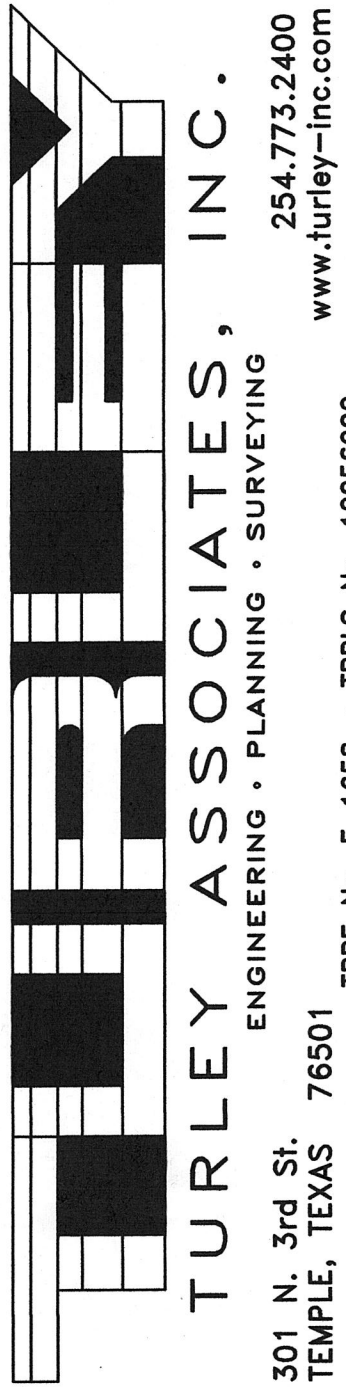


Line Table			Calls		
Line #	Direction	Length	Line #	Direction	Length
L1	S16°08'03"W	280.82	L1	N16°02'23"E	281.40
L2	N16°41'51"E	190.47	L2		
L3	S74°22'20"E	316.22	L3	N74°14'19"W	316.31

THIS PROJECT IS REFERENCED TO THE CITY OF TEMPLE COORDINATE SYSTEM, AN EXTENSION OF THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE HORIZONTAL SURFACE DISTANCES UNLESS NOTED AND ALL BEARINGS ARE GRID BEARINGS. ALL COORDINATE VALUES ARE REFERENCED TO CITY MONUMENT NUMBER 195. THE THETA ANGLE AT SAID CITY MONUMENT IS 01° 29' 35". THE COMBINED CORRECTION FACTOR (CCF) IS 0.999851. PUBLISHED CITY COORDINATES ARE: X = 3,203,350.90 Y = 10,392,013.38 THE TIE FROM THE ABOVE CITY MONUMENT TO THE POINT OF BEGINNING (POB) IS S. 51° 02' 22" W., 4226.95 FEET. GRID DISTANCE = SURFACE DISTANCE X CCF. GEODETIC NORTH = GRID NORTH + THETA ANGLE.



**TURLEY ASSOCIATES, INC.**  
ENGINEERING • PLANNING • SURVEYING  
301 N. 3rd St.  
TEMPLE, TEXAS 76501  
TBE No. F-1658 • TBPLS No. 10056000  
254.773.2400  
www.turley-inc.com

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SURVEY OF:  
**102.272 ACRES**  
H. KATTENHORN SURVEY, ABSTRACT No. 505 AND  
J. J. SIMMONS SURVEY, ABSTRACT No. 737  
BELL COUNTY, TEXAS

PREPARED FOR:  
**KIELLA DEVELOPMENT**

**102.272 ACRES**

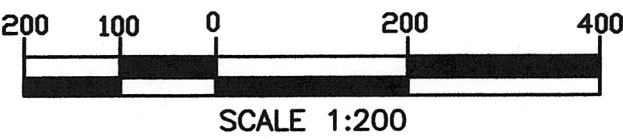
BEING a 102.272 acre tract of land situated partly in the G. W. LINDSEY SURVEY, ABSTRACT No. 513, and partly in the J. J. SIMMONS SURVEY, ABSTRACT No. 737, both in Bell County, Texas and being a part or portion of that certain 50 acre tract of land described in a Warranty Deed dated July 28, 1987 from J. F. Cross, Individually and as Independent Executor of the Estate of Celestine J. Cross to Jerry Don Cross and being of record in Volume 2327, Page 549, Official Public Records of Bell County, Texas and being all of that certain 37.5 acre tract of land (TRACT A) described in a Warranty Deed dated January 30, 1991 from J. F. Cross, Individually and as Independent Executor of the Estate of Celestine J. Cross to Jerry Don Cross and being of record in Volume 2700, Page 437, Official Public Records of Bell County, Texas and being all of that certain 37.5 acre tract of land (TRACT A) described in a Warranty Deed dated January 30, 1991 from J. F. Cross, Individually and as Independent Executor of the Estate of Celestine J. Cross to James Dale Cross and being of record in Volume 2700, Page 435, Official Public Records of Bell County, Texas.



STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis, 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 30th day of January 2020.

*Michael E. Alvis*  
Michael E. Alvis, R.P.L.S., No. 5402



**REVISIONS**

DATE	DESCRIPTION	DFTR

DRAFTSMAN:  
MGM  
DATE:  
1/30/2020  
COMPUTER FILE NAME:  
19-2316, Kiella-Cross Property-ANNEX.dwg  
REFERENCE DRAWING NUMBERS:  
19-2316, Kiella - Cross Property

19-2316  
DRAWING NUMBER:  
192316-D



# Photos



**Property's Future Access Point – Smock Mill Lane (roadway alignment)  
Boundary with Windmill Farms, Phase III (SF-2)**



**East: Single Family Residential Uses - Smock Mill Lane & Orion Drive  
Windmill Farms, Phase III (SF-2)**



**South: Undeveloped Land Area - Future Phases of Groves at Lakewood Ranch (SF-2)**



**South: Single Family Residential Uses  
Groves at Lakewood Ranch (SF-2)**



# Tables

**Permitted & Conditional Uses Table  
Agricultural (AG) & Single Family 2 (SF-2)**

Use Type	Agricultural (AG)	Single Family 2 (SF-2)
Agricultural Uses	Farm, Ranch or Orchard	Same as AG
Residential Uses	Single Family Residence (Detached Only (1-acre min) Industrialized Housing Family or Group Home Home for the Aged (CUP)	Single Family Residence (5,000 SF Min Lot Size) Home for the Aged (No CUP)
Retail & Service Uses	None	Same as AG
Commercial Uses	None	Same as AG
Industrial Uses	Temporary Asphalt & Concrete Batching Plat (CUP)	Same as AG
Recreational Uses	None	Same as AG
Vehicle Service Uses	None	Same as AG
Restaurant Uses	None	Same as AG
Overnight Accommodations	None	Same as AG
Transportation Uses	None	Same as AG

**Surrounding Property Uses**

	<u>Surrounding Property &amp; Uses</u>		
<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Suburban Residential	AG	Undeveloped
North	Suburban Residential	ETJ / AG	Undeveloped
South	Suburban Residential	SF-2	SF Residential Uses (Groves at Lakewood Ranch)
East	Suburban Residential	SF-2	SF Residential Uses (Windmill Farms subdivision)
West	Suburban Residential	ETJ	Combination of undeveloped land area & existing single-family residential uses



## Comprehensive Plan Compliance

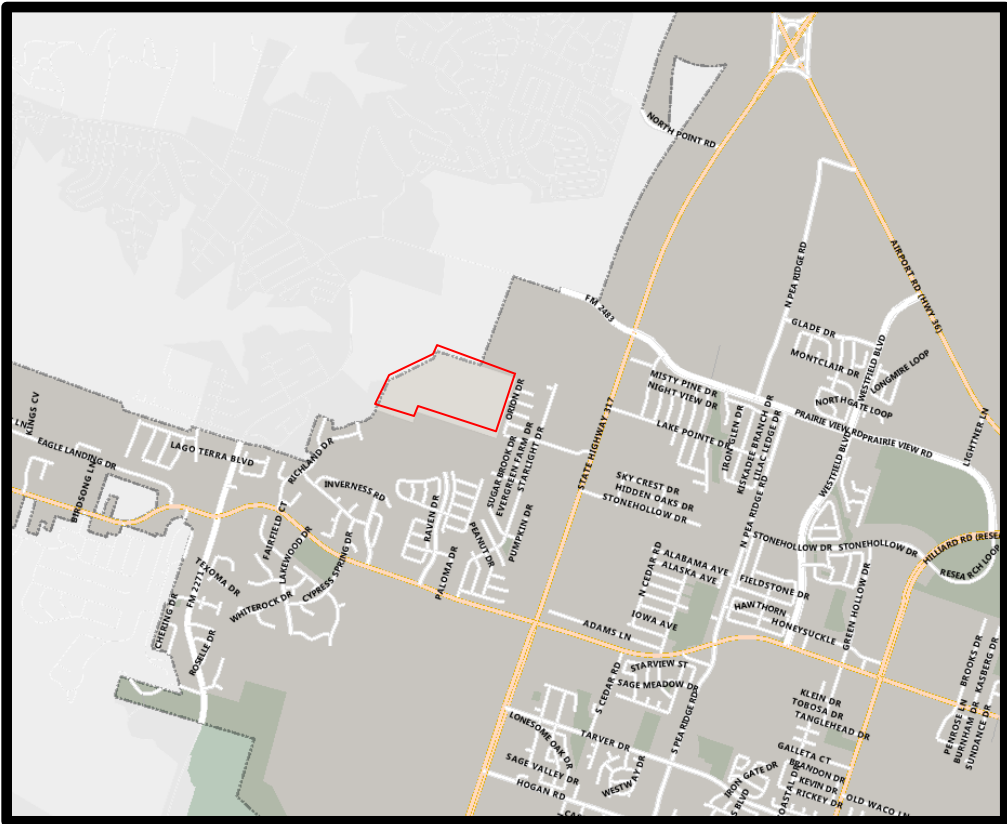
Document	Policy, Goal, Objective or Map	Compliance?
CP	Map 3.1 - Future Land Use Map	YES
CP	Map 5.2 - Thoroughfare Plan	YES
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	YES
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	YES
CP = Comprehensive Plan    STP = Sidewalk and Trails Plan		

## Dimensional Standards

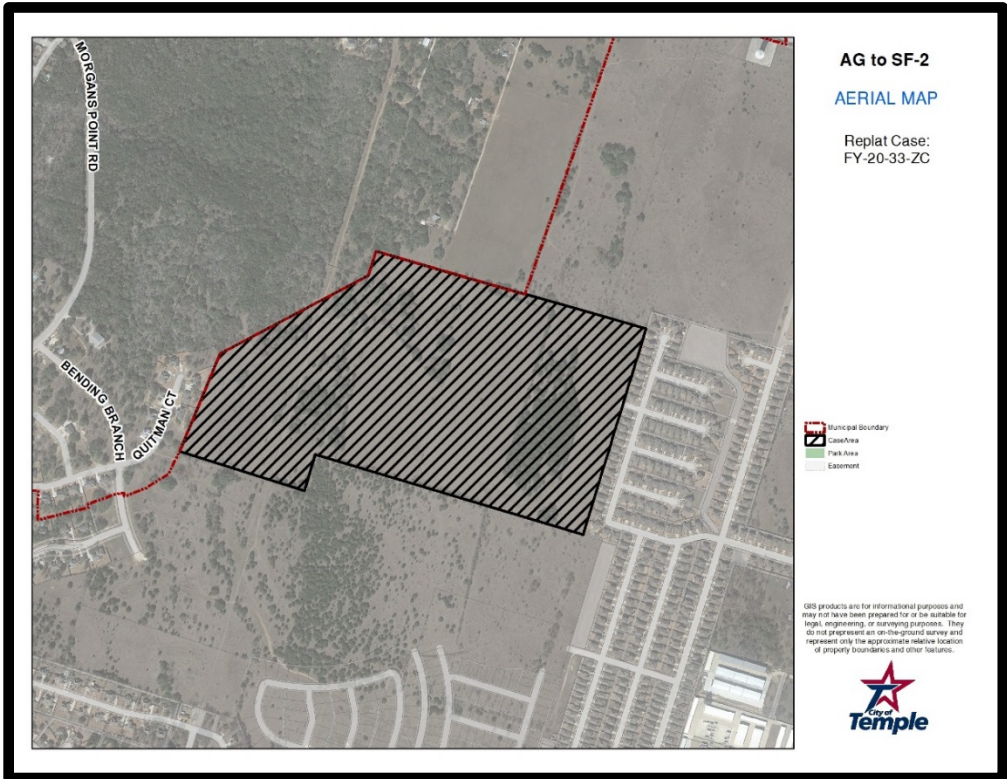
	<u>Proposed</u> (SF-2) <u>Residential</u>
Minimum Lot Size	5,000 Square Feet
Minimum Lot Width	50 feet
Minimum Lot Depth	100 feet
Front Setback	20 Feet
Side Setback	5 Feet
Side Setback (corner)	10 Feet
Rear Setback	10 Feet
Max Building Height	2½ Stories



# Maps

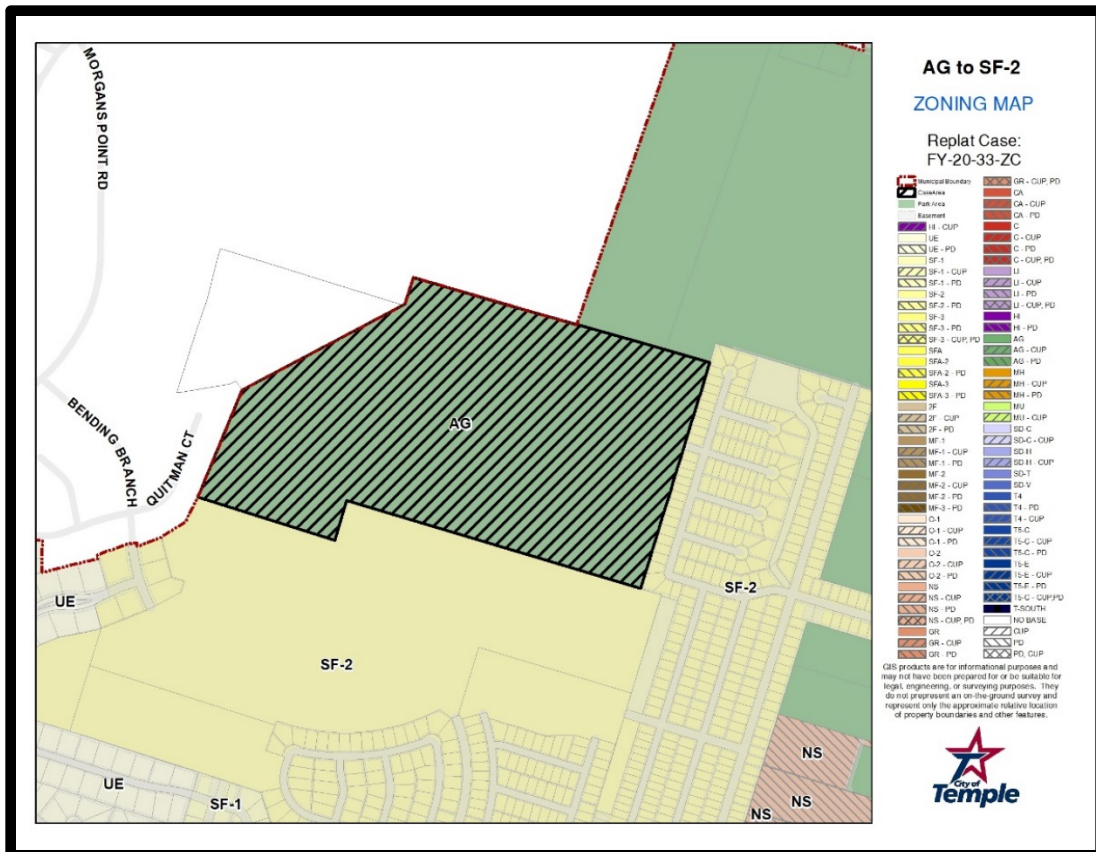


Location Map

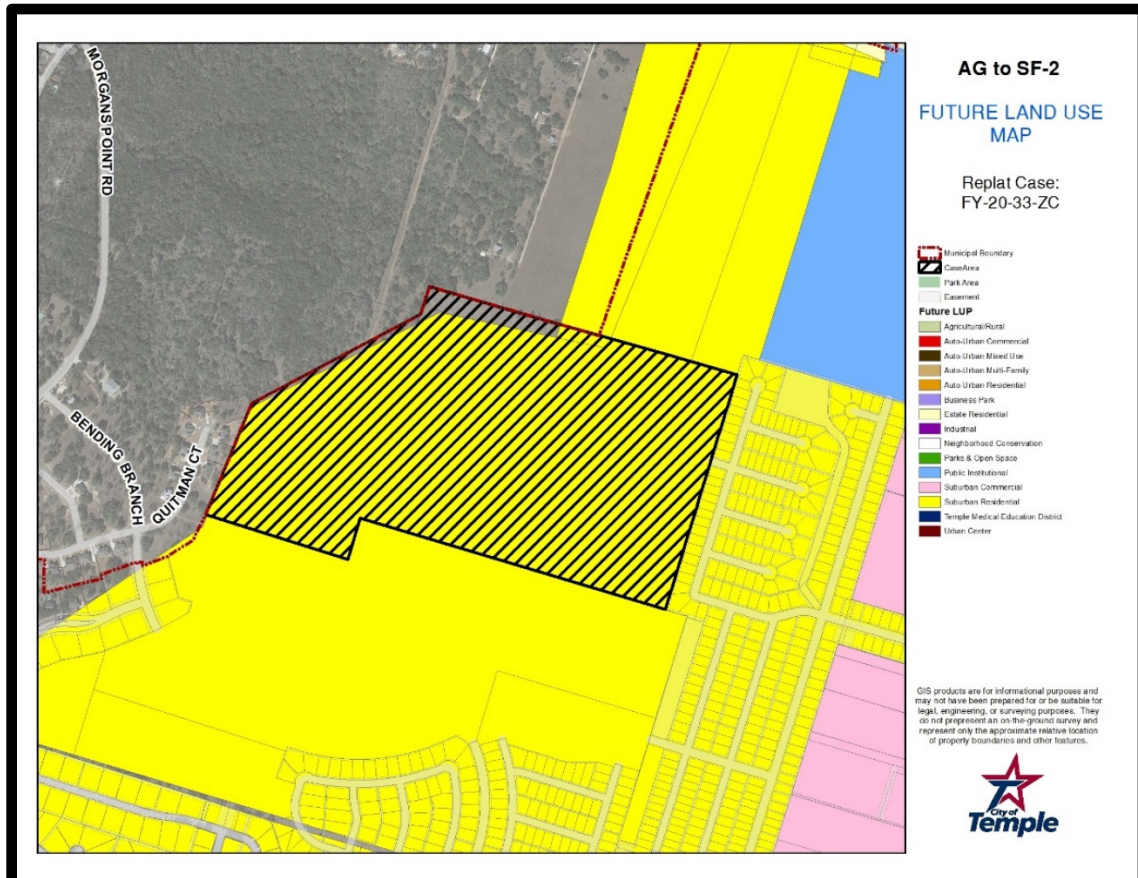


Aerial Map



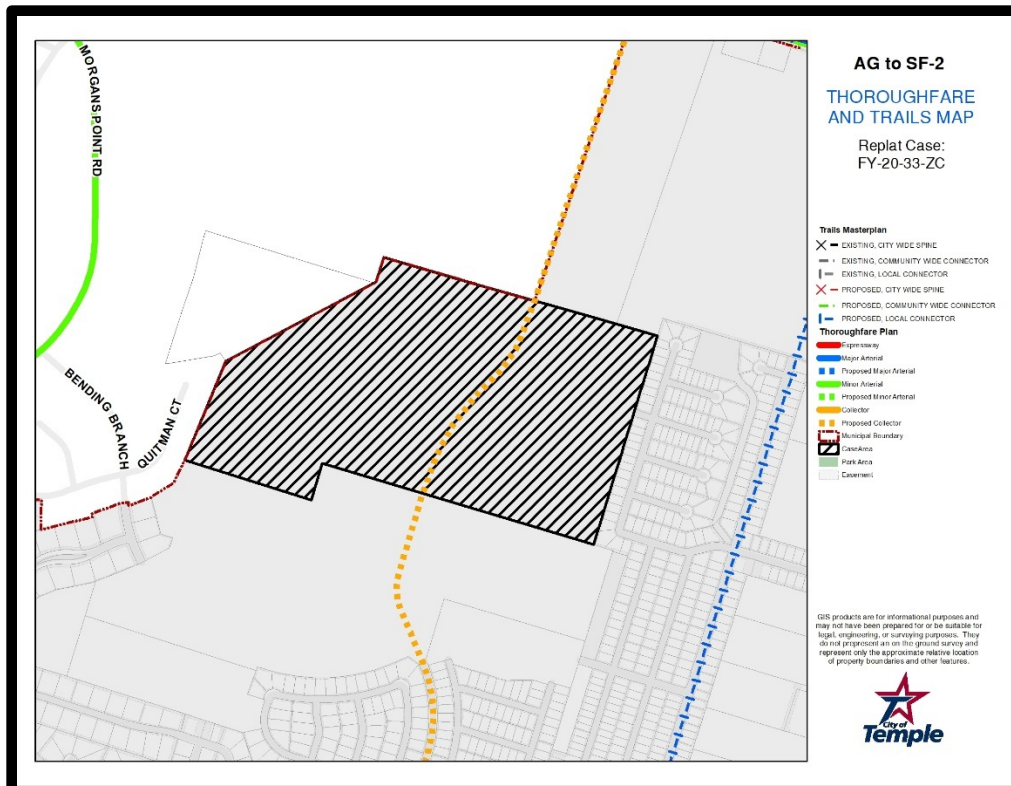


**Zoning Map**

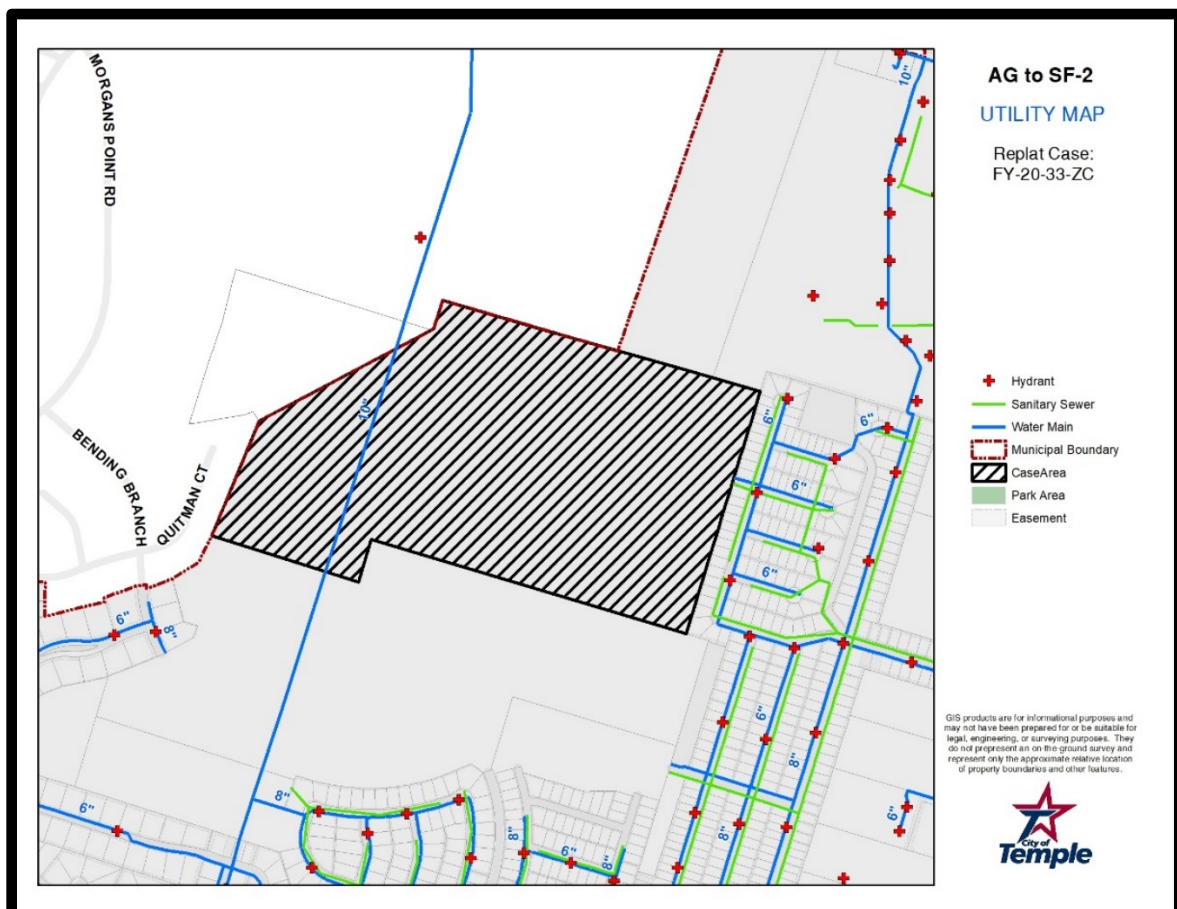


**Future Land Use Map**





**Thoroughfare & Trails Map**

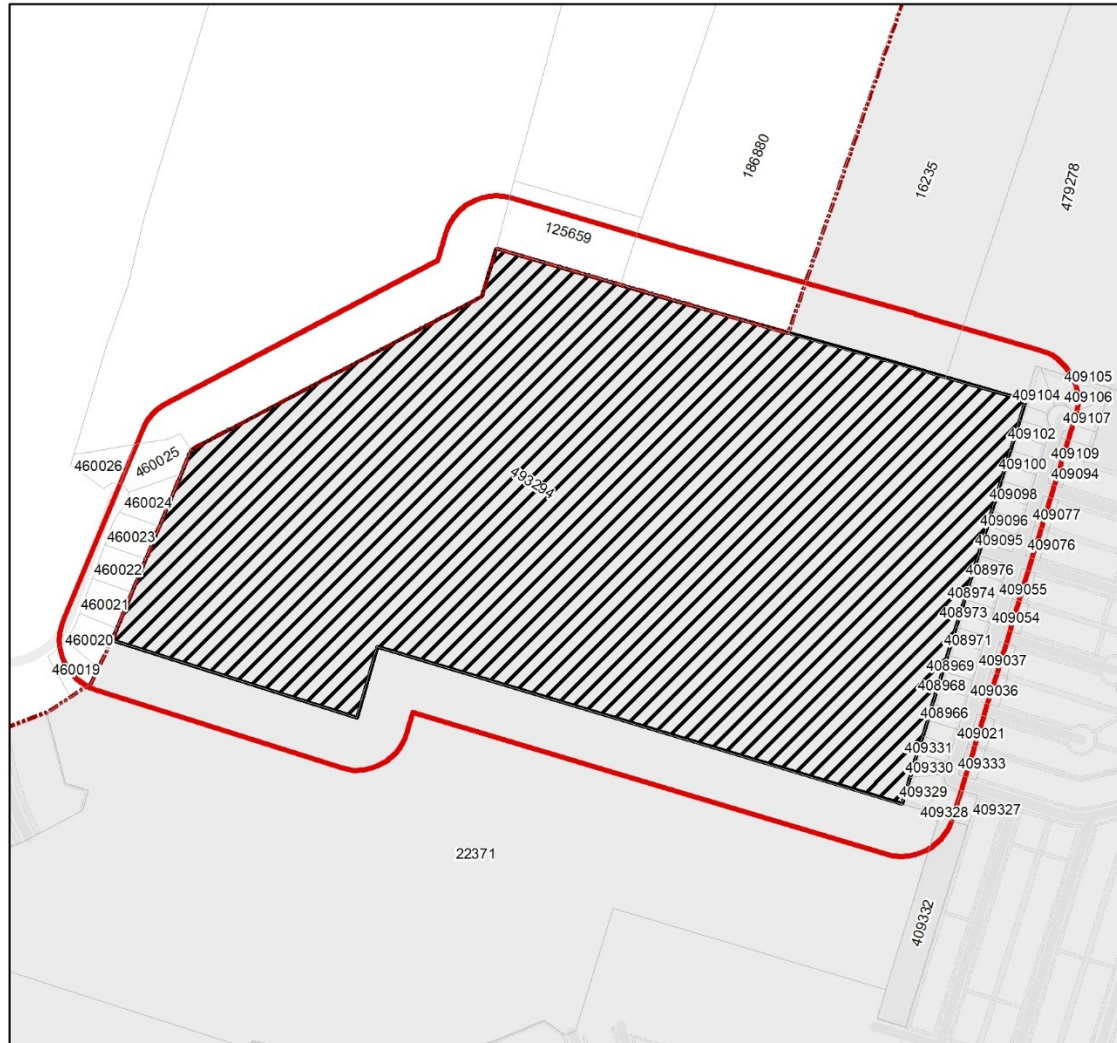


**Utility Map**

AG to SF-2

200' NOTIFICATION  
MAP

Replat Case:  
FY-20-33-ZC



- Legend
- ALL\_NotificationParcels
  - 200 Buffer
  - Municipal Boundary
  - CaseArea
  - Municipal Boundary
  - Park Area
  - Easement
  - Road\_Centerlines\_1

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Notification Map





**RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE**

August 25, 2020

Prop ID # 408976  
GARCIA, BENJAMIN & EMILE M  
10311 ORION DR  
TEMPLE, TX 76502-6452

**Zoning Application Number:** FY-20-33-ZC

**Case Manager:** Mark Baker

Location: Generally located west of Orion Drive and approximately 1,200 feet north of the existing terminus of Clinite Grove Blvd

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I ( ) agree

☒ disagree with this request

**Comments:** REZONING FROM AG TO SF-2 WILL CAUSE AN INCREASE  
IN TRAFFIC, LEADING TO AN INCREASE IN CRIME AND ADDED  
STRESS TO THE PUBLIC SERVICES TO THIS ALREADY CONGESTED  
AREA. THEREFOR I DISAGREE

**Signature:** Benjamin Garcia **Print Name:** BENJAMIN GARCIA  
benjamin.n.garcia@hotmail (Optional)

**Provide email and/or phone number if you want Staff to contact you**

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, [mbaker@templetx.gov](mailto:mbaker@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **September 8, 2020**.

City of Temple  
Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501

Number of Notices Mailed:

53

Date Mailed: August 25, 2020

**OPTIONAL:** Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.

**From:** [William Boggs](#)  
**To:** [Mark Baker](#)  
**Subject:** Zoning Application FY-20-33-ZC  
**Date:** Wednesday, September 02, 2020 10:02:40 AM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Baker,

I profoundly object to this change if that proposed new neighborhood plans to use that dead end spur named Smock Mill LN in Windmill Farms as an entrance or egress to the proposed new neighborhood. The Windmill Farms neighborhood shouldn't be made anymore a traffic intersection then it already is from neighboring properties as Orion DR is already a driveway for the local school and causes huge traffic problems for the neighborhood. To filter another neighborhoods traffic through Windmill Farms would be a very bad thing for the residents of much of our neighborhood with traffic jams and danger to our children.

Sincerely,  
William Boggs  
10012 Orion Drive





**RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE**

**RECEIVED**  
SEP 03 2020  
CITY OF TEMPLE  
PLANNING & DEVELOPMENT

August 25, 2020

Prop ID # 408975  
CANALES, MICHAEL ETUX JOANN  
10307 ORION DR  
TEMPLE, TX 76502

**Zoning Application Number:** FY-20-33-ZC

**Case Manager:** Mark Baker

Location: Generally located west of Orion Drive and approximately 1,200 feet north of the existing terminus of Clinite Grove Blvd

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I ( ) agree

(X) disagree with this request

**Comments:** One of the draws to move to this area for us and many others on the west side of Phase 3 was that we were city-but rural at the same time. More development is causing the loss of this feeling and ~~the~~ a reason to leave the area. Existing housing is suffering because of drought conditions. Additional development will increase the instability of our foundations and the land around us.

**Signature:**

Michael B Canel  
guajeman1@gmail.com

**Print Name:**

MICHAEL B. CANALES

(Optional)

**Provide email and/or phone number if you want Staff to contact you**

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, [mbaker@templetx.gov](mailto:mbaker@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **September 8, 2020**.

City of Temple  
Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501

Number of Notices Mailed:

53

Date Mailed: August 25, 2020

**OPTIONAL:** Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



**RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE**

August 25, 2020

Prop ID # 22371  
KIELLA LAND INVESTMENTS LTD  
PO BOX 1344  
TEMPLE, TX 76503-1344

**Zoning Application Number: FY-20-33-ZC**

**Case Manager: Mark Baker**

Location: Generally located west of Orion Drive and approximately 1,200 feet north of the existing terminus of Clinite Grove Blvd

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I ☒ agree

( ) disagree with this request

**Comments:**

---

---

---

Signature: Scott Kella

Print Name: Scott Kella

(Optional)

**Provide email and/or phone number if you want Staff to contact you**

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, [mbaker@templetx.gov](mailto:mbaker@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **September 8, 2020**.

City of Temple  
Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501

RECEIVED  
SEPT 8, 2020  
PLANNING DEPT

Number of Notices Mailed: 53

Date Mailed: August 25, 2020

**OPTIONAL:** Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.





**RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE**

August 25, 2020

Prop ID # 409329  
ANDERSON, LARRY JOHN ETUX CLAUDIA ANTOINETTE  
10105 ORION DR  
TEMPLE, TX 76502-6450

**RECEIVED**  
**SEP 08 2020**  
CITY OF  
PLANNING & DEVELOPMENT

**Zoning Application Number:** FY-20-33-ZC

**Case Manager:** Mark Baker

Location: Generally located west of Orion Drive and approximately 1,200 feet north of the existing terminus of Clinite Grove Blvd

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I ( ) agree

☒ disagree with this request

**Comments:** HELL NO - WE HAVE TOO MUCH TRAFFIC ON ORION DR GOING OUT TO HWY 317. IF A TRAFFIC LIGHT WAS INSTALLED AT ORION DR & 317 THEN OUR TRAFFIC WOULD FLOW BETTER.

**Signature:** \_\_\_\_\_

**Print Name:** LARRY ANDERSON

(Optional)

**Provide email and/or phone number if you want Staff to contact you**

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, [mbaker@templetx.gov](mailto:mbaker@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **September 8, 2020**.

City of Temple  
Planning Department  
2 North Main Street, Suite 102  
Temple, Texas 76501

Number of Notices Mailed: 53

Date Mailed: August 25, 2020

**OPTIONAL:** Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.