AGENDA

PLANNING & ZONING COMMISSION

REGULAR MEETING

MONDAY, DECEMBER 21, 2020, 6:30 P.M.

PUBLIC LIBRARY ANNEX (CIVIC CENTER)

404 NORTH MAIN STREET

1. CALL TO ORDER

2. PUBLIC COMMENTS FOR NON-AGENDA RELATED ITEMS

Individuals may request to speak on items not on the agenda. Speaker comments are limited to three (3) minutes and no formal action can be taken. All speakers must limit their comments to the specific subject matter noted on the "PUBLIC COMMENT FORM" and refrain from personal attacks or derogatory comments directed at any Commissioner, Staff, or others.

3. CONSENT AGENDA

All matters listed below are to be considered routine by the Commission and will be enacted in one motion. There will not be separate discussion on the items. If discussion is desired, that items can be removed from the consent agenda and will be considered separately as a new business item.

<!--[if !supportLists]-->1. Consider approval of the following Minutes:

3.I. October 26, 2020 Minutes

Documents:

OCTOBER 26, 2020 MINUTES.PDF

3.II. November 16, 2020 Minutes.

Documents:

NOVEMBER 16, 2020 MINUTES.PDF

4. NEW BUSINESS

4.I. Project #: 202001200: A Re-Plat For "Replat Of Lot 2 Block A, Elgin Business Park III" Located On Parcels Of Land Known By The Bastrop County Appraisal District As Parcels 47326 & 8712052, Located West Of Roy Rivers Rd. And North Of Littig Rd. In Order To Create A New Lot And Merging A Tract Of Land Into An Existing Platted Lot.

A. Staff Presentation
B. Applicant Presentation
C. Open Public Hearing
D. Close Public Hearing
E. Discussion
F. Consideration

Documents:

PACKET FOR REPLAT OF LOT 2 BLOCK A ELGIM BUSINESS PARK PHASE III.PDF

4.II. Project #: 202000997 A Final Plat For "Homestead Estates Unit 2" Located On Parcels Of Land Known By The Travis County Appraisal District As Parcels 877318 & 358740, Located Adjacent To The Elgin High School North Property Line And Behind Homestead Estates Unit 1 For A Total Of 233 Lots On 58.43 Acres Of Land.

A. Staff Presentation
B. Applicant Presentation
C. Open Public Hearing
D. Close Public Hearing
E. Discussion
F. Consideration

Documents:

PACKET FOR HOMESTEAD ESTATES UNIT 2 FINAL PLAT.PDF

4.III. Election Of Chair And Vice Chair For 2021

Documents:

OFFICER LETTER.PDF

5. ANNOUNCEMENTS

6. ADJOURNMENT

The Commission may adjourn the public meeting at any time during the meeting and convene in Executive Session pursuant to Chapter 551 of the Texas Government Code to discuss any matter as specifically listed on the agenda and/or as permitted by Chapter 551 of the Texas Government Code. The Commission will return to an open session for possible discussion and action as a result of the Executive Session.

Notice of Assistance at Public Meetings, the City of Elgin is committed to compliance with the

Americans with Disabilities Act. Elgin City Hall and Council Chambers are wheelchair accessible and special marked parking is available. Persons with disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512) 281-5724. Please provide a forty-eight (48) hour notice when feasible.

Para informacion en espanol favor de llamar (512) 281-0119. Servicios de traduccion disponible en la reunion.

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
SPECIAL TELECONFERENCE MEETING
MONDAY, OCTOBER 26, 2020

CALL TO ORDER: The Chair called the meeting to order at 6:33 P.M.

COMMISSION PRESENT: Development Services Director David Harrell called roll with the following members present: Chair Antonio Prete, Vice-Chair Brian Lundgren, Jason Tatum, Dorothy McCarther, Ronnie Creppon, and David Lanford.

COMMISSION ABSENT: Gilbert Rangel.

STAFF PRESENT: David Harrell, Development Services Director; Sharon Auvenshine, Acting Secretary; Michael Gonzales, Public Works Director; Beau Perry, City Engineer.

CONSENT AGENDA
All matters listed below are to be considered routine by the Commission and will be enacted in one motion. There will not be separate discussion on the items. If discussion is desired, that items can be removed from the consent agenda and will be considered separately as a new business item.

1. March 23, 2020 Minutes.
2. May 18, 2020 Minutes.
3. June 22, 2020 Minutes.
4. August 24, 2020 Minutes.

Item 4 was pulled from the agenda by the Chair due to an error in the Minutes and made it New Business Item 0.5. Antonio Prete moved that the Commission approve the consent agenda except Item #4. Ronnie Creppon seconded the motion and David Harrell took a roll call vote. The motion passed unanimously with a vote of six (6) for and zero (0) against.

NEW BUSINESS

0.5 August 24, 2020 Minutes: Correction made to the attendance which makes Dorothy McCarther and Ronnie Creppon present for this meeting. Ronnie Creppon moved the Commission approve the corrected Minutes. Dorothy McCarther seconded the motion and David Harrell took a roll call vote. The motion passed unanimously with a vote of six (6) for and zero (0) against.

Due to a conflict of interest on Item #1, Chair Prete recused himself from the meeting and let Vice-Chair Lundgren take over the meeting. The Chair deactivated his video and microphone at this time.

1. Project #: 202000856: A replat for "Replat Solid Ground" located on parcels of land known by the Bastrop County Appraisal District as Parcels 12876 and 2.38 acres of land within old right-of-way of U.S. 290 as described in Volume 103, Page 273 of Deed Records of Bastrop County, Texas in order to create 3 new lots out of 1 existing lot and un-platted tract on 5.265 acres of land.
    A. Staff Presentation – David Harrell read the staff report into the record. Mr. Creppon had a question regarding drainage and the City Engineer answered the question. Mr. Lanford had a question regarding access to the new lots, City Staff and the applicant answered the question. Mr. Tatum had a question regarding parking and the City Engineer answered the question. David Harrell indicated that thirty-seven (37) notices were sent out for noticing requirements and they only received one (1) phone call and it was neutral.

NEW BUSINESS (Cont.)

B. Applicant Presentation – Jeanne Dube (Bracewell) had no presentation but was present to answer any questions.

C. Open Public Hearing – The public hearing was opened at 6:48 P.M. David Harrell indicated that no members of the public provided comments for the meeting.

D. Close Public Hearing – The public hearing was closed at 6:48 P.M.

E. Discussion – Discussion handled in subsection A, no additional discussion.

F. Consideration – David Lanford moved that the Commission approve the project. Ronnie Creppon seconded the motion and David Harrell took a roll call vote. The motion passed unanimously with a vote of five (5) for and zero (0) against.

Vice-Chair Lundgren relinquished control of the meeting to Chair Prete after the completion of Item #1 and the Chair reactivated his video and microphone and resumed control of the meeting.

2. Project #: 202000618: A final plat for "Peppergrass Phase 1C" located on parcels of land known by the Travis County Appraisal District as Parcel 557529 & Bastrop County Appraisal District as Parcel 15615 located just north of Farm to Market (FM) 1100 and contiguous to the approved Peppergrass Phase 1A & 1B Final Plats for a total of 48 lots on 6.21 acres of land.
   A. Staff Presentation – David Harrell read the staff report into the record.

   B. Applicant Presentation – Christopher Reed of Doucet and Associates had no presentation but was present to answer any questions. There was some discussion between Development Services Director, City Engineer, and applicant regarding Rush Lane and its location to development to the north that was resolved during the meeting.

   C. Open Public Hearing – The public hearing was opened at 6:57 P.M. David Harrell indicated that no members of the public provided comments for the meeting.

   D. Close Public Hearing – The public hearing was closed at 6:57 P.M.

   E. Discussion – Discussion handled in subsection B, no additional discussion.

   F. Consideration – Brian Lundgren moved that the Commission approve the project. Jason Tatum seconded the motion and David Harrell took a roll call vote. The motion passed unanimously with a vote of six (6) for and zero (0) against.

3. An Ordinance amending Chapter 44, Article II, Code of Ordinances, City of Elgin Texas, by amending Division One, residential requirements, non-residential and multi-family requirements, and irrigation; providing for a savings clause and repealing conflicting ordinances and resolutions.
   A. Applicant Presentation – David Harrell read his staff report into the record. Discussion between Commission and Staff included current landscaping standards, application of these proposed standards, irrigation, and cost of irrigation improvements.

   B. Open Public Hearing – The public hearing was opened at 7:20 P.M. David Harrell indicated that no members of the public provided comments for the meeting.

NEW BUSINESS (Cont.)

C. Close Public Hearing – The public hearing was closed at 7:20 P.M.

D. Discussion – Discussion handled in subsection A, no additional discussion.

E. Recommendation – Brian Lundgren moved that the ordinance be recommended for approval with the condition that the proposed irrigation changes by City Staff be removed from the proposed Ordinance. David Lanford seconded the motion and David Harrell took a roll call vote. The motion passed with a vote of six (6) for and zero (0) against.

ANNOUNCEMENTS

David Harrell announced that the Commission may meet in person for the December meeting at the new Council Chambers in the Civic Center portion of the Library. Beau Perry updated the Commission on the Trinity Ranch Municipal Utility District in the City ETJ within Bastrop County.

ADJOURNMENT

The meeting was adjourned at 7:28 P.M.

_____

Antonio Prete, Chairman

ATTEST:_____

Sharon Auvenshine, Acting Secretary

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
SPECIAL TELECONFERENCE MEETING
MONDAY, NOVEMBER 16, 2020

CALL TO ORDER: The Chair called the meeting to order at 6:34 P.M.

COMMISSION PRESENT: Development Services Director David Harrell called roll with the following members present: Chair Antonio Prete, Vice-Chair Brian Lundgren, Jason Tatum, Dorothy McCarther, Ronnie Creppon, and David Lanford.

COMMISSION ABSENT: Gilbert Rangel.

STAFF PRESENT: David Harrell, Development Services Director; Melissa Lipiec, Secretary; Michael Gonzales, Public Works Director.

NEW BUSINESS

1. An. Ordinance amending Chapter 46 Zoning, Article I In General; Chapter 46 Zoning, Article IV Zoning District Regulations, Division 2 – R-1 Single Family Dwelling District; Chapter 46 Zoning, Article IV Zoning District Regulations, Division 3 – R-2 Single Family Dwelling and Duplex Dwelling District; Chapter 46 Zoning, Article IV Zoning District Regulations, Division 4 – R-3 Single Family Dwelling District; Chapter 46 Zoning, Article V Supplementary District Regulations Division 2 – Open Space; and Chapter 46 Zoning, Article V Supplementary District Regulations, Division 5 – Off Street Automobile and Vehicular Parking and Loading; and repealing conflicting ordinances or resolutions.
    A. Staff Presentation – David Harrell read his staff report into the record.

    B. Open Public Hearing – The public hearing was opened at 6:42 P.M. David Harrell indicated that no members of the public provided comments for the meeting.

    C. Close Public Hearing – The public hearing was closed at 6:42 P.M.

    D. Discussion – The Board discussed fence paint colors, treated vs. untreated fence, application of Code, definition of "paint colors", interpretation of current and proposed fence code.

    E. Recommendation – David Lanford moved that the ordinance be recommended for approval with the condition that untreated fence be painted as denoted in the proposed ordinance and that untreated wood be painted with clear coat and the attractive side of the fence must a face a public street. Brian Lundgren seconded the motion and David Harrell took a roll call vote. The motion to recommend passed unanimous with a vote of six (6) for and zero (0) against.

ANNOUNCEMENTS

David Harrell announced that the next meeting would meet in the Council Chambers at the Public Library Annex (Civic Center) and the meeting would take place on December 21st due to the meeting date being on December 28th.

ADJOURNMENT

The meeting was adjourned at 7:32 P.M.

_____

Antonio Prete, Chair

ATTEST:_____

Melissa Lipiec, Secretary

Development Services Department

STAFF REPORT

Replat for Lot 2, Bk A, Elgin Bus. Park III

File Number: 202001200

Date:	December 10, 2020
Applicant:	Donald Heisch
Representative:	TRC Engineers, Inc.
Hearing Dates:	Planning & Zoning Commission – December 21, 2020
Location:	Bastrop County Appraisal District as Parcels 47326 & 8712052, located west of Roy Rivers Rd. and north of Littig Rd. (see attachment 3).

APPLICATION SUMMARY

Consideration of a re-plat for Replat for Lot 2, Block A, Elgin Business Park III which consists of one (1) new lot and merging of a new tract of land into an existing platted lot.

DEPARTMENT COMMENTS

The original Final Plat for this site was approved on June 2018 and consisted of Block A, Lots 1-2 and Block B, Lot 1. This replat will merge an un-platted tract of fourteen (14) acres into Block A, Lot 3 and will create a new Lot 2A from portions of existing Lot 3 within Block A. Block B, Lot 1 across the street will not be affected by the proposed replat.

This re-plat will not require the construction of any new improvements. Future development on these lots will require a site development application which will address site improvements such as water, wastewater, drainage, landscaping, irrigation, parking area, building footprint, and site lighting.

STAFF ANALYSIS

Staff has no outstanding concerns or issues involving this project. The Commission can choose to approve, approve with conditions, continue this item with the applicant's permission, or deny the project.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application.
2. Approved Final Plat.
3. Proposed Re-plat.

Attachment 1
Application

Revised: 04-13-2020

Elgin TEXAS
perfectly situated...

RE-PLAT APPLICATION

Date: November 17, 2020

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): 8712052 & 47326

APPLICANT

Name: Donald Heisch (Owner's Agent)

Postal Address: 505 East Huntland Drive Ste. 250
Austin, Texas 78752

E-Mail Address: dheisch@trccompanies.com; **Phone Number:** 512 481-8665

The information given on this application is accurate to the best of my knowledge. All provisions of laws and ordinances governing this work will be complied with, whether specified on this application or not.

	Donald Heisch	11/17/2020
Signature	**Printed Name**	**Date**

Project Description:

This project consists of creating a new 5-acre lot (Lot 2A) and merging an adjacent tract to the Elgin Business Park III. The adjacent tract (Property ID: 47326) which has been recently acquired by the Elgin Economic Development Corporation will merge with existing Lot 2 (Property ID: 8712052) to form Lot 3, Block A of Elgin Business Park III.

Elgin TEXAS
perfectly situated...

CONTACT INFORMATION

Contact Name: Donald Heisch, P.E., CFM

Contact Role (e.g. owner, agent, developer): Agent

Contact Phone: 512 481- 8665; **Contact E-Mail:** DHeisch@trccompanies.com

I, the undersigned, request a pre-application meeting for the purpose of discussing a proposed project in general terms. I have provided the information requested in this form and understand that this meeting does not constitute City review for the purposes of approval or permit issuance. A licensed professional engineer should be consulted independently by the applicant regarding potential utility, drainage, and floodplain impact issues prior to making any decisions regarding real estate or other business transactions.

Upon submittal of the appropriate application(s), additional comments from City staff should be expected in addition to those that were discussed in this meeting.

Furthermore, I understand that this meeting is not a development permit application and does not constitute the first in a series of permits or projects for this proposed project. Plans shall be prepared in accordance with the City Code, as well as any international, federal, state, or local codes incorporated or referenced therein.

Furthermore, Staff reserves the right to request another pre-application meeting if there has been longer than two (2) weeks since this meeting and applicable application packet being submitted to City.

11/17/2020

Contact Signature **Date**

FOR OFFICE USE ONLY

Application Received Date: _____

Yes: _____ No: _____

Meeting Conducted Date: _____ Reason for Not Conducting Meeting: _____

Staff Signature: _____

Attachment 2
Approved Final Plat

FINAL PLAT FOR ELGIN BUSINESS PARK III

6/116-B

LOCATION MAP
NOT TO SCALE

OWNER:
OWEN ROCK
DIRECTOR OF ECONOMIC DEVELOPMENT
310 N. MAIN ST.
ELGIN, TEXAS 78621

SURVEYOR:
MELISSA T. HINTON
REGISTERED PROFESSIONAL LAND SURVEYOR #6521
SHERWOOD SURVEYING & SUE, LLC
6477 FM 311
SPRING BRANCH, TEXAS 78070
(830)228-5446

ENGINEER:
KIMBERLY CULP, P.E.
TRC ENGINEERS INC.
505 E. HUNTLAND BLVD.
AUSTIN, TEXAS 78752
(512)454-8716

TOTAL ACREAGE: 80.02
SURVEY: ELIZABETH STANDIFER SURVEY, ABSTRACT 59

TOTAL NO. OF COMMERCIAL LOTS: 3
TOTAL NO. OF BLOCKS: 2

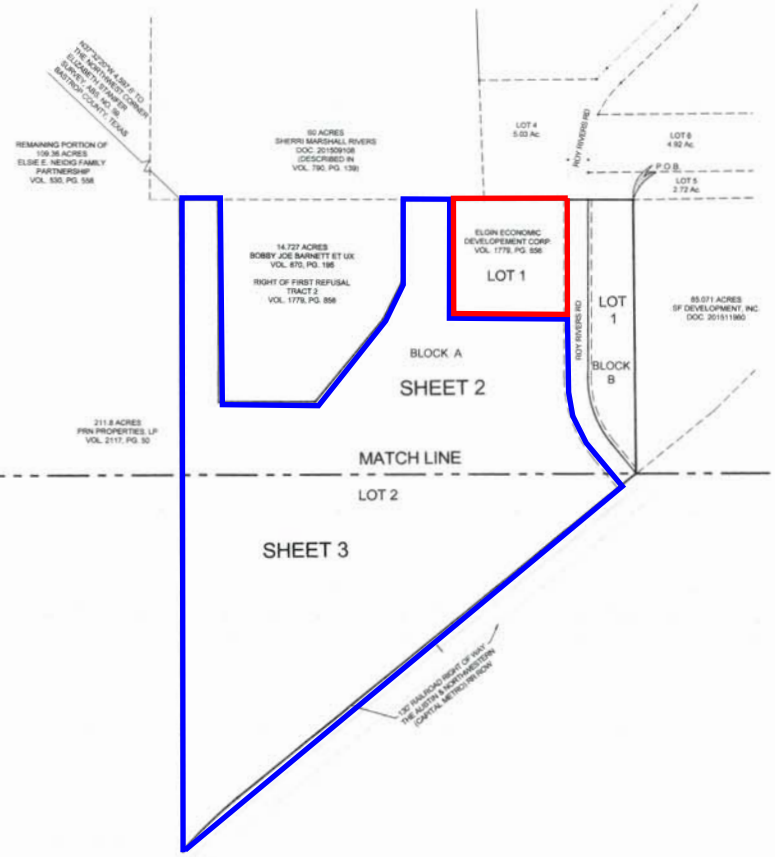
F.E.M.A. MAP NO. 48021C 0075 E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

LINEAR FOOTAGE OF RIGHT-OF-WAY

ROY RIVERS RD	90' R.O.W.	1,310'
TOTAL		1,310'

0 150 300 600
SCALE (FEET)
1" = 300'

INDEX MAP



STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS: THAT, OWEN ROCK, DIRECTOR OF ECONOMIC DEVELOPMENT, BEING OWNER OF THAT CERTAIN 80.02 ACRE TRACT OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, LOCATED IN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS, BEING THAT CERTAIN 80.000 ACRE TRACT CONVEYED TO ELGIN ECONOMIC DEVELOPMENT CORPORATION BY DEED OF RECORD IN VOLUME 1779, PAGE 856 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP DOES HEREBY SUBDIVIDE 80.02 ACRE OF LAND, IN ACCORDANCE WITH THE MAP OF PLAT, TO BE KNOWN AS:

ELGIN BUSINESS PARK III

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 24th DAY OF JULY, 2018, A.D.

OWEN ROCK
DIRECTOR OF ECONOMIC DEVELOPMENT
310 N. MAIN ST
ELGIN, TEXAS 78621

STATE OF TEXAS
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED OWEN ROCK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 24th DAY OF JULY, 2018, A.D.

Melissa Lipsec
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MELISSA LIPSEC
Notary Public, State of Texas
Comm. Expires 05-18-2019
Notary ID 124424416

LIENHOLDER N/A DATE:
BY:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELGIN, TEXAS, ON THIS THE 28 DAY OF JUNE, 2018, A.D.
PLANNING AND ZONING COMMISSION, CITY OF ELGIN, TEXAS

CHAIRPERSON SECRETARY

STATE OF TEXAS
COUNTY OF BASTROP

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF August, 2018, A.D., AT 4:15 O'CLOCK P. M. AND DULY RECORDED ON THE 10th DAY OF August, 2018, A.D., AT 4:15 O'CLOCK P. M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN Plat Cabinet 6/116-B, 6/117-B.

WITNESS MY HAND, THIS THE 10th DAY OF August, 2018, A.D.
ROSE PIETSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS
BY DEPUTY

FILED FOR RECORD AT 4:15 O'CLOCK P. M., THIS THE 10th DAY OF August, 2018, A.D.
ROSE PIETSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS
BY DEPUTY

COUNTY COURT OF BASTROP COUNTY, TEXAS

Filed: August 10, 2018
4:15 P.M.
Rose Pietsch
COUNTY CLERK
BASTROP COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BASTROP

KNOWN ALL MEN BY THESE PRESENTS
THAT I, MELISSA T. HINTON, DO HEREBY CERTIFY THAT I PREPARED THIS FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF ELGIN, TEXAS.

SURVEYED BY: Melissa T. Hinton DATE: 7/3/18

MELISSA T. HINTON
REGISTERED PROFESSIONAL LAND SURVEYOR #6521
SHERWOOD SURVEYING & SUE, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070

STATE OF TEXAS
MELISSA T. HINTON
6521
REGISTERED
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BASTROP

I, _____, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

ENGINEERING BY: _____ DATE: _____

KIMBERLY CULP, P.E. #88467
505 E. HUNTLAND DR., SUITE 250
AUSTIN, TX. 78752

STATE OF TEXAS
K. CULP
88467
LICENSED
PROFESSIONAL ENGINEER

NOTES:

1. SIDEWALKS 6' IN WIDTH ARE REQUIRED ALONG BOTH SIDES OF ROY RIVERS RD.

2. BUILDING SETBACK DISTANCES ARE IN ACCORDANCE WITH THOSE SPECIFIED IN C-3 HIGHWAY COMMERCIAL DISTRICT, SEE SEC. 46-417 ELGIN, TEXAS CODE OF ORDINANCES (CODE 1990, CH. 11, 2(C)(8)(c))

3. A 10' P.U.E. IS HEREBY DEDICATED ADJACENT TO A 15' CITY OF ELGIN UTILITY EASEMENT AND PARALLEL WITH ALL THE STREETS IN THIS SUBDIVISION.

4. THE PRELIMINARY PLAT CONFORMS TO THE CITY OF ELGIN CODE OF ORDINANCES.

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C 0075 E. FOR BASTROP COUNTY TEXAS. DATED JANUARY 19, 2006.

BLOCK A	
LOT 1	6.03 AC.
LOT 2	66.22 AC.
TOTAL	72.25 AC.

BLOCK B	
LOT 1	5.07 AC.
TOTAL	5.07 AC.

BEING AN 80.02 ACRE TRACT OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, LOCATED IN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS, BEING THAT CERTAIN 80.000 ACRE TRACT CONVEYED TO ELGIN ECONOMIC DEVELOPMENT CORPORATION BY DEED OF RECORD IN VOLUME 1779, PAGE 856 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, SAID 80.02 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND ½ INCH IRON ROD WITH BUSTED CAP IN THE SOUTHERLY LINE OF THAT CERTAIN TRACT CONVEYED TO ELGIN ECONOMIC DEVELOPMENT CORPORATION BY DEED OF RECORD IN DOCUMENT NO. 201707970 OF SAID OFFICIAL PUBLIC RECORDS, BEING A POINT IN THE IRREGULAR WESTERLY LINE OF THAT CERTAIN 85.071 ACRE TRACT CONVEYED TO SF DEVELOPMENT, INC. BY DEED OF RECORD IN DOCUMENT NO. 201511960 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHEASTERLY CORNER OF SAID 80.000 ACRE TRACT AND HEREOF;

THENCE, S 26° 29' 12" W, ALONG THE COMMON BOUNDARY LINE OF SAID 80.000 ACRE TRACT AND SAID 85.071 ACRE TRACT AND SARATOGA FARMS SUBDIVISION SECTION FOUR OF RECORD IN CABINET 6, SLIDE 85-A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, A DISTANCE OF 1215.93 FEET TO A SET ½ INCH IRON ROD WITH YELLOW SHERWOOD SURVEYING CAP IN THE NORTHERLY LINE OF THE 130' RAILROAD RIGHT OF WAY OF THE AUSTIN & NORTHWESTERN (CAPITAL METRO) RAILROAD, FOR THE SOUTHEASTERLY CORNER OF SAID 80.000 ACRE TRACT AND HEREOF, FROM WHICH A FOUND MAG NAIL IN CONCRETE PIPE BEARS S 32° 01' 14" W, A DISTANCE OF 2.56 FEET;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 80.000 ACRE TRACT AND SAID AUSTIN & NORTHWESTERN (CAPITAL METRO) RAILROAD RIGHT OF WAY, THE FOLLOWING COURSES:

S 77° 58' 13" W, A DISTANCE OF 2287.71 FEET TO A FOUND ½ INCH IRON ROD WITH CAP "RPLS 4428";

SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1910.27 FEET, A CENTRAL ANGLE OF 10° 13' 07", AN ARC LENGTH OF 341.16 FEET AND A CHORD BEARING S 72° 59' 10" W, A DISTANCE OF 340.70 FEET TO A FOUND ½ INCH IRON ROD WITH BUSTED CAP AT THE INTERSECTION OF GINSEL LANE AND LITTIG ROAD, MARKING THE SOUTHWESTERLY CORNER OF SAID 80.000 ACRE TRACT AND HEREOF;

THENCE, N 26° 51' 20" E, ACROSS GINSEL LANE AND ALONG THE COMMON BOUNDARY LINE OF SAID 80.000 ACRE TRACT AND THAT CERTAIN 211.8 ACRE TRACT CONVEYED TO PRN PROPERTIES, LP BY DEED OF RECORD IN VOLUME 2117, PAGE 50 OF SAID OFFICIAL PUBLIC RECORDS, A DISTANCE OF 2898.47 FEET TO A FOUND 5/8 INCH IRON ROD MARKING THE NORTHEASTERLY CORNER OF SAID 211.8 ACRE TRACT, BEING IN THE SOUTHERLY LINE OF THAT CERTAIN 60 ACRE TRACT CONVEYED TO SHERRI MARSHALL RIVERS BY DEED OF RECORD IN DOCUMENT NO. 201509108 OF SAID OFFICIAL PUBLIC RECORDS, SAME BEING THE NORTHWESTERLY CORNER OF SAID 80.000 ACRE TRACT AND HEREOF;

THENCE, S 62° 53' 13" E, ALONG A PORTION OF THE COMMON BOUNDARY LINE OF SAID 60 ACRE TRACT AND SAID 80.000 ACRE TRACT, A DISTANCE OF 170.47 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP "RPLS 4428" MARKING THE NORTHWESTERLY CORNER OF THAT CERTAIN 14.727 ACRE REMAINING PORTION OF 94.842 ACRE TRACT CONVEYED CONVEYED TO BOBBY JOE BARNETT ET UX BY DEED OF RECORD IN VOLUME 870, PAGE 195 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS, AND DESCRIBED IN VOLUME 1779, PAGE 856;

THENCE, LEAVING THE SOUTHERLY LINE OF SAID 60 ACRE TRACT, ALONG THE COMMON BOUNDARY LINE OF SAID 14.727 ACRE TRACT AND SAID 80.000 ACRE TRACT, THE FOLLOWING COURSES:

S 26° 62' 32" W, A DISTANCE OF 900.64 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP "RPLS 4428" MARKING THE SOUTHWESTERLY CORNER OF SAID 14.727 ACRE TRACT;

S 63° 08' 54" E, A DISTANCE OF 429.68 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP "RPLS 4428";

N 66° 31' 16" E, A DISTANCE OF 473.70 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP "RPLS 4428";

N 53° 46' 27" E, A DISTANCE OF 191.35 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP "RPLS 4428";

N 27° 08' 54" E, A DISTANCE OF 360.92 FEET TO A FOUND 5/8 INCH IRON ROD WITH CAP "RPLS 4428" IN THE SOUTHERLY LINE OF SAID 60 ACRE TRACT, BEING THE NORTHEASTERLY CORNER OF SAID 14.727 ACRE TRACT;

THENCE, S 62° 57' 14" E, ALONG THE COMMON BOUNDARY LINE OF SAID 60 ACRE TRACT AND SAID 80.000 ACRE TRACT, A DISTANCE OF 364.01 FEET TO A FOUND ½ INCH IRON ROD WITH CBG SURVEYING CAP MARKING THE SOUTHEASTERLY CORNER OF SAID 60 ACRE TRACT, BEING THE SOUTHWESTERLY CORNER OF SAID ELGIN ECONOMIC DEVELOPMENT CORPORATION TRACT OF RECORD IN DOCUMENT NO. 201707970;

THENCE, S 62° 49' 54" E, ALONG THE COMMON BOUNDARY LINE OF SAID ELGIN ECONOMIC DEVELOPMENT CORPORATION TRACT AND SAID 80.000 ACRE TRACT, A DISTANCE OF 663.62 FEET TO TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 80.02 ACRES OF LAND, MORE OR LESS.

REVISION	DATE

LEGEND

●	5/8" DIAMETER IRON PINS FOUND
○	5/8" DIAMETER IRON PINS SET WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING"
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
C.M.P.	CORRUGATED METAL PIPE
	RIGHT-OF-WAY
	LOT LINES
	SURVEY LINE
	CENTERLINE OF RIGHT-OF-WAY
	EXISTING TOPO
	EASEMENT LINES

BEING A 80.02 ACRE TRACT OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, LOCATED IN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS, BEING THAT CERTAIN 80.000 ACRE TRACT CONVEYED TO ELGIN ECONOMIC DEVELOPMENT CORPORATION BY DEED OF RECORD IN VOLUME 1779, PAGE 856 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

TRC
TRC ENGINEERS, INC.
505 E. HUNTLAND DRIVE, STE. 250 AUSTIN, TX 78752
T.B.P.E. FIRM REGISTRATION # F-8632
(512) 454 - 8716

MAIN OFFICE
POST OFFICE BOX 970
SPRING BRANCH, TEXAS 78070
PHONE * (830) 228-5446
FAX * (830) 980-2131

BRANCH OFFICES
370 LANDA ST
NEW BRAUNFELS, TEXAS 78130
PHONE * (830) 620-2988

M&S ENGINEERING, L.L.C.
CIVIL | ELECTRICAL | STRUCTURAL | MEP
TEXAS REGISTERED ENGINEERING FIRM NO. F-1284

SHERWOOD SURVEYING & S.U.E.
POST OFFICE BOX 992
SPRING BRANCH, TEXAS 78070
PHONE * (830) 228-5446

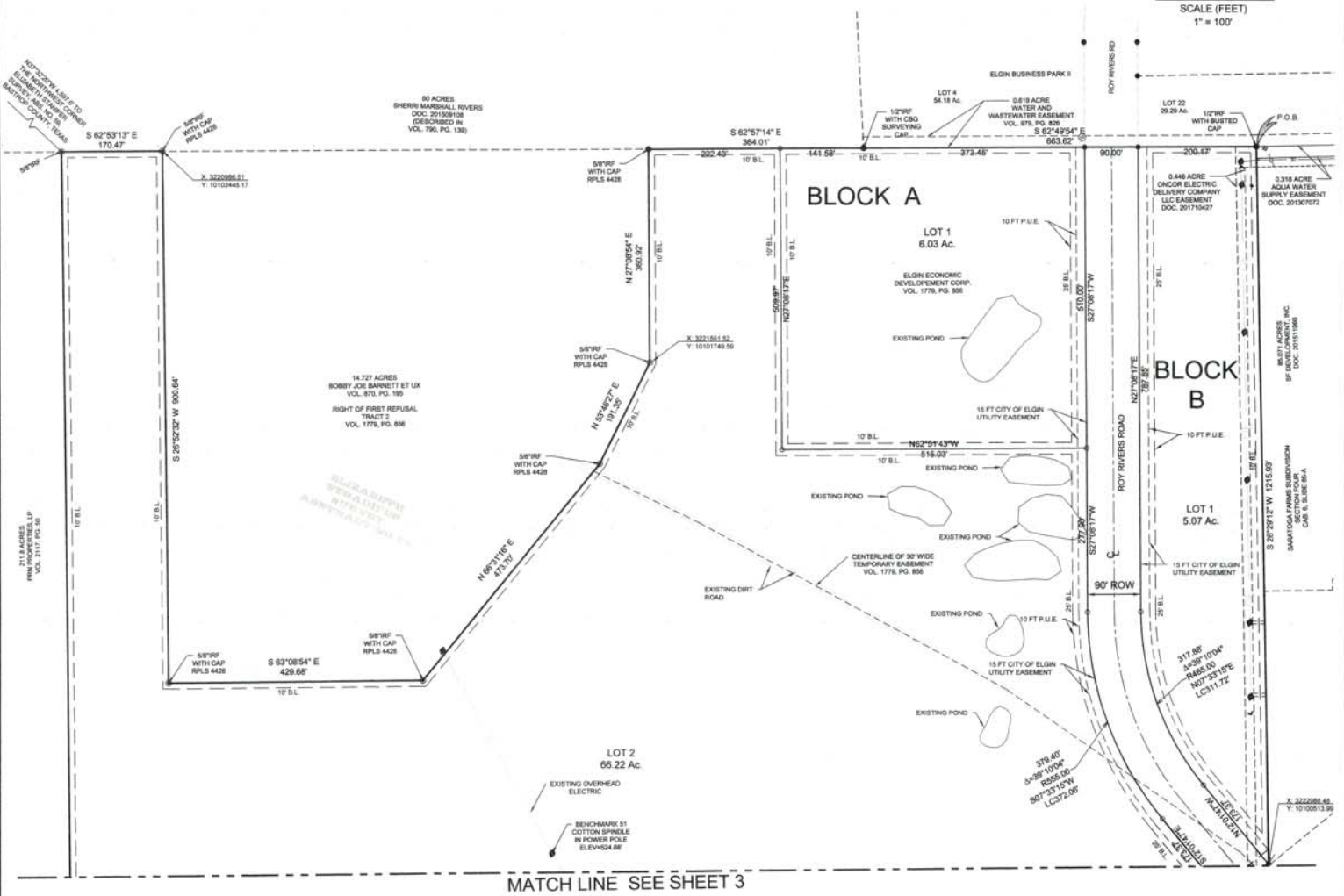
JOB # : 18TRCC005 DATE: JUNE 21, 2018 SHEET 1 OF 3

FINAL PLAT FOR
ELGIN BUSINESS PARK III

6/117-A

LOCATION MAP
NOT TO SCALE

0 50 100 200
SCALE (FEET)
1" = 100'



REVISION	DATE

LEGEND

●	3/4" DIAMETER IRON PINS FOUND
○	5/8" DIAMETER IRON PINS SET WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING"
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
C.M.P.	CORRUGATED METAL PIPE
	RIGHT-OF-WAY
	LOT LINES
	SURVEY LINE
	CENTERLINE OF RIGHT-OF-WAY
	EXISTING TOPO
	EASEMENT LINES

COUNTY COURT OF BASTROP COUNTY, TEXAS

FILED August 10, 2018
4:15 PM
Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS

TRC
TRC ENGINEERS, INC.
505 E. HUNTLAND DRIVE, STE. 250 AUSTIN, TX 78752
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NEW BRAUNFELS, TEXAS 78130
PHONE * (830) 629-2986

M&S ENGINEERING, L.L.C.
CIVIL | ELECTRICAL | STRUCTURAL | MEP
TEXAS REGISTERED ENGINEERING FIRM NO. F-1584

SHERWOOD
SURVEYING & S.U.E.
POST OFFICE BOX 302
SPRING BRANCH, TEXAS 78070
PHONE * (830) 228-5446

JOB # : 16TRCC005 DATE: JUNE 21, 2018 SHEET 2 OF 3

FINAL PLAT FOR
ELGIN BUSINESS PARK III

6/117-B

LOCATION MAP
NOT TO SCALE

0 50 100 200
SCALE (FEET)
1" = 100'

MATCH LINE SEE SHEET 2

N12°01'47"W
173.37'

S32°01'14"W 2.55'
MAG NAIL FOUND
IN CONC. PIPE

15 FT CITY OF ELGIN
UTILITY EASEMENT

10 FT P.U.E.

EXISTING POND

EXISTING DIRT
ROAD

EXISTING OVERHEAD
ELECTRIC

LOT 2
66.22 Ac.

211.8 ACRES
PRIMA VENTURE, LP
VOL. 2117, PG. 90

N 26°51'20" E 2668.47'

BLOCK A

EXISTING POND

EXISTING
RAILROAD
TRACKS

BENCHMARK 50
COTTON SPINDLE
IN POWER POLE
ELEV=513.28'

S 77°58'13" W 2287.71'

EXISTING
36" CMP

EDGE OF
PAVEMENT

100' B.L.

100' B.L.

130' RAILROAD RIGHT OF WAY
THE AUSTIN & NORTHWESTERN
(CAPITAL METRO) 100' ROW

20' WATER LINE EASEMENT
VOL. 1779, PG. 856

341.16'
Δ=10°13'57"
R1910.27'
S72°56'10"W
LC340.70'

1/2"IRF
WITH CAP
RPLS 4428

1/2"IRF
WITH BUSTED
CAP

REVISION	DATE

LEGEND

●	2" DIAMETER IRON PINS FOUND
○	2" DIAMETER IRON PINS SET WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING"
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
C.M.P.	CORRUGATED METAL PIPE
	RIGHT-OF-WAY
	LOT LINES
	SURVEY LINE
	CENTERLINE OF RIGHT-OF-WAY
	EXISTING TOPO
	EASEMENT LINES

COUNTY COURT OF BASTROP COUNTY, TEXAS

FILED August 10, 2018
4:15 P.M.
Rose Pietsch
COUNTY CLERK
BASTROP COUNTY, TEXAS

TRC
TRC ENGINEERS, INC.
505 E. HUNTLAND DRIVE, STE. 250 AUSTIN, TX 78752
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NEW BRAUNFELS, TEXAS 78130
PHONE * (830) 629-2586

M&S ENGINEERING, L.L.C.
CIVIL | ELECTRICAL | STRUCTURAL | MEP
TEXAS REGISTERED ENGINEERING FIRM NO. F-1064

SHERWOOD
SURVEYING & S.U.E.
POST OFFICE BOX 992
SPRING BRANCH, TEXAS 78070
PHONE * (830) 228-5446

JOB # 18TRCC005 DATE: JUNE 21, 2018 SHEET 3 OF 3

Attachment 3
Proposed Re-Plat

505 East Huntland Drive
Suite 250
Austin, Texas 78752

T 512.454.8716
TRCcompanies.com
T.B.P.E. #F-8632

November 20, 2020

Mr. David Harrell, Development Services Director
City of Elgin
310 N. Main St.
Elgin, Texas 78621

RE: Elgin Business Park III – Re-plat Review

Dear Mr. Harrell:

A review has been conducted for the following documents listed below submitted on November 19, 2020 by M&S Companies (M&S):

1. Re-plat dated October 13, 2020.
2. Other supporting documents submitted with the re-plat: Agent Authorization Letter, Re-Plat Application signed, Justification Letter, Environmental Site Assessment, title commitment and deed, Elgin Business Park III original final plat, and property tax map.

The review finds that these documents have been prepared in general conformance with the City of Elgin's Code of Ordinances.

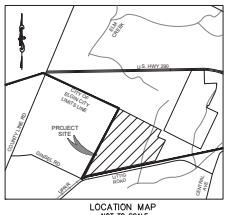
TRC worked in conjunction with M&S on this Final Plat. As such, a dedicated staff outside of my peer review until substantially complete were involved.

If you have any questions regarding this information, please do not hesitate to contact this office.

Sincerely,

K. Beau Perry, P.E.
Vice President

REPLAT OF LOT 2 BLOCK A
ELGIN BUSINESS PARK III



LOCATION MAP
NOT TO SCALE

OWNER:
OWEN ROCK
DIRECTOR OF ECONOMIC DEVELOPMENT
310 N. MAIN ST.
ELGIN, TEXAS 78621

SURVEYOR:
MELISSA T. HINTON
REGISTERED PROFESSIONAL LAND SURVEYOR #6521
SHERWOOD SURVEYING & SUE, LLC
6477 FM 311
SPRING BRANCH, TEXAS 78070
(830)228-5446

ENGINEER:
DONALD HEISCH, P.E. CFM
TRC ENGINEERS INC.
505 E. HUNTLAND BLVD.
AUSTIN, TEXAS 78752
(512)454-8716

TOTAL ACREAGE: 80.95
SURVEY: ELIZABETH STANDIFER SURVEY, ABSTRACT 59

TOTAL NO. OF COMMERCIAL LOTS: 2
TOTAL NO. OF BLOCKS: 1

F.E.M.A. MAP NO. 48021C 0075 E
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

0 150 300 600
SCALE (FEET)
1" = 300'

STATE OF TEXAS
COUNTY OF BASTROP:

KNOW ALL MEN BY THESE PRESENTS: THAT, OWEN ROCK, DIRECTOR OF ECONOMIC DEVELOPMENT, BEING OWNER OF THAT CERTAIN 80.95 ACRE TRACT OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, LOCATED IN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS, SAME BEING ALL OF LOT 2, BLOCK "A", ELGIN BUSINESS PARK III, SUBDIVISION OF RECORD IN CABINET 6, SLIDE 116-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS AND ALL OF THAT TRACT CALLED 14.727 ACRES IN DOCUMENT NO. 201916775 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 80.95 ACRE OF LAND, IN ACCORDANCE WITH THE MAP OF PLAT, TO BE KNOWN AS:

REPLAT OF LOT 2, BLOCK A, ELGIN BUSINESS PARK III

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED:

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

_____
OWEN ROCK
DIRECTOR OF ECONOMIC DEVELOPMENT
310 N. MAIN ST.
ELGIN, TEXAS 78621

STATE OF TEXAS
COUNTY OF BASTROP:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LIENHOLDER: _____ DATE:_____

BY:_____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED_____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELGIN, TEXAS, ON THIS THE _____

DAY OF _____, 20_____, A.D.

PLANNING AND ZONING COMMISSION, CITY OF ELGIN, TEXAS

_____ _____
CHAIRPERSON SECRETARY

STATE OF TEXAS
COUNTY OF BASTROP

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF

_____, 20_____, A.D., AT _____ O'CLOCK _____ M. AND DULY RECORDED ON THE _____

DAY OF _____, 20_____, A.D., AT _____ O'CLOCK _____ M. IN THE PLAT RECORDS OF

SAID COUNTY AND STATE IN DOCUMENT NUMBER_____

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____, A.D.

_____, COUNTY CLERK, BASTROP COUNTY, TEXAS

_____
BY: DEPUTY

FILED FOR RECORD AT _____ O'CLOCK _____M., THIS THE _____ DAY OF _____, 20____, A.D.

_____, COUNTY CLERK, BASTROP COUNTY, TEXAS

_____
BY: DEPUTY

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

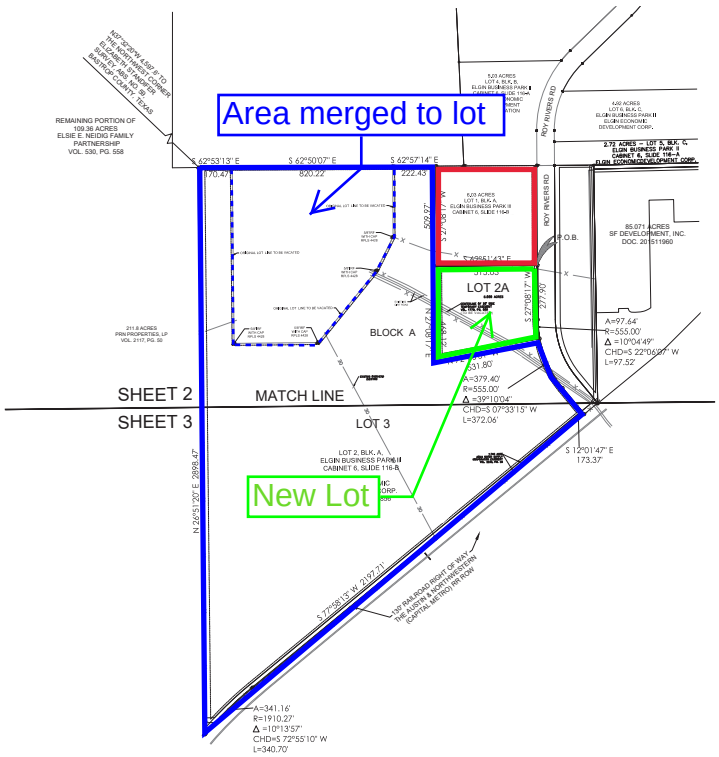
THAT I, MELISSA T. HINTON, DO HEREBY CERTIFY THAT I PREPARED THIS FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF ELGIN, TEXAS.

SURVEYED BY:_____ DATE:_____
MELISSA T. HINTON
REGISTERED PROFESSIONAL LAND SURVEYOR #6521
SHERWOOD SURVEYING & SUE, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070

STATE OF TEXAS
COUNTY OF BASTROP

I, _____ DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

ENGINEERING BY:_____ DATE: _____
DONALD HEISCH, P.E. #124913
505 E. HUNTLAND DR., SUITE 250
AUSTIN, TX. 78752



NOTES:

1. SIDEWALKS 6' IN WIDTH ARE REQUIRED ALONG BOTH SIDES OF ROY RIVERS RD.

2. BUILDING SETBACK DISTANCES ARE IN ACCORDANCE WITH THOSE SPECIFIED IN THE ELGIN BUSINESS PARK DEVELOPMENT STANDARDS. SEE SECTION 4.2.1 SETBACK YARDS.

3. A 10' P.U.E. IS HEREBY DEDICATED ADJACENT TO A 15' CITY OF ELGIN UTILITY EASEMENT AND PARALLEL WITH ALL THE STREETS IN THIS SUBDIVISION.

4. THE REPLAT OF LOT 2, BLOCK A, ELGIN BUSINESS PARK III CONFORMS TO THE CITY OF ELGIN CODE OF ORDINANCES.

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C 0075 E. FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006.

BLOCK A	
LOT 2A	5.00 AC.
LOT 3	75.95 AC.
TOTAL	80.95 AC.

BEING AN 80.95 ACRE TRACT OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, LOCATED IN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS, SAME BEING ALL OF LOT 2, BLOCK "A", ELGIN BUSINESS PARK III, SUBDIVISION OF RECORD IN CABINET 6, SLIDE 116-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS AND ALL OF THAT TRACT CALLED 14.727 ACRES IN DOCUMENT NO. 201916770 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, SAID 80.95 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND ½ INCH IRON ROD WITH YELLOW "SHERWOOD SURVEYING" CAP SITUATED IN THE WESTERLY RIGHT OF WAY LINE OF ROY RIVERS ROAD, MARKING THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK "A" OF SAID ELGIN BUSINESS PARK III AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE WESTERLY RIGHT OF WAY LINE OF ROY RIVERS ROAD, COMMON WITH THE EASTERLY LINE OF SAID LOT 2, THE FOLLOWING COURSES AND DISTANCES:

S 27° 08' 17" W, A DISTANCE OF 277.90 FEET TO A SET ½ INCH IRON ROD WITH YELLOW "SHERWOOD SURVEYING" CAP AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;

SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 39° 10' 04", AN ARC LENGTH OF 379.40 FEET AND A CHORD BEARING S 07° 33' 15" W, A DISTANCE OF 372.06 FEET TO A SET ½ INCH IRON ROD WITH YELLOW "SHERWOOD SURVEYING" CAP AT THE END OF CURVE;

S 12° 01' 47" E, A DISTANCE OF 173.37 FEET TO A FOUND ½ INCH IRON ROD WITH YELLOW "SHERWOOD SURVEYING" CAP, MARKING THE SOUTHEASTERLY CORNER HEREOF;

THENCE, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 2, COMMON WITH THE NORTHERLY RIGHT OF WAY LINE OF THE 130' RAILROAD RIGHT OF WAY OF THE AUSTIN & NORTHWESTERN (CAPITAL METRO) RAILROAD, THE FOLLOWING COURSES AND DISTANCES:

S 77° 58' 13" W, DISTANCE OF 2197.71 TO A FOUND ½ INCH IRON ROD WITH CAP "RPLS 4428" AT A POINT OF CURVATURE OF A CURVE TO THE LEFT;

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1910.27 FEET, A CENTRAL ANGLE OF 10° 13' 57", AN ARC LENGTH OF 341.16 FEET AND A CHORD BEARING S 72° 55' 10" W, A DISTANCE OF 340.70 FEET TO A FOUND ½ INCH IRON ROD WITH BUSTED CAP AT THE END OF CURVE, MARKING THE SOUTHWESTERLY CORNER OF LOT 2 AND HEREOF, FROM WHICH A FOUND MAG NAIL IN CONCRETE PIPE BEARS S 32° 01' 14" W, A DISTANCE OF 2.55 FEET;

THENCE, N 26°51'21" E, ALONG THE WESTERLY LINE OF SAID LOT 2 COMMON WITH THE EASTERLY BOUNDARY LINE OF THAT 211.8 ACRE TRACT CONVEYED TO PRN PROPERTIES, LP BY DEED OF RECORD IN VOLUME 2117, PAGE 50 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A DISTANCE OF 2898.47 FEET TO A FOUND 5/8 INCH IRON ROD IN THE SOUTHERLY BOUNDARY LINE OF THAT 60 ACRE TRACT CONVEYED TO SHERRI MARSHALL RIVERS BY DOCUMENT NO. 201509108 OF SAID OFFICIAL PUBLIC RECORDS, MARKING THE NORTHEASTERLY CORNER OF SAID 211.8 ACRE TRACT AND BEING THE NORTHWESTERLY CORNER OF SAID LOT 2 AND HEREOF;

THENCE, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID 60 ACRE TRACT, COMMON WITH THE NORTHERLY LINE OF SAID LOT 2 AND SAID 14.727 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

S 62° 53' 13" E, A DISTANCE OF 170.47 FEET TO A FOUND ½ INCH IRON ROD WITH "RPLS 4428" CAP AT AN ANGLE POINT, BEING THE NORTHWESTERLY CORNER OF SAID 14.727 ACRE TRACT;

S 62° 50' 07" E, A DISTANCE OF 820.22 FEET TO A FOUND ½ INCH IRON ROD WITH BUSTED "RPLS 4428" CAP AT AN ANGLE POINT, BEING THE NORTHEASTERLY CORNER OF SAID 14.727 ACRE TRACT;

S 62° 57' 14" E, A DISTANCE OF 222.43 FEET TO A FOUND ½ INCH IRON ROD WITH YELLOW "SHERWOOD SURVEYING" CAP SITUATED IN THE WESTERLY LINE OF LOT 1, BLOCK "A" OF SAID ELGIN BUSINESS PARK III, MARKING THE NORTHEASTERLY CORNER OF LOT 2 AND THE NORTHWESTERLY CORNER OF SAID LOT 1, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 2, COMMON WITH THE WESTERLY BOUNDARY LINE OF SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES:

S 27° 08' 17" W, A DISTANCE OF 509.97 FEET TO A FOUND ½ INCH IRON ROD WITH YELLOW "SHERWOOD SURVEYING" CAP, MARKING AN INTERIOR CORNER OF SAID LOT 2 AND THE SOUTHWESTERLY CORNER OF SAID LOT 1;

S 62° 51' 43" E, A DISTANCE OF 515.03 FEET TO THE **POINT OF BEGINNING,** CONTAINING AN AREA OF 80.95 ACRES OF LAND, MORE OR LESS.

REVISION	DATE

LEGEND

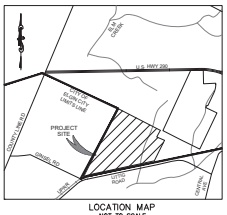
	½" DIAMETER IRON PINS FOUND
	½" DIAMETER IRON PINS SET WITH "YELLOW CAP STAMPED "SHERWOOD SURVEYING"
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
C.M.P.	CORRUGATED METAL PIPE
	RIGHT-OF-WAY
	LOT LINES
	SURVEY LINE
	CENTERLINE OF RIGHT-OF-WAY
555	EXISTING TOPO
	EASEMENT LINES

BEING AN 80.95 ACRE TRACT OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, LOCATED IN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS, SAME BEING ALL OF LOT 2, BLOCK "A", ELGIN BUSINESS PARK III, SUBDIVISION OF RECORD IN CABINET 6, SLIDE 116-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS AND ALL OF THAT TRACT CALLED 14.727 ACRES IN DOCUMENT NO. 201916770 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS

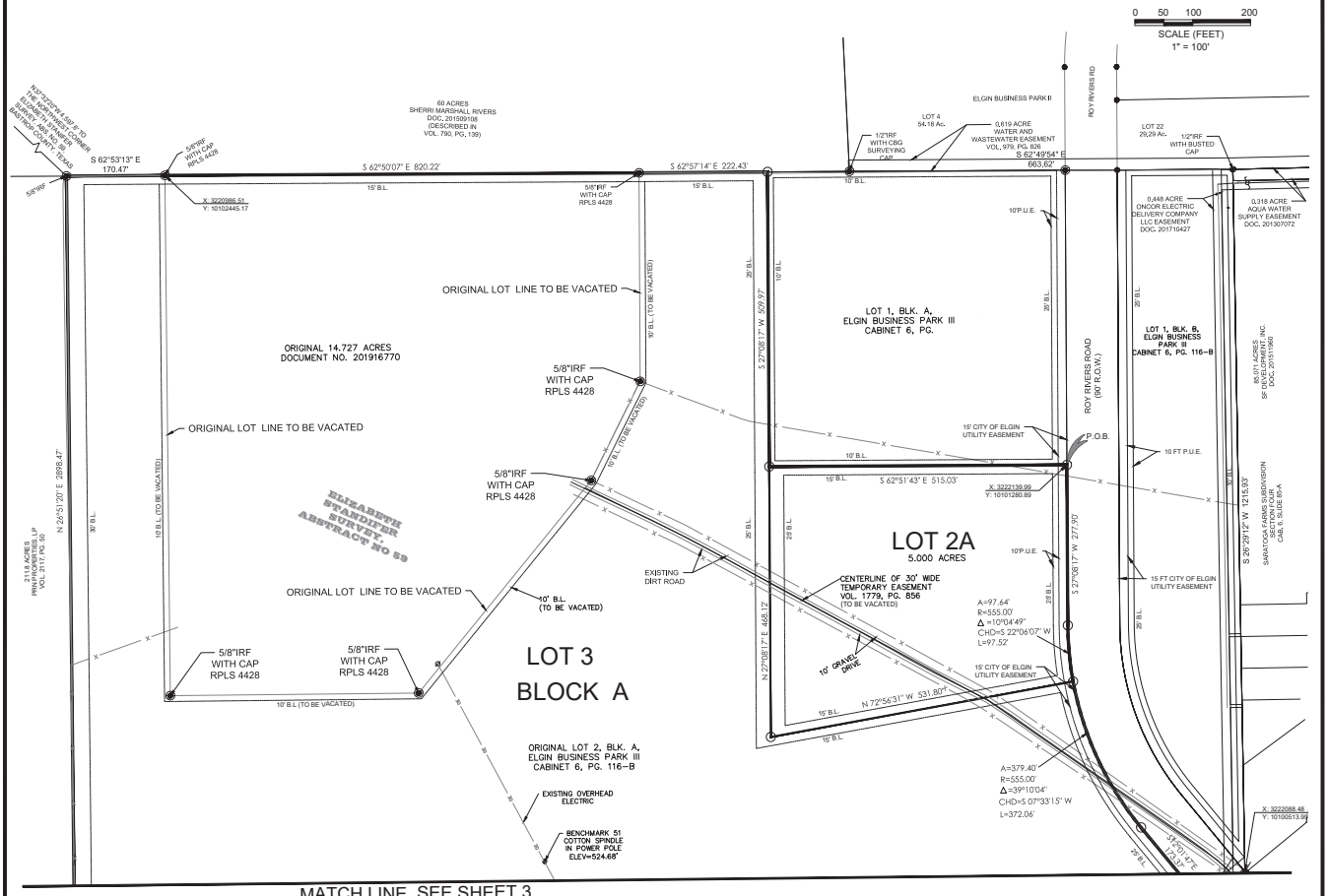
505 E. HUNTLAND DRIVE, STE. 250 AUSTIN, TX 78752 T.B.P.E. FIRM REGISTRATION # F-8632
(512) 454 - 8716

SHERWOOD SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
6477 FM 311, P.O. BOX 992 TBPLS FIRM#10044200
SPRING BRANCH, TEXAS 78070
PHONE (830) 228-5788 FAX (830) 885-2170

REPLAT OF LOT 2 BLOCK A
ELGIN BUSINESS PARK III



LOCATION MAP
NOT TO SCALE



REVISION	DATE

LEGEND

●	1/2" DIAMETER IRON PINS FOUND
○	5/8" DIAMETER IRON PINS SET WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING"
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
C.M.P.	CORRUGATED METAL PIPE
	RIGHT-OF-WAY
	LOT LINES
	SURVEY LINE
	CENTERLINE OF RIGHT-OF-WAY
555	EXISTING TOPO
	EASEMENT LINES

TRC
505 E. HUNTLAND DRIVE, STE. 250 AUSTIN, TX
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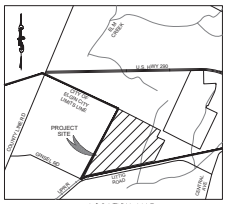
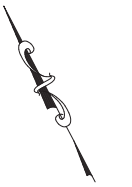
6477 FM 311, P.O. BOX 992 TBPLS FIRM#10044200
SPRING BRANCH, TEXAS 78070
PHONE (830) 228-5798 FAX (830) 885-2170

REPLAT OF LOT 2 BLOCK A
ELGIN BUSINESS PARK III





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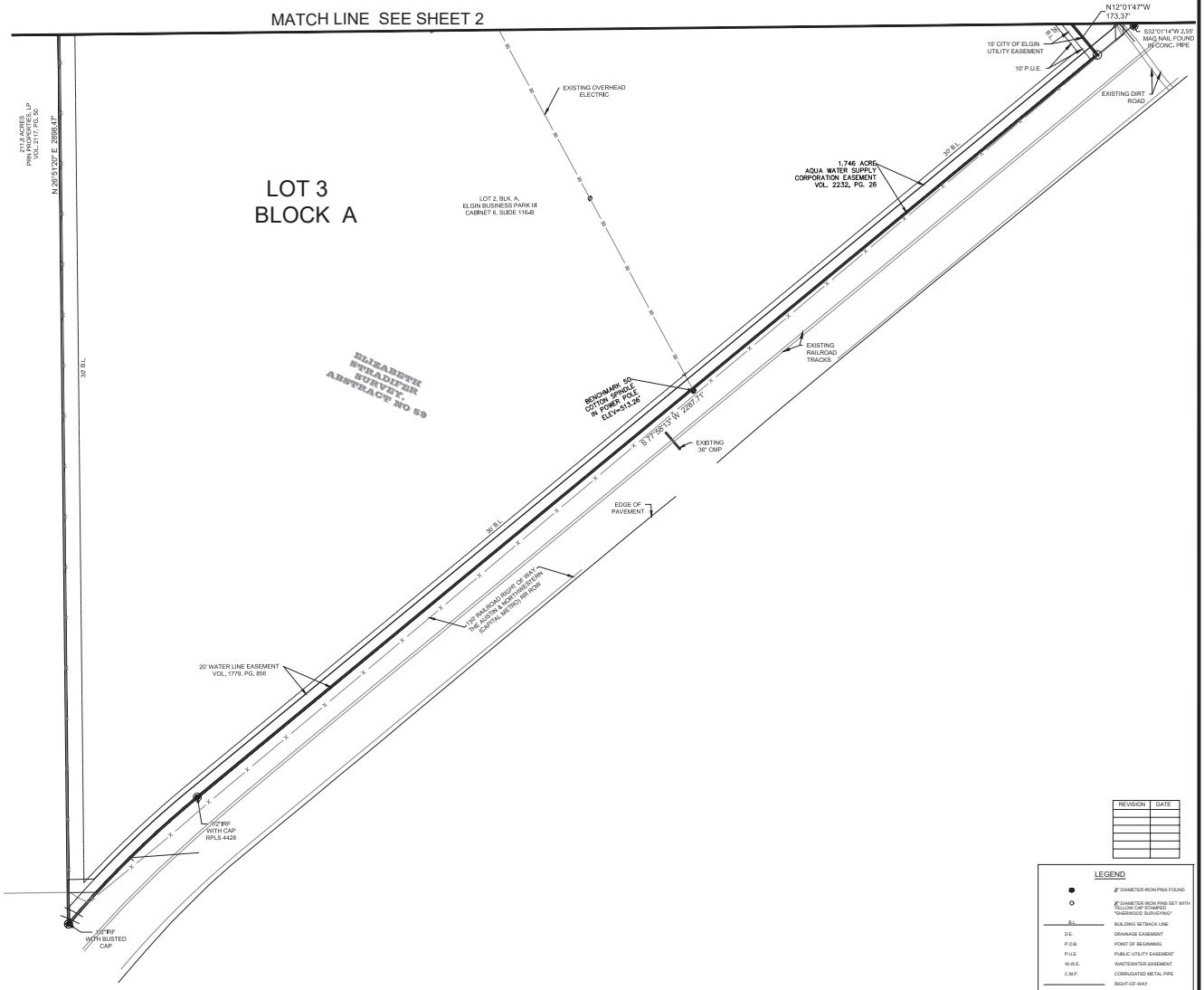
SCALE (FEET)
1" = 100'



REVISION	DATE

LEGEND

	1/2" DIAMETER IRON PINS FOUND
	1/2" DIAMETER IRON PINS SET WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING"
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
C.M.P.	CORRUGATED METAL PIPE
	RIGHT-OF-WAY
	LOT LINES
	SURVEY LINE
	CENTERLINE OF RIGHT-OF-WAY
555	EXISTING TOPO
	EASEMENT LINES

TRC
505 E. HUNTLAND DRIVE, STE. 250 AUSTIN, TX
78752 T.B.P.E. FIRM REGISTRATION # F-8632
(512) 454 - 8716

SHERWOOD
SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
6477 FM 311, P.O. BOX 992 TBPLS FIRM#10044200
SPRING BRANCH, TEXAS 78070
PHONE (830) 228-5788 FAX (830) 885-2170

JOB # : 20TRC005 DATE: OCTOBER 13, 2020 SHEET 3 OF 3

Development Services Department

STAFF REPORT

Final Plat for Homestead Unit 2

File Number: 202000997

Date: December 10, 2020

Applicant: Jennifer Franklin, P.E. c/o Pape Dawson

Representative: SAME

Hearing Dates: Planning & Zoning Commission – December 21, 2020

Location: Travis County Appraisal District Parcels 877318 & 358740, located adjacent to the Elgin High School north property line and behind Homestead Estates Unit 1 (see attachment 2).

APPLICATION SUMMARY

Consideration of a final plat for Homestead Estates Unit 2 which consists of single-family lots. This final plat represents the remaining western one-half (1/2) of the originally approved preliminary plat (see attachment 2 for exact location). There are 224 single family lots of different sizes, five (5) open space/drainage lots, four (4) only open space lots for a total of 233 lots in eleven (11) blocks (see attachment 3).

DEPARTMENT COMMENTS

The Commission approved a preliminary plat for the development in February 2019. The eastern half of the development (Unit 1 Homestead) was approved as a Final Plat in January 2020. This proposed final plat (Unit 2 Homestead) matches that previous the approved preliminary plat and meets City Code.

Under Resolution 2019-09-24-44 the developer will be paying $725,615 into a fund for the widening of County Line Road as a condition of recording this plat. Previously the developer paid $483,742 into this fund for recording of the Unit 1 Final Plat. The grand total of this contribution will be $1,209,537. This has been provided as information and it is not necessary for the Commission to impose this as a condition.

STAFF ANALYSIS

Staff has no outstanding concerns or issues involving this project. The Commission can choose to approve, approve with conditions, continue this item with the applicant's permission, or deny the project.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application.
2. Approved Preliminary Plat.
3. Proposed Final Plat.

Attachment 1
Application

Revised: 4-13-2020

Elgin TEXAS
perfectly situated...

FINAL PLAT APPLICATION

Date: 10-12-20

SITE INFORMATION

Project Address: West of County Line Road, north of Elgin High School

Parcel Identification Number (if no address): 358740

APPLICANT

Name: Jennifer Franklin

Postal Address: 10801 N MoPac Expressway, Building 3 - Suite 200
Austin, TX 78759

E-Mail Address: jfranklin@pape-dawson.com ; **Phone Number:** 512-454-8711

The information given on this application is accurate to the best of my knowledge. All provisions of laws and ordinances governing this work will be complied with, whether specified on this application or not.

Signature	Printed Name	Date
	JENNIFER FRANKLIN	10-12-20

Project Description:

Homestead Estates Unit 2 is a 58-acre, 224 single-family residential lot subdivision located in Elgin, TX.

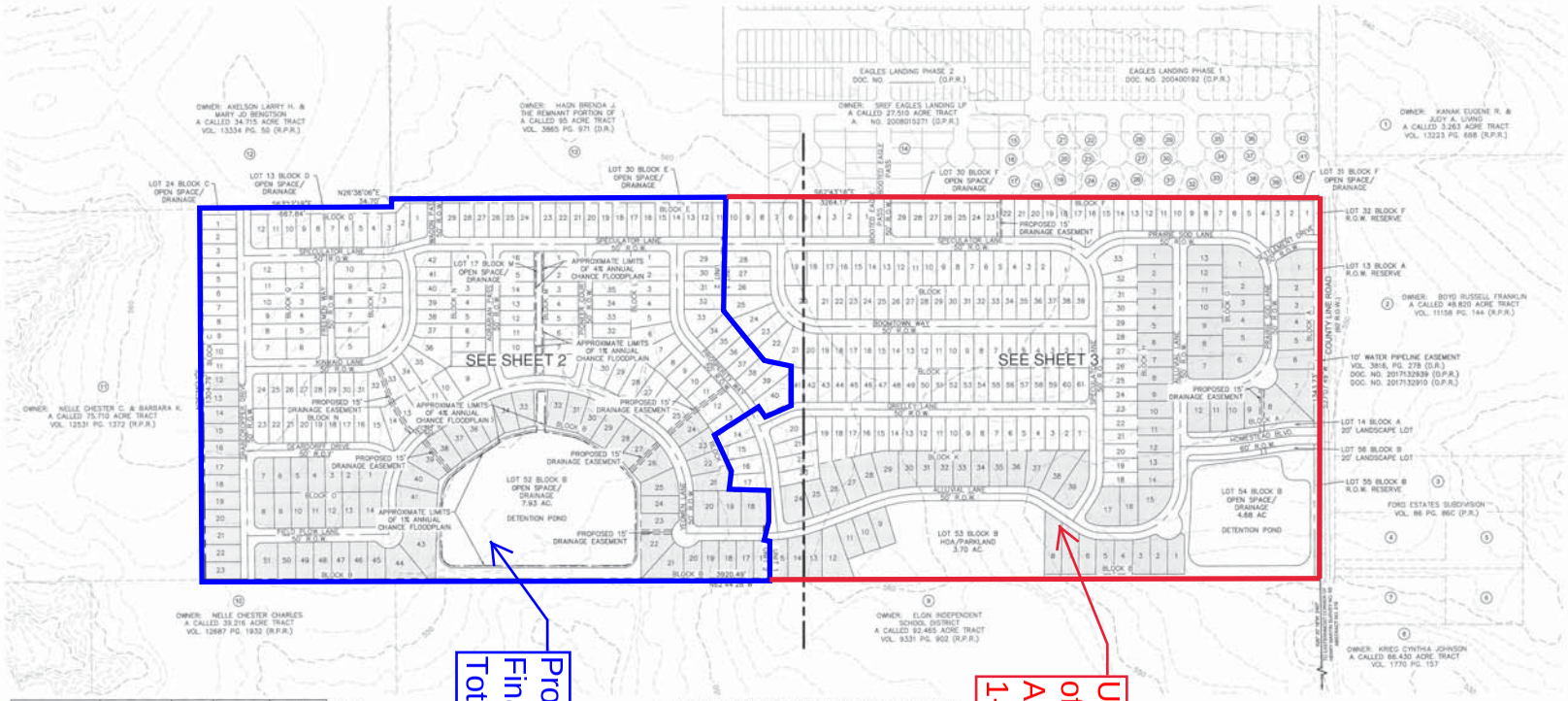
Attachment 2
Approved Preliminary Plat

HOMESTEAD ESTATES

PRELIMINARY PLAT

ELGIN, TEXAS
TRAVIS COUNTY, TEXAS

LOCATION MAP
NOT-TO-SCALE



SCALE: 1"= 200'

0' 200' 400' 600'

LEGEND

- ADJACENT PROPERTY OWNER
- PROPERTY BOUNDARY
- R-2 ZONING DISTRICT* *R-3 ZONING DISTRICT SHOWN WITHOUT SHADING
- APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOODPLAIN
- APPROXIMATE LIMITS OF 4% ANNUAL CHANCE FLOODPLAIN

LEGAL DESCRIPTION:

BEING A 120.601 ACRE TRACT OF LAND OUT OF THE HENRY MARTIN SURVEY, NO. 65, ABSTRACT NO. 518

OWNER:

LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TX 77380

DEVELOPER:

LGI HOMES - TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
PHONE: (281) 362-8998
FAX: (800) 989-4671

ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 454-8711
FAX: (512) 459-8867

SURVEYOR:

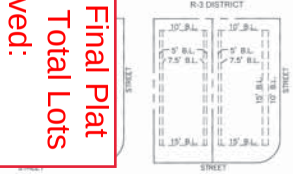
PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 454-8711

STREET NAME	CLASSIFICATION	LENGTH	ROW WIDTH	MIN CENTERLINE RADIUS
HOMESTEAD BOULEVARD	COLLECTOR	493 LF	90 LF	500'
AGRARIAN PASS	LOCAL	877 LF	50 LF	150'
ALLUVIAL LANE	LOCAL	2794 LF	50 LF	150'
BOOMTOWN WAY	LOCAL	1350 LF	50 LF	150'
BOOTED EAGLE PASS	LOCAL	185 LF	50 LF	-
DEARDORFF DRIVE	LOCAL	543 LF	50 LF	150'
FIELD PLOW LANE	LOCAL	497 LF	50 LF	-
FREEMEN WAY	LOCAL	390 LF	50 LF	-
GREELEY LANE	LOCAL	1200 LF	50 LF	150'
KINKAID LANE	LOCAL	907 LF	50 LF	150'
PIONEER COURT	LOCAL	507 LF	50 LF	150'
PRAIRIE SOD LANE	LOCAL	1387 LF	50 LF	150'
PROSPERITY WAY	LOCAL	1134 LF	50 LF	150'
SETTLEMENT DRIVE	LOCAL	213 LF	50 LF	150'
SHARECROPPER DRIVE	LOCAL	1307 LF	50 LF	-
SPECULATOR LANE	LOCAL	3633 LF	50 LF	150'
WAGON PASS	LOCAL	185 LF	50 LF	-
YEOMEN LANE	LOCAL	1696 LF	50 LF	300'

NOTES:

1. THIS PRELIMINARY PLAN CON... FT PLAN.
2. NO PORTION OF THIS TRACT ... NCE FLOODPLAIN PER FEDERAL FLOOD INSU... COMMUNITY PANEL NO. 48453C0510H, DATED SEP...
3. SEE SHEET 4 FOR A LIST OF ... 200 FEET OF THE PROPOSED HOMESTEAD EST...
4. SPECIAL CONDITIONS ZONIN... AS FOLLOWS: 30% OF THE LOTS IN EACH FINAL ... WITH R-2 ZONING AND 70% OF THE LOTS IN EA... ORDANCE WITH R-3 ZONING. LOTS IN R-2 ZONIN... OF 7,500 SQUARE FEET AND LOTS IN R-3 ZONIN... OF 6,000 SQUARE FEET. PER CITY OF ELGIN CO... 6.205 AND 46.303.
5. UNLESS OTHERWISE INDICAT... 2 AND R-3 ZONING DISTRICT LOTS SHALL BE IN... ZONING, CITY OF ELGIN CODE OF ORDINANCES ... WITH ONE
   5.1. A 5' SIDE YARD SETBACK ... G DISTRICTS.
   5.2. A 10' SIDE YARD SETBAC... WITH DWELLINGS GREATER THAN ONE STORY WITHIN THE R-2 ZONING DISTRICT.
   5.3. A 7.5' SIDE YARD SETBACK SHALL BE PROVIDED FOR LOTS WITH DWELLINGS GREATER THAN ONE STORY WITHIN THE R-3 ZONING DISTRICT.
   5.4. THE EXTERIOR SIDE-YARD SETBACK SHALL BE 15' WHERE LOCATED BACK TO BACK WITH ANOTHER CORNER LOT AND 25' IN ALL OTHER CASES FOR R-2 ZONING DISTRICT.
   5.5. THE EXTERIOR SIDE-YARD SETBACK SHALL BE 10' WHERE LOCATED BACK TO BACK WITH ANOTHER CORNER LOT AND 15' IN ALL OTHER CASES FOR R-3 ZONING DISTRICT.
6. A 10' WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS.
7. WATER SERVICE TO THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY THE AQUA WATER SUPPLY CORPORATION. WASTEWATER SERVICE TO THE PROPOSED DEVELOPMENT WILL BE PROVIDED BY THE CITY OF ELGIN.
8. CITY OF ELGIN CONSTRUCTION STANDARDS AND SPECIFICATIONS SHALL APPLY FOR THIS PROJECT, WITH ADDITIONAL SPECIFICATIONS FROM THE CITY OF AUSTIN AND TXDOT TO BE UTILIZED AS APPROPRIATE.
9. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS ADJACENT TO PROPERTY ZONED FOR RESIDENTIAL OR COMMERCIAL USES, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ELGIN CODE OF ORDINANCES AND PER CURRENT ADA AND TEXAS ACCESSIBILITY STANDARDS.
10. PROPOSED STREET ROW AND PAVEMENT WIDTHS ARE AS FOLLOWS: 60' ROW WITH 40' F-F CURB AND GUTTER AND 50' ROW WITH 30' F-F CURB AND GUTTER.
11. REQUIRED PARKLAND FOR THIS PROJECT WILL BE PROVIDED THROUGH A COMBINATION OF ON-SITE PARKLAND DEDICATION AND CASH CONTRIBUTION IN LIEU OF THEREOF, PER THE CITY OF ELGIN DEVELOPMENT ORDINANCE SECTION 36-370 AND AS REQUIRED BY THE DIRECTOR OF PARKS.
12. AVERAGE SINGLE-FAMILY LOT SIZES WITHIN THE PROPOSED HOMESTEAD ESTATES SUBDIVISION ARE SHOWN BELOW:

SIZE RANGE	AVERAGE SIZE (SF)	# OF LOTS
< 6,000 SF	N/A	-
6,000 - 7,500 SF	6,990	142
7,500 - 9,000 SF	8,980	330
> 9,000 SF	N/A	-



TYPICAL BUILDING SETBACKS BY ZONING DISTRICT (N.T.S.)

ZONING SUMMARY BY UNIT		
ZONING DISTRICT	PERCENT OF LOTS BY PHASE	# OF LOTS
UNIT 1		
R-2	30%	73
R-3	70%	170
UNIT 2		
R-2	30%	69
R-3	70%	160
TOTAL SINGLE FAMILY LOTS	-	472

LAND USE SUMMARY		
LOT TYPE	# OF LOTS	AREA
SINGLE-FAMILY	472	78.83 AC.
RIGHT-OF-WAY	-	21.76 AC.
DRAINAGE/OPEN SPACE	8	14.35 AC.
HOA/PARKLAND	1	3.70 AC.
LANDSCAPE	2	0.41 AC.
R.O.W. RESERVE	3	0.55 AC.
TOTAL	486	120.60 AC.

* TOTAL NUMBER OF BLOCKS: 17

NO. REVISION DATE

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

HOMESTEAD ESTATES
ELGIN, TEXAS
PRELIMINARY PLAT
SHEET 1 OF 4

CITY NO. ____
JOB NO. 51057-00
DATE FEBRUARY 2019
DESIGNER EG
CHECKED JF DRAWN EG
SHEET 1 OF 4

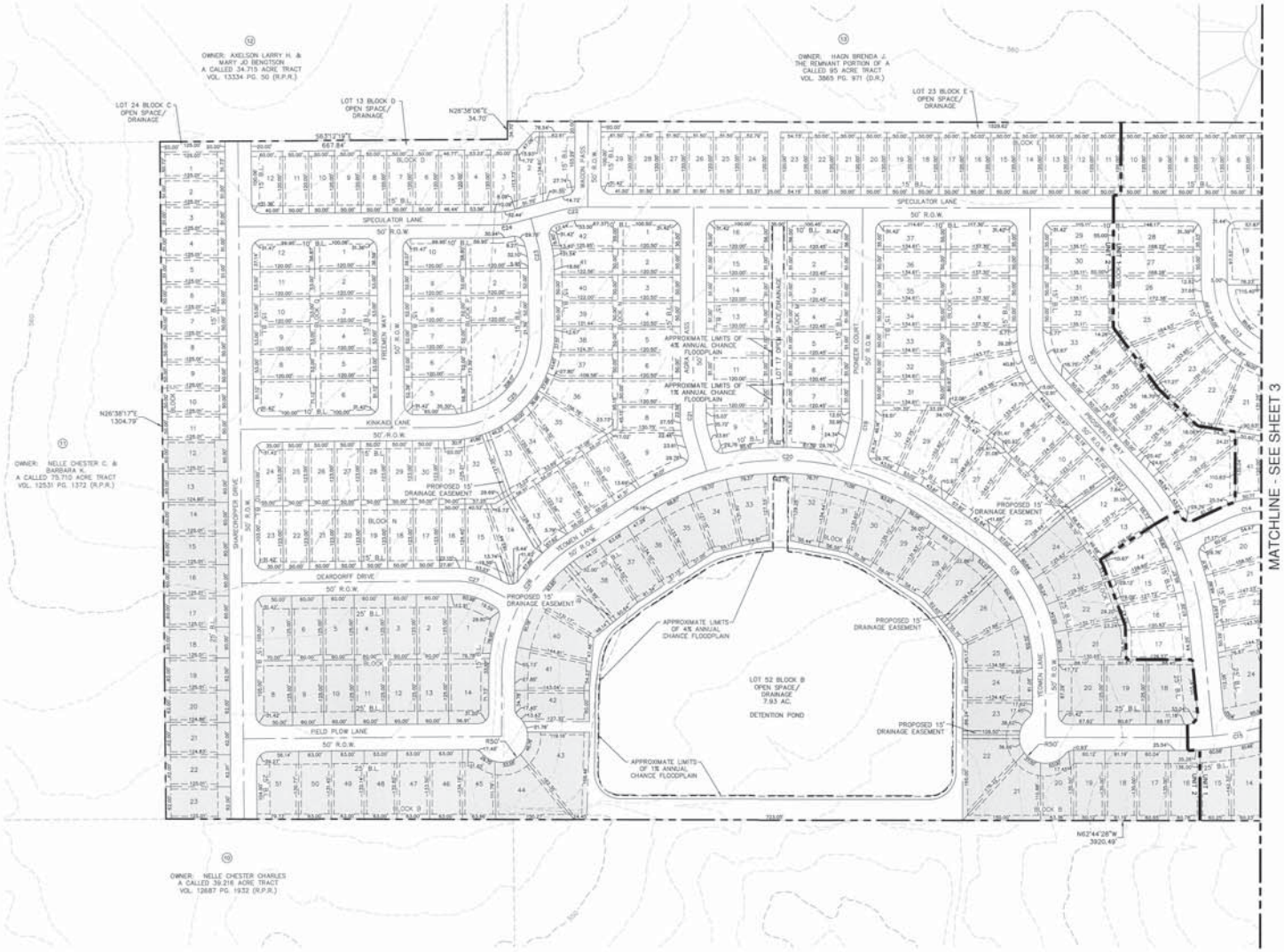
Date: Feb 18, 2019, 11:20am User ID: SMilson
File: N:\projects\51057\00\212 Preliminary\Civil\PP51057-00.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

HOMESTEAD ESTATES

PRELIMINARY PLAT

ELGIN, TEXAS
TRAVIS COUNTY, TEXAS



LOCATION MAP
NOT-TO-SCALE

SCALE: 1"= 100'

0' 100' 200' 300'

LEGEND

- (X) ADJACENT PROPERTY OWNER
- PROPERTY BOUNDARY
- R-2 ZONING DISTRICT* RR-3 ZONING DISTRICT SHOWN WITHOUT SHADING
- APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOODPLAIN
- APPROXIMATE LIMITS OF 4% ANNUAL CHANCE FLOODPLAIN

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C13	150.00'	090°00'00"	S17°47'37"E	212.13'	235.62'
C14	150.00'	024°57'57"	N75°16'35"W	64.84'	65.36'
C15	800.00'	020°35'32"	S73°02'14"E	214.48'	215.64'
C16	500.00'	036°41'41"	S03°08'50"W	314.78'	320.22'
C17	150.00'	042°28'43"	S06°02'21"W	108.68'	111.21'
C18	300.00'	054°48'42"	N00°08'49"W	276.17'	286.99'
C19	150.00'	015°06'27"	N34°49'55"E	39.44'	39.55'
C20	500.00'	068°14'04"	N61°40'12"W	560.89'	595.46'
C21	150.00'	016°22'16"	S18°27'09"W	42.71'	42.86'
C22	150.00'	015°21'14"	S70°23'55"E	40.06'	40.20'
C23	150.00'	014°42'48"	S19°16'52"W	38.41'	38.52'
C24	150.00'	014°52'13"	S70°36'25"E	38.82'	38.93'
C25	180.00'	090°00'00"	S71°36'17"W	254.56'	282.74'
C26	300.00'	056°57'14"	S53°44'09"W	286.08'	298.21'
C27	150.00'	027°57'10"	N49°23'08"W	72.46'	73.18'

NO.	REVISION	DATE

RONALD B. FISHER 87704 LICENSED PROFESSIONAL ENGINEER
2/8/19

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

HOMESTEAD ESTATES
ELGIN, TEXAS
PRELIMINARY PLAT
SHEET 2 OF 4

CITY NO. _____
JOB NO. 31057-00
DATE FEBRUARY 2019
DESIGNER EG
CHECKED JF DRAWN EG
SHEET 2 OF 4

Date: Feb 18, 2019, 11:21am User ID: SMilson
File: N:\projects\31\31-00\212 Preliminary\Civil\PP31057-00.dwg

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Attachment 3

Final Plat

505 East Huntland Drive
Suite 250
Austin, Texas 78752

T 512.454.8716
TRCcompanies.com
T.B.P.E. #F-8632

November 13, 2020

Mr. David Harrell, Development Services Director
City of Elgin
310 N. Main St.
Elgin, Texas 78621

RE: Homestead Estates Unit 2 – Final Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on November 12, 2020 by Pape-Dawson Engineers, Inc (PDE):

1. Final plat dated November 10, 2020.
2. Other supporting documents submitted with the final plat: Comment response letter.

Our review finds that these documents have been prepared in general conformance with the City of Elgin's Code of Ordinances.

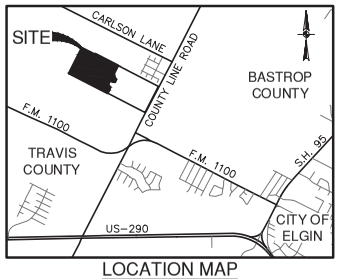
As TRC did not provide the detailed design of the submitted documents, TRC and the City of Elgin must rely on the adequacy of the Registered Professional Land Surveyor and Registered Professional Engineer that prepared the documents and all responsibility for the surveying, engineering design and submitted documents shall remain with the Registered Professional Land Surveyor and Registered Professional Engineer.

If you have any questions regarding this information, please do not hesitate to contact this office.

Sincerely,

K. Beau Perry, P.E.
Vice President

cc: Mr. Michael S. Fisher, P.E., Pape-Dawson Engineers, Inc.



LOCATION MAP
1" = 4000'

0' 100' 200' 300'

SCALE: 1"= 100'

FINAL PLAT OF HOMESTEAD ESTATES, UNIT 2

A 58.433 ACRE TRACT OF LAND, BEING ALL OF THE REMNANT PORTION OF A CALLED 120.601 ACRE TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS LLC, AS DESCRIBED IN DOCUMENT NO. 2018093369 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE HENRY MARTIN SURVEY, SECTION NO. 65, ABSTRACT NO. 518 IN THE CITY OF ELGIN, TRAVIS COUNTY, TEXAS.

LEGEND

DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE (S)
(SURVEYOR) ●	FOUND 1/2" IRON ROD PAPE-DAWSON (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
	R-2 ZONING DISTRICT* *R-3 ZONING DISTRICT SHOWN WITHOUT SHADING

OWNER: LGI HOMES-TEXAS, LLC
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TX 77380
(281) 362-8998 P
(800) 989-4671 F

SURVEYOR: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

ENGINEER: PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

SUBMITTAL DATE: OCTOBER 9, 2020

LOT SUMMARY

TOTAL ACREAGE:	58.433 ACRES
RIGHT OF WAY ACREAGE:	10.309 ACRES
TOTAL NUMBER OF BLOCKS:	11
OPEN SPACE/DRAINAGE LOTS:	5
OPEN SPACE LOTS:	4
RESIDENTIAL DISTRICT LOTS:	224
TOTAL LOTS:	233

LINEAR FEET OF NEW STREET

SAGE BLOOM LANE:	165 LF
QUIET RANGE DRIVE:	303 LF
BRANDY GILLEY LANE:	390 LF
FIELD PLOW LANE:	527 LF
JOHN AREGOOD PASS:	507 LF
PRAIRIE SCHOONER PASS:	512 LF
TORRY REYNOLDS DRIVE:	543 LF
PROSPECTOR WAY:	689 LF
DUSTY BOOTS LANE:	906 LF
SHARECROPPER DRIVE:	1306 LF
FARMHOUSE LANE:	1593 LF
SPECULATOR LANE:	1700 LF

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA 2011), EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.99988

BENCHMARKS:
BENCHMARK ELEVATIONS ARE BASED ON NAVD88, GEOID 12B

BENCHMARK No. 100
SET SQUARE ON TOP OF CURB
GRID N: 10110726.9'
GRID E: 3221141.5'
ELEV: 539.79'

BENCHMARK No. 101
SET COTTON SPINDLE IN BASE OF UTILITY POLE
GRID N: 10111522.4'
GRID E: 3221598.4'
ELEV: 551.64'

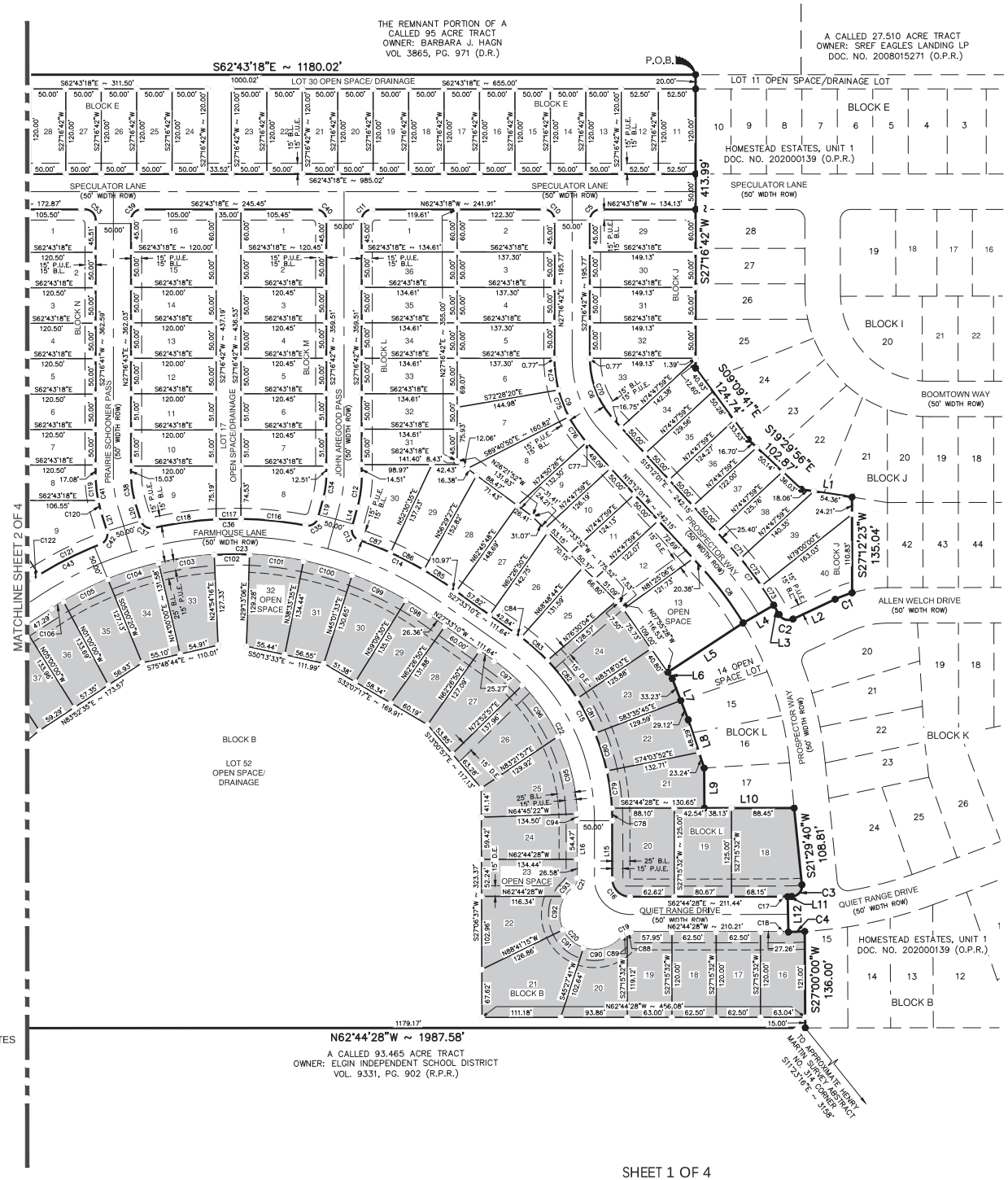
REVISONS

DATE	REASON
10/12/20	PLAT SUBMITTAL FOR REVIEW
10/30/20	PLAT UPDATED PER REVIEW COMMENTS
11/10/20	LOTS 6–12, BLOCK L ADJUSTED PER REVIEW COMMENTS

SHEET INDEX

SHEET 1: FINAL PLAT SHEET 1
SHEET 2: FINAL PLAT SHEET 2
SHEET 3: LEGAL DESCRIPTIONS & PLAT NOTES
SHEET 4: LEGAL

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801



Civil Job No. 51057-01; Survey Job No. 51057-01

Date: Nov 11, 2020, 10:15am User: ID: bilawson
File: N:\Survey\2016\51057-01\Plat\Homestead Estates, Unit 2\FP51057-01.dwg

FINAL PLAT OF HOMESTEAD ESTATES, UNIT 2

A 58.433 ACRE TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 120.601 ACRE TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS LLC, AS DESCRIBED IN DOCUMENT NO. 2018093369 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE HENRY MARTIN SURVEY, SECTION NO. 65, ABSTRACT NO. 518 IN THE CITY OF ELGIN, TRAVIS COUNTY, TEXAS.

0' 100' 200' 300'

SCALE: 1"= 100'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	175.00'	008°21'44"	N83°34'42"W	25.52'	25.54'
C2	15.00'	094°05'46"	N44°53'00"W	20.41'	22.45'
C3	15.00'	094°05'46"	S68°32'33"W	21.96'	24.63'
C4	625.00'	002°07'06"	S64°54'50"E	23.11'	23.11'
C5	15.00'	090°00'00"	S72°16'42"W	21.21'	23.56'
C6	125.00'	042°28'43"	S06°02'21"W	90.57'	92.67'
C7	525.00'	011°31'04"	S09°26'16"E	105.36'	105.54'
C8	475.00'	011°25'36"	N09°29'13"W	94.57'	94.73'
C9	175.00'	042°28'43"	N06°02'21"E	126.79'	129.74'
C10	15.00'	090°00'00"	N17°43'18"W	21.21'	23.56'
C11	15.00'	090°00'00"	S72°16'42"W	21.21'	23.56'
C12	175.00'	015°06'27"	S34°49'55"W	46.01'	46.14'
C13	15.00'	085°45'07"	S00°29'25"E	20.41'	22.45'
C14	525.00'	015°48'49"	S35°27'34"E	144.44'	144.90'
C15	325.00'	054°48'42"	S00°08'49"E	299.19'	310.91'
C16	25.00'	090°00'00"	S17°44'28"E	35.36'	39.27'
C17	575.00'	001°06'49"	S63°17'53"E	11.18'	11.18'
C18	625.00'	001°06'49"	N63°17'53"W	12.15'	12.15'
C19	15.00'	052°01'12"	N88°45'04"W	13.16'	13.62'
C20	50.00'	194°02'25"	N17°44'28"W	99.25'	169.33'
C21	15.00'	052°01'12"	N53°16'08"E	13.16'	13.62'
C22	275.00'	054°48'42"	N00°08'49"W	253.16'	263.08'
C23	475.00'	068°14'04"	N61°40'12"W	532.84'	565.68'
C24	275.00'	056°57'14"	S55°44'09"W	262.24'	273.36'
C25	15.00'	052°01'12"	S01°14'56"W	13.16'	13.62'
C26	50.00'	193°25'09"	S71°56'54"W	99.32'	168.79'
C27	15.00'	052°01'12"	N37°21'07"W	13.16'	13.62'
C28	15.00'	090°00'00"	S71°38'17"W	21.21'	23.56'
C29	15.00'	089°50'36"	S18°17'01"E	21.18'	23.52'
C30	125.00'	014°52'13"	S70°38'25"E	32.35'	32.44'
C31	175.00'	006°04'15"	S75°02'24"E	18.53'	18.54'
C32	15.00'	080°43'02"	N67°38'13"E	19.43'	21.13'
C33	15.00'	090°00'00"	S17°43'18"E	21.21'	23.56'
C34	125.00'	015°06'27"	S34°49'55"W	32.86'	32.96'
C35	15.00'	085°45'07"	S85°15'42"W	20.41'	22.45'
C36	525.00'	023°37'22"	N63°40'25"W	214.92'	216.45'
C37	15.00'	085°45'07"	N32°36'33"W	20.41'	22.45'
C38	125.00'	016°22'16"	N18°27'09"E	35.59'	35.72'
C39	15.00'	089°59'59"	N72°16'42"E	21.21'	23.56'
C40	15.00'	090°00'00"	N17°43'18"W	21.21'	23.56'
C41	175.00'	016°22'16"	S18°27'09"W	49.83'	50.00'
C42	15.00'	085°45'07"	S53°08'34"W	20.41'	22.45'
C43	525.00'	011°48'22"	N89°53'03"W	107.99'	108.18'
C44	325.00'	022°51'56"	S72°46'48"W	128.84'	129.70'
C45	15.00'	083°14'37"	N77°01'52"W	19.93'	21.79'
C46	175.00'	027°57'10"	N49°23'08"W	84.53'	85.38'
C47	15.00'	090°00'00"	N18°21'43"W	21.21'	23.56'
C48	15.00'	090°00'00"	N71°38'17"E	21.21'	23.56'
C49	205.00'	090°00'00"	N71°38'17"E	289.91'	322.01'
C50	175.00'	014°42'48"	N19°16'52"E	44.82'	44.94'
C51	15.00'	090°00'00"	N56°55'28"E	21.21'	23.56'
C52	125.00'	015°21'14"	S70°23'55"E	33.40'	33.50'
C53	15.00'	089°59'59"	S17°43'19"E	21.21'	23.56'
C54	125.00'	014°42'48"	S19°16'52"W	32.01'	32.10'
C55	155.00'	090°00'00"	S71°38'17"W	219.20'	243.47'
C56	15.00'	090°00'00"	N18°21'43"W	21.21'	23.56'
C57	15.00'	090°09'24"	N71°42'59"E	21.24'	23.60'
C58	175.00'	011°31'01"	S68°57'50"E	35.12'	35.18'
C59	15.00'	086°38'48"	S31°23'56"E	20.58'	22.68'
C60	15.00'	090°00'00"	S71°38'17"W	21.21'	23.56'
C61	15.00'	090°00'00"	N18°21'43"W	21.21'	23.56'
C62	15.00'	090°09'24"	N71°42'59"E	21.24'	23.60'
C63	15.00'	089°50'36"	S18°17'01"E	21.18'	23.52'
C64	325.00'	020°34'32"	S37°32'48"W	116.09'	116.71'
C65	25.00'	089°22'45"	N71°56'54"E	35.16'	39.00'
C66	15.00'	090°00'00"	N18°21'43"W	21.21'	23.56'
C67	15.00'	090°00'00"	S71°38'17"W	21.21'	23.56'
C68	125.00'	027°57'10"	S49°23'08"E	60.38'	60.98'
C69	15.00'	083°14'37"	S06°12'46"W	19.93'	21.79'
C70	125.00'	042°28'43"	S06°02'21"W	90.57'	92.67'
C71	525.00'	002°41'07"	S13°51'15"E	24.60'	24.61'

CURVE TABLE

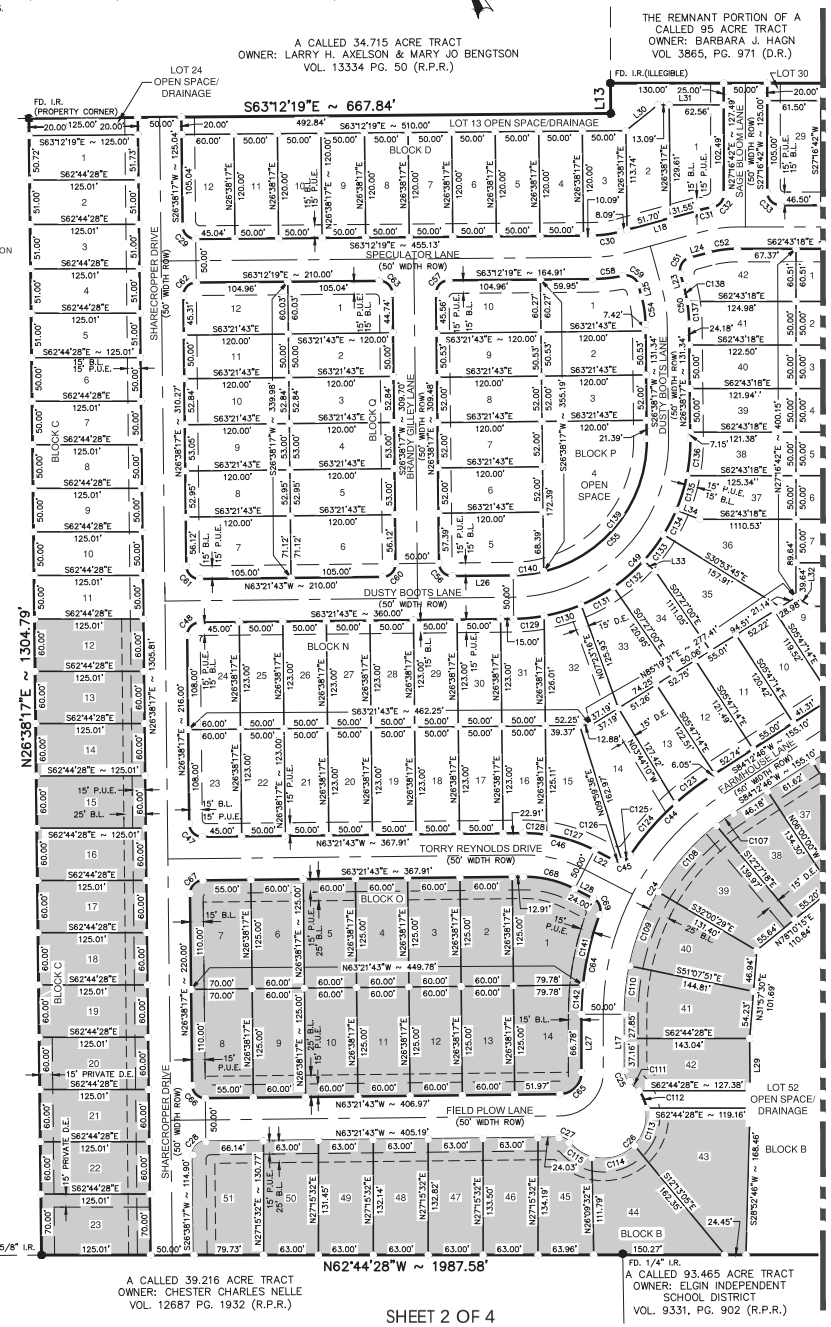
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C72	525.00'	005°17'49"	S09°51'47"E	48.52'	48.54'
C73	525.00'	003°32'09"	S05°26'48"E	32.39'	32.40'
C74	175.00'	014°30'35"	S20°01'24"W	44.20'	44.32'
C75	175.00'	013°21'52"	S06°05'11"W	40.73'	40.82'
C76	175.00'	014°18'26"	S07°44'58"E	43.59'	43.70'
C77	175.00'	000°17'50"	S15°03'06"E	0.91'	0.91'
C78	325.00'	003°07'23"	N25°41'50"E	17.71'	17.72'
C79	325.00'	009°21'29"	N19°27'24"E	53.02'	53.08'
C80	325.00'	009°47'32"	N09°52'54"E	55.48'	55.54'
C81	325.00'	009°44'21"	N00°06'57"E	55.18'	55.24'
C82	325.00'	012°00'54"	N10°45'40"W	68.03'	68.15'
C83	325.00'	008°43'44"	N21°07'59"W	49.46'	49.51'
C84	325.00'	002°03'19"	N26°31'31"W	11.66'	11.66'
C85	525.00'	004°46'54"	N29°56'37"W	43.80'	43.81'
C86	525.00'	005°47'09"	N35°13'39"W	52.99'	53.02'
C87	525.00'	005°14'45"	N40°44'36"W	48.05'	48.07'
C88	15.00'	019°41'25"	S72°35'10"E	5.13'	5.15'
C89	15.00'	032°19'47"	N81°24'13"E	8.35'	8.46'
C90	50.00'	070°13'21"	S79°39'00"E	57.52'	61.28'
C91	50.00'	045°51'05"	S21°36'47"E	38.95'	40.01'
C92	50.00'	056°43'11"	S29°40'21"W	47.50'	49.50'
C93	50.00'	021°14'48"	S68°39'20"W	18.44'	18.54'
C94	275.00'	002°00'55"	S26°15'05"W	9.67'	9.67'
C95	275.00'	023°30'59"	S13°29'08"W	112.08'	112.87'
C96	275.00'	018°24'51"	S07°28'47"E	88.00'	88.38'
C97	275.00'	010°51'57"	S22°07'12"E	52.07'	52.15'
C98	475.00'	004°46'29"	S29°56'25"E	39.57'	39.58'
C99	475.00'	010°07'25"	S37°23'22"E	83.82'	83.93'
C100	475.00'	008°37'53"	S46°46'01"E	71.49'	71.56'
C101	475.00'	009°15'12"	S55°42'33"E	76.63'	76.71'
C102	475.00'	006°00'15"	S63°20'17"E	49.75'	49.78'
C103	475.00'	009°34'27"	S71°07'37"E	79.28'	79.37'
C104	475.00'	009°04'49"	S80°27'15"E	75.20'	75.28'
C105	475.00'	008°27'19"	S89°13'19"E	70.03'	70.10'
C106	475.00'	002°20'16"	N85°22'54"E	19.38'	19.38'
C107	275.00'	005°06'18"	N81°39'37"E	24.49'	24.50'
C108	275.00'	021°12'51"	N68°30'03"E	101.24'	101.82'
C109	275.00'	019°01'28"	N48°22'53"E	90.89'	91.31'
C110	275.00'	011°36'37"	N33°03'51"E	55.63'	55.73'
C111	50.00'	017°24'51"	N16°03'15"W	15.14'	15.20'
C112	50.00'	024°56'19"	N05°07'20"E	21.59'	21.76'
C113	50.00'	053°35'08"	N44°23'03"E	45.08'	46.76'
C114	50.00'	061°21'42"	S78°08'32"E	51.03'	53.55'
C115	50.00'	036°07'10"	S29°24'06"E	31.00'	31.52'
C116	525.00'	010°01'34"	N56°52'31"W	91.75'	91.87'
C117	525.00'	003°49'16"	N63°47'56"W	35.01'	35.01'
C118	525.00'	009°46'32"	N70°35'50"W	89.47'	89.57'
C119	175.00'	010°51'20"	S21°12'36"W	33.11'	33.16'
C120	175.00'	005°30'55"	S13°01'29"W	16.84'	16.85'
C121	525.00'	010°37'00"	N89°17'22"W	97.14'	97.28'
C122	525.00'	001°11'22"	S84°48'27"W	10.90'	10.90'
C123	325.00'	008°48'31"	S79°48'30"W	49.92'	49.97'
C124	325.00'	014°03'25"	S68°22'32"W	79.54'	79.74'
C125	15.00'	044°12'48"	S83°27'13"W	11.29'	11.57'
C126	15.00'	039°01'50"	N54°55'28"W	10.02'	10.22'
C127	175.00'	019°02'50"	N44°55'58"W	57.91'	58.18'
C128	175.00'	008°54'20"	N58°54'33"W	27.17'	27.20'
C129	205.00'	009°49'49"	S68°16'38"E	35.13'	35.17'
C130	205.00'	012°22'58"	S79°23'02"E	44.22'	44.30'
C131	205.00'	011°52'30"	N88°29'15"E	42.41'	42.49'
C132	205.00'	012°57'25"	N76°04'17"E	46.26'	46.36'
C133	205.00'	010°29'20"	N64°20'55"E	37.48'	37.53'
C134	205.00'	008°52'05"	N54°40'13"E	31.70'	31.73'
C135	205.00'	011°32'51"	N44°27'45"E	41.25'	41.32'
C136	205.00'	012°03'03"	N32°39'48"E	43.04'	43.12'
C137	175.00'	008°29'37"	N22°23'28"E	25.92'	25.94'
C138	175.00'	006°13'11"	N15°02'04"E	18.99'	19.00'
C139	155.00'	076°56'59"	N65°06'46"E	192.87'	208.17'
C140	155.00'	013°03'01"	S69°53'14"E	35.23'	35.30'
C141	325.00'	014°39'24"	S40°30'22"W	82.91'	83.14'
C142	325.00'	005°55'09"	S30°13'06"W	33.56'	33.57'

LEGEND

DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS
B.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE (S)
(SURVEYOR) ●	FOUND 1/2" IRON ROD PAPE-DAWSON (UNLESS NOTED OTHERWISE)
	SET 1/2" RON ROD (PD)
	R-2 ZONING DISTRICT* *R-3 ZONING DISTRICT SHOWN WITHOUT SHADING

LINE TABLE

LINE #	BEARING	LENGTH
L1	S53°59'22"E	72.42'
L2	N87°45'34"W	65.81'
L3	N02°52'07"W	15.35'
L4	S87°11'04"W	50.00'
L5	S84°02'22"W	126.95'
L6	S07°55'28"E	10.97'
L7	S06°01'25"W	62.35'
L8	S09°06'04"W	71.52'
L9	S26°46'27"W	56.51'
L10	S62°44'28"E	126.57'
L11	N64°07'55"W	5.57'
L12	S26°08'43"W	50.00'
L13	N26°38'06"E	34.70'
L14	S42°23'08"W	28.97'
L15	S27°15'32"W	82.29'
L16	N27°15'32"E	81.06'
L17	S27°15'32"W	65.01'
L18	S78°04'32"E	91.33'
L19	S42°23'08"W	28.97'
L20	N10°16'01"E	28.24'
L21	S10°16'01"W	28.24'
L22	N35°24'33"W	24.00'
L23	N11°55'28"E	13.60'
L24	S78°04'32"E	22.44'
L25	S11°55'28"W	13.93'
L26	N63°21'43"W	70.00'
L27	S27°15'32"W	66.78'
L28	S35°24'33"E	24.00'
L29	N26°47'13"E	60.00'
L30	N78°20'47"E	47.03'
L31	S62°43'18"E	75.64'
L32	S32°00'40"E	20.29'
L33	S20°24'25"E	18.00'
L34	S41°17'43"E	29.00'



SHEET 2 OF 4

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

Date: Nov 15, 2020, 3:38pm User ID: bowesa
File: N:\Survey\2016\51057-01\Plat\Homestead Estates, Unit 2\FP51057-01.dwg

FINAL PLAT
OF
HOMESTEAD ESTATES, UNIT 2

A 58.433 ACRE TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 120.601 ACRE TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS LLC, AS DESCRIBED IN DOCUMENT NO. 2018093369 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE HENRY MARTIN SURVEY, SECTION NO. 65, ABSTRACT NO. 518 IN THE CITY OF ELGIN, TRAVIS COUNTY, TEXAS.

FIELD NOTES
FOR

A 58.433 ACRE TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A 120.601 ACRE TRACT OF A CALLED 120.601 ACRE TRACT OF LAND CONVEYED TO LGI HOMES–TEXAS LLC, AS DESCRIBED IN DOCUMENT NO. 2018093369 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE HENRY MARTIN SURVEY, SECTION NO. 65, ABSTRACT NO. 518 IN THE CITY OF ELGIN, TRAVIS COUNTY, TEXAS. SAID 58.433 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at an iron rod with yellow cap marked "Pape–Dawson" found for the northeast corner of said Remnant Portion of a 120.601 acre tract, same being the south line of a Remnant Portion of a called 95 acre tract conveyed to Barbara J. Hagn, recorded in Volume 3865, Page 971 of the Deed Records of Travis County Texas, also being the northwest corner of Homestead Estates, Unit 1, a subdivision according to the plat recorded in Document No. _____ of the official public records of Travis County, Texas, for the northeast corner and POINT OF BEGINNING hereof;

THENCE departing the south line of the Remnant Potion of said 95 acre tract, with the west line of said Homestead Estates, Unit 1, same being the east line of said Remnant Portion of a 120.601 acre tract, the following twenty–two (22) courses and distances:

1. S 27°16'42" W, a distance of 413.99 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
2. S 09°09'41" E, a distance of 124.74 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof, and
3. S 19°29'56" E, a distance of 102.87 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found an angle point hereof,
4. S 53°59'22" E, a distance of 72.42 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found an angle point hereof,
5. S 27°12'23" W, a distance of 135.04 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found at a point of curvature hereof,
6. along the arc curve to the right, having a radius of 175.00 feet, a central angle of 08°21'44", a chord bearing and distance of N 83°34'42" W, 25.52 feet, an arc length of 25.54 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of tangency hereof,
7. N 87°45'34" W, a distance of 65.81 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,
8. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 85°45'07", a chord bearing and distance of N 44°53'00" W, 20.41 feet, an arc length of 22.45 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,
9. N 02°52'07" W, a distance of 15.35 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,
10. S 87°11'04" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
11. S 84°02'22" W, a distance of 126.95 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
12. S 07°55'28" E, a distance of 10.97 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
13. S 06°01'25" W, a distance of 62.35 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
14. S 09°06'04" W, a distance of 71.52 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
15. S 26°46'27" W, a distance of 56.51 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
16. S 62°44'28" E, a distance of 126.57 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
17. S 21°29'40" W, a distance of 108.81 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,
18. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 94°05'46", a chord bearing and distance of S 68°32'33" W, 21.96 feet, an arc length of 24.63 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of tangency hereof,
19. N 64°07'55" W, a distance of 5.57 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of curvature hereof,
20. S 26°08'43" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for an angle point hereof,
21. along the arc of a curve to the right, having a radius of 625.00 feet, a central angle of 02°07'06", a chord bearing and distance of S 64°54'50" E, 23.11 feet, an arc length of 23.11 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point of non–tangency hereof,
22. S 27°00'00" W, a distance of 136.00 feet to a ½" iron rod with yellow cap marked "Pape–Dawson" found for a point in the north line of a called 93.465 acre tract conveyed to Elgin Independent School District, recorded in Volume 9331, Page 902 of the Real Plat Records of Travis County, Texas, same being the southeast corner of said Remnant Portion of a 120.601 acre tract, also being the southwest corner of said Homestead Estates, Unit 1, for the southeast corner hereof,

THENCE N 62°44'28" W, in part with the north line of said 93.465 acre tract, and with the north line of a called 39.216 acre tract conveyed to Chester Charles Nelle, recorded in Volume 12687, Page 1932 of the Real Property Records of Travis County, Texas, same being the south line of the Remnant Portion of said 120.601 acre tract, a distance of 1987.58 feet to a ⅝" iron rod found on a point being in the north line of said 39.216 acre tract, said point being the southwest corner of said 120.601 acre tract, same being a southeast corner of a called 75.710 acre tract conveyed to Chester C. & Barbara K. Nelle, recorded in Volume 12531, Page 1372 of the Real Property Records of Travis County, Texas, for the southwest corner hereof,

THENCE N 26°38'17" E, departing the north line of said 39.216 acre tract, with the west line of said 120.601 acre tract, same being the east line of said 75.710 acre tract, a distance of 1304.79 feet to a ½" iron rod found for the northeast corner of said 75.710 acre tract, same being the northwest corner of said 120.601 acre tract, also being a point in the south line of a called 34.715 acre tract, conveyed to Larry H. Axelson & Mary Jo Bengtson, recorded in Volume 13334, Page 50 of the Real Property Records of Travis County, Texas, for the northwest corner hereof,

THENCE S 63°12'19" E, with the south line of said 34.715 acre tract, same being the north line of said 120.601 acre tract, a distance of 667.84 feet to a ½" iron rod found at the northwest ell corner of said 120.601 acre tract, same being the southeast corner of said 34.715 acre tract for the northwest ell corner hereof;

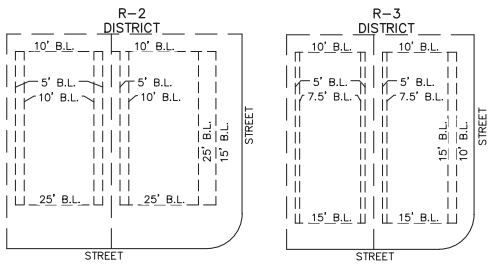
THENCE N 26°38'06" E, with an easterly line of said 34.715 acre tract, same being a westerly line of said 120.601 acre tract, a distance of 34.70 feet to a ½" iron rod found on a point in the east line of said 34.715 acre tract, said point being a northwest corner of said 120.601 acre tract, same being the southwest corner of said 95 acre tract for a northwest corner hereof;

THENCE S 62°43'18" E, with the north line of said 120.601 acre tract, same being the south line of the Remnant Portion of said 95 acre tract, a distance of 1180.02 feet to the POINT OF BEGINNING and containing 58.433 acres in Travis County, Texas. Said tract being described in accordance with a plat prepared under Job No. 51057–01 by Pape–Dawson Engineers, Inc.

PLAT NOTES:

1. NO PORTION OF THIS TRACT IS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NO. 48453C0510H, DATED SEPTEMBER 26, 2008.
2. SPECIAL CONDITIONS ZONING IS APPROVED FOR THE SITE AS FOLLOWS: 30% OF THE LOTS IN THE FINAL PLAT SHALL BE IN ACCORDANCE WITH R–2 ZONING AND 70% OF THE LOTS IN THE FINAL PLAT SHALL BE IN ACCORDANCE WITH R–3 ZONING.
3. UNLESS OTHERWISE INDICATED, BUILDING SETBACKS FOR R–2 AND R–3 ZONING DISTRICT LOTS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CITY OF ELGIN CODE OF ORDINANCES.
   - 3.1. A 5' SIDE YARD SETBACK SHALL BE PROVIDED FOR LOTS WITH ONE STORY DWELLINGS WITHIN EITHER THE R–2 OR R–3 ZONING DISTRICTS.
   - 3.2. A 10' SIDE YARD SETBACK SHALL BE PROVIDED FOR LOTS WITH DWELLINGS GREATER THAN ONE STORY WITHIN THE R–2 ZONING DISTRICT.
   - 3.3. A 7.5' SIDE YARD SETBACK SHALL BE PROVIDED FOR LOTS WITH DWELLINGS GREATER THAN ONE STORY WITHIN THE R–3 ZONING DISTRICT.
   - 3.4. THE EXTERIOR SIDE–YARD SETBACK SHALL BE 15' WHERE LOCATED BACK TO BACK WITH ANOTHER CORNER LOT AND 25' IN ALL OTHER CASES FOR R–2 ZONING DISTRICT.
   - 3.5. THE EXTERIOR SIDE–YARD SETBACK SHALL BE 10' WHERE LOCATED BACK TO BACK WITH ANOTHER CORNER LOT AND 15' IN ALL OTHER CASES FOR R–3 ZONING DISTRICT.
4. UNLESS OTHERWISE INDICATED, A 15' WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS.
5. AN EASEMENT 5 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.
6. SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS ADJACENT TO PROPERTY ZONED FOR RESIDENTIAL OR COMMERCIAL USES, IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CITY OF ELGIN CODE OF ORDINANCES AND PER CURRENT ADA AND TEXAS ACCESSIBILITY STANDARDS.
7. CASH CONTRIBUTION IN LIEU OF PARKLAND DEDICATION HAS BEEN PROVIDED FOR THIS PROJECT AS ALLOWED BY THE CITY OF ELGIN DEVELOPMENT ORDINANCE SECTION 36–370 AND APPROVED BY THE CITY OF ELGIN PARKS AND RECREATION DEPARTMENT ON FEBRUARY 26, 2019.
8. USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.
9. LOTS 23, 32, & 52, BLOCK B; LOT 24, BLOCK C; LOT 13, BLOCK D; LOT 30 BLOCK E; LOT 13, BLOCK L; LOT 17, BLOCK M; LOT 4, BLOCK P, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. THE 15' PRIVATE DRAINAGE EASEMENT LOCATED ON LOTS 20–23, BLOCK C SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
11. THIS PLAT IS IN GENERAL CONFORMANCE WITH THE HOMESTEAD ESTATES PRELIMINARY PLAT APPROVED BY THE CITY OF ELGIN ON FEBRUARY 25, 2019
12. AVERAGE SINGLE–FAMILY LOT SIZES WITHIN THE HOMESTEAD ESTATES UNIT 2 FINAL PLAT ARE SHOWN BELOW:

SIZE RANGE	AVERAGE SIZE (SF)	# OF LOTS
< 6,000 SF	N/A	–
6,000–7,500 SF	6,690	157
7,500–9,000 SF	8,965	67
> 9,000 SF	N/A	–



TYPICAL BUILDING SETBACKS BY ZONING DISTRICT
(N.T.S.)

PAPE-DAWSON ENGINEERS
AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

Civil Job No. 51057-01; Survey Job No. 51057-01

Date: Nov 15, 2020, 3:22pm User ID: bowesn
File: N:\Survey\2016\51057-01\Plat\Homestead Estates, Unit 2\FP51057-01.dwg

FINAL PLAT
OF
HOMESTEAD ESTATES, UNIT 2

A 58.433 ACRE TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 120.601 ACRE TRACT OF LAND CONVEYED TO LGI HOMES-TEXAS LLC, AS DESCRIBED IN DOCUMENT NO. 2018093369 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE HENRY MARTIN SURVEY, SECTION NO. 65, ABSTRACT NO. 518 IN THE CITY OF ELGIN, TRAVIS COUNTY, TEXAS.

OWNER'S CERTIFICATION:

STATE OF TEXAS

COUNTY OF _____

KNOW ALL MEN BY THE PRESENTS:

THAT LGI HOMES–TEXAS LLC, BEING THE OWNER OF THE REMNANT PORTION OF A CALLED 120.601 ACRE TRACT RECORDED IN DOCUMENT NO. 2018093369 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE HENRY MARTIN, SECTION 65, ABSTRACT NO. 518 IN TRAVIS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 58.433 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

HOMESTEAD ESTATES, UNIT 2

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDER HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

WITNESS MY HAND THIS THE _____ DAY OF _____, 20_____ A.D.

BY: _____
LGI HOMES – TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
(281) 362–8998

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ___ DAY OF _____, 20_____, AD.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____ _____
PRINTED NAME MY COMMISSION EXPIRES

AS OF THE DATE INDICATED BELOW, THIS SUBDIVISION QUALIFIES FOR WATER SERVICE PROVIDED BY AQUA WATER SUPPLY CORPORATION PURSUANT TO THE PROVISIONS OF AQUA'S TARIFF. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION , NOT AQUA WSC, TO INSTALL ALL WATER LINES WITHIN THE SUBDIVISION THAT ARE NECESSARY TO CONNECT AQUA'S SYSTEM AND PROVIDE WATER SERVICE TO INDIVIDUAL LOTS. IN THE EVENT THE DEVELOPER HAS NOT EITHER CONSTRUCTED THE INTERNAL WATER LINES OR PRESENTED A LETTER OF CREDIT TO AQUA TO ACCOMPLISH SAME, THE SUBDIVISION MAY BE SUBJECT TO RESTRICTIVE COVENANTS, WHICH RESTRICTIVE COVENANTS ARE CONTEMPORANEOUSLY FILED IN THE REAL PROPERTY RECORDS OF THE APPROPRIATE COUNTY. AQUA'S COMMITMENT TO SUPPLY WATER TO THIS SUBDIVISION IS SUBJECT TO THE RULES AND REGULATIONS CONCERNING AQUA'S SERVICE TO SUBDIVISIONS WHICH ARE CONTAINED IN ITS TARIFF. AFTER PURCHASING A LOT, THE OWNER OF THE LOT SHOULD ARRANGE WITH AQUA TO HAVE A METER SET, PAY ALL APPLICABLE FEES AT THAT TIME, AND BECOME A MEMBER OF AQUA.

_____
ALAN DAVID MCMURRY
GENERAL MANAGER
AQUA WATER SUPPLY CORPORATION

DATE: _____

ENGINEER'S CERTIFICATION:

STATE OF TEXAS

COUNTY OF TRAVIS

I, MICHAEL S. FISHER, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

_____
MICHAEL S. FISHER, P.E. No. 87704
ENGINEERING BY:
PAPE–DAWSON ENGINEERS, INC.
10801 MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454–8711
TBPE FIRM REGISTRATION NO. 470
TBPLS FIRM REGISTRATION NO. 100288–01

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS

KNOW ALL MEN BY THE PRESENTS:

COUNTY OF TRAVIS

THAT I, PARKER J. GRAHAM, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON–THE–GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS.

_____
PARKER J. GRAHAM, R.P.L.S. 5556
SURVEYING BY:
PAPE–DAWSON ENGINEERS, INC.
10801 MOPAC EXPY. BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454–8711
TBPE FIRM REGISTRATION NO. 470
TBPLS FIRM REGISTRATION NO. 100288–01

THIS FINAL PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THIS _____ DAY OF _____, 2020.

CHAIR _____

SECRETARY _____

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ OF, 20_____ A.D. AT _____ O'CLOCK _____M AND WAS DULY RECORDED ON THIS THE _____ DAY OF _____, 20_____ A.D. AT _____ O'CLOCK _____ M, PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____
WITNESS BY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN AUSTIN, TEXAS THE LAST DATE WRITTEN ABOVE.

BY: _____
DANA DEBEAUVOIR,
CLERK, COUNTY COURT
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

Civil Job No. 51057-01; Survey Job No. 51057-01

Date: Nov 15, 2020, 3:24pm User ID: bowman
File: N:\Survey\2016\51057-01\Plat\Homestead Estates, Unit 2\FP51057-01.dwg

December 10, 2020

Planning & Zoning Commission:

RE: Election of Chair and Vice-Chair for 2021.

This is for the election of officers for 2021. All that needs to be done is the item opened by the Chair and nominations can begin. Nominations do not need a second and can just be voted upon once they are made, if desired by the Commission. It is up to that person to decide if they wish to serve in the position after the voting. If not, another nomination must be made and the same format followed in each instance.