

ORDINANCE NO. 2003-44

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP ADOPTED BY ORDINANCE NO. 2001-17 BY THE CITY OF TAYLOR, TEXAS ON APRIL 24, 2001 AS HERETOFORE AMENDED, BY CHANGING THE CLASSIFICATION OF PROPERTY DESCRIBED AS W. J. BAKER SURVEY, ABSTRACT NO. 65, APPROXIMATELY 15.695 ACRES ON MALLARD LANE FROM RURAL/AGRICULTURE (R/A) DISTRICT TO LOCAL BUSINESS (B-1) DISTRICT

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

SECTION 1.0 That after a public hearing held by the Planning and Zoning Commission on November 11, 2003 and a public hearing held on November 13, 2003 before the City Council of the City of Taylor for the purpose of considering a zoning change application submitted by Matkin-Hoover Engineering, Inc. for owner First Baptist Church, the official zoning map of the City of Taylor adopted by Ordinance No. 2001-17 on April 24, 2001, is heretofore amended, so as to change the classification and designation of a parcel of land legally described as W. J. Baker Survey, Abstract No. 65, approximately 15.695 acres on Mallard Lane (see Exhibit A), from the present Rural/Agriculture (R/A) District to Local Business (B-1) District. The Planning and Zoning Commission recommends approval.

The zoning map of this city is hereby further amended so as to correctly set out and show the change in the character of the property as hereinabove set forth.

SECTION 2.0 All other terms and conditions contained in said official zoning map, except as amended herein and hereby, shall continue and remain in full force and effect.

SECTION 3.0 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 4.0 In accordance with Article 8 of the City Charter, Ordinance No. 2003-44 was introduced before the Taylor City Council on the 13th day of November, 2003.

PASSED, APPROVED, and ADOPTED on the 9th day of December, 2003.

Donald R. Hill, Mayor

ATTEST:

Barbara Belz, City Clerk

SURVEY PERFORMED FOR FIRST BAPTIST CHURCH

IMPROVEMENT SURVEY OF A 15.695 ACRE TRACT OF LAND SITUATED IN THE
W. J. BAKER SURVEY, ABSTRACT NO. 85, CITY OF TAYLOR
OF RECORD IN VOLUME 2289, PAGE 127 OF THE OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS.

PERIMETER DESCRIPTION:

ATTACHED
 NOT REQUIRED

SCALE: 1" = 800'
LEGEND: IRON PIN FOUND - @
IRON PIN SET - 0

P. S. MORROW Estate

North

Form to Market Road No. 397

*Frankie and Jewey Lighmer
Family Limited Partnership
2286 / 127*

N 91° 11' 30" E 339.23'

102.1' / 127.1'

118.50' / 127.10'

*Ruth Nickel
33.05 Ac.
2261 / 531*

15.695' Ac.

① Arc = 31.42'
Chord = 22.37'
By S 85° 26' 26" W

② Arc = 31.42'
Radius = 20.00'
Chord = 10.00'
By S 85° 26' 26" W

30.00' ③ 50' ④ 100.00' ⑤ 50' ⑥ 49.97'

Mallard Lane

R. T. MAGNESS, JR. REGISTERED
PROFESSIONAL LAND SURVEYOR, DO HEREBY
CERTIFY THAT THE ABOVE PLAT CORRECTLY
REPRESENTS THE PROPERTY AS DETERMINED BY
AN ON-THE-GROUND SURVEY PERFORMED UNDER
MY SUPERVISION AND CREATION ON THE 1st
DAY OF SEPTEMBER, 1998; THE
PROPERTY PLATTED HEREON IS CORRECT AND
THERE ARE NO APPARENT DISCREPANCIES,
CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE
CONFLICTS, ENCROACHMENTS, OVERLAPPIINGS OF
IMPROVEMENTS, VISIBLE UTILITY
LINES OR ROADS IN
PLACE, EXCEPT AS
SHOWN HEREON,
AND SAID PROPERTY
HAS ACCESS TO AND
FROM A DEDICATED
ROADWAY, EXCEPT
AS SHOWN HEREON.



6 Sept 98

PH. 512-863-6052

FLOOD STATEMENT: I HAVE EXAMINED THE FEDERAL INSURANCE
ADMINISTRATION'S FLOOD HAZARD MAP FOR WILLIAMSON
COUNTY, TEXAS, COMMUNITY NO. 98491 G EFFECTIVE DATE
OF SEPT. 27, 1991 AND THAT MAP INDICATES THAT THE
PROPERTY IS NOT WITHIN ZONE A (SPECIAL FLOOD HAZARD
AREA) AS SHOWN ON PANEL 0282 C OF SAID MAP.
WARNING: IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL
FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY
THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE
FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS,
GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY
BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD
STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE
SURVEYOR.

R. T. MAGNESS, JR.
ENGINEER — SURVEYOR
P. O. BOX 381
TAYLOR, TEXAS
76574

JOB NO. 108

Field Notes for the First Baptist Church and Frankie and Judy Limmer

BEING a 15.695 acre tract of land situated in the W. J. Baker Survey, Abstract No. 65, City of Taylor, Williamson County, Texas and being a part of that certain 38.333 acre tract of land conveyed by deed to Frankie and Judy Limmer, Family Limited Partnership as recorded in Volume 2288, Page 127 of the Official Records of Williamson County, Texas. Surveyed on the ground in the month of September, 1986 under the supervision of R. T. Magness, Jr., Registered Professional Land Surveyor, and being more particularly described as follows:

BEGINNING at an iron pin found marking the NE corner of said 38.333 acre Limmer Tract, also being the NW corner of that certain 33.05 acre tract of land conveyed by deed to Roth Nickel as recorded in Volume 2261, Page 331 of the Official Records of Williamson County, Texas for the NE corner hereof;

THENCE S 18° 38' 45" E 1274.02 feet with the East line of said 38.333 acre Limmer Tract, also being the West line of the said 33.05 acre Nickel Tract, to iron pin found in the North line of Matard Lane for the SE corner hereof;

THENCE with said North line of said Matard Lane, S 71° 24' W 89.07 feet, N 63° 36' W, 28.88 feet, S 71° 24' W 80.00 feet, S 26° 24' W 28.28 feet, S 71° 24' W 180.00 feet, N 63° 36' W 28.28 feet, S 71° 24' W 60.00 feet, S 26° 24' W 28.28 feet and S 71° 24' W 90.00 feet to iron pin set for the SW corner hereof;

THENCE N 18° 37' 45" W 1272.06 feet to iron pin set in the North line of said 38.333 acre Limmer Tract for the NW corner hereof;

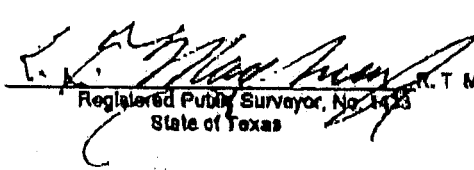
THENCE N 71° 11' 30" E 539.23 feet with said North line to the place of BEGINNING and containing 15.695 acres of land.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I, R. T. Magness, Jr., Registered Public Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on-the-ground survey made under my direction and supervision during the month of September, 1986, of the property legally described hereon and is correct, and there are no apparent discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility lines or roads in place, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon.

TO CERTIFY WHICH, WITNESS my hand and seal at Taylor, Williamson County, Texas, this the 6th day of September, 1986, A. D.


R. T. Magness, Jr.
Registered Public Surveyor, No. 1423
State of Texas



W. J. Baker Survey A-65



1" = 300'

"89.04 Acres"
(98.92 Acres, S/E)
WD - Rathburn Land and Development, Inc.
to Raffiq Z. Saya
6/15/00 Doc. # 2000039419

"15.695 Acres"
WD - Frankie Limmer, et ux
to
First Baptist Church of Taylor
1-1-97 Doc. # 9701285 ORWC

"19.603 Acres"
CASH WARRANTY DEED - RUTH IRENE NICKEL, ET AL
TO TODD ROUTH
7-10-2002 DOC. # 2002053531 ORWC

THE FIREMANS ADDITION
CABINET O, SLIDE 368 WCPR

F. W. 307

"16.925 Acres (PART) - und. 1/2 int."
WD - Frankie and Judy Limmer Family Limmer Partnership
to
Todd Routh
2000 Doc. # 2000070238 ORWC

MALLARD LANE

**MATKIN-HOOVER
ENGINEERING, INC.**

CIVIL ENGINEERS
LAND PLANNERS
CONSULTANTS

P.O. Box 54
1499 S. MAIN
BOERNE, TEXAS 78006
PH: 830-249-0600

**FIRST BAPTIST CHURCH
ADJOINING PROPERTY OWNERS**

TAYLOR, TEXAS

JOB NO. 0000.00
DATE SEP. 2003
DESIGNED ADH
CHECKED JMM
SHEET 1 OF 1