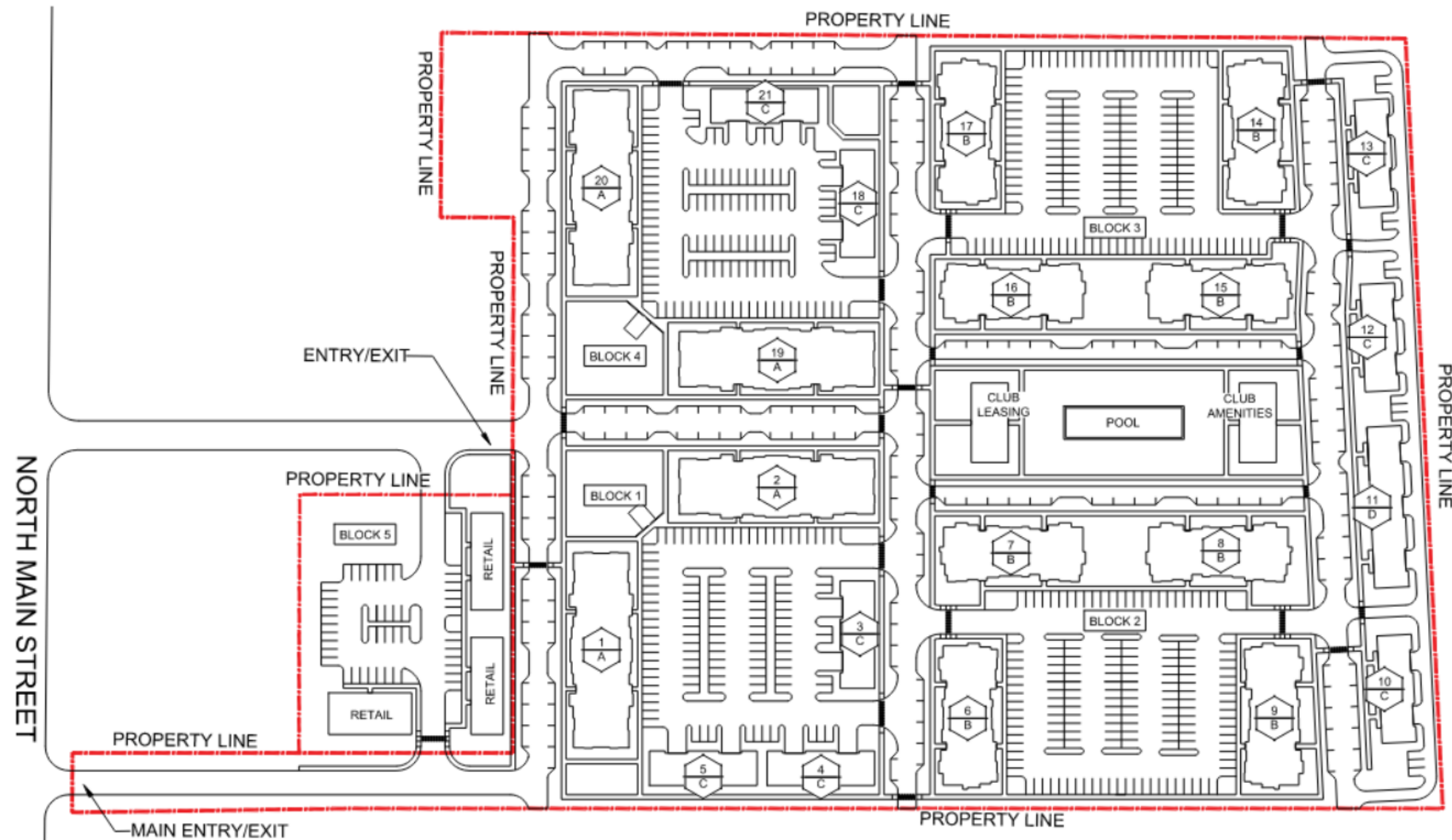


Regulating Plan

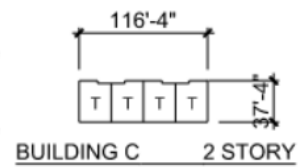
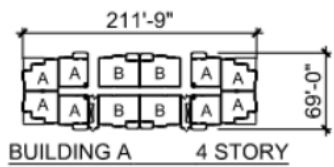
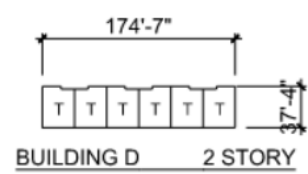
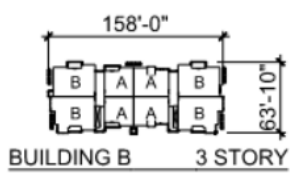


PLACE TYPE
P1
P3
P4
P5
CS
TOTAL

Illustrative Master Plan



BUILDING KEY



Proposed Warrants/Variances

- 1) A Warrant is recommended to allow for block lengths to exceed the maximum length for the townhomes, 4-story garden apartment, and 3-story garden apartment blocks
- 2) A Warrant is recommended to allow for a lower ratio of P1 than is permitted for a TND.



P&Z Recommendation

On August 12, 2025, the Planning and Zoning Commission voted 6-0) **Approval** of the proposed Neighborhood Plan referred to as 3601 N. Main – Taylor Apartments with the stipulated warrants.



City Council Meeting November 13, 2025 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure
Quality of Life

Agenda Item Number: 5.

Agenda Title: Receive a presentation on unallocated funds and introduce Ordinance No. 2025-36 Amending the FY26 Annual Budget.

Council Action to be Taken: Consider approval to introduce an ordinance amending the FY26 Annual Budget

Department Submitted: Finance

Staff Contact: Robert Powers, Chief Financial Officer

1. PURPOSE / DESCRIPTION

To consider amending the adopted FY26 Annual Budget to appropriate unallocated funds and amend the Development Services budget.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The FY26 budget was adopted by the City Council on September 10, 2025. The purpose of the proposed budget amendment is two-fold and each can be considered separately. The first involves programming existing, but unallocated fund balances. For the past several months, City staff have been reviewing various funds with unallocated balances in order to bring a comprehensive recommendation to the City Council. These funds include private donations, capital project funds, and special revenue funds.

After a recent meeting with the Mayor and Mayor Pro Tem, the consensus recommendation was that existing commitments be prioritized to avoid the need for future debt. These existing commitments include \$3,000,000 local cost-share for the A2 Corridor Project with Williamson County; \$2,028,000 for a Fire Ladder Truck with expected delivery in December 2026; and \$200,000 local cost-share with Williamson County for the CR366 road improvements due this fiscal year.

In addition to these existing commitments, staff is also recommending the following - a) \$300,000 for FF&E to outfit the new Public Works building at 205 S. Edmond St.; b) \$101,000 for intersection improvements (contingency) at CR366 & Chandler Rd.; and c) \$25,000 for

exterior painting of the Moody Museum (using donated funds.)

Staff is also recommending the following - that existing reserves in the Municipal Drainage Fund (MDUS) be reserved for Phase 2 of the Kimbro-Shaw drainage project recently approved by FEMA; use TUF funds for 4th Street improvements (\$250,000); and investigate the potential to use the Transportation Fund (TUF) to purchase heavy equipment that would increase the capacity and efficiency of the program. A final decision would require future City Council approval.

Lastly, staff is recommending that the two drainage projects identified in the 2025 CO projects (Gabriel St. and North St.) be deferred so that the Tammi Lane and possibly Thorndale projects can move forward. Both are higher priority projects on the Master Drainage Program and were included in the list of 2024 projects, but have been delayed due to funding constraints.

The second part of the proposed budget amendment involves the need to correct a budgeting oversight in the FY26 General Fund budget. The adopted budget does not include funds for the ongoing staff and professional services support provided by HDR to the Development Services Department. After reviewing the revenue estimates, staff believes these can be increased by an additional \$685,000 (which includes \$60,000 from the EDC) and that another \$145,000 in expenditures can be re-directed to support this program. The total budget would be \$830,000. This is less than what was spent in FY25, but staff will continue to look for ways to cut costs and increase efficiencies without negatively impacting growth and development.

A few other amendments are included to account for projects or programs funded in the prior year but need to carry-over into the current fiscal year.

The ordinance is drafted to have two exhibits - one for the unallocated funds and the second for the Development Services budget. Council has full discretion to accept, reject, or revise any or all of the proposed changes.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Set aside existing funds to avoid the need to incur debt in the future. • Appropriately fund the Development Services Department.	• City Council may have other priorities.

4. RECOMMENDATION

Recommend introduce ordinance amending the FY26 Annual Budget.

5. FUNDING SOURCE

Various funds.

6. TIMELINE

7. OTHER OPTIONS

1. Revise the list of recommended uses.
2. Delay consideration until a future date.

8. ATTACHMENTS

1. Ordinance - Budget Amend FY26_No1
2. FY26 Budget_Amd#1 Exhibit
3. Presentation

ORDINANCE NO. 2025-36

AN ORDINANCE OF THE CITY OF TAYLOR, TEXAS AMENDING ORDINANCE NO. 2025-29 ADOPTED ON SEPTEMBER 10, 2025, MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TAYLOR:

SECTION 1.0: That the appropriations for the fiscal year beginning October 1, 2025 and ending September 30, 2026, for the support of the general government of the City of Taylor, Texas be amended for said term in accordance with the change in revenues and expenditures shown in the attached Exhibit A.

SECTION 2.0: That the amendment in Exhibit A, is hereby approved in all aspects and adopted as an amendment to the City budget for the fiscal year October 1, 2025 and ending September 30, 2026.

SECTION 3.0: In accordance with Article 8 of the City Charter, this ordinance was introduced before the City Council of the City of Taylor, Texas on the 13th day of November, 2025.

PASSED, APPROVED, and ADOPTED this the ____ day of _____, 2025.

Dwayne Ariola, Mayor

ATTEST:

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark Schroeder, City Attorney

<u>FUND</u>		<u>ADOPTED</u>	<u>AMENDMENT</u> <u>NO.1-A</u>	<u>AMENDMENT</u> <u>NO.1-B</u>	<u>REVISED</u>
100	GENERAL FUND				
	REVENUES	30,430,342	0	685,000	31,115,342
	EXPENDITURES	<u>36,337,342</u>	<u>621,230</u>	<u>685,000</u>	<u>37,643,572</u>
	OVER/(UNDER)	<u>(5,907,000)</u>	<u>(621,230)</u>	<u>0</u>	<u>(6,528,230)</u>
162	GENERAL CAPITAL IMPROVEMENTS				
	REVENUES	700,000	775,000		1,475,000
	EXPENDITURES	<u>2,353,000</u>	<u>2,428,000</u>		<u>4,781,000</u>
	OVER/(UNDER)	<u>(1,653,000)</u>	<u>(1,653,000)</u>		<u>(3,306,000)</u>
165	CO SERIES 2013				
	REVENUES	5,632	0		5,632
	EXPENDITURES	<u>0</u>	<u>581,000</u>		<u>581,000</u>
	OVER/(UNDER)	<u>5,632</u>	<u>(581,000)</u>		<u>(575,368)</u>
166	CO SERIES 2017				
	REVENUES	0	0		0
	EXPENDITURES	<u>0</u>	<u>300,000</u>		<u>300,000</u>
	OVER/(UNDER)	<u>0</u>	<u>(300,000)</u>		<u>(300,000)</u>
210	TRANSPORTATION FUND (TUF)				
	REVENUES	875,000	0		875,000
	EXPENDITURES	<u>1,096,615</u>	<u>250,000</u>		<u>1,346,615</u>
	OVER/(UNDER)	<u>(221,615)</u>	<u>(250,000)</u>		<u>(471,615)</u>
370	CEMETERY OPERATING FUND				
	REVENUES	323,500	596,230		919,730
	EXPENDITURES	<u>379,490</u>	<u>545,000</u>		<u>924,490</u>
	OVER/(UNDER)	<u>(55,990)</u>	<u>51,230</u>		<u>(4,760)</u>
500	2022 BONDS				
	REVENUES	0	0		0
	EXPENDITURES	<u>200,000</u>	<u>3,360,000</u>		<u>3,560,000</u>
	OVER/(UNDER)	<u>(200,000)</u>	<u>(3,360,000)</u>		<u>(3,560,000)</u>
505	CO SERIES 2024				
	REVENUES	500,000	0		500,000
	EXPENDITURES	<u>10,836,500</u>	<u>1,360,000</u>		<u>12,196,500</u>
	OVER/(UNDER)	<u>(10,336,500)</u>	<u>(1,360,000)</u>		<u>(11,696,500)</u>
506	CO SERIES 2025				
	REVENUES	4,200,000	0		4,200,000
	EXPENDITURES	<u>11,300,000</u>	<u>(3,960,985)</u>		<u>7,339,015</u>
	OVER/(UNDER)	<u>(7,100,000)</u>	<u>3,960,985</u>		<u>(3,139,015)</u>

	<u>DEPT</u>	<u>ACCT</u>	<u>DESC.</u>	<u>CURRENT BUDGET</u>	<u>INCREASE / (DECREASE)</u>	<u>REVISED BUDGET</u>
100-GENERAL FUND						
<u>REVENUES</u>						
100-000-000	REVENUES					
				Total Change	0	
		Fund Balance	<i>Ned Trust (Moody Museum)</i>		25,000	
		Fund Balance	<i>Cemetery Maintenance Building (prior year)</i>		<u>596,230</u>	
					<u>621,230</u>	
<u>EXPENDITURES</u>						
100-566-349	BUILDING MAINTENANCE	Miscellaneous Repairs	<i>Moody Museum - Exterior Painting</i>	0	25,000	25,000
100-592-815	NON-DEPARTMENTAL	Interfund Transfers Out	<i>Cemetery Maintenance Building (prior year)</i>	0	<u>596,230</u>	596,230
				Total Change	<u>621,230</u>	
162-GENERAL CAPITAL IMPROVEMENTS						
<u>REVENUES</u>						
162-330-219	REVENUES	Other Federal Grants (CDBG)	<i>Waterline - 5th & Murphy</i>	0	600,000	600,000
162-330-230	REVENUES	Developer Contributions	<i>Soulbrain Tax Abatement Agreement</i>	0	25,000	25,000
162-330-239	REVENUES	Samsung Quality of Life Grant	<i>Samsung Annual Grant (new fund)</i>	0	<u>150,000</u>	150,000
				Total Change	<u>775,000</u>	
		Fund Balance	<i>2019 CO's (remaining balance with interest)</i>		265,000	
		Fund Balance	<i>Undesignated</i>		<u>1,238,000</u>	
					<u>1,503,000</u>	
<u>EXPENDITURES</u>						
162-500-724	CAPITAL PROJECTS	Heavy Equipment	<i>Fire Ladder Truck (\$2.028M; delivery est. Dec '26)</i>	0	1,238,000	1,238,000
162-500-819	CAPITAL PROJECTS	Other Contributions	<i>Wilco A2 Corridor local match (\$2m due Feb '28)</i>	0	265,000	265,000
162-539-512	CDBG 5th & MURPHY	Engineering	<i>Waterline - 5th & Murphy</i>	0	50,000	50,000
162-539-742	CDBG 5th & MURPHY	Construction	<i>Waterline - 5th & Murphy</i>	0	550,000	550,000
162-661-745	ADMINISTRATION	Developer Contributions	<i>Soulbrain Agr. (Emergency Preparedness)</i>	0	25,000	25,000
162-661-813	ADMINISTRATION	Samsung Quality of Life Grant	<i>Samsung Grant (FY25 & FY26)</i>	0	<u>300,000</u>	300,000
				Total Change	<u>2,428,000</u>	

165-CO SERIES 2013**REVENUES**

165-000-000 REVENUES

0

Total Change 0

Fund Balance

*2013 CO's (remaining balance with interest)*581,000**EXPENDITURES**

165-661-819 ADMINISTRATION

Other Contributions

Wilco A2 Corridor local match (\$2m due Feb '28)

0 280,000 280,000

165-661-819 ADMINISTRATION

Other Contributions

Wilco CR366 ILA local match

0 200,000 200,000

165-661-819 ADMINISTRATION

Other Contributions

CR366/Chandler intersection imprv. contingency

0 101,000 101,000

Total Change 581,000

166-CO SERIES 2017**REVENUES**

166-000-000 REVENUES

0

Total Change 0

Fund Balance

*2017 CO's (remaining balance with interest)*300,000**EXPENDITURES**

166-665-810 EXPENDITURES

Public Works Building

New Bldg FF&E

0 300,000 300,000

Total Change 300,000

210-TRANSPORTATION FUND (TUF)**REVENUES**

210-000-000 REVENUES

0

Total Change 0

Fund Balance

250,000**EXPENDITURES**

210-632-539 EXPENDITURES

Other Contract Services

4th Street Repairs (subject to CC approval)

250,000 250,000

Total Change 250,000

370-CEMETERY OPERATING FUND**REVENUES**

370-450-370 REVENUES

Interfund Transfers In

Cemetery Maintenance Building (prior year)

596,230 596,230

Total Change 596,230

EXPENDITURES

370-761-742 EXPENDITURES

Construction

Cemetery Maintenance Building (carry-over)

545,000 545,000

Total Change 545,000

500-2022 BONDS**REVENUES**

500-000-000 REVENUES

Total Change 0

0

Fund Balance

2022 CO's (remaining balance with interest)

3,360,000**EXPENDITURES**

500-500-724 CO'S SERIES 2022

Heavy Equipment

Fire Ladder Truck (\$2.028M; delivery est. Dec '26)

0

790,000

790,000

500-500-742 CO'S SERIES 2022

Construction

Bull Branch Trails (fy25 carry-over)

200,000

115,000

315,000

500-500-819 CO'S SERIES 2022

Other Contributions

Wilco A2 Corridor local match (\$2m due Feb '28)

0

2,455,000

2,455,000

Total Change 3,360,000**505-CO SERIES 2024****REVENUES**

505-000-000 REVENUES

Total Change 0

0

EXPENDITURES

505-563-512 2024 BONDS - STREETS

Engineering Services

2024 Street Program (FY25 carry-over)

0

110,000

110,000

505-563-742 2024 BONDS - STREETS

Construction

2024 Street Program (FY25 carry-over)

0

1,250,000

1,250,000

Total Change 1,360,000**506-CO SERIES 2025****REVENUES**

506-000-000 REVENUES

Total Change 0

0

EXPENDITURES

506-510-810 2025 CO'S - STS. & DRAINAGE

Public Works Building Purchase

Closing occurred in prior year (Project balance)

4,000,000

(3,960,985)

39,015

506-540-840 2025 CO'S - STS. & DRAINAGE

Gabriel Street Drainage

re-allocate to Tammi Lane

175,000

(175,000)

0

506-540-842 2025 CO'S - STS. & DRAINAGE

North Street Drainage

re-allocate to Tammi Lane

1,000,000

(1,000,000)

0

506-540-844 2025 CO'S - STS. & DRAINAGE

Tammi Lane Drainage

previously approved in FY24 CO project list

0

1,175,000

1,175,000

Total Change (3,960,985)

	<u>DEPT</u>	<u>ACCT</u>	<u>DESC.</u>	<u>CURRENT BUDGET</u>	<u>INCREASE / (DECREASE)</u>	<u>REVISED BUDGET</u>
100-GENERAL FUND						
<u>REVENUES</u>						
100-320-152	REVENUES	Building Permits	<i>Revised FY26 estimate</i>	750,000	375,000	1,125,000
100-320-157	REVENUES	Subdivision Development Fes	<i>Revised FY26 estimate</i>	250,000	125,000	375,000
100-330-215	REVENUES	TEDC-Engineering Reimb.	<i>New cost-sharing agreement with TEDC</i>	0	60,000	60,000
100-340-266	REVENUES	Plan Review Fees	<i>Revised FY26 estimate</i>	300,000	<u>125,000</u>	425,000
Total Change					<u>685,000</u>	
 <u>EXPENDITURES</u>						
100-522-111	DEVELOPMENT SERVICES	Personnel - Regular Full-time	<i>Revised FY26 estimate (vacancies)</i>	788,090	(95,000)	693,090
100-522-512	DEVELOPMENT SERVICES	Contract Services	<i>HDR staff augmentation; plan & permit reviews; inspections (previously in Engineering Services)</i>	0	830,000	830,000
100-592-512	NON-DEPARTMENTAL	Engineering Fees	<i>Revised FY26 estimate</i>	700,000	(50,000)	650,000
Total Change					<u>685,000</u>	

Introduce Proposed FY26 Budget Amendment #1

November 13, 2025

Proposed FY26 Budget Amendment #1

Purpose (each to be considered separately)

- ☐ Proposal A - Earmark unallocated funds.
- ☐ Proposal B - Amend the Development Services budget to separate HDR support services from general engineering services. This includes staff augmentation, plan reviews, and civil infrastructure construction inspections.

Proposal A: Unallocated Funds

Background: City staff has been reviewing the various City funds that have unallocated fund balances.

- These funds include private donations, capital project funds, and special revenue funds.
- Staff recommends that existing commitments be prioritized to avoid the need for future debt.
- Allocation of these funds is at the discretion of the City Council.
- City Council may accept, revise, or delay action on any of the recommendations.
- Staff recommendations are consistent with the allowed uses for each of the funds.

Existing Unallocated Fund Balances

	Fund	Balance
100	Moody Museum Donation	232,950
119	Downtown TIF #1	1,460,000
129	Library Grants & Donations	400,000
162	2019 CO's	250,000
162	General Capital Projects	1,200,000
165	CO's Series 2013 - Streets	565,000
166	CO's Series 2017	300,000
200	Roadway Impact Fees	2,715,000

	Fund	Balance
210	Transportation (TUF) Fund	1,965,000
300	Municipal Drainage (MDUS)	905,000
345	Water Impact Fee Fund	3,125,000
346	Wastewater Impact Fee	2,075,000
500	CO's Series 2022	3,000,000
505	CO's Series 2024	3,040,000
600	Utility CO's Series 2022	1,920,000
602	Utility CO's Series 2024	4,150,000

Recommended Prioritization

Existing Commitments include:

- \$3,000,000 local match for the A2 Corridor Project with Williamson County (payment due Feb. '28)
- \$2,028,000 Fire Department Ladder Truck (expected delivery Dec. '26)
- \$200,000 local match for the CR366 road improvements project with Williamson County (payment due upon completion of the project – FY26)

Additional Recommendations

- \$300,000 for FF&E for the new Public Works Building.
- \$101,000 for Chandler Road / CR366 intersection improvements (contingency).
- \$25,000 for exterior painting of Moody Museum.

Also,

- Use Drainage Fund (MDUS) for phase 2 of the Kimbro-Shaw drainage project (10% FEMA grant local match plus contingency).
- Evaluate use of Transportation Fund (TUF) to purchase heavy equipment to increase capacity and efficiency & use TUF funds for 4th Street improvements (\$250,000 est.)
- Repurpose \$1,175,000 set aside in the FY25 CO's for Gabriel St. and North St. drainage projects to allow previously approved and higher priority Tammi Lane drainage project to move forward to bid.
- Transfer remaining prior year allocation for Cemetery Maintenance Building (\$596,230)
- Adjust Public Works Bldg purchase budget to reflect closing in prior year.

2022 PROJECT WARRANTY ITEMS



4th St Pavement

- Poorly performing majority of the sealcoat.
- Working with contractor to re-do seal coat or provide credit for upgraded surface treatment
- Upgraded Surface Treatment Option & Restriping:
 - Thin milling & overlay with 1" thin overlay mix (TOM)
 - Estimated cost ~ \$250K+/- after credit
 - **Recommend upgrading 4th Street with 1" TOM**



Thin Overlay Mix (TxDOT Item 347) and Pavement Marking

	Description	Units	Qty	Unit Price	\$\$
4th St	TOM Item 347 - 1"	SY	19901	\$ 13.00	\$ 258,713.00
	Barricades/TCP	LS	1	\$ 6,000.00	\$ 6,000.00
	Pavement Marking				\$ 61,052.20
	TOTAL				\$ 325,765.20

2022 PROJECT WARRANTY ITEMS



2nd St Pavement

- Poorly performing sealcoat in localized areas
- Working with contractor to re-perform seal coat in problem areas or provide credit for upgraded surface treatment
- Upgraded Surface Treatment Option:
 - Thin milling & overlay with 1" thin overlay mix (TOM)
 - Estimated cost ~ \$685K+/- after credit
 - **Recommend only doing warranty work with seal coat; no additional upgrades.**



Thin Overlay Mix (TxDOT Item 347) and Pavement Marking

	Description	Units	Qty	Unit Price	\$
2nd St	Mill & TOM Item 347 - 1"	SY	47662	\$ 13.00	\$ 619,606.00
	Barricades/TCP	LS	1	\$ 6,000.00	\$ 6,000.00
	Pavement Marking				\$ 134,930.05
				TOTAL	\$ 760,536.05

Drainage Bond Projects

- DMP Drainage CIP Priority
 - 2024 Drainage Bond Projects
 - **8 – Burkett Street**
 - **9 – Velma Drive Area**
 - 11 – Old Thorndale Road Area (hold)
 - **12 - Tammi Lane Area**
 - 2025 Drainage Bond Projects
 - 13 – Gabriel Street (hold)
 - 14 – North Drive (hold)
- Project Cost Increases:
 - Expanded project areas to increase level of service to meet design criteria
 - Construction material costs increases (Based on Donna Channel bid)
 - Field constraint adjustments increasing materials quantity
 - Drainage easement needs for proposed improvements

Example of Project Expansion

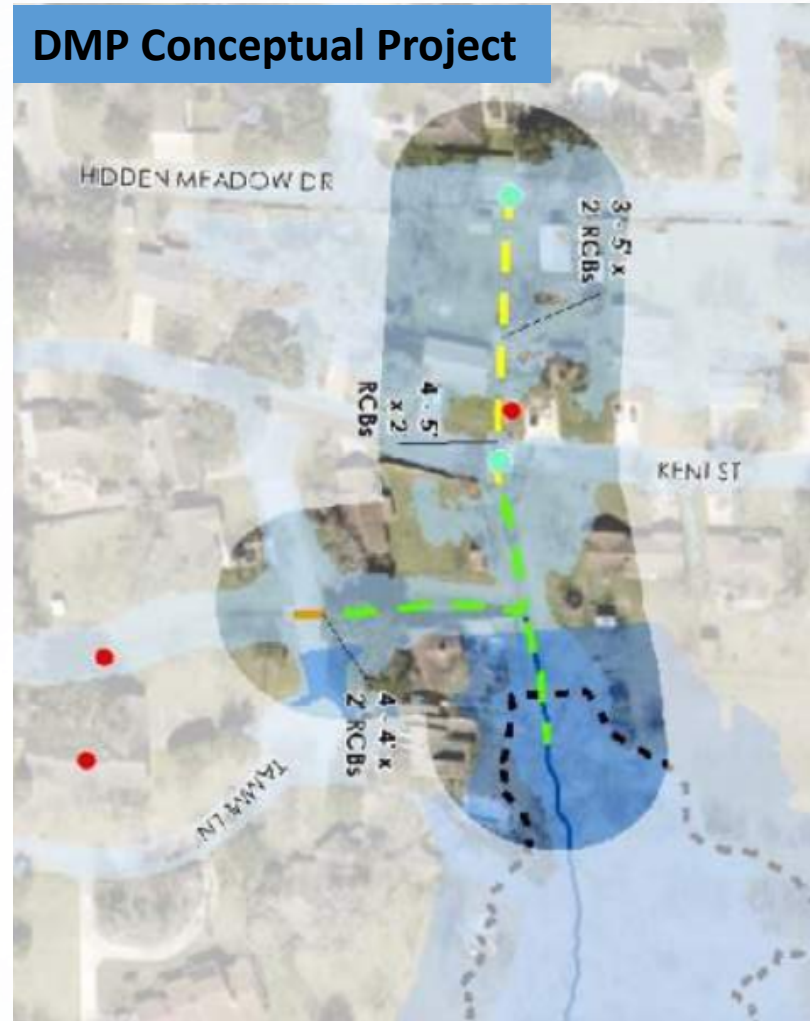
Tammi Lane Area Drainage Improvements

DMP Conceptual Project

- Easement not adequate for storm drain size
- No easement for channel improvements

Proposed Expanded Project

- Maximized storm drain to fit within existing easement
- Proposed 42" storm drain bypass to meet drainage criteria
- Proposed easement for channel improvements



Proposal A: Recommended Uses (highlighted)

	Fund	Balance		Fund	Balance
100	Moody Museum Donation	\$ 232,950 (\$25,000)	210	Transportation (TUF) Fund	\$1,965,000 (amount t.b.d.)
119	Downtown TIF #1	1,460,000	300	Municipal Drainage (MDUS)	905,000
129	Library Grants & Donations	400,000	345	Water Impact Fee Fund	3,125,000
162	2019 CO's	250,000	346	Wastewater Impact Fee	2,075,000
162	General Capital Projects	1,200,000	500	CO's Series 2022	3,000,000
165	CO's Series 2013 - Streets	565,000	505	CO's Series 2024	3,040,000
166	CO's Series 2017	300,000	600	Utility CO's Series 2022	1,920,000
200	Roadway Impact Fees	2,715,000	602	Utility CO's Series 2024	4,150,000

Highlighted fund balances will be 100% utilized with exception of the Moody Museum & Transportation Fund (TUF).

Proposal B: Development Services Budget

Background: The Development Services department uses HDR for staff augmentation, plan reviews and civil infrastructure improvement inspections. Due to a budgeting oversight by Finance in preparation of the FY26 budget, this function was not funded.

- Staff has re-evaluated the revenue estimates in the adopted FY26 budget and believes that development-related revenues can be increased by \$685,000.
- Staff also estimates that \$95,000 is available from existing staff vacancies plus another \$50,000 can be transferred from the general engineering services budget.
- Combined, this creates an \$830,000 budget.
- Staff will look to reduce costs throughout the year with the goal of staying within budget without negatively impacting growth and development.
- If revenues exceed budget estimates during the year, staff may recommend further adjustments to ensure the Development Services department budget is adequately funded.

Proposal B – Development Services Revised Revenues

Acct	Revenue	Adopted FY26	Adjustment	Proposed
100-320-152	Building Permits	\$750,000	\$375,000	\$1,125,000
100-320-157	Subdivision Development	250,000	125,000	375,000
100-330-215	TEDC Engineering Reimbursement (new)	0	60,000	60,000
100-340-266	Plan Review Fees	300,000	125,000	<u>425,000</u>
			Total	\$685,000



City Council Meeting November 13, 2025 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure

Agenda Item Number: 6.

Agenda Title: **Receive a presentation on the FY 25-26 Level Up List and associated 2025 Curb Replacement Program.**

Council Action to be Taken: Receive a presentation on the FY 25-26 Level Up List and associated 2025 Curb Replacement Program.

Department Submitted: Public Works

Staff Contact: Jim Gray, Director of Public Works
Conor Stuart, HDR Engineering

1. PURPOSE / DESCRIPTION

The purpose of this item is to present the Level Up list for the fiscal year 2025-2026, curb inventory results, and the curb replacement program.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

The Level Up Program is intended to improve ride quality and increase the lifespan of residential streets through Taylor. \$500,000 has been allocated to the Level Up Program from the TUF fund for FY 25-26. The streets are ranked through the OCI scores and improvements are made based on that list ranking. Public Works self performs these level ups and if funds remain near the end of the fiscal year additional segments will be added to the list.

On June 12th, the 2025 CIP Projects were presented to council. On the Project list was the 2025 Curb & Gutter Replacement Program. This program is intended to improve the overall curb inventory through replacement of failing curb and gutter portions.

The streets eligible for curb replacement are the streets that are a part of the FY25-26 Level Up list. This will allow the new curbs to be installed, then the street is leveled up, providing a clean finish for the street segment. Eligible street segments were field verified and measured for the locations of the proposed replacement. Field verification took into account whether the curb section was contributing to positive drainage.

6 blocks were identified as candidates for the the 2025 Project. A planset for the improvements

will be bid out for the concrete curb replacement work. Pending unit prices, additional segments can be added to the project.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Improves residential street ride quality • Improves street drainage • Investment into the street infrastructure assets	• No foreseeable cons

4. RECOMMENDATION

Staff recommends to receive the presentation as presented.

5. FUNDING SOURCE

FY 25-26 Level Up is funded by the Transportation Utility Fund.

Curb Replacement Program is funded by the 2025 Certificate of Obligation Bond.

6. TIMELINE

FY 25-26 Level Up has begun and will continue throughout the fiscal year, October 2025 to October 2026.

Curb Replacement Program is underdevelopment and will be bid in the next two months,

7. OTHER OPTIONS

Provide feedback on presentation.

Reject presentation.

8. ATTACHMENTS

1. Slides_Curb Inventory Council Presentation

2025 LEVEL UP PROGRAM AND 2025 CURB AND GUTTER PROGRAM

SUMMARY

- Presentation will:
 - Provide an update on the FY25-26 Level up Program
 - Provide an update on the inventory for existing curb and gutter and existing fire hydrants on City maintained roads.
 - Provide a road map to develop a curb and gutter repair/replacement program.

LEVEL UP STREETS

- Total Level Up length 16,264 Linear Feet
- OCIs range from 11.2 to 24.3
- \$27.4/LF to complete Level Up
 - Assumes a 20-foot street section
 - Varies from street to street
- Budget of \$500,000 per FY25-26
- Additional street segments will be added at the end of the list if funds remain



LEVEL UP STREETS LIST PAGE 1

BNAME	FROM_	TO_	OCI2024	Length_Ft	FY	Treated Since 2024?
OAK STREET WEST	STURGIS STREET	BLAND STREET	11.2	358	25-26	
PORTER STREET	1ST STREET EAST	2ND STREET EAST	18.2	362	25-26	
JUNIE LANE	CRYSTAL CIRCLE	BEAVER CIRCLE	18.7	222	25-26	
ELLIOTT STREET	1ST STREET EAST	2ND STREET EAST	19.0	362	CIP	CIP - City Hall
KIRK STREET	DAVIS STREET	BEL AIR DRIVE	19.1	280	25-26	
NE CARLOS P BOULEVARD	NE US 79 EXIT RAMP	END	19.4	290	25-26	
BURKETT STREET	2ND STREET EAST	3RD STREET EAST	19.6	370	25-26	
ANNIE STREET	3RD STREET WEST	4TH STREET WEST	20.1	337	25-26	
TRAVIS STREET	FRANKLIN STREET	2ND STREET WEST	20.1	662	CIP	CIP - Donna Channel
MURPHY STREET	END	5TH STREET EAST	20.1	254	25-26	
PORTER STREET	7TH STREET EAST	8TH STREET EAST	20.3	326	25-26	
THOMPSON STREET	CECELIA STREET	JAMES STREET	20.3	369	25-26	
HOSACK STREET	PORTER STREET	FRINK STREET	20.4	445	25-26	
8TH STREET WEST	8TH STREET WEST	KIMBRO STREET	20.4	532	25-26	
1ST AVENUE	MILLER STREET	MARTIN LUTHER BOULEVARD EAST	20.5	1129	25-26	
HOSACK STREET	HOSACK STREET	LAUREL STREET	20.5	963	25-26	
HACKBERRY STREET	10TH STREET WEST	11TH STREET WEST	20.6	331	25-26	
FRINK STREET	HOSACK STREET	SAMS STREET	20.7	296	25-26	
RANDALL STREET	BEL AIR DRIVE	KIMBRO STREET	20.8	557	25-26	
HOOD STREET	HUFF STREET	BURNS STREET	20.9	348	25-26	
BEL AIR DRIVE	KIRK STREET	RANDALL STREET	21.1	402	25-26	
VICTORIA STREET	3RD STREET WEST	4TH STREET WEST	21.8	340	25-26	
DRAKE LANE	DONNA DRIVE	DAVIS STREET	21.8	534	CIP	CIP - Donna Channel
5TH STREET EAST	PORTER STREET	WASHBURN STREET	21.9	347	25-26	

LEVEL UP STREETS LIST PAGE 2

ADAMS STREET	ADAMS STREET	GRACE STREET	22.1	213	25-26
BROWN STREET	DAVIS STREET	HOOD STREET	22.3	249	25-26
ADAMS STREET	GRACE STREET	FAIRGROUNDS STREET	22.4	368	25-26
FRINK STREET	FRINK STREET	OSCAR STREET	22.5	634	25-26
BRANCH STREET	4TH STREET WEST	5TH STREET WEST	22.7	356	25-26
MARTIN LUTHER BOULEVARD WEST	GANO STREET	MARTIN LUTHER BOULEVARD WEST	22.8	664	25-26
HOOD STREET	BURNS STREET	LAKE DRIVE WEST	23.0	198	25-26
MUSTANG STREET WEST	STURGIS STREET	BLAND STREET	23.1	359	25-26
7TH STREET EAST	BURKETT STREET	END	23.3	236	25-26
BRANCH STREET	5TH STREET WEST	6TH STREET WEST	23.4	347	25-26
FOWZER STREET	5TH STREET WEST	6TH STREET WEST	23.6	354	25-26
LAUREL STREET	SAMS CIRCLE	MARESH STREET	23.7	324	25-26
CRYSTAL CIRCLE	JUNIE LANE	BULL RUN	23.8	397	25-26
KIRK STREET	KIMBRO STREET	STASNY STREET	23.9	475	25-26
VICTORIA STREET	2ND STREET WEST	3RD STREET WEST	24.1	354	25-26
ANNIE STREET	6TH STREET WEST	7TH STREET WEST	24.1	385	25-26
RICES CROSSING ROAD	FENWICK DRIVE	WESTCHESTER ROAD	24.2	522	25-26
PORTER STREET	PORTER STREET	OSCAR STREET	24.2	612	25-26
FOWZER STREET	2ND STREET WEST	3RD STREET WEST	24.3	360	25-26

2025 CURB AND GUTTER PROGRAM

INVENTORY

- Total Road Mileage within City Limits: 140.47 miles
 - Estimated potential total curb mileage: 281 miles
- Inventory exercise identified 123 miles of curb

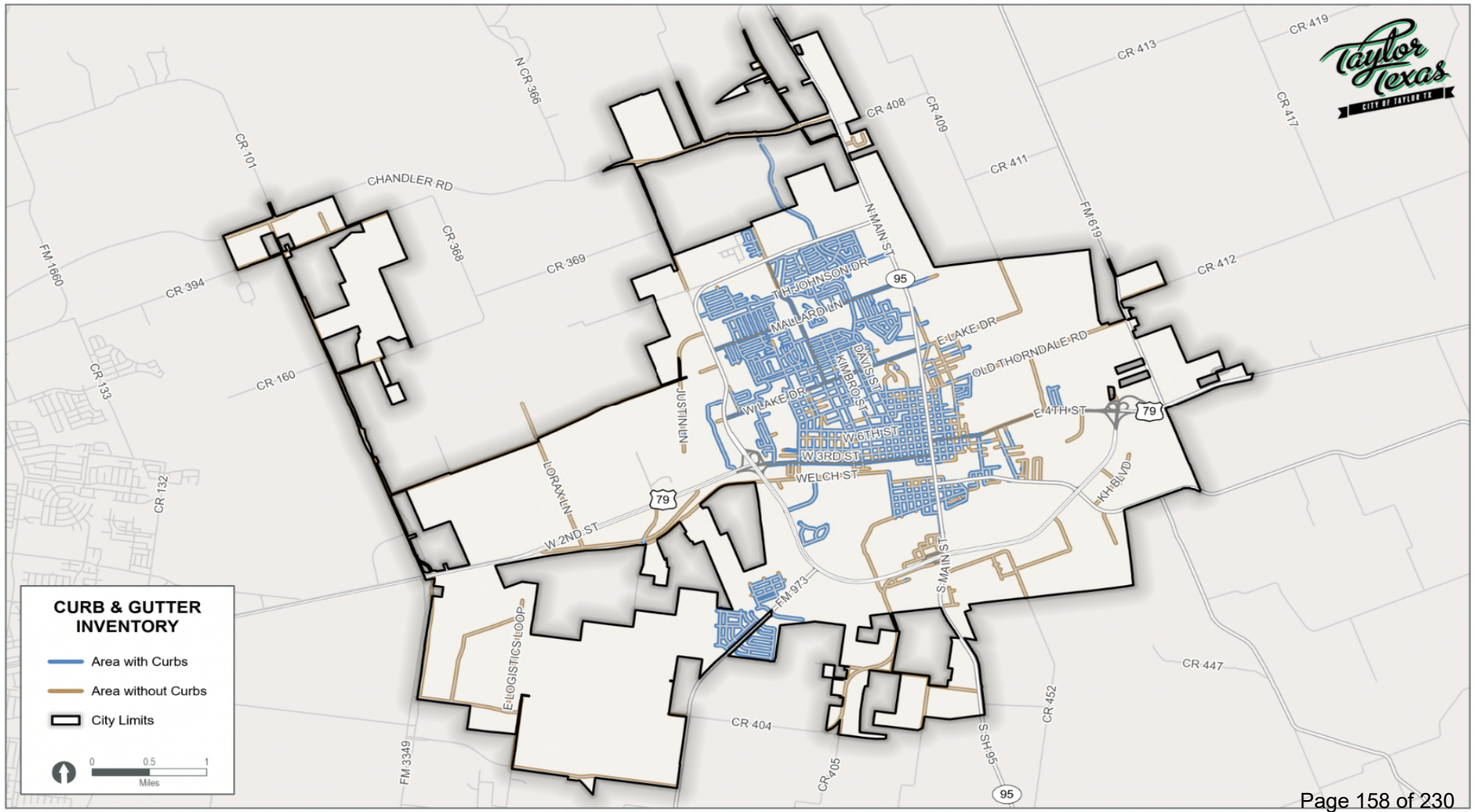
Results:

- 43.9% of streets in City Limits contain curbs

CURB & GUTTER INVENTORY

- Area with Curbs
- Area without Curbs
- City Limits

0 0.5 1
Miles

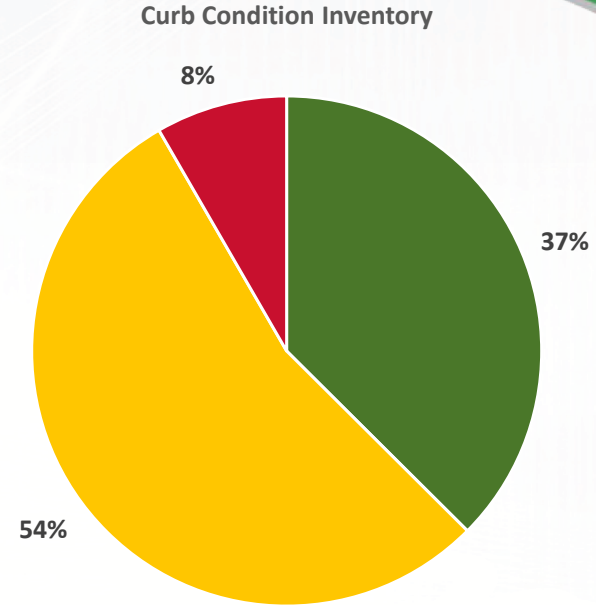


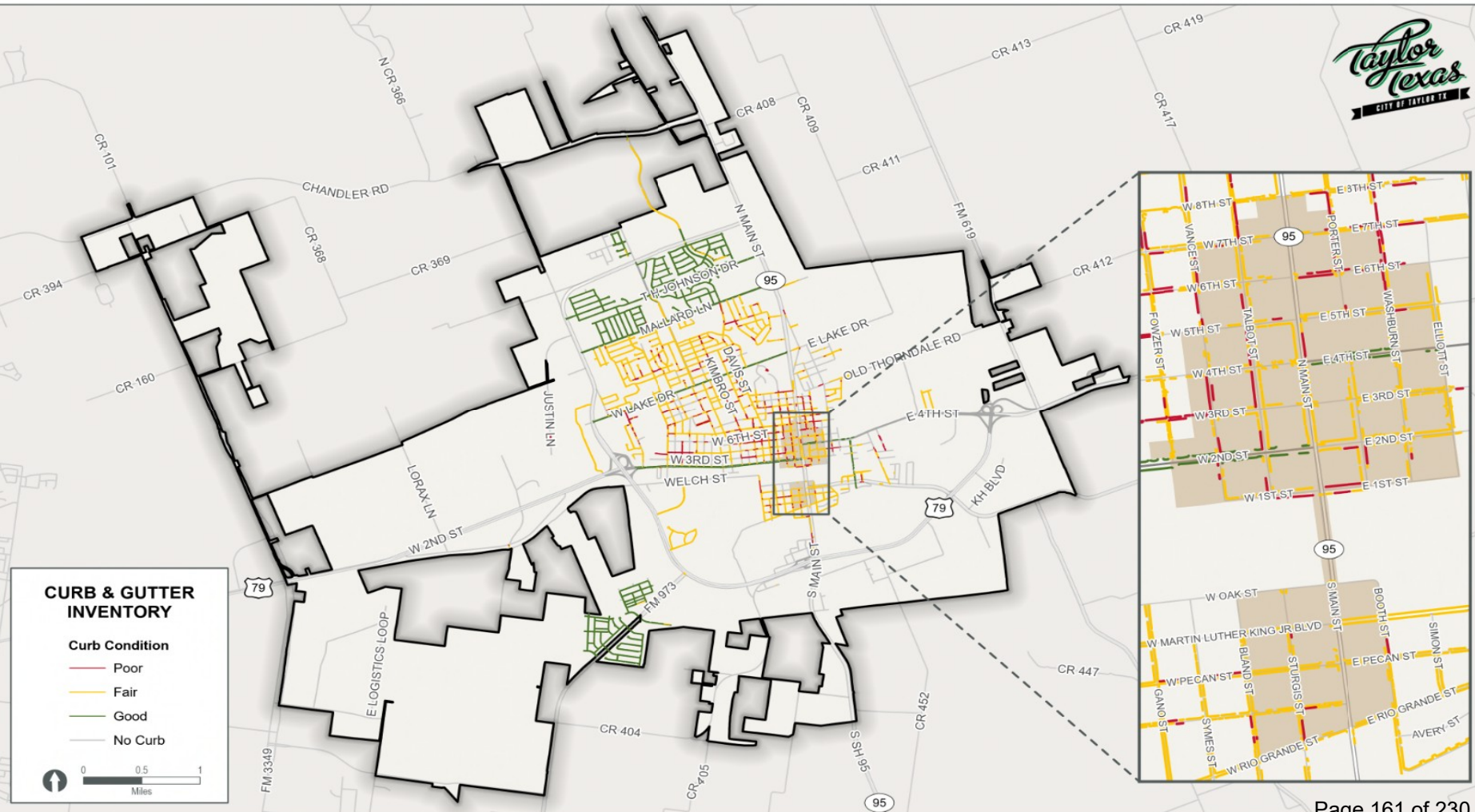
CCI METHODOLOGY (CURB AND GUTTER)

- Identified various factors in curb condition
 - Vegetation
 - Broken/Missing Curbs
 - Laidback Curb
 - Ineffective Height
- Determined severity of each factor
- Created a CCI (Curb Condition Index) for each span of curbing to help facilitate the creation of a Curb and Gutter Repair Program
- **Overall Average CCI = 72**
- All new streets in Taylor are built with C&G to new standards, this inflates the scores

CURB CONDITION INDEX (CCI) RESULTS

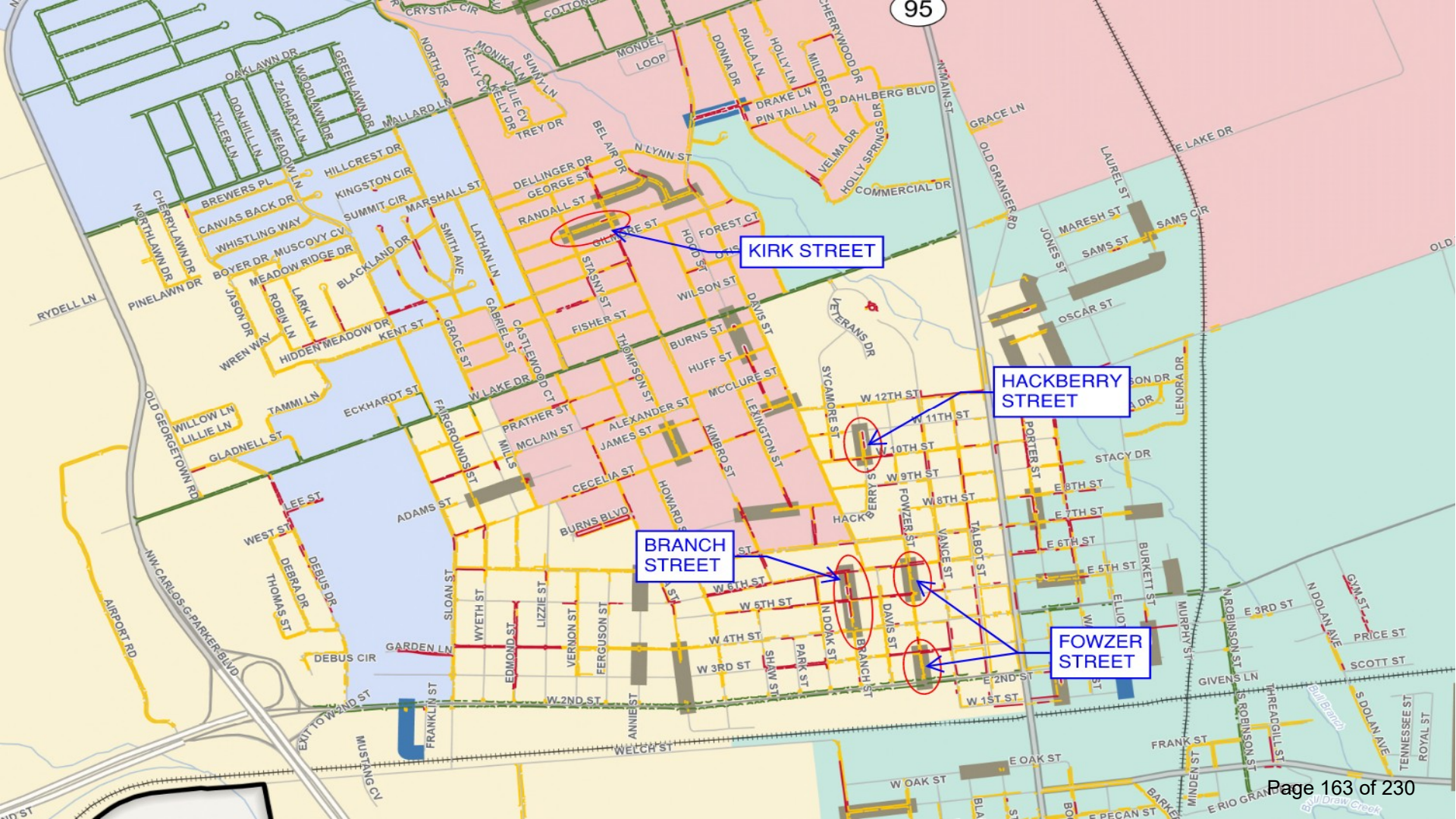
- 10.29 Miles of **Poor** curb (Less than 50 CCI)
- 66.71 Miles of **Fair** curb (Between 50 and 70 CCI)
- 46.88 Miles of **Good** curb (Greater than 70 CCI)





CURB REPAIR PROGRAM

- FY25-26 Level Up Program contains 42 street segments
 - 20 segments do not currently have curb and gutter (Ineligible)
 - 22 remaining segments were field verified for condition and determined if they facilitate positive drainage
 - 6 street segments were identified to be combined into a Replacement Project
 - Around 2,400 linear feet of proposed curb replacement
- Concrete curb repair will occur then Public Works will follow with an asphalt Level Up
- This will provide a 'like new' street where improvements occur



KIRK STREET

HACKBERRY STREET

BRANCH STREET

FOWZER STREET

CURB REPAIR LOCATIONS

Street	From	To	Condition	Length of Curb Repair (LF)
Fowzer Street	2 nd Street	3 rd Street	Low	300
Fowzer Street	5 th Street	6 th Street	Low/Medium	430
Hackberry Street	10 th Street	11 th Street	Low	410
Branch Street	4 th Street	5 th Street	Low	505
Branch Street	5 th Street	6 th Street	Low	333
Kirk Street	Stasny Street	Kimbro Street	Low	438
			Total	2,416 LF

NEXT STEPS

- Public Works continues Level Up program on streets without curb and gutter
 - (Now through October 2026)
- HDR prepares a bid package for the identified curb sections (Nov-Dec 2025)
 - Bid to be advertised and results analyzed, brought back to council for approval (January 2025)
- Concrete curb replacement work begins (Early 2026)
 - Public Works follows and levels up finished curb streets (2026)
- Left over budget will be used to add additional curb segments to the project based on scoring and visual confirmation

QUESTIONS?



City Council Meeting November 13, 2025 Transmittal Letter

STRATEGIC PILLAR

Agenda Item Number: 7.

Agenda Title: Discussion, consideration, and possible action on Resolution R25-25, amending the Decorum and Conduct Policy.

Council Action to be Taken: Consider approving Decorum and Conduct Policy

Department Submitted: City Management

Staff Contact: LaShon Gros, Managing Director of Administrative Services

1. PURPOSE / DESCRIPTION

The purpose of this agenda item is for Council to consider approving the City of Taylor Decorum and Conduct Policy.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

Staff received direction to review the existing Rules of Decorum Policy.

Staff reviewed the Rules of Decorum Policy and recommended revisions clarifying when the policy applies and updating the provisions governing citizen comments, decorum, and conduct at the October 23, 2025, City Council meeting. City Council requested staff make additional revisions and bring them back for consideration. Based on Council guidance, staff has made the revisions.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
•	•

4. RECOMMENDATION

Approve recommended changes to the Decorum and Conduct Policy.

5. FUNDING SOURCE

6. TIMELINE

Effective immediately upon approval.

7. OTHER OPTIONS

8. ATTACHMENTS

1. RESOLUTION ADOPTING Rules of Decorum Policy
2. Exhibit A - Rules of Decorum
3. Presentation - Decorum Policy

RESOLUTION NO. R25-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, ADOPTING RULES OF DECORUM GOVERNING CITY COUNCIL, BOARD, AND COMMISSION MEETINGS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Taylor recognizes the importance of providing citizens with the opportunity to participate in public meetings of the City Council, as well as City boards and commissions, in a fair, orderly, and respectful manner; and

WHEREAS, the City Council finds that clear rules governing citizen comments and meeting decorum preserve the dignity of the Council Chambers and other City meeting venues, ensure that meetings are conducted efficiently, and allow all participants to be heard without disruption; and

WHEREAS, the City Council seeks to adopt uniform rules that balance the public's right to address the City's governing and advisory bodies with each body's responsibility to conduct meetings in compliance with the Texas Open Meetings Act and other applicable laws; and

WHEREAS, the City Council finds it to be in the best interest of the City and its residents to formally adopt Rules of Decorum Governing City Council, Board, and Commission Meetings to ensure consistency, fairness, and civility in all City proceedings;

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

Section 1. Adoption of Policy. The Rules of Decorum Governing City Council, Board, and Commission Meetings, attached hereto as *Exhibit "A"* and incorporated herein by reference, are hereby adopted as the official rules of the City of Taylor governing public participation and decorum at all meetings of the City Council and all City boards and commissions.

Section 2. Authority of Presiding Officers. The Presiding Officer of the City Council, and the Chair or Presiding Officer of each City board or commission, shall have the authority to enforce the Rules of Decorum adopted herein and to preserve order at all meetings conducted under their jurisdiction.

Section 3. Supersession. This Resolution supersedes any prior rules or policies inconsistent with the *Rules of Decorum Governing City Council, Board, and Commission Meetings* adopted herein.

Section 4. Severability. If any provision of this Resolution or the attached Rules is held to be invalid or unenforceable by a court of competent jurisdiction, such finding shall not affect the validity of the remaining provisions.

Section 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2025.

Mayor Dwayne Ariola

ATTEST:

City Clerk, Lucy Aldrich

EXHIBIT A

CITY OF TAYLOR

RULES OF DECORUM AT CITY COUNCIL, BOARD, AND COMMISSION MEETINGS

Purpose

It is the desire of the City Council, City boards, and commissions to hear from the citizens of Taylor, stimulate discussion, and provide a forum for cordial and meaningful public debate on matters that are properly a concern of the respective body. The following rules shall control and govern audience comments and general decorum during meetings of the City Council, as well as City boards and commissions.

Rules for Audience Comments

Immediately preceding the opening of a public hearing, the Presiding Officer (Mayor, Chair, or their designee) may direct the City Secretary or staff liaison to read the rules governing citizen comments. Generally, the rules for a Public Hearing are the same as for Citizen Comments below; however, the Presiding Officer may alter them in advance of the hearing if reasonably necessary to facilitate audience input, deliberations, and an efficient meeting.

Rules Governing Citizen Comments and Public Hearings

The following rules apply to all public hearings and citizen comment periods during meetings of the City Council, boards, and commissions.

1. **Recognition.** Citizen comments are limited to individuals who have been acknowledged by the Presiding Officer and who speak from the designated microphone.
2. **Time Limits.** Each speaker is limited to a maximum of three (3) minutes, unless otherwise extended by the Presiding Officer. ~~Speakers may not pool or donate their time allotment to other speakers.~~
3. **Speaker Cards.** No individual may address the Council without submitting a speaker card, either online or in person, to the City Secretary, board secretary, or staff liaison clearly stating the subject on which the individual wishes to speak. If the subject does not pertain to City business, the Presiding Officer may so advise the individual and recommend how the issue may otherwise be addressed.
4. **Agenda vs. Non-Agenda Items.**
 - Citizens speaking on agenda items must restrict their comments to the subject matter listed. They may speak during the Citizen Comment portion of the agenda or when the Council, board, or commission takes up that item.

- Citizens speaking on non-agenda items may only do so during the Citizen Comment portion of the agenda.
- The Council, board, or commission may not deliberate or act on non-agenda items, except to (a) provide specific factual information, (b) recite existing policy, or (c) propose placing the subject on a future agenda.

Decorum and Conduct

1. **Respectful Conduct.** Proper respect, decorum, and civility shall prevail at all times. Threats, obscene or profane language, incitement of violence, or conduct that materially disrupts the meeting is prohibited.
2. **Speakers shall direct their remarks to the City Council, board, or commission as a body.** Occasional remarks to other attendees or members of the audience are permissible so long as they do not disrupt the meeting, interfere with the Council's ability to conduct business, or otherwise violate these rules.
3. **Prohibited Behavior.** The following conduct is prohibited:
 - Loud arguing, intimidation, or disruption of speakers or attendees.
 - Unauthorized remarks from the audience, stomping of feet, whistles, yells, or other disruptive behavior.
 - Display of placards, banners, or signs in a manner that obstructs views, impedes safety, or disrupts proceedings. Handheld signs that do not block others' view may be allowed at the discretion of the Presiding Officer.
 - Obscene, indecent, or profane clothing, symbols, or signs are prohibited within the Council Chambers or meeting area.
 - Use of City audio-visual equipment for citizen presentations without prior approval from the City Secretary at least 24 hours in advance. Approval is subject to security and technical considerations. Hard copies of any presentation materials must be provided to the City Secretary or staff liaison for inclusion in the official record.
4. **Applause.** Applause of appreciation may be permitted when recognizing a significant event or achievement. Otherwise, applause or demonstrations that disrupt the flow of the meeting are prohibited.
5. **Workplace Conduct.** Council, board, and commission meetings are a workplace for City staff, officials, and board and commission members. Conduct that constitutes harassment under federal, state, or local law is prohibited.

Preservation of Order

1. The Presiding Officer (Mayor, Chair, or their designee) shall preserve order and decorum.

2. The Presiding Officer may issue a warning to any individual violating these rules. If the conduct continues, the individual may be directed to leave the Council Chambers or meeting location.
3. The Presiding Officer may order removal of any individual who engages in behavior that materially disrupts the meeting or prevents others from exercising their right to address the Council, board, or commission.

Applicants

An applicant appearing before the City Council, board, or commission seeking approval for items such as contracts, permits, or development authorizations is limited to a maximum of ten (10) minutes for an initial presentation, unless otherwise allowed by the Presiding Officer. An applicant who has completed an initial presentation must again be recognized by the Presiding Officer before returning to the podium to provide additional comments or answers.

Decorum Policy

LaShon Gros

Managing Director Administrative Services

Background

- Decorum Policy was brought to City Council on October 23, 2025, for consideration.
- After discussion staff was instructed to revise the policy.

Rules of Decorum Policy

- The statement “Speakers may not pool or donate their time allotment to other speaker.” was removed.
- The rest of the policy as presented on October 23, 2025, remains the same.

What's Next?

- Brought forward for Council discussion.
- Council may provide direction or take action tonight.



City Council Meeting November 13, 2025 Transmittal Letter

STRATEGIC PILLAR

Quality of Life
Economic Vitality

Agenda Item Number: 8.

Agenda Title: Discussion, consideration, and possible action on Ordinance 2025-35, establishing regulations for vacant commercial structures.

Council Action to be Taken: Approve ordinance as presented.

Department Submitted: Fire

Staff Contact: Daniel Baum, Fire Chief

1. PURPOSE / DESCRIPTION

The recent fire at the old Dickey-Givens Community Center highlights the risks and challenges of vacant buildings. Taylor has numerous vacant commercial structures, particularly downtown and along 2nd Street. A vacant building registration program is a tool that other communities have used as a means to manage the vacant building inventory. The proposed ordinance establishes a registration program, a standard of care, regular inspections, and a plan for the productive use of the building.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

A vacant building registration program establishes a clear process for tracking and maintaining vacant properties. It requires owners to register, contribute a modest fee for inspections, keep their buildings maintained and secure, and provide an action plan for the use of the property. This program reduces public safety risks, protects neighborhood property values, and encourages reinvestment in the community.

The ordinance was introduced at the October 23, 2025, City Council meeting.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
-------------	-------------

• Improves public safety • Encourages the return of vacant properties to productive use • Encourages reinvestment in the community	• Staff hours to administer the program
--	---

4. RECOMMENDATION

Approve Ordinance 2025-35, establishing regulations for vacant commercial structures.

5. FUNDING SOURCE

N/A

6. TIMELINE

Ordinance 2025-35 introduction on October 23, 2025. Staff will schedule adoption of the ordinance for the November 13, 2025 meeting.

7. OTHER OPTIONS

N/A

8. ATTACHMENTS

1. Vacant Building Ordinance
2. Exhibit A-1 - Vacancy Ordinance District
3. Vacant Commercial Structure Presentation

ORDINANCE NO. 2025-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TAYLOR, TEXAS, ESTABLISHING REGULATIONS FOR VACANT COMMERCIAL STRUCTURES; PROVIDING FOR REGISTRATION, FEES, MAINTENANCE REQUIREMENTS, EXEMPTIONS, PENALTIES, AND ENFORCEMENT; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Taylor, Texas (“City Council”) finds that vacant commercial structures, when not maintained, may create public health and safety hazards, attract criminal activity, and negatively impact surrounding property values; and

WHEREAS, the City Council further finds that regulations requiring the registration, maintenance, and monitoring of vacant commercial structures are necessary to protect the health, safety, and welfare of the citizens of Taylor; and

WHEREAS, the City Council desires to amend the Taylor Code of Ordinances, Chapter 5 (Building Regulations), by adding a new Article 5.12 (Commercial Properties), Division 2 (Vacant Structures); and

WHEREAS, the City Council has determined that adoption of this ordinance is in the best interest of the citizens of Taylor, Texas;

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

SECTION 1. AMENDMENT TO CODE.

The Taylor Code of Ordinances, Chapter 5 (Building Regulations), is hereby amended by adding a new Article 5.12 – Commercial Properties, Division 2 – Vacant Structures, as set forth in **Exhibit A**, attached hereto and incorporated herein for all purposes.

SECTION 2. CODIFICATION.

The City Council intends that the provisions of this ordinance be codified in the Code of Ordinances, and the City Attorney is authorized to make such numbering and formatting changes as may be necessary to accomplish this intention.

SECTION 3. SEVERABILITY.

If any section, subsection, paragraph, sentence, clause, phrase, or word of this ordinance is declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining portions.

SECTION 4. REPEALER.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 5. EFFECTIVE DATE.

This ordinance shall take effect immediately upon adoption and publication as required by law.

PASSED, APPROVED, AND ADOPTED this 13th day of November, 2025.

ATTEST:

Dwayne Ariola, Mayor

Lucy Aldrich, City Clerk

APPROVED AS TO FORM:

Mark J. 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. 2025-35, passed and approved by the City Council of the City of Taylor, Texas, on the 13th day of November, 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

CHAPTER 5. BUILDINGS

ARTICLE 5.12 – COMMERCIAL PROPERTIES

DIVISION 2. - VACANT STRUCTURES

Sec. 5.12.031. Definitions.

For purposes of this division, the following terms shall have the meanings ascribed:

Building – Any enclosed structure designed for habitation or commercial use, including trade or manufacture, including single family residential structures used for commercial purposes.

Building official – The City Manager or designee.

City Council – The City Council of the City of Taylor, Texas.

City Engineer – The City Engineer of the City of Taylor or designee.

City Manager – The chief administrative officer of the City of Taylor or designee.

City Staff – Officers, employees, and agents of the City assigned by the City Manager and/or Council to review, comment, and enforce this division.

Owner – The person or entity holding record title to the real property on which a building is located, according to Williamson County property records or appraisal district records.

Secured – All accessible means of ingress/egress to the vacant structure, including exterior doors and windows, are locked to prevent unauthorized entry in a manner allowed by the City of Taylor Code of Ordinances.

Unit – A portion of a building separated from other spaces and directly accessible from an outer door or interior hallway.

Vacant Structure – A commercial building where lawful activity has ceased, or appears to have ceased, for 150 days; or a building with more than three units where 75% or more are unused for over 150 days; or a building with inactive utility accounts. The term does not include single-family dwellings used solely for residential purposes.

Sec. 5.12.032. Applicability.

This division applies to all commercial vacant structures located within the Downtown Overlay District of Taylor, Texas as shown in Exhibit A-1 and incorporated herein by reference.

Sec. 5.12.033. Registration required.

(a) Owners of vacant commercial structures must register with the City within thirty (30) days of written notice from the Building Official. Notice may be delivered personally, by first-class mail to the address on appraisal district records, or by posting on the property.

(b) Registration shall be on forms provided by the City and include:

1. Property address and legal description;
2. Owner contact information (or registered agent for entities);
3. Third-party property manager information (if applicable);
4. Names and addresses of lienholders, tenants, or parties with interest;
5. Emergency contact information;
6. Proof of liability insurance (minimum \$500,000.00) or surety bond equal to appraised value;
7. A vacant building plan (maintenance, repair, occupancy, sale, or demolition) as set out in Section 5.12.037 of this Division;
8. Square footage, number of stories, and other information useful to first responders;
9. Posting of "No Trespass" signs;
10. Notice to the City of any ownership/management changes within 30 days.

(c) Registration must be renewed annually until the structure is occupied and code compliant.

(d) The Building Official and Code Enforcement Officer shall review compliance biannually.

Sec. 5.12.034. Registration fees.

Vacant structure owners shall pay annual registration and inspection fees as set forth in Appendix B-1 (Fee Schedule). Fees are due by January 31 of each year.

Sec. 5.12.035. Property manager or agent.

(a) Each owner shall designate a local property manager or agent upon registration.

(b) For all vacant commercial structures, the manager's name and phone number must be posted at the building entrance in large, legible print.

Sec. 5.12.036. Standard of care.

Vacant structures must be maintained at all times in compliance with the Chapter 6 of the Land Development code and the family of International Codes, as published and updated by the International Code Council, including but not limited to the International Building Code, International Residential Code, International Fire Code, International Plumbing Code, International Mechanical Code, and related companion codes adopted by the City of Taylor. In addition, vacant structures shall comply with all applicable requirements of Chapter 18 (Nuisances) of this Code and any provisions of Chapter 5 addressing unsafe, dangerous, or

substandard structures. Exteriors shall be kept in good order, with intact windows, façade materials maintained, lighting provided, and security measures in place. Failure to maintain the premises in accordance with this section constitutes a public nuisance.

Sec. 5.12.037 Vacant Building Plan.

Within thirty (30) days after the date a certificate of registration is issued for a vacant building, the registrant shall submit to the Building Official a vacant building plan complying with this section

(a) The vacant building plan must contain the following:

1. A plan of action and a time schedule for correcting all existing violations of this chapter or any other city ordinance or state or federal law applicable to the building or its premises.
2. A plan of action for maintaining the building and its premises in compliance with this chapter and all applicable city ordinances and state and federal laws.
3. A plan of action for maintaining the building and its premises in a safe and secure manner, including but not limited to any provisions for lighting, security patrols, alarm systems, fire suppression systems, and securing the building from unauthorized entry.
4. A plan of action for occupying or selling the building, including but not limited to a time schedule for renovating or repairing the building and a time schedule for marketing, advertising, or offering the building for sale or lease.
5. A plan of action and time schedule for any demolition of the building.

(b) A registrant may update the vacant building plan at any time but shall provide the City with an updated vacant building plan at least once every six months that the building is required to be registered under this chapter.

Sec. 5.12.038. Factors not considered for exemptions.

The following do not excuse registration or fee payment:

1. Pending tax foreclosure (until final judgment);
2. Financial inability of the owner;
3. Bankruptcy filings;
4. Existence of past due municipal fees or liens.

Sec. 5.12.039. Property Inspections.

(a) For the purpose of ascertaining whether violations of this chapter or any other city ordinance or state or federal law applicable to the building exist, the Building Official is authorized at a reasonable time to inspect:

1. the exterior of a vacant building; and
2. the interior of a vacant building, if the permission of the owner, operator, or other person in control is given or a search warrant is obtained.

(b) The Building Official shall inspect a vacant building at least once during each twelve (12) month period that the building is not occupied.

(c) An applicant or registrant shall permit representatives of the police department, the department of environmental and health services, the fire department, the department of code compliance, the historic preservation officer, and the building official to inspect the interior and exterior of a vacant building, for the purpose of ensuring compliance with the law, at reasonable times upon request. The applicant or registrant commits an offense if he, either personally or through an agent or employee, refuses to permit a lawful inspection of the vacant building as required by this subsection.

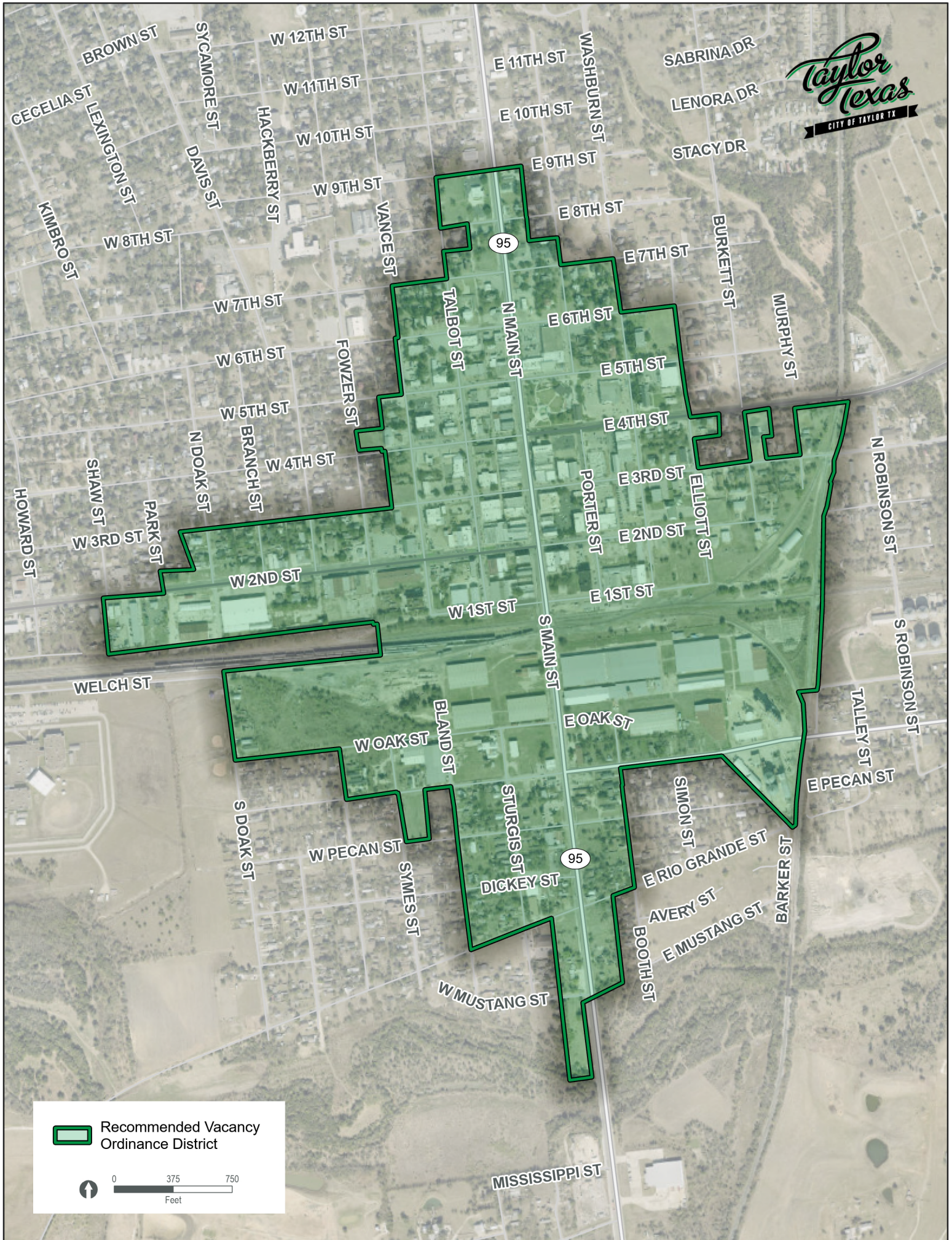
(d) Whenever a vacant building is inspected by the Building Official and a violation of this chapter or any other city ordinance or state or federal law applicable to the building is found, the building or premises will, after the expiration of any time limit for compliance given in a notice or order issued because of the violation, be re-inspected by the Building Official to determine that the violation has been eliminated.

(e) Applicable City of Taylor fees for inspections and third-party costs shall apply in accordance with the City of Taylor Fee Schedule.

Sec. 5.12.040. Violation and Penalty.

(a) A person who violates a provision of this Ordinance, or who fails to perform an act required of the person by this Ordinance commits an offense. A person commits a separate offense each day or portion of a day during which a violation is committed, permitted, or continued.

(b) Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Taylor, Texas, shall be subject to a fine not to exceed the sum of five hundred (\$500.00) for each offense, except however, where a different penalty has been established by state law for such offense the penalty shall be that fixed by state law, and for any offense which is a violating of any provision of law that governs fire safety, zoning, or public health and sanitation, including dumping of refuse, the penalty shall be a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense; and each and every day said violation is continued shall constitute a separate offense.



Ordinance 2025-35 Vacant Commercial Structures

October 23, 2025

Background & Staff Analysis

- Vacant structures are often not maintained, potentially causing a fire hazard and risk of structural deterioration.
- Often attract squatters and criminal activity.
- Negative impact on surrounding properties.
- Risk to emergency responders and the public should an incident occur.
- May be a deterrent to others wanting to invest in the community.

Goals

- Return properties to productive use.
- Encourage reinvestment in the community.
- Maintain and secure buildings to the extent they are not a safety risk.
- Prevent buildings from having the appearance of being vacant.

Vacant Building Definition

- Vacant Structure – A commercial building where lawful activity has ceased, or appears to have ceased, for 150 days; or a building with more than three units where 75% or more are unused for over 150 days; or a building with inactive utility accounts.
- The term does not include single-family dwellings used solely for residential purposes.

Registration Program

- Owners of vacant commercial structures must register with the City within 30 days of written notice from the Building Official.
- Owners shall pay an annual fee (waived for initial registration).
- Owners shall designate a local property manager or agent.
- Properties must be maintained in accordance with applicable ICC codes and adopted City ordinances.
- Owners shall submit a vacant building plan.

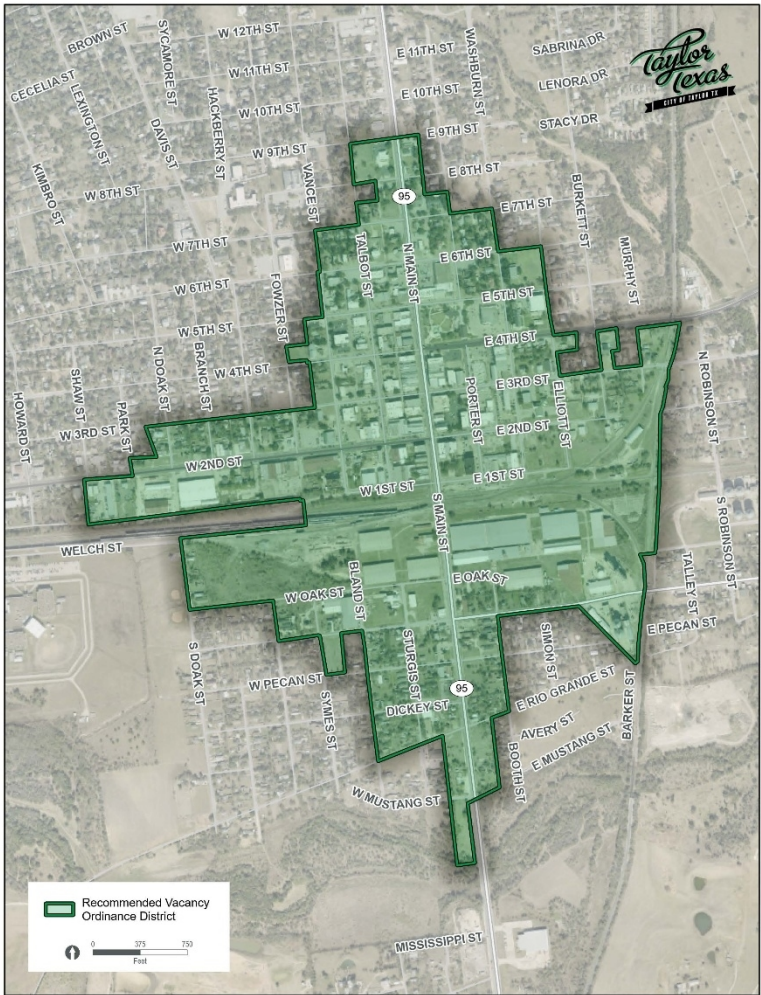
Vacant Building Plan Requirements

- A plan of action and a time schedule for correcting all existing violations.
- A plan for maintaining the building and its premises.
- A plan for ensuring the safety and security of the building.
- A plan for occupying or selling the building.
- A plan and schedule for any demolition of the building.

Inspections

- The Building Official shall inspect vacant buildings at least once annually to ensure compliance.
- The registrant shall permit the Fire Department, Police Department, Code Enforcement, historic preservation, and other applicable parties to inspect the building for compliance.

Vacant Structure Ordinance District





City Council Meeting November 13, 2025 Transmittal Letter

STRATEGIC PILLAR

Streets/Infrastructure

Agenda Item Number: 9.

Agenda Title: Discussion, consideration, and possible action on Guaranteed Maximum Price (GMP) No. 1 with Bartlett Cocke General Contractors for the 2nd Street Sewer Line Relocation associated with the New City Hall/Justice Center project.

Council Action to be Taken: Approve GMP No. 1 with Bartlett Cocke General Contractors for the 2nd Street Sewer Line Relocation.

Department Submitted: City Management, Engineering

Staff Contact: Jacob Walker, City Engineer

1. PURPOSE / DESCRIPTION

The purpose of this item is to provide a general project update and then discuss, consider, and possible approval of Bartlett Cocke General Contractor's Guaranteed Maximum Price (GMP#1) proposal for relocation of the existing E 2nd Street sewer line; This work must be completed prior to commencement of construction for the New City Hall/Justice Center.

2. STAFF ANALYSIS / BACKGROUND / PRIOR COUNCIL ACTIONS

- The existing sewer line that is currently under E. 2nd Street, must be relocated prior to starting construction on the new City Hall/ Justice Center, which will include relocation of gravity sewer from Elliott to Main Street.
- Bartlett Cocke General Contractors has provided a proposal ("GMP#1") to perform this relocation. *(A forthcoming proposal for the City Hall/ Justice Center building itself, will be presented as "GMP#2").*
- HDR, serving as Owner's Representative, has reviewed the GMP proposal, and all collected subcontractor bids, and found this proposal to be a fair market value for this work.
- The GMP proposal is within the project budget and estimate for this portion of the project work.

3. PROS and CONS

<u>PROS</u>	<u>CONS</u>
• Relocated necessary utilities to facilitate the construction of New City Hall/Justice Center • GMP has been reviewed the proposal and found it to be fair market value. • Proposal is within the budget	• No foreseeable cons

4. RECOMMENDATION

Staff recommends approval of GMP #1.

5. FUNDING SOURCE

New City Hall/Justice Center Bond

6. TIMELINE

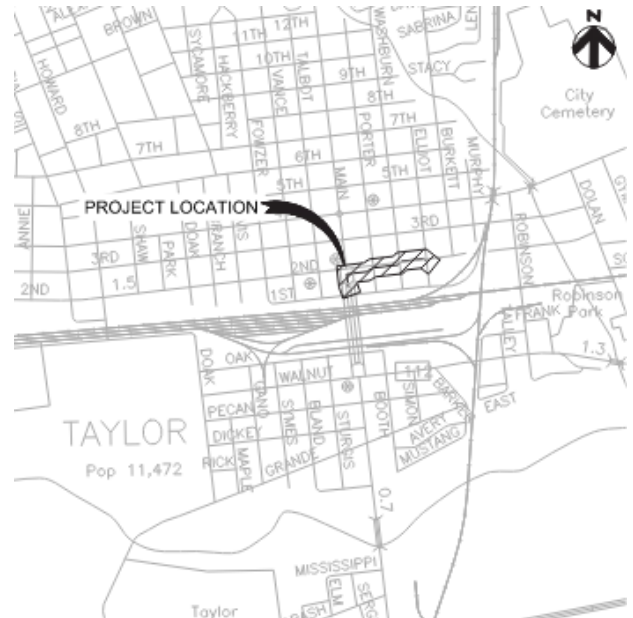
- GMP Approval (Requested): October 23, 2025
- Notice to Proceed: October 24, 2025
- Contractor Mobilization to site: January 8, 2026
- Substantial Completion (Utility Relocation only): March 10, 2026

7. OTHER OPTIONS

Reject GMP #1 and Rebid

8. ATTACHMENTS

1. GMP01_2nd Street WW - Taylor City Hall
2. City Hall-PPT for City Council Meeting Update on 20251113R1



CITY OF TAYLOR

TAYLOR CITY HALL AND JUSTICE CENTER – OFFSITE UTILITIES

GUARANTEED MAXIMUM PRICE PROPOSAL 01 Revision 2
SECOND STREET SEWER LINE RELOCATION
October 14, 2025

8706 LOCKWAY, SAN ANTONIO, TEXAS 78217
(210) 655-1031
WWW.BARTLETTCKOCKE.COM



CITY OF TAYLOR **TAYLOR CITY HALL AND** **JUSTICE CENTER**

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2. LIST OF DOCUMENTS
3. GUARANTEED MAXIMUM PRICE SUMMARY
4. GMP CLARIFICATIONS AND ASSUMPTIONS
5. SITE LOGISTICS PLAN
6. SCHEDULE

EXECUTIVE SUMMARY

CITY OF TAYLOR, SECOND STREET SEWER LINE RELOCATION

GUARANTEED MAXIMUM PRICE AND SCHEDULE SUMMARY

COST OF WORK	\$ 871,185
SUBCONTRACTOR DEFAULT INSURANCE (SDI)	\$ 10,838
CM CONSTRUCTION CONTINGENCY (4.00%)	\$ 43,123
GENERAL CONDITIONS	\$ 121,521
OVERHEAD & PROFIT	\$ 31,400
PRECONSTRUCTION SERVICES	N/A
TOTAL GUARANTEED MAXIMUM PRICE	\$ 1,078,066

CONSTRUCTION SCHEDULE SUMMARY

2 MONTHS 8 DAYS

NOTICE TO PROCEED WITH CONSTRUCTION

1/7/2026

SUBSTANTIAL COMPLETION

3/17/2026

LIST OF DOCUMENTS

THE LIST OF DOCUMENTS tracks each document (Drawing, Specification, etc.) issued and received.



DOCUMENT LIST
TAYLOR CITY HALL AND JUSTICE CENTER
SECOND STREET SEWER LINE RELOCATION

		ISSUED FOR BID
	Dated	4/30/2025
	Issued	5/1/2025

DRAWINGS

G-01	COVER SHEET AND INDEX OF DRAWINGS	X
G-02	LIST OF ABBREVIATIONS AND GENERAL LEGEND	X
G-03	GENERAL CONSTRUCTION NOTES	X
C-01	OVERALL SITE KEY MAP	X
C-02	2ND STREET WASTEWATER RELOCATION - STA 1+00 TO STA 5+00	X
C-03	2ND STREET WASTEWATER RELOCATION - STA 5+00 TO STA 9+25	X
C-04	2ND STREET WASTEWATER RELOCATION - STA 9+25 TO STA 13+55.56	X
C-05	CITY OF TAYLOR STANDARD DETAILS - 1	X
C-06	CITY OF TAYLOR STANDARD DETAILS - 2	X
C-07	CITY OF TAYLOR STANDARD DETAILS - 3	X
C-08	CITY OF TAYLOR EROSION CONTROL DETAILS	X
C-09	STANDARD DETAILS - 1	X
C-10	STANDARD DETAILS - 2	X
TCP-01	GENERAL NOTES/SEQUENCE OF CONSTRUCTION	X
TCP-02	GENERAL NOTES AND REQUIREMENTS	X
TCP-03	PROJECT LIMIT	X
TCP-04	WORK ZONE SPEED LIMIT	X
TCP-05	TEMPORARY SIGN NOTES	X
TCP-06	TYPICAL SIGN SUPPORT	X
TCP-07	PORTABLE CHANGEABLE MESSAGE SIGN (PCMS)	X
TCP-08	ARROW PANEL, REFLECTORS, WARNING LIGHTS..	X
TCP-09	CHANNELIZING DEVICES - 1	X
TCP-10	CHANNELIZING DEVICES - 2	X
TCP-11	CHANNELIZING DEVICES - 3	X
TCP-12	PAVEMENT MARKINGS	X
TCP-13	PAVEMENT MARKING PATTERNS	X
TCP-14	CONVENTIONAL ROAD SHOULDER WORK	X
TCP-15	ONE-LANE TWO-WAY TRAFFIC CONTROL	X
TCP-16	TRAFFIC CONTROL PLAN LANE CLOSURES ON MULTILANE CONVENTIONAL ROADS	X
TCP-17	TYPICAL STANDARD PAVEMENT MARKINGS	X
TCP-18	POSITION GUIDANCE USING RAISED MARKERS REFLECTORIZED PROFILE MARKINGS	X
TCP-19	TWO-WAY LEFT TURN LANES, RURAL LEFT TURN BAYS, AND LANE REDUCTION PAVEMENT MARKINGS	X
TCP-20	CROSSWALK PAVEMENT MARKINGS	X
TCP-21	PAVEMENT MARKINGS FOR ROADWAYS WITH REDUCED SHOULDER WIDTHS ACROSS BRIDGE OR CULVERT	X



DOCUMENT LIST
TAYLOR CITY HALL AND JUSTICE CENTER
SECOND STREET SEWER LINE RELOCATION

		ISSUED FOR BID
Dated		Apr-25
Issued		5/1/2025
SPECIFICATIONS		
00 01 07	SEALS AND SIGNATURES	X
00 41 15	PROJECT BILL OF MATERIALS	X
01 11 00	SUMMARY OF WORK	X
01 14 33	WORK IN RIGHTS OF WAY	X
01 22 00	MEASUREMENT AND PAYMENT	X
01 25 00	SUBSTITUTION PROCEDURES	X
01 30 00	SPECIAL CONDITIONS	X
01 31 19	PROJECT MEETINGS	X
01 31 26	ELECTRONIC COMMUNICATION PROTOCOLS	X
01 32 33	PROJECT PHOTOGRAPHIC DOCUMENTATION	X
01 33 00	SUBMITTALS	X
01 41 26	STORMWATER POLLUTION PREVENTION PLAN AND PERMIT	X
01 55 26	TRAFFIC CONTROL TXDOT STANDARD SPECIFICATION FOR CONSTRUCTION ITEM 502	X
01 57 05	TEMPORARY CONTROLS	X
01 57 33	TEMPORARY SECURITY	X
01 58 13	TEMPORARY PROJECT SIGNAGE	X
01 65 50	PRODUCT DELIVERY, STORAGE, AND HANDLING	X
01 71 23	FIELD ENGINEERING	X
01 71 33	PROTECTION OF THE WORK AND PROPERTY	X
01 73 20	OPENINGS AND PENETRATIONS IN CONSTRUCTION	X
01 77 19	CLOSEOUT REQUIREMENTS	X
01 78 39	PROJECT RECORD DOCUMENTS	X
01 80 00	BYPASS PUMPING AND PLUG PLAN	X
03 00 05	CONCRETE	X
31 23 19	DEWATERING	X
31 23 33	TRENCHING, BACKFILLING, AND COMPACTING FOR UTILITIES	X
31 32 19	GEOTEXTILES	X
32 12 00	FLEXIBLE PAVING	X
TXDOT ITEM 666	RETRO REFLECTORIZED PAVEMENT MARKINGS	X
TXDOT ITEM 672	RAISED PAVEMENT MARKERS	X
32 16 23	CONCRETE SIDEWALKS AND STEPS	X
33 05 16	PRECAST CONCRETE MANHOLE STRUCTURES	X
33 31 11	GRAVITY SEWER PIPELINE AND MANHOLE CONSTRUCTION	X
40 05 17	COPPER PIPE AND TUBING	X
40 05 19	DUCTILE IRON PIPE	X
40 05 31	PIPE PLASTIC	X

GUARANTEED MAXIMUM PRICE SUMMARY

OUR GMP SUMMARY shows our current GMP by CSI Divisional Breakdown and Major Trades. The GMP is based upon the List of Documents and Estimate Clarifications and Assumptions for the project.

Bid Summary - Taylor City Hall & Justice Center - Offsite Utilities

October 14, 2025

GMP 01		1,078,066
DESCRIPTION		ITEM TOTAL
DIVISION 00 & 01 - GC's, MJC's and ALLOWANCES		175,052
GC's	General Conditions	see below the line
01 00 00	Job Requirements	see below
	Certified Payroll Processing	243
	Textura Fee	1,430
	Sanitary Facilities - Field Port-o-cans	1,459
	Sanitary Facilities - Hand Washing Stations	312
	Temporary Fencing Maintenance - Job Trailer	1,499
	Project Closeout	541
	Street Cleaning / Roadway Mud and Dust Control	2,681
	Ground Penetrating Radar	6,887
01 22 00	Unit Prices	see right
01 23 00	Alternates	see right
01 21 00	Allowances	see below
01 21 00	Allowance #1 - Hydro Excavation for Locating Utilities	50,000
01 21 00	Allowance #2 - Irrigation Repair	5,000
01 21 00	Allowance #3 - Unmarked Utility Repair	100,000
01 21 00	Allowance #4 - Builder's Risk	5,000
	Accepted CVO Items	0
01 25 00	Substitution Procedures	w/trades
01 25 00.13	Substitution Request Form	w/trades
01 26 00	Contract Modification Procedures	w/gc's
01 29 00	Payment Procedures	w/gc's
01 31 00	Project Management and Coordination	w/gc's
01 32 00	Construction Progress Documentation	w/gc's
01 32 33	Photographic Documentation	w/gc's
01 33 00	Submittal Procedures	w/trades
01 40 00	Quality Requirements	w/trades
01 42 00	References	w/trades
01 44 33	Mockups	w/trades
01 45 29	Testing Laboratory Service	w/trades
01 50 00	Temporary Facilities and Controls	w/gc's
01 53 00	Mold Prevention Measures	w/trades
01 60 00	Product Requirements	w/trades
01 73 00	Execution	w/trades
01 77 00	Closeout Procedures	w/trades
01 78 23	Operation and Maintenance Data	w/trades
01 78 39	Project Record Documents	w/trades
01 80 00	Bypass Pumping and Plug Plan	w/trades
		
DIVISION 33 - UTILITIES		696,133
33 00 00.00	Site Utilities	696,133

DESCRIPTION		ITEM TOTAL	DIVISION TOTAL
03 00 05	Concrete	w/33 00 00.00	
31 23 19	Detwatering	w/33 00 00.00	
31 23 33	Trenching, Backfilling, and Compacting for Utilities	w/33 00 00.00	
31 32 19	Geotextiles	w/33 00 00.00	
32 12 00	Flexible Paving	w/33 00 00.00	
TxDot	Item 666	w/33 00 00.00	
TxDot	Item 672	w/33 00 00.00	
32 16 23	Concrete Sidewalks and Steps	w/33 00 00.00	
33 05 16	Precast Concrete Manhole Structures	w/33 00 00.00	
33 31 11	Gravity Sewer Pipeline and Manhole Construction	w/33 00 00.00	
			
SUB-TOTAL		871,185	871,185
Sales Tax		Exempt	Exempt
General Liability		With GC's	With GC's
Performance & Payment Bond		With GC's	With GC's
Subcontractor Default Insurance		10,838	10,838
Building Permit		By Owner	By Owner
Plan Checking Fee		By Owner	By Owner
4.00%	CM Construction Contingency	43,123	43,123
0.00%	Owner Contingency	-	-
SUB-TOTAL		925,145	925,145
General Conditions		121,521	121,521
3.00%	Overhead & Profit	31,400	31,400
Preconstruction Services		N/A	N/A
TOTAL		1,078,066	1,078,066

GUARANTEED MAXIMUM PRICE CLARIFICATIONS AND ASSUMPTIONS

The documents upon which this GMP is based do not include definitive information for all disciplines; accordingly listed below are clarifications, assumptions and exclusions for the products and systems that are included in this GMP. Should any conflicts or inconsistencies be discovered between these Clarifications and Assumptions and the Design Documents, these Clarifications and Assumptions will indicate what was included in the GMP.

Divisions 00 and 01 - General Assumptions

INITIAL ITEMS

1. This is not a line-item Guaranteed Maximum Price (GMP). The breakdown of cost is to show a path to the lump sum GMP and is for reference only.
2. Our GMP is based upon the documents issued by HDR as enumerated in the List of Documents.
3. Abbreviations used within this document include the following:
 - COT – Owner
 - HDR – HDR Engineering and/or its design consultants
 - BCGC – Bartlett Cocke General Contractors and/or its subcontractors
 - The Drawings – The plan sheets enumerated in the List of Documents
 - The Project Manual – The specifications enumerated in the List of Documents
 - The Design Documents – Collectively, the Drawings and Project Manual
 - COW – Cost of Work
4. Pricing is based upon the modified terms of AIA A133-2019, Standard Form of Agreement Between Owner and Contractor, where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price accompanied with modified terms of AIA 201-2017, General Conditions of the Contract for Construction.
5. Davis Bacon Wage Scale is not included.
6. Project Construction Duration and Substantial Completion shall remain dependent upon the Site Development Approval and the following criteria:
 - a. The Substantial Completion is based upon 4 weather days for the Off-Site Wastewater relocation portion of the project.
 - b. The following milestone dates are to be met. The dates listed below are the latest possible dates to meet these milestones and any delays will impact the Substantial Completion Date.
 - a. GMP (GMP Amendment 1 of 2) approval and NTP with procurement to be received no later than November 14, 2025.
 - b. City of Taylor Right-of-Way permit, if required, shall be issued prior to commencement of the work. Any delays in obtaining the permit, shall cause a day-for-day delay to the work.

OCTOBER 14, 2025

- c. NTP with GMP 01 construction to be received no later than January 7, 2026.

OWNER ITEMS

7. The construction industry is currently undergoing, and is expected to continue to undergo, unprecedented price escalation and material shortages. These conditions are caused by supply chain disruptions and labor shortages that impact the manufacturing and distribution of materials. Environmental and market factors affecting the price and availability of material are unpredictable and out of the control of the contractors, subcontractors, and suppliers providing the labor and materials that drive the industry. BCGC will collaborate with COT to mitigate the effects of the market on the cost of, and time to build the project, but cannot accept all risk associated with the current market conditions.
8. This GMP is guaranteed for 45 calendar days. After such time, BCGC reserves the right to adjust the GMP based upon market conditions in effect at the time of final acceptance.
9. BCGC excludes any materials testing.
10. Sales tax for materials to be put into place, as well as use and remodel taxes are not included.
11. Any street/ROW permit costs, plan expediter fees, plan check fees, impact fees and their associated permits, utility pro-rata/capital recovery fees, water purveyor service and/or sanitary sewer charges, including water meter fees, shall be paid for by COT. Costs for these items have not been included.
12. Platting and/or re-platting, licensing agreements, land-use permitting, and site development permits as well as any costs related thereto, is not included. We assume COT to provide as-built surveys of the site and have not included land survey certifications of the elevations and locations of work.
13. BCGC shall be given written notice and the opportunity to cure any purported construction defect(s) discovered within the statutory repose period. BCGC shall be given notice of the specific defect and the opportunity to inspect and to make an offer to repair and/or pay for repair of the defect using a mutually agreed contractor as a condition precedent to COT exercising any dispute resolution procedures pursuant to the terms of the Contract. This provision shall survive completion or termination of the Contract and supersedes and controls over any conflicting provision in the Contract.
14. All extended warranties specified in the Contract Documents, including material/labor warranties, shall be assigned to COT following BCGC's one-year repair/replacement obligation under the Contract. Thereafter, BCGC's responsibility will be limited to assisting COT in enforcing warranties provided by manufacturers, suppliers, and subcontractors.

BC WORK/ LOGISTICS ITEMS

15. Our GMP is based upon the assumption that COT, HDR and all other parties performing work for the Project not under direct contract with BCGC will:
 - a. Comply with BCGC's site-specific safety program.
 - b. Perform work according to BCGC's Project Schedule, and to achieve system and/or area completion dates according to that Schedule.
 - c. Perform work without impacting BCGC's own ability to perform its work according to its plans, or to affect BCGC's ability to maintain or accelerate its Project Schedule.
 - d. Provide detailed schedules, logistical plans, and technical information when and as requested by BCGC, to enable BCGC to maintain or accelerate elements of its own

OCTOBER 14, 2025

schedule, which may be required to maintain its overall schedule and/or achieve necessary milestone completion dates.

16. The schedule, as well as all updates thereto, shall be provided in Asta Powerproject. Cost and/or resource loaded schedules, as well as dollar value relations between the construction schedule and the schedule of values, are not included. Should COT or HDR wish to have monthly cash flow projections, BCGC can provide that information in a separate document with its monthly applications for payment.
17. Pricing is based on conducting construction operations during normal working hours; however, work may be performed outside of normal working hours to maintain the schedule. BCGC will advise COT when work outside of normal working hours is to be performed.
18. We have allowed three (3) working days, from the date inspection is requested, for the AHJ to complete fire final inspections that are required. In the event the AHJ is unable to complete fire final inspections within this duration, for reasons beyond the control of BCGC, an equitable time extension shall be granted to the construction schedule duration.
19. Work outside the limits of construction is not included.
20. Phasing and site utilization indicated in the attached *Site Logistics/Utilization and Phasing Plan* dated 6/6/2025 is under development and is assumed acceptable to COT. Changes to the phasing and site utilization may impact schedule and/or cost.
21. Temporary covered walks, sidewalks, parking areas, or any other temporary facilities for COT related entities are not included.
22. Construction waste recycling requirements are not included.
23. We have included the cost for temporary electrical power and water required for construction purposes, from receipt of the Notice to Proceed with Construction through the Substantial Completion of the Project. COT to assume responsibility for the operation, maintenance, and payment of usage charges for the various utilities thereafter.
24. We have not included any TxDot review or approvals.

DESIGN CONSULTANT ITEMS

25. Costs or fees associated with design consultants are not included.
26. Electronic drawing files, (CAD files, CAD backgrounds, electronic copies of the specifications, and BIM/Revit models) costs, and/or fees are not included. BCGC will provide the appropriate release(s) and/or electronic document transfer agreement(s) for the use of these files.
27. We assume that every specification either referenced by manufacturer or performance has been written so that more than one manufacturer for each specification will be able to meet the design intent of the Project, and that details shown in the Contract Documents will not preclude any manufacturer specified from participating in the proposal process. We have not included any provisions for sole source/proprietary specifications.
28. Schedule based on 14 calendar days for submittal reviews and 7 calendar days for RFI reviews. If there is a conflict in review and response time, the more stringent shall take precedence.
29. Lines and grades shall be established and maintained based upon benchmarks and survey control points caused to be set at the project site by HDR.
30. Regarding delegated design, BCGC is a builder, not a designer, and will only provide design related services where such delegated services are a requirement of the Contract Documents.

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Where such services are required, we will endeavor to ensure that the products and/or systems to be provided under delegated design comply with the specific performance and design criteria specified; however, the verification that such delegated design products and/or systems comply with the specified design criteria and applicable Codes shall be by the Architect and/or Engineer of Record. Furthermore, BCGC's liability for the products and/or systems it provides under delegated design shall not exceed the value of said products and/or systems.

INSURANCE ITEMS

31. Payroll taxes and insurance for labor performed by BCGC are included in this estimate at a not to exceed rate of 40% for hourly employees and 40% for salaried employees, which is the full labor burden rate.
32. COT acceptance of our GMP constitutes its approval and acceptance of the payroll taxes and insurance rates, together with the rate for General Liability insurance, identified above.
33. BCGC has policy to protect projects against subcontractor default risk. In preparation of the GMP, we have included Subcontractor Default Insurance on the estimated value of enrolled subcontractors (1.244%) into the COW.

Division 02 – Existing Conditions

1. Our pricing does not include any accommodations and/or costs for the survey of or remediation of any unforeseen, concealed, or hazardous materials and/or conditions not explicitly identified in the documents; including, but not limited to, asbestos and other hazardous materials; contaminated soils; unknown underground features; location of existing utilities; sample wells or well monitoring; archaeological or antiquities studies; karst features; endangered species, etc.

Division 03 – Concrete

1. Special concrete mixes, which may include special aggregates, special admixtures, hot and cold weather admixtures, white cement and/or integral coloring, are not included.
2. The concrete sidewalk on East 2nd Street will be demolished and will not be replaced as BCGC assumes it will be included in GMP02.

Division 22 – Plumbing

1. No Clarifications.

Division 31 – Earthwork

1. No Clarifications.

Division 32 – Exterior Improvements

1. Traffic signal work or any improvements to adjacent city streets are not included.
2. Street/road closure fees or any sidewalk, street, or right-of-way rental are not included.
3. All surface demolition and repair are only to the extent excavated for the trench. No full or half street restoration is included.

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Division 33 – Utilities

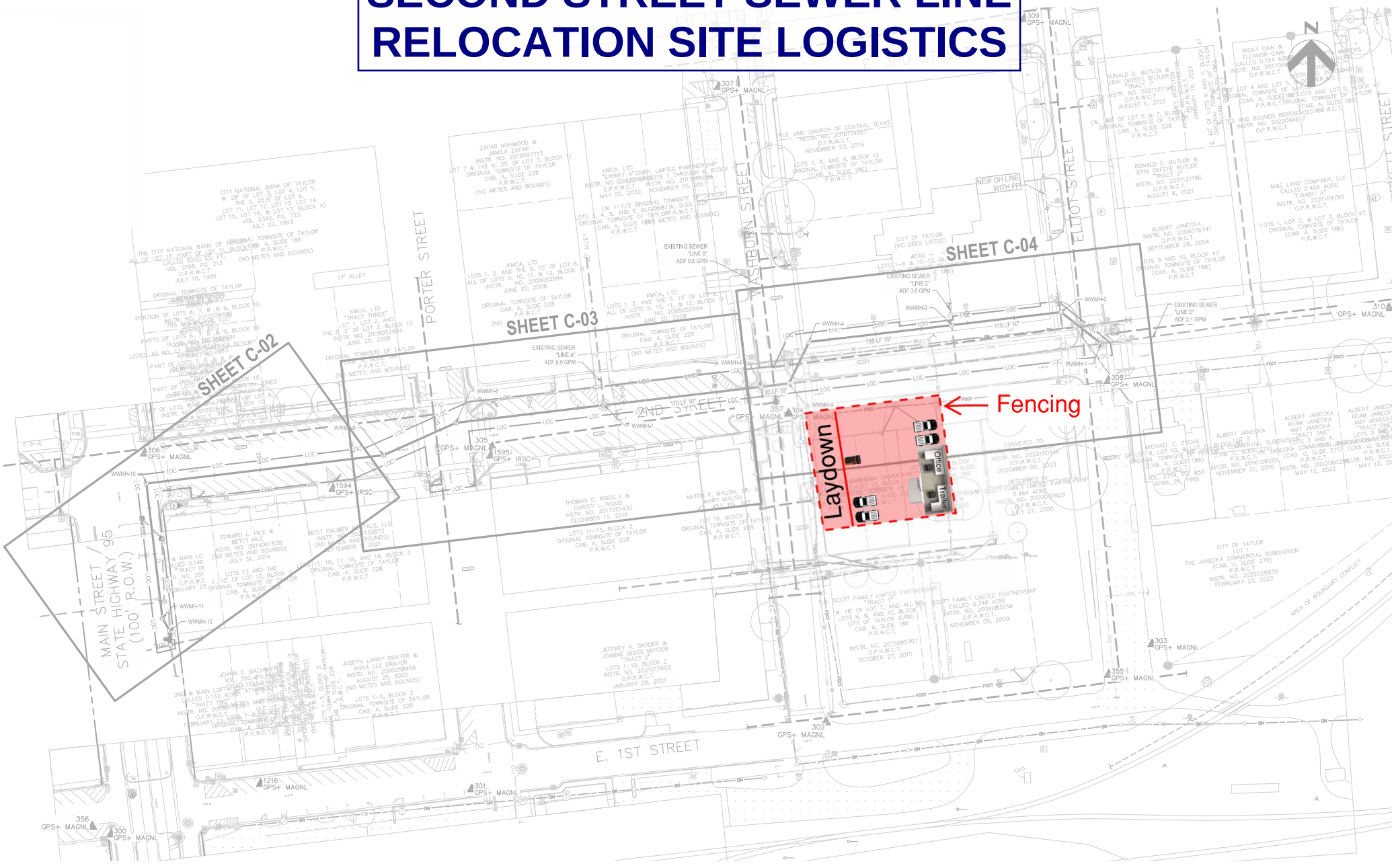
1. Repair and/or replacement of any damage to existing utilities and/or communication systems beyond the amount carried in allowance is not included. We will perform due diligence in locating and exercise due care when excavating for such systems.
2. Establishment of easements for new and/or re-routed utilities is not included.
3. Any permanent meters required are not included and to be by others.

END

SITE LOGISTICS PLAN

THE SITE LOGISTICS AND UTILIZATION PLAN is both a communication and planning tool that Bartlett Cocke General Contractors develops to convey our project approach. The plan is utilized to illustrate how we will phase the project, impact the project site, where temporary facilities, structures and equipment will be placed, how we plan to direct construction and pedestrian traffic and to highlight other important, construction site-related information.

CITY OF TAYLOR, TEXAS SECOND STREET SEWER LINE RELOCATION SITE LOGISTICS



SCHEDULE

PROJECT MILESTONES are per the summary below. Reference the attached schedule for additional details.

	ACTUAL
ISSUE GMP DOCUMENTS	5/1/2025
SUBMIT GMP 01 PROPOSAL	6/6/2025
SUBMIT GMP 01.R1 PROPOSAL	9/8/2025
SUBMIT GMP 01.R2 PROPOSAL	10/14/2025
GMP APPROVAL (COT)	11/14/2025
NOTICE TO PROCEED WITH CONSTRUCTION	1/7/2026
SUBSTANTIAL COMPLETION	3/17/2026

Start: 6/5/2025 Finish: 3/17/2026 Data Date: 10/24/2025 Print Date: 10/14/2025 Page 1 of 2				TAYLOR CITY SECOND STREET SEWER LINE RELOCATION
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New City Hall/Justice Center

Project Update

November 13, 2025

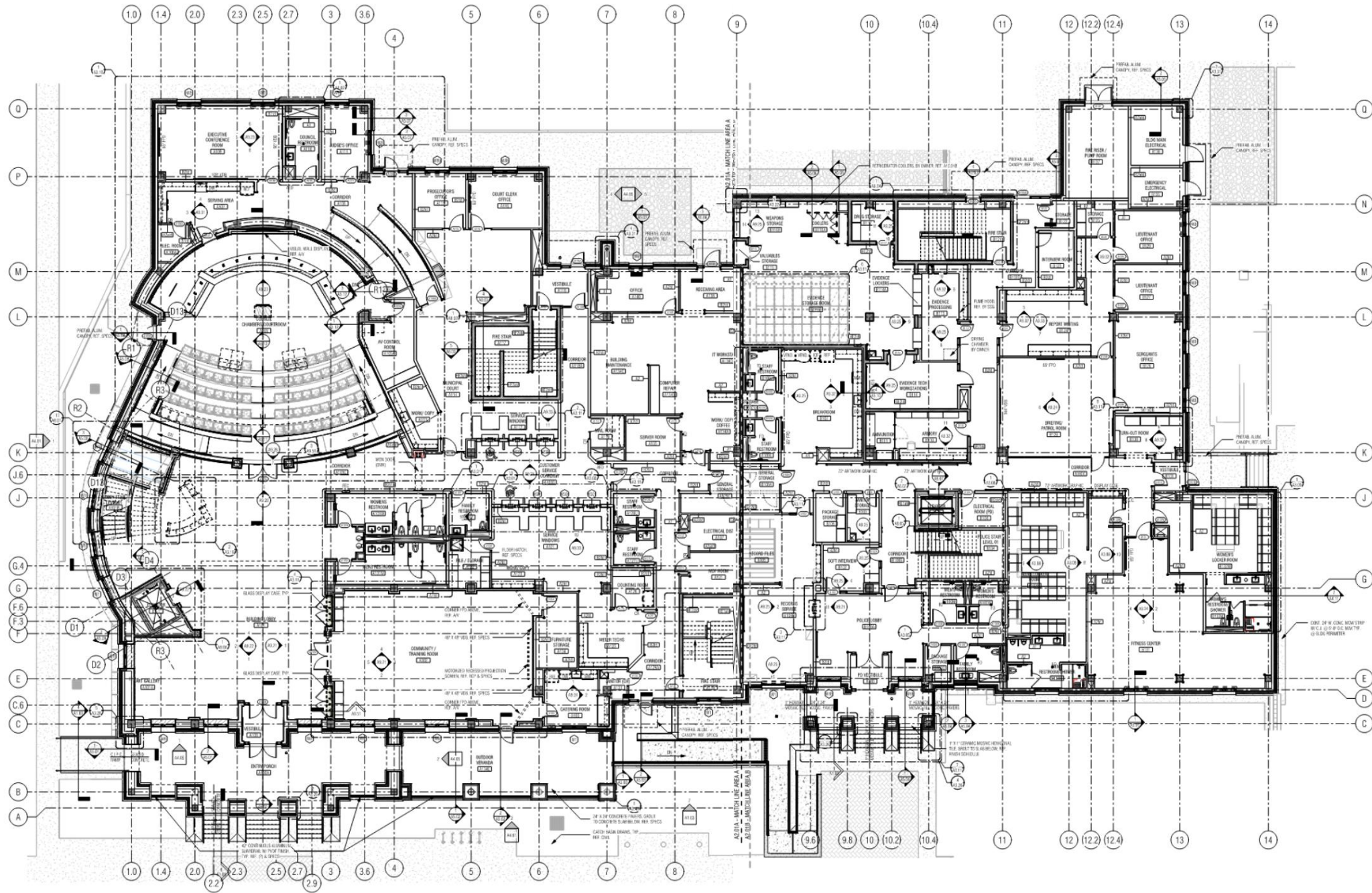
Agenda

- Project Progress
- Proposal for Approval on GMP#1

Project Progress

- City wastewater (WW) sewer line (under 2nd Street)
 - Needs to be moved from under the building footprint
 - Design and bidding is complete
 - Cost is presented tonight as GMP #1.
- CMAR (Bartlett Cocke General Contractors) is compiling an interim estimate ahead of GMP #2.
- Final design phase (Construction Documents “CD”) will complete on January 8.
 - These are the documents on which GMP #2 will be calculated.
 - GMP #2 will be submitted for Council review in March 2026.
- Current project estimate (including an owner contingency of \$3.9M) is within budget.

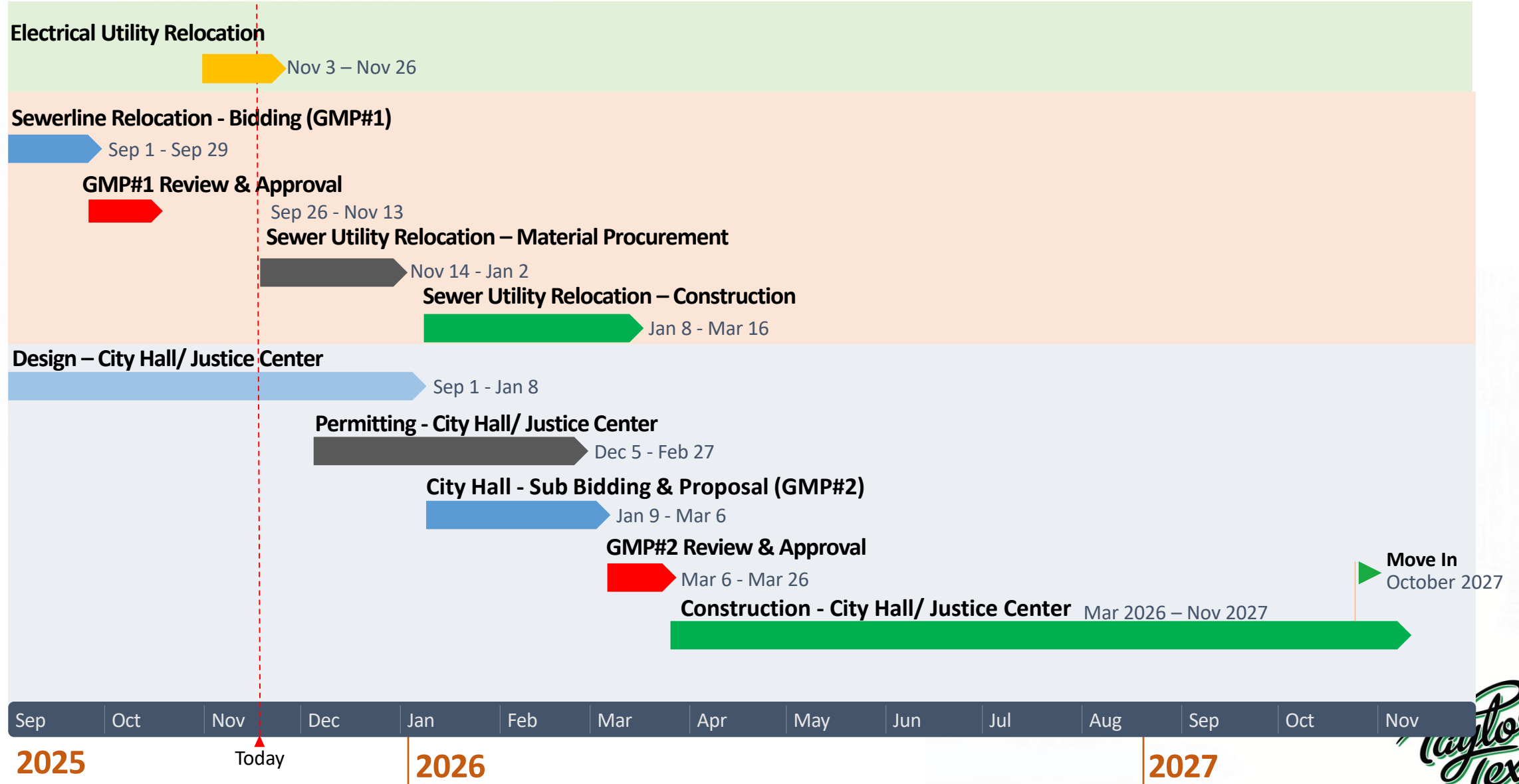




1 FLOOR PLAN - LEVEL 01 - CITY HALL
1/8" = 1'-0"

1 FLOOR PLAN - LEVEL 01 POLICE DEPT.
1/8" = 1'-0"

Program Schedule



Key Next Steps/Decisions

ITEM:

TARGET DATE:

- | | |
|--|---------------------|
| ☐ Approve Utility Relocation Work (GMP#1) | Nov 14, 2025 |
| ☐ Approve ROW abandonment for 2 nd Street | Dec/Jan |
| ☐ Approve Proposal for City Hall/JC Building (GMP#1) | March 2025 |
| <ul style="list-style-type: none">• <i>Pricing Due Mar 6 from CMAR</i> | |

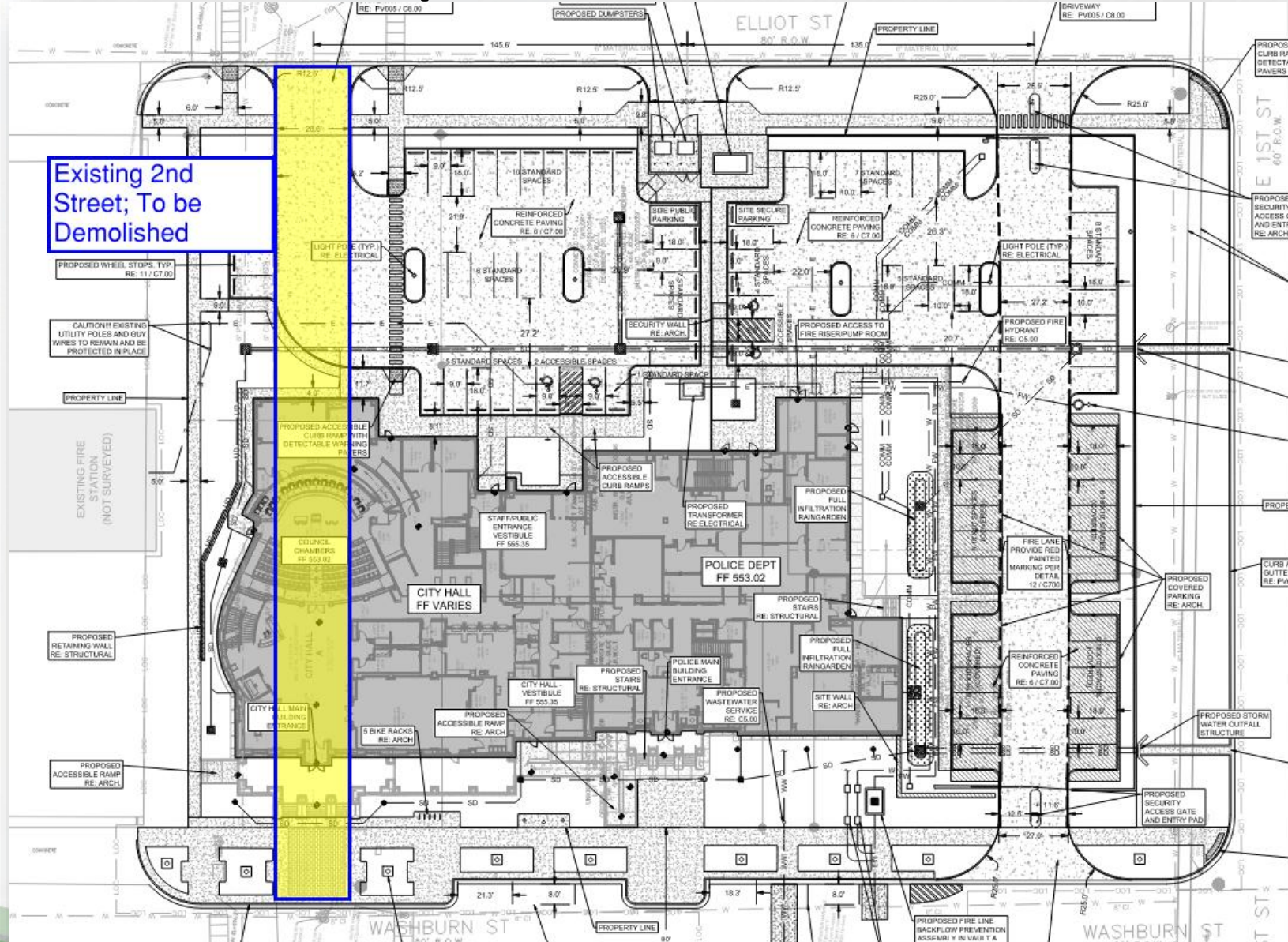
Utility Relocation Package

Proposal for Approval on GMP#1

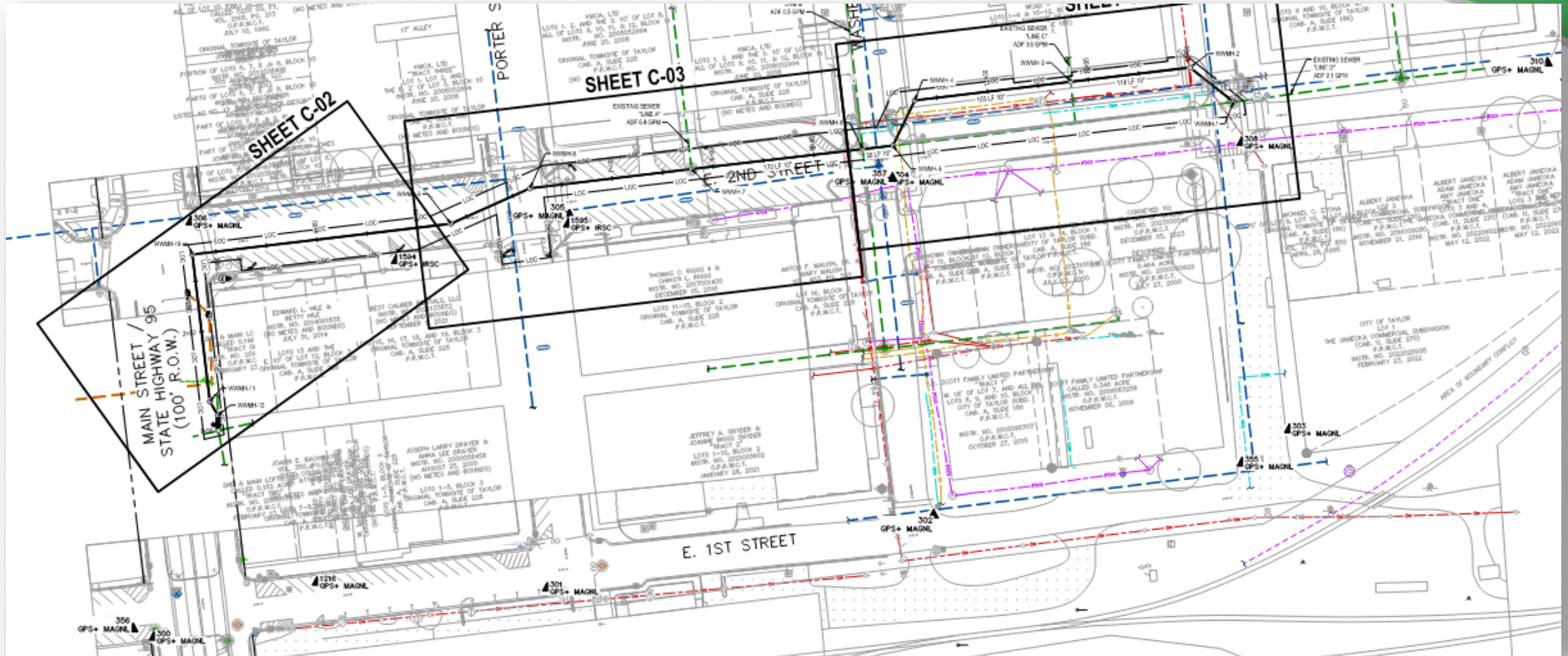
Background Summary

- To construct the new City Hall/Justice Center, an existing portion of 2nd street must be relocated.
 - As such, the utilities that run along this portion of 2nd street must be located as well.
 - *From Elliott St and 2nd St to south of Main St and 2nd St.*
- To optimize the program schedule, this portion of work was designed and procured ahead of the new building.
 - Relocate WW line prior to breaking ground on new building.
- HDR has solicited pricing from the Building CMAR, as well as other approved vendors.

Background of Scope



Scope Detail



- Constructing a 10-inch gravity sanitary sewer main.
- Removal of existing sewer piping, re-routing of water lines, and other small modifications required by the design.

GMP#1 - Cost & Schedule Proposal

Bartlett Cocke (CMAR for City Hall/Justice Center Building):

• Base Scope – Maximum Price:	\$ 874,943
• Included Contingency & Allowances:	\$ 203,123
• <u>Guaranteed Maximum Price:</u>	<u>\$ 1,078,066</u>
<i>Ref: Budget for Scope:</i>	<i>\$ 1,650,000</i>
Resulting Surplus/Deficit:	\$ 571,934

Duration of the work:

11/14/25 – 3/16/26

Line	Task ID	Name	Duration	Start	Finish
1		Taylor City Hall - WW Relocate & Upgrade	284d	06/05/25 A	03/16/26
2	5050	Substantial Completion		03/16/26	03/16/26
3		Milestones	35d	11/13/25	01/06/26
4	5070	Notice To Proceed with Procurement and Submittals (11/14/2025)		11/13/25	11/13/25
5	4810	Notice To Proceed with Construction (1/7/2026)		01/06/26	01/06/26
6		General & Administrative	98d	10/24/25	03/13/26
7		Weather Days	4d	03/10/26	03/13/26
8	4820	Weather Days (4 Days)	4d	03/10/26	03/13/26
9		Schedule Impacts/Delays		10/24/25	10/24/25
10		Preconstruction	114d	06/05/25 A	11/13/25
11	4950	BC Submission of GMP 01 - Second Street Wastewater Line Relocation	65d	06/05/25 A	09/07/25 A
12	4952	Submit GMP 01.R1 - Second Street Wastewater Line Relocation	26d	09/08/25 A	10/13/25 A
13	4951	Submit GMP 01.R2 - Second Street Wastewater Line Relocation		10/14/25 A	10/14/25 A
14	4960	GMP Review	15d	10/24/25	11/13/25
15	4970	Taylor City Council Approval (11/13)		11/13/25	11/13/25

Line	Task ID	Name	Duration	Start	Finish
20	4941	Permitting	23d	11/14/25	12/18/25
21	5170	City of Taylor Right-of-Way Permit	23d	11/14/25	12/18/25
22	4830	Mobilization	2d	01/07/26	01/08/26
23	4840	Mobilization	2d	01/07/26	01/08/26
24		Construction	36d	01/09/26	02/27/26
25	5080	WWMH12 to WWMH10	9d	01/09/26	01/21/26
26	0001	Trench and demo between WWMH12 to WWMH10	3d	01/09/26	01/13/26
27	0011	Install New Subgrade and WW Line	3d	01/14/26	01/16/26
28	0021	Infill Trench and Asphalt Cap	3d	01/19/26	01/21/26
29	0002	WWMH10 to WWMH8	9d	01/22/26	02/03/26
30	4910	Trench and demo between WWMH10 to WWMH8	3d	01/22/26	01/26/26
31	5090	Install New Subgrade and WW Line	3d	01/27/26	01/29/26
32	5100	Infill Trench and Asphalt Cap	3d	01/30/26	02/03/26
33	5110	WWMH8 to WWMH4	9d	02/04/26	02/16/26
34	4920	Trench and demo between WWMH8 to WWMH4	3d	02/04/26	02/06/26
35	5120	Install New Subgrade and WW Line	3d	02/09/26	02/11/26
36	5130	Infill Trench and Asphalt Cap	3d	02/12/26	02/16/26
37	5140	WWMH4 to WWMH1	9d	02/17/26	02/27/26
38	4930	Trench and demo between WWMH4 to WWMH1	3d	02/17/26	02/19/26
39	5150	Install New Subgrade and WW Line	3d	02/20/26	02/24/26
40	5160	Infill Trench and Asphalt Cap	3d	02/25/26	02/27/26
41	5000	Closeout & Punch	6d	03/02/26	03/09/26
42	5010	BCGC Pre-Punch	2d	03/02/26	03/03/26
43	5030	BCGC Punch & Correct	2d	03/04/26	03/05/26
44	5040	A/E Punchlist	2d	03/06/26	03/09/26

Call for Action

- **Approve Bartlett Cocke's Guaranteed Maximum Price (GMP) Proposal, in the amount of \$ 1,078,066, to maintain program construction schedule for the New City Hall/Justice Center Building.**

Questions?