

**CITY OF JARRELL, TEXAS  
NOTICE OF PUBLIC HEARING  
CREATION OF THE JARRELL CALUMET PUBLIC IMPROVEMENT DISTRICT  
61.32 ACRES**

Notice is hereby given that the City Council of the City of Jarrell, Texas, will conduct a public hearing on March 27, 2018, during the regular City Council Meeting beginning at 7:00 p.m. at the Jarrell City Council Chambers, 161 Town Center Boulevard, Jarrell, Texas, to receive public comments for or against Jarrell Development Group LLC's petition for the creation of the Jarrell Calumet Public Improvement District (District) related to 61.32 acres, more or less, of property located within the City of Jarrell extraterritorial jurisdiction.

General Nature of Proposed Improvements - The creation of this District will provide for public infrastructure improvements classified into the following categories: public roadways and related appurtenances, street lighting, water and wastewater facilities, storm water control improvements, drainage and pollution mitigation improvements, parkland, recreational facilities, walkways, signage and landscaping (District Improvements). Additional details about the District Improvements are available on the City website [www.cityofjarrell.com](http://www.cityofjarrell.com) under Legal Notices.

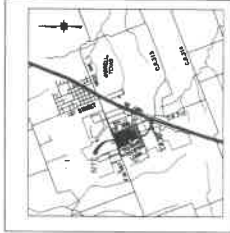
Estimated Costs of District Improvements and of District - The estimated cost to design, acquire and construct the District Improvements is \$5,441,000.00. The estimated cost to establish, administer and operate the District is \$1,762,000.00.

Proposed Boundaries of the District - The Public Improvement District is approximately 61.32 acres of land generally located between Stockton Loop, FM 487 and CR 306. A metes and bounds description and vicinity map is available on the City website [www.cityofjarrell.com](http://www.cityofjarrell.com) under Legal Notices.

Proposed Method of Assessment - The proposed method of assessment is based upon a fixed amount for each residential and commercial lot in the District. The lots shall be distinguished by type and classification.

Proposed Apportionment of Costs Between the District and the City – All costs of the District and of the District Improvements shall be borne by the land within the boundaries of the District. The City shall not be liable for costs of the District nor of the District Improvements nor any other costs or obligations related to the District. The City will not issue debt to fund or reimburse the petitioner or any other party for funds expended for the District or the District Improvements. Reimbursements to petitioner shall be solely from assessments received by the District. No public land, public easements, or public rights-of-way will be liable for assessment.

DATE	REVISED BY	REVISION DESCRIPTION
01/26/2018		
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**LEGEND**

- OPTIONAL RIGHT-OF-WAY
- EXISTING LOT
- EXISTING LOT WITH PROPOSED LOT
- EXISTING LOT WITH PROPOSED LOT AND PROPOSED LOT
- EXISTING LOT WITH PROPOSED LOT AND PROPOSED LOT AND PROPOSED LOT
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- SHEET INDEX:**
- COVER SHEET
  - DIMENSIONAL PLAT DETAIL
  - LINE AND CURVE TABLES
  - PLAT NOTES & DESCRIPTION AND DEDICATION & CERTIFICATIONS

**A PRELIMINARY PLAT FOR  
CALUMET SUBDIVISION  
A MIXED-USE RESIDENTIAL COMMUNITY**



**SUBMITTAL DATE:**  
SEPTEMBER 26, 2017

FARM TO MARKET (F M) 487,  
JARRELL, WILLAMSON COUNTY, TEXAS 75537

**DEVELOPER:** JARRELL DEVELOPMENT GROUP, LLC  
MARK T. ALLEN  
1000 WOOD CIRCLE  
GEORGETOWN, TEXAS 75633  
CELL: (572) 818-1855  
EMAIL: MARK.ALLEN@JMG.COM

**ENGINEER/SURVEYOR:** HAYNIE CONSULTING, INC.  
ROUND ROCK, TEXAS 78664  
1010 PROVIDENT LANE  
ROUND ROCK, TEXAS 78664  
CELL: (512) 287-2463  
FAX: (512) 287-2463  
EMAIL: haynie@haynieconsulting.com

- SURVEY:** THE IMAC BINDER BERRY, ABSTRACT 14
- TOTAL ACRES: 61.32 ACRES
  - NUMBER OF LOTS: 222 RESIDENTIAL LOTS (51.28 ACRES)  
41 MULTIFAMILY LOTS (10.04 ACRES)  
2 PARKING LOTS (0.28 ACRES)  
2 PARKING LOTS (0.28 ACRES)
  - PROPOSED RIGHT-OF-WAY AREA: 19.89 ACRES
  - NUMBER OF BLOCKS: 8
  - AREA OF SMALLEST LOT: 6,000 SF (0.13 ACRES)
  - THIS TRACT IS LOCATED WITHIN THE CITY OF JARRELL.
  - STREET LENGTHS & TYPE:  
WIMBURY 227 LF - RESIDENTIAL - 50' R.O.W.  
WALK ADAMAL 124 LF - RESIDENTIAL - 50' R.O.W.  
MAYO WAR 1065 LF - RESIDENTIAL - 50' R.O.W.  
AFFIRMED WILF - RESIDENTIAL - 50' R.O.W.  
SPRINGCET 1645 LF - RESIDENTIAL - 50' R.O.W.  
CITATION 2640 LF - RESIDENTIAL - 50' R.O.W.  
SEATTLEBREW 1783 LF - RESIDENTIAL - 50' R.O.W.
- TOTAL ALLEYS: 12 BELT L.F.

**BENCHMARK:**  
NEAREST KNOWN C 340 STOCKTON  
NAD 83  
ELEVATION 240.00  
ELEVATION 240.00  
ELEVATION 240.00

CITY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

GENERAL NOTES  
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5. THE SUBDIVISION...

STATE OF TEXAS  
COUNTY OF WILLIAMSON  
I, KNOW ALL MEN BY THESE PRESENTS  
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PLANNING AND ZONING COMMISSION - PRELIMINARY PLAT  
A PRELIMINARY PLAT FOR A SUBDIVISION OF LAND IN WILLIAMSON COUNTY, TEXAS, HAS BEEN SUBMITTED TO THE PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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Table with 4 columns: DATE, REVISIONS BY, REVISION DESCRIPTIONS, and other details. Contains multiple rows of revision information.

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