



**VILLAGE OF SALADO  
PLANNING AND ZONING COMMISSION**

**REGULAR MEETING**

**1:30 P.M. TUESDAY, APRIL 12, 2016**

**BOARD OF ALDERMEN CHAMBERS**

**MUNICIPAL BUILDING - 301 NORTH STAGECOACH ROAD**

**I. CALL TO ORDER**

**II. REGULAR AGENDA**

1. Consider approval of minutes from the January 12, 2016 and the February 16, 2016 meetings.
2. Consider and take action on a waiver to Section 3.9 Water and Wastewater Facility Design (fire protection) of the Village of Salado Subdivision Ordinance 2009.03 for a replat of Terra Bella Phase, III, a subdivision in the ETJ.

**III. ANNOUNCEMENTS**

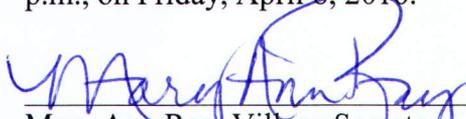
3. Review and revisions of the Subdivision Ordinance by the Ordinance Committee.

**IV. ADJOURN**

The Village of Salado reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices) and 551.087 (Economic Development).

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the Village Secretary's office at (254) 947-5060 for further assistance.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 5:00 p.m., on Friday, April 8, 2016.

  
Mary Ann Ray, Village Secretary

Removed from display \_\_\_\_\_

Village of Salado, Texas  
**Planning & Zoning Commission**  
**Minutes**  
**Regular Meeting**  
1:30 p.m. Tuesday, January 12, 2016  
Municipal Building, 301 N. Stagecoach Road

**Members Present:** Chairman Gerry Reihsen, Merle Stalcup, Larry Wolfe.

**Members Absent:** Ron Coleman, Josh Bratton, Alternate Curt Doucet.

**Others Present:** Kim Foutz, Village Administrator; Chrissy Lee, Planning and Development; Mary Ann Ray, Village Secretary.

**I. Call to Order.**

Chairman Reihsen called the meeting to order at 1:33 p.m.

**II. Regular Agenda.**

1. Approve minutes from previous meetings:
  - a. June 9, 2015
  - b. July 21, 2015
  - c. August 18, 2015
  - d. November 10, 2015

*Commissioner Wolfe made a motion to approve the minutes as presented. Commissioner Stalcup seconded. The motion carried unanimously.*

2. Consider and take action on a proposed sign in the Historic District located at 600 N. Main St. as per section 3.15K2, Permitting Process.

Administrator Foutz said that because the request involves alteration to a structure in the Historic District, review by the P&Z Commission is required. She explained dimensions, materials, and color of the proposed sign.

Building owner Bill Kinnison said he has no objection to the sign.

*Commissioner Wolfe made a motion to approve the sign application as presented. Commissioner Stalcup seconded. The motion carried unanimously.*

3. Hold a public hearing and consider a recommendation on zoning and/or rezoning of the following tracts of land:

55.499+/- acres to PD-MU (Planned Development Mixed Use), generally located at the northeast corner of FM 2268 and I-35 frontage road (map available at city hall – Area A).

197.265\* +/- acres to PD-MU (Planned Development Mixed Use), generally located at the corner of Salado Oaks Drive and FM 2268, and the 700 block of Royal Street Drive, just east of Rose Way Circle (map available at city hall – Area B).

57.985 +/- acres to PD-C (Planned Development Commercial), generally located at the southeast corner of FM 2268 and I-35 frontage road (map available at city hall – Area C).

3.12 +/- acres from HD (Historical District) to PD-C (Planned Development Commercial), generally located at 714 South Main Street (map available at city hall – Area D).

\* Posted acreage was greater; reconciliation of properties revealed duplicates.

Administrator Foutz explained the proposed uses for each tract and the concept plan for Sanctuary development. The Village mailed feedback forms to all property owners within 200 feet of the areas to be zoned or rezoned:

Area A: 68 letters mailed, 15 returned, 2 approval, 13 denial (2 from outside Village limits)

Area B: 71 letters mailed, 14 returned, 0 approval, 14 denials, (4 from outside Village limits)

Area C: 15 letters mailed, 1 returned, 0 approval, 1 denial

Area D: 10 letters mailed, 8 returned, 1 approval, 8 denial (requires super-majority vote of Board of Aldermen to approve zoning request)

She said the proposed zoning/rezoning requests meet the requirements of the Future Land Use Plan (FLUP), the Transportation Plan, and the Future Trails System Plan.

Chairman Reihsen opened the public hearing at 2 p.m.

Hans Fields, 818 Blaylock, in speaking for the Salado Historical Society, said he is opposed to the rezoning request for Area D.

Sandy Wicker, 404 O.W. Lowery, registered her opposition to the rezoning request for Area D and her concern for what type of business will open on the property if the rezoning request is approved.

Bonnie Smith, 717 Center Circle, asked the P&Z Commission to respect the cultural history of Salado with respect to the rezoning request for Area D.

Carolyn Britt, 1258 S. Church St. Georgetown, said Salado is known for its charm and quaintness, which should be presented in the Historical District.

Karen Kinnison, 507 San Jose Road, said that “sanctuary” means holy place and sacred, and that Salado already was those things before the proposed Sanctuary development.

Bill Kinnison, 1216 Salado Oaks Drive, explained some of the history of the Historical District and his concern about possible development in Area D if the rezoning is approved.

Vic Means, 305 N. Main St., discussed the history of College Hill and expressed his desire that the zoning not be changed.

Bev Turnbo, 349 College Hill Drive, spoke against the proposed Area D rezoning and said that approve the measure could ruin the character of Salado.

James Haney, 501 Santa Rosa, shared family history of Salado and expressed his desire to see the Village preserve its cultural identity.

S.T. Meler, 619 Baines, said he never thought he'd see a high-rise Building in Area A and expressed his desire not to do so.

Bruce Gordon, 1016 Salado Oaks Drive, expressed his opposition to the Sanctuary development because the developers are asking for zoning without giving any idea of what they intend to build.

Darlene Walsh, 1110 Mill Creek Drive, said she was disappointed that no plats have been forthcoming from the Sanctuary developers.

Maurice Striegler, 901 Salado Oaks Drive, said he was opposed to using Salado Oaks Drive as a feeder into the Sanctuary development and that he is opposed to the increased population density that the development will bring.

Mel Williams, 1207 Indian Trail, said he didn't know why this zoning and rezoning requests are being considered because nobody in the community wants it.

Linda Reynolds, 507 Santa Rosa, said she was concerned because Area A is residential area and is no place for commercial development, and that the deed for the six-acre donation and the wastewater permit are being held in escrow instead of being ceded to the Village.

Jill Shipman, 11 College Hill, asked what could not be built in the Historical District and what could the development wish to build that is not currently an approved use.

Sheryl Russell, 1710 Old Mill Road, No. 12, talked about the impact of a zoning change on the Historical District and the impact of the proposed Sanctuary development on the Village's current road system,

Rodney Russell, 1710 Old Mill road, No. 12, said the Village sold its soul to get a sewer.

Chairman Reihsen closed the public hearing at 2:50 p.m.

There was discussion by the Commission and Administrator Foutz about the four zoning requests.

*Commissioner Stalcup made a motion to recommend denial of the zoning and rezoning request for Area as presented. Commissioner Wolfe seconded. The motion carried unanimously.*

*Commissioner Wolfe made a motion to recommend denial of the zoning request for Area B as presented. Commissioner Stalcup seconded. The motion carried unanimously.*

*Commissioner Wolfe made a motion to recommend approval of the zoning request for Area C as presented. Commissioner Stalcup seconded. The motion carried unanimously.*

*Commissioner Stalcup made a motion to recommend denial of the rezoning request for Area D as presented. Commissioner Wolfe seconded. The motion carried unanimously.*

4. Hold a public hearing and consider a recommendation on zoning and/or rezoning of the following tract of land:

**Hidden Glen (senior housing):**

18.71 acres out of 20.017 acres in the Young Williams Survey, Abstract No. 861, Tract 1, to PD-MU (Planned Development Mixed Use) for Hidden Glen Senior Living Center, located at 251 Mary Lane.

Administrator Foutz said the developer started building on the property before it came into the Village. Mary Lane, a private road, provides access to the development and will be upgraded. The proposed zoning meets the FLUP and Transportation Plan; no trails are planned for the development. The developer paid a park fee in lieu of dedicating park land.

She said that 53 letters were sent to property owners within 200 feet of the development. Four were returned, including one approval and three denials.

There was discussion about flooding and water runoff from the development. Administrator Foutz explained that a detention pond has been installed.

No speakers emerged for the public hearing on the request.

*Commissioner Stalcup made a motion to recommend approval of the zoning request as presented. Commissioner Wolfe second. The motion carried unanimously.*

### **III. Adjourn.**

There being no other business, Chairman Reihsen adjourned the meeting at 3:24 p.m.

Mary Ann Ray, Village Secretary

Gerry Reihisen, Chairman

Village of Salado, Texas  
**Planning & Zoning Commission**  
**Minutes**  
**Regular Meeting**  
1:30 p.m. Tuesday, February 16, 2016  
Municipal Building, 301 N. Stagecoach Road

**Members Present:** Chairman Gerry Reihsen, Ron Coleman, Merle Stalcup, Larry Wolfe.

**Members Absent:** Josh Bratton, Alternate Curt Doucet.

**Others Present:** Chrissy Lee, Planning and Development; Mary Ann Ray, Village Secretary.

**I. Call to Order.**

Chairman Reihsen called the meeting to order at 1:30 p.m.

**II. Regular Agenda.**

1. Consider and take action on a proposed sign design in the Historic District located at 1 Royal Street (Sirril Art Gallery) as per Section 3.15K2, Permitting Process.

The proposed sign will be aluminum polyethylene substrate (lightweight sheet metal), measuring 4 feet by 4 feet, and installed on the exterior wall of the Rosanky building, facing Royal Street. The property owner has given permission for the sign to be installed.

*Commissioner Stalcup made a motion to approve the proposed sign design as presented. Commissioner Wolfe seconded. The motion carried unanimously.*

2. Consider and take action on a proposed sign design in the Historic District located at 1 Royal Street (Sugar Shack) as per Section 3.15K2, Permitting Process.

There actually are two proposed signs, both composed of sign board composite, on the building for this business, along with striped awnings over the windows. One sign will measure 2 feet by 7 feet; one will measure 2 feet by 5 feet. Both will be installed on the exterior wall of the building facing Main Street. The property owner has given permission for the signs to be installed.

*Commissioner Stalcup made a motion to approve the proposed sign design as presented. Commissioner Coleman seconded. The motion carried unanimously.*

3. Consider and take action on a proposed sign design in the Historic District located at 1 Royal Street (The Feathered Nest) per Section 3.15K2, Permitting Process.

The proposed sign will consist of either sheet metal or wood (to be determined by the owners), measure 3 feet by 5 feet, and be installed on the exterior wall of the Rosansky building facing Main Street. The property owner has given permission for the sign to be installed.

*Commissioner Stalcup made a motion to approve the proposed sign design as presented. Commissioner Coleman seconded. The motion carried unanimously.*

### **III. Adjourn.**

*Commissioner Coleman made a motion to adjourn. Commissioner Wolfe seconded. The motion to adjourn carried unanimously.*

Chairman Reihsen adjourned the meeting at 1:39 p.m.

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Gerry Reihsen, Chairman

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Mary Ann Ray, Village Secretary

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Gerry Reihsen, Chairman

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Mary Ann Ray, Village Secretary

# SALADO PLANNING & ZONING COMMISSION

## AGENDA ITEM MEMORANDUM

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04/12/2016

Item #1

Page 1 of 2

**DEPT/DIVISION REVIEW:** Chrissy Lee, Planning and Development

**ITEM DESCRIPTION:** Consider and take action on a waiver to Section 3.9 Water and Wastewater Facility Design (fire protection) of the Village of Salado Subdivision Ordinance 2009.03 for a replat of Terra Bella Phase III, a subdivision in the ETJ.

(Language taken directly from Ordinance)

Section 3.9: Water and Wastewater Facility Design

- a. Water supply for all new subdivisions shall be connected with the appropriate publicly certified water supply corporation, and shall be capable of providing water for health and emergency purposes, including fire protection.

**ITEM SUMMARY AND ANALYSIS:** Terra Bella Phase III was originally platted prior to becoming part of the Village ETJ and therefore platted only to Bell County standards. As it is now within the ETJ, the Village Engineer reviewed the replat and construction plans for compliance with the Village of Salado Subdivision Ordinance No. 2009.03.

The following comments were made in regards to fire protection for the subdivision:

- Section 3.9 of the Village of Salado Subdivision Ordinance requires that fire protection be provided for all new subdivisions. Based on input from the Village of Salado Fire Chief, the following options for mitigation were recommended:
  1. Install residential fire alarm systems on new construction and install a hydrant to a 6" line at Armstrong Road or at some point within the subdivision such that it is no further than 1800'.
  2. Install residential fire alarm systems on new construction and install fire hydrants in the subdivision connected to 4" lines (if allowed by Armstrong Water Supply Corporation), and get certification from a fire engineer that the system will operate sufficiently.
  3. Replace existing 4" line with a 6" line and install fire hydrants within the subdivision.
  4. Install a ground storage tank that can be filled by the 4" waterline and is accessible to a pumper truck. Size and location to be determined by the design engineer.

Although any one of these suggestions would have still required a waiver from the Subdivision Ordinance, Terra Bella has chosen to ask for a variance to the fire protection requirements without meeting one of the suggested mitigation options.

The applicant is requesting to allow the replat with the existing 4" water lines and install no fire hydrants.

**FISCAL IMPACT:** Although there is no direct fiscal impact to the Village, failure to meet the requirements of fire protection will result in the subdivision having a lower ISO (Insurance Service Office) rating for the homes. In addition, when the subdivision is annexed into the Village, it will negatively impact the citywide rating and contribute to higher insurance rates.

**STAFF RECOMMENDATION:** Staff recommends a one-time approval based on the subdivision being existing and subject to the recommendation of the Salado Fire Chief to install a dry hydrant. Please see the attached letter. Staff has contacted surrounding Fire Marshals and consulted with our Fire Chief to identify what cities require. All cities we spoke with, in all cases, require installation of 6" water lines and to provide fire hydrants, regardless of whether the water supplier can support hydrants. This is ensure long term public health and safety once the supplier can ....

**ATTACHMENTS:**

- Subdivision Variance Application
- Letter from Applicant
- Letter from Shane Berrier, Village of Salado Fire Chief
- Letter from Village Engineer John Simcik, P.E., C.F.M.
- Final Plat of Terra Bella Subdivision Phase III (replat)
- Armstrong W.S.C. Water Line Extension

MAR 30 2016



Subdivision

ZONING VARIANCE APPLICATION

Date: 3/30/16

APPLICANT

PROPERTY OWNER

Name: Joe T. RITCHIE Same
Mailing Address: 523 Via Lago BELTON, TX 76513
Daytime Phone: 254-947-5793
Fax: E-mail: ritchie@msu.edu

PROPERTY DESCRIPTION

Street Address: Terra BELLA Subdivision Acres: ~ 30 acres
Location: 1/2 mile NORTH of corner of Armstrong Rd & Sully Wells Rd.
(i.e. corner of & ; or, 1 mile south of FM ; etc.)

Existing use of property: Subdivision
Are there buildings on the property? Yes If yes, what are they used for. Residences

REQUESTED VARIANCE

I/We request a variance to Section 3.9 of the Zoning Ordinance which requires...
Fire protection provided for all new subdivisions.

Instead, I/We would like to request...

Fire protection to be same as before we joined Salado ETJ. This is changing boundaries on same lots and not a new subdivision. Armstrong Water is a rural water supply and does not support fire hydrants.

## SUBMITTAL REQUIREMENTS

~~\$~~ 25.00

~~\$250.00~~ Application Fee, due at time of application and payable to the Village of Salado.

Site plan with additional information needed to properly and effectively review the request.  
5 copies. (All drawings must be to scale.)

### PLEASE NOTE:

All agreements to the variance by neighbors of the property in question must be in writing to be submitted for support to the variance request.

No variance shall be granted unless the Zoning Board of Adjustments finds:

- (1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of the land; and
- (2) That the variance is necessary for the preservation and enjoyment of a substantial property right of the applicant; and
- (3) That the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property within the area; and
- (4) That the granting of the variance will not have the effect of preventing the orderly use of other land within the area in accordance with the provisions of this Ordinance.

Ms. Kim Foutz  
City Administrator  
Village of Salado  
Salado TX 76571

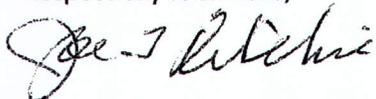
Dear Ms. Foutz,

Herewith is my application for a subdivision variance request to not have to add fire hydrants to my existing subdivision, Terra Bella, which has recently had some boundary changes needing to be made. In a letter to you (enclosed), is a statement from engineer, John Simchik, that fire protection be provided for new subdivisions. We are asking for a waiver for that since our water supply is from a rural water supply corporation, Armstrong, and they do not provide sufficient water capacity for fire protection. I believe their engineer, Johnny Tabor, has forwarded you information about the system.

Since this is an existing subdivision with relatively minor changes to its boundaries to complete the use of the property, I will greatly appreciate consideration of a waiver of requiring fire protection.

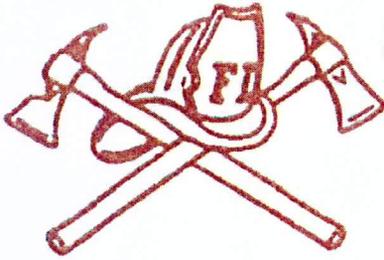
Attached find the new plat called phase III, the original plat, the water service changes and the two letters I have received by copies from Mr. Simchik.

Respectfully submitted,



Joe T. Ritchie

Owner, Terra Bella Subdivision



# Salado Fire Department

P.O. Box 503

Salado, Texas 76571

Tel. 254-947-8961 • Fax 254-947-1006

Salado VFD is agreeing to a one time only acceptance of not having any fire hydrants for fire protection within the ordinance fire codes of the Village of Salado, due to Terra Bella Subdivision only adding 1-2 lots from original plat accepted by Bell County in the past. With the homeowners of Terra Bella accepting that if there is a fire in subdivision there will be no water source available to the fire department if or when the trucks run out of water, the fire could spread elsewhere before extinguished. Salado VFD would really recommend the developer to look into installing dry hydrants to the ponds in subdivision for a closer water source. Keep in mind the fire departments closest hydrant for water is at the intersection of Armstrong and Sulfer Wells Rd.

Respectfully,

A handwritten signature in black ink, appearing to read 'Shane Berrier', is written over a light blue horizontal line.

Shane Berrier  
Salado VFD Chief  
[www.SaladoFire.com](http://www.SaladoFire.com)  
P. 254.947.8961  
C. 254.760.1937



**KASBERG, PATRICK & ASSOCIATES, LP**  
CONSULTING ENGINEERS  
Texas Firm F-510

Temple  
One South Main Street  
Temple, Texas 76501  
(254) 773-3731

**RICK N. KASBERG, P.E.**  
**R. DAVID PATRICK, P.E., CFM**  
**THOMAS D. VALLE, P.E.**  
**GINGER R. TOLBERT, P.E.**  
**ALVIN R. "TRAE" SUTTON, III, P.E., CFM**

Georgetown  
1008 South Main Street  
Georgetown, Texas 78626  
(512) 819-9478

March 4, 2016

Ms. Kim Foutz  
City Administrator  
Village of Salado  
P. O. Box 219  
Salado, Texas 76571

Re: Terra Bella Subdivision Phase III  
Construction Plans – Street and Waterline Extensions  
Salado, Texas

Dear Ms. Foutz:

We have completed our first review of the referenced construction plans which we received on February 24, 2016. The following is a summary of our comments for the applicant.

**Via Valle Extension**

- Sheet C2.0 – General Construction Note 2 references work within state right-of-way and lists the TxDOT Area Engineer as a contact. To the best of our knowledge, this is not applicable to this project and may be removed from the construction plans.
- Sheet C2.0 – Note 8 references the City of Temple; revise to Village of Salado.
- Sheet C2.0 – The second sentence of Note 14 is incomplete.
- Sheet C2.0 – Notes 17 and 24 are not applicable inasmuch as there are no sanitary services in this area.
- Sheet C3.0 – The drainage area map indicates A1 is 0.92 acres; however, the calculations indicate that it is 0.91 acres. Please correct this discrepancy.
- Sheet C3.0 – The drainage calculations indicate no change between pre- and post-project conditions. It is anticipated that there should be some change inasmuch as a paved cul-de-sac is shown to be constructed within the drainage area. If this is not true, please provide an explanation that justifies showing the calculations as they are.
- Sheet C5.0 – Please provide a copy of the Geotechnical Report as referenced in the Typical Street Section.
- General Comment – Please use Village of Salado Standard Construction Details as found in the Technical Construction Standards and Specifications Manual (i.e. mountable curb, tree protection, erosion control, etc.).
- All comments from the Bell County Engineer's Office, Bell County Health Department, and Armstrong Water Supply Corporation shall be addressed prior to approval by the Village of Salado.

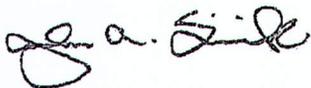
Ms. Kim Foutz  
March 4, 2016  
Page Two

### Armstrong WSC Waterline Extension

- Is there an existing water service for Block 4, Lot 4 (east side of Via Fiume)? If not, a water service should be included for this lot.
- It appears that there needs to be callouts for additional fittings at the 90° bends at the street crossings of Via Fiume and Via Valle.
- Final plans need to be signed and sealed by an engineer licensed in the State of Texas.
- It is noted that fire protection is not provided for this subdivision.
- Section 3.9 of the Village of Salado Subdivision Ordinance requires that fire protection be provided for all new subdivisions. Based on input from the Village of Salado Fire Chief, the following options for compliance are recommended:
  1. Install residential fire alarm systems on new construction and install a hydrant to a 6" line at Armstrong Road or at some point within the subdivision such that it is no further than 1800'.
  2. Install residential fire alarm systems on new construction and install fire hydrants in the subdivision connected to 4" lines (if allowed by Armstrong Water Supply Corporation), and get certification from a fire engineer that the system will operate sufficiently.
  3. Replace existing 4" line with a 6" line and install fire hydrants within the subdivision.
  4. Install a ground storage tank that can be filled by the 4" waterline and is accessible to a pumper truck. Size and location to be determined by the design engineer.

If you have any questions or comments, please call or email.

Sincerely,



John A. Simcik, P.E., C.F.M.

xc: 2002-105

Mr. Chuck Lucko, RPLS, All County Surveying, Inc.  
Mr. Stephen Eubanks, Bell County Engineer's Office  
Mr. Michael Jahns, Bell County Health Department  
Mayor Skip Blancett, Village of Salado  
Mr. Anthony Beach, P.E., BSP Engineers  
Mr. Johnny Tabor, P.E., Tabor & Associates, Inc.

Final Plat of  
**TERRA BELLA SUBDIVISION PHASE III**

BEING A REPLAT OF LOTS 1-9 AND LOTS 5-7 BLOCK 3 and LOT 10, BLOCK 2, TERRA BELLA SUBDIVISION,  
 OF RECORD IN CABINET C, SLIDE 885-B, PLAT RECORDS OF BELL COUNTY, TEXAS,  
 WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF  
 THE VILLAGE OF SALADO, BELL COUNTY, TEXAS.

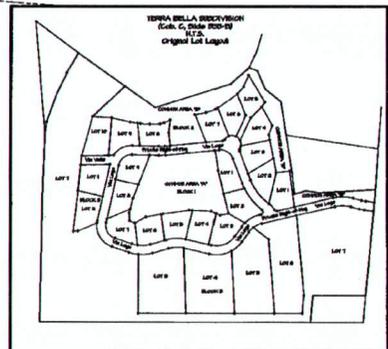
LOTS - TEN (10)  
 BLOCKS - TWO (2)  
 AREA - 24.55 ACRES

**OWNERS:**  
 Joe T. Madala, Ann A. Madala, 200 Via Lago, Salado TX 76801  
 Larry G. Giddens, Amy L. Giddens, 201 Via Lago, Salado TX 76801  
 Gary D. Tolofeno, Don Via Lago, Salado TX 76801

BEING PART OF THE AARON GILLINS SURVEY,  
 ABSTRACT NO. 216, BELL COUNTY, TEXAS.



VICINITY MAP  
 NOT TO SCALE



Based upon shall can be scaled from the graphics shown on P.E.H.A. Flood Insurance Rate Map (FIRM) Map No. 4002200010, effective date September 28, 2005, a portion of the above shown property does appear with the "Special Flood Hazard Area" and is subject to be included in Zone AE. The Flood statement does not imply that the work will or will not flood, and does not provide any liability in such event on the part of the surveyor or company.

Terra Bella Home Owners Association, as owner of the private streets and easements, agrees to receive, defend, defend and hold harmless the Village of Salado, any other governmental entity and any public utility for damages to the private streets but not for damages and injury resulting directly or indirectly from the installation of the private streets, all of any line of street lines or cross streets or any of any use of the easements by the Village of Salado or any utility.

No alterations are allowed within the floodplain area until a permit is issued by the Bell County Floodplain Administrator.

**OWNER'S STATEMENT (for Record)**  
 We, the undersigned, the owners of lots in Terra Bella Subdivision, of record in Cabinet C, Slide 885-B, Plat Records of Bell County, Texas, do hereby agree to the Final Plat of Terra Bella Subdivision, Phase III, being a replat of Lots 1-9 and Lots 5-7, Block 3 and Lot 10, Block 2, Terra Bella Subdivision, of record in Cabinet C, Slide 885-B, Plat Records of Bell County, Texas.

Donald J. & Joan C. Harg, Lot 8, Block 2 Date \_\_\_\_\_  
 Ralph A. Olson, Lot 8 & 9, Block 1 Date \_\_\_\_\_  
 James H. & Leigh Ann Cray, Lot 10, Block 1 Date \_\_\_\_\_  
 Harry E. Patten Patten, Lot 4, Block 1 Date \_\_\_\_\_  
 William E. Gonzalez & April F. Gonzalez-Rivera, Lot 1 & 2, Block 1 Date \_\_\_\_\_

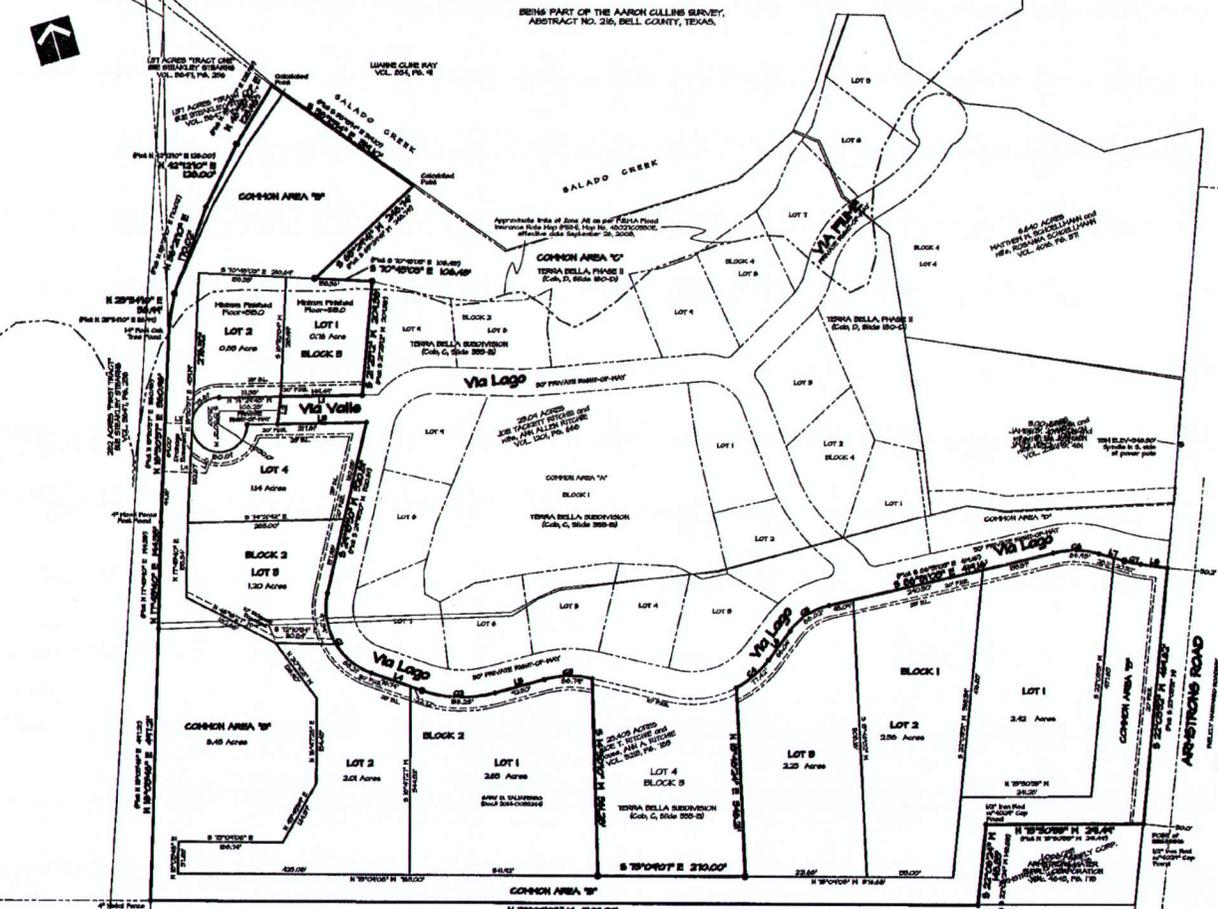
REVISIONS:


Final Plat of  
**TERRA BELLA SUBDIVISION PHASE III**  
 WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF  
 THE VILLAGE OF SALADO, BELL COUNTY, TEXAS.

15025 South 24th Street  
 Austin, Texas 78748-4408  
 264-770-7000 Fax: 264-774-7000  
 TX. Firm Lic. No. 00258000  
 TX. Firm Lic. No. 00258000

ALL COUNTY SURVEYING, INC.

Job No. 150801  
 Date: 06-20-15  
 Scale: 1" = 100'  
 Drawn By: MDH  
 Checked By: GCL  
 Copyright 2015 All County Surveying, Inc.



CALLED 23.55 ACRES  
 AS DANKO & HOLDEN LP  
 DOGADO-000-18028

LINE	BEARING	DISTANCE	RECORD CALL
L1	S 29°30'00" W	120.00'	S 29°30'00" W 120.00'
L2	S 29°30'00" W	30.00'	S 29°30'00" W 30.00'
L3	S 29°30'00" W	30.00'	S 29°30'00" W 30.00'
L4	S 29°30'00" W	30.00'	S 29°30'00" W 30.00'
L5	S 29°30'00" W	30.00'	S 29°30'00" W 30.00'
L6	S 29°30'00" W	30.00'	S 29°30'00" W 30.00'
L7	S 29°30'00" W	30.00'	S 29°30'00" W 30.00'
L8	S 29°30'00" W	30.00'	S 29°30'00" W 30.00'
L9	S 29°30'00" W	30.00'	S 29°30'00" W 30.00'
L10	S 29°30'00" W	30.00'	S 29°30'00" W 30.00'

CD	INDEX	ANGLE	LENGTH	COORDINATE	CHORD	BEARING	DELTA	ANGLE	RECORD	DEG.
C1	120.00'	120.00'	120.00'	S 29°30'00" E	120.00'	S 29°30'00" E	120.00'	120.00'	120.00'	120.00'
C2	120.00'	120.00'	120.00'	S 29°30'00" E	120.00'	S 29°30'00" E	120.00'	120.00'	120.00'	120.00'
C3	120.00'	120.00'	120.00'	S 29°30'00" E	120.00'	S 29°30'00" E	120.00'	120.00'	120.00'	120.00'
C4	120.00'	120.00'	120.00'	S 29°30'00" E	120.00'	S 29°30'00" E	120.00'	120.00'	120.00'	120.00'
C5	120.00'	120.00'	120.00'	S 29°30'00" E	120.00'	S 29°30'00" E	120.00'	120.00'	120.00'	120.00'
C6	120.00'	120.00'	120.00'	S 29°30'00" E	120.00'	S 29°30'00" E	120.00'	120.00'	120.00'	120.00'
C7	120.00'	120.00'	120.00'	S 29°30'00" E	120.00'	S 29°30'00" E	120.00'	120.00'	120.00'	120.00'
C8	120.00'	120.00'	120.00'	S 29°30'00" E	120.00'	S 29°30'00" E	120.00'	120.00'	120.00'	120.00'
C9	120.00'	120.00'	120.00'	S 29°30'00" E	120.00'	S 29°30'00" E	120.00'	120.00'	120.00'	120.00'
C10	120.00'	120.00'	120.00'	S 29°30'00" E	120.00'	S 29°30'00" E	120.00'	120.00'	120.00'	120.00'

The Home Owners Association will maintain the common streets.  
 • Displays 200' front road with 100' cap and, 100' alternate road  
 • Displays 100' front road with 100' cap road

# ARMSTRONG W.S.C.

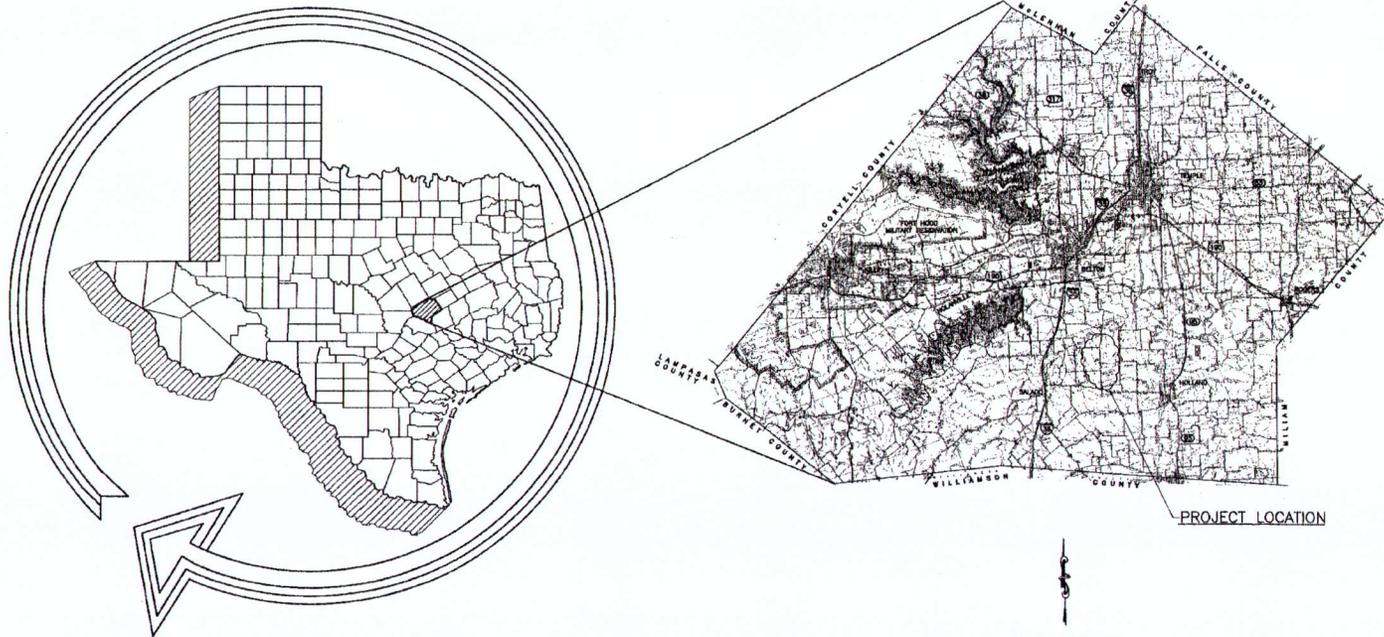
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## TERRA BELLA SUBDIVISION

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### WATER LINE EXTENSION

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BELL COUNTY

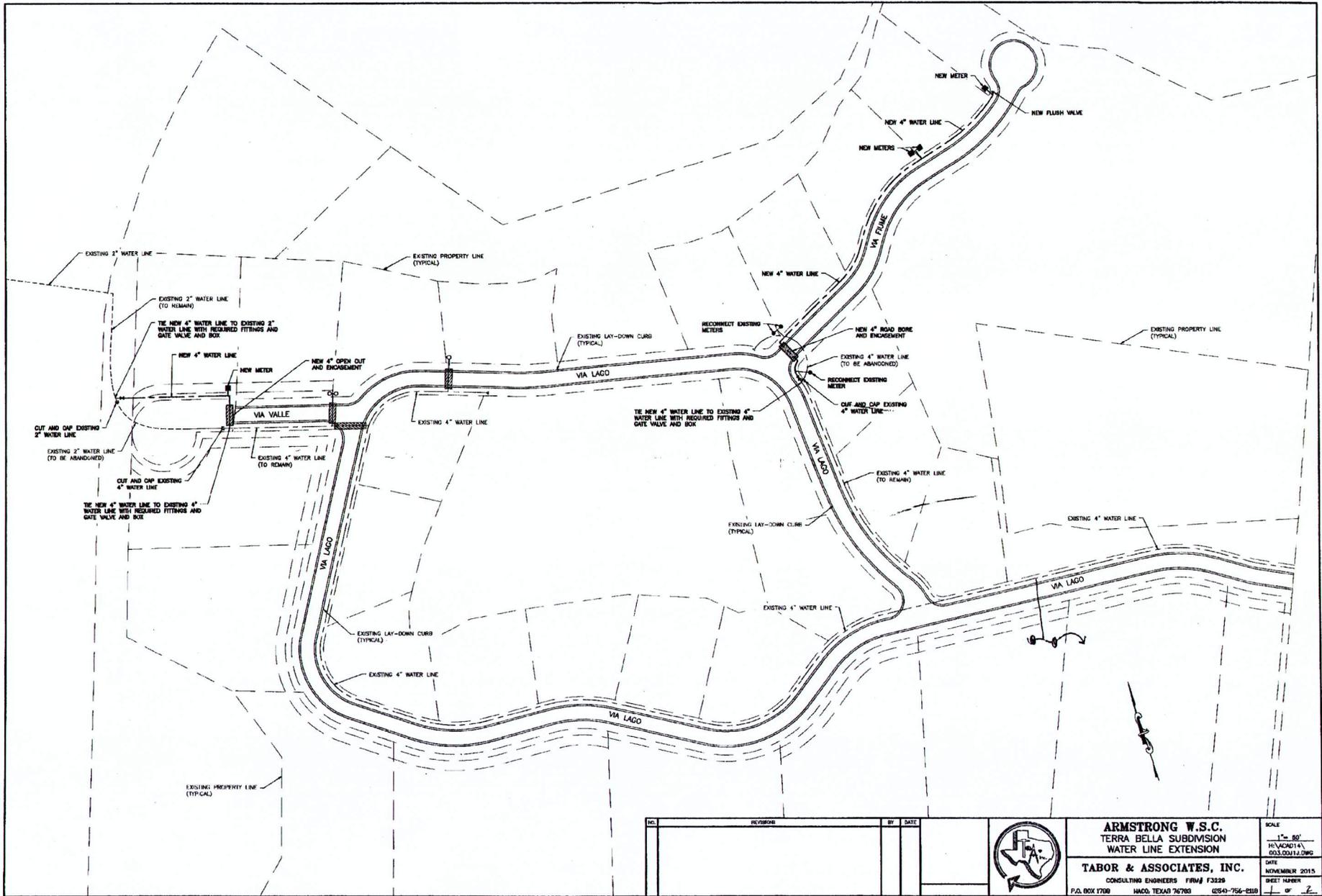


TABOR & ASSOCIATES, INC.

CONSULTING ENGINEERS

P.O. BOX 1768 WACO, TEXAS 76782 (254) 754-2118

PRELIMINARY  
FOR REVIEW ONLY  
SUBJECT TO CHANGE  
TABOR & ASSOCIATES, INC.  
*John M. Tabor, P.E.*  
John M. Tabor, P.E. 243277  
Date: 11/30/15  
NOT FOR BIDDING  
OR CONSTRUCTION



NO.	REVISION	BY	DATE



**ARMSTRONG W.S.C.**  
**TERRA BELLA SUBDIVISION**  
**WATER LINE EXTENSION**

**TABOR & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS FIRM# 13229  
 P.O. BOX 1708 WACO, TEXAS 76788 854-756-2110

SCALE  
 1" = 80'  
 H:\ACAD\TA\03\00114.DWG

DATE  
 NOVEMBER 2015

SHEET NUMBER  
 1 of 2



NO.	REVISIONS

**NOTES**

1. CONCRETE AND FITTINGS WITH A MIN. POLY. FIBER TO PREVENT OF CRACKING.
2. IN LIEU OF CONCRETE REINFORCING STEEL MATS MAY BE USED AS APPROVED BY ENGINEER.
3. SPECIAL SOIL CONDITIONS MAY REQUIRE SPECIAL ANCHORS, SUCH AS SPOOKS OR OTHERS OF APPROVED EQUIV.
4. FITTINGS & SPOOKS ARE INCIDENTAL FOR STANDARD WATER LINE INSTALLATION.
5. ALL FITTINGS & SPOOKS SHALL BE INCLUDED IN STANDARD FITTING.
6. ALL FIVE WINGS TO HAVE TRACE WIRE.
7. ALL CONSTRUCTION AND TESTING TO COMPLY WITH LATEST AND APPLICABLE INDC. REGULATIONS.
8. ALL TAPPING OF EXISTING LINES TO BE AT NORMAL OPERATING PRESSURE, UNLESS OTHERWISE NOTED.
9. MIN. SPANNING DISTANCE BETWEEN NEW WATER LINES AND EXISTING SERVICE SYSTEM IS TO BE AT LEAST 10 FEET UNLESS OTHERWISE NOTED.
10. MIN. SPANNING DISTANCE BETWEEN NEW WATER LINES AND EXISTING SERVICE SYSTEM IS TO BE AT LEAST 10 FEET UNLESS OTHERWISE NOTED.
11. TAPPING STEEL SHEET PILES, BOXES, WELLS, AND WINGS SHALL BE MINIMUM STEEL.

