

Photos

**Site: 4170 Cedar Creek Road – Existing house
Partially Land/Undeveloped Use
Business Park
Property not platted
Agricultural (AG)**



**North: Land/Undeveloped Use
Business Park
Agricultural (AG)**



**West: Residential
Business Park
Long View Estates subdivision
Agricultural (AG)**



**South: Farmland
Business Park
Agricultural (AG)**



**East: Land/Undeveloped Use
Business Park
Agricultural (AG)**



Tables – FY-24-23-ZC

**Permitted & Conditional Uses Table (Generalized)
Agricultural (AG) and Two-Family Dwelling (2F)**

Use Type	Agricultural (AG)	Two-Family (2F)
Agricultural Uses	Farm, Ranch or Orchard; Greenhouse or Nursery CUP for Animal Shelter; Fish Hatchery/Farm; Poultry Hatchery; Kennel without Veterinary Hospital; Livestock Auction	Farm, Ranch, Orchard, or Garden
Residential Uses	Family or Group Home; Industrialized Housing; Mobile Home; Single Family Detached CUP for Covent/Monastery; Fraternity/Sorority; Home for the Aged; Mobile Home or RV Park	Family or Group Home; Industrialized Housing; Single Family Attached and Detached; Duplex . CUP for Triplex
Educational and Institutional Uses	School or Church; Child Care—Family Home CUP for Cemetery; Child Care Group Home or Day Care; College; Community Center; Fairgrounds; Fraternal Lodge; Hospital; Pre-School; Social Service Shelter	Child Care: Family Home; Place of Worship; School, Elementary or Secondary. CUP for Cemetery; Child Care: Group Day Care Home; College, University, or Seminary; Community Center; Pre-school; Social Service Shelter
Retail & Service Uses	Artisan Craft Production/Retail CUP for Brewery, Brewpub, Distillery or Winery; Exercise Gym; Veterinary Hospital with Kennels	None
Commercial Uses	None	None
Office Uses	None	None
Industrial Uses	CUP for Animal Feedlot; Temp Asphalt/Concrete Plant; Laboratory; Recycling Collection	CUP for Temporary Asphalt & Concrete Plant
Recreational Uses	Day Camp; Park; Stadium; Zoo CUP for Outdoor Commercial Amusement; Country Club; Drag Strip; Golf Course; Rodeo; Roller or Ice Rink; Outdoor Shooting Range; Commercial Swimming Pool	Park or Playground CUP for Playfield or Stadium
Vehicle Service Uses	None	None
Restaurant Uses	None	None
Overnight Accommodations	CUP for RV Park	None
Transportation Uses	Railroad ROW CUP for Airport; Heliport/Helistop	Railroad Track Right-Of-Way (ROW)

Surrounding Property & Uses

Direction	Future Development Plan	Zoning	Current Land Use
Site	Business Park	Agricultural (AG)	Existing House Partially Land/Undeveloped (Not platted)
North	Business Park	Agricultural (AG)	Land/Undeveloped
South	Business Park	Agricultural (AG)	Farmland
East	Business Park	Agricultural (AG)	Land/Undeveloped
West	Business Park	Agricultural (AG)	Residential (Long View Estates Subdivision)

Compliance with Approved Plans

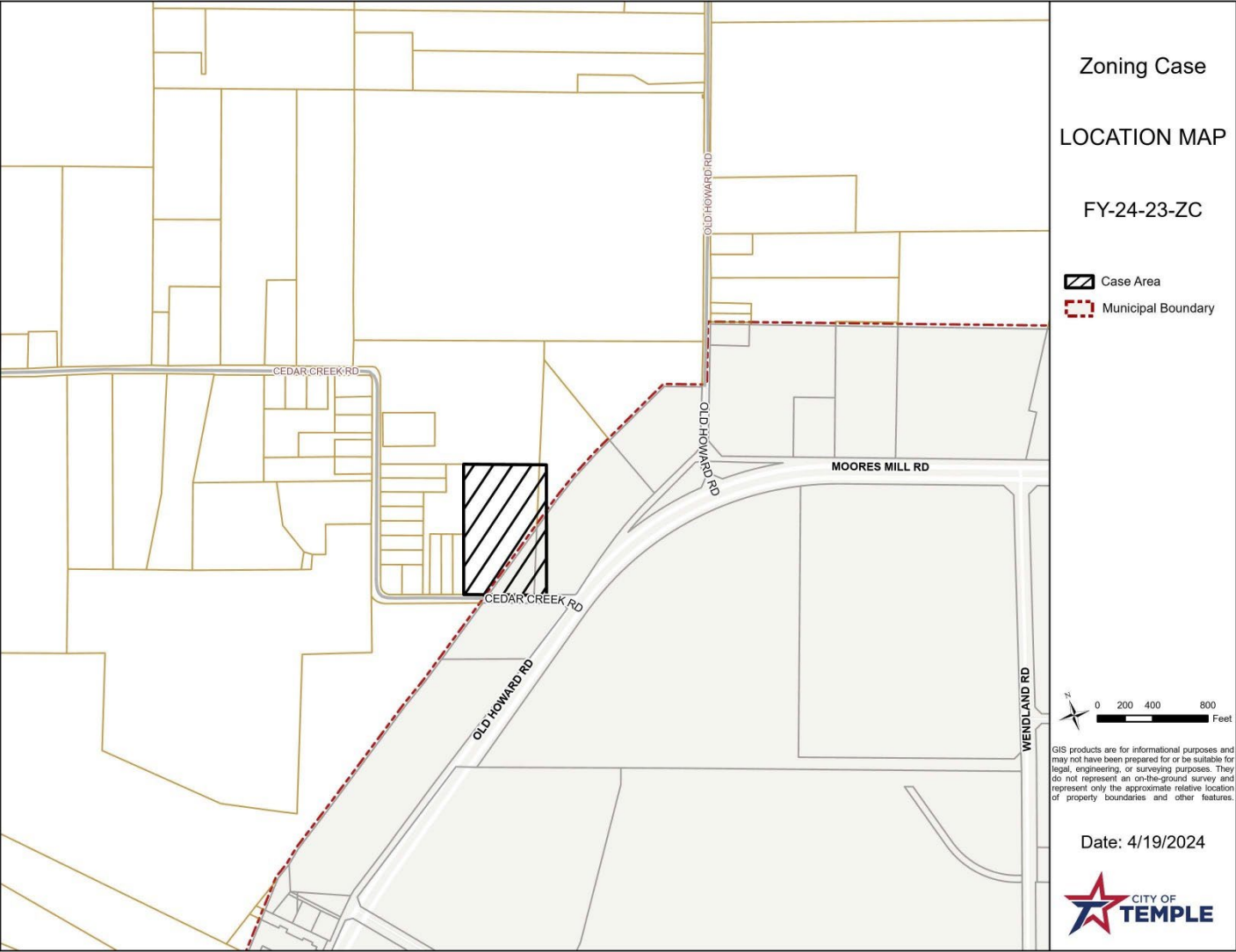
Document	Map, Focus Area or Goal	Compliance?
CP	Map 4.2 - Future Development Plan	No
CP	Map 4.3 - Thoroughfare Plan	YES
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	YES
MMP	Mobility Master Plan	No Conflict
NPD	Not within a Neighborhood Planning District	NA
CP = Comprehensive Plan STP = Sidewalk & Trails Plan NPD = Neighborhood Planning District		

Dimensional Standards

	Current AG	Proposed 2F for Residential Use
Minimum Lot Size	n/a	4,000 sq ft
Minimum Lot Width	n/a	60 ft**
Minimum Lot Depth	n/a	100 ft
Front Setback	n/a	25 ft
Side Setback	n/a	5 ft
Side Setback (corner)	n/a	15 ft
Rear Setback	n/a	10 ft
Max Building Height	n/a	2 ½ stories

*** See Sec 5.3.28 allowing minimum lot width of 50 feet for a Two-Family Dwelling built on a lot platted before May 4, 2017, subject to standards for compatibility with Single-Family Dwellings.

Maps

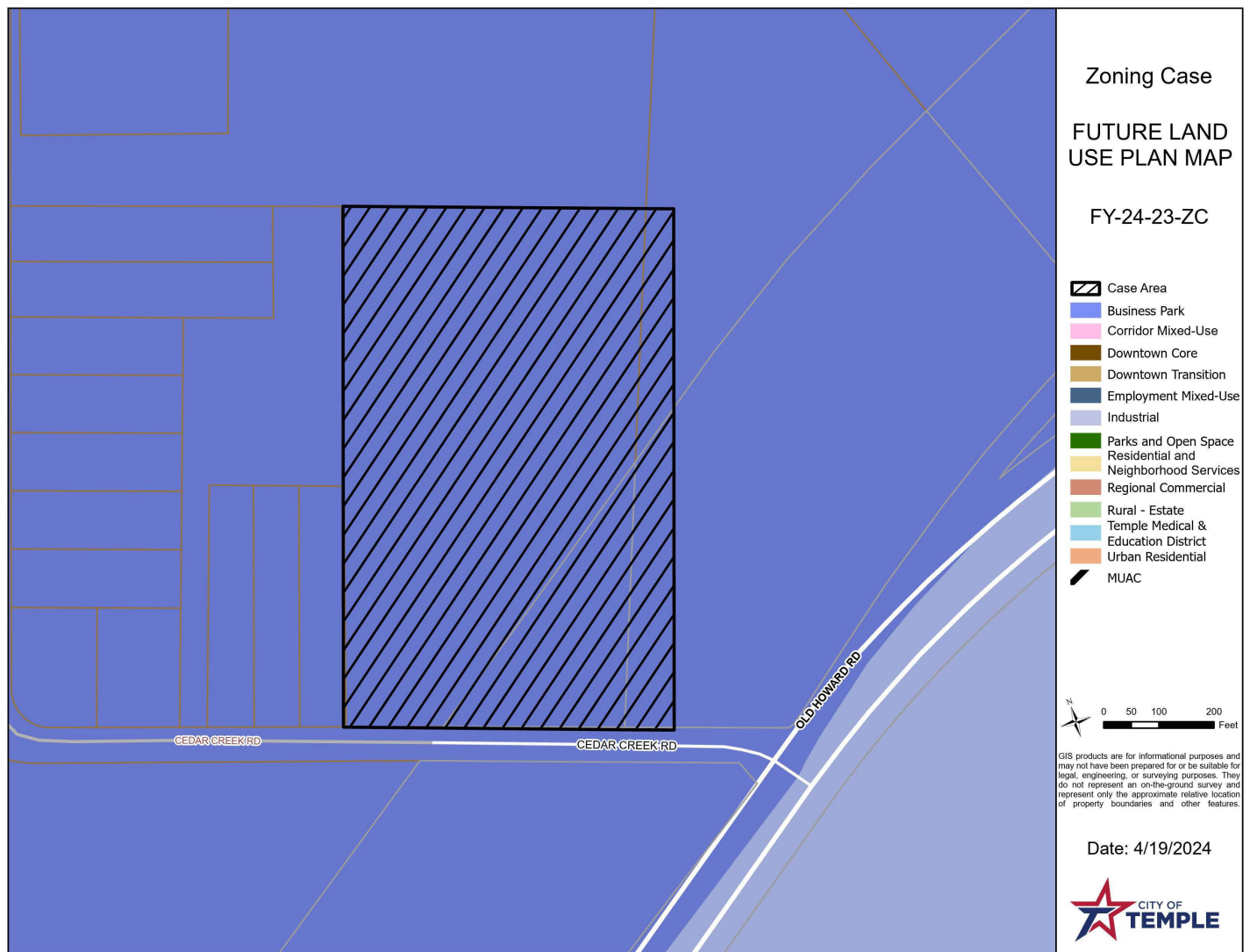


Location Map

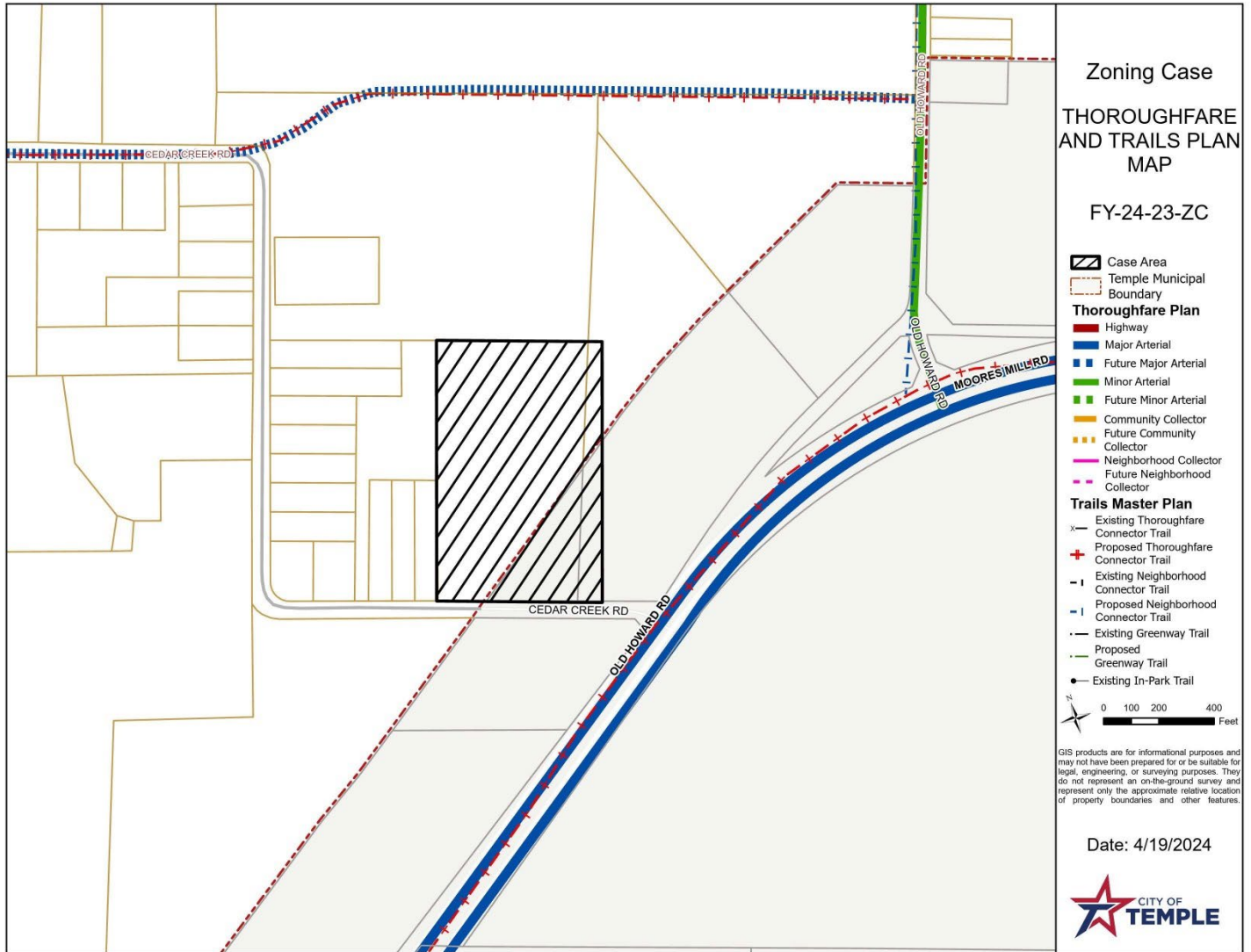


Aerial Map

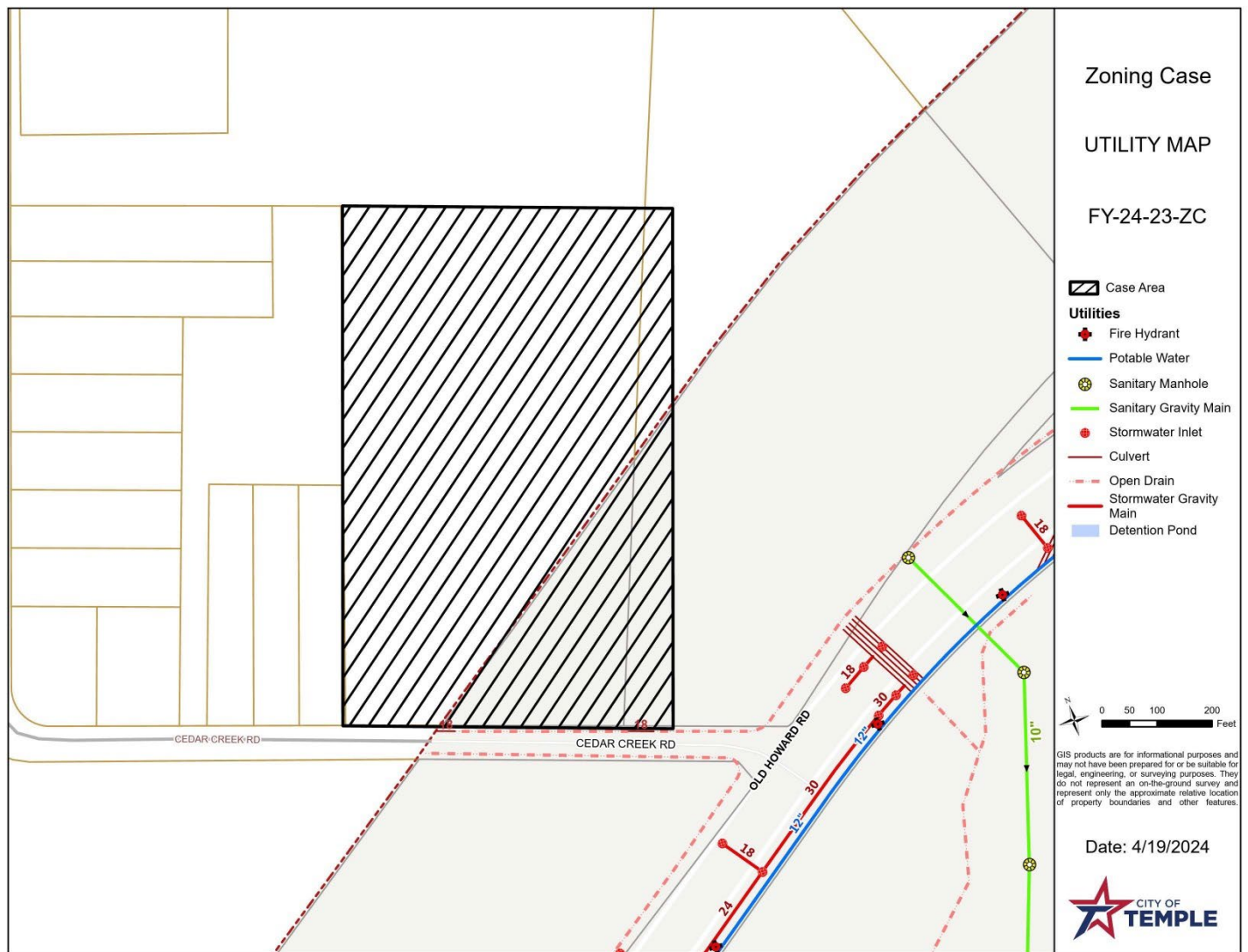




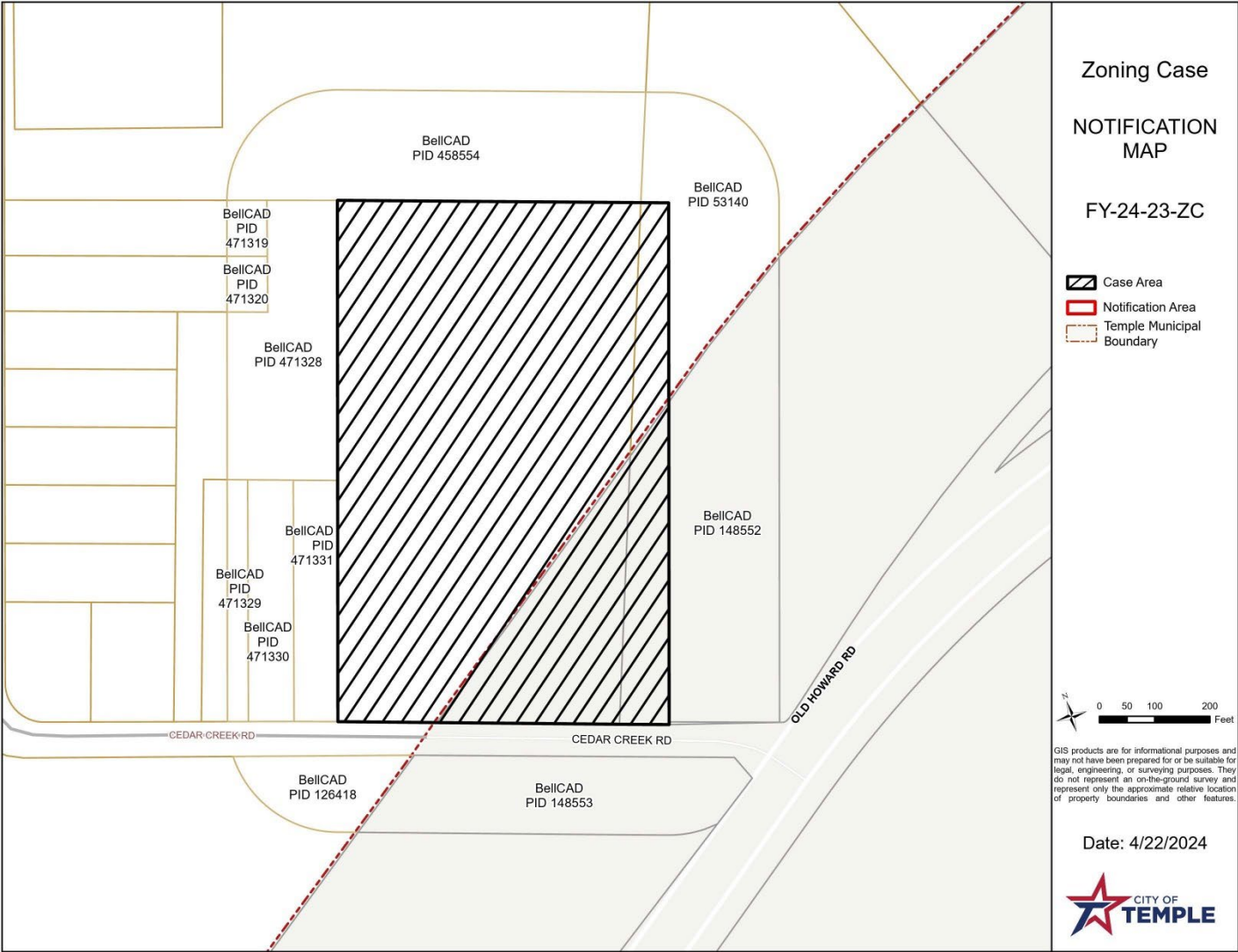
Future Land Use Map



Thoroughfare & Trails Map



Utility Map



Notification Map

TEMPLE ECONOMIC DEVELOPMENT CORPORATION
DOC.NO. 2023050212

TEMPLE ECONOMIC DEVELOPMENT CORPORATION
DOC.NO. 2022073833

DOUGHTY, GARY ETAL
VOLUME 1372, PAGE 231

LOT 1

LOT 2

LOT 3

LOT 10

LONG VIEW ESTATES
YEAR 2016, PLAT NO.100

LOT 11

LOT 12

LOT 13

CEDAR CREEK ROAD

WENDLAND, CAROL JEAN
VOLUME 1767, PAGE 680

12.570 ACRES
2F

HOWARD ROAD
DOC.NO. 2018049047

TEMPLE INDUSTRIAL PARK WEST
DOCUMENT NO. 2023002474

①
LOT 1

Line Table		
Line #	Direction	Length
L1	N73°17'32"W	68.97'



ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 111
THE THETA ANGLE AT SAID CITY MONUMENT IS 01° 32' 04"
THE COMBINED CORRECTION FACTOR (CCF) IS 0.9999849
PUBLISHED CITY COORDINATES ARE X = 3,228,216.66 Y = 10,397,962.52
THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING (POB) IS
N. 89° 08' 00" W. 3631.04 FEET.
GRID DISTANCE = SURFACE DISTANCE X CCF GEODETIC NORTH = GRID NORTH + THETA ANGLE

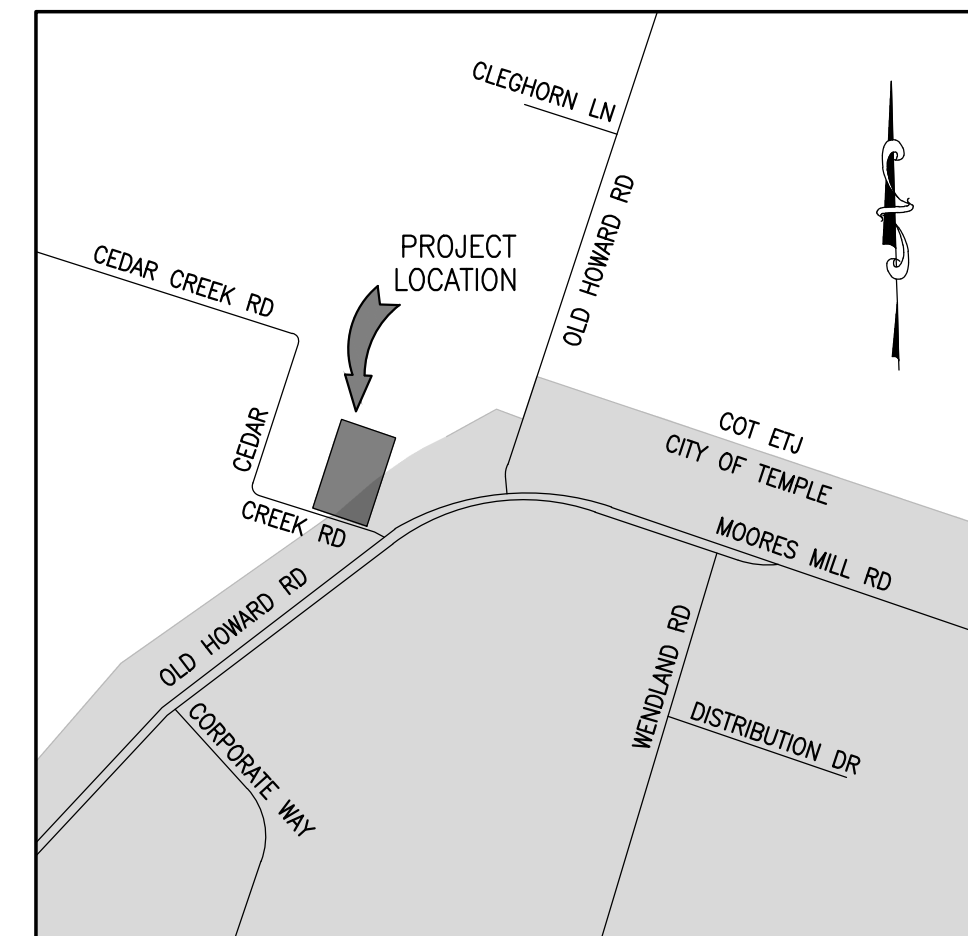
STATE OF TEXAS)
COUNTY OF BELL)

KNOW ALL MEN BY THESE PRESENTS, that I Victor D. Turley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground of the property described herein and is correct.

IN WITNESS THEREOF, my hand and seal, this the 29th day of August 2024.

Vitor D. Turky

Victor D. Turley, R.P.L.S., No. 2475



LOCATION MAP N.T.S.

SCALE 1:100



WWW.TURLEY-INC.COM
254-773-2400

ENGINEERING FIRM NO. 1658
SURVEY FIRM NO. 10194869

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ZONING SKETCH:

ZONING SKETCH:
12.570 ACRES
4170 CEDAR CREEK ROAD
6000 OLD HOWARD ROAD
HENRY MILLARD SURVEY, ABSTRACT 1
EXTRATERRITORIAL JURISDICTION OF THE CITY OF
BELL COUNTY, TEXAS

PREPARED FOR:

PREPARED FOR:
BWH HOLDINGS, LLC

REVISIONS

[illegible]

DRAFTSMAN:

AMJ

DATE:
4/12/2024

COMPUTER FILE NAME:
23-3249 ZONING

REFERENCE DRAWING NUMBERS:

JOB NUMBER:

23-3249

DRAWING NUMBER:
233249-D

1

BEING a 12.570 acre tract of land situated in the HENRY MILLARD SURVEY, ABSTRACT No. 552, Bell County, Texas and being all of that certain 11.48 acre tract of land described in a Special Warranty Deed with Vendor's Lien dated June 4, 2021 from William Todd Burgwin, Independent Administrator of the Estate of William Harold Burgwin, Jr., Deceased to BWH Holdings, LLC - Series 3 and being of record in Document No. 2021035438, Official Public Records of Bell County, Texas and being a part or portion of that certain remainder 18.677 acre tract of land described in a Warranty Deed dated April 15, 2023 from Marcia Ann Judd and husband, Jeffrey Neal Cox to BWH Holdings, LLC Series 6 and being of record in Document No. 2023016844, Official Public Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 2" iron pipe found being the southeast corner of the said 11.48 acre tract and being the southwest corner of the said remainder 18.677 acre tract and being in the north right-of-way line of Cedar Creek Road for corner;

THENCE N. 73° 07' 30" W., 511.06 feet departing the said remainder 18.677 acre tract and with the south boundary line of the said 11.48 acre tract (calls N. 70° 53' 59" W., 511.06 feet) and with the said north right-of-way line to a 1/2" iron rod with cap stamped "RPLS 2475" set being the southwest corner of the said 11.48 acre tract and being the southeast corner of that certain Lot 13, Block 1, Long View Estates according to the map or plat of record in Year 2016, Plat No. 100, Plat Records of Bell County, Texas for corner;

THENCE N. 16° 17' 23" E., 943.60 feet departing the said north right-of-way line and with the west boundary line of the said 11.48 acre tract (calls N. 18° 30' 54" E., 943.6 feet) and with the east boundary line of the said Lot 13, Block 1 and continuing with the east boundary line of Lot 10, said Block 1 (calls S. 16° 14' 27" W., 736.00 feet and S. 16° 20' 50" W., 206.96 feet) to a 1/2" iron rod with cap stamped "RPLS 2475" set being the northwest corner of the said 11.48 acre tract and being the northeast corner of the said Lot 10, Block 1 and being in the south boundary line of that certain 25.25 acre tract of land described in a Warranty Deed dated March 4, 1976 from Marvin W. Doughty and wife, Erna Doughty to Gary M. Doughty and wife, Carroll Doughty and being of record in Volume 1372, Page 231, Deed Records of Bell County, Texas for corner;

THENCE S. 73° 13' 31" E., 548.18 feet departing the said Lot 10, Block 1 and with the north boundary line of the said 11.48 acre tract (calls S. 71° E., 548.18 feet) and with the south boundary line of the said 25.25 acre tract pass a 1/2" iron rod with cap stamped "RPLS 2475" set being the northeast corner of the said 11.48 acre tract and being the southeast corner of the said 25.25 acre tract and being in the west boundary line of the said remainder 18.677 acre tract and continuing over and across the said remainder 18.677 acre tract, 580.02 feet in all to a 1/2" iron rod with cap stamped "RPLS 2475" set for corner;

THENCE S. 16° 17' 23" W., 944.41 feet continuing over and across the said remainder 18.677 acre tract to a 1/2" iron rod with cap stamped "RPLS 2475" set being in the south boundary line of the said remainder 18.677 acre tract and being in the said north right-of-way line for corner;

THENCE N. 73° 17' 32" W., 68.97 feet with the south boundary line of the said remainder 18.677 acre tract (calls N. 71° 06' 01" W.) and with the said north right-of-way line to the Point of BEGINNING and containing 12.570 acres of land.

I, Victor D. Turley, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that these field notes are a correct representation of a survey made on the ground.

Victor D. Turley
 Victor D. Turley, RPLS#2475
 June 26, 2024



THIS PROJECT IS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL GRID DISTANCES UNLESS NOTED.

ALL COORDINATE VALUES ARE REFERENCED TO CITY OF TEMPLE MONUMENT NUMBER 111

THE THETA ANGLE AT SAID CITY MONUMENT IS 01° 32' 04"

THE COMBINED CORRECTION FACTOR (CCF) IS 0.999849

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