AGENDA

PLANNING & ZONING COMMISSION

REGULAR MEETING

MONDAY, DECEMBER 20, 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. November 22, 2021 Minutes

Documents:

NOVEMBER 22, 2021 MINUTES.PDF

4. NEW BUSINESS

4.I. Project # 202100657: A Final Plat For “Harvest Ridge Section 2” Located On Parcels Of Land Known By The Travis County Appraisal District As Parcel 358752 And The Bastrop County Appraisal District As Parcel R15378, Located Adjacent To Harvest Ridge Phase I And Near The Intersection Of County Line Road And Golden Eagle Dr. On The Eastside Of County Line Road For A Total Of 168 Lots On 37.26 Acres Of Land.

A. Staff Presentation

B. Applicant Presentation

C. Open Public Hearing

D. Close Public Hearing

E. Discussion

F. Consideration

Documents:

COMBINED PACKET.PDF

4.II. Project # 202100636: A Final Plat For “Trinity Ranch Phase 1, Section 1” Located On Parcels Of Land Known By The Bastrop County Appraisal District As Parcels 99257 And 11949, Located South Of The Intersection Of Swenson Blvd. And Dildy Dr. For A Total Of 155 Lots On 37.31 Acres Of Land.

A. Staff Presentation

B. Applicant Presentation

C. Open Public Hearing

D. Close Public Hearing

E. Discussion

F. Consideration

Documents:

COMBINED PACKET FOR TRINITY RANCH FINAL PLAT PHASE 1 SEC 1.PDF

4.III. Project # 202101262: A Final Plat For “Trinity Ranch Phase 1, Section 2” Located On A Parcel Of Land Known By The Bastrop County Appraisal District As Parcel 11949,

Located East And South Of The Trinity Ranch Phase 1, Section 1 For A Total Of 137 Lots On 38.72 Acres Of Land.

A. Staff Presentation

B. Applicant Presentation

C. Open Public Hearing

D. Close Public Hearing

E. Discussion

F. Consideration

Documents:

COMBINED PACKET FOR TRINITY RANCH FINAL PLAT PHASE 1 SEC 2.PDF

5. OLD BUSINESS

5.I. An Ordinance Adding Chapter 48 Site Development, Revised Code Of Ordinances, City Of Elgin, Texas 2013 Repealing All Other Ordinances And Parts Of Ordinances In Conflict Therewith; And Providing For A Savings Clause.

A. Staff Presentation.

B. Discussion.

C. Recommendation.

Documents:

COMBINED PACKET.PDF

6. ANNOUNCEMENTS

7. 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
REGULAR MEETING
MONDAY, NOVEMBER 22, 2021

CALL TO ORDER – ROLL CALL: The Chair called the meeting to order at 6:30 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX U.S.A.

COMMISSION PRESENT: Chair Antonio Prete, Dorothy McCarther, Ronnie Creppon, Scott Mackay, and David Lanford.

COMMISSION ABSENT: Vice-Chair Brian Lundgren & Jason Tatum

STAFF PRESENT: David Harrell, Development Services Director; Melissa Lipiec, Secretary; Derek Klenke, TRC Engineers (3rd Party City Engineer).

PUBLIC COMMENT FOR NON-AGENDA RELATED ITEMS: No members of the public were present to speak on this item.

CONSENT AGENDA

1. October 25, 2021, Minutes.

   Scott Mackay moved that the Commission approve the consent agenda, Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

NEW BUSINESS

1. Project #: 202101706: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City of Elgin, Texas, 2013 and making this amendment a part of said official zoning map to wit: To rezone land from "C-3" Highway Commercial District to "A" Multiple Family Residential District located on a parcel of land known by the Bastrop County Appraisal District as Parcel 11943, located along the westside of Roy Rivers Rd, south of Lee Dildy Dr.. (ELGIN BUSINESS PARK II, BLK B, LOT 4, 5.0300), being more described in Exhibit "A"; and providing for a savings clause and repealing conflicting ordinances and resolutions.
   A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.

   B. Applicant Presentation – Garrison Welch c/o Paravel Capital, applicant, discussed the proposed type of development to be built at the location and indicated he was present for any questions.

   C. Open Public Hearing – The public hearing was opened at 6:37 P.M. with no members of the public to speak on the item.

   D. Close Public Hearing – The public hearing was closed at 6:37 P.M.

   E. Discussion – There was discussion between the Commission and City Staff regarding the location of this rezoning with the previous rezoning last month, development plans, setbacks and buffers in relation to the other lots, establishment of "A" zoning, & City Code in relation to buffers.

NEW BUSINESS (Cont.)

F. Recommendation – David Lanford made a motion to recommend approval of the item, seconded by Scott Mackay. The motion passed unanimously by a vote of five (5) to zero (0).

2. Project # 202000053: A final plat for "Harvest Ridge Section 1" located on parcels of land known by the Travis County Appraisal District as Parcels 358761 & 358752 and the Bastrop County Appraisal District as Parcels R15672 & R15378, located near the intersection of Open Sky Tr. and County Line Road on the eastside of County Line Road or a total of 155 lots on 44.44 acres of land.
   A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.

   B. Applicant Presentation – Applicant was not present at the meeting.

   C. Open Public Hearing – The public hearing was opened at 6:54 P.M. with no members of the public in attendance to speak on the item.

   D. Close Public Hearing – The public hearing was closed at 6:54 P.M.

   E. Discussion – There was discussion between the Commission and the City Staff regarding subdivision connection points to the outside, approved Development Agreement, and future annexation.

   F. Consideration – David Lanford made a motion to approve the item with the condition that a plat note be added that limits no more than thirty (30) building permits can be issued until it has secondary access, seconded by Dorothy McCarther. The motion passed by a vote of four (4) to one (1).

3. Project # 202101721: A preliminary plat for "Elgin Business Park Phase III" located on a parcel of land known by the Bastrop County Appraisal District as Parcel 11943 (47326), located adjacent to Roy Rivers Rd. and the railroad tracks, for a total of 12 lots on 75.95 acres of land.
   A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.

   B. Applicant Presentation – Derek Klenke, applicant, had no presentation but was present to answer any questions.

   C. Open Public Hearing – The public hearing was opened at 7:19 P.M. There were no members of the public present to offer comments.

   D. Close Public Hearing – The public hearing was closed at 7:19 P.M.

   E. Discussion – There was discussion between the Commission and City Staff regarding extension of Roy Rivers Rd. across the railroad tracks, City control of parcels in platting area, area roads within Business Park, temporary turnarounds, and buffering requirements.

   F. Consideration – Scott Mackay made a motion to approve the item with the condition with correction to (Bastrop County Appraisal District) parcel ID number 47326, seconded by Ronnie Creppon. The motion passed unanimously by a vote of five (5) to zero (0).

NEW BUSINESS (Cont.)

4. Project # 202101722: A final plat for "Elgin Business Park Phase III" located on a parcel of land known by the Bastrop County Appraisal District as Parcel 11943 (47326), located adjacent to Roy Rivers Rd. and the railroad tracks, for a total of 12 lots on 75.95 acres of land.
    A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.

    B. Applicant Presentation – Derek Klenke, applicant, had no presentation but was present to answer any questions.

    C. Open Public Hearing – The public hearing was opened at 7:34 P.M. with no members of the public in attendance to speak on the item.

    D. Close Public Hearing – The public hearing was closed at 7:34 P.M.

    E. Discussion – There was discussion between the Commission and City Staff regarding turnaround.

    F. Consideration – Scott Mackay made a motion to approve the item with the condition that a temporary easement is added for a turn-around (at the end of the proposed roadway) on the Plat, seconded by Dorothy McCarther. The motion passed unanimously by a vote of five (5) to zero (0).

ELECTION OF CHAIR AND VICE CHAIR FOR 2022

David Harrell indicated that a member needs to make a motion and then the Commission can vote on it. After the vote, it is up to the nominated persons to accept their position. Dorothy McCarther made a motion to nominate Antonio Prete as Chair and Ronnie Creppon as Vice-Chair for 2022. The motion passed unanimously by a vote of five (5) to zero (0). Both members accepted their positions.

OLD BUSINESS

1. An Ordinance Adding Chapter 48 Site Development, Revised Code of Ordinances, City of Elgin, Texas 2013 repealing all other ordinances and parts of ordinances in conflict therewith; and providing for a savings clause.
    A. Staff Presentation – David Harrell indicated most of the new Code was borrowed from the Subdivision Code. However, there were yellow highlights covering portions of the Code which was entirely new which he would like to go over in detail.

    B. Discussion – The Commission indicated they needed more time to go through the new proposed Code.

    C. Recommendation – Scott Mackey made a motion to table the item until next month, seconded by Ronnie Creppon. The motion passed unanimously by a vote of five (5) to zero (0).

OLD BUSINESS (Cont.)

2. An Ordinance Amending Chapter 44 Vegetation, Article I In General, Division I Generally; Chapter 44, Vegetation, Article II Landscaping, Division 3 General Requirements and Standards; and providing for a savings clause and repealing conflicting ordinances or resolutions.
    A. Staff Presentation – David Harrell indicated that the purpose of the Code change is not to prohibit the use of above ground hose irrigation but to modify it for certain situations.

    B. Discussion – The Commission discussed with City Staff the application of the proposed regulations in relation to existing development patterns, current Vegetation Code, plant survivability, water usage, and code enforcement.

    C. Recommendation –Dorothy McCarther made a motion to recommend approval of the item with the condition that above ground hoses are still applicable on short form plats (platted land consisting of four lots or less), seconded by Scott Mackay. The motion passed by a vote of three (3) to two (2).

ANNOUNCEMENTS
None.

ADJOURNMENT
The meeting was adjourned by the Chair at 8:19 P.M.

_____
Antonio Prete, Chair

ATTEST:_____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____ the foregoing instrument was passed and approved on this 20th day of December 2021.

Development Services Department

STAFF REPORT

Harvest Ridge Section 2 Final Plat

File Number: 202100657

Date: December 10, 2021

Applicant: Adam Berry c/o BGE, Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – December 20, 2021.

Location: TCAD Parcels 358752 & 358761; BCAD Parcel R15378 & R15672; located near the intersection of Open Sky Tr. & County Line Rd. on the eastside of County Line Rd.

APPLICATION SUMMARY

Consideration of a final plat for Harvest Ridge Section 2 which consists of 168 lots (158 single family lots, 1 public safety site lot, 1 Aqua WSC Pump Station Lot, 1 Greenbelt, Parkland, & Drainage Lot, 2 Drainage Lots, 1 ROW Dedication, 3 Open Space/Landscape Lot, 1 Wastewater/Access Easement).

DEPARTMENT COMMENTS

This final plat is within a Municipal Utility District (MUD) and the City ETJ. The development agreement (DA) for Harvest Ridge was approved by the Council in August 2019 which set the development pattern (see attachment 2). From the approved Concept Plan, a preliminary plat for the entire Harvest Ridge Subdivision (1,158 total single-family lots) was approved on October 28, 2019, by the Commission. This Final Plat will be the second final plat of several that will occur over time. The first one (Section 1) was approved in November by the Commission. Sections 1 and 2 interconnect to the immediate north and this allows for a second connection onto County Line Road.

In review of the final plat layout, it generally matches the approved preliminary plat with the only changes as noted below:

1. Block E, Lot 19 subdivided into Lot 19 & 20 (see Preliminary Plat Lot 19) (blue circle on attachment 4)

2. Block J, Lot 6 turned into Drainage Lot and expanded while Lot 8 turned from open lot to residential lot (See Preliminary Plat Lots 6 & 8) (purple circle on attachment 4).

3. Block H, between Lot 15 -16 there is open space access where none existed on the Preliminary Plat (grey circle on attachment 4) in that area.

4. Block H, two (2) additional lots added between Lots 11 – 27 (see preliminary plat 11-25) which reduces Lot 10 greenspace from 3.07 to 2.76 acres (red line on attachment 4).

5. Block H, three (3) additional lots added between Lots 36 – 46 (see preliminary plat 35 – 42) which reduces Lot 10 greenspace from 3.07 to 2.76 acres (red line on attachment 4).

6. Block G, Lots 1 -51 reduced number of lots by four (4) (see preliminary plat lots 1-55) (orange line on attachment 4).

STAFF ANALYSIS

Based on the information provided by the applicant, which is included with the packet, review of the approved preliminary plat, review of applicable City Codes, and review of the Harvest Ridge Development Agreements, Staff believes there are no issues or concerns with approving the request, including the changes between the Preliminary and Final Plats. The Commission may approve, approve with conditions, or deny the request.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application.
2. Approved Concept Plan.
3. Approved Preliminary Plat.
4. Proposed Final Plat.

Attachment 1
Application

Revised: 4-13-2020

Elgin TEXAS
perfectly situated...

FINAL PLAT APPLICATION

Date: 03-10-2021

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): R358761 Travis, R15378 Bastrop

APPLICANT

Name: J. Adam Berry, PE

Postal Address: BGE, Inc.
101 W. Louis Henna Blvd. Suite 400, Austin TX, 78728

E-Mail Address: aberry@bgeinc.com; **Phone Number:** 512-879-0400

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.

	J. Adam Berry	03-10-2021
Signature	**Printed Name**	**Date**

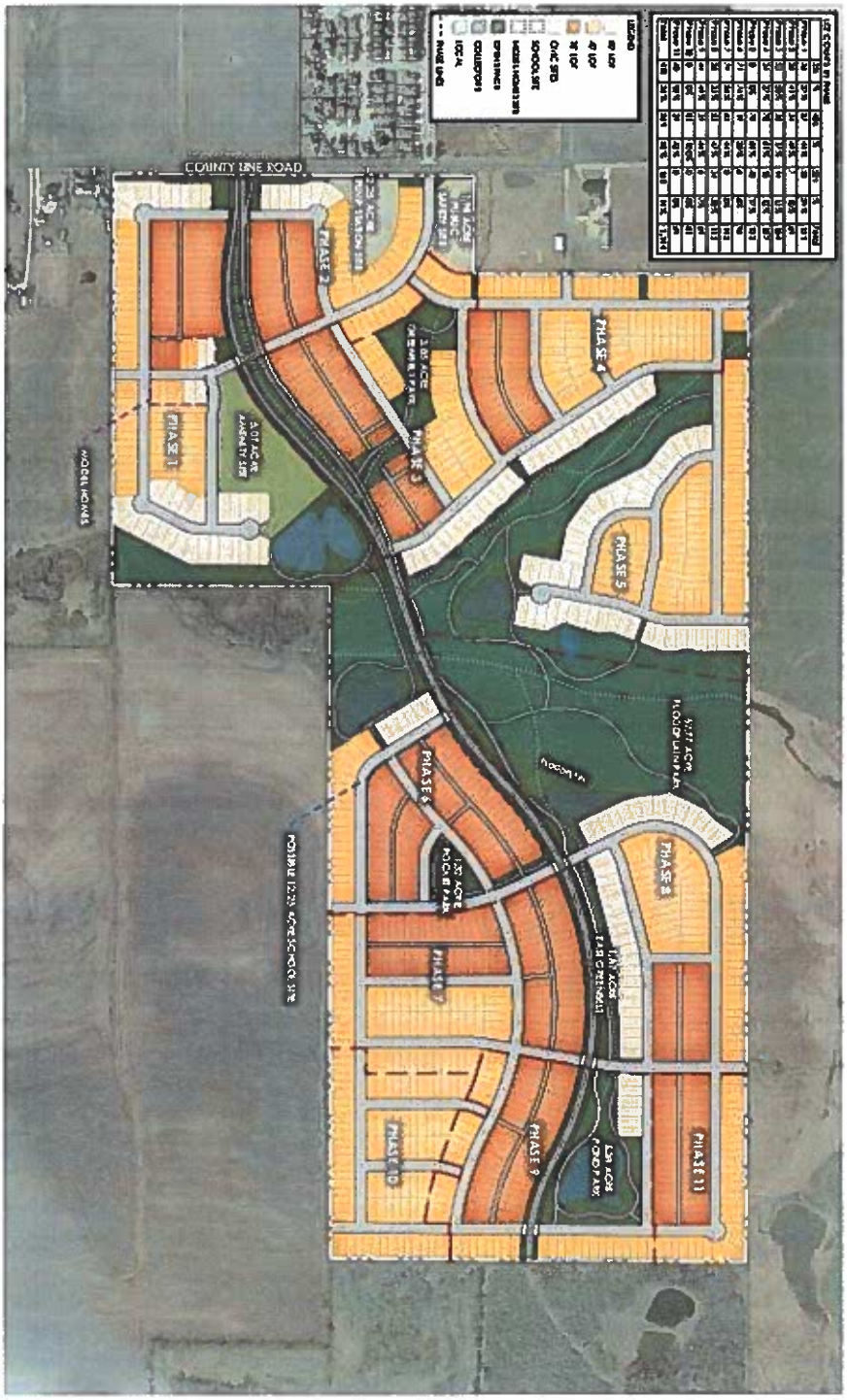
Project Description:

Proposed final plat for Section 2 of Harvest Ridge subdivision. Consisting of 161 lots, 1 open space lot, landscape, drainage, public ROW, private alleys, and standard subdivision easements for utilities.

Attachment 2
Approved Concept Plan

EXHIBIT "C"

CONCEPT PLAN



Attachment 3
Approved Preliminary Plat

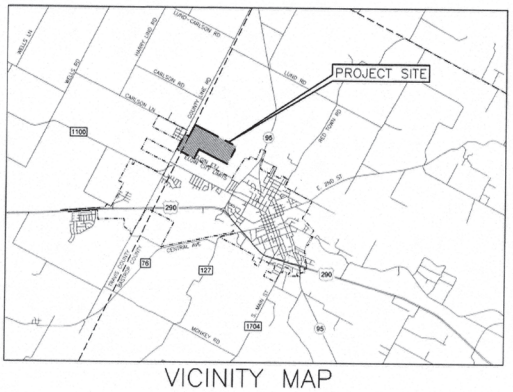
PRELIMINARY PLAT

ALTESSA SUBDIVISION

ELGIN, TEXAS

STATE OF TEXAS
J. ADAM BERRY
120743
LICENSED
PROFESSIONAL ENGINEER

02/04/2021
FOR REVISION 1 ONLY



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
Sheet Number	Sheet Title
1	COVER
2	PRELIMINARY PLAN – SHEET 1
3	PRELIMINARY PLAN – SHEET 2
4	PRELIMINARY PLAN – SHEET 3
5	PRELIMINARY PLAN – SHEET 4
6	EXISTING DRAINAGE MAP
	EXHIBITS
7	PROPOSED DRAINAGE MAP – SHEET 1
8	PROPOSED DRAINAGE MAP – SHEET 2
9	PROPOSED DRAINAGE MAP – SHEET 3
10	WATER DISTRIBUTION PLAN – SHEET 1
11	WATER DISTRIBUTION PLAN – SHEET 2
12	WATER DISTRIBUTION PLAN – SHEET 3
13	WATER DISTRIBUTION PLAN – SHEET 4
14	WASTEWATER COLLECTION PLAN – SHEET 1
15	WASTEWATER COLLECTION PLAN – SHEET 2
16	WASTEWATER COLLECTION PLAN – SHEET 3
17	WASTEWATER COLLECTION PLAN – SHEET 4

GENERAL NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF ELGIN DOES NOT REMOVE THESE RESPONSIBILITIES.
2. THIS SUBDIVISION IS WITHIN THE CITY OF ELGIN ETJ AND IS SUBJECT TO A DEVELOPMENT AND CONSENT AGREEMENT, DATED AUGUST 6, 2019 AND PASSED IN CITY RESOLUTION NO. 2019-08-06-28.
3. THIS PROJECT IS LOCATED IN THE LOWER COLORADO–CUMMINS WATERSHED AND ARE CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.
4. NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
5. THIS PROJECT IS LOCATED WITHIN THE ETJ OF THE CITY OF ELGIN WITHIN BASTROP COUNTY & TRAVIS COUNTY.
6. THIS PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48453C0510H, EFFECTIVE DATE SEPTEMBER 26, 2008 AND IN ZONE "A" (AREAS SUBJECT TO INUNDATION BY THE 1–PERCENT–ANNUAL–CHANCE FLOOD EVENT) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48021C0075E, EFFECTIVE DATE JANUARY 19, 2006.
7. THIS SUBDIVISION IS IN AND SERVED BY AQUA WATER SUPPLY CORP. CCN FOR WATER SERVICE.
8. THIS SUBDIVISION IS IN AND SERVED BY THE CITY OF ELGIN CCN FOR WASTEWATER SERVICE.

SUMMARY				
35'	40'	50'	TOTAL	PHASE
43	52	34	129	1
28	34	7	69	2
52	38	14	104	3
35	82	15	132	4
0	78	45	123	5
75	21	6	102	6
80	65	0	145	7
26	53	34	113	8
44	39	6	89	9
0	84	0	84	10
39	29	0	68	11
422	575	161	1158	

SUMMARY	
OWNERS:	BROHN HOMES
TOTAL ACREAGE:	283.12
NUMBER OF BLOCKS:	35
NUMBER OF 35 X 140 LOTS:	422
NUMBER OF 40 X 125 LOTS:	575
NUMBER OF 50 X 125 LOTS:	161
LINEAR FEET OF NEW STREETS:	40,555
DATE:	10/01/2019
SURVEYOR:	ZWA
ENGINEER:	DANNENBAUM ENGINEERING

I, CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO THE CITY APPROVAL.

SUBMITTED FOR APPROVAL BY:

STATE OF TEXAS
10-7-2019
JOHN D. HINES
96691
REGISTERED
PROFESSIONAL ENGINEER

John D. Hines — October 07, 2019
JOHN D. HINES, P.E. — DATE
DANNENBAUM ENGINEERING COMPANY
3409 EXECUTIVE CENTER DR., SUITE 129
AUSTIN, TEXAS 78731
(512) 427-3237

THIS PRELIMINARY PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THIS 28TH DAY OF OCTOBER, 2019

PLANNING & ZONING COMMISION CHAIR

Melissa Lopez
PLANNING & ZONING COMMISION SECRETARY

REVISIONS

No.	DESCRIPTION	BY	REVISE (R) ADD (A) VOID (V) SHEET Nos.	TOTAL No. SHEETS IN PLAN SET
1	REVISED PER CITY REQUEST	JAB	R	17

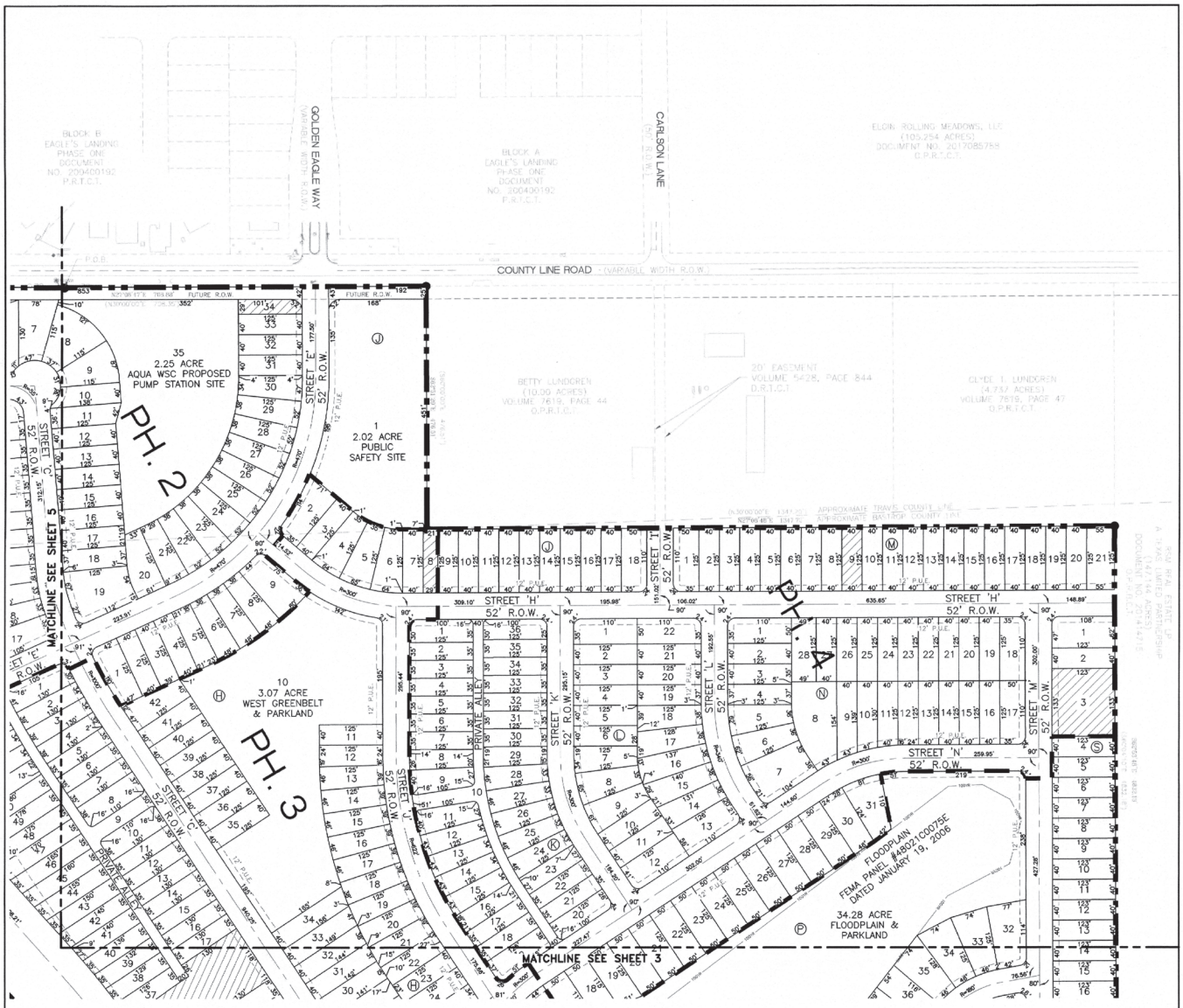
OWNER:
CLAYTON PROPERTIES GROUP, INC.
DBA BROHN HOMES
6720 VAUGHT RANCH RD.
SUITE 200
AUSTIN, TEXAS 78730
512-320-8833

SURVEYOR:
ZWA PROFESSIONAL
LAND SURVEYORS
1435 SOUTH LOOP 4
BUDA, TEXAS 78610
512-295-6201

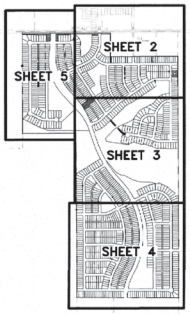
PLANS PREPARED BY:
DANNENBAUM
ENGINEERING COMPANY - AUSTIN, LLC
T.B.P.E. FIRM REGISTRATION # F-8995
3409 EXECUTIVE CENTER DR., STE 129 AUSTIN, TX 78731 (512) 345-8505

APPLICATION SUBMITTAL DATE: AUGUST 23, 2019

DEC. JOB NO. 5108–01



KEY MAP



SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200

NOTES:

1. A TYPICAL 12' P.U.E. SHALL BE DEDICATED ALONG THE FRONT OF EACH LOT AND R.O.W. LINE. ONE OF THE 12' P.U.E.s ON EACH SIDE OF THE STREET R.O.W. WILL BE EXCLUSIVE TO AQUA WATER SUPPLY CORPORATION MAIN DISTRIBUTION LINES, WITH PERPENDICULAR UTILITY LINE CROSSINGS ALLOWED BY OTHER SERVICE PROVIDERS.
2. THE ESTIMATED SINGLE FAMILY LOT SIZES LESS THAN 6,000 SQUARE FEET EQUALS 814 LOTS; 6,000 – 7,500 SQUARE FEET EQUALS 267 LOTS; 7,500 – 9,000 SQUARE FEET EQUALS 50 LOTS; GREATER THAN 9,000 SQUARE FEET EQUALS 27 LOTS.
3. SETBACKS ON LOTS SHALL CONFORM TO THE FOLLOWING:
   ALLEY LOAD: 10' FRONT, 5' SIDE, 10' REAR, 15' PUBLIC STREET SIDE.
   NON–ALLEY: 20' FRONT, 5' SIDE, 10' REAR, 15' PUBLIC STREET SIDE.
4. PRELIMINARY PLAT GENERALLY CONFORMS TO THE ADOPTED CONCEPT PLAN.

LEGEND

●	5/8" IRON ROD FOUND (UNLESS NOTED)		POST / BOLLARD
⊕	1/2" IRON ROD SET W/ CAP "ZWA"	FH	FIRE HYDRANT
P.O.B.	POINT OF BEGINNING		METER / UTILITY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS	MH	MANHOLE
			VALVE
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY TEXAS		CULVERT
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY TEXAS		UTILITY POLE
			BUILDING
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS		FENCE
			WASH / WATER
( )	RECORD INFORMATION		LOT NUMBER
	SIGNS	Ⓐ	BLOCK NUMBER
	LIGHT POLE		NON-SF LOTS (OPEN SPACE, LANDSCAPE, DRAINAGE, ETC.)

DANNENBAUM
ENGINEERING COMPANY - AUSTIN, LLC
T.B.P.E. FIRM REGISTRATION # F–8995
3409 EXECUTIVE CENTER DR., STE 129 AUSTIN, TX 78731 (512) 345–8505

ALTESSA RANCH
PRELIMINARY PLAT

PRELIMINARY PLAN – SHEET 1

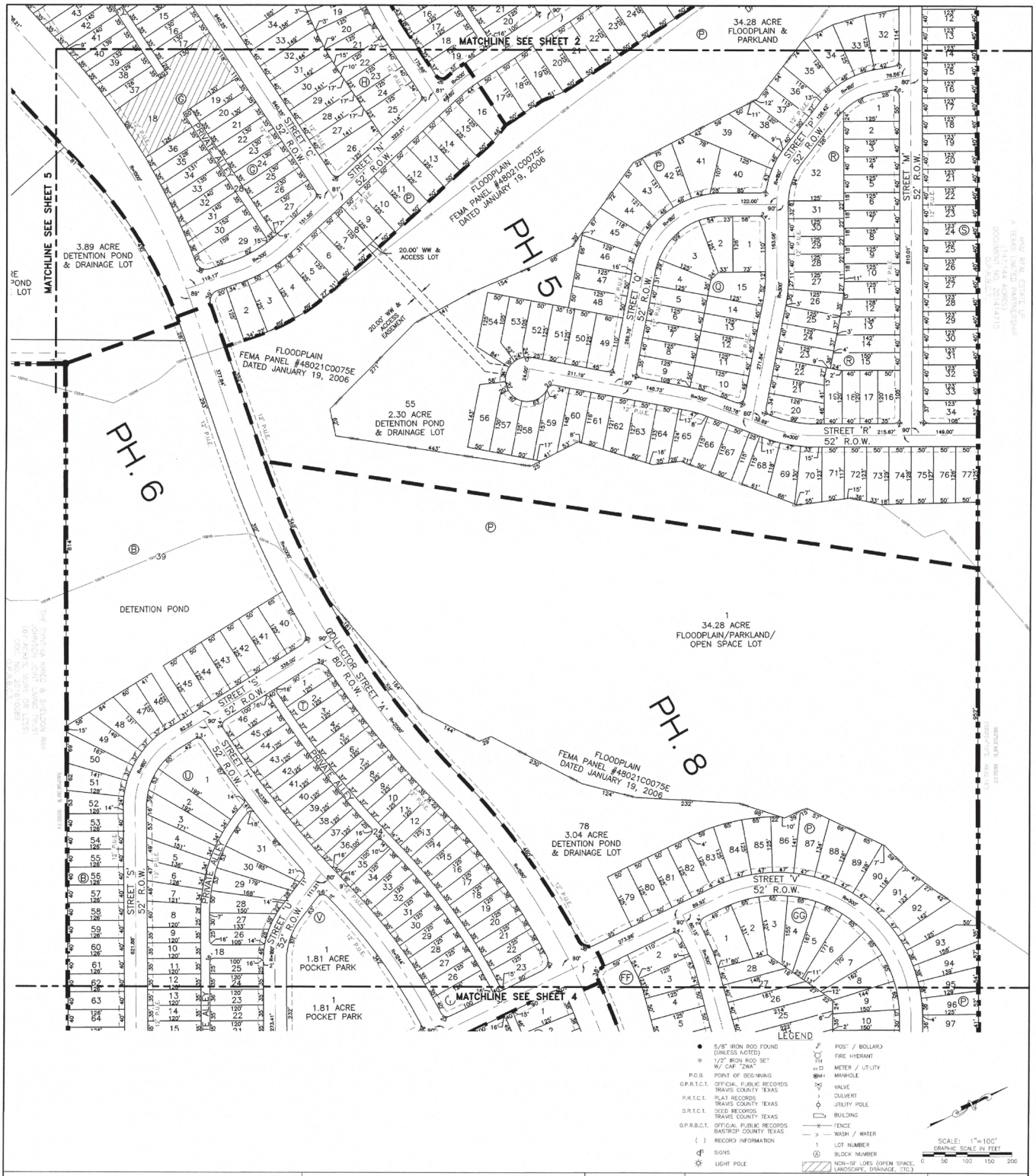
STATE OF TEXAS
10-17-2019
JOHN D. HINES
96691
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION

2 OF 17
SHEET NO.

DEC JOB NUMBER
5108–01



DANNENBAUM

ENGINEERING COMPANY - AUSTIN, LLC
T.B.P.E. FIRM REGISTRATION # F-8995
3409 EXECUTIVE CENTER DR., STE 129 AUSTIN, TX 78731 (512) 345-8505

ALTESSA RANCH
PRELIMINARY PLAT

PRELIMINARY PLAN – SHEET 2

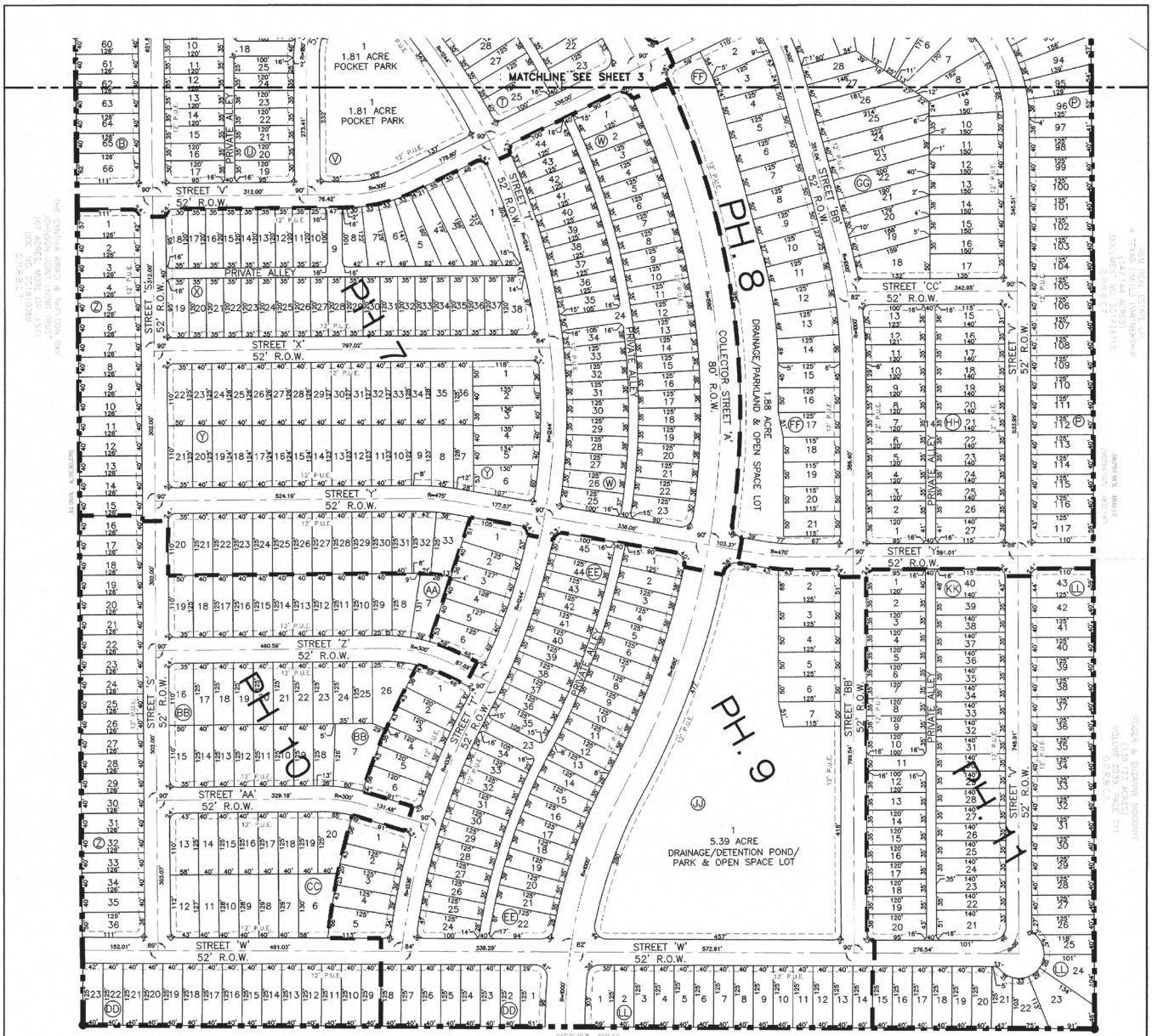
STATE OF TEXAS
10-7-2019
JOHN D. HINES
96691
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION

3 OF 17
SHEET NO.

DEC JOB NUMBER
5108-01



LEGEND

- 5/8" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET W/ CAP "ZWA"
- P.O.B. POINT OF BEGINNING
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY TEXAS
- O.P.R.B.G.T. OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS
- ( ) RECORD INFORMATION
- SIGNS
- LIGHT POLE
- POST / BOLLARD
- FIRE HYDRANT
- METER / UTILITY
- MANHOLE
- VALVE
- CULVERT
- UTILITY POLE
- BUILDING
- FENCE
- WASH / WATER
- 1 LOT NUMBER
- (A) BLOCK NUMBER
- NON-SF LOTS (OPEN SPACE, LANDSCAPE, DRAINAGE, ETC.)

SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200

DANNENBAUM
ENGINEERING COMPANY - AUSTIN, LLC
T.B.P.E. FIRM REGISTRATION # F-8995
3405 EXECUTIVE CENTER DR., STE 129 AUSTIN, TX 78731 (512) 345-8505

ALTESSA RANCH
PRELIMINARY PLAT

PRELIMINARY PLAN – SHEET 3

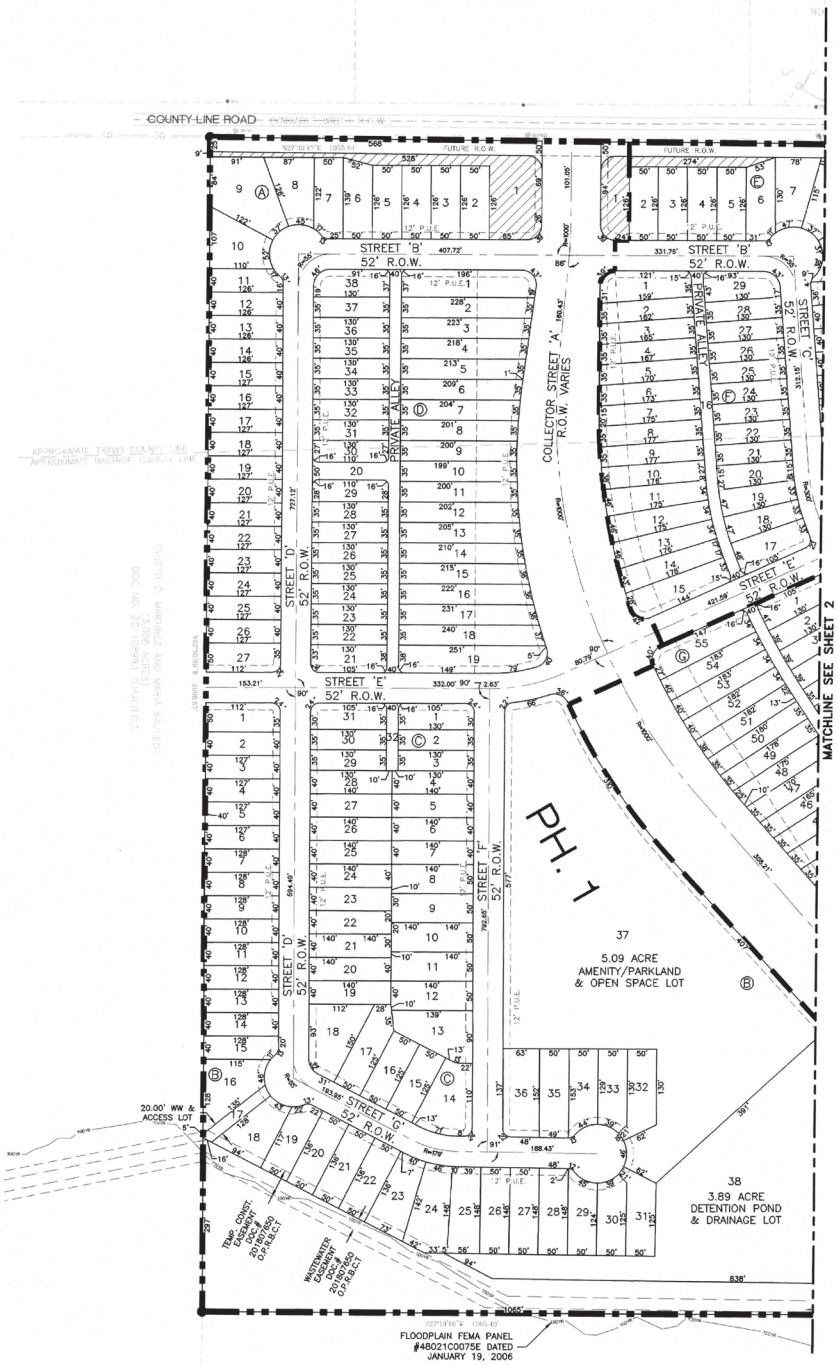
STATE OF TEXAS
10-7-2019
JOHN D. HINES
96691
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION

4 OF 17
SHEET NO.

DEC JOB NUMBER
5108-01



STATE OF TEXAS
BASTROP AND TRAVIS COUNTIES
ALTESSA M.U.D. DESCRIPTION
283.115 ACRES

ALTESSA MUNICIPAL UTILITY DISTRICT

POLITICAL SUBDIVISION DESCRIPTION

DESCRIPTION OF 283.115 ACRE TRACT OF LAND, SITUATED IN THE THOMAS CHRISTIAN SURVEY, ABSTRACT NOS. 20 AND 2296, IN BASTROP AND TRAVIS COUNTIES, TEXAS, BEING ALL OF THAT CERTAIN 234.215 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM EUGENE R. KANAK, AND WIFE, JUDY A. KANAK TO THE EUGENE R. AND JUDY A. KANAK LIVING TRUST, EUGENE R. KANAK AND JUDY A. KANAK, CO-TRUSTEES, OF RECORD IN VOLUME 920, PAGE 713 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND VOLUME 13223, PAGE 668 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO ALL OF THAT CERTAIN 48.820 IN A DEED TO RUSSELL FRANKLIN BOYD OF RECORD IN VOLUME 725, PAGE 633 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND IN VOLUME 11158, PAGE 144, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 283.115 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 48.820 ACRE TRACT, BEING ALSO THE NORTHWEST CORNER OF SAID 234.215 ACRE TRACT AND BEING ON THE EAST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, A VARIABLE WIDTH RIGHT-OF-WAY;

THENCE, N 27°08'47" E, WITH THE EAST RIGHT-OF-WAY OF COUNTY LINE ROAD AND THE WEST LINE OF SAID 234.215 ACRE TRACT, FOR A DISTANCE OF 708.88 FEET TO THE SOUTHWEST CORNER THAT CERTAIN 10.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CLYDE T. LUNDGREN AND BETTY S. LUNDGREN OF RECORD IN VOLUME 7619, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING AN ANGLE CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, S 62°51'29" E, DEPARTING THE EAST RIGHT-OF-WAY OF COUNTY LINE ROAD, WITH THE SOUTH LINE OF SAID 10.00 ACRE TRACT, FOR A DISTANCE OF 475.51 FEET TO THE SOUTHEAST CORNER SAID 10.00 ACRE TRACT, AND BEING AN INTERIOR ANGLE CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, N 27°08'48" E, WITH THE EAST LINE OF SAID 10.00 ACRE TRACT AND THE WEST LINE OF SAID 234.215 ACRE TRACT, AT A DISTANCE OF 914.67 FEET PASSING THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 4.737 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CLYDE T. LUNDGREN AND BETTY S. LUNDGREN OF RECORD IN VOLUME 7619, PAGE 47 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 1,347.72 FEET TO THE NORTHEAST CORNER SAID 4.737 ACRE TRACT, BEING ALSO ON THE SOUTH LINE OF THAT CERTAIN 147.144 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RSM REAL ESTATE, LP OF RECORD IN DOCUMENT NO. 201414715 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, S 62°53'48" E, WITH THE SOUTH LINE OF SAID 147.144 ACRE TRACT AND THE NORTH LINE OF SAID 234.215 ACRE TRACT, AT A DISTANCE OF 3,922.44 FEET PASSING A 1-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 147.144 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 139.723 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ROGER AND SUZANNE MOGONYE OF RECORD IN VOLUME 2039, PAGE 771 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 4,832.13 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, AND BEING THE NORTHWEST CORNER OF THAT CERTAIN 42.158 ACRE TRACT OF LAND DESCRIBED IN A DEED TO WARD AND PATSY PAYNE OF RECORD IN VOLUME 647, PAGE 728 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

THENCE, S 27°35'48" W, WITH THE WEST LINE OF SAID 42.158 ACRE TRACT AND THE EAST LINE OF SAID 234.215 ACRE TRACT, AT A DISTANCE OF 1,298.23 FEET PASSING A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 42.158 ACRE TRACT AND THE NORTHWEST CORNER OF THAT CERTAIN 66.936 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JIM V. AND KATHERINE L. MOGONYE OF RECORD IN VOLUME 2343, PAGE 362 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 2,036.79 FEET TO THE SOUTHEAST CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, AND BEING ON THE NORTH LINE OF THAT CERTAIN 67 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CYNTHIA AND SHELDON RAY JOHNSON JOINT LIVING TRUST OF RECORD IN DOCUMENT NUMBER 201810089 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

THENCE, N 63°06'30" W, WITH THE NORTH LINE OF SAID 67 ACRE TRACT AND THE SOUTH LINE OF SAID 234.215 ACRE TRACT, FOR A DISTANCE OF 3,290.74 FEET TO THE NORTHWEST CORNER OF SAID 67 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF SAID 48.820 ACRE TRACT AND BEING THE AN ANGLE POINT ON THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, S 27°10'16" W, DEPARTING THE SOUTH LINE OF SAID 234.288 ACRE TRACT, AND WITH THE EAST LINE OF SAID 48.820 ACRE TRACT AND THE WEST LINE OF SAID 67 ACRE TRACT, FOR A DISTANCE OF 1065.40 FEET TO A 1/2" IRON ROD FOUND AND BEING THE NORTHEAST CORNER OF THAT CERTAIN 3.006 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO FAUSTO C. MARTINEZ AND MARIA SAUCEDO OF RECORD IN DOCUMENT NO. 201108993, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

THENCE, N 62°50'09" W, WITH THE NORTH LINE OF SAID 3.006 ACRE TRACT FOR A DISTANCE OF 2008.67 FEET TO A 1/2" IRON FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 27°32'17" E, WITH THE EAST RIGHT-OF-WAY OF COUNTY LINE ROAD AND BEING THE WEST LINE OF SAID 48.820 FOR A DISTANCE OF 1055.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 283.115 ACRES OF LAND.

THE DESCRIPTION IS BASED ON THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE, NAD83 (93) HARN U.S. SURVEY FEET.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, AND DOES NOT REFLECT THE RESULTS OF AN ON-THE-GROUND SURVEY AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

ACREAGE(S) SHOWN HEREON ARE CALLED FOR ON THE RECORDED INSTRUMENT(S) CITED HEREIN.

LEGEND

● 5/8" IRON ROD FOUND (UNLESS NOTED)	POST / BOLLARD
⊕ 1/2" IRON ROD SET W/ CAP "ZWA"	FIRE HYDRANT
P.O.B. POINT OF BEGINNING	METER / UTILITY
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS	MANHOLE
P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY TEXAS	VALVE
D.R.T.C.T. DEED RECORDS TRAVIS COUNTY TEXAS	CULVERT
O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS	UTILITY POLE
( ) RECORD INFORMATION	BUILDING
SIGNS	FENCE
LIGHT POLE	WASH / WATER
	LOT NUMBER
	BLOCK NUMBER
	NON-SF LOTS (OPEN SPACE, LANDSCAPE, DRAINAGE, ETC.)

SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200

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3409 EXECUTIVE CENTER DR., STE 129 AUSTIN, TX 78731 (512) 345-8505

ALTESSA RANCH
PRELIMINARY PLAT

PRELIMINARY PLAN – SHEET 4

STATE OF TEXAS
10-7-2019
JOHN D. HINES
96691
REGISTERED
PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION

5 OF 17
SHEET NO.

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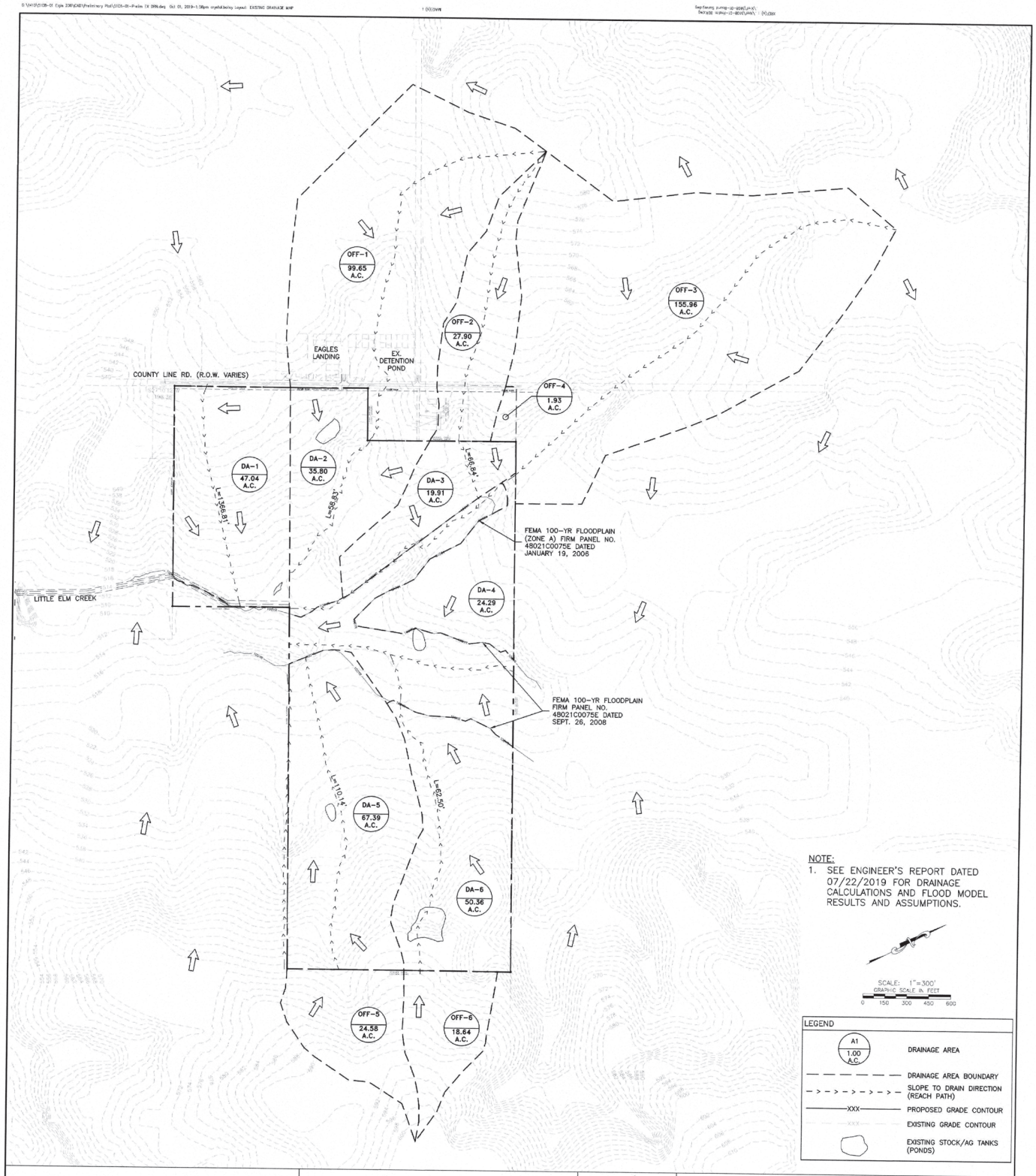
5108-01



NOTE:

1. SEE ENGINEER'S REPORT DATED 07/22/2019 FOR DRAINAGE CALCULATIONS AND FLOOD MODEL RESULTS AND ASSUMPTIONS.

SCALE: 1"=300'
GRAPHIC SCALE IN FEET
0 150 300 450 600

LEGEND

A1 / 1.00 A.C.	DRAINAGE AREA
— — — — — —	DRAINAGE AREA BOUNDARY
> > > > > > > >	SLOPE TO DRAIN DIRECTION (REACH PATH)
——XXX——	PROPOSED GRADE CONTOUR
——XXX——	EXISTING GRADE CONTOUR
	EXISTING STOCK/AG TANKS (PONDS)

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ALTESSA RANCH
PRELIMINARY PLAT

EXISTING DRAINAGE MAP

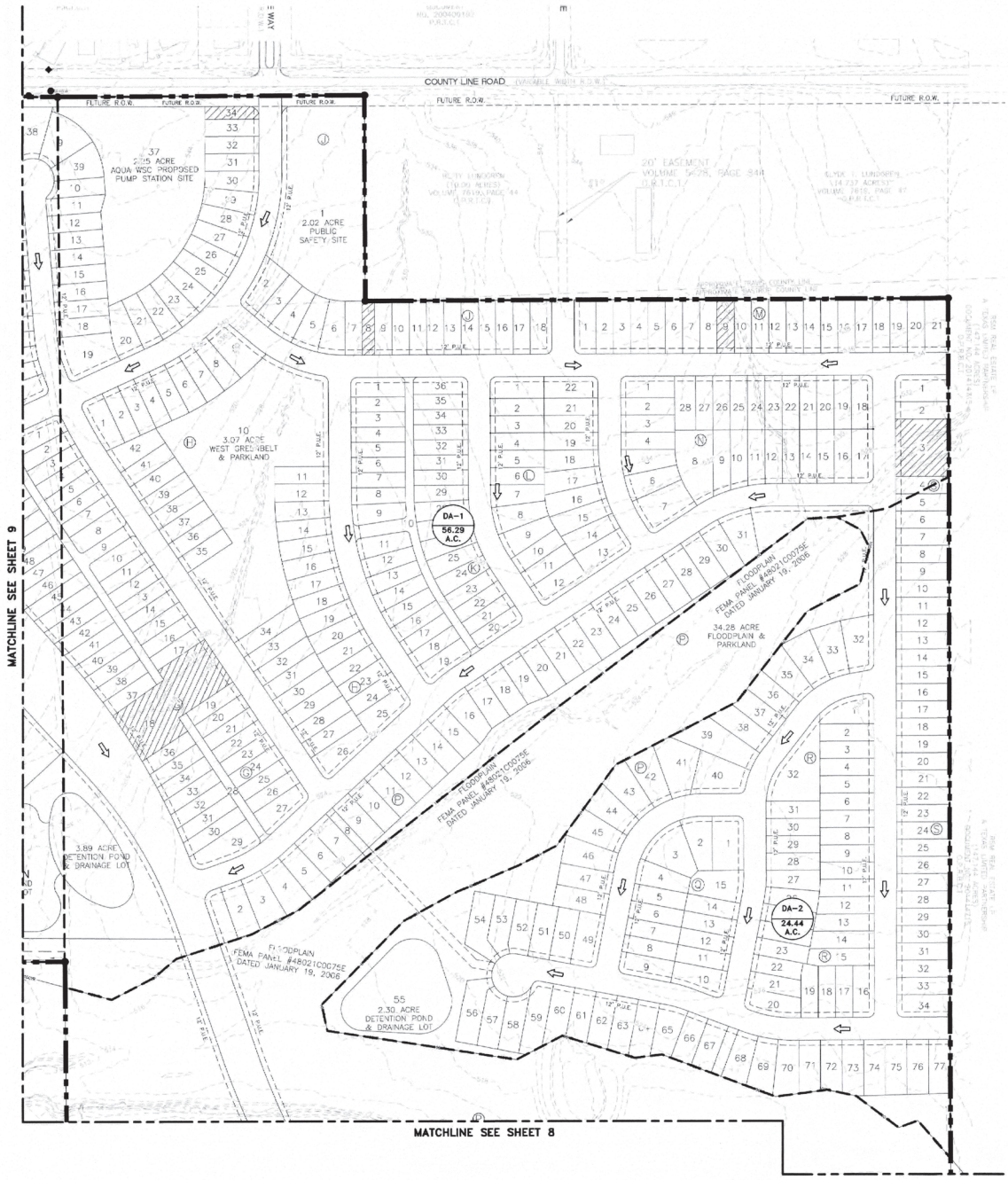
STATE OF TEXAS
10/2/2019
JOHN D. HINES
96691
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION

6 OF 17
SHEET NO.

DEC JOB NUMBER
5108-01



LEGEND	
A1 / 1.00 A.C.	DRAINAGE AREA
— — — — — —	DRAINAGE AREA BOUNDARY
> - > - > - > - > -	SLOPE TO DRAIN DIRECTION
⇨	FLOW ARROW
——XXX——	PROPOSED GRADE CONTOUR
——XXX——	EXISTING GRADE CONTOUR

SCALE: 1"=120'
GRAPHIC SCALE IN FEET
0 60 120 180 240

NOTE:
1. SEE ENGINEER'S REPORT DATED 07/22/2019 FOR DRAINAGE CALCULATIONS AND FLOOD MODEL RESULTS AND ASSUMPTIONS.

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ALTESSA RANCH
PRELIMINARY PLAT

PROPOSED DRAINAGE MAP – SHEET 1

STATE OF TEXAS
JOHN D. HINES
96691
REGISTERED
PROFESSIONAL ENGINEER
10 JUL 2019

REVISIONS		
NO.	DATE	DESCRIPTION

7 OF 17
SHEET NO.

DEC JOB NUMBER
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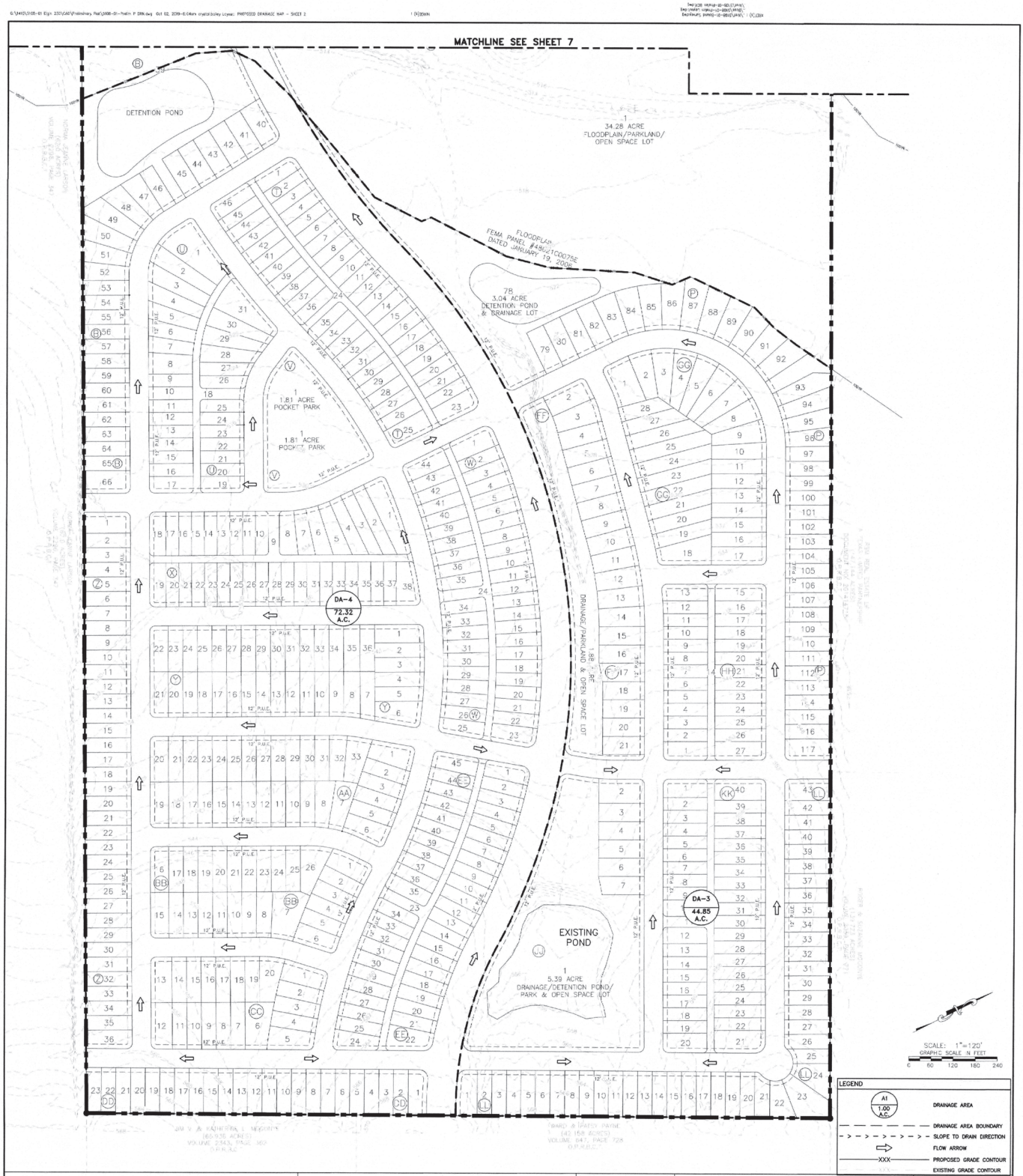

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ALTESSA RANCH

PRELIMINARY PLAT

PROPOSED DRAINAGE MAP – SHEET 2

STATE OF TEXAS
10-2-2019
JOHN D. HINES
95691
REGISTERED
PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION

8 OF 17

SHEET NO.

DEC JOB NUMBER

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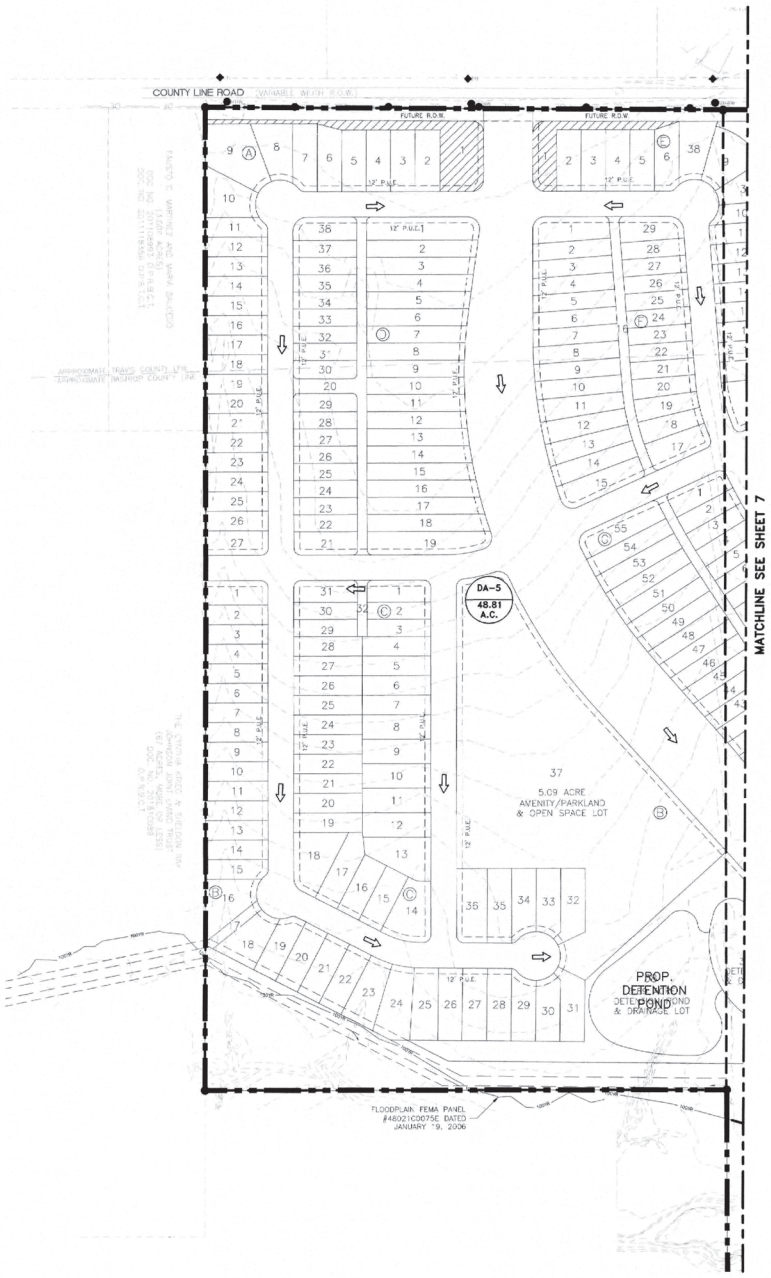

LEGEND	
A1 / 1.00 A.C.	DRAINAGE AREA
— — — — — —	DRAINAGE AREA BOUNDARY
— > — > — > — > —	SLOPE TO DRAIN DIRECTION
⇨	FLOW ARROW
——XXX——	PROPOSED GRADE CONTOUR
——XXX——	EXISTING GRADE CONTOUR

SCALE: 1"=120'
GRAPHIC SCALE IN FEET
0 60 120 180 240

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ALTESSA RANCH
PRELIMINARY PLAT

PROPOSED DRAINAGE MAP – SHEET 3

STATE OF TEXAS
10-2-2019
JOHN D. HINES
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PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION

9 OF 17
SHEET NO.

DEC JOB NUMBER
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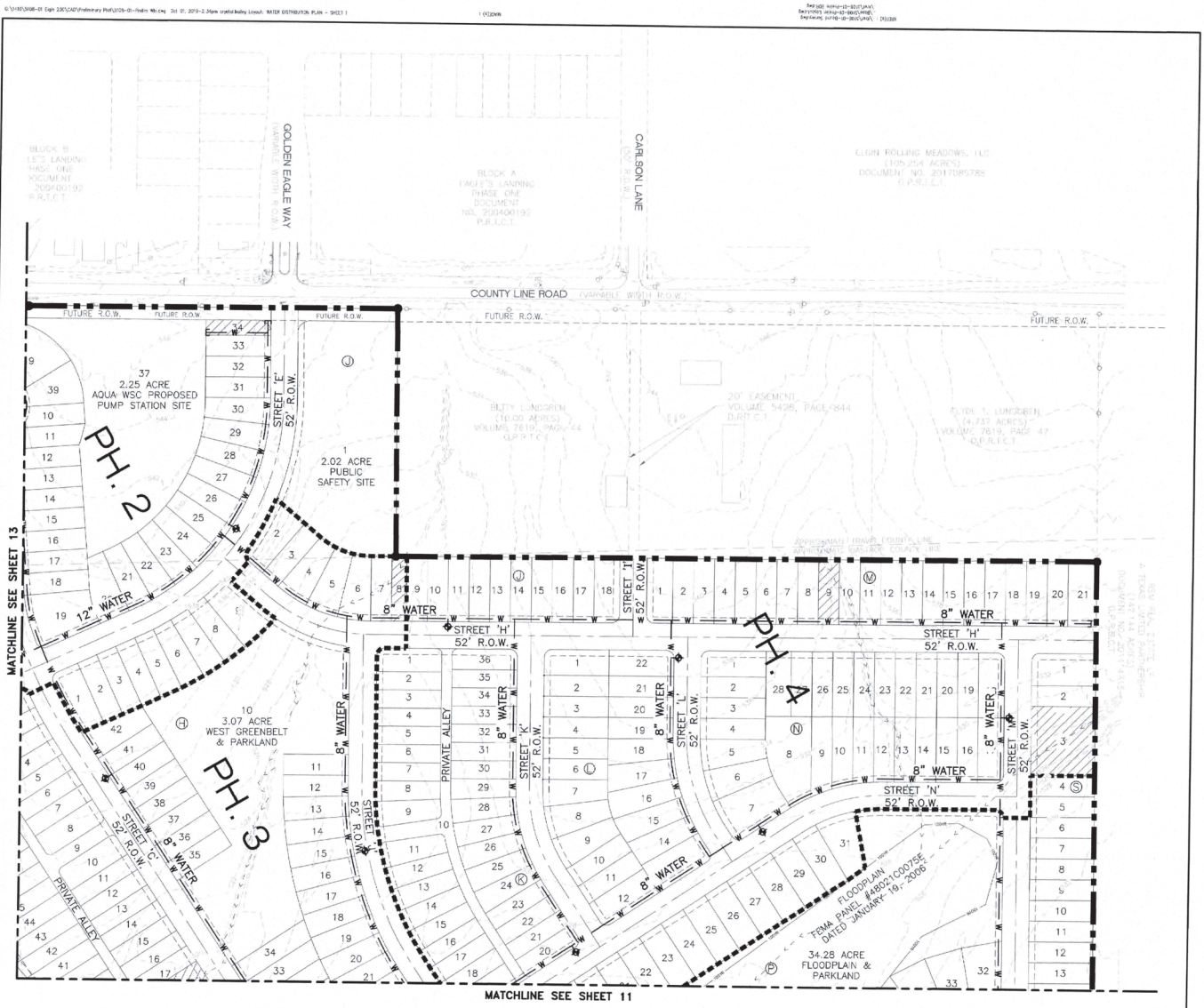

SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200

NOTES:
1. WATER TO BE PROVIDED BY AQUA WATER SUPPLY CORP. (IN AQUA CCN).
2. WATER LINE EXTENSION REQUIRED AND DESCRIBED WITHIN FEASIBILITY STUDY DATED DECEMBER 15, 2017 AND REVISED DECEMBER 28, 2017.

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ALTESSA RANCH
PRELIMINARY PLAT

WATER DISTRIBUTION PLAN – SHEET 1

STATE OF TEXAS
10 2 2019
JOHN D. HINES
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REGISTERED
PROFESSIONAL ENGINEER

REVISIONS

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10 OF 17
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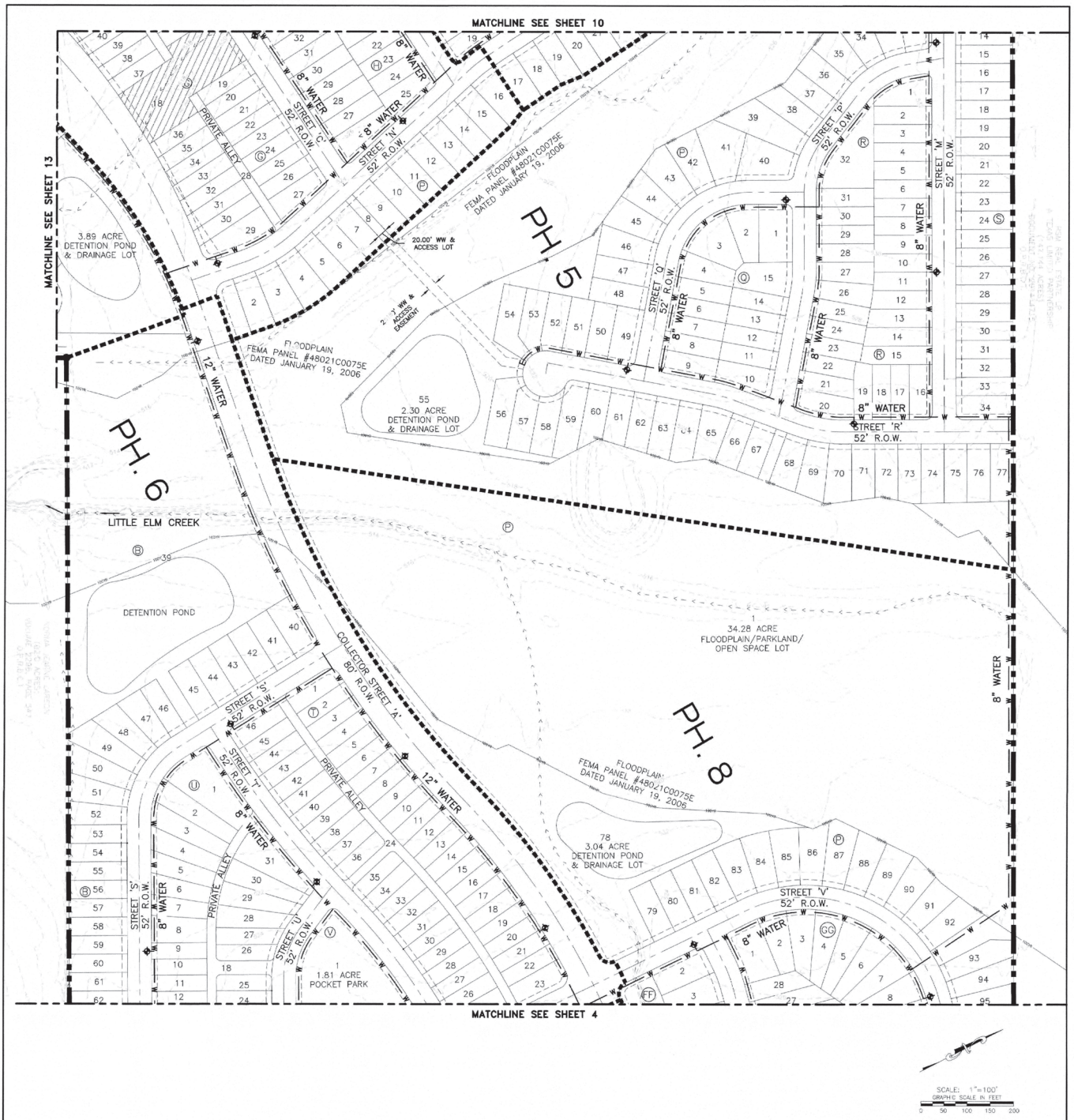

SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200

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ALTESSA RANCH
PRELIMINARY PLAT

WATER DISTRIBUTION PLAN – SHEET 2

STATE OF TEXAS
10-2-2019
JOHN D. HINES
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REGISTERED
PROFESSIONAL ENGINEER

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NO.	DATE	DESCRIPTION

11 OF 17
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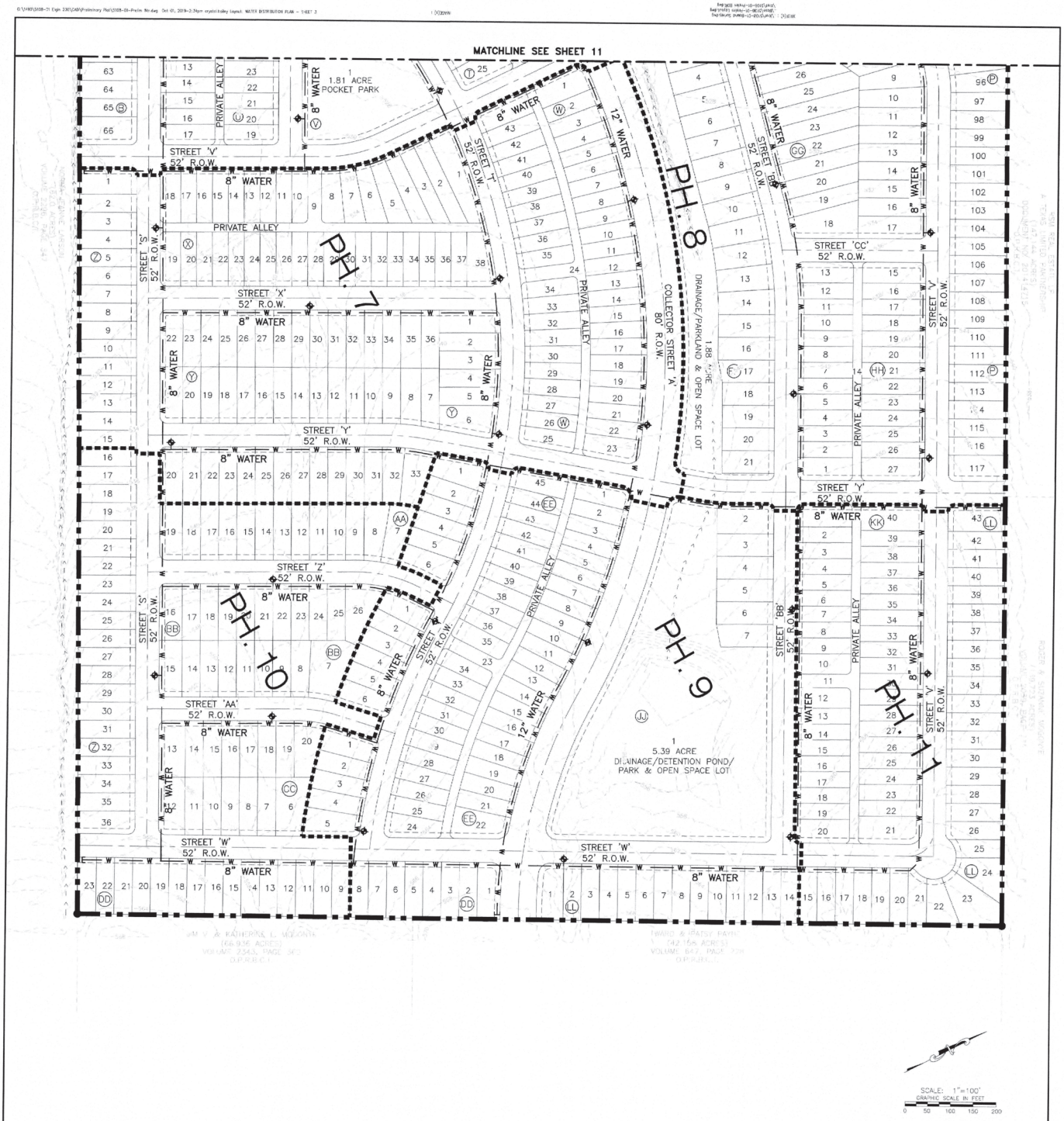

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ALTESSA RANCH
PRELIMINARY PLAT

WATER DISTRIBUTION PLAN – SHEET 3

STATE OF TEXAS
10/02/2019
JOHN D. HINES
96691
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION

12 OF 17
SHEET NO.

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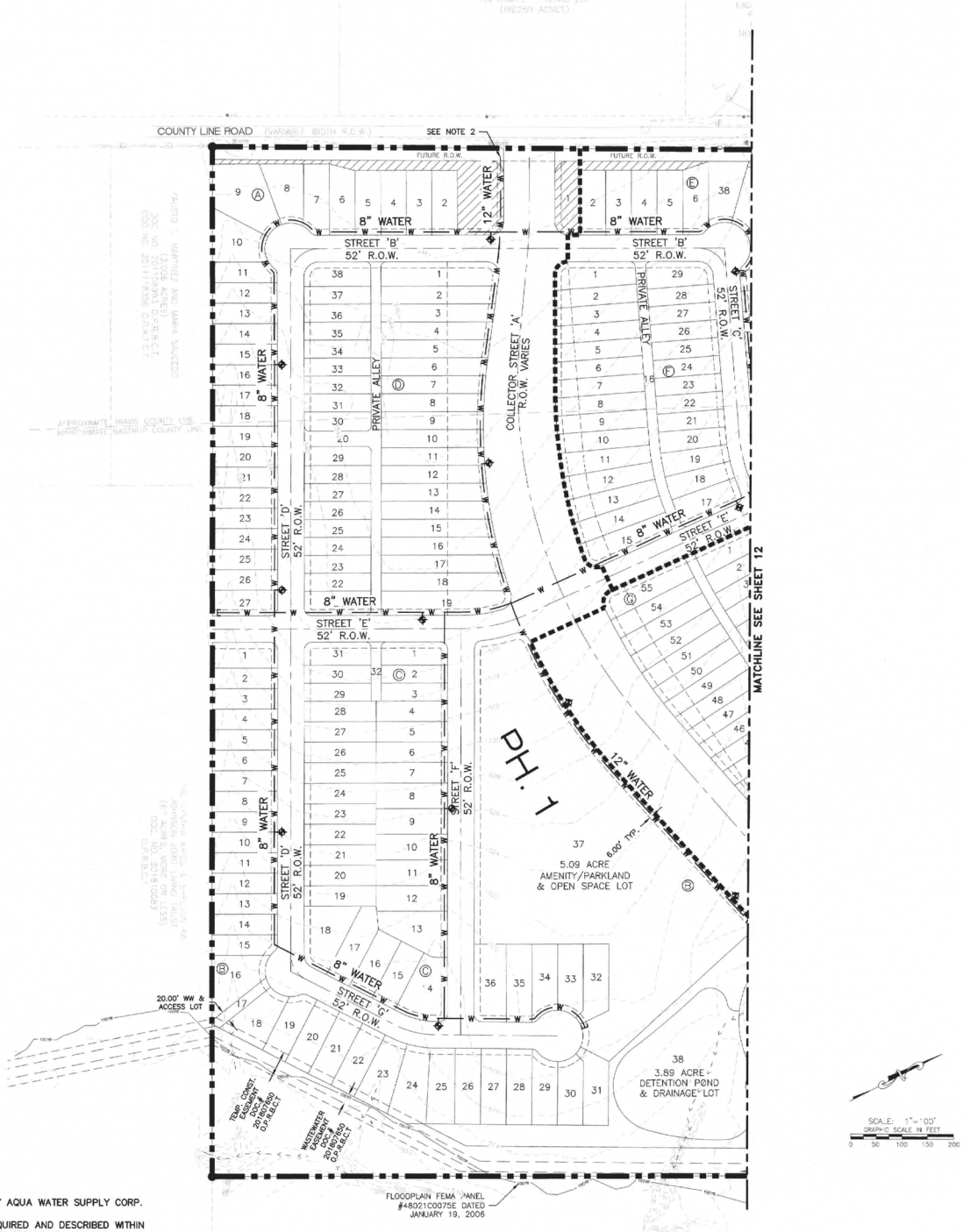

NOTES:

1. WATER TO BE PROVIDED BY AQUA WATER SUPPLY CORP. (IN AQUA CCN).
2. WATER LINE EXTENSION REQUIRED AND DESCRIBED WITHIN FEASIBILITY STUDY DATED DECEMBER 15, 2017 AND REVISED DECEMBER 28, 2017.

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ALTESSA RANCH
PRELIMINARY PLAT

WATER DISTRIBUTION PLAN – SHEET 4

STATE OF TEXAS
10/2/2018
JOHN D. HINES
96691
REGISTERED PROFESSIONAL ENGINEER

REVISIONS		
NO.	DATE	DESCRIPTION

13 OF 17
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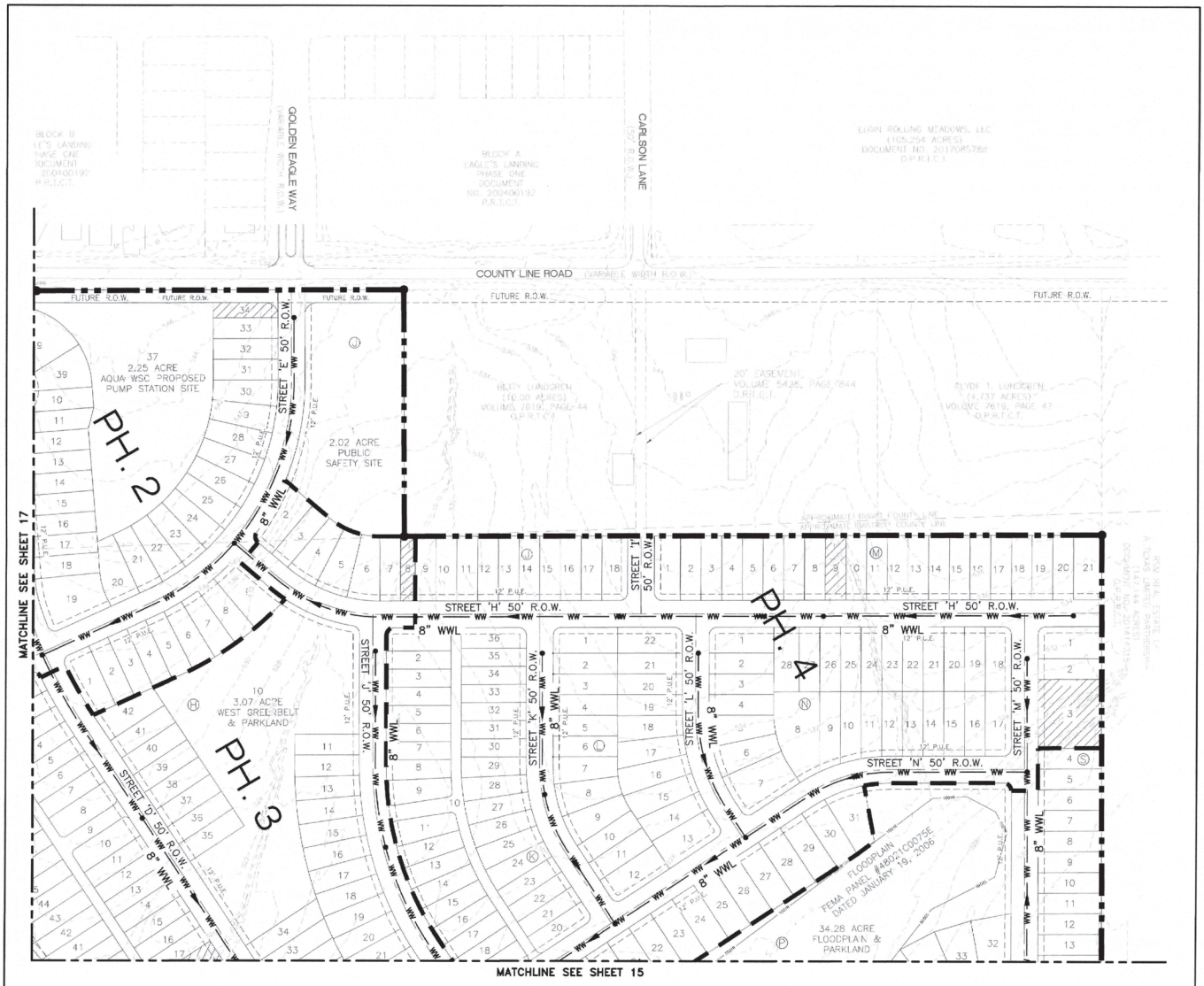

SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200

LEGEND

- ● PROPOSED MANHOLE
- — WW — PROPOSED 12" WASTEWATER MAIN
- ► PROPOSED FLOW DIRECTION

NOTES:

1. SEWER SERVICE TO BE PROVIDED BY CITY OF ELGIN (IN CITY CCN)

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ALTESSA RANCH
PRELIMINARY PLAT

WASTEWATER COLLECTION PLAN – SHEET 1

STATE OF TEXAS
10/2/2019
JOHN D. HINES
96691
REGISTERED
PROFESSIONAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION

14 OF 17
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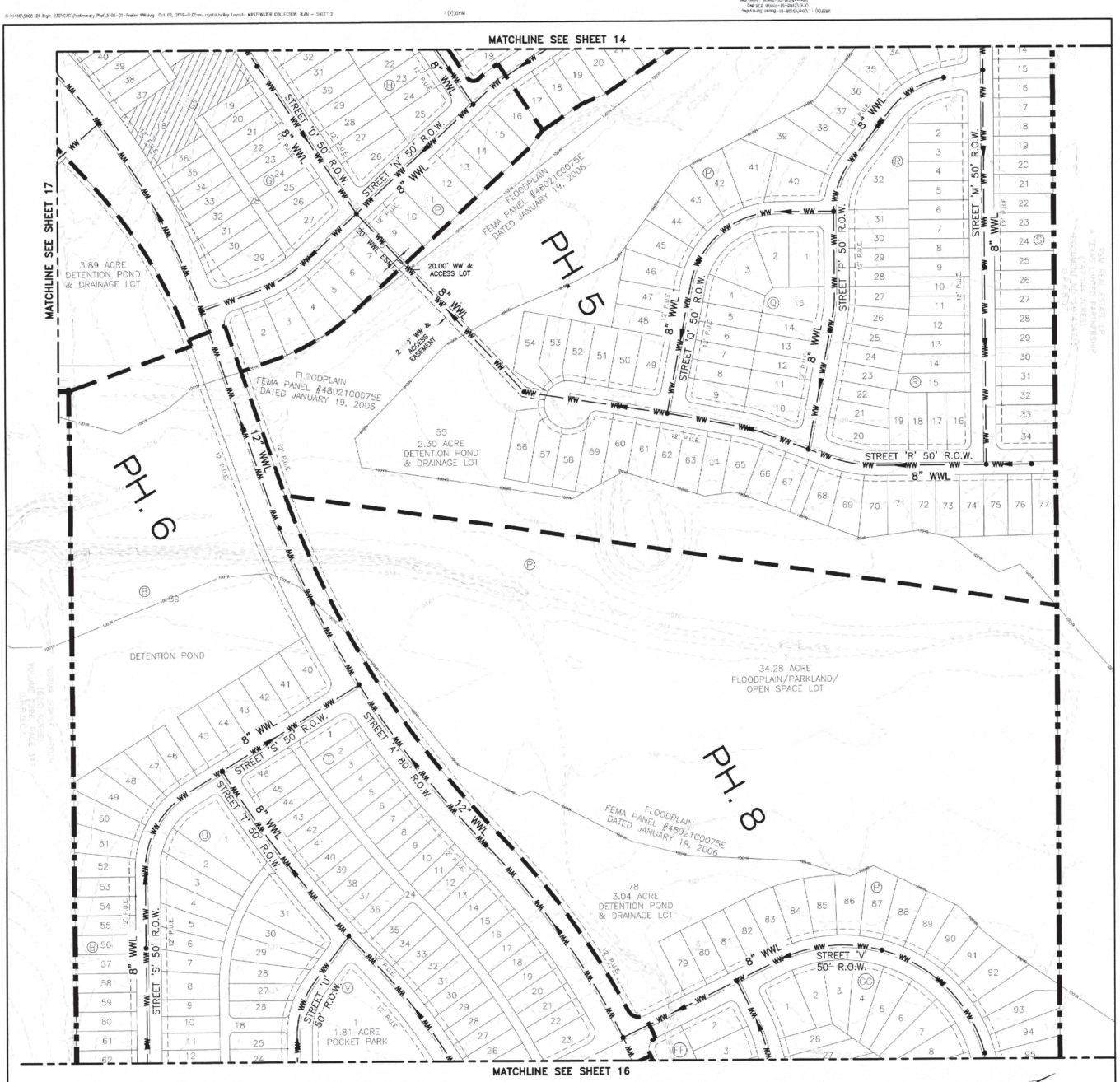

SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200

LEGEND

- ● PROPOSED MANHOLE
- — WW — PROPOSED 12" WASTEWATER MAIN
- ► PROPOSED FLOW DIRECTION

DANNENBAUM
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ALTESSA RANCH
PRELIMINARY PLAT

WASTEWATER COLLECTION PLAN – SHEET 2

STATE OF TEXAS
10/2/2019
JOHN D. HINES
96691
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NO.	DATE	DESCRIPTION

15 OF 17
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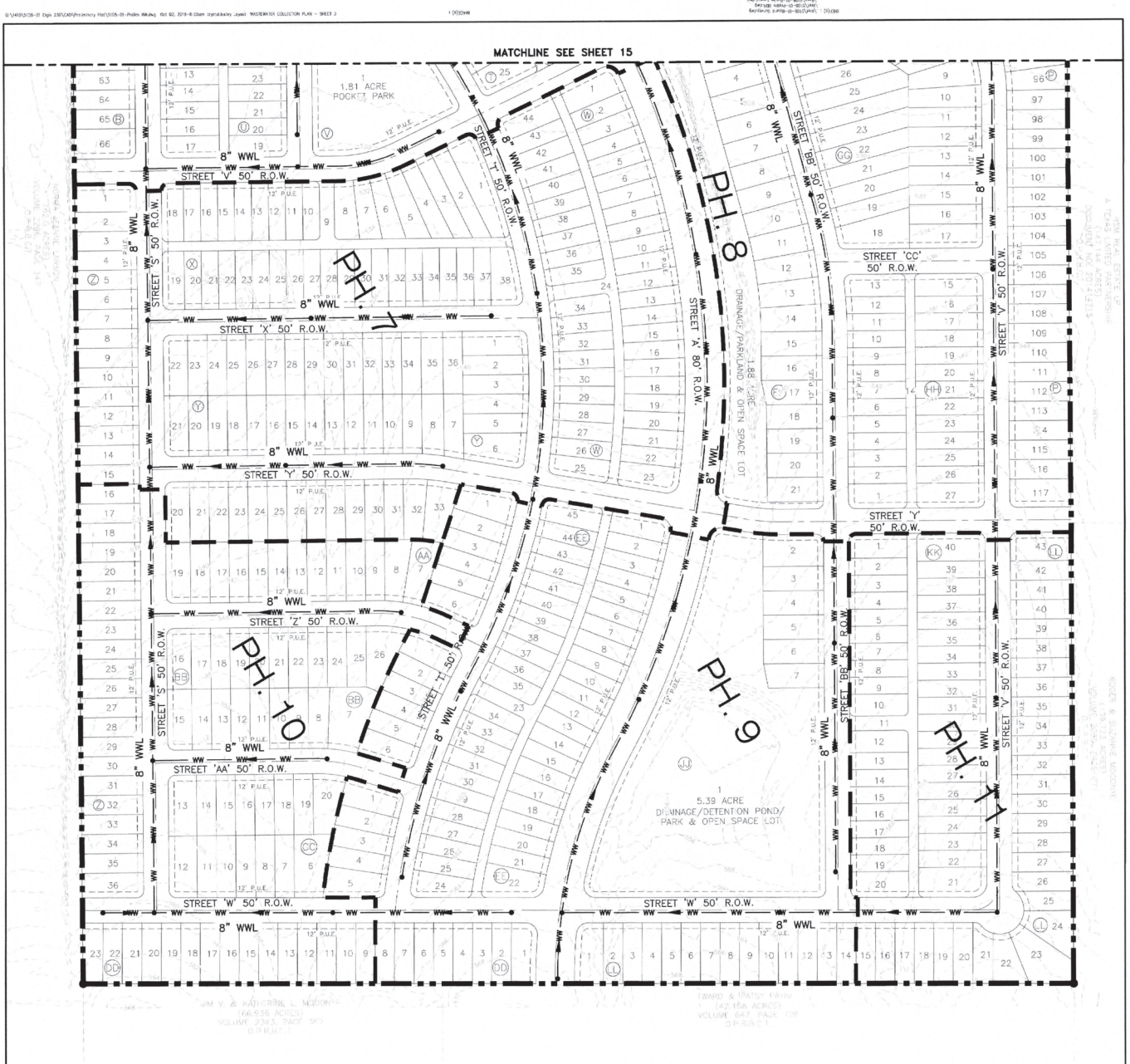

LEGEND

- ● PROPOSED MANHOLE
- — WW — PROPOSED 12" WASTEWATER MAIN
- ► PROPOSED FLOW DIRECTION

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T.B.P.E. FIRM REGISTRATION # F-8995
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ALTESSA RANCH
PRELIMINARY PLAT

WASTEWATER COLLECTION PLAN – SHEET 3

STATE OF TEXAS
10/2/2019
JOHN D. HINES
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16 OF 17
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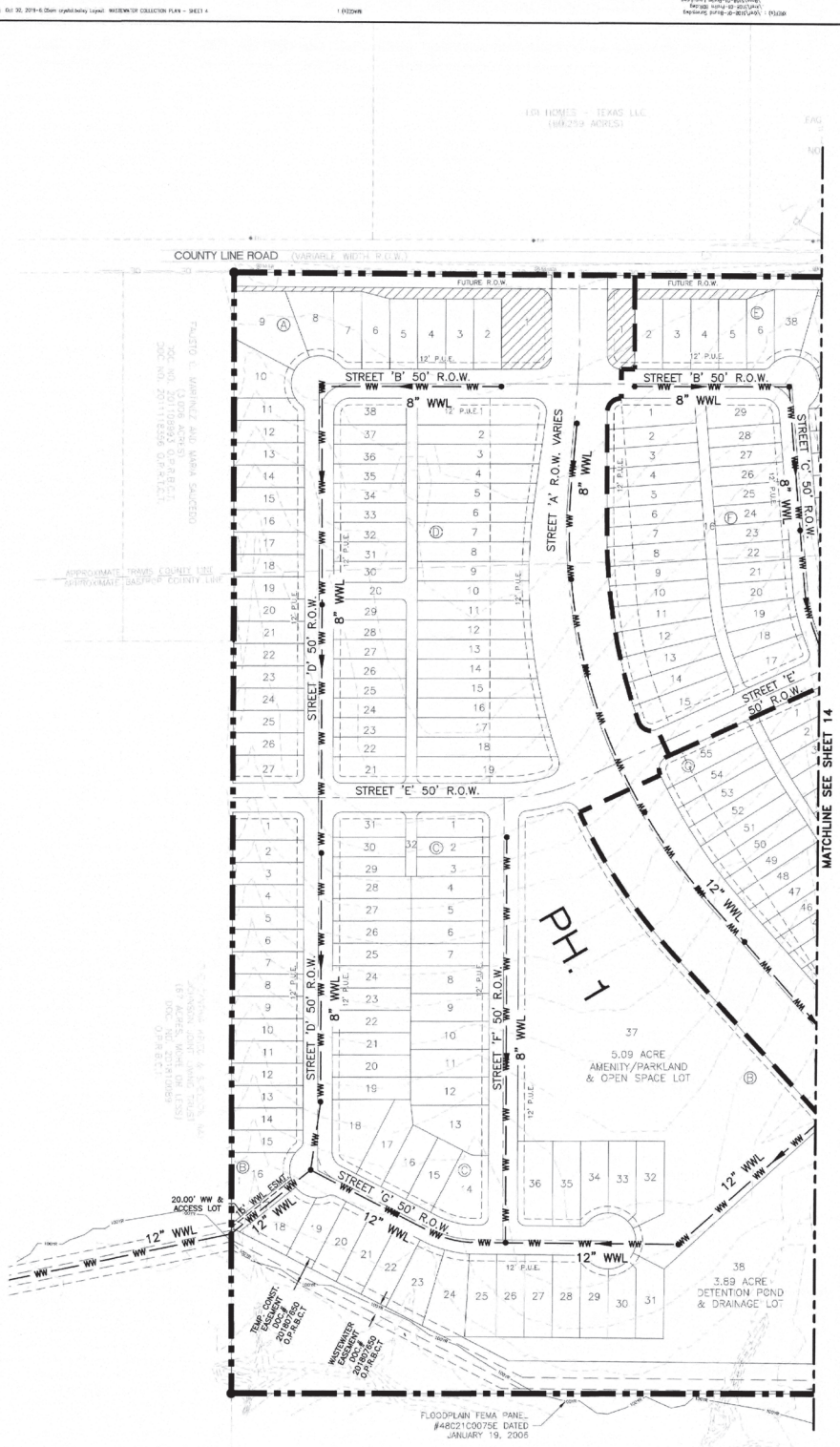

SCALE: 1"=100'
GRAPHIC SCALE IN FEET
0 50 100 150 200

LEGEND

- ● PROPOSED MANHOLE
- — WW — PROPOSED 12" WASTEWATER MAIN
- ► PROPOSED FLOW DIRECTION

DANNENBAUM
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T.B.P.E. FIRM REGISTRATION # F-8995
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ALTESSA RANCH
PRELIMINARY PLAT

WASTEWATER COLLECTION PLAN – SHEET 4

STATE OF TEXAS
JOHN D. HINES
96691
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10-16-2019

REVISIONS		
NO.	DATE	DESCRIPTION

17 OF 17
SHEET NO.

DEC JOB NUMBER
5108-01

Attachment 4
Proposed Final Plat

505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

December 13, 2021

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

RE: Harvest Ridge Section 2 – Final Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on September 14, 2021 by BGE, Inc. (BGE):

1. Final plat, dated September 03, 2021.
2. Other documents submitted as reference for the final plat: Comment Response Letter, 48 Tract Lien Search & Related Documents, 234 Tract Lien Search & Related Documents.

Our review finds that these documents have been prepared in general conformance with the City of Elgin's Code of Ordinances and the Development and Consent Agreement between Brohn Homes, Altessa Municipal Utility District and the City of Elgin.

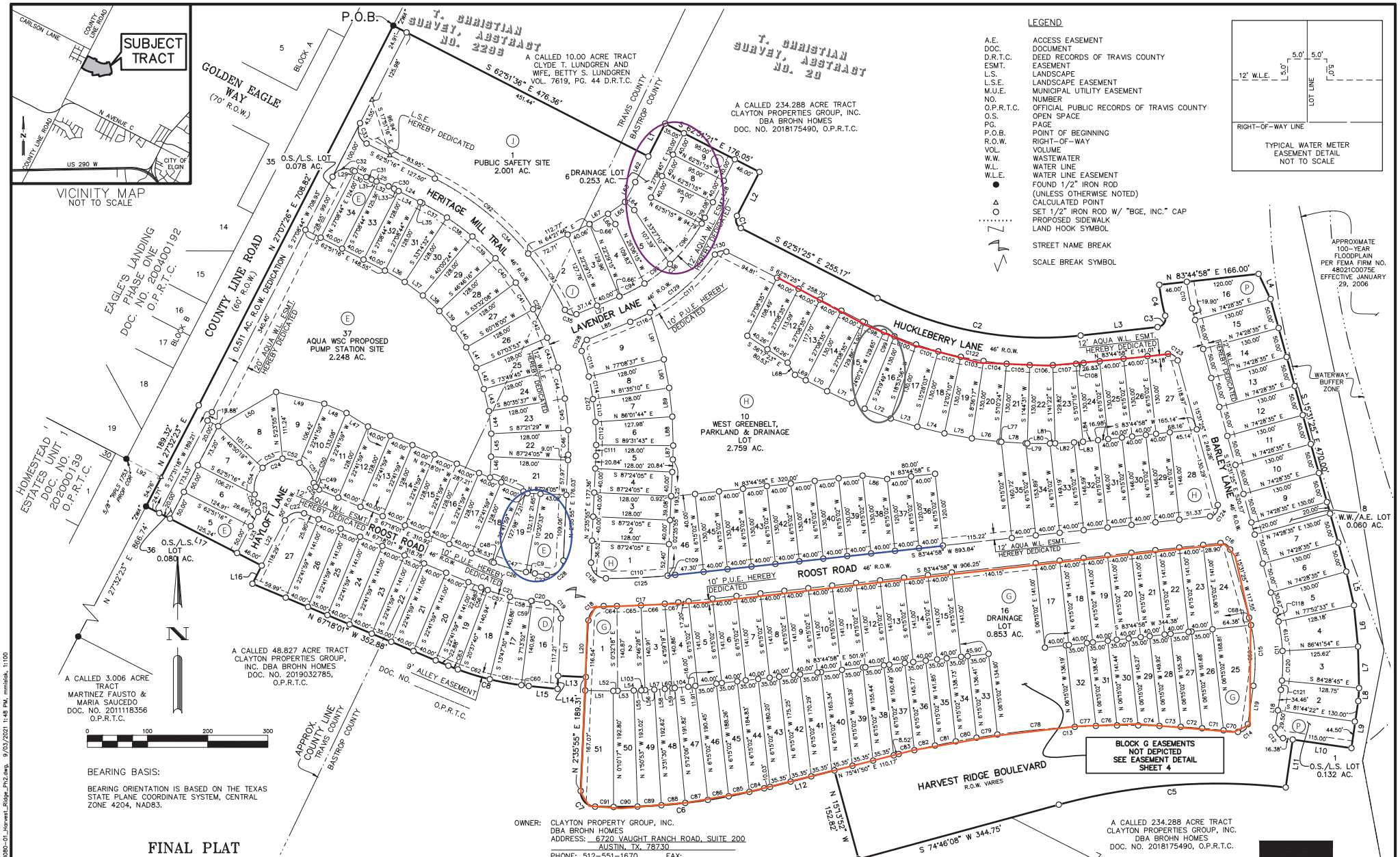
As TRC did not provide the detailed design of the submitted documents, TRC and the City of Elgin must rely on the adequacy of the Registered Professional Land Surveyor and Registered Professional Engineer that prepared the documents and all responsibility for the surveying, engineering design and submitted 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. J. Adam Berry, P.E., Project Manager, BGE, Inc.



LEGEND

A.E.	ACCESS EASEMENT
DOC.	DOCUMENT
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
ESMT.	EASEMENT
L.S.	LANDSCAPE
L.S.E.	LANDSCAPE EASEMENT
M.U.E.	MUNICIPAL UTILITY EASEMENT
NO.	NUMBER
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
O.S.	OPEN SPACE
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
W.W.	WASTEWATER
W.L.	WATER LINE
W.L.E.	WATER LINE EASEMENT
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
△	CALCULATED POINT
○	SET 1/2" IRON ROD W/ "BGE, INC." CAP
·····	PROPOSED SIDEWALK
	LAND HOOK SYMBOL
	STREET NAME BREAK
	SCALE BREAK SYMBOL

TYPICAL WATER METER
EASEMENT DETAIL
NOT TO SCALE

BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4204, NAD83.

FINAL PLAT

HARVEST RIDGE SECTION 2

A SUBDIVISION OF 37.257 ACRES OF LAND
LOCATED IN THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS

OWNER: CLAYTON PROPERTY GROUP, INC.
DBA BROHN HOMES
ADDRESS: 6720 VAUGHT RANCH ROAD, SUITE 200
AUSTIN, TX 78730
PHONE: 512-551-1670 FAX: _____

ACREAGE: 37.257 ACRES
SURVEY: T. CHRISTIAN SURVEY, ABSTRACT NO. 20
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296

NUMBER AND ACREAGE BY LOT TYPE: (SEE LAND USE SCHEDULE, SHEET 2)

PLAT SUBMITTED: 03/22/2021
PLAT REVISED: 09/03/2021

SURVEYOR: BGE, INC. (DION P. ALBERTSON, RPLS)
PHONE: 210-581-3619 FAX: _____
ENGINEER: BGE, INC. (ADAM BERRY, PE)
PHONE: 512-879-0400 FAX: _____

UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, SIDEWALKS, STREET LIGHTS, AND/OR RELATED IMPROVEMENTS WITHIN THE DISTRICT FOR OWNERSHIP, OPERATION, AND MAINTENANCE UNTIL SUCH TIME OF ANNEXATION. WITH RESPECT TO SUCH STREETS AND ROADWAYS WITHIN THE DISTRICT, THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE STREETS AND ROADWAYS SOLELY TO THE CITY'S APPLICABLE STANDARDS, AFTER WHICH THE DISTRICT AND/OR HOMEOWNERS ASSOCIATION FOR THE DEVELOPMENT WILL BE OBLIGATED TO OPERATE AND MAINTAIN THE STREETS AND ALL OTHER COMPONENTS THEREOF, INCLUDING BUT NOT LIMITED TO CURBS, GUTTER/DRAINAGE SYSTEMS, SIDEWALKS AND STREET LIGHTS.

BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

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CURVE DATA

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	90°00'10"	23.56'	S 17°51'20" E	21.21'
C2	597.00'	33°23'37"	347.95'	S 79°33'13" E	343.04'
C3	15.00'	99°13'48"	25.98'	N 34°08'04" E	22.85'
C4	325.00'	9°13'48"	52.36'	S 10°51'56" E	52.30'
C5	1001.68'	21°45'39"	380.44'	S 85°40'05" W	378.16'
C6	999.05'	16°15'32"	283.50'	N 83°49'23" E	282.55'
C7	25.00'	90°17'52"	39.40'	S 42°33'00" E	35.45'
C8	469.29'	16°52'46"	138.25'	S 75°48'00" E	137.75'
C9	279.00'	3°04'18"	14.96'	S 81°01'36" E	14.96'
C10	275.00'	9°24'30"	45.16'	S 10°53'14" E	45.11'
C11	321.00'	23°47'03"	133.25'	N 3°37'54" W	132.30'
C12	15.00'	90°00'00"	23.56'	S 36°44'22" E	21.21'
C13	1540.00'	21°07'52"	567.97'	S 86°15'46" W	564.75'
C14	15.00'	88°34'05"	23.19'	N 52°32'40" E	20.95'
C15	275.00'	23°47'03"	114.16'	N 3°37'54" W	113.34'
C16	15.00'	80°43'37"	21.13'	N 55°53'14" W	19.43'
C17	1025.00'	6°56'56"	124.31'	N 87°13'26" E	124.24'
C18	25.00'	88°05'59"	38.44'	S 46°38'55" W	34.76'
C19	25.00'	86°39'35"	37.81'	N 40°43'52" W	34.31'
C20	1025.00'	1°29'54"	26.81'	S 83°18'42" E	26.81'
C21	325.00'	15°15'44"	86.57'	S 74°55'53" E	86.32'
C22	25.00'	85°33'15"	37.33'	S 69°55'22" W	33.96'
C23	15.00'	56°22'07"	14.76'	N 1°02'19" W	14.17'
C24	50.00'	198°17'29"	173.04'	S 69°55'22" W	98.73'
C25	15.00'	56°22'07"	14.76'	S 39°06'57" E	14.17'
C26	279.00'	15°15'44"	74.32'	S 74°55'53" E	74.10'
C27	979.00'	1°09'43"	19.85'	S 83°08'36" E	19.85'
C28	25.00'	93°40'37"	40.87'	N 49°26'14" E	36.47'
C29	447.00'	65°27'11"	510.64'	N 30°07'40" W	483.32'
C30	100.00'	5°42'22"	9.96'	N 65°42'26" W	9.95'
C31	100.00'	5°42'21"	9.96'	S 65°42'27" E	9.95'
C32	25.00'	90°00'00"	39.27'	S 72°08'44" W	35.36'
C33	25.00'	90°00'00"	39.27'	S 17°51'16" E	35.36'
C34	493.00'	36°18'11"	312.37'	N 44°42'10" W	307.17'
C35	15.00'	85°56'11"	22.50'	S 69°31'10" E	20.45'
C36	279.00'	40°22'00"	196.56'	N 47°19'45" E	192.52'
C37	447.00'	6°05'47"	47.56'	N 59°48'22" W	47.54'
C38	447.00'	6°45'52"	52.77'	N 53°22'32" W	52.74'
C39	447.00'	6°45'52"	52.77'	N 46°36'40" W	52.74'
C40	447.00'	6°45'52"	52.77'	N 39°50'48" W	52.74'
C41	447.00'	6°45'52"	52.77'	N 33°04'56" W	52.74'
C42	447.00'	6°45'52"	52.77'	N 26°19'04" W	52.74'
C43	447.00'	6°45'52"	52.77'	N 19°33'11" W	52.74'
C44	447.00'	6°45'52"	52.77'	N 12°47'19" W	52.74'
C45	447.00'	6°45'52"	52.77'	N 6°01'27" W	52.74'
C46	447.00'	5°14'26"	40.89'	N 0°01'18" W	40.87'
C47	279.00'	11°28'37"	55.89'	S 73°45'09" E	55.79'
C48	279.00'	0°42'49"	3.48'	S 67°39'26" E	3.48'
C49	15.00'	28°48'00"	7.54'	S 52°54'01" E	7.46'

CURVE DATA

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C50	15.00'	27°34'07"	7.22'	S 24°42'57" E	7.15'
C51	50.00'	48°26'37"	42.28'	N 35°09'12" W	41.03'
C52	50.00'	33°59'42"	29.67'	N 76°22'22" W	29.23'
C53	50.00'	42°39'53"	37.23'	S 65°17'50" W	36.38'
C54	50.00'	54°51'55"	47.88'	S 16°31'56" W	46.07'
C55	50.00'	18°19'22"	15.99'	S 20°03'42" E	15.92'
C56	325.00'	2°04'19"	11.75'	S 68°20'11" E	11.75'
C57	325.00'	6°50'10"	38.78'	S 72°47'25" E	38.75'
C58	325.00'	6°21'15"	36.04'	S 79°23'08" E	36.02'
C59	325.00'	6°21'15"	36.04'	S 79°23'08" E	36.02'
C60	478.56'	1°29'26"	12.45'	S 83°19'47" E	12.45'
C61	478.56'	6°23'13"	53.35'	S 79°23'28" E	53.32'
C62	478.56'	6°39'19"	55.59'	S 72°52'12" E	55.56'
C63	478.56'	2°01'03"	16.85'	S 68°32'01" E	16.85'
C64	1025.00'	1°14'12"	22.12'	S 89°55'12" E	22.12'
C65	1025.00'	2°14'10"	40.01'	N 88°20'37" E	40.00'
C66	1025.00'	2°12'51"	39.61'	N 86°07'06" E	39.61'
C67	1025.00'	1°15'43"	22.57'	N 84°22'49" E	22.57'
C68	275.00'	2°36'33"	12.52'	N 14°13'09" W	12.52'
C69	275.00'	21°10'30"	101.63'	N 2°19'37" W	101.06'
C70	1540.00'	0°53'33"	23.99'	N 83°37'04" W	23.99'
C71	1540.00'	1°19'44"	35.72'	N 84°43'43" W	35.72'
C72	1540.00'	1°19'23"	35.56'	N 86°03'16" W	35.56'
C73	1540.00'	1°19'05"	35.42'	N 87°22'30" W	35.42'
C74	1540.00'	1°18'49"	35.31'	N 88°41'27" W	35.31'
C75	1540.00'	1°18'36"	35.21'	S 89°59'50" W	35.21'
C76	1540.00'	1°18'25"	35.13'	S 88°41'20" W	35.13'
C77	1540.00'	1°18'17"	35.07'	S 87°22'58" W	35.07'
C78	1540.00'	4°48'37"	129.29'	S 84°19'31" W	129.25'
C79	1540.00'	1°18'12"	35.03'	S 81°16'07" W	35.03'
C80	1540.00'	1°18'18"	35.08'	S 79°57'51" W	35.08'
C81	1540.00'	1°18'27"	35.14'	S 78°39'29" W	35.14'
C82	1540.00'	1°18'37"	35.22'	S 77°20'57" W	35.22'
C83	1540.00'	0°59'49"	26.79'	S 76°11'44" W	26.79'
C84	999.05'	1°26'58"	25.27'	N 76°25'06" E	25.27'
C85	999.05'	2°01'01"	35.17'	N 78°09'05" E	35.17'
C86	999.05'	2°00'41"	35.07'	N 80°09'56" E	35.07'
C87	999.05'	2°10'40"	37.97'	N 82°15'36" E	37.97'
C88	999.05'	2°16'47"	39.75'	N 84°29'20" E	39.75'
C89	999.05'	2°16'50"	39.76'	N 86°46'09" E	39.76'
C90	999.05'	2°16'50"	39.77'	N 89°02'59" E	39.76'
C91	999.05'	1°45'45"	30.73'	S 88°55'43" E	30.73'
C92	493.00'	23°17'25"	200.40'	N 51°12'33" W	199.02'
C93	493.00'	13°00'46"	111.97'	N 33°03'28" W	111.73'
C94	279.00'	9°32'43"	46.48'	N 62°44'23" E	46.43'
C95	279.00'	10°56'44"	53.30'	N 52°29'39" E	53.22'
C96	279.00'	17°37'58"	85.86'	N 38°12'18" E	85.52'
C97	279.00'	2°14'35"	10.92'	N 28°16'02" E	10.92'
C98	643.00'	3°07'14"	35.02'	S 64°25'02" E	35.02'

CURVE DATA

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C99	643.00'	1°41'32"	18.99'	S 66°49'25" E	18.99'
C100	643.00'	3°25'53"	38.51'	S 69°23'08" E	38.50'
C101	643.00'	3°25'53"	38.51'	S 72°49'01" E	38.50'
C102	643.00'	3°25'53"	38.51'	S 76°14'54" E	38.50'
C103	643.00'	3°25'53"	38.51'	S 79°40'47" E	38.50'
C104	643.00'	3°25'53"	38.51'	S 83°06'40" E	38.50'
C105	643.00'	3°25'53"	38.51'	S 86°32'33" E	38.50'
C106	643.00'	3°25'53"	38.51'	S 89°58'26" E	38.50'
C107	643.00'	3°25'53"	38.51'	N 86°35'41" E	38.50'
C108	643.00'	1°07'47"	12.68'	N 84°18'51" E	12.68'
C109	979.00'	0°45'23"	12.93'	N 84°07'40" E	12.93'
C110	979.00'	6°00'04"	102.54'	N 87°30'23" E	102.49'
C111	493.00'	2°07'38"	18.30'	N 1°32'06" E	18.30'
C112	493.00'	4°26'34"	38.23'	N 1°45'00" W	38.22'
C113	493.00'	4°26'34"	38.23'	N 6°11'33" W	38.22'
C114	493.00'	4°26'34"	38.23'	N 10°38'07" W	38.22'
C115	493.00'	5°06'54"	44.01'	N 15°24'50" W	44.00'
C116	325.00'	6°22'06"	36.12'	N 64°19'41" E	36.11'
C117	325.00'	25°43'47"	145.95'	N 48°16'44" E	144.72'
C118	321.00'	3°23'59"	19.05'	N 13°49'26" W	19.04'
C119	321.00'	8°49'21"	49.43'	N 7°42'46" W	49.38'
C120	321.00'	8°49'21"	49.43'	N 1°06'35" E	49.38'
C121	321.00'	2°44'22"	15.35'	N 6°53'27" E	15.35'
C122	643.00'	33°23'37"	374.76'	S 79°33'13" E	369.48'
C123	15.00'	80°43'37"	21.13'	N 55°53'14" W	19.43'
C124	15.00'	99°16'23"	25.99'	N 34°06'46" E	22.86'
C125	979.00'	6°45'27"	115.46'	N 87°07'42" E	115.40'
C126	25.00'	92°05'30"	40.18'	S 43°26'50" E	35.99'
C127	493.00'	20°34'13"	177.00'	N 7°41'11" W	176.05'
C128	15.00'	85°29'02"	22.38'	S 24°46'14" W	20.36'
C129	325.00'	32°05'54"	182.07'	N 51°27'48" E	179.70'
C130	15.00'	81°43'44"	21.40'	S 76°16'43" W	19.63'
C131	1540.00'	0°44'40"	20.01'	N 82°17'33" E	20.01'
C132	12.00'	90°00'00"	18.85'	S 51°15'02" E	16.97'
C133	1178.00'	8°22'18"	172.12'	S 87°56'07" W	171.97'
C134	1154.00'	8°21'42"	168.41'	N 87°55'49" E	168.26'
C135	12.00'	90°00'00"	18.85'	N 38°44'58" E	16.97'
C136	275.00'	5°02'10"	24.17'	S 12°55'16" E	24.16'
C137	36.00'	90°00'00"	56.55'	N 51°15'02" W	50.91'
C138	12.00'	90°00'00"	18.85'	S 51°15'02" E	16.97'
C139	1309.00'	8°25'10"	192.35'	N 87°57'33" E	192.18'
C140	1321.00'	8°25'24"	194.21'	N 87°57'40" E	194.03'
C141	1552.00'	21°40'24"	587.08'	N 86°32'02" E	583.58'
C142	15.00'	78°11'32"	20.47'	N 57°43'56" E	18.92'
C143	15.00'	10°22'33"	2.72'	N 13°26'54" E	2.71'
C144	275.00'	2°31'28"	12.12'	N 14°10'36" W	12.12'

LINE DATA

NUMBER	BEARING	DISTANCE
L1	N27°09'31"E	61.16'
L2	S27°08'45"W	81.98'
L3	N83°44'58"E	128.60'
L4	S25°23'47"E	46.20'
L5	S12°54'56"E	57.36'
L6	S5°35'30"E	68.95'
L7	S1°28'53"E	69.01'
L8	S3°34'06"W	21.57'
L9	S8°15'38"W	78.96'
L10	N81°44'22"W	98.62'
L11	S8°15'38"W	80.44'
L12	S75°41'50"W	120.48'
L13	N87°24'05"W	46.00'
L14	S2°35'55"W	21.71'
L15	N84°17'59"W	48.15'
L16	N27°08'44"E	33.74'
L17	N62°51'16"W	215.95'
L18	S8°15'38"W	63.96'
L19	N8°15'38"E	64.44'
L20	S2°35'55"W	94.29'
L21	N2°35'55"E	95.50'
L22	S27°08'44"W	84.55'
L23	N27°08'44"E	76.69'
L24	N62°51'16"W	52.50'
L25	N68°33'37"W	30.27'
L26	N62°51'18"W	25.00'
L27	N67°30'45"E	77.80'
L28	N27°08'45"E	109.08'
L29	S62°51'18"E	3.55'
L30	S62°51'18"E	21.45'
L31	S68°33'37"E	8.65'
L32	S68°33'37"E	21.62'
L33	S62°51'16"E	8.55'
L34	S62°51'16"E	40.00'
L35	S62°51'16"E	3.95'
L36	N60°07'26"W	37.87'
L37	N53°22'32"W	37.64'
L38	N46°36'40"W	37.64'
L39	N39°50'48"W	37.64'
L40	N33°04'56"W	37.64'
L41	N26°19'04"W	37.64'
L42	N19°33'11"W	37.64'
L43	N12°47'19"W	37.64'
L44	N6°01'27"W	37.64'
L45	N0°35'48"E	38.17'
L46	N2°35'55"E	34.81'
L47	S57°50'16"E	42.20'
L48	S67°18'01"E	40.00'
L49	S76°18'53"E	82.28'
L50	N59°30'38"E	111.84'
L51	S89°01'39"E	46.55'
L52	N88°40'55"E	7.47'
L53	S88°40'55"W	34.12'
L54	N88°40'55"E	39.20'
L55	S88°40'55"W	12.55'
L56	S86°34'19"W	21.57'
L57	N86°34'19"E	32.90'
L58	N86°34'19"E	17.63'
L59	S84°39'02"W	16.49'
L60	N84°39'02"E	12.16'
L61	N84°39'02"E	22.54'
L62	N27°03'59"E	47.92'

LINE DATA

NUMBER	BEARING	DISTANCE
L63	N27°11'07"E	37.18'
L64	S48°50'27"E	20.46'
L65	N55°10'11"E	34.51'
L66	S35°51'22"E	21.14'
L67	N60°49'41"E	34.69'
L68	N31°15'37"W	23.48'
L69	S62°51'25"E	20.00'
L70	S63°03'46"E	40.00'
L71	S64°32'15"E	45.98'
L72	S69°23'08"E	46.29'
L73	S72°49'01"E	46.29'
L74	S76°14'54"E	46.29'
L75	S79°40'47"E	46.29'
L76	S83°06'40"E	46.29'
L77	S84°56'18"E	3.02'
L78	S86°33'15"E	40.58'
L79	S88°09'30"E	2.69'
L80	S89°39'04"E	37.58'
L81	N87°28'13"E	8.71'
L82	N87°28'13"E	31.37'
L83	N85°25'55"E	14.91'
L84	N84°05'33"E	25.09'
L85	N67°30'45"E	78.10'
L86	N82°12'51"W	41.23'
L87	N1°32'06"E	23.06'
L88	N1°46'17"W	48.14'
L89	N6°10'16"W	48.14'
L90	N10°38'07"W	48.14'
L91	N16°36'40"W	81.33'
L92	S62°27'37"E	65.53'
L93	S6°15'02"E	9.00'
L94	N6°15'02"W	15.00'
L95	S3°10'37"E	15.00'
L96	N83°44'58"E	9.90'
L97	S6°15'02"E	24.00'
L98	N75°41'50"E	39.89'
L99	S0°17'01"W	37.83'
L100	S0°17'01"W	37.72'
L101	S6°15'02"E	9.71'
L102	S6°15'02"E	7.59'
L103	S86°34'19"W	6.30'
L104	S84°39'02"W	26.88'
L105	S6°15'02"E	12.50'
L106	N83°44'58"E	45.90'
L107	N6°15'02"W	2.50'
L108	S38°44'58"W	7.07'
L109	S83°44'58"W	16.61'
L110	N6°15'02"W	15.00'
L111	N83°44'58"E	10.39'
L112	N38°44'58"E	7.07'

FINAL PLAT

HARVEST RIDGE SECTION 2

A SUBDIVISION OF 37.257 ACRES OF LAND
LOCATED IN THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS

STREET NAMES

STREET	R.O.W. WIDTH	CENTERLINE LENGTH
HARVEST RIDGE BOULEVARD	VARIES	746 FT.
HAYLOFT LANE	46 FT.	131 FT.
ROOST ROAD (TRAVIS COUNTY)	46 FT.	514 FT.
ROOST ROAD (BASTROP COUNTY)	46 FT.	1,110 FT.
HERITAGE MILL TRAIL	46 FT.	1,080 FT.
LAVENDER LANE	46 FT.	437 FT.
HUCKLEBERRY LANE	46 FT.	834 FT.
BARLEY LANE	46 FT.	815 FT.
TOTAL LINEAR FEET		5,667 FT.

LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	158	21.117 AC.
PUBLIC SAFETY SITE	1	2.000 AC.
AQUA WSC PROPOSED PUMP STATION SITE	1	2.248 AC.
WEST GREENBELT, PARKLAND, & DRAINAGE BLOT	1	2.759 AC.
DRAINAGE LOT	2	1.107 AC.
RIGHT-OF-WAY DEDICATION	1	0.511 AC.
OPEN SPACE/LANDSCAPE LOT	3	0.289 AC.
WASTEWATER/ACCESS EASEMENT	1	0.060 AC.
RIGHT-OF-WAY	–	7.166 AC.
TOTAL	168	37.257 AC.

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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

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LEGAL DESCRIPTION

FIELD NOTES FOR A 37.257 ACRE TRACT OF LAND IN THE T. CHRISTIAN SURVEY, ABSTRACT NO. 20, BASTROP COUNTY, TEXAS, AND THE T. CHRISTIAN SURVEY, ABSTRACT NO. 2296, TRAVIS COUNTY, TEXAS; BEING PARTIALLY OUT OF A CALLED 234.288 ACRE TRACT OF LAND AS CONVEYED UNTO CLAYTON PROPERTIES GROUP, INC., DBA BROHN HOMES IN DOCUMENT NO. 2018175490 AND PARTIALLY OUT OF A CALLED 48.827 ACRE TRACT OF LAND CONVEYED UNTO CLAYTON PROPERTIES GROUP, INC., DBA BROHN HOMES IN DOCUMENT NUMBER 2019032785 BOTH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 37.257 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a cap stamped "ZWA" found on the east right-of-way line of County Line Road (R.O.W. ~varies, 60' min) no reference found at the common corner of said 234.288 acre tract and a called 10.00 acre tract of land as conveyed unto Clyde T. Lundgren and Wife, Betty S. Lundgren in Volume 7619, Page 44 of the Deed Records of Travis County, Texas for the northwest corner and POINT OF BEGINNING of the herein described tract:

THENCE, S 62°51'36" E, departing said right-of-way line, coincident with the common line of the 234.288 acre tract and said 10.00 acre tract, a distance of 476.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the southeast corner of the 10.00 acre tract for a re-entrant corner of the 234.288 acre tract and the herein described tract;

THENCE, N 27° 09' 31" E, continuing coincident with said common line, a distance of 61.16 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a northerly corner of the herein described tract;

THENCE, departing said common line, over and across the 234.288 acre tract and the aforementioned 48.827 acre tract the following thirty-three (33) courses:

1) S 62° 51' 21" E, a distance of 176.05 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a northerly corner of the herein described tract;

2) S 27° 08' 45" W, a distance of 81.98 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of curvature of the herein described tract;

3) Curving to the left with a radius of 15.00 feet, a central angle of 90° 00' 10", an arc length of 23.56 feet, a chord bearing of S 17° 51' 20" E, and a chord distance of 21.21 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of tangency of the herein described tract;

4) S 62° 51' 25" E, a distance of 255.17 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of curvature of the herein described tract;

5) Curving to the left with a radius of 597.00 feet, a central angle of 33° 23' 37", an arc length of 347.95 feet, a chord bearing of S 79° 33' 13" E, and a chord distance of 343.04 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of tangency of the herein described tract;

6) N 83° 44' 58" E, a distance of 128.60 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of curvature of the herein described tract;

7) Curving to the left with a radius of 15.00 feet, a central angle of 99° 13' 48", an arc length of 25.98 feet, a chord bearing of N 34° 08' 04" E, and a chord distance of 22.85 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of reverse curvature of the herein described tract;

8) Curving to the right with a radius of 325.00 feet, a central angle of 09° 13' 48", an arc length of 52.36 feet, a chord bearing of N 10° 51' 56" W, and a chord distance of 52.30 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a north corner of the herein described tract;

9) N 83° 44' 58" E, a distance of 166.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northeast corner of the herein described tract;

10) S 25° 23' 47" E, a distance of 46.20 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

11) S 15° 31' 25" E, a distance of 470.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

12) S 12° 54' 56" E, a distance of 57.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

13) S 05° 35' 30" E, a distance of 68.95 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

14) S 01° 28' 53" E, a distance of 69.01 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

15) S 03° 34' 06" W, a distance of 21.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

16) S 08° 15' 38" W, a distance of 78.96 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a southeast corner of the herein described tract;

17) N 81° 44' 22" W, a distance of 98.62 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;

18) S 08° 15' 38" W, a distance of 80.44 feet a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for the southeast corner of the herein described tract;

19) Curving to the left with a radius of 1,001.68 feet, a central angle of 21° 45' 39", an arc length of 380.44 feet, a chord bearing of S 85° 40' 05" W, and a chord distance of 378.16 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;

20) S 74° 46' 08" W, a distance of 344.75 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the most southerly corner of the herein described tract;

21) N 15° 13' 52" W, a distance of 152.82 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;

22) S 75° 41' 50" W, a distance of 120.48 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve of the herein described tract;

23) Curving to the right with a radius of 999.05 feet, a central angle of 16° 15' 32", an arc length of 283.50 feet, a chord bearing of S 83° 49' 23" W, and a chord distance of 282.55 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve and the beginning of another non-tangent curve;

24) Curving to the right with a radius of 25.00 feet, a central angle of 90° 17' 52", an arc length of 39.40 feet, a chord bearing of N 42° 33' 00" W, and a chord distance of 35.45 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of tangency of the herein described tract;

25) N 02° 35' 55" E, a distance of 189.31 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;

26) N 87° 24' 05" W, a distance of 46.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;

27) S 02° 35' 55" W, a distance of 21.71 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

28) N 84° 17' 59" W, a distance of 48.15 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve,

29) Curving to the right with a radius of 469.29 feet, a central angle of 16° 52' 46", an arc length of 138.25 feet, a chord bearing of N 75° 48' 00" W, and a chord distance of 137.75 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;

30) N 67° 18' 01" W, a distance of 352.88 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

31) N 27° 08' 44" E, a distance of 33.74 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;

33) N 62° 51' 16" W, a distance of 215.95 feet to a 1/2-inch iron rod with a cap stamped "ZWA" found on the common line of the aforementioned 48.827 acre tract and aforementioned east right-of-way line of County Line Road for the southwest corner of the herein described tract;

N 27° 32' 23" E, coincident with said common line, a distance of 189.32 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of said 48.827 acre tract and the aforementioned 234.288 acre tract, for an angle point of the herein described tract;

N 27° 07' 26" E, coincident with the common line of said right-of-way and said 234.288 acre tract, a distance of 708.82 feet to the POINT OF BEGINNING and containing 37.257 acre of land, more or less.

FINAL PLAT

HARVEST RIDGE SECTION 2

A SUBDIVISION OF 37.257 ACRES OF LAND
LOCATED IN THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS

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BLOCK G DETAIL SCALE 1":60'

0 60 120

N

ROOST ROAD 46' R.O.W.

24.0' ALLEY ESMT. HEREBY DEDICATED

24.0" ALLEY ESMT. HEREBY DEDICATED

W.W.L.E. HEREBY DEDICATED

VARIABLE WIDTH W.L.E. ESMT. HEREBY DEDICATED

VARIABLE WIDTH L.S.E. HEREBY DEDICATED

15' P.U.E. HEREBY DEDICATED

VARIABLE WIDTH L.S.E. HEREBY DEDICATED

VARIABLE WIDTH W.L.E. ESMT. HEREBY DEDICATED

HARVEST RIDGE BOULEVARD R.O.W. VARIES

BARLEY LANE 50' R.O.W.

BARLEY LANE 46' R.O.W.

16 DRAINAGE LOT

N 2°35'55" E 189.31'

N 83°44'58" E 445.20'

S 83°44'58" W 485.83'

S 83°44'58" W 503.11'

N 83°44'58" E 295.37'

N 83°44'58" E 296.21'

N 86°49'23" E 148.93'

S 86°49'23" W 149.34'

N 83°44'58" E 330.71'

N 83°44'58" E 364.32'

S 83°44'58" W 333.52'

S 83°44'58" W 362.25'

N 83°44'58" E 237.86'

S 75°41'50" W 69.43'

S 75°41'50" W 40.74'

BLOCK G DRAINAGE EASEMENT DETAIL SCALE 1":30'

0 30 60

N

16 DRAINAGE ESMT. LOT

N 83°44'58" E 248.11'

S 83°44'58" W 287.80'

N 06°15'02" W 128.50'

15' D.E. HEREBY DEDICATED

FINAL PLAT

HARVEST RIDGE SECTION 2

A SUBDIVISION OF 37.257 ACRES OF LAND
LOCATED IN THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
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STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CLAYTON PROPERTIES GROUP, INC, D.B.A. BROHN HOMES, BEING THE OWNER OF A CALLED 234.288 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018175490 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A CALLED 48.827 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2019032785 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, BOTH BEING OUT OF THE T. CHRISTIAN SURVEY, ABSTRACT NO. 20 LOCATED IN BASTROP COUNTY, TEXAS AND THE T. CHRISTIAN SURVEY, ABSTRACT NO. 2296 LOCATED IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 37.257 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

HARVEST RIDGE SECTION 2

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.

_____
ADAM BOENIG, VICE PRESIDENT
CLAYTON PROPERTIES GROUP, INC.,
DBA "BROHN HOMES"
6720 VAUGHT RANCH ROAD, SUITE 200
AUSTIN, TEXAS 78730

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ADAM BOENIG, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, J. ADAM BERRY, P.E., 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.

PRELIMINARY PENDING FINAL REVIEW

_____
J. ADAM BERRY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 120743

DATE: _____

BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

STATE OF TEXAS §
COUNTY OF BASTROP §

I, DION P. ALBERTSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS, UPON COMPLETION OF CONSTRUCTION.

PRELIMINARY PENDING FINAL REVIEW

_____ _____
DION P. ALBERTSON, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN'S CORPORATE CITY LIMITS, ONLY FOR THE LIMITED PURPOSE SET FORTH IN CITY OF ELGIN ORDINANCE NO. 2021-05-18-13, WITHIN BASTROP COUNTY AND TRAVIS COUNTY.
2. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83
3. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR BASTROP COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48021C0075E, EFFECTIVE JANUARY 19, 2006. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
4. THIS FINAL PLAT IS IN GENERAL CONFORMANCE WITH THE PRELIMINARY PLAT.

FINAL PLAT

HARVEST RIDGE SECTION 2

A SUBDIVISION OF 37.257 ACRES OF LAND
LOCATED IN THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 20
BASTROP COUNTY, TEXAS AND THE
T. CHRISTIAN SURVEY, ABSTRACT NO. 2296
TRAVIS COUNTY, TEXAS

5. NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
6. THIS SUBDIVISION IS IN AND SERVED BY AQUA WATER SUPPLY CORPORATION CCN FOR WATER SERVICE.
7. THE SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN'S WASTEWATER CCN. ALTESSA MUD WILL PROVIDE RETAIL WASTEWATER SERVICE TO THE SUBDIVISION PURSUANT TO A WASTEWATER SERVICE AGREEMENT WITH THE CITY OF ELGIN APPROVED IN CITY OF ELGIN RESOLUTION NO. 2020-12-15-60.
8. NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL.
9. PUBLIC UTILITY EASEMENTS ARE TO BE USED FOR UTILITY SERVICE, INCLUDING TELECOMMUNICATION, GAS, AND ELECTRICITY PROVIDED TO LOTS WITHIN THIS SUBDIVISION AND THE OVERALL HARVEST RIDGE DEVELOPMENT ONLY. PUE'S ARE NOT ALLOWED FOR PASS-THRU OR PRIMARY MAINS SERVICING OUTSIDE DEVELOPMENT, UNLESS AGREED UPON IN WRITING WITH THE DEVELOPER/OWNER (CLAYTON PROPERTIES GROUP, INC.).
10. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, AND SIMILAR UTILITY SERVICE LINES SHALL BE PLACED UNDERGROUND. SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE.
11. NO FENCING SHALL BE PLACED IN THE AUA EASEMENT ALONG HARVEST RIDGE BOULEVARD AND SHALL NOT RESTRICT ACCES TO AQUA WATER METERS.
12. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, GRASS, LANDSCAPING, AND DRIVEWAY OR SIDEWALK PAVING. AQUA WATER SUPPLY CORPORATION SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTION, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING ANY UTILITIES.
13. LOT 16, BLOCK G, LOT 10, BLOCK H, & LOT 6, BLOCK J WILL BE CONVEYED TO ALTESSA MUD AND SHALL BE MAINTAINED BY ALTESSA MUD OR A HOMEOWNERS' ASSOCIATION.

APPROVED BY:

_____
AQUA WATER SUPPLY CORPORATION DATE

STATE OF TEXAS §
COUNTY OF BASTROP §
KNOW ALL MEN BY THESE PRESENTS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20____, BY CLIFF KESSLER, PRESIDENT OF THE BOARD OF DIRECTORS OF AQUA WATER SUPPLY CORPORATION, A TEXAS NONPROFIT CORPORATION, ON BEHALF OF SAID CORPORATION.

_____
NOTARY PUBLIC, STATE OF TEXAS

CITY OF ELGIN:
CERTIFICATE OF APPROVAL:

THIS FINAL PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THIS ____ DAY OF _____, 20____

_____ _____ _____
CHAIRPERSON DATE RECORDING SECRETARY DATE

STATE OF TEXAS §
COUNTY OF BASTROP §

I, ROSE PIETSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THIS THE _____ DAY OF _____, 20__, A.D., THE COMMISSIONERS' COURT OF BASTROP COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE _____ DAY OF _____, 20__, A.D.

ROSE PIETSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS

_____
DEPUTY

STATE OF TEXAS §
COUNTY OF BASTROP §

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, TEXAS, 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., OF SAID COUNTY AND STATE IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, IN PLAT CABINET ___, PAGE(S) _____,
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE _____ DAY OF _____, 20__, A.D.

ROSE PIETSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS

_____
DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS THE ____ DAY OF _____, 20__ A.D., DULY RECORDED ON THIS THE ____ DAY OF _____, 20__ A.D., AT O'CLOCK __.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, ON THIS THE ____ DAY OF _____, 20__ A.D.,

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

_____
DEPUTY

BGE, Inc.
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San Antonio, TX 78216
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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

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Development Services Department

STAFF REPORT

Trinity Ranch Ph. 1, Sec. 1 Final Plat

File Number: 202100636

Date: December 10, 2021

Applicant: Timothy Holland c/o BGE Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – December 20, 2021.

Location: BCAD Parcels 99257 & 11949; located south of the intersection of Swenson Blvd. and Dildy Dr.

APPLICATION SUMMARY

Consideration of a final plat for Trinity Ranch Ph. 1, Sec. 1 Final Plat which consists of 155 lots (151 single family lots, 3 open space lots, and 1 open space/detention lot) within 9 blocks.

DEPARTMENT COMMENTS

This final plat is within a Municipal Utility District (MUD) and the City ETJ. The original development agreement (DA) for Trinity Ranch was approved by the Council in 2000 and expired in March 2020. Before the expiration, City staff was working with the developer for a new DA. This new DA was approved by Council in August 2020 which set the development pattern (see attachment 2).

From the approved Concept Plan, the Commission approved a preliminary plat on a portion on January 25, 2021 (see area in red on attachment 2). From the approved Preliminary Plat, the proposal is to consider two Final Plats covering a portion of the approved Preliminary Plat (see area in red on attachment 3 for Section 1). This is the first Final Plat to be considered for Trinity Ranch. In review of the final plat layout, it matches the approved preliminary plat.

STAFF ANALYSIS

Based on the information provided by the applicant, which is included with the packet, review of the approved preliminary plat, review of applicable City Codes, and review of the Trinity Ranch DA, Staff believes there are no issues or concerns with approving the request. The Commission may approve, approve with conditions, or deny the request.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application.
2. Approved Concept Plan.
3. Approved Preliminary Plat.
4. Proposed Final Plat.

Attachment 1
Application

Revised: 4-13-2020

Elgin TEXAS
perfectly situated...

FINAL PLAT APPLICATION

Date: 2/11/2021

SITE INFORMATION

Project Address: Swenson & Upper Elgin River Road

Parcel Identification Number (if no address): _____

APPLICANT

Name: Tim Holland

Postal Address: 1701 Directors Blvd., Suite 1000
Austin, TX 78744

E-Mail Address: tholland@bgeinc.com; **Phone Number:** (512) 879-0433

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
Timothy M Holland	Timothy M. Holland	2/11/2021

Project Description:

Subdivision final plat for 151 residential lots

310 North Main Street
P.O. Box 591
Elgin, Texas, 78621
(512) 281-5724
www.elgintx.com

Attachment 2
Approved Concept Plan

Approved Concept Plan from Development Agreement

LEGEND

- 40' LOTS
- 45' LOTS
- 50' LOTS
- OPEN SPACE (67.1 AC)
- TANK SITE & EMS (3.9 AC)
- RIGHT-OF-WAY (68.2 AC)
- TRAIL

NOTES

PROPOSED ARTERIALS AND COLLECTORS SHALL BE CONSTRUCTED AS TWO LANE ROADWAYS WITH TURN LANES AS NEEDED.

LOT TABLE

WIDTH	DEPTH (MIN)	QTY	% TOTAL
40'	120'	356	21%
45'	120'	684	40%
50'	120'	667	39%
		1,716	100%

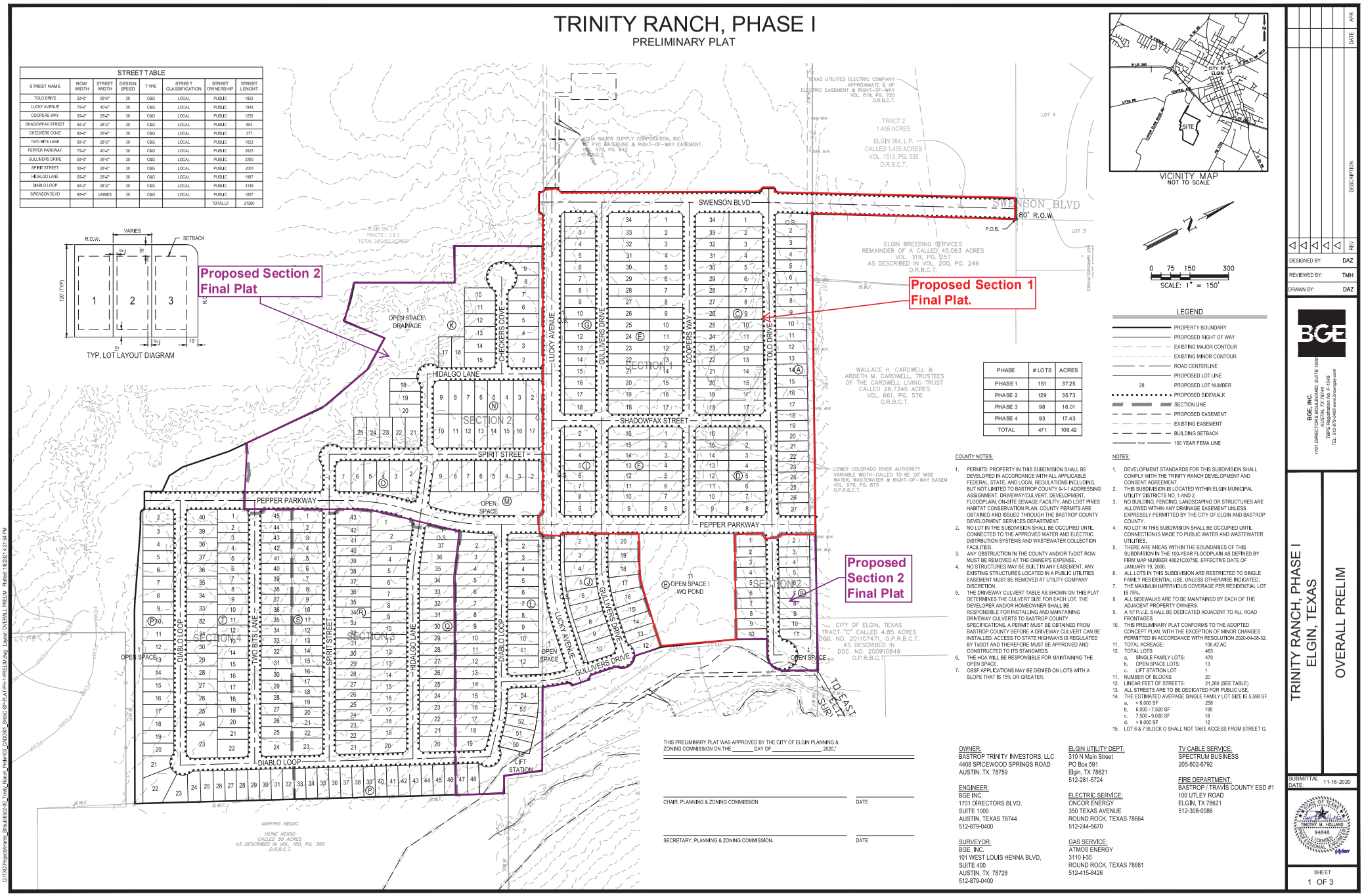
Attachment 3
Approved Preliminary Plat

TRINITY RANCH, PHASE I

PRELIMINARY PLAT

STREET TABLE							
STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGHT
TOLO DRIVE	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1853
LUCKY AVENUE	70'-0"	40'-0"	30	C&G	LOCAL	PUBLIC	1943
COOPERS WAY	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1255
SHADOWFAX STREET	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	853
CHECKERS COVE	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	377
TWO BITS LANE	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1023
PEPPER PARKWAY	70'-0"	40'-0"	30	C&G	LOCAL	PUBLIC	2623
GULLIVERS DRIVE	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	2260
SPIRIT STREET	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	2061
HIDALGO LANE	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1987
DIABLO LOOP	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	3148
SWENSON BLVD	80'-0"	VARIES	30	C&G	LOCAL	PUBLIC	1857
						TOTAL LF	21260

TYP. LOT LAYOUT DIAGRAM



VICINITY MAP
NOT TO SCALE

SCALE: 1" = 150'

PHASE	# LOTS	ACRES
PHASE 1	151	37.25
PHASE 2	129	35.73
PHASE 3	98	16.01
PHASE 4	93	17.43
TOTAL	471	106.42

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 PROPOSED LOT NUMBER
- PROPOSED SIDEWALK
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- BUILDING SETBACK
- FEMA 100 YEAR FEMA LINE

COUNTY NOTES:

1. PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
2. NO LOT IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTION FACILITIES.
3. ANY OBSTRUCTION IN THE COUNTY AND/OR TxDOT ROW MUST BE REMOVED AT THE OWNER'S EXPENSE.
4. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
5. THE DRIVEWAY CULVERT TABLE AS SHOWN ON THIS PLAT DETERMINES THE CULVERT SIZE FOR EACH LOT. THE DEVELOPER AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING DRIVEWAY CULVERTS TO BASTROP COUNTY SPECIFICATIONS. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY BEFORE A DRIVEWAY CULVERT CAN BE INSTALLED. ACCESS TO STATE HIGHWAYS IS REGULATED BY TxDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
6. THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE.
7. OSSF APPLICATIONS MAY BE DENIED ON LOTS WITH A SLOPE THAT IS 15% OR GREATER.

NOTES:

1. DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE TRINITY RANCH DEVELOPMENT AND CONSENT AGREEMENT.
2. THIS SUBDIVISION IS LOCATED WITHIN ELGIN MUNICIPAL UTILITY DISTRICTS NO. 1 AND 2.
3. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF ELGIN AND BASTROP COUNTY.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48021C0075E, EFFECTIVE DATE OF JANUARY 19, 2006.
6. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
7. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 75%.
8. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL ROAD FRONTAGES.
10. THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN, WITH THE EXCEPTION OF MINOR CHANGES PERMITTED IN ACCORDANCE WITH RESOLUTION 2020-04-08-32.
11. TOTAL ACREAGE: 106.42 AC
12. TOTAL LOTS: 483
    a. SINGLE FAMILY LOTS: 470
    b. OPEN SPACE LOTS: 13
    c. LIFT STATION LOT 1
11. NUMBER OF BLOCKS: 20
12. LINEAR FEET OF STREETS: 21,260 (SEE TABLE)
13. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
14. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 5,598 SF
    a. < 6,000 SF 258
    b. 6,000 - 7,500 SF 195
    c. 7,500 - 9,000 SF 18
    d. > 9,000 SF 12
15. LOT 6 & 7 BLOCK O SHALL NOT TAKE ACCESS FROM STREET G.

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

CHAIR, PLANNING & ZONING COMMISSION — DATE

SECRETARY, PLANNING & ZONING COMMISSION. — DATE

OWNER:
BASTROP TRINITY INVESTORS, LLC
4408 SPICEWOOD SPRINGS ROAD
AUSTIN, TX. 78759

ENGINEER:
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744
512-879-0400

SURVEYOR:
BGE, INC.
101 WEST LOUIS HENNA BLVD,
SUITE 400
AUSTIN, TX 78728
512-879-0400

ELGIN UTILITY DEPT:
310 N Main Street
PO Box 591
Elgin, TX 78621
512-281-5724

ELECTRIC SERVICE:
ONCOR ENERGY
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
512-244-5670

GAS SERVICE:
ATMOS ENERGY
3110 I-35
ROUND ROCK, TEXAS 78681
512-415-8426

TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792

FIRE DEPARTMENT:
BASTROP / TRAVIS COUNTY ESD #1
100 UTLEY ROAD
ELGIN, TX 78621
512-308-0086

△	△	△	△	△	△
REV	DESCRIPTION	DATE	APR		

DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeengineering.com

TRINITY RANCH, PHASE I
ELGIN, TEXAS

OVERALL PRELIM

SUBMITTAL DATE: 11-16-2020

TIMOTHY M. HOLLAND 94848

SHEET
1 OF 3

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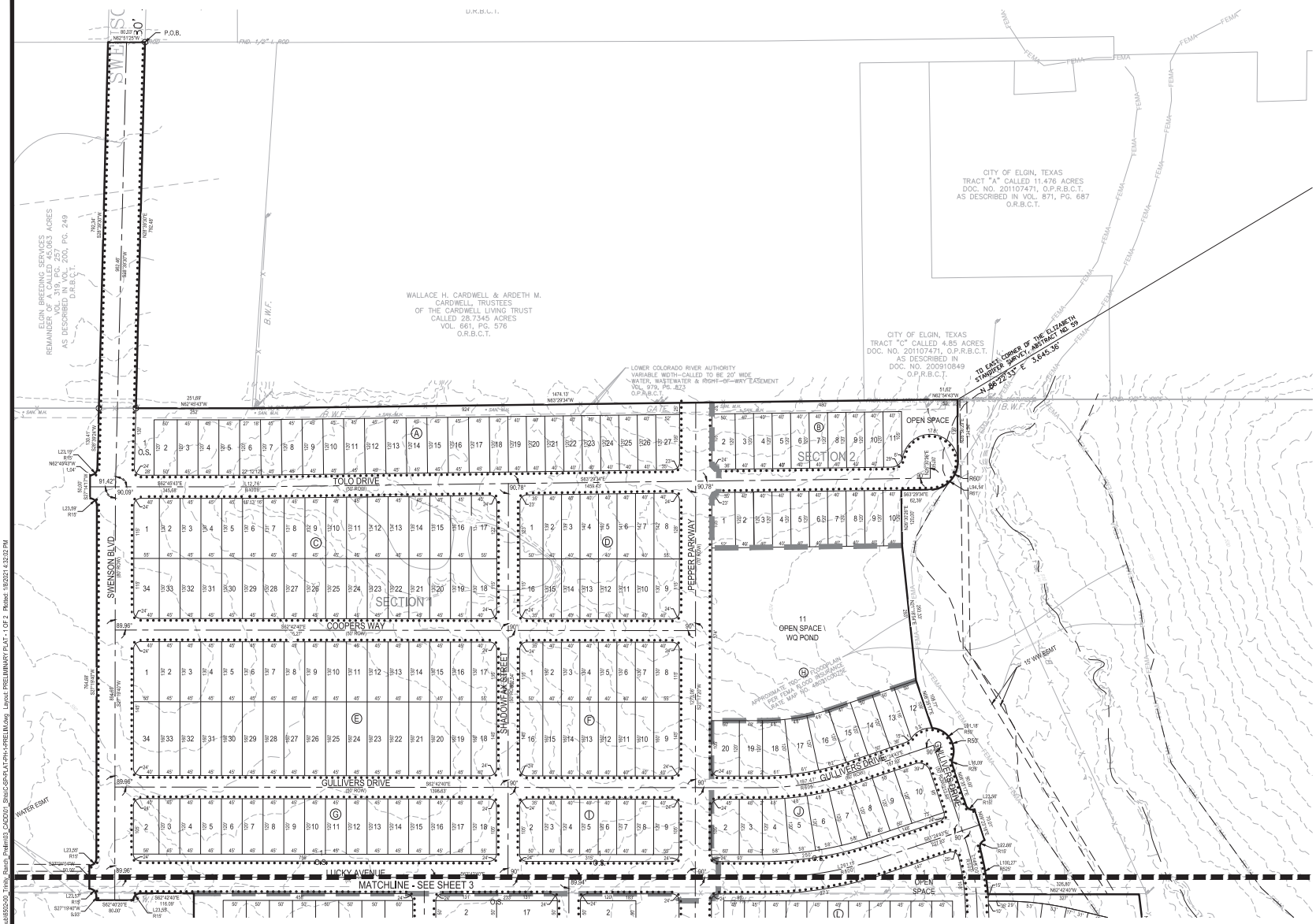
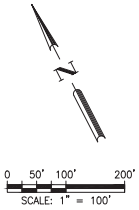
TRINITY RANCH, PHASE I

PRELIMINARY PLAT





LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 PROPOSED LOT NUMBER
- PROPOSED SIDEWALK
- PHASE LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- FEMA 100 YEAR FEMA LINE
- ENVIRONMENTAL BUFFER ZONE

REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: DAZ

REVIEWED BY: TMH

DRAWN BY: DAZ

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

TRINITY RANCH, PHASE I
ELGIN, TEXAS

PRELIMINARY PLAT - 1 OF 2

SUBMITTAL DATE: 11-16-2020

TIMOTHY M. HOLLAND
94848

SHEET
2 OF 3

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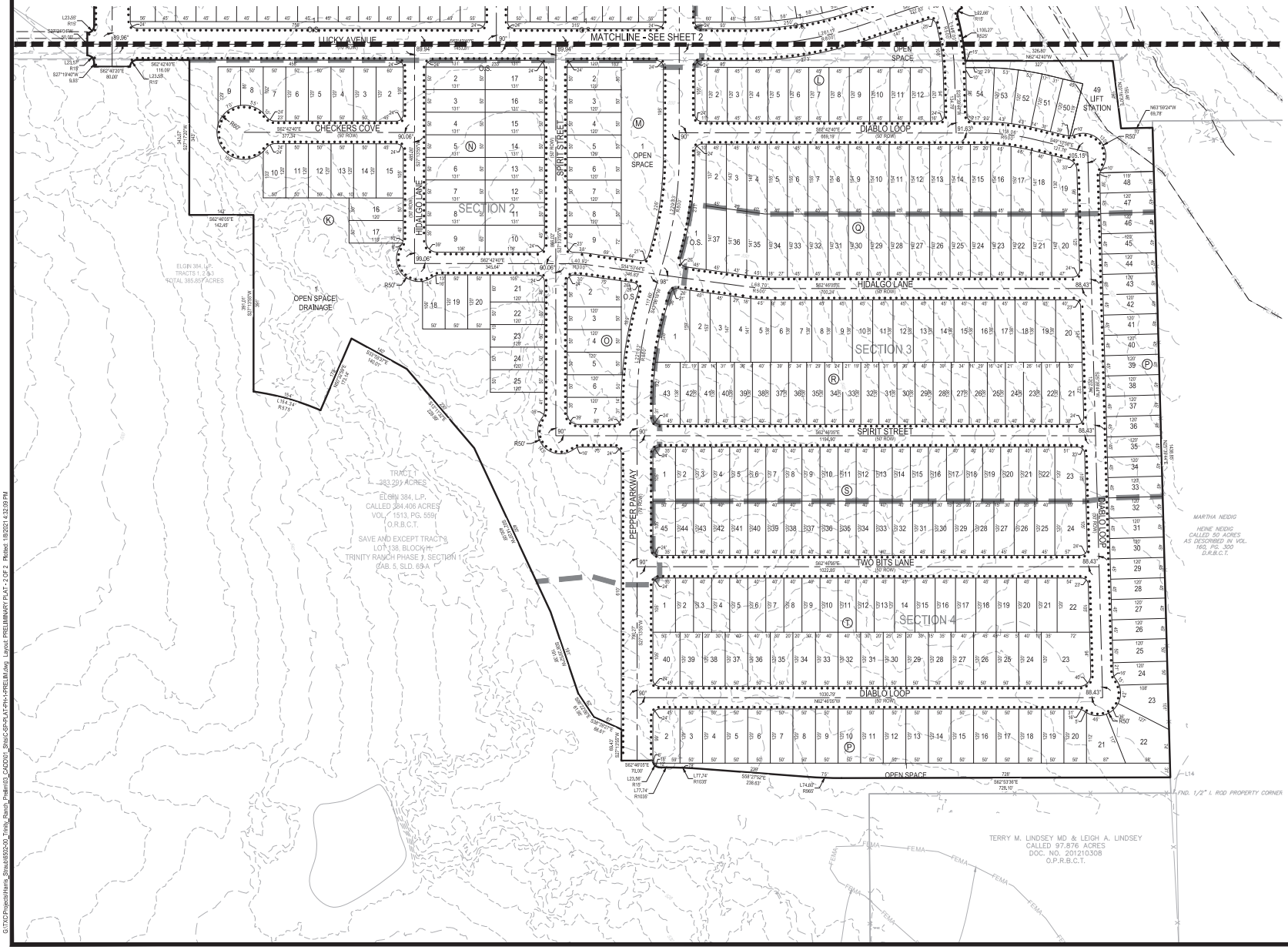
TRINITY RANCH, PHASE I

PRELIMINARY PLAT



0 50' 100' 200'

SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
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- FEMA 100 YEAR FEMA LINE
- ENVIRONMENTAL BUFFER ZONE

REV	DESCRIPTION	DATE	APR
△			
△			
△			
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△			

DESIGNED BY: DAZ

REVIEWED BY: TMH

DRAWN BY: DAZ

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

TRINITY RANCH, PHASE I
ELGIN, TEXAS

PRELIMINARY PLAT - 2 OF 2

SUBMITTAL DATE: 11-16-2020

TIMOTHY M. HOLLAND
94848

SHEET
3 OF 3

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Attachment 4
Proposed Final Plat

505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

December 9, 2021

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

RE: Trinity Ranch Phase 1 Section 1 – Final Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents submitted on November 15, 2021 by BGE, Inc (BGE).:

1. Final Plat.
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 and Resolution No. 2020-08-04-32.

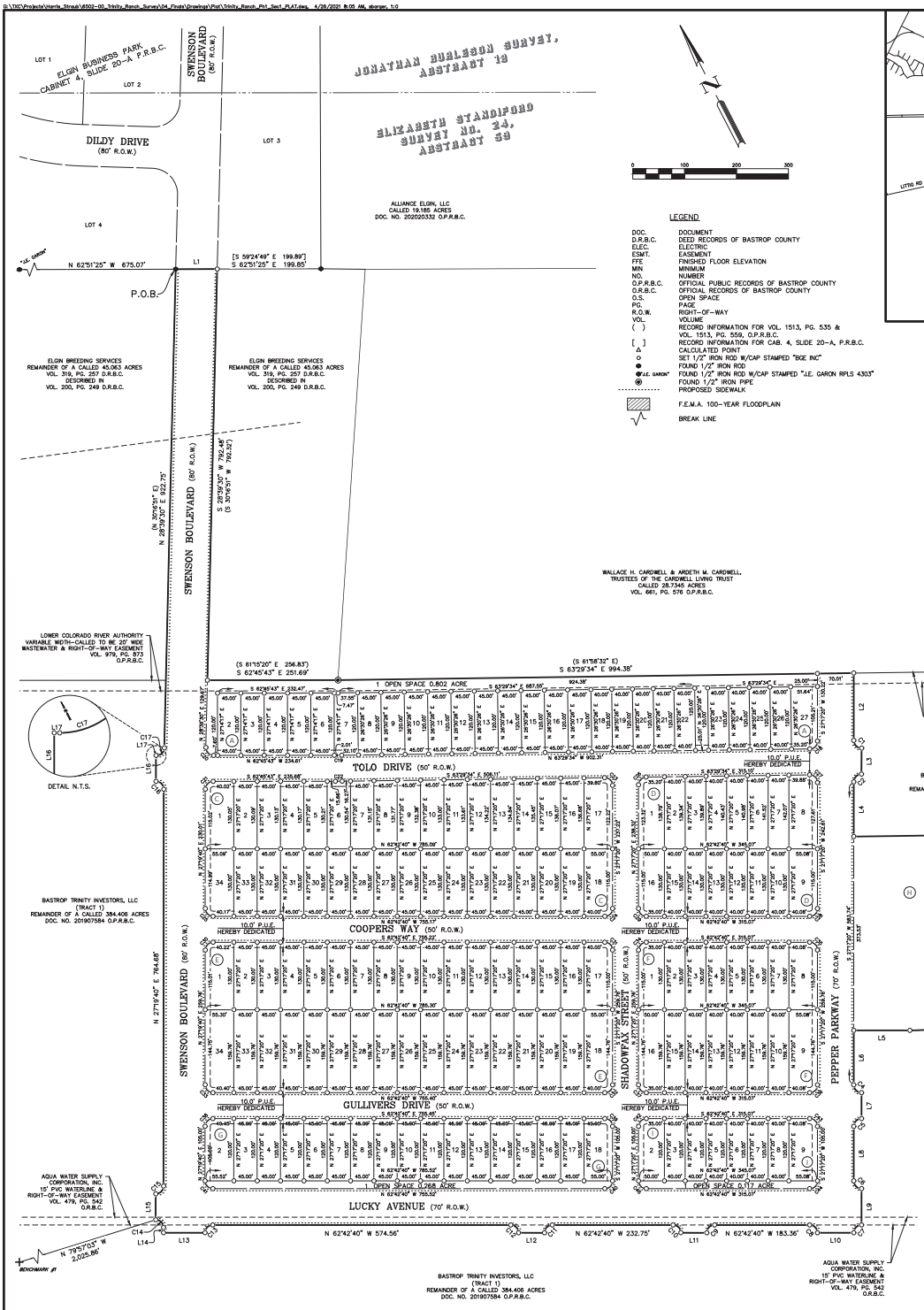
As TRC did not provide the detailed design of the submitted documents, TRC and the City of Elgin must rely on the adequacy of the Registered Professional Land Surveyor and Registered Professional Engineer that prepared the documents and all responsibility for the surveying, engineering design and submitted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

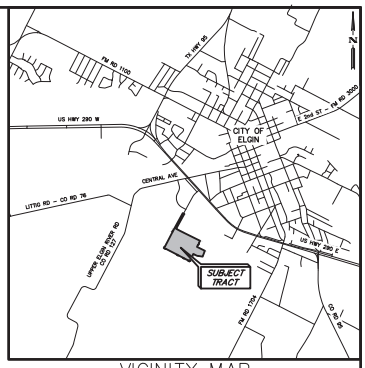
K. Beau Perry, P.E.
Vice President

cc: Mr. Timothy Holland, P.E., BGE, Inc.
Mr. Dion P. Albertson, R.P.L.S., BGE, Inc.



LEGEND

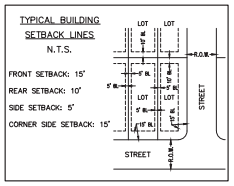
DOC.	DOCUMENT
D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
FFE	FINISHED FLOOR ELEVATION
MIN	MINIMUM
NO.	NUMBER
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.R.B.C.	OFFICIAL RECORDS OF BASTROP COUNTY
O.S.	OPEN SPACE
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
( )	RECORD INFORMATION FOR VOL. 1513, PG. 535 & VOL. 1513, PG. 559, O.P.R.B.C.
[ ]	RECORD INFORMATION FOR CAB. 4, SLIDE 20-A, P.R.B.C.
Δ	CALCULATED POINT
○	SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
●	FOUND 1/2" IRON ROD
●J.E. GARON"	FOUND 1/2" IRON ROD W/CAP STAMPED "J.E. GARON RPLS 4303"
◉	FOUND 1/2" IRON PIPE
----------	PROPOSED SIDEWALK
▨	F.E.M.A. 100-YEAR FLOODPLAIN
⚡	BREAK LINE



VICINITY MAP
NOT TO SCALE

TYPICAL BUILDING SETBACK LINES
N.T.S.

FRONT SETBACK: 15'
REAR SETBACK: 10'
SIDE SETBACK: 5'
CORNER SIDE SETBACK: 15'



STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
SWENSON BOULEVARD	80 FT.	1,857 FT.
TOLO DRIVE	50 FT.	1,360 FT.
COOPERS WAY	50 FT.	1,255 FT.
GULLIVERS DRIVE	50 FT.	1,305 FT.
LUCKY AVENUE	70 FT.	1,361 FT.
SHADOWFAX STREET	50 FT.	853 FT.
PEPPER PARKWAY	70 FT.	1,078 FT.
TOTAL LINEAR FEET		9,069 FT.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	151	20.604 AC.
OPEN SPACE	3	1.187 AC.
OPEN SPACE/DETENTION	1	3.453 AC.
RIGHT-OF-WAY	–	12.074 AC.
TOTAL	155	37.318 AC.

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.77'	15.00'	90°46'54"	S 18°06'07" E	21.36'
C2	23.36'	15.00'	89°13'06"	S 71°53'53" W	21.07'
C3	150.14'	460.00'	18°42'03"	N 72°03'41" W	149.47'
C4	23.56'	15.00'	90°00'00"	S 17°42'40" E	21.21'
C5	23.56'	15.00'	90°00'00"	S 72°17'20" W	21.21'
C6	23.56'	15.00'	90°00'00"	S 17°42'40" E	21.21'
C7	23.56'	15.00'	90°00'00"	S 72°17'20" W	21.21'
C8	23.56'	15.00'	90°00'00"	N 17°42'40" W	21.21'
C9	23.58'	15.00'	90°03'26"	S 72°15'37" W	21.22'
C10	23.55'	15.00'	89°56'34"	N 17°44'23" W	21.20'
C11	23.58'	15.00'	90°03'26"	S 72°15'37" W	21.22'
C12	23.56'	15.00'	90°00'00"	N 17°42'40" W	21.21'
C13	23.55'	15.00'	89°57'40"	S 72°18'30" W	21.21'
C14	23.57'	15.00'	90°02'20"	N 17°41'30" W	21.22'
C15	23.55'	15.00'	89°57'40"	N 72°18'30" E	21.21'
C16	23.59'	15.00'	90°05'23"	N 17°43'02" W	21.23'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C17	23.19'	15.00'	88°34'47"	N 72°56'53" E	20.95'
C18	23.36'	15.00'	89°13'06"	N 71°53'53" E	21.07'
C19	12.44'	975.00'	0°43'51"	N 63°07'39" W	12.44'
C20	23.93'	15.00'	91°25'13"	S 17°03'07" E	21.47'
C21	23.54'	15.00'	89°54'37"	S 72°16'58" W	21.20'
C22	13.07'	1,025.00'	0°43'51"	S 63°07'39" E	13.07'
C23	23.77'	15.00'	90°46'54"	N 18°06'07" W	21.36'
C24	23.56'	15.00'	90°00'00"	N 72°17'20" E	21.21'
C25	23.57'	15.00'	90°02'20"	S 17°41'30" E	21.22'
C26	23.36'	15.00'	89°13'06"	S 71°53'53" W	21.07'
C27	23.77'	15.00'	90°46'54"	N 18°06'07" W	21.36'
C28	23.56'	15.00'	90°00'00"	N 72°17'20" E	21.21'
C29	23.56'	15.00'	90°00'00"	S 17°42'40" E	21.21'
C30	23.55'	15.00'	89°57'40"	S 72°18'30" W	21.21'
C31	23.56'	15.00'	90°00'00"	N 17°42'40" W	21.21'
C32	23.56'	15.00'	90°00'00"	N 72°17'20" E	21.21'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C33	23.57'	15.00'	90°02'20"	S 17°41'30" E	21.22'
C34	23.56'	15.00'	90°00'00"	S 72°17'20" W	21.21'
C35	23.56'	15.00'	90°00'00"	N 17°42'40" W	21.21'
C36	23.56'	15.00'	90°00'00"	N 72°17'20" E	21.21'
C37	23.56'	15.00'	90°00'00"	S 17°42'40" E	21.21'
C38	23.55'	15.00'	89°57'40"	S 72°18'30" W	21.21'
C39	23.56'	15.00'	90°00'00"	N 17°42'40" W	21.21'
C40	23.56'	15.00'	90°00'00"	N 72°17'20" E	21.21'
C41	23.57'	15.00'	90°02'20"	S 17°41'30" E	21.22'
C42	23.56'	15.00'	90°00'00"	S 72°17'20" W	21.21'
C43	23.56'	15.00'	90°00'00"	N 17°42'40" W	21.21'
C44	23.56'	15.00'	90°00'00"	N 72°17'20" E	21.21'
C45	23.56'	15.00'	90°00'00"	S 17°42'40" E	21.21'

REVISIONS
APRIL 7, 2021

DATE: FEBRUARY 2, 2021

OWNER:
BASTROP TRINITY INVESTORS, LLC
4408 SPICEWOOD SPRINGS RD.
AUSTIN, TEXAS 78759

ENGINEER & SURVEYOR:
BGE, INC.
1701 DIRECTORS BLVD., SUITE 1000
AUSTIN, TEXAS, 78744
512-879-0400
BGE, INC.
7330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TEXAS 78216
210-581-3600

THIS FINAL PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THIS _____ DAY OF _____, 20___, A.D.

FINAL PLAT

TRINITY RANCH PHASE 1, SECTION 1

A SUBDIVISION OF 37.318 ACRES OF LAND LOCATED IN THE ELIZABETH STANDIFORD SURVEY, ABSTRACT NO. 59 BASTROP COUNTY, TEXAS

BENCHMARK:

BENCHMARK #1 MAG NAIL SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON ON ASPHALT OF THE EAST SIDE OF UPPER ELGIN RIVER ROAD LOCATED ±2,026 FEET NORTHWEST OF A SOUTHWEST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON. BEING ±20 FEET NORTHWEST OF THE MOST WESTERLY NORTHWEST CORNER OF THE 384.406 ACRE TRACT (TRACT 1).

ELEVATION: 554.16 FEET NAVD-88

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 62°51'25" E	80.03'
L2	S 27°17'20" W	129.81'
L3	S 27°45'28" W	50.01'
L4	S 27°17'20" W	105.21'
L5	N 62°42'40" W	108.15'
L6	S 27°17'20" W	105.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L7	S 27°17'20" W	50.00'
L8	S 27°17'20" W	105.00'
L9	S 27°17'20" W	70.00'
L10	N 62°42'40" W	70.00'
L11	N 62°40'37" W	50.00'
L12	N 62°41'38" W	50.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L13	N 62°40'20" W	80.00'
L14	N 27°19'40" E	9.93'
L15	N 27°21'04" E	50.00'
L16	N 27°41'17" E	50.00'
L17	S 62°45'43" E	1.03'

BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

LEGAL DESCRIPTION:

BEING A 37.318 ACRE TRACT OF LAND IN THE ELIZABETH STANDIFORD SURVEY NO. 24, ABSTRACT NO. 59, BASTROP COUNTY, TEXAS; BEING OUT OF A CALLED 384.406 ACRE TRACT OF LAND (TRACT 1) AND ALL OF A CALLED 1.455 ACRE TRACT OF LAND (TRACT 2) AS CONVEYED UNTO BASTROP TRINITY INVESTORS, LLC, IN DOCUMENT NUMBER 201907584 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 37.318 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the common corner of the west remainder of a called 45.063 acre tract of land as conveyed unto Elgin Breeding Services as described in Volume 200, Page 249, and conveyed in Volume 319, Page 257 of the Deed Records of Bastrop County, Texas, and Lot 4, Elgin Business Park, recorded in Cabinet 4, Slide 20-A of the Plat Records of Bastrop County, Texas, at the southwest corner of the right-of-way of Swenson Boulevard (R.O.W. = 80'), as shown on said plat Elgin Business Park, for the northwest corner of said 1.455 acre tract and the herein described tract, from which a 1/2-inch iron with a cap stamped "J.E. GARON" found at the southwest corner of said Lot 4 bears N 62°51'25" W, a distance of 675.07 feet;

THENCE, S 62°51'25" E, coincident with the common line of the 1.455 acre tract and the south end of said Swenson Boulevard right-of-way, a distance of 80.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of Lot 3, said Elgin Business Park, the southeast corner of said right-of-way, and the east remainder of said 45.063 acre tract for the northeast corner of the 1.455 acre tract and the herein described tract, from which a 1/2-inch iron rod found at the southeast corner of said Lot 3 bears S 62°51'25" E, a distance of 199.85 feet;

THENCE, S 28°39'30" W, coincident with the common line of the 1.455 acre tract and said east remainder, a distance of 792.48 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the northeast line of the 384.406 acre tract at the southeast corner of the 1.455 acre tract and the southwest corner of said east remainder for a re-entrant corner of the herein described tract;

THENCE, S 62°45'43" E, coincident with the common line of the 384.406 acre tract and said east remainder a distance of 251.69 feet to a 1/2-inch iron pipe found at the common corner of said east remainder and a called 28.7345 acre tract of land as conveyed unto Wallace H. Cardwell & Ardeth M. Cardwell, Trustees of the Cardwell Living Trust in Volume 661, Page 576 of the Official Public Records of Bastrop County, Texas, for an angle point of the herein described tract;

THENCE, S 63°29'34" E, coincident with the common line of the 384.406 acre tract and said 28.7345 acre tract, a distance of 994.38 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the easterly northeasterly corner of the herein described tract;

THENCE, departing said common line, over and across the 384.406 acre tract the following forty-one (41) courses:

1) S 27°17'20" W, a distance of 129.81 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

2) Curving to the left, with a radius of 15.00 feet, an arc length of 23.77 feet, a central angle of 90°46'54", a chord bearing of S 18°06'07" E, and a chord distance of 21.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;

3) S 27°45'28" W, a distance of 50.01 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve of the herein described tract;

4) Curving to the left, with a radius of 15.00 feet, an arc length of 23.36 feet, a central angle of 89°13'06", a chord bearing of S 71°53'53" W, and a chord distance of 21.07 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of tangency of the herein described tract;

5) S 27°17'20" W, a distance of 105.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;

6) S 63°29'34" E, a distance of 411.64 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an easterly corner of the herein described tract;

7) S 21°18'54" W, a distance of 293.33 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an easterly corner of the herein described tract;

8) N 81°24'43" W, a distance of 196.88 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

9) Curving to the right, with a radius of 460.00 feet, an arc length of 150.14 feet, a central angle of 18°42'03", a chord bearing of N 72°03'41" W, 149.47 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

10) N 62°42'40" W, a distance of 108.15 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;

11) S 27°17'20" W, a distance of 105.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

12) Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 17°42'40" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;

13) S 27°17'20" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve of the herein described tract;

14) Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 72°17'20" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

15) S 27°17'20" W, a distance of 105.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

16) Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 17°42'40" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;

17) S 27°17'20" W, a distance of 70.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a southeast corner of the herein described tract;

18) Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 72°17'20" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a southeast corner of the herein described tract;

19) N 62°42'40" W, a distance of 70.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve of the herein described tract;

20) Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 17°42'40" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of tangency of the herein described tract;

21) N 62°42'40" W, a distance of 183.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

22) Curving to the left, with a radius of 15.00 feet, an arc length of 23.58 feet, a central angle of 90°03'26", a chord bearing of S 72°15'37" W, and a chord distance of 21.22 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for at the end of this curve;

23) N 62°40'37" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve of the herein described tract;

24) Curving to the left, with a radius of 15.00 feet, an arc length of 23.55 feet, a central angle of 89°56'34", a chord bearing of N 17°44'23" W, and a chord distance of 21.20 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

25) N 62°42'40" W, a distance of 232.75 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

26) Curving to the left, with a radius of 15.00 feet, an arc length of 23.58 feet, a central angle of 90°03'26", a chord bearing of S 72°15'37" W, and a chord distance of 21.22 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curvature;

27) N 62°41'38" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve of the herein described tract;

28) Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 17°42'40" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

29) N 62°42'40" W, a distance of 574.56 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

30) Curving to the left, with a radius of 15.00 feet, an arc length of 23.55 feet, a central angle of 89°57'40", a chord bearing of S 72°18'30" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;

31) N 62°40'20" W, a distance of 80.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a southwest corner of the herein described tract;

32) N 27°19'40" E, a distance of 9.93 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

33) Curving to the left, with a radius of 15.00 feet, an arc length of 23.57 feet, a central angle of 90°02'20", a chord bearing of N 17°41'30" W, and a chord distance of 21.22 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a southwest corner of the herein described tract;

34) N 27°21'04" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve of the herein described tract;

35) Curving to the left, with a radius of 15.00 feet, an arc length of 23.55 feet, a central angle of 89°57'40", a chord bearing of N 72°18'30" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of tangency of the herein described tract;

36) N 27°19'40" E, a distance of 764.68 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at a point of curvature of the herein described tract;

37) Curving to the left, with a radius of 15.00 feet, an arc length of 23.59 feet, a central angle of 90°05'23", a chord bearing of N 17°43'02" W, and a chord distance of 21.23 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve;

38) N 27°14'17" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

39) S 62°45'43" E, a distance of 1.03 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

40) Curving to the left, with a radius of 15.00 feet, an arc length of 23.19 feet, a central angle of 88°34'47", a chord bearing of N 72°56'53" E, and a chord distance of 20.95 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

41) N 28°39'30" E, a distance of 922.75 feet to the POINT OF BEGINNING and containing 37.318 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT BASTROP TRINITY INVESTORS, LLC, BEING THE OWNER OF A CALLED 384.406 ACRE TRACT OF LAND (TRACT 1) AND A CALLED 1.455 ACRE TRACT OF LAND (TRACT 2) OUT OF THE ELIZABETH STANDIFORD SURVEY, ABSTRACT NO. 59 SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 201907584 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 37.318 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

TRINITY RANCH PHASE 1, SECTION 1

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.

_____
DEREK PAMPE, MANAGER
BASTROP TRINITY INVESTORS, LLC
4408 SPICEWOOD SPRINGS ROAD
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF BASTROP §

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

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, TIMOTHY M. HOLLAND, 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.

PRELIMINARY PENDING FINAL REVIEW

TIMOTHY M. HOLLAND, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 94848
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744

I, DION P. ALBERTSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS, UPON COMPLETION OF CONSTRUCTION.

PRELIMINARY PENDING FINAL REVIEW

DION P. ALBERTSON, R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

CITY OF ELGIN:
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 20_____
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELGIN.

_____ _____
CHAIRPERSON, PLANNING & ZONING COMMISSION DATE

_____ _____
SECRETARY, PLANNING & ZONING COMMISSION DATE

COUNTY OF BASTROP:
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE _____ DAY OF _____, 20_____
BY THE PLANNING AND ZONING COMMISSION OF THE COUNTY OF BASTROP.

_____ _____
CHAIRPERSON, PLANNING & ZONING COMMISSION DATE

_____ _____
SECRETARY, PLANNING & ZONING COMMISSION DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.9999278824

2. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR BASTROP COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48021C0275E, REVISED JANUARY 19, 2006. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.

3. THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.

4. THE ESTIMATED SINGLE-FAMILY LOT SIZES: LESS THAN 6,000 SQUARE FEET EQUALS 106 LOTS; 6,000-7,500 SQUARE FEET EQUALS 41 LOTS; 7,500-9,000 SQUARE FEET EQUALS 4 LOTS; GREATER THAN 9,000 SQUARE FEET EQUALS 0 LOTS.

5. IT IS UNDERSTOOD THAT ON APPROVAL OF THIS PLAT BY THE COMMISSIONER COURT OF BASTROP COUNTY, TEXAS, THAT THE CONSTRUCTION OF ALL BRIDGES, CULVERTS, STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, SHALL REMAIN THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATION PRESCRIBED BY THE COMMISSIONERS COURT OF BASTROP COUNTY, TEXAS. THE COURT ASSUMES NO OBLIGATION TO CONSTRUCT ANY BRIDGES, CULVERTS, STREETS, ROADS OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

6. UPON APPROVAL OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING AND SUBSEQUENT ACCEPTANCE OF MAINTENANCE OF STREETS BY BASTROP COUNTY, IT IS UNDERSTOOD THAT PLACEMENT OF ANY AND ALL TRAFFIC CONTROL DEVICES REQUIRING SIGNAGE SUCH AS STREET NAMES, SPEED LIMITS, STOP SIGNS, YIELD SIGNS, ETC., SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE COMMISSIONERS COURT AND/OR THE COUNTY ENGINEER.

7. NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE BASTROP COUNTY COMMISSIONERS COURT, NOR THE FILING/RECORDING OF AN APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY BASTROP COUNTY OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ONLY THE BASTROP COUNTY COMMISSIONERS COURT, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADS/STREETS INTO THE BASTROP COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE BASTROP COUNTY COMMISSIONERS COURT HAVE NO AUTHORITY TO BIND BASTROP COUNTY BY SEPARATE ACTION. UNTIL BASTROP COUNTY, THROUGH ITS COMMISSIONERS COURT, ACCEPTS A ROAD/STREET THAT HAS BEEN DEDICATED IN A PLAT, SAID ROAD/STREET IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE.

8. NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.

9. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.

10. PARKLAND DEDICATION WILL BE INCORPORATED INTO FUTURE FINAL PLATS.

11. BASTROP COUNTY WILL ONLY ACCEPT THE STREETS AND ROADWAYS FOR OPERATION AND MAINTENANCE; THE DISTRICT WILL BE OBLIGATED TO MAINTAIN THE GUTTERS/DRAINAGE SYSTEMS AND STREETLIGHTS UPON RECEIPT OF AUTHORIZATION FROM THE COUNTY TO UTILIZE ITS RIGHT OF WAY FOR SUCH PURPOSES.

12. THIS DEVELOPMENT IS WITHIN THE ELGIN MUNICIPAL UTILITY DISTRICT (MUD).

STATE OF TEXAS §
COUNTY OF BASTROP §

I, ROSE PIETSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THIS THE _____ DAY OF _____, 20___, A.D., THE COMMISSIONERS' COURT OF BASTROP COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE _____ DAY OF _____, 20___, A.D.

ROSE PIETSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS

_____
DEPUTY

STATE OF TEXAS §
COUNTY OF BASTROP §

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, TEXAS, 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., OF SAID COUNTY AND STATE IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, IN PLAT CABINET ___, PAGE(S) _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE _____ DAY OF _____, 20___, A.D.

ROSE PIETSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS

_____
DEPUTY

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
1	A	34,938
2	A	5,400
3	A	5,400
4	A	5,400
5	A	5,400
6	A	5,400
7	A	5,494
8	A	5,400
9	A	5,400
10	A	5,400
11	A	5,400
12	A	5,400
13	A	5,400
14	A	5,400

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
15	A	5,400
16	A	5,400
17	A	5,400
18	A	4,800
19	A	4,800
20	A	4,800
21	A	4,800
22	A	4,800
23	A	4,800
24	A	4,800
25	A	4,800
26	A	4,800
27	A	6,051

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
1	C	7,109
2	C	5,853
3	C	5,855
4	C	5,857
5	C	5,859
6	C	5,864
7	C	5,868
8	C	5,916
9	C	5,943
10	C	5,971
11	C	5,999
12	C	6,026
13	C	6,054
14	C	6,082
15	C	6,109
16	C	6,137
17	C	7,488

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
18	C	7,102
19	C	5,850
20	C	5,850
21	C	5,850
22	C	5,850
23	C	5,850
24	C	5,850
25	C	5,850
26	C	5,850
27	C	5,850
28	C	5,850
29	C	5,850
30	C	5,850
31	C	5,850
32	C	5,850
33	C	5,850
34	C	7,119

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
1	D	6,875
2	D	5,563
3	D	5,585
4	D	5,606
5	D	5,628
6	D	5,650
7	D	5,672
8	D	7,796
9	D	7,112
10	D	5,200
11	D	5,200
12	D	5,200
13	D	5,200
14	D	5,200
15	D	5,200
16	D	6,451

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
1	E	7,135
2	E	5,850
3	E	5,850
4	E	5,850
5	E	5,850
6	E	5,850
7	E	5,850
8	E	5,850
9	E	5,850
10	E	5,850
11	E	5,850
12	E	5,850
13	E	5,850
14	E	5,850
15	E	5,850
16	E	5,850
17	E	7,102

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
18	E	8,739
19	E	7,189
20	E	7,189
21	E	7,189
22	E	7,189
23	E	7,189
24	E	7,189
25	E	7,189
26	E	7,189
27	E	7,189
28	E	7,189
29	E	7,189
30	E	7,189
31	E	7,189
32	E	7,189
33	E	7,189
34	E	8,795

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
1	F	6,451
2	F	5,200
3	F	5,200
4	F	5,200
5	F	5,200
6	F	5,200
7	F	5,200
8	F	7,112
9	F	8,751
10	F	6,391
11	F	6,391
12	F	6,391
13	F	6,391
14	F	6,391
15	F	6,391
16	F	7,939

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
1	G	11,686
2	G	6,610
3	G	5,400
4	G	5,400
5	G	5,400
6	G	5,400
7	G	5,400
8	G	5,400
9	G	5,400
10	G	5,400
11	G	5,400
12	G	5,400
13	G	5,400
14	G	5,400
15	G	5,400
16	G	5,400
17	G	5,400
18	G	6,552

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
11	H	150,426

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET
1	I	5,080
2	I	5,951
3	I	4,800
4	I	4,800
5	I	4,800
6	I	4,800
7	I	4,800
8	I	4,800
9	I	6,561

FINAL PLAT

TRINITY RANCH PHASE 1, SECTION 1

A SUBDIVISION OF 37.318 ACRES OF LAND LOCATED IN THE ELIZABETH STANDIFORD SURVEY, ABSTRACT NO. 59 BASTROP COUNTY, TEXAS

BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-081-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

Development Services Department

STAFF REPORT

Trinity Ranch Ph. 1, Sec. 2 Final Plat

File Number: 202101262

Date: December 10, 2021

Applicant: Timothy Holland c/o BGE Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – December 20, 2021.

Location: BCAD Parcels 11949; located east and south of Trinity Ranch Section 1.

APPLICATION SUMMARY

Consideration of a final plat for Trinity Ranch Ph. 1, Sec. 2 Final Plat which consists of 137 lots (128 single family lots, 7 open space lots, 1 lift station and 1 open space/detention lot) within 10 blocks.

DEPARTMENT COMMENTS

This final plat is within a Municipal Utility District (MUD) and the City ETJ. The original development agreement (DA) for Trinity Ranch was approved by the Council in 2000 and expired in March 2020. Before the expiration, City staff was working with the developer for a new DA. This new DA was approved by Council in August 2020 which set the development pattern (see attachment 2).

From the approved Concept Plan, the Commission approved a preliminary plat on a portion on January 25, 2021 (see area in red on attachment 2). From the approved Preliminary Plat, the proposal is to consider two Final Plats covering a portion of the approved Preliminary Plat (see area in purple on attachment 3 for Section 2). This is the second Final Plat to be considered for Trinity Ranch. In review of the final plat layout, it matches the approved preliminary plat.

STAFF ANALYSIS

Based on the information provided by the applicant, which is included with the packet, review of the approved preliminary plat, review of applicable City Codes, and review of the Trinity Ranch DA, Staff believes there are no issues or concerns with approving the request. The Commission may approve, approve with conditions, or deny the request.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application.
2. Approved Concept Plan.
3. Approved Preliminary Plat.
4. Proposed Final Plat.

Attachment 1
Application

Revised: 4-13-2020

Elgin TEXAS
perfectly situated...

FINAL PLAT APPLICATION

Date: 6/14/2021

SITE INFORMATION

Project Address: Swenson & Upper Elgin River Road

Parcel Identification Number (if no address): _____

APPLICANT

Name: Tim Holland

Postal Address: 1701 Directors Blvd., Suite 1000
Austin, TX 78744

E-Mail Address: tholland@bgeinc.com; **Phone Number:** (512) 879-0433

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
Timothy M Holland	Timothy M. Holland	6/14/2021

Project Description:

Subdivision final plat for 128 residential lots

310 North Main Street
P.O. Box 591
Elgin, Texas, 78621
(512) 281-5724
www.elgintx.com

Attachment 2
Approved Concept Plan

Approved Concept Plan from Development Agreement

LEGEND

- 40' LOTS
- 45' LOTS
- 50' LOTS
- OPEN SPACE (67.1 AC)
- TANK SITE & EMS (3.9 AC)
- RIGHT-OF-WAY (68.2 AC)
- TRAIL

NOTES

PROPOSED ARTERIALS AND COLLECTORS SHALL BE CONSTRUCTED AS TWO LANE ROADWAYS WITH TURN LANES AS NEEDED.

LOT TABLE

WIDTH	DEPTH (MIN)	QTY	% TOTAL
40'	120'	356	21%
45'	120'	684	40%
50'	120'	667	39%
		1,716	100%

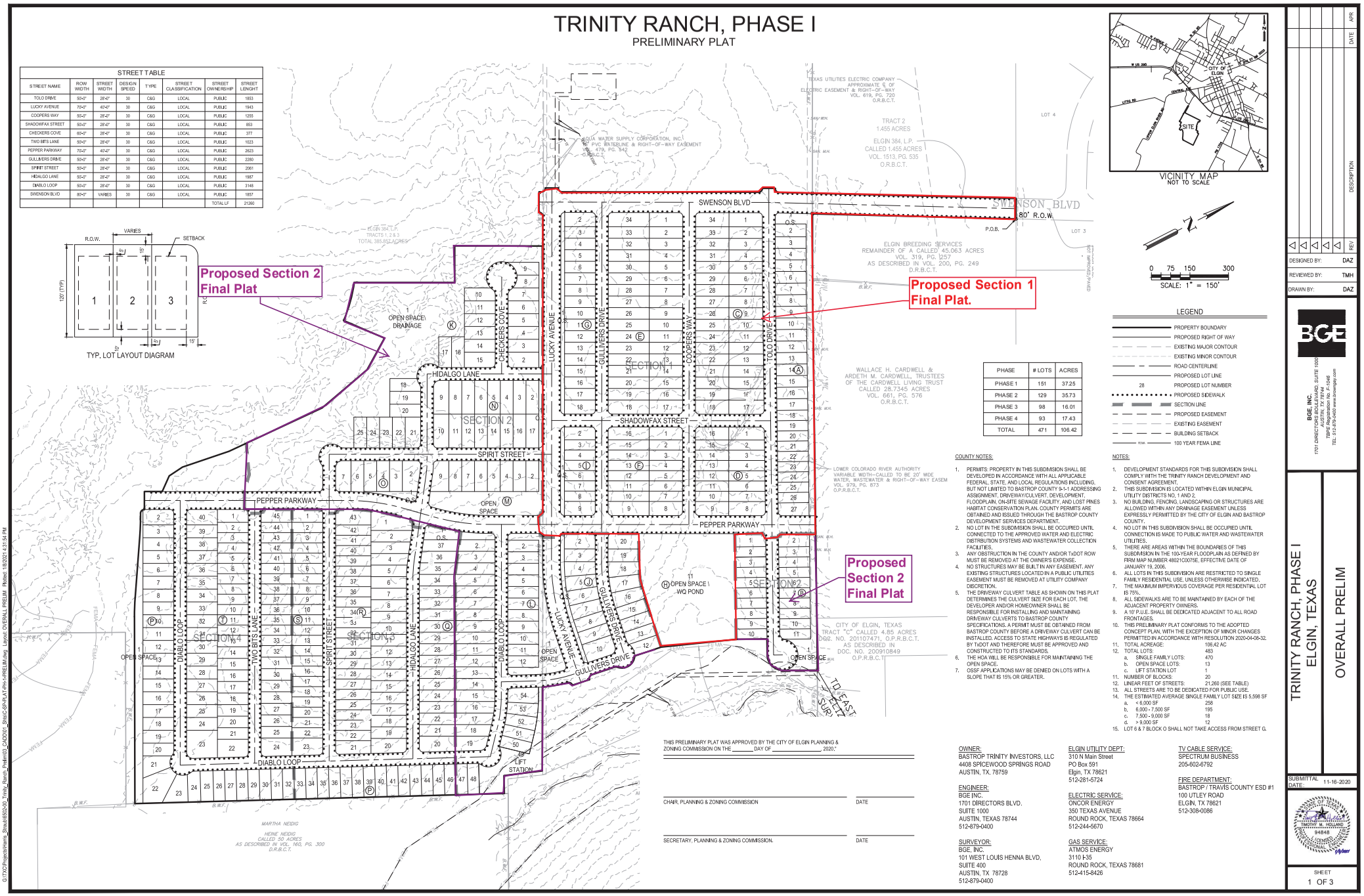
Attachment 3
Approved Preliminary Plat

TRINITY RANCH, PHASE I

PRELIMINARY PLAT

STREET TABLE							
STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGHT
TOLO DRIVE	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1853
LUCKY AVENUE	70'-0"	40'-0"	30	C&G	LOCAL	PUBLIC	1943
COOPERS WAY	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1255
SHADOWFAX STREET	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	853
CHECKERS COVE	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	377
TWO BITS LANE	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1023
PEPPER PARKWAY	70'-0"	40'-0"	30	C&G	LOCAL	PUBLIC	2623
GULLIVERS DRIVE	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	2260
SPIRIT STREET	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	2061
HIDALGO LANE	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1987
DIABLO LOOP	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	3148
SWENSON BLVD	80'-0"	VARIES	30	C&G	LOCAL	PUBLIC	1857
						TOTAL LF	21260

TYP. LOT LAYOUT DIAGRAM



VICINITY MAP
NOT TO SCALE

SCALE: 1" = 150'

PHASE	# LOTS	ACRES
PHASE 1	151	37.25
PHASE 2	129	35.73
PHASE 3	98	16.01
PHASE 4	93	17.43
TOTAL	471	106.42

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 PROPOSED LOT NUMBER
- PROPOSED SIDEWALK
- SECTION LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- BUILDING SETBACK
- FEMA 100 YEAR FEMA LINE

COUNTY NOTES:

1. PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
2. NO LOT IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTION FACILITIES.
3. ANY OBSTRUCTION IN THE COUNTY AND/OR TxDOT ROW MUST BE REMOVED AT THE OWNER'S EXPENSE.
4. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY COMPANY DISCRETION.
5. THE DRIVEWAY CULVERT TABLE AS SHOWN ON THIS PLAT DETERMINES THE CULVERT SIZE FOR EACH LOT. THE DEVELOPER AND/OR HOMEOWNER SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING DRIVEWAY CULVERTS TO BASTROP COUNTY SPECIFICATIONS. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY BEFORE A DRIVEWAY CULVERT CAN BE INSTALLED. ACCESS TO STATE HIGHWAYS IS REGULATED BY TxDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
6. THE HOA WILL BE RESPONSIBLE FOR MAINTAINING THE OPEN SPACE.
7. OSSF APPLICATIONS MAY BE DENIED ON LOTS WITH A SLOPE THAT IS 15% OR GREATER.

NOTES:

1. DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE TRINITY RANCH DEVELOPMENT AND CONSENT AGREEMENT.
2. THIS SUBDIVISION IS LOCATED WITHIN ELGIN MUNICIPAL UTILITY DISTRICTS NO. 1 AND 2.
3. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF ELGIN AND BASTROP COUNTY.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48021C0075E, EFFECTIVE DATE OF JANUARY 19, 2006.
6. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
7. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 75%.
8. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL ROAD FRONTAGES.
10. THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN, WITH THE EXCEPTION OF MINOR CHANGES PERMITTED IN ACCORDANCE WITH RESOLUTION 2020-04-08-32.
11. TOTAL ACREAGE: 106.42 AC
12. TOTAL LOTS: 483
    a. SINGLE FAMILY LOTS: 470
    b. OPEN SPACE LOTS: 13
    c. LIFT STATION LOT 1
11. NUMBER OF BLOCKS: 20
12. LINEAR FEET OF STREETS: 21,260 (SEE TABLE)
13. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
14. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 5,598 SF
    a. < 6,000 SF 258
    b. 6,000 - 7,500 SF 195
    c. 7,500 - 9,000 SF 18
    d. > 9,000 SF 12
15. LOT 6 & 7 BLOCK O SHALL NOT TAKE ACCESS FROM STREET G.

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

CHAIR, PLANNING & ZONING COMMISSION — DATE

SECRETARY, PLANNING & ZONING COMMISSION. — DATE

OWNER:
BASTROP TRINITY INVESTORS, LLC
4408 SPICEWOOD SPRINGS ROAD
AUSTIN, TX. 78759

ENGINEER:
BGE INC.
1701 DIRECTORS BLVD.
SUITE 1000
AUSTIN, TEXAS 78744
512-879-0400

SURVEYOR:
BGE, INC.
101 WEST LOUIS HENNA BLVD,
SUITE 400
AUSTIN, TX 78728
512-879-0400

ELGIN UTILITY DEPT:
310 N Main Street
PO Box 591
Elgin, TX 78621
512-281-5724

ELECTRIC SERVICE:
ONCOR ENERGY
350 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
512-244-5670

GAS SERVICE:
ATMOS ENERGY
3110 I-35
ROUND ROCK, TEXAS 78681
512-415-8426

TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792

FIRE DEPARTMENT:
BASTROP / TRAVIS COUNTY ESD #1
100 UTLEY ROAD
ELGIN, TX 78621
512-308-0086

△	△	△	△	△	△
REV	DESCRIPTION	DATE	APR		

DESIGNED BY: DAZ
REVIEWED BY: TMH
DRAWN BY: DAZ

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeengineering.com

TRINITY RANCH, PHASE I
ELGIN, TEXAS

OVERALL PRELIM

SUBMITTAL DATE: 11-16-2020

TIMOTHY M. HOLLAND 94848

SHEET
1 OF 3

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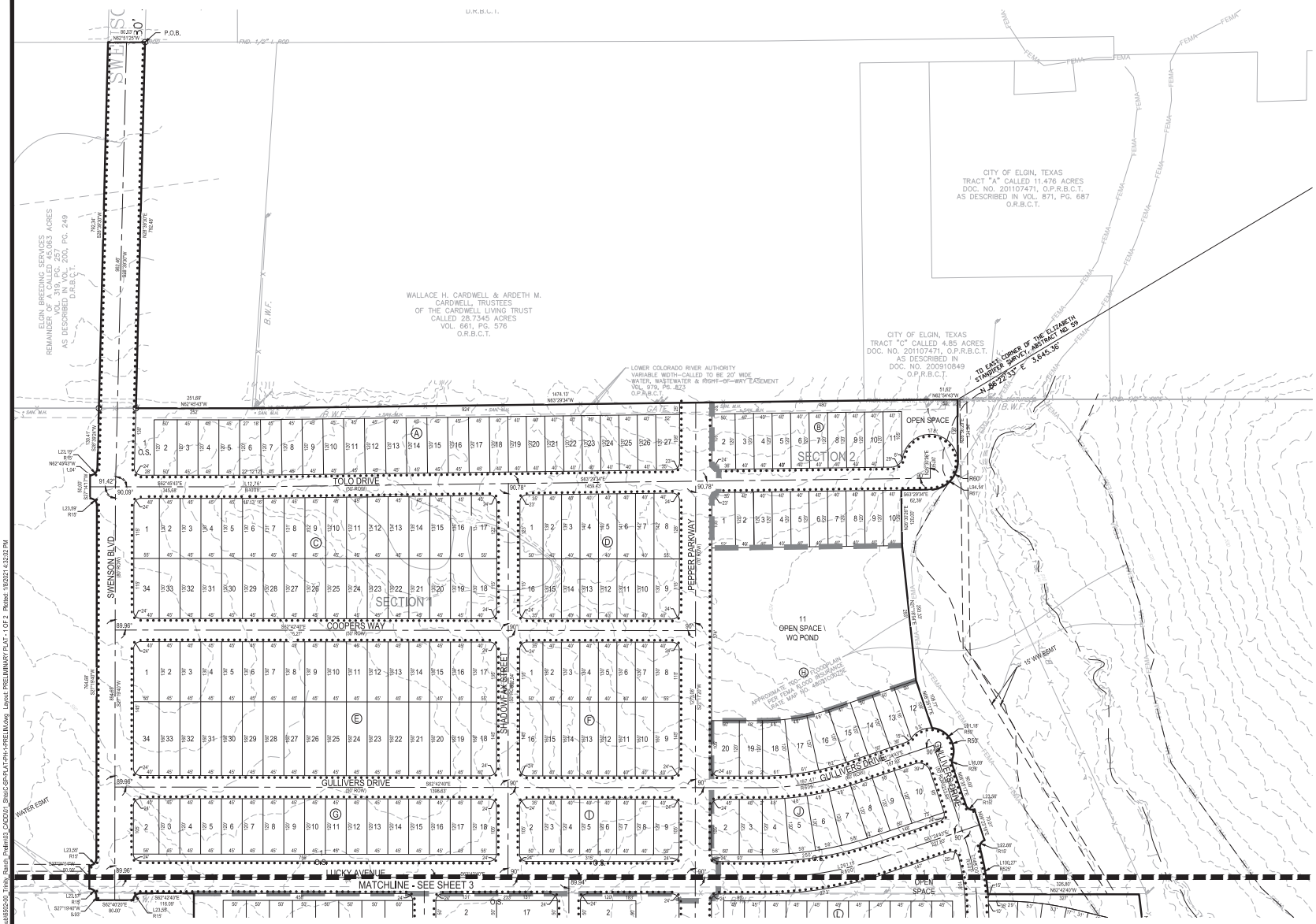
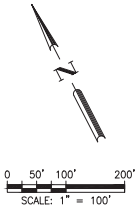
TRINITY RANCH, PHASE I

PRELIMINARY PLAT





LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 PROPOSED LOT NUMBER
- PROPOSED SIDEWALK
- PHASE LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- FEMA 100 YEAR FEMA LINE
- ENVIRONMENTAL BUFFER ZONE

REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: DAZ

REVIEWED BY: TMH

DRAWN BY: DAZ

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

TRINITY RANCH, PHASE I
ELGIN, TEXAS

PRELIMINARY PLAT - 1 OF 2

SUBMITTAL DATE: 11-16-2020

TIMOTHY M. HOLLAND
94848

SHEET
2 OF 3

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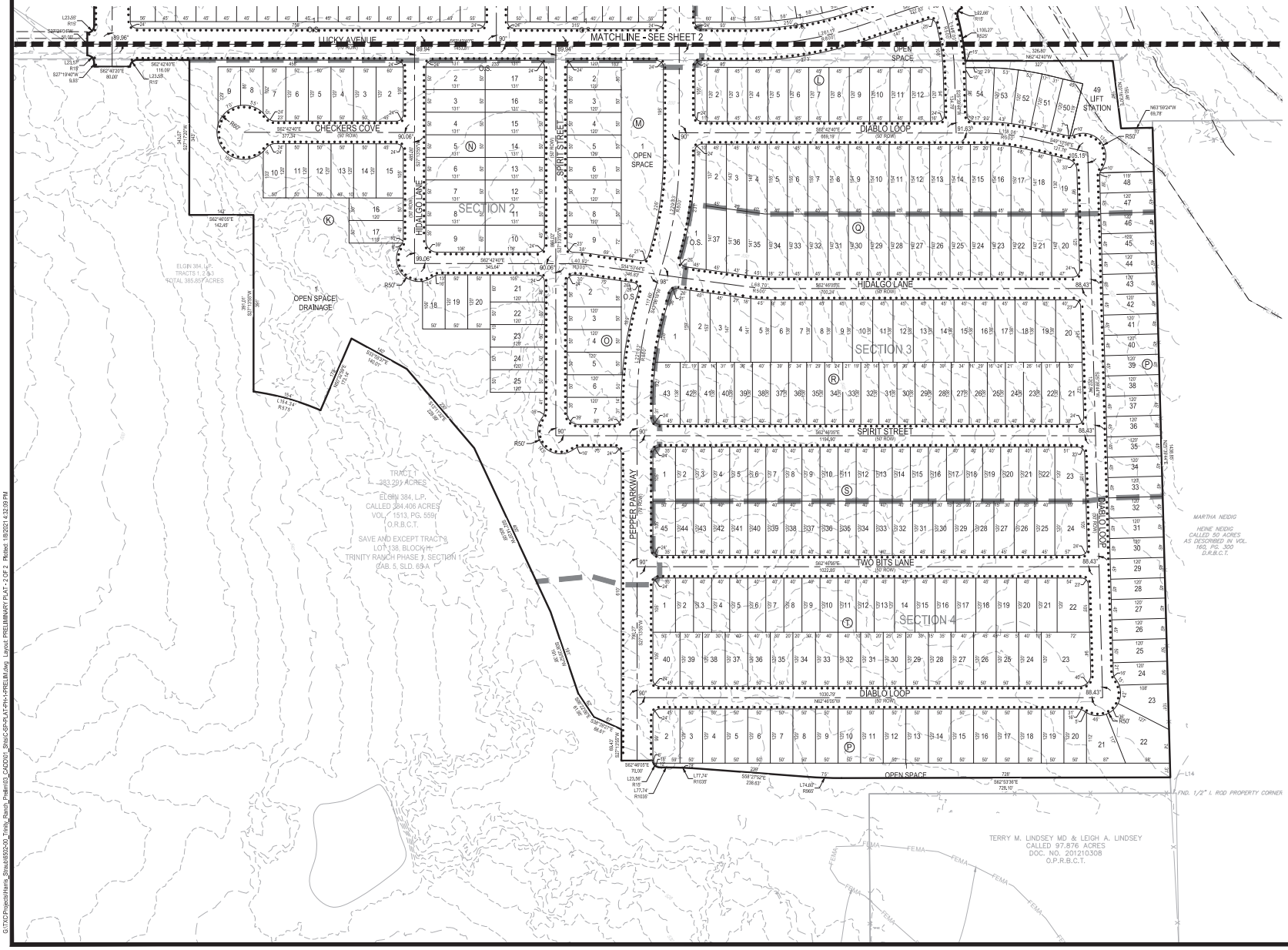
TRINITY RANCH, PHASE I

PRELIMINARY PLAT



0 50' 100' 200'

SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 PROPOSED LOT NUMBER
- PROPOSED SIDEWALK
- PHASE LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- FEMA 100 YEAR FEMA LINE
- ENVIRONMENTAL BUFFER ZONE

REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: DAZ

REVIEWED BY: TMH

DRAWN BY: DAZ

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

TRINITY RANCH, PHASE I
ELGIN, TEXAS

PRELIMINARY PLAT - 2 OF 2

SUBMITTAL DATE: 11-16-2020

TIMOTHY M. HOLLAND
94848

SHEET
3 OF 3

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Attachment 4
Proposed Final Plat

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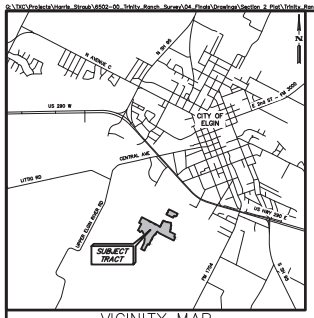


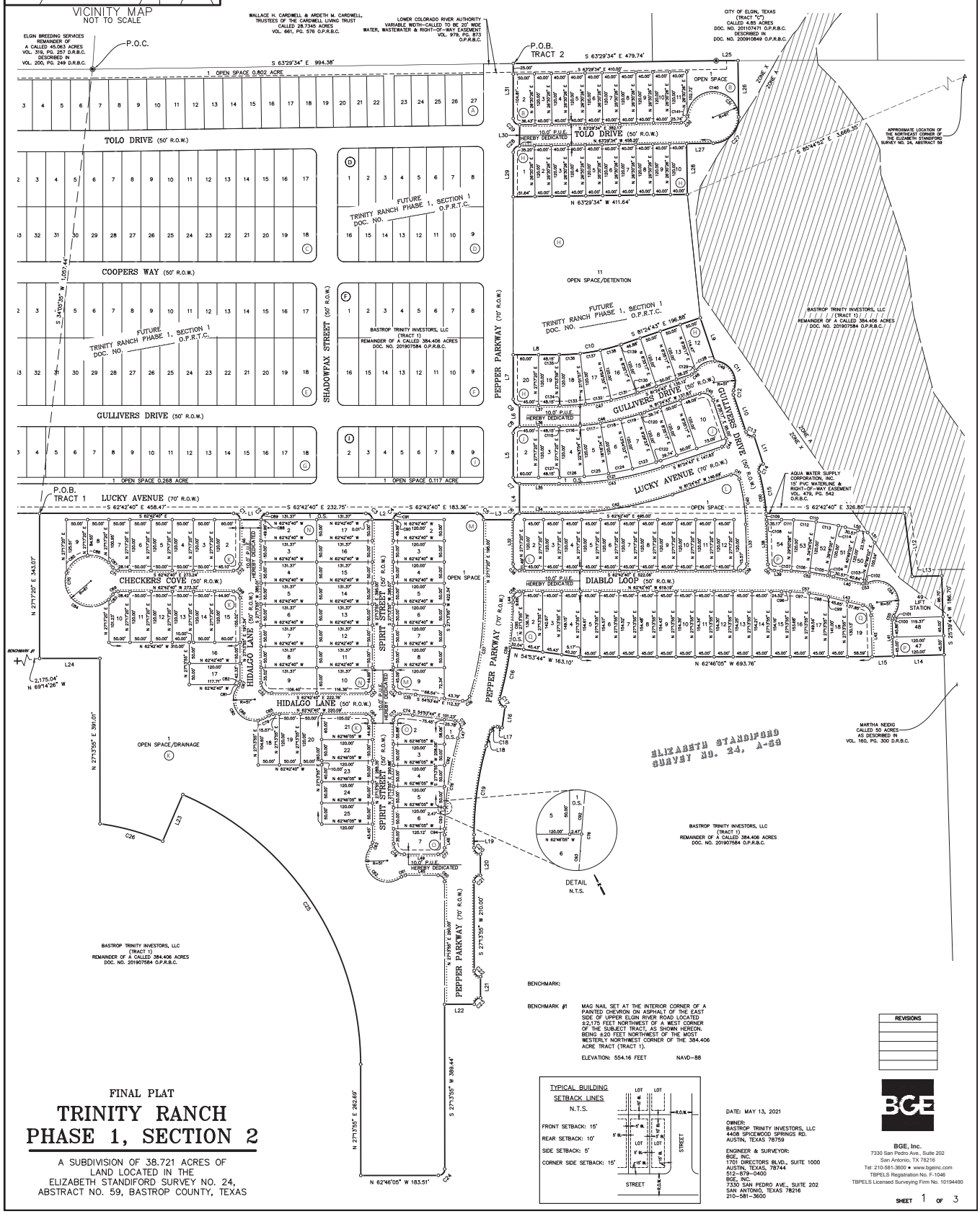
VICINITY MAP
NOT TO SCALE

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	128	17.826 AC.
OPEN SPACE	7	2.527 AC.
OPEN SPACE/DRAINAGE	1	8.971 AC.
LIFT STATION	1	0.713
RIGHT-OF-WAY	–	8.684 AC.
BLOCKS	10	–
TOTAL	137	38.721 AC.

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
CHECKERS COVE	50 FT.	377 FT.
DIABLO LOOP	50 FT.	1,045 FT.
GULLIVERS DRIVE	50 FT.	975 FT.
HIDALGO LANE	50 FT.	1,035 FT.
LUCKY AVENUE	70 FT.	582 FT.
PEPPER PARKWAY	70 FT.	1,156 FT.
SPIRIT STREET	50 FT.	1,046 FT.
TOLO DRIVE	50 FT.	494 FT.
TOTAL LINEAR FEET		6,710 FT.

LEGEND

DOC.	DOCUMENT
D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
MIN	MINIMUM
NO.	NUMBER
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.R.B.C.	OFFICIAL RECORDS OF BASTROP COUNTY
O.S.	OPEN SPACE
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
Δ	CALCULATED POINT
○	SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
●	FOUND 1/2" IRON ROD
●"J.E. GARON"	FOUND 1/2" IRON ROD W/CAP STAMPED "J.E. GARON RPLS 4303"
⊗	FOUND 1/2" IRON PIPE
.....	PROPOSED SIDEWALK
	F.E.M.A. 100-YEAR FLOODPLAIN
	BREAK LINE



BENCHMARK:

BENCHMARK #1 MAG NAIL SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON ON ASPHALT OF THE EAST SIDE OF UPPER ELGIN RIVER ROAD LOCATED ±2,175 FEET NORTHWEST OF A WEST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON. BEING ±20 FEET NORTHWEST OF THE MOST WESTERLY NORTHWEST CORNER OF THE 384.406 ACRE TRACT (TRACT 1).

ELEVATION: 554.16 FEET NAVD-88

TYPICAL BUILDING SETBACK LINES
N.T.S.

FRONT SETBACK: 15'
REAR SETBACK: 10'
SIDE SETBACK: 5'
CORNER SIDE SETBACK: 15'

DATE: MAY 13, 2021

OWNER:
BASTROP TRINITY INVESTORS, LLC
4408 SPICEWOOD SPRINGS RD.
AUSTIN, TEXAS 78759

ENGINEER & SURVEYOR:
BGE, INC.
1701 DIRECTORS BLVD., SUITE 1000
AUSTIN, TEXAS, 78744
512-679-0400
BGE, INC.
7330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TEXAS 78216
210-581-3600

REVISIONS

BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

FINAL PLAT

TRINITY RANCH PHASE 1, SECTION 2

A SUBDIVISION OF 38.721 ACRES OF LAND LOCATED IN THE ELIZABETH STANDIFORD SURVEY NO. 24, ABSTRACT NO. 59, BASTROP COUNTY, TEXAS

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	B	20,695
2	B	6,048
3	B	4,800
4	B	4,800
5	B	4,800
6	B	4,800
7	B	4,800
8	B	4,800
9	B	4,800
10	B	4,800
11	B	4,754

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	H	6,051
2	H	4,800
3	H	4,800
4	H	4,800
5	H	4,800
6	H	4,800
7	H	4,800
8	H	4,800
9	H	4,800
10	H	4,800
12	H	5,326
13	H	5,978
14	H	6,000
15	H	6,000
16	H	6,607
17	H	6,571
18	H	6,571
19	H	6,021
20	H	7,152

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	J	7,677
2	J	7,152
3	J	6,000
4	J	6,384
5	J	6,371
6	J	6,371
7	J	6,371
8	J	6,076
9	J	6,000
10	J	8,637

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	K	390,765
2	K	7,159
3	K	6,000
4	K	6,000
5	K	6,000
6	K	6,000
7	K	5,843
8	K	4,425
9	K	4,844
10	K	5,849
11	K	6,000
12	K	6,000
13	K	6,000
14	K	6,000
15	K	7,145
16	K	6,000
17	K	5,994
18	K	5,709
19	K	6,000
20	K	6,000
21	K	7,145
22	K	6,000
23	K	6,000
24	K	6,000
25	K	6,000

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	L	30,444
2	L	5,400
3	L	5,400
4	L	5,400
5	L	5,400
6	L	5,400
7	L	5,400
8	L	5,400
9	L	5,400
10	L	5,400
11	L	5,400
12	L	5,400

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	M	40,041
2	M	6,000
3	M	6,000
4	M	6,000
5	M	6,000
6	M	6,000
7	M	6,000
8	M	6,000
9	M	7,718

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	N	3,845
2	N	6,569
3	N	6,569
4	N	6,569
5	N	6,569
6	N	6,569
7	N	6,569
8	N	6,569
9	N	7,749
10	N	7,834
11	N	6,569
12	N	6,569
13	N	6,569
14	N	6,569
15	N	6,569
16	N	6,569
17	N	6,569

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	O	3,825
2	O	7,856
3	O	6,000
4	O	6,000
5	O	6,000
6	O	6,052
7	O	7,018

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
47	P	5,400
48	P	5,399
49	P	31,072
50	P	5,199
51	P	5,527
52	P	5,798
53	P	5,798
54	P	7,080

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	Q	3,544
2	Q	6,295
3	Q	6,573
4	Q	6,849
5	Q	6,957
6	Q	6,954
7	Q	6,952
8	Q	6,950
9	Q	6,948
10	Q	6,946
11	Q	6,944
12	Q	6,942
13	Q	6,940
14	Q	6,938
15	Q	6,933
16	Q	6,839
17	Q	6,554
18	Q	6,100
19	Q	6,953

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 62°41'38" E	50.00'
L2	S 62°40'37" E	50.00'
L3	S 62°42'40" E	70.00'
L4	N 27°17'20" E	70.00'
L5	N 27°17'20" E	105.00'
L6	N 27°17'20" E	50.00'
L7	N 27°17'20" E	105.00'
L8	S 62°42'40" E	108.15'
L9	S 08°35'17" W	107.69'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L10	S 08°35'17" W	92.29'
L11	S 09°23'16" W	70.01'
L12	S 20°16'30" W	150.46'
L13	S 63°59'24" E	69.78'
L14	N 64°20'16" W	120.00'
L15	N 63°59'32" W	50.00'
L16	S 35°06'16" W	50.00'
L17	N 54°53'44" W	11.24'
L18	S 43°06'16" W	36.26'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L19	S 27°13'55" W	30.83'
L20	S 27°13'55" W	50.00'
L21	S 27°13'55" W	50.00'
L22	N 62°46'05" W	70.00'
L23	S 50°32'59" W	120.00'
L24	N 62°46'05" W	142.45'
L25	S 62°54'43" E	51.62'
L26	S 26°31'01" W	133.94'
L27	N 63°29'34" W	63.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L28	S 26°30'26" W	120.00'
L29	N 27°17'20" E	105.21'
L30	N 27°45'28" E	50.01'
L31	N 27°17'20" E	129.81'
L32	S 27°17'20" W	105.00'
L33	N 25°39'44" E	93.64'
L34	N 62°42'40" W	93.15'
L35	S 62°42'40" E	93.15'
L36	N 62°42'40" W	93.15'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L37	S 62°42'40" E	93.15'
L38	S 25°39'44" W	95.91'
L39	S 62°42'40" E	17.09'
L40	S 49°10'58" E	71.40'
L41	S 25°39'44" W	85.86'
L42	N 25°39'44" E	97.65'
L43	N 49°10'58" W	83.51'
L44	S 27°17'20" W	10.00'
L45	N 62°46'05" W	77.29'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L46	N 27°13'55" E	104.99'
L47	S 43°06'16" W	22.21'
L48	S 27°13'55" W	30.83'
L49	N 62°46'05" W	80.00'
L50	S 49°10'58" E	54.32'
L51	S 07°39'08" E	28.39'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.56'	15.00'	90°00'00"	S 17°42'40" E	21.21'
C2	23.58'	15.00'	90°03'26"	N 72°15'37" E	21.22'
C3	23.55'	15.00'	89°56'34"	S 17°44'23" E	21.20'
C4	23.58'	15.00'	90°03'26"	N 72°15'37" E	21.22'
C5	23.56'	15.00'	90°00'00"	S 17°42'40" E	21.21'
C6	23.56'	15.00'	90°00'00"	N 72°17'20" E	21.21'
C7	23.56'	15.00'	90°00'00"	N 17°42'40" W	21.21'
C8	23.56'	15.00'	90°00'00"	N 72°17'20" E	21.21'
C9	23.56'	15.00'	90°00'00"	N 17°42'40" W	21.21'
C10	150.14'	460.00'	18°42'03"	S 72°03'41" E	149.47'
C11	97.15'	51.00'	109°08'51"	S 04°54'38" E	83.12'
C12	10.04'	14.00'	41°04'31"	S 29°07'33" W	9.82'
C13	23.56'	15.00'	90°00'00"	S 36°24'43" E	21.21'
C14	22.66'	15.00'	86°33'10"	S 55°18'42" W	20.57'
C15	100.27'	525.00'	10°56'36"	S 17°30'25" W	100.12'
C16	123.29'	835.00'	8°27'35"	S 38°54'41" W	123.17'
C17	25.67'	15.00'	98°02'13"	S 05°52'38" E	22.65'
C18	21.47'	15.00'	82°00'00"	S 84°06'16" W	19.68'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C19	211.93'	765.00'	15°52'21"	S 35°10'05" W	211.25'
C20	23.56'	15.00'	90°00'00"	S 17°46'05" E	21.21'
C21	23.56'	15.00'	90°00'00"	S 72°13'55" W	21.21'
C22	23.56'	15.00'	90°00'00"	S 17°46'05" E	21.21'
C23	23.56'	15.00'	90°00'00"	S 72°13'55" W	21.21'
C24	23.56'	15.00'	90°00'00"	S 72°13'55" W	21.21'
C25	808.86'	695.00'	66°40'56"	N 06°06'33" W	763.97'
C26	154.34'	575.00'	15°22'46"	N 47°08'24" W	153.88'
C27	95.36'	61.00'	89°33'57"	S 71°43'28" W	85.94'
C28	23.36'	15.00'	89°13'06"	N 71°53'53" E	21.07'
C29	23.77'	15.00'	90°46'54"	N 18°06'07" W	21.36'
C30	21.43'	14.00'	87°42'27"	N 72°39'12" E	19.40'
C31	285.02'	61.00'	267°42'27"	N 17°20'48" W	87.98'
C32	39.24'	25.00'	89°56'34"	S 17°44'23" E	35.34'
C33	23.58'	15.00'	90°03'26"	N 72°15'37" E	21.22'
C34	23.24'	15.00'	88°45'06"	S 17°08'38" E	20.98'
C35	37.57'	325.00'	6°37'27"	N 58°12'28" W	37.55'
C36	21.18'	15.00'	80°52'59"	N 84°39'46" E	19.46'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C37	226.08'	765.00'	16°55'57"	N 35°45'19" E	225.26'
C38	23.56'	15.00'	90°00'00"	S 17°42'40" E	21.21'
C39	23.99'	15.00'	91°37'36"	N 71°28'32" E	21.51'
C40	107.99'	475.00'	13°01'35"	N 19°08'56" E	107.76'
C41	24.62'	15.00'	94°02'52"	N 34°23'17" W	21.95'
C42	272.54'	835.00'	18°42'03"	S 72°03'41" E	271.33'
C43	249.69'	765.00'	18°42'03"	S 72°03'41" E	248.58'
C44	23.56'	15.00'	90°00'00"	N 53°35'17" E	21.21'
C45	39.27'	25.00'	90°00'00"	N 36°24'43" W	35.36'
C46	205.63'	630.00'	18°42'03"	S 72°03'41" E	204.72'
C47	189.31'	580.00'	18°42'03"	S 72°03'41" E	188.47'
C48	10.04'	14.00'	41°04'31"	N 78°03'01" E	9.82'
C49	153.23'	51.00'	172°09'03"	N 36°24'43" W	101.76'
C50	124.86'	525.00'	13°37'37"	N 18°50'56" E	124.57'
C51	23.14'	15.00'	88°22'24"	S 18°31'28" E	20.91'
C52	123.96'	525.00'	13°31'42"	N 55°56'49" W	123.67'
C53	10.04'	14.00'	41°04'31"	S 69°43'14" E	9.82'
C54	139.74'	51.00'	156°59'45"	N 11°45'37" W	99.95'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C55	10.04'	14.00'	41°04'31"	S 46°12'00" W	9.82'
C56	32.66'	25.00'	74°50'42"	N 11°45'37" W	30.38'
C57	112.15'	475.00'	13°31'42"	N 55°56'49" W	111.89'
C58	23.56'	15.00'	90°00'00"	S 72°17'20" W	21.21'
C59	231.02'	835.00'	15°51'08"	N 35°12'54" E	230.29'
C60	23.56'	15.00'	90°00'00"	N 17°46'05" W	21.21'
C61	10.04'	14.00'	41°04'31"	N 83°18'21" W	9.82'
C62	153.23'	51.00'	172°09'03"	S 17°46'05" E	101.76'
C63	10.04'	14.00'	41°04'31"	N 47°46'10" E	9.82'
C64	23.55'	15.00'	89°56'34"	N 17°44'23" W	21.20'
C65	10.04'	14.00'	41°04'31"	N 83°14'56" W	9.82'
C66	153.18'	51.00'	172°05'37"	S 17°44'23" E	101.76'
C67	10.04'	14.00'	41°04'31"	N 47°46'10" E	9.82'
C68	23.55'	15.00'	89°56'34"	N 17°44'23" W	21.20'
C69	14.34'	14.00'	58°40'04"	S 87°57'18" W	13.72'
C70	316.56'	61.00'	297°26'08"	S 27°17'20" W	63.44'
C71	14.34'	14.00'	58°40'04"	S 33°22'38" E	13.72'
C72	23.58'	15.00'	90°03'26"	N 72°15'37" E	21.22'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C73	23.99'	15.00'	91°37'57"	S 73°02'53" W	21.51'
C74	29.95'	275.00'	6°14'24"	N 58°00'56" W	29.93'
C75	25.66'	15.00'	98°00'00"	N 05°33'44" W	22.64'
C76	231.32'	835.00'	15°52'21"	S 35°10'05" W	230.58'
C77	23.56'	15.00'	90°00'00"	N 72°13'55" E	21.21'
C78	39.27'	25.00'	90°00'00"	S 17°46'05" E	35.36'
C79	28.74'	51.00'	32°16'57"	S 87°38'42" E	28.36'
C80	124.45'	51.00'	139°48'39"	S 01°35'54" E	95.79'
C81	1.92'	14.00'	7°50'59"	N 64°22'56" E	1.92'
C82	8.12'	14.00'	33°13'32"	N 43°50'41" E	8.01'
C83	15.46'	61.00'	14°31'13"	N 65°52'53" E	15.42'
C84	162.66'	61.00'	152°46'55"	S 30°28'03" E	118.57'
C85	68.16'	61.00'	64°01'01"	S 77°55'55" W	64.67'
C86	54.42'	61.00'	51°07'07"	N 44°30'01" W	52.64'
C87	15.86'	61.00'	14°53'51"	N 11°29'31" W	15.82'
C88	0.01'	15.00'	0°03'26"	S 27°15'37" W	0.01'
C89	23.56'	15.00'	90°00'01"	S 72°17'20" W	21.21'
C90	0.01'	15.00'	0°03'26"	S 27°15'37" W	0.01'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C91	23.56'	15.00'	90°00'01"	S 72°17'20" W	21.21'
C92	167.09'	835.00'	11°27'55"	S 37°22'18" W	166.81'
C93	50.06'	835.00'	3°26'07"	S 29°55'17" W	50.06'
C94	14.17'	835.00'	0°58'19"	S 27°43'04" W	14.17'
C95	107.74'	835.00'	7°23'34"	N 30°59'07" E	107.66'
C96	20.48'	475.00'	2°28'15"	N 61°28'32" W	20.48'
C97	45.21'	475.00'	5°27'11"	N 57°30'49" W	45.19'
C98	45.82'	475.00'	5°31'37"	N 52°01'25" W	45.80'
C99	0.64'	475.00'	0°04'39"	N 49°13'17" W	0.64'
C100	4.21'	14.00'	17°13'17"	S 34°16'23" W	4.19'
C101	5.83'	14.00'	23°51'14"	S 54°48'38" W	5.79'
C102	5.81'	14.00'	23°46'19"	S 78°22'20" E	5.77'
C103	4.23'	14.00'	17°18'13"	S 57°50'04" E	4.21'
C104	13.90'	525.00'	1°31'02"	N 49°56'29" W	13.90'
C105	43.36'	525.00'	4°43'56"	N 53°03'58" W	43.35'
C106	43.36'	525.00'	4°43'56"	N 57°47'54" W	43.35'
C107	23.33'	525.00'	2°32'48"	N 61°26'16" W	23.33'
C108	9.56'	525.00'	1°02'37"	N 25°08'26" E	9.56'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C109	15.03'	525.00'	1°38'24"	N 23°47'55" E	15.03'
C110	152.29'	645.00'	13°31'42"	S 55°56'49" E	151.94'
C111	28.67'	645.00'	2°32'48"	N 61°26'16" W	28.67'
C112	53.27'	645.00'	4°43'56"	N 57°47'54" W	53.26'
C113	53.27'	645.00'	4°43'56"	N 53°03'58" W	53.26'
C114	17.08'	645.00'	1°31'02"	N 49°56'29" W	17.08'
C115	1.85'	630.00'	0°10'04"	S 62°47'42" E	1.85'
C116	48.42'	630.00'	4°24'12"	S 65°04'50" E	48.40'
C117	48.47'	630.00'	4°24'30"	S 69°29'11" E	48.46'
C118	48.47'	630.00'	4°24'30"	S 73°53'41" E	48.46'
C119	48.47'	630.00'	4°24'30"	S 78°18'12" E	48.46'
C120	9.94'	630.00'	0°54'16"	S 80°57'35" E	9.94'
C121	244.79'	750.00'	18°42'03"	N 72°03'41" W	243.71'
C122	11.84'	750.00'	0°54'16"	S 80°57'35" E	11.84'
C123	57.71'	750.00'	4°24'30"	S 78°18'12" E	57.69'
C124	57.71'	750.00'	4°24'30"	S 73°53'41" E	57.69'
C125	57.71'	750.00'	4°24'30"	S 69°29'11" E	57.69'
C126	57.99'	750.00'	4°25'49"	S 65°04'02" E	57.98'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C127	1.85'	750.00'	0°08'27"	S 62°46'54" E	1.85'
C128	52.78'	51.00'	59°17'51"	N 89°07'59" W	50.46'
C129	3.30'	51.00'	3°42'20"	S 59°21'56" W	3.30'
C130	3.12'	580.00'	0°18'30"	S 81°15'28" E	3.12'
C131	61.77'	580.00'	6°06'08"	S 78°03'09" E	61.74'
C132	61.08'	580.00'	6°02'02"	S 71°59'04" E	61.05'
C133	61.08'	580.00'	6°02'02"	S 65°57'02" E	61.05'
C134	2.25'	580.00'	0°13'21"	S 62°49'21" E	2.25'
C135	1.79'	460.00'	0°13'21"	S 62°49'21" E	1.79'
C136	48.44'	460.00'	6°02'02"	S 65°57'02" E	48.42'
C137	48.44'	460.00'	6°02'02"	S 71°59'04" E	48.42'
C138	48.34'	460.00'	6°01'18"	S 78°00'44" E	48.32'
C139	3.12'	460.00'	0°23'20"	S 81°13'03" E	3.12'
C140	184.91'	61.00'	173°40'49"	N 60°44'52" W	121.81'
C141	3.85'	61.00'	3°36'45"	S 30°36'21" W	3.85'

FINAL PLAT

TRINITY RANCH
PHASE 1, SECTION 2

A SUBDIVISION OF 38.721 ACRES OF
LAND LOCATED IN THE
ELIZABETH STANDIFORD SURVEY NO. 24,
ABSTRACT NO. 59, BASTROP COUNTY, TEXAS

BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

LEGAL DESCRIPTION:

DESCRIPTION OF A 38.721 ACRE TRACT OF LAND

BEING A 38.721 ACRE TRACT OF LAND IN THE ELIZABETH STANDIFORD SURVEY NO. 24, ABSTRACT NO. 59, BASTROP COUNTY, TEXAS; BEING OUT OF THE REMAINDER OF A CALLED 384.406 ACRE TRACT OF LAND (TRACT 1) AS CONVEYED UNTO BASTROP TRINITY INVESTORS, LLC., IN DOCUMENT NUMBER 201907584 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 38.721 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS TRACT 1 AND TRACT 2 BY METES AND BOUNDS AS FOLLOWS:

TRACT 1

BEGINNING at a 1/2-inch iron pipe found at an angle point in the north line of the remainder of said 384.406 acre tract at the common corner of the east remainder of a called 45.063 acre tract of land as conveyed unto Elgin Breeding Services as described in Volume 200, Page 249, and conveyed in Volume 319, Page 257 of the Deed Records of Bastrop County, Texas, and a called 28.7345 acre tract of land as conveyed unto Wallace H. Cardwell & Ardeth M. Cardwell, Trustees of the Cardwell Living Trust in Volume 661, Page 576 of the Official Public Records of Bastrop County, Texas; THENCE, S 34°05'35" W, over and across the remainder of the 384.406 acre tract, a distance of 1,057.44 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing over and across the remainder of the 384.406 acre tract the following sixty-four (64) courses:

1) S 62°42'40" E, a distance of 458.47 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

2) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 17°42'40" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for the herein described tract;

3) S 62°41'38" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;

4) Curving to the right, with a radius of 15.00 feet, an arc length of 23.58 feet, a central angle of 90°03'26", a chord bearing of N 72°15'37" E, and a chord distance of 21.22 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

5) S 62°42'40" E, a distance of 232.75 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

6) Curving to the right, with a radius of 15.00 feet, an arc length of 23.55 feet, a central angle of 89°56'34", a chord bearing of S 17°43'23" E, and a chord distance of 21.20 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;

7) S 62°40'37" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;

8) Curving to the right, with a radius of 15.00 feet, an arc length of 23.58 feet, a central angle of 90°03'26", a chord bearing of N 72°15'37" E, and a chord distance of 21.22 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

9) S 62°42'40" E, a distance of 183.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

10) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 17°42'40" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;

11) S 62°42'40" E, a distance of 70.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;

12) Curving to the right, an arc length of 23.56 feet, with a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing of N 72°17'20" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;

13) N 27°17'20" E, a distance of 70.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;

14) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 17°42'40" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

15) N 27°17'20" E, a distance of 105.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

16) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 72°17'20" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;

17) N 27°17'20" E, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;

18) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of N 17°42'40" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

19) N 27°17'20" E, a distance of 105.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a north corner of the herein described tract;

20) S 62°42'40" E, a distance of 108.15 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

21) Curving to the left, with a radius of 460.00 feet, an arc length of 150.14 feet, a central angle of 18°42'03", a chord bearing of S 72°03'41" E, and a chord distance of 149.47 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

22) S 81°24'43" E, a distance of 196.88 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northeast corner of the herein described tract;

23) S 08°35'17" W, a distance of 107.69 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;

24) Curving to the right, with a radius of 51.00 feet, an arc length of 97.15 feet, a central angle of 109°08'51", a chord bearing of S 04°54'38" E, and a chord distance of 83.12 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;

25) Curving to the left, with a radius of 14.00 feet, an arc length of 10.04 feet, a central angle of 41°04'31", a chord bearing of S 29°07'33" W, and a chord distance of 9.82 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

26) S 08°35'17" W, a distance of 92.29 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

27) Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 36°24'43" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;

28) S 09°23'16" W, a distance of 70.01 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;

29) Curving to the left, with a radius of 15.00 feet, an arc length of 22.66 feet, a central angle of 86°33'10", a chord bearing of S 55°18'42" W, and a chord distance of 20.57 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;

30) Curving to the right, with a radius of 525.00 feet, an arc length of 100.27 feet, a central angle of 10°56'36", a chord bearing of S 17°30'25" W, and a chord distance of 100.12 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a re-entrant corner of the herein described tract;

31) S 62°42'40" E, a distance of 326.80 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

32) S 20°16'30" W, a distance of 150.46 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

33) S 63°59'24" E, a distance of 69.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

34) S 25°39'44" W, a distance of 186.70 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a southeast corner of the herein described tract;

35) N 64°20'16" W, a distance of 120.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

36) N 63°59'32" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

37) N 62°46'05" W, a distance of 693.76 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;

38) N 54°53'44" W, a distance of 163.10 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a re-entrant corner of the herein described tract;

39) Curving to the right, with a radius of 835.00 feet, an arc length of 123.29 feet, a central angle of 08°27'35", a chord bearing of S 38°54'41" W, and a chord distance of 123.17 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;

40) Curving to the left, with a radius of 15.00 feet, an arc length of 25.67 feet, a central angle of 98°02'13", a chord bearing of S 05°52'38" E, and a chord distance of 22.65 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for the herein described tract;

41) S 35°06'16" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

42) N 54°53'44" W, a distance of 11.24 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

43) Curving to the left, with a radius of 15.00 feet, an arc length of 21.47 feet, a central angle of 82°00'00", a chord bearing of S 84°06'16" W, and a chord distance of 19.68 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

44) S 43°06'16" W, a distance of 36.26 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

45) Curving to the left, with a radius of 765.00 feet, an arc length of 211.93 feet, a central angle of 15°52'21", a chord bearing of S 35°10'05" W, and a chord distance of 211.25 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

46) S 27°13'55" W, a distance of 30.83 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

47) Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 17°46'05" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;

48) S 27°13'55" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;

49) Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 72°13'55" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

50) S 27°13'55" W, a distance of 210.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

51) Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 17°46'05" E, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;

52) S 27°13'55" W, a distance of 50.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;

53) Curving to the left, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 72°13'55" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;

54) N 62°46'05" W, a distance of 70.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;

55) S 27°13'55" W, a distance of 389.44 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

56) Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'00", a chord bearing of S 72°13'55" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

57) N 62°46'05" W, a distance of 183.51 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the most southerly corner of the herein described tract;

58) N 27°13'55" E, a distance of 262.69 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

59) Curving to the left, with a radius of 695.00 feet, an arc length of 808.86 feet, a central angle of 66°40'56", a chord bearing of N 06°06'33" W, and a chord distance of 763.97 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a re-entrant corner of the herein described tract;

60) S 50°32'59" W, a distance of 120.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;

61) Curving to the left, with a radius of 575.00 feet, an arc length of 154.34 feet, a central angle of 15°22'46", a chord bearing of N 47°08'24" W, and a chord distance of 153.88 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve of the herein described tract;

62) N 27°13'55" E, a distance of 391.01 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;

63) N 62°46'05" W, a distance of 142.45 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

64) N 27°17'20" E, a distance of 343.07 feet to the POINT OF BEGINNING and containing 35.243 acres of land, more or less.

TRACT 2

BEGINNING at a 1/2-inch iron pipe found at an angle point in the north line of the remainder of said 384.406 acre tract at the common corner of the east remainder of a called 45.063 acre tract of land as conveyed unto Elgin Breeding Services as described in Volume 200, Page 249, and conveyed in Volume 319, Page 257 of the Deed Records of Bastrop County, Texas, and a called 28.7345 acre tract of land as conveyed unto Wallace H. Cardwell & Ardeth M. Cardwell, Trustees of the Cardwell Living Trust in Volume 661, Page 576 of the Official Public Records of Bastrop County, Texas; THENCE, S 63°29'34" E, coincident with the common line of the remainder of the 384.406 acre tract and said 28.7345 acre tract a distance of 994.38 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, S 63°29'34" E, continuing coincident with said common line and the southerly line of a called 4.85 acre tract of land (Tract C) as described in Document Number 200910849 and conveyed unto the City of Elgin, Texas, in Document Number 201107471, both recorded in the Official Public Records of Bastrop County, Texas, a distance of 479.74 feet to a 1/2-inch iron pipe found for an angle point of the herein described tract;

THENCE, S 62°54'43" E, coincident with the common line of the remainder of the 384.406 acre tract and said 4.85 acre tract, a distance of 51.62 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northeast corner of the herein described tract;

THENCE, departing said common line, over and across the remainder of the 384.406 acre tract the following ten (10) courses:

1) S 26°31'01" W, a distance of 133.94 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;

2) Curving to the right, with a radius of 61.00 feet, an arc length of 95.36 feet, a central angle of 89°33'57", a chord bearing of S 71°43'28" W, and a chord distance of 85.94 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract

3) N 63°29'34" W, a distance of 63.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract;

4) S 26°30'26" W, a distance of 120.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southeast corner of the herein described tract;

5) N 63°29'34" W, a distance of 411.64 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;

6) N 27°17'20" E, a distance of 105.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of curvature of the herein described tract;

7) Curving to the right, with a radius of 15.00 feet, an arc length of 23.36 feet, a central angle of 89°13'06", a chord bearing of N 71°53'53" E, and a chord distance of 21.07 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for at the end of this curve;

8) N 27°45'28" E, a distance of 50.01 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the beginning of a non-tangent curve of the herein described tract;

9) Curving to the right, with a radius of 15.00 feet, an arc length of 23.77 feet, a central angle of 90°46'54", a chord bearing of N 18°06'07" W, and a chord distance of 21.36 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;

10) N 27°17'20" E, a distance of 129.81 feet to the POINT OF BEGINNING and containing 3.478 acres of land, more or less.

The resultant net acreage being 38.721 acres of land, more or less.

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT BASTROP TRINITY INVESTORS, LLC, BEING THE OWNER OF A CALLED 384.406 ACRE TRACT OF LAND (TRACT 1) OUT OF THE ELIZABETH STANDIFORD SURVEY NO. 24, ABSTRACT NO. 59 SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 201907584 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 38.721 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

TRINITY RANCH PHASE 1, SECTION 2

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.

_____
DEREK PAMPE, MANAGER
BASTROP TRINITY INVESTORS, LLC
4408 SPICEWOOD SPRINGS ROAD
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF BASTROP §

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

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, TIMOTHY M. HOLLAND, 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.

PRELIMINARY PENDING FINAL REVIEW

_____ DATE
TIMOTHY M. HOLLAND, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 94848
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744

I, DION P. ALBERTSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS, UPON COMPLETION OF CONSTRUCTION.

PRELIMINARY PENDING FINAL REVIEW

_____ DATE
DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963
BGE, INC.
7330 SAN PEDRO AVE, SUITE 202
SAN ANTONIO, TEXAS 78216

CITY OF ELGIN:
CERTIFICATE OF APPROVAL:

THIS FINAL PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THIS _____ DAY OF _____, 20_____

_____ _____
CHAIRPERSON, PLANNING & ZONING COMMISSION DATE

_____ _____
SECRETARY, PLANNING & ZONING COMMISSION DATE

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.9999278824
2. THE PROPERTY LIES IN IN ZONE "A" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD) AND UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR BASTROP COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48021C0575E, REVISED JANUARY 19, 2006. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
3. THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.
4. THE ESTIMATED SINGLE-FAMILY LOT SIZES: LESS THAN 6,000 SQUARE FEET EQUALS 43 LOTS; 6,000–7,500 SQUARE FEET EQUALS 80 LOTS; 7,500–9,000 SQUARE FEET EQUALS 5 LOTS; GREATER THAN 9,000 SQUARE FEET EQUALS 0 LOTS.
5. IT IS UNDERSTOOD THAT ON APPROVAL OF THIS PLAT BY THE CITY OF ELGIN, TEXAS, THAT THE CONSTRUCTION OF ALL BRIDGES, CULVERTS, STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, SHALL REMAIN THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATION PRESCRIBED BY THE CITY OF ELGIN, TEXAS. THE CITY OR COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY BRIDGES, CULVERTS, STREETS, ROADS OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.
6. UPON APPROVAL OF THIS PLAT BY THE CITY OF ELGIN FOR FILING AND SUBSEQUENT ACCEPTANCE OF MAINTENANCE OF STREETS BY BASTROP COUNTY, IT IS UNDERSTOOD THAT PLACEMENT OF ANY AND ALL TRAFFIC CONTROL DEVICES REQUIRING SIGNAGE SUCH AS STREET NAMES, SPEED LIMITS, STOP SIGNS, YIELD SIGNS, ETC., SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE COUNTY ENGINEER.
7. NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ELGIN, NOR THE FILING/RECORDING OF AN APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY BASTROP COUNTY OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ONLY THE BASTROP COUNTY COMMISSIONERS COURT, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADS/STREETS INTO THE BASTROP COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE BASTROP COUNTY COMMISSIONERS COURT HAVE NO AUTHORITY TO BIND BASTROP COUNTY BY SEPARATE ACTION. UNTIL BASTROP COUNTY, THROUGH ITS COMMISSIONERS COURT, ACCEPTS A ROAD/STREET THAT HAS BEEN DEDICATED IN A PLAT, SAID ROAD/STREET IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE.
8. NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
9. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
10. PARKLAND DEDICATION WILL BE INCORPORATED INTO FUTURE FINAL PLATS.
11. BASTROP COUNTY WILL ONLY ACCEPT THE STREETS AND ROADWAYS FOR OPERATION AND MAINTENANCE; THE DISTRICT WILL BE OBLIGATED TO MAINTAIN THE GUTTERS/DRAINAGE SYSTEMS AND STREETLIGHTS UPON RECEIPT OF AUTHORIZATION FROM THE COUNTY TO UTILIZE ITS RIGHT OF WAY FOR SUCH PURPOSES.
12. THIS DEVELOPMENT IS WITHIN THE ELGIN MUNICIPAL UTILITY DISTRICT (MUD) #2.
13. ALL SANITARY SEWER WITHIN THIS DEVELOPMENT IS TO BE PRIVATE. (ELGIN MUD #2)
14. PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO: BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION PLAN. COUNTY PERMITS ARE OBTAINED AND ISSUED THROUGH THE BASTROP COUNTY DEVELOPMENT SERVICES DEPARTMENT.
15. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND ELECTRIC DISTRIBUTION SYSTEMS AND WASTEWATER COLLECTION FACILITIES.
16. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY DISCRETION.
17. ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE R.O.W. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY PRIOR TO THE CREATION OF A DRIVEWAY. ACCESS TO STATE HIGHWAYS IS REGULATED BY TXDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
18. THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF AREA B.
19. ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF THE TWO STREETS.
20. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE COMMISSIONERS COURT DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OF FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF BASTROP COUNTY OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.
21. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
22. NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
23. DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR BY INDIVIDUAL PROPERTY OWNERS. PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES.
24. UTILITY PROVIDERS ARE AS FOLLOWS: BLUEBONNET ELECTRIC COOP., CENTERPOINT ENERGY, SPECTRUM/TIME WARNER CABLE, AT&T TELEPHONE AND ELGIN MUNICIPAL UTILITY DISTRICT #2.
25. A PORTION OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARDS AREA (1% ANNUAL CHANCE OF FLOODING AREA) AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0075E AND 48021C0100F EFFECTIVE JANUARY 19, 2006 FOR THE COMMUNITY BASTROP COUNTY, COMMUNITY NUMBER 481193.
26. THE FINISHED FLOOR ELEVATION (FFE) NOTED WITHIN EACH LOT REPRESENTS THE BASE FLOOD ELEVATION AND A TWO-FOOT FREEBOARD AS REQUIRED BY THE BASTROP COUNTY FLOOD DAMAGE PREVENTION ORDER.
27. THE DEVELOPER, BUILDER, SELLER, OR AGENT SHALL INFORM, IN WRITING, EACH BUYER OF SUBDIVISION LOTS OR PROPERTY LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS THAT SUCH PROPERTY IS AN IDENTIFIED FLOOD PRONE AREA.

STATE OF TEXAS §
COUNTY OF BASTROP §

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, TEXAS, 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., OF SAID COUNTY AND STATE IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, IN PLAT CABINET ___, PAGE(S) _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE _____ DAY OF _____, 20___, A.D.

ROSE PIETSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS

_____
DEPUTY

FINAL PLAT

TRINITY RANCH PHASE 1, SECTION 2

A SUBDIVISION OF 38.721 ACRES OF LAND LOCATED IN THE ELIZABETH STANDIFORD SURVEY NO. 24, ABSTRACT NO. 59, BASTROP COUNTY, TEXAS

BGE, Inc.
7330 San Pedro Ave., Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

Development Services Department

STAFF REPORT

Addition of Ch. 48, City Code regarding Site Development.

Date: December 10, 2021

Hearing Dates: Planning & Zoning Commission – December 20, 2021
City Council – UNKNOWN

REQUEST SUMMARY
This item was tabled at the October and November 2021 meeting dates to allow for individual review and asking of questions at the next meeting date.

City Staff is requesting a new addition to the City Code. This will address site development of lots that are all other uses other than single family and two-family lots. (i.e., development of a large site that are manufactured home, multi-family, commercial, or industrial in nature). Most Texas cities have a separate Code that deals with this type of development; however, we are lacking these standards. As the City continues to develop single family residential subdivisions, there will be more sites that will develop as commercial and industrial. These proposed regulations provide base regulations regarding regulatory authority, application processes, timeframes, and development standards for this new commercial and industrial development.

Most of the regulations within the proposed Site Development Code were pulled from Chapter 36, Subdivision Regulations. Site Development and Subdivision standards are mostly similar concerning base regulations. The language, although pulled from the Subdivision Code, has been changed to reflect a Site Development standard. Anything highlighted in yellow is reflective of newly written Code that was not pulled from the Subdivision Regulations.

ATTACHMENT(S)
Additional information is provided through attached exhibit(s).

1. Proposed Ordinance with Exhibit "A".

ORDINANCE NO. 2021-12-07-??

AN ORDINANCE ADDING CHAPTER 48 SITE DEVELOPMENT, REVISED CODE OF ORDINANCES, CITY OF ELGIN, TEXAS 2013 REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH; AND PROVIDING FOR A SAVINGS CLAUSE.

WHEREAS, the City Council of Elgin, Texas ("City Council") desires to add certain regulations regarding site development; and

WHEREAS, City staff has determined that the proposed amendments provide consistency with other sections of the Code; and

WHEREAS, City staff has posted proper notice and conducted public hearings in accordance with state law; and

WHEREAS, City Council finds that the proposed amendments are in the best interests of the City and its residents.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELGIN, TEXAS:

I.

That Chapter 48, Revised Code of Ordinances, City of Elgin, Texas, is hereby added as shown in Exhibit "A".

II.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this Ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ, PASSED, and **ADOPTED** on first (1st) reading this the **7th** day of **December** 2021.

_____

Ron M. Ramirez, Mayor

ATTEST:

_____

Jennifer Stubbs, City Secretary

EXHIBIT "A"

CHAPTER 48 – SITE DEVELOPMENTS

ARTICLE I. – IN GENERAL

Sec. 48-1. – Authority.

(a) This Article is adopted under the authority of the state Constitution and laws and any other authority provided by law, or as such statutes may be amended.

(b) Regulation of the development of the land and the attachment of reasonable conditions to development of the land is an exercise of valid police power delegated by the state to the city.

Sec. 48-2. – Purpose and Intent.

(a) The purpose of these regulations is to provide for orderly, safe, and healthful development to promote the health, safety, and general welfare of the community.

(b) The system of improvements on a site, water and wastewater services, other utilities, drainage, public facilities, and community amenities determines in large measure the quality of life enjoyed by the residents of the community. Health, safety, economy, amenities, environmental sensitivity, and convenience are all factors which influence and determine a community's quality of life and character. A community's quality of life is of public interest. Consequently, the development of land, as it affects a community's quality of life, is an activity whose regulation is a valid function of municipal government.

(c) These regulations are designed and intended to achieve the following purposes, and shall be administered to:

(1) To establish rules and procedures for the orderly planning and development of commercial sites and residential sites involving more than two (2) dwelling units in a building;

(2) To provide for a permit separate and distinct from the building permit so that site issues such as drainage, landscaping, lighting, traffic control, driveways, streets, access, utilities, and internal circulation may be resolved;

(3) Harmoniously relate the development of the various sites to the existing community and facilitate the future development of adjoining tracts;

(4) Provide that the cost of improvements to minimum standards which primarily benefit the tract of land being developed be borne by the owner or developers of the tract, and that the cost of improvements to minimum standards which primarily benefit the whole community be borne by the whole community;

(5) Provide the most attractive relationship between the land as developed and the circulation of traffic throughout the site and area, having regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the proposed development, and to provide for the proper location and width of streets, driveways, and building lines;

(6) Prevent pollution of the air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard both surface and groundwater supplies; and to encourage the wise use and management of natural resources throughout the municipality to preserve the integrity, stability, and beauty of the community and the value of the land;

(7) Preserve the natural beauty and topography of the municipality and ensure appropriate development regarding these natural features;

(8) Establish adequate and accurate records of land development;

(9) Ensure that public or private facilities are available and will have a sufficient capacity to serve proposed development;

(10) Standardize the procedure and requirements for developing property and submitting plans for review and approval;

(11) Protect and provide for the public health, safety and general welfare of the community;

(12) Protect the character and the social and economic stability of all parts of the community and encourage the orderly and beneficial development of all parts of the community;

(13) Protect and conserve the value of land throughout the community and the value of buildings and improvements upon the land;

(14) Guide public and private policy and action in providing adequate and efficient transportation systems, public utilities, and other public amenities and facilities;

(15) Encourage the development of a stable, prospering economic environment; and

(16) To provide city staff with procedures for the review and approval of site development.

(e) Site development should be of a quality to carry out the purpose and spirit of the policies expressed in the Comprehensive Plan and in this Ordinance.

Sec. 48-3. – Jurisdiction.

(a) All land located within the corporate limits of the city.

(b) Within the extraterritorial jurisdiction as permitted by State law or which has been approved by the Council through an agreement not prohibited by State law.

Sec. 48-4. – Definitions.

The following words, terms, and phrases, when used in this Article, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning. Words not defined in this Section shall have the meaning prescribed in Merriam Webster's Collegiate Dictionary, Eleventh (11th) Edition. Words used in the present tense include the future tense. Words used in the plural number include the singular, and words in the singular include the plural. The word "shall" is always mandatory. The word "may" is optional. The word "herein" means in this Ordinance. The word "regulations" means the provisions of any applicable ordinance, rule, regulation, or policy. The word "person" means any human being or legal entity

and includes a corporation, a partnership, and an incorporated or unincorporated association. The words "used or occupied" as applied to any land or building shall be construed to include the words intended, arranged, or designed to be used or occupied.

Abutting: Adjacent; joining at a boundary.

Access: Means a way of approaching or entering a property.

Administrator: See *Site Development Administrator.*

Alley: Means a minor right-of-way, dedicated to public use, which gives a secondary means of vehicular access to the back or side of properties otherwise abutting a street, and which may be used for public utility purposes.

Applicant: Means a person applying for application approval under this Chapter.

As-builts: Means a set of certified construction plans specifying how the public improvements required for the site development application were constructed. These must be sealed by a professional engineer registered in this State.

Building: Means any structure intended for shelter, housing or enclosure for persons, animals, or chattel.

Building official: The person or entity designated by the city or appointed to perform the duties and responsibilities set forth in Chapter 6, City Code.

Building permit: Means a permit issued by the City which is required prior to commencing construction, "finish-out," or reconstruction or modification of a structure.

Building setback line: A line beyond which a building must be set back from the property line in accordance with the zoning code.

Buffer zone: Means a vegetated area adjacent to a creek, river, or natural drainageway.

Business days: The number of City working days specified, excluding Saturday, Sunday, a legal City holiday, and days where the City Hall has been ordered closed by the City Manager, Mayor, or City Council.

Calendar days: The number of days specified in a yearly calendar, unless the last day falls on Saturday, Sunday, legal City holiday, or days where the City Hall has been ordered closed by the City Manager, Mayor, or City Council.

Caliper: Means the diameter of a tree measured at diameter breast height (dbh).

Certificate of completion: Documentation provided by the applicant's State licensed engineer certifying the development has been built in accordance with the approved as-builts plans.

Certificate of occupancy: A written certificate issued by the building official authorizing use and occupancy of a structure upon the satisfactory completion of any work or operations authorized by the city's building permit or other permit or same in occupancy.

City: Means the City of Elgin, Texas.

City limits: See *Corporate Limits*

City engineer: Means a duly qualified and licensed engineer under the provisions of the Texas Engineering Registration Act hired by the city to plan review and inspect items within the Chapter. In the event the city does not have an engineer, his duties herein shall be performed by the Administrator with recommendations of consulting engineers as needed.

Comprehensive plan: Means the overall development plan for the community which has been officially adopted by Council and updated from time to time to provide long-range development policies including all specified individual elements thereof.

(City) construction standards: Means a library of City-approved drawings and technical data representing typical drainage, transportation, erosion and sedimentation control, utility appurtenances, and other items to be constructed for City approval within a development.

Contiguous: Means adjacent property whose property lines are shared or are separated by only an access strip, street, alley, easement, or right-of-way.

Corporate limits: Means within the incorporated boundaries of the City.

Council: The City Council of the City.

County: Means, with respect to land located in Bastrop County, Bastrop County, Texas; and, with respect to land located within Travis County, Travis County, Texas; and, with respect to land located within Williamson County, Williamson County, Texas.

Dedication: Means the grant of an interest in property for public use.

Design storm: Means a probable rainfall event the frequency of which is specified in periods of years and which is used to design drainage facilities and determine flood elevations.

Department: Shall mean the City Development Services Department.

Developer: An individual, partnership, corporation, or governmental entity undertaking the improvement of land and other activities covered by this Article.

Development: Any manmade change in improved and unimproved real estate, including but not limited to buildings, utilities, access, roads or other structures, mining, dredging, filling, grading, clearing or removing vegetation, paving, deposit of refuse, deposit of waste, deposit of fill, or excavation for the purpose of constructing permanent structures on the real estate; development does not include lawn and yard care, including mowing of tall weeds and grass, gardening, tree care and maintenance, removal of trees or other vegetation damaged by natural forces, and ranching and farming shall not constitute development. Utility, drainage, and street repair, and any construction maintenance and installation which does not require land disturbance or result in additional impervious cover shall also not constitute development.

Development agreement: A voluntary contract between the City and a person who owns or controls property, detailing the obligations of both parties and specifying the standards and conditions that will govern development of the property.

Development density: Means the number of dwelling units per acre.

Development review committee (DRC): It is comprised of City staff members representing the various City departments and approved City third-party entities involved in the review and approval process for items in this Chapter.

Diameter breast height (DBH): the area where a tree is at four and one-half (4½) feet above ground level; measurements shall be taken in inches. If the tree is a single trunk it is measured at DBH. If the tree splits into multiple trunks at DBH, each trunk is measured at the DBH for an amalgamated total. Any fractional numbers shall be dropped from the measurement.

Director (as denoted within the parkland standards): The Parks and Recreation Director

Drive aisle: a vehicle passageway or maneuvering space by which vehicles enter and depart parking stalls and/or move between developments.

Driveway: means any vehicular driving surface connecting a drive approach.

Driveway Approach: means a paved surface connecting the street to a front lot line.

Dwelling, single family: Means a detached or attached dwelling unit designed to be occupied by one family on one (1) lot, this definition shall include townhomes and patio homes. This definition shall not include condominiums.

Dwelling, two-family: Means attached dwelling units in one (1) building designed to be occupied by two (2) families living independently of each other on one (1) lot.

Dwelling, multiple family: Means three (3) or more attached dwelling units in one (1) building designed to be occupied by three (3) or more families living independently of each other on one (1) lot.

Dwelling unit: A unit providing complete, independent living facilities for one (1) or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

Easement: A grant of one (1) or more of the property rights by the property owner to and/or for the use by the public, corporation, or another person or entity.

Engineer: A person duly authorized under the provisions of the Texas Engineering Registration Act, as heretofore or hereafter amended, to practice the profession of engineering

Environment: Means the aggregate of social and physical conditions that influence the life of the individual and/or community.

Extraterritorial jurisdiction (ETJ): Means territory outside the corporate limits which is within the extraterritorial jurisdiction of the City as defined by State Statute, or which is subject to the City's authority due to an agreement with another municipality or property owner.

Fence: A physical barrier or enclosure consisting of wood, stone, brick, block, wire, metal, or similar material used as a boundary or means of protection or confinement, but not including a hedge or other vegetation

Filing date: Means the date that site development application is determined to be complete and are accepted for review by the City.

Frontage: Means the width of a lot or parcel abutting a public right-of-way measured at the property line.

Flood: A general and temporary condition of partial or complete inundation of normally dry land areas from the unusual and rapid accumulation or runoff of surface waters from any source.

Floodplain: Means channel of a waterway and the adjacent land area subject to inundation during the design storm.

Grade: Means the slope of a road, street, other public way or utility line specified in terms of percent (%); the topographic relief of a parcel of land; the average elevation at ground level of the buildable area of a lot or parcel of land.

Grading: Means any stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition.

Hardscape: The nonliving elements used in landscape, i.e., decorative walls, ledges, fountains, sculpture, stone paths.

Holding costs (as denoted in the parkland standards): Means all costs incidental to the respective tract of land borne by the respective landowner.

Improvements: Means any street, driveway, parking lot, alley, roadway, barricade, sidewalk, bikeway, pedestrian way, utilities, storm drainage network, parkland, landscaping, or other facility or portion thereof for which people will use and/or is necessary for the operation of the development.

Impervious cover: Means construction limiting the absorption of water by covering the natural land surface; this shall include, but not be limited to, all streets and pavement within the development.

Irrigation specialist: Means a duly qualified and licensed irrigation specialist under the provisions of State law who designs and maintains irrigation systems for vegetative environments.

Landscaping: Consists primarily of existing and introduced vegetation, as well as other related improvements to a lot including, but not limited to, forming and berming, irrigation systems, hardscape, landscape subsurface drainage systems, site furnishings, and nonstructural retaining walls.

Landscape architect: Means a duly qualified and licensed landscape architect under the provisions of State law who designs and maintains outdoor vegetative environments.

Living unit equivalent (LUE): An LUE is the typical flow that would be produced by a single-family residence.

Lot: A parcel of real property shown as a distinct and separate parcel on a plat, record of survey, parcel map, or subdivision map recorded in the office of the County Clerk; or a parcel of real property exempted from the requirement to plat under zoning or subdivision regulations.

Lot line: A line of record bounding a lot which divides one (1) lot from another lot or from a public or private street, right-of-way, or any other public space.

Major site development application: See *Site development application, major.*

Minor site development application: See *Site development application, minor.*

Mixed Use: Means development on a lot consisting of both residential and non-residential uses together. This term does not differentiate between vertical mixed uses in a building or horizontal mixed uses on a lot.

Non-residential: All development not meeting the definitions of Dwelling, single family; Dwelling, two-family, or Dwelling, multiple family in this Section.

Official county records: Means, with respect to land located in Bastrop County, the Official Records of Bastrop County, Texas; and, with respect to land located within Travis County, the Official Records of Travis County, Texas; and, with respect to land located within Williamson County, the Official Records of Williamson County, Texas.

Off-site improvements: Means any required improvement which lies outside of the property being developed.

One hundred (100) year floodplain: Means that flood which has a probability of occurring once in a one hundred (100) year period or a one percent (1%) chance in any given year.

Patio home: A single-family dwelling on a separate lot with open space setbacks on three sides and a zero-lot line on one side.

Person: Any individual, association, firm, corporation, governmental agency, political subdivision, or other legal entity.

Plat: A map representing a tract of land, showing the boundaries and location of individual properties and streets in accordance with Chapter 212, Texas Local Government Code (TLGC), as amended.

Platted: See *Plat.*

Pre-construction meeting: A meeting between a developer, a developer's representatives, and the City held after approval of the construction plans for the purposes of exchanging information and identifying potential problems with the schedule and process of a proposed development.

Reciprocal access: Refers to connectivity between contiguous nonresidential or multifamily properties to allow for the connection of or access to drive lanes, fire lanes, driveways, or parking lots between such properties.

Residential: Refers to a lot where only *dwelling, multiple units* exist on the lot.

Retaining wall: A retaining wall is a structure that holds or retains soil behind it.

Site development administrator: The City Manager or the person designated by the City Manager to administer the regulations and provisions of this Chapter.

Site development application: Means the application, and any applicable drawings, plans, and specifications indicating the proposed location and design of improvements to be installed as site improvements. They shall be sealed by a professional engineer, landscape architect, or other professional, as necessary.

Site development application, major: Project not meeting the definition of *Site development application, minor.*

Site development application, minor: Projects subject to this application which meet the following standards:

(a) Development that does not significantly affect runoff quantities and drainage patterns to the satisfaction of the City Engineer, or

(b) Does not relocate buildings by more than 25 horizontal feet, or

(c) Does not add more than 1,000 square feet of impervious coverage, or

(d) Construction of a fence or retaining wall that may obstruct or change the flow of water, or

(e) Installation and modification of utilities and their associated facilities when this is the only proposed improvement(s), or

(f) Installation and modification of landscaping plan or irrigation plan and their associated facilities when this is the only proposed improvement(s), or.

(g) Relocation of any approved building square footages or parking areas due to the exercise of the power of eminent domain by the City.

(h) Any error of measurements, acreage, dimensions, or other similar situation.

(i) Any other minor site activity like those listed above as approved by the Administrator.

State: Means the State of Texas.

State Health Department: Means the Texas State Department of Health.

Street: Means any public or private right-of-way which affords the primary means of vehicular access to abutting property.

Street, arterial: Primarily provides circulation which continues, or is intended to continue, across the city and which serves to connect remote parts of the city and other municipalities. These may also be a principal connecting street with State or federal highways. These may be further sub-classified into major and minor.

Street, collector: Primarily provides circulation within neighborhoods, to carry traffic from local streets to arterial streets, or to carry traffic through or adjacent to commercial or industrial areas. These may be further sub-classified into major and minor.

Street, local: Primarily provides for access to abutting residential property. A local street does not include roadways that carry through traffic, but will generally be intersected frequently by *Street, collectors.*

Street, width: That distance within street right-of-way (ROW).

Structure: Means anything constructed or erected, the use of which requires location on the ground or which is attached to something having a location on the ground.

Surveyor: A licensed State Land Surveyor or a Registered Public Surveyor, as authorized by State statute to practice the profession of surveying.

Townhome: A single-family attached dwelling with three (3) to no more than six (6) units, with each single unit extending from the ground to the roof and with each unit having individual outside access.

Traffic impact analysis (TIA): A study that provides information on the projected traffic generated by a proposed development, assesses the effect of the proposed development on a roadway(s) near the development, identifies a potential traffic operational problem(s) or concern(s) and recommends solutions/actions to address the problems/concerns and assesses the potential vehicular trips generated by other undeveloped sites in the established study boundary. These shall incorporate approvals from the necessary jurisdictions of connecting roadways (i.e. private roadway owner, City, neighboring City as applicable, County and State).

Tree: means any self-supporting woody plant species.

Tree, dripline: A point on the ground where water will drip off the widest-reaching branches of a tree.

Tree, heritage: Native tree(s), as defined by Texas A&M Forest Service, which are a minimum of twenty (20) caliper inches and greater. This shall not include any noxious or invasive species as defined by the State or any non-native species.

Tree, protection zone: A zone established around a tree whereby no construction, trimming, or fill activity can occur. This zone is a measurement from the diameter breast height of a tree trunk to the furthest drip line which forms a concentric circle around the tree based on this measurement (i.e. the furthest measurement from a trunk to drip line is twenty-five (25) feet, therefore a twenty-five (25) foot concentric circle from the trunk will be shown).

Tree, significant: Native tree(s), as defined by Texas A&M Forest Service, which are a minimum of ten (10) caliper inches to a maximum of nineteen (19) caliper inches. This shall not include any noxious or invasive species as defined by the State or any non-native species.

Tree, survey: means a scaled drawing accurately showing the location, caliper, and tree protection zone of trees in relation to the property boundaries.

Sec. 48-5 – Fees.

(a) *Fees mandatory.* Fees shall be collected by the City at the time of the filing of an application and throughout the application process as described in this Article. No action shall be valid until such fees are paid.

(b) *Refunding of fees.* No filing fees shall be refunded because any application is later withdrawn or disapproved. This shall not apply to any sidewalk-in-lieu fees or other similar fees.

(c) The fees to be charged shall be established in the City's fee ordinance.

ARTICLE II. – APPLICATION STANDARDS

Sec. 48-6 – Application of Chapter.

(a) *Compliance required.* Any person who develops or causes to be developed a lot shall comply with this Chapter, unless otherwise exempted.

(b) *Conflict of code provisions within Chapter.* If any provision of this Chapter conflicts with any other provision in this Chapter or any other provision in the code of ordinances, the most strict or restrictive provision shall apply. If a provision in this Chapter is not more restrictive but is different from any provision in this Chapter or the code of ordinances, the Administrator shall determine what provision should be followed.

(c) *Conflict of code provisions with private restrictions.* This Chapter is not intended to abrogate any easement, covenant or any other private agreement or restriction, provided that where the provisions of these regulations are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of these regulations shall govern.

(d) *No approval of site development plan unless lot has been platted; exemptions.* A property must either be platted or exempt from platting before a site development plan shall be approved by the City.

(e) *Lot to be developed in accordance with approved plan.* A lot for which a site development plan has been approved shall be developed in compliance with the approved site development plan.

(f) *No issuance of building permits unless site development plans approved.* No building permit shall be issued for the construction of any building on a lot, unless site development plans have been approved by the City on that same lot.

(g) *No issuance of a certificate of occupancy unless as-builts approved.* No Certificate of Occupancy for a building permit shall be issued unless as-builts are approved by the City and appropriate non-City entities.

(h) *Site construction before site development plan approval prohibited, certain exceptions.* No construction shall take place before the site development plan has been approved by the City. In certain circumstances the City may approve early land clearing and grading associated with the project independent from the full approval at the City's discretion. The applicant assumes full risk associated with this early approval.

(i) *Invalidation clause from court of competent jurisdiction*. If any provision of this chapter or the application of any provision to any person or circumstance is held invalid by a court of competent jurisdiction, the invalidity shall not affect other provisions or applications hereof which can be given effect without the invalid provision or application, and to this end the provisions of this chapter are declared to be severable.

Sec. 48-7. – Exceptions.

(a) *Certain Land Uses.* Any lot in which development consists of a dwelling single family, or dwelling two family, or an accessory building to any such structure.

(b) *Alteration or finish out of buildings in certain circumstances.* Alteration or finish-out of an existing building when the alteration or finish-out does not increase the square footage of the building or change the building footprint if the following applies:

(1) The use does not change, or if the use changes, the new use does not require more parking than is currently existing on the lot and no additional parking spaces, aisles or driveways are proposed; and

(2) The alteration, finish-out or change of use follows all applicable codes and regulations of the city; and

(3) The proposal does not increase the degree of any existing nonconforming use or nonconforming structure.

(c) *Certain fences and retaining walls, exception of city engineer.* Construction of a fence or retaining wall, but no exception is granted by this subsection for construction of a retaining wall or for a fence that may obstruct or change the flow of water.

(d) *Restoration of building in certain timeframe*. Substantial restoration that is commenced within a period of one (1) year of a building damaged by war, wind, fire, volcano, explosion, hurricane, earthquake, flood, tornado, riot, or similar act of god.

(e) *As allowed by City:* Any improvements deemed as not meriting review through the Site Development Application process by the City, which improvements can be addressed through another means of permitting. If that permitting is necessary in accordance with established regulations.

ARTICLE III. – ENFORCEMENT & APPLICANT RESPONSABILITIES

Sec. 48-8 – Enforcement of Regulations.

(a) *Code violation.* It is a violation of this code to construct on a lot without complying with the requirements of this Chapter.

(b) *Parties liable for violations.* If a corporation is found to be in violation of this chapter, each of its officers, agents, and/or employees who were in any way responsible for such violation shall be individually and severally liable for penalties herein prescribed.

(c) *Criminal penalty by court. A*ny individual who intentionally, knowingly, recklessly, or criminally negligently violates any provision of this Chapter, is guilty of a class C misdemeanor and upon conviction shall be subject to a fine of not less than $1.00 and not more than $2,000.00. Each day of such violation may constitute a separate offense. Such penalty is cumulative and not exclusive of any other rights or remedies the City may have.

(d) *Civil penalty by court.* In addition to the criminal penalties set out above, the City may institute a civil action, in law and or equity, in a court of competent jurisdiction against any individual who violates any provision of this Chapter; and the City may seek such equitable relief or monetary relieve that may be available under the statutes, common law, and constitutions of the State and federal governments.

(e) *Other means of compliance*. In addition to the remedies set forth above, the City may enforce compliance with the requirements of this chapter by:

(1) Refusing to approve improvements;

(2) Withholding or suspending building permits or certificates of occupancy;

(3) Not allowing connection to or disconnection of utility service; or

(4) Issuing a stop work order.

Sec. 48-9 – Responsibility of Applicant.

Notwithstanding the approval of any item in this Chapter by the City, the developer and the professional that prepares and submits such items shall be and remain responsible for the adequacy of the design and nothing in this Chapter shall be deemed or construed to relieve or waive the responsibility of the developer or his/her engineer for or with respect to any item submitted in accordance with this Chapter.

Sec. 48-10 – Applicant to retain certain professionals.

(a) *Responsibilities of engineer.* The applicant shall retain the services of an engineer, registered in the State, whose seal shall be placed on each sheet of the drawings, or cover sheet of studies, unless denoted below in subsection (b) -(d), and who shall be responsible for the design and inspection of the drainage, roads and streets, and sewer and water facilities within the subdivision. The services performed by the engineer shall be as designated in the most recent addition of the "Manual of Professional Practice - General Engineering Service," published by the state society of professional engineers, and shall include both design and inspection as defined therein.

(b) *Responsibilities of landscape architect.* The applicant shall retain the services of a landscape architect, registered in the State, whose seal shall be placed on each sheet involving tree surveys, tree preservation, tree mitigation, tree planting, and any schematics of involving tree barriers, staking, root barriers, or any addition of fill within the drip lines of the trees and shall include both design and inspection as defined therein.

(c) *Responsibilities of irrigation specialist.* The applicant shall retain the services of an irrigation specialist, registered in the State, whose seal shall be placed on each sheet involving irrigation of any preserved or installed trees, shrubs, and sod and shall include both design and inspection as defined therein.

(d) *Responsibilities of other applicable specialists.* The applicant shall retain the services of other applicable specialist, registered in the State, whose seal shall be placed on each sheet involving items, including but not limited to, photometrics, environmental, hydrology, and fire. It shall also include both design and inspection as defined therein.

Sec. 48-11 – Approval of Site Development Infrastructure.

Approval of the site development infrastructure occurs only when the as-builts have been approved by the City, other applicable non-City entities, and a Certificate of Completion has been submitted by the project State licensed engineer. Signature of the document by the City and any other applicable non-City entities, along with the Certificate of Completion, constitutes completion and approval of the infrastructure.

Secs. 48-12 – 48-29. - Reserved.

ARTICLE IV. - PROCESSING PROCEDURE

Sec. 48-30 – Pre application meeting.

(a) *Required meeting.* A pre-application meeting is required prior to the submittal of the site development plan application, unless otherwise waived by the City.

(b) *Recommended attendees.* Attendance should include the owner, the applicant, the applicant's designated engineer, other professionals as required by the applicant, the Site Development Administrator, and any other members of the City staff as may be appropriate.

(c) *Required items to be brought to meeting.* Plans and documentation must be brought to the meeting. Failure to provide this information or documentation at the time of meeting is grounds for cancelation and rescheduling.

Sec. 48-31 – Application standards.

(a) *Applications required and determination of official filing date.* Requests for site development shall be sent to the City, in writing, on a form prescribed by the City. A complete application package must be filed with the City. A complete application package is as denoted below:

(1) Completion of a required pre-application meeting; and

(2) Fully complete and signed application form with the associated application packet; and

(3) All other certificates, plans, documents, and instruments required by this Chapter to be submitted with the application packet checklist and application instructions; and

(4) All associated filing fees, in accordance with the fee schedule, have been paid.

Sec. 48-32 – Format, Content, Documentation, and Certification of Application and Plans.

See Site Development Application Packet. The applicant is responsible for full completion of the Site Development Application Packet.

Sec. 48-33 – Completeness Review.

(a) *Timeframe for review.* Once items have been submitted to the City, it shall have fourteen (14) calendar days to review for completeness.

(b) *Determination of completeness and resubmittal by applicant*. Completeness shall be determined by the City reviewing and verifying items are present in accordance with the Site Development Application Packet. If the City determines the submittal compliant under this review, then it moves to a submittal review. If deemed noncompliant the applicant will be notified in writing of the reasons for noncompliance. This process repeats through subsections (a) and (b) until deemed complete by the City.

(c) *Completeness review not regarded as official filing of application.* Submittal of the application for a completeness review is not regarded as an official filing of the application

Sec. 48-34 – Submittal Review.

After the application is determined complete through the completeness review it will go through the submittal review. This review is conducted by the Development Review Committee (DRC). Submittals shall be as outlined below:

(a) *First submittal.* The DRC shall review the submittal within thirty (30) calendar days of the compliant completeness review and submit comments to the applicant in writing by the end of this timeframe.

(b) *Response of applicant; no timeframe or expiration of application.* The applicant shall address all individual comments from the DRC and resubmit back to the City. There is no maximum timeframe associated with resubmittal by the applicant. Also, there is no expiration date on the application within this Section.

(c) *Additional submittals.* Shall follow the process established in subsection (a) and (b) until all DRC comments are addressed by the applicant to the satisfaction of the City.

(d) *Submittal review determination regarded as official filing of application.* The start of the submittal review process under subsection (a) is regarded as the official filing date of the application.

Sec. 48-35 – DRC Review; Decision Options; Appeals.

(a) *DRC review requirements.* The DRC shall review the application for consistency with the Comprehensive Plan, City Construction Standards Manual, other public plans, applicable professional manuals, State Statutes, State Administrative Code, City Ordinances, City Code, and then release comments and concerns to the applicant.

(b) *Decision options.* The DRC shall approve if no other outstanding comments remain from the submittal review and deny if there are outstanding comments remaining from the submittal review.

(c) *Appeals*. There shall be no appeals from a denial.

Sec. 48-36 – Approval Expiration.

(a) The approval shall expire two (2) years after approval by the DRC, unless one (1) or more of the following events occur.

(1) *When building permits are required.* Building permits are issued prior to the expiration date and construction is commencing and diligently pursued to a certificate of occupancy. For purposes of this section, the term "diligently pursued" shall mean that activity towards completion of building construction as approved by the building permit and does not cease for more than thirty (30) consecutive calendar days and that substantial progress is being made. The Building Official will be responsible for making the determination of whether a building permit is being diligently pursued to completion and substantial progress is being made by the building permit applicant.

(2) *When no building permits are required.* When any required site work is commenced and diligently pursued towards a certificate of completion and as-builts. For purposes of this section, the term "diligently pursued" shall mean that activity towards completion of the development as approved and does not cease for more than thirty (30) consecutive calendar days and that substantial progress is being made. The Site Development Administrator will be responsible for making the determination of whether the project is being diligently pursued to completion and substantial progress is being made by the applicant.

Sec. 48-37 - Modification to Approved Plans:

Any proposed changes to the approved plans shall require a modification to that approved plan. This must be approved by the City. Any modifications to plans may necessitate filing of another application, in which it must be approved before a plan modification can be approved by the City.

Sec. 48-38 - Pre-Construction Meeting.

(a) *Required meeting*. A pre-construction meeting is required after City approval of site development plans, unless otherwise waived by the City.

(b) *Attendance at meeting.* Attendance should include the owner, the applicant, the applicant's designated engineer, other professionals as required by the applicant, the Administrator and any other members of the City staff as may be appropriate.

(c) *Required items at meeting.* Required items to be brought is in accordance with the City's agenda for the meeting. Failure to provide this information at the time of meeting is grounds for cancelation and rescheduling.

(d) *Required time to construct or another meeting required.* Construction shall begin within ninety (90) days after the pre-construction meeting, if construction has not started within the ninety (90) day period then another preconstruction meeting shall be required prior to construction, unless otherwise waived by the City.

Sec. 48-39 – List of Inspections; Inspection of Improvements.

(a) *Inspections list and inspections required*. The City shall inspect all necessary improvements to ensure compliance with the approved plans. A list of applicable inspections shall be more fully covered during the pre-construction meeting and through the City's permitting system.

(b) *Setting up inspections, payment, and timeframes.* An applicant shall contact the City to set up any required inspections and pay any required fees. Any fees must be paid before the City will set up the inspection. The City shall inspect the improvement within three (3) business days of contact to the City.

(c) *Right of entry and inspection.* The City shall have the right to enter upon the construction site for the purpose of conducting inspections. The City shall conduct inspections of the improvements during construction to ensure general conformity with plans and specifications as accepted. If the City finds upon inspection that any of the improvements have not been constructed in accordance with this Chapter or approved plans, then the applicant shall be responsible for making the necessary changes to ensure compliance.

(d) *City response to inspection.* The City shall issue written approval or denial of an improvement. If denied a checklist will be created that lists all deficiencies to be corrected. The applicant will be responsible for rescheduling an inspection in accordance with subsection (c).

(e) *Disclaimer and responsibility of applicant.* It is the responsibility of the applicant to request inspections when construction is complete or nearing completion to ensure that all work is in accordance with the approved site development plans. Inspection by the City, or a failure of the City to inspect construction as required herein, shall not in any way impair or diminish the obligation of the applicant to install improvements in accordance with the approved plan sets, applicable codes, City's Construction Standards Manual, to the standards of the City Engineer, or to the standards of the Site Development Administrator.

Sec. 48-40 – As-Builts.

(a) *Required*. After all inspections have been approved by the City, the applicant's State licensed engineer shall provide the As-builts as indicated in Site Development Application Packet.

(b) *Signatories.* The City Engineer, Site Development Administrator, and other applicable non-City utilities must sign the plans for them to be approved by the City.

(c) *Certificate of Completion.* To be provided along with the as-builts by the applicants State licensed engineer. This certification shall have the engineer's affixed seal.

Secs. 48-41 – 48-49. - Reserved.

ARTICLE V. – GENERAL DEVELOPMENT REQUIREMENTS AND STANDARDS.

DIVISION 1. – ROADWAY & UTILITY ADEQUACY STANDARDS.

Sec. 48-50. – Purpose and Intent

(a) An adequate network of collector and arterial streets must support new development within the urban area.

(b) Collector and arterial streets are an essential component of the City's street network and are necessary to accommodate the continuing growth and development of the City.

(c) It is necessary and desirable to obtain rights-of-way for off-site, abutting, and internal collector and arterial streets to support new development at the time of planning.

(d) There must be a rough proportionality between the traffic impacts created by a new development and requirements placed on the property owner to dedicate and improve off-site, abutting, and internal collector and arterial streets to City standards.

(e) The City desires to assure both that development impacts are mitigated through contributions of collector and arterial street rights-of-ways and improvements and that a development project contribute not more than its fair share of collector and arterial street costs.

(f) It is the City's intent to institute a procedure to assure that mandatory dedication of collector and arterial street rights-of-ways and construction requirements are proportional to the traffic demands created by a new development.

Sec. 48-51. – Minimum Road Standards

(a) *Applicability and definition of "adjacent streets".* All development shall provide for adequate roads to support proposed development through compliance with the following minimum standards governing dedication and improvement of internal and adjacent streets. For purposes of this section, "adjacent streets" shall include streets abutting the proposed development, whether located within the boundaries of another lot or within rights-of-way.

(b) *Standards and specifications.* The property owner shall dedicate and improve all required rights-of-way for internal and adjacent arterial and collector streets required by these regulations.

(c) *Substandard street improvements.* Where an existing arterial or collector street does not meet the city's right-of-way or design standards abuts a proposed new development, the City may require the property owner to dedicate the right-of-way for a standard thoroughfare width, and to improve the street according to the dimensions and specifications in these regulations, depending on factors such as the impact of the development on the collector or arterial street, the timing of the development in relation to need for the thoroughfare, and the likelihood that adjoining property will develop in a timely manner.

(d) *Capital improvement plan for roads.* A road improvement may be considered adequate if the required improvement is included, funded, and approved in the city's, county's, or state's capital improvement plan for roads, or if the improvement is included, funded, and approved in the city's, county's or state's capital improvement plans for roads, provided that the applicant agrees to phase development to conform to such scheduled improvement. This section shall not be construed to prevent the city from requiring dedication of rights-of-way for such roads, or from assigning trips to such roads in a traffic impact study to determine a development project's proportionate costs of improvements.

(e) *Possible City participation in costs of improvement.* The City may participate in the costs of improvements required by this Chapter to achieve proportionality between the traffic impacts created by the proposed development and the obligation to provide adequate roadways. In such cases, the property owner shall be responsible for the entire initial costs of road improvements, including design costs. Reimbursement of the City's agreed share of the costs shall be made as funds become available. The construction of improvements and the provisions for participation in costs by the City shall be included in a development agreement. This is a voluntary process initiated between the city and the developer.

Sec. 48-52 – Traffic Impact Analysis (TIA).

(a) *Submittal standards*. Every development that will generate traffic in excess of fifty (50) average daily trips shall be accompanied by a traffic impact analysis based the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual, prepared in accordance with standard transportation engineering practices for purposes of determining the adequacy of the street network to serve the proposed development, and whether off-site road dedication and improvements should be made to mitigate the effects of the development proposed. If land uses for the development are not specified at the time of application, the daily trip generation rate shall be computed based upon the maximum land use intensity allowed for the development.

(b) *Submission*. A TIA shall be submitted with the application. An updated TIA shall be submitted with each additional application or if a modification triggers an update to the TIA. The revision to the TIA shall be generally consistent with the initial TIA. The initial traffic impact analysis shall be updated whenever there is more intensive development.

(c) *Determination.* The TIA shall determine the following:

(1) Trips to be generated by the proposed development;

(2) Assignment of such trips to the road network analyzed;

(3) The capacity of affected arterial and collector streets before and after the proposed development;

(4) Specific recommendations for arterial and collector street improvements (including but not limited to turn lanes, acceleration/deceleration lanes, additional lanes, controlled access) and traffic-control modifications needed to mitigate the traffic from the proposed development; and

(5) The development project's proportionate share of the costs of such improvements and modifications.

(e) *Standards.*

(1) The City Engineer shall determine the geographic area to be included in a TIA.

(2) A TIA must be performed under the supervision of a State licensed registered professional engineer.

(3) A TIA must describe the study methodology, the data used, and the study findings and provide recommendations based on the results.

(4) A TIA must be signed/sealed by a State registered professional engineer or other qualified individual responsible for the supervision of the study and preparation of the TIA.

(5) The TIA must meet the requirements of the City, County, and State for internal and adjoining arterials and collector streets. A scoping document shall be agreed upon by all parties prior to submitting the document. All parties, as applicable, must approve the document to consent approval by the City.

(f) *Exceptions through a development agreement; approval of development agreement.* The city may allow a developer to negotiate payment of fees to offset roadway impacts through a development agreement instead of a TIA. This negotiation may include a fixed fee based on the linear footage of development along a roadway, fixed fee based on the number of lots in a development, fixed fee based on each peak hour trip that the proposed development will generate, fixed fee based on vehicle miles traveled (VMT) for each land use in the development, or any other means of measurement as agreed upon by the city and developer. This is a voluntary process initiated between the city and the developer. Any development agreement though this section must be approved by the council.

(g) *Development agreement in place before plan or plat approval*. A development agreement through this section must be approved by the council before the City shall approve any proposed Site Development Plan.

(h) Criteria for decisions regarding TIA.

(1) *City denial by overburden*. The city may deny a TIA if it demonstrates that a proposed development may overburden a private, city, county, or state arterial or collector system.

(2) *City denial by reducing desirable operation levels of service or endangers public safety*. The city may deny a TIA if it demonstrates the projected traffic generated by the project, combining with the existing traffic, reduces the existing operating level of service on a private, city, county, or state arterial or collector system within the study area or endangers the public safety.

(3) *City approval by mitigating adverse traffic conditions*. The applicant has satisfactorily mitigated any adverse traffic conditions on a private, city, county, or state arterial or collector system within the study area to the satisfaction of the city.

(4) *City approval by proving insignificant effect on systems*. The projected additional traffic from a project has an insignificant effect on a private, city, county, or state arterial or collector system within the study area to the satisfaction of the city.

Sec. 48-53 – Placement of Traffic Improvements from Traffic Impact Analysis (TIA).

(a) *Acceleration/deceleration lanes and/or turn lanes*. When required by the TIA, acceleration/deceleration lanes and/or turn lanes shall be provided as either on or off-site improvements for existing and/or proposed arterial or collector streets to the satisfaction of the city engineer.

(b) *Reservation of additional right-of-way (ROW)*. When required by the TIA, additional ROW shall be dedicated to the ROW owner if required to accommodate acceleration/deceleration lanes or turning lanes to the satisfaction of the city engineer.

(c) *Signage and striping.* The developer shall design, install, and pay all costs for traffic control signs and pavement striping either onsite or offsite. Traffic control signs and pavement striping shall conform to the accepted construction plans and to the most recent edition of the Texas Manual on Uniform Traffic Control Devices (TMUTCD).

(d) *Signalization.* The developer shall design, install, and pay all costs for providing any required traffic signalization system identified in an approved traffic impact analysis (TIA), including all related devices, conduits, wiring, and junction boxes, to the satisfaction of the city engineer.

Sec. 48-54 – Other Adequacy Facility Standards.

No site development application shall be approved if there are inadequate facilities, as determined by the City Engineer, to serve the proposed development. These facilities. include but are not limited to. on- and off-site water, wastewater, drainage, street, power, and communication facilities. The plans for improvements to provide adequate facilities shall be part of the site development application. Adequate facility improvements may include but are not limited to the extension of off-site water and wastewater lines, construction of off-site water storage, off-site lift stations, off-site drainage easements and improvements.

Sec. 48-55 - 48-69. - Reserved.

DIVISION 2 – TREE PRESERVATION STANDARDS.

Sec. 48-70. – Purpose and Intent.

The tree preservation standards adopted herein are reasonable and necessary to preserve trees as an important public resource enhancing the quality of life and the general welfare of the city and enhancing its unique character and physical, historical, and aesthetic environment.

Sec. 48-71. – Tree Preservation Standards

The protection of significant and heritage trees, in general, shall be considered in the layout of streets, parking lots, driveways, drainage improvements, utilities and lots. The approval authority may call for the relocation of any improvement to save a significant or heritage tree as shown on a tree survey. Tree removal shown shall constitute the City's approval to remove a significant or heritage tree. Tree protection zones shall be shown on the plans for any preserved significant or heritage trees.

Sec. 48-72. – Mitigation of Removed Significant and Heritage Trees

The removal of heritage and significant trees shall require mitigation using the calculations and procedures defined below. Mitigation may be achieved through replacement trees planted on-site or payment-in-lieu of replacement trees. A payment-in-lieu can only be utilized when replacement is not possible or practical.

(a) Mitigation shall be required at a 1:1 caliper inch basis for significant trees between ten (10) and fourteen (14) caliper inches and a removal fee per caliper inch.

(b) Mitigation shall be required at a 2:1 caliper inch basis for significant trees that are between fifteen (15) caliper inches and nineteen (19) caliper inches and a removal fee per caliper inch.

(c) Mitigation shall be required at a 3:1 caliper inch basis for heritage trees and a removal fee per caliper inch.

(d) A payment-in-lieu of replacement trees in accordance with the fee schedule, the fee shall be per caliper inch of replacement tree.

(e) Replacement trees shall be a minimum of two (2) caliper inches and identified by Texas A&M Forest Service as a native tree.

Sec. 48-73. – Tree Preservation

No significant or heritage trees shall be removed until a tree preservation plan has been approved by the City. Significant and heritage trees may be removed only in accordance with the approved tree preservation plan, and trees must be protected during construction activities on the property in accordance with the approved tree preservation plan.

Sec. 48-74 – 48.89. – Reserved.

DIVISION 3 – PARKLAND STANDARDS

Sec. 48-90. – Purpose and Intent.

The parkland standards adopted herein are reasonable and necessary to provide for suitable land or the ability to provide for suitable land for residents of the City and ETJ for open space, recreation, amenities, and improvements.

Sec. 48-91. – Applicability and Exceptions.

(a) *Applicability.* This Division shall be applicable for all residential development.

(b) *Exceptions.* These standards shall not apply to any residential development with four (4) or less existing dwelling units on a lot or a proposal with four (4) or less dwelling units on a lot.

(c) *Administration waiver.* The Administrator may waive subsection (b) if it is determined an applicant is abusing the exception standards.

Sec. 48-92. – Parkland Standards.

(a) *Requirements.* The developer shall dedicate parkland or contribute fee-in-lieu or any combination thereof as determined by the City.

(b) *Land Dedication*. Shall follow the standards below:

(1) *Responsibility*. An applicant shall provide for the parkland needs of its residents by the dedication of suitable land for park and recreational purposes.

(2) *Shown on approved plans and dedication statement.* The area to be dedicated must be shown on the site development plan and included in the dedication statement.

(3) *Providing deed and applicable standards.* Prior to application approval, the applicant shall provide by deed to the city all land required by this Division. The land itself must be free and clear of all mortgages and liens at the time of such conveyance. It shall not be encumbered with existing or proposed public utility easements or drainage channels that would unduly restrict the development of the site for recreational purposes.

(4) *Maximum dedication of parkland in a floodplain*. Land located in a floodplain shall not constitute more than fifty (50) percent.

(5) *Calculation of minimum parkland.* The amount of parkland required to be dedicated to the city is as determined by the following formula:

6 × (number of units) × (residents per unit)/1,000 = acres of parkland.

In calculating the amount of parkland to be dedicated under this section, the number of residents in each dwelling unit is based on density as follows:

Dwelling Units Per Acre	Residents in Each Dwelling Unit
Not more than 6	2.8
More than 6 and not more than 12	2.2
More than 12	1.7

In calculating the amount of parkland to be dedicated under this section, density for a multifamily development is assumed to be the highest permitted in the zoning district, or if the property is not zoned or the zoning does not have a density, twenty-four (24) dwelling units per acre.

In calculating the total any fraction must be rounded up to the nearest whole number (i.e. 2.01 = 3.00).

(6) *Location of land dedication*. The specification and codes adopted by the city shall be used as a guide for location of park sites, including but not limited to the Comprehensive Plan and any adopted parks plan. All land intended for park purposes shall be inspected both on the application and in the field by the City. The decision on acceptance of parkland shall be made by the City based on a recommendation of the Parks and Recreation Advisory Board. This can be an on-site location or an off-site location. If this is to be an off-site location it shall follow park locations as denoted in the Comprehensive Plan or parks plan.

(7) *Credit for private park land and facilities.* There shall be no credits given under this Division for any private parks or facilities created independently of public parks and facilities.

(8) *Title insurance required.* Prior to City approving the application, the developer shall deliver to the city a title insurance policy with the city as the holder and covering the parkland being conveyed.

(9) *Dual park and storm drainage facility.* Use of parkland within the area of a storm drainage facility is prohibited.

(c) *Fee-in-lieu.*

(1) *Criteria for acceptance of fee-in-lieu.* The City shall allow for a fee-in-lieu in the following situations:

(A) If the parkland dedication is to be less than three (3) acres within the City limits, or

(B) If future parks are not indicated on the Comprehensive Plan, City park plans, or applicable County parks plan in and around the development and the applicant cannot purchase off-site land in accordance with subsection (A), then the City may allow as an option a fee-in-lieu of the dedication.

(C) The fee-in-lieu shall be paid prior to approval of the application.

(2) *Deposit of cash contributions*. All cash contributions are to be received by the City. The City shall deposit said funds into the park fund.

(d) *Reservation of additional park land.* If the park plan, specification, or codes for the city specifies a larger amount of park land than the applicant may be required to dedicate, the land needed beyond the respective contribution may be reserved for subsequent acquisition by the City.

(1) *Options for payment and to hold land*. The City may elect to hold such land by:

(A) Purchasing an option to buy the property for a period and at a price as agreed upon by the city and applicant.

(B) Indemnifying the owner of the land for all holding costs for a period of time, said costs and time period to be agreed upon by the City and applicant.

(C) If the City and applicant cannot agree then the City may elect to prohibit any development or improvement to the proposed park land for a period not to exceed twelve (12) months, during which time the City shall use reasonable and diligent efforts to acquire the necessary funds or financing to purchase the subject tract.

(2) *No restriction on eminent domain.* No provision herein shall in any way be construed as a limitation of the City's authority to acquire park land by eminent domain.

Sec. 48-93. – Land Treatment on Land Dedicated for Parkland.

(a) The applicant or developer shall not cause or allow any fill material or construction debris to be dumped on the land, or otherwise alter, damage, or impair the land, water, or vegetation on the park site, without written permission from the Director. The City may allow the applicant to dump fill material and take other respective actions specified in this subsection when such action would be beneficial to the park land.

(b) The City will have the option to place the park land in a trust for use and leverage in funding as the park is developed. The city attorney shall be involved with the transfer of property to ensure the city has ownership but through the trust process does not lose the ownership of such property.

Sec. 48-94 – 48.109. – Reserved.

DIVISION 4 – DEVELOPMENT STANDARDS.

Sec. 48-110. Mandatory interconnectivity between sites.

(a) *Vehicular interconnectivity element*. A site contiguous with another site shall provide drive aisle connections to the boundary of the site for connection to such contiguous site and shall provide an access easement to that site boundary from a public street to the satisfaction of the administrator.

(b) *Non-vehicular interconnectivity element.* A site contiguous with another site shall provide non-vehicular connections, such as bicycle and/or pedestrian, to the boundary of the site for connection to such contiguous site and shall provide the access easements to that site boundary from a public street to the satisfaction of the administrator.

(c) *Width of access easement and drive aisle or non-vehicular connection.* The access easement, drive aisle, and/or other non-vehicular connection shall maintain the same width in the development and neighboring development to the satisfaction of the administrator.

(d) *Recording of necessary easements.* The developer shall record any legal documents, mutual access agreements, and provide documentation of existence before the city approves any site development plan.

(e) *Exemptions to section.* Unless such connections are inappropriate as determined by the administrator, including but not limited to, topographic constraints, environmental constraints, and/or adjacent land uses that are incompatible for the purposes of mixing traffic, they may exempt the development from specific interconnectivity requirements.

Sec. 48-111. Driveways.

(a) *Location and spacing standards; exceptions.* Driveway approaches are permitted only arterial or collector streets; however, the driveways must have a minimum of two hundred (200) feet spacing between driveways on streets and from the street centerline at an intersection unless the city engineer determines that existing conditions or other governmental regulations makes this impossible.

(b) *Opposite driveway approaches on opposite side of street to line up.* Where feasible, to the satisfaction of the city engineer and not in conflict with these regulations, proposed driveway access should align with existing driveway accesses or public streets on the opposite side of the road.

(c) *Minimum width for non-residential uses and mixed-uses driveway accesses on city streets.* Driveway accesses on city streets shall be between thirty (30) feet and forty-five (45) feet in width.

(d) *Minimum width for residential uses only driveway accesses on city streets.* Driveway accesses on city streets shall be between twenty-four (24) feet and thirty (30) feet in width.

(e) *Angle of driveway accesses.* All access driveways shall be at ninety (90) degrees, or within a limit of plus or minus ten (10) degrees off ninety (90) degrees to the intersecting public street.

(f) *Number of driveway accesses to street.* Driveway accesses to streets shall be by no more than two (2) driveway accesses for each four hundred (400) feet of lot frontage, or fraction thereof. Lots less than one hundred (100) feet in width shall have no more than one (1) point of access to any one (1) street. Developer shall provide adequate access so that internal traffic management is provided and avoids unnecessary traffic spill out onto streets.

(g) *Driveway entrance setback.* Driveway entrances shall be set back at least thirty-five (35) feet from the point of tangency of the curb at any intersecting street or to the satisfaction of the city engineer.

(h) *Culvert sizes*. Adequate culverts shall be provided under driveways to prevent obstruction of drainage ways. The minimum size shall be as indicated in the city construction standards.

(i) *Safe design for users*. All driveways shall be designed to provide safe vehicular entrance and exit without the necessity of backing out into a street to the satisfaction of the city engineer.

(j) *Grade and slope.* Every driveway shall be at roadway grade level where the driveway intersects with the right-of-way. A negative slope of two (2) percent shall be required where there is no curb and gutter for a minimum of eight (8) feet or to the top of the culvert, and areas with curb and gutter, a positive grade will be allowed.

(k) *Lack of driveway regulations on non-city owned right of way.* In situations where no driveway standards exist on non-city owned right-of-way, the applicable standards in this section will be used instead.

Sec. 48-112. – Application of Standards from Chapter 36 City Code.

(a) *Streets constructed within and/or adjacent to development.* If streets are constructed within and/or adjacent to the proposed development, they shall follow standards mandated within chapter 36, city code and city construction standards to the satisfaction of the city engineer.

(b) *Alleys constructed within and/or adjacent to development.* If alleys are constructed within and/or adjacent to the proposed development, they shall follow standards mandated within chapter 36, city code and city construction standards to the satisfaction of the city engineer.

(c) *Sidewalks constructed within and/or adjacent to development*. If sidewalks are constructed within and/or adjacent to the proposed development, they shall follow standards mandated within chapter 36, city code and city construction standards to the satisfaction of the city engineer.

(d) *Easements placed within and/or adjacent to development*. If easements are placed within and/or adjacent to the proposed development, they shall follow standards mandated within chapter 36, city code and to the satisfaction of the city engineer. The person shall record any legal documents and provide documentation of existence before the city approves any site development plan.

(e) *Drainage and storm sewers within or adjacent to development.* Drainage and storm sewers placed within and/or adjacent to the proposed development, they shall follow standards mandated within chapter 36, city code and city construction standards to the satisfaction of the city engineer.

(f) *Stormwater quality, riparian corridors, and environmental standards within or adjacent to development.* Stormwater quality, riparian corridors, and environmental standards placed within and/or adjacent to the proposed development, they shall follow standards mandated within chapter 36, city code and city construction standards to the satisfaction of the city engineer.

(g) *Water, sanitary sewer systems, and flood regulations within or adjacent to development.* Water systems, sanitary sewer systems, and flood regulations placed within and/or adjacent to the proposed development, they shall follow standards mandated within chapter 36, city code and city construction standards to the satisfaction of the city engineer.

Sec. 48-113 – 48.199. – Reserved.