



AGENDA

PLANNING & ZONING COMMISSION

REGULAR MEETING

MONDAY, MARCH 28, 2022, 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. February 28, 2022 Minutes

Documents:

[FEBURARY 28, 2022 MINUTES.PDF](#)

4. NEW BUSINESS

4.I. Project # 202101162: A Final Plat For "Harvest Ridge Phase 2B" Located On Parcels Of Land Known By The Bastrop County Appraisal District As Parcel R15378, Located Adjacent To Harvest Ridge Phase 2 And Within The Elm Creek Watershed To Allow Drainage Delineation And Placement Of Collector Roadway Perpendicular Within The Watershed.

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

Documents:

[HARVEST RIDGE PHASE 2B FINAL PLAT COMBINED PACKET.PDF](#)

5. WORKSHOP

5.I. Review, Discuss, And Provide Input For PDD Modification Of Stone Creek Ranch.

Documents:

[COMBINED PACKET FOR STONE CREEK RANCH PDD MODIFICATION.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, FEBRUARY 28, 2022

I. 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, Scott Mackay, Jason Tatum, Dorothy McCarther, and David Lanford.

COMMISSION ABSENT: Vice-Chair Ronnie Creppon.

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

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

III. CONSENT AGENDA

1. January 19, 2022, Minutes.
2. January 24, 2022, Minutes.

Scott Mackay moved that the Commission approve the consent agenda with the condition that the that his misspelled name be corrected on the January 24, 2022, Minutes, Jason Tatum seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

IV. NEW BUSINESS

1. Project #: 202101703: A preliminary plat for “Eagles Landing Phases III & IV” located on a parcel of land known by the Travis County Appraisal District as Parcel 358804, located adjacent to Eagles Landing Phase II, and near the intersection of County Line Rd. and Carlson Ln. for a total of 216 lots on 35.93 acres of land.
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Chris Reed of Doucet & Associates, applicant, indicated he had no presentation but was there to answer questions.
 - C. Open Public Hearing – The public hearing was opened at 6:35 P.M. with no members of the public to speak on the item.
 - D. Close Public Hearing – The public hearing was closed at 6:35 P.M.
 - E. Discussion – There was discussion between the Commission, Applicant, & City Staff regarding discrepancy in the number of lots as listed on the plat note versus what is on the plat, bearing issues, drainage note discrepancy, maintenance of drainage easements on private property, and showing of setbacks on plat.

IV. NEW BUSINESS (Cont.)

- F. Consideration – Scott Mackay made a motion to approve of the item with the conditions as cited by the Chair (be corrected) (bearings don't match; correction of number of lots on plat notes; drainage note discrepancy (removal of word "otherwise noted")); seconded by Jason Tatum. The motion passed unanimously by a vote of five (5) to zero (0).

V. 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 conducted a presentation focusing on changes that were completed since the January 19th meeting.
 - B. Discussion – City Staff and the Commission in general discussed the proposed changes. Discussion ensued regarding the non-vehicular access between a development and neighboring developments. Staff removed portions of the Code that involved this non-vehicular access.
 - C. Recommendation – Scott Mackay made a motion to recommend approval with the conditions as cited in the meeting (revise average trip to peak hour trips & remove non-vehicular access development requirement), seconded by Jason Tatum. The motion passed unanimously by a vote of five (5) to zero (0).

The Chair declared a momentary recess at 7:11 P.M.

The Chair reconvened the meeting at 7:13 P.M.

VI. WORKSHOP

1. Review and discuss future north-south arterial connection from the Creeks Crossing Subdivision.
City Engineer Beau Perry provided a large-scale map which showed the proposed arterial along with other arterial and collector systems existing and proposed on the west and north sides of the City and provided generalized information to the Commission.
2. Review, discuss, and provide input for future PDD rezoning for Poth Tract.
City Engineer Beau Perry presented a large-scale map which showed the concept plan for the proposed PDD. He conducted a presentation of the PDD information provided in the packet. City Staff and Commission discussed the layout and proposed uses, development of the Elm Creek development around it, utilities, sales tax, development pattern was a continuation of the M.U.D. regarding smaller residential lots, size of rights-of-way, & driveway access for residential

The Commission as a whole or individual members didn't express any concerns regarding the proposed PDD.

VI. WORKSHOP (Cont.)

3. Review, discuss, and provide input for future PDD rezoning for Larson Tract.

City Engineer Beau Perry presented a large-scale map which showed the concept plan for the proposed PDD. He conducted a presentation of the PDD information provided in the packet. City Staff and Commission discussed road systems connections, residential and commercial uses and locations, non-vehicular interconnectivity, parks, floodplain, sidewalks, & connection of middle school to new roadway.

The Commission as a whole or individual members didn't express any concerns regarding the proposed PDD.

VI. ANNOUNCEMENTS

David Harrell indicted that Brian Lundgren has resigned from the Commission, due to him not filing a new application, and that leaves a vacancy that will be filled by the City Council.

VII. ADJOURNMENT

The meeting was adjourned by the Chair at 8:18 P.M.

Antonio Prete, Chair

ATTEST: _____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____
the foregoing instrument was passed and approved on this 28th day of March 2022.



Development Services Department

STAFF REPORT

Harvest Ridge Section 2B Final Plat

File Number: 202101162

Date: March 18, 2022

Applicant: Adam Berry c/o BGE, Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – March 28, 2022.

Location: BCAD Parcel R15378; located west of approved Phase 1 and 2.

APPLICATION SUMMARY

Consideration of a final plat for Harvest Ridge Section 2B which consists of one (1) drainage/open space lot with a roadway (Harvest Ridge Pkwy.) over it for a total of 32.465 acres.

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 is the third final plat of several that will occur over time. The first one (Section 1) was approved in November 2021 and the second one (Section 2) was approved in December 2021, by the Commission. This Plat connects with Sections 1-2.

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

FINAL PLAT APPLICATION

Date: 05-05-2021

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

05-05-2021

Signature

Printed Name

Date

Project Description:

Proposed final plat for Section 2B of Harvest Ridge subdivision consisting of 2 open space

lots, public ROW, and standard subdivision easements for utilities. .



310 North Main Street

P.O. Box 591

Elgin, Texas, 78621



(512) 281-5724



www.elgintx.com

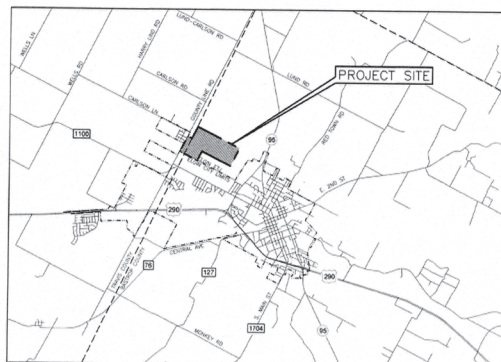
Attachment 2
Approved Concept Plan

Phase 2 Final Plat
PZC Approved
12-20-21



Attachment 3
Approved Preliminary Plat

PRELIMINARY PLAT
ALTESSA SUBDIVISION
ELGIN, TEXAS



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 CREEK & TRAVIS CREEK.
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 48453C05104, 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. CN FOR WATER SERVICE.
8. THIS SUBDIVISION IS IN AND SERVED BY THE CITY OF ELGIN CN 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:	DANNFELDMAN 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:

John D. Hines
JOHN D. HINES, P.E.
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 COMMISSION CHAIR

PLANNING & ZONING COMMISSION SECRETARY

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

PLANS PREPARED BY:

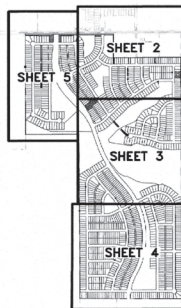
DANNENBAUM
ENGINEERING COMPANY - AUSTIN, LLC
T.B.P.E. FIRM REGISTRATION # F-8995

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

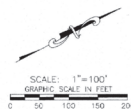
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OWNER:
CLAYTON PROPERTIES GROUP, INC.
DBA BROHN HOMES
6720 VAUGHT RANCH RD.
SUITE 200
AUSTIN, TEXAS 78730
512-320-8833

APPLICATION SUBMITTAL DATE: AUGUST 23, 2019



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 PERMANENT 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 ROAD: 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.



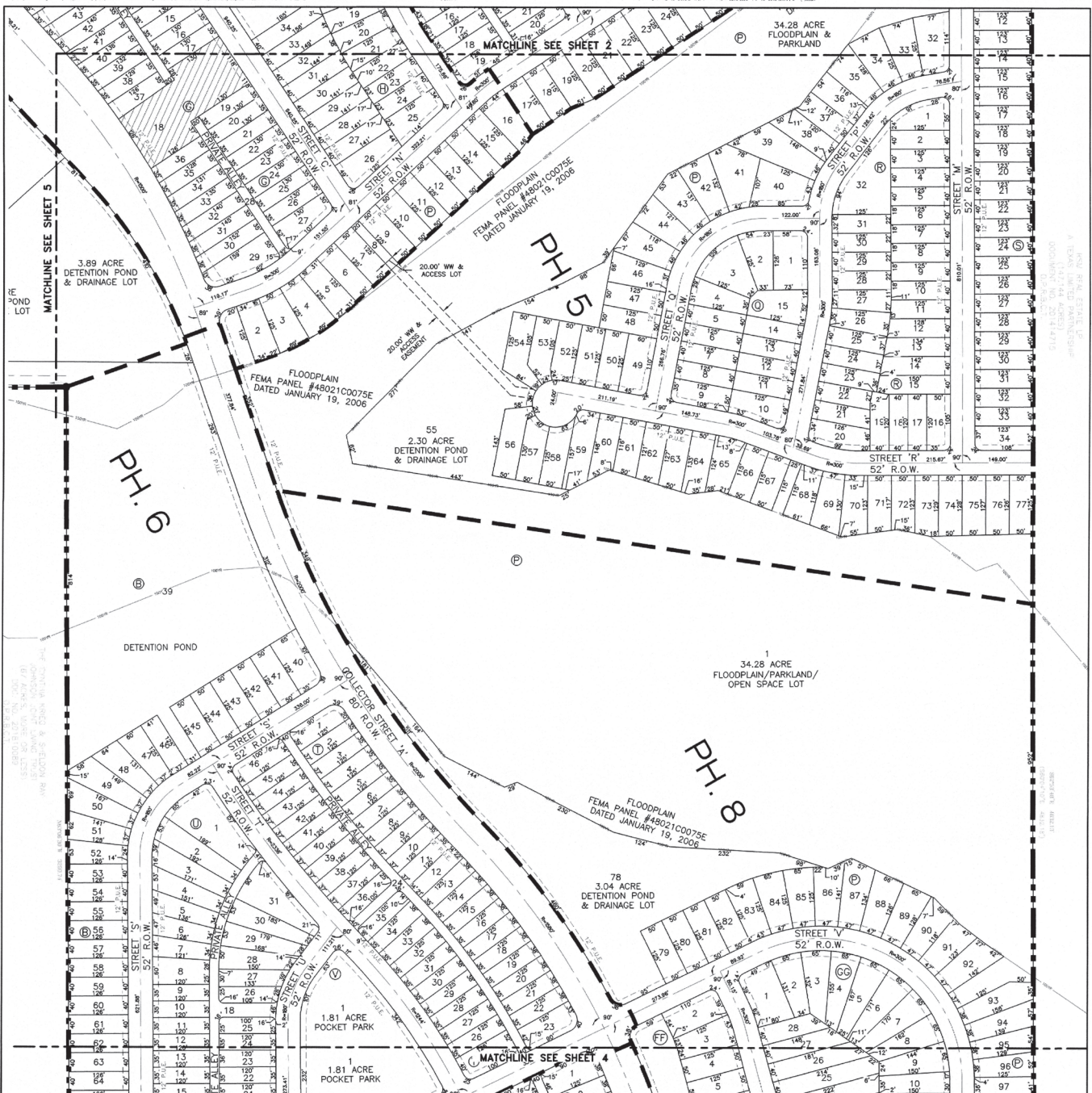
●	5/8" IRON ROD FOUND (UNLESS NOTED)		POST / BOLLARD
●	1/2" IRON ROD SET		FIRE HYDRANT
P.O.B.	POINT OF BEGINNING		METER / UTILITY
P.R.T.C.T.	OFFICIAL PUBLIC RECORDS BRASS COUNTY TEXAS		MANHOLE
P.R.T.C.T.	FLAT RECORDS: BRASS COUNTY TEXAS		VALVE
P.R.T.C.T.	DEED RECORDS: BRASS COUNTY TEXAS		CULVERT
P.R.T.C.T.	FLAT RECORDS: BRASS COUNTY TEXAS		UTILITY POLE
P.R.T.C.T.	OFFICIAL PUBLIC RECORDS: EASTROP COUNTY TEXAS		BUILDING
	(1) RECORD INFORMATION		FENCE
☼	SIGNS		WASH / WATER
☼	LIGHT POLE	①	LOT NUMBER
		②	BLOCK NUMBER
			FLUSH / LOT
			LANE/CAGE
			OPEN SPACE

PRELIMINARY PLAN - SHEET 1

[illegible]

5108-01

DOI: 10.1002/anie.200500000



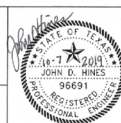
- ### LEGEND
- | | | |
|--|---|-------------------|
| ● 5/8" IRON ROD FOUND
(UNLESS NOTED) |  | POST / BOLLARD |
| ○ 1/2" IRON ROD SET |  | FIRE HYDRANT |
| W/ CAP "2W4" |  | METER / UTILITY |
| P.O.B. POINT OF BEGINNING |  | MANHOLE |
| O.P.R.T.C.I. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY TEXAS |  | VALVE |
| P.U.T.C.E. PLAT RECORDS
TRAVIS COUNTY TEXAS |  | CULVERT |
| D.R.C.T. DEED RECORDS
TRAVIS COUNTY TEXAS |  | UTILITY POLE |
| O.P.R.B.C.I. OFFICIAL PUBLIC RECORDS
BASTROP COUNTY TEXAS |  | BUILDING |
| () RECORDED INFORMATION |  | FENCE |
| ☼ SIGNS |  | WASH / WATER |
| ☼ LIGHT POLE |  | BLOCK NUMBER |
| |  | NON-SF LOTS (OFF) |

SCALE: 1"=100'
GRAPHIC SCALE IN FEET

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

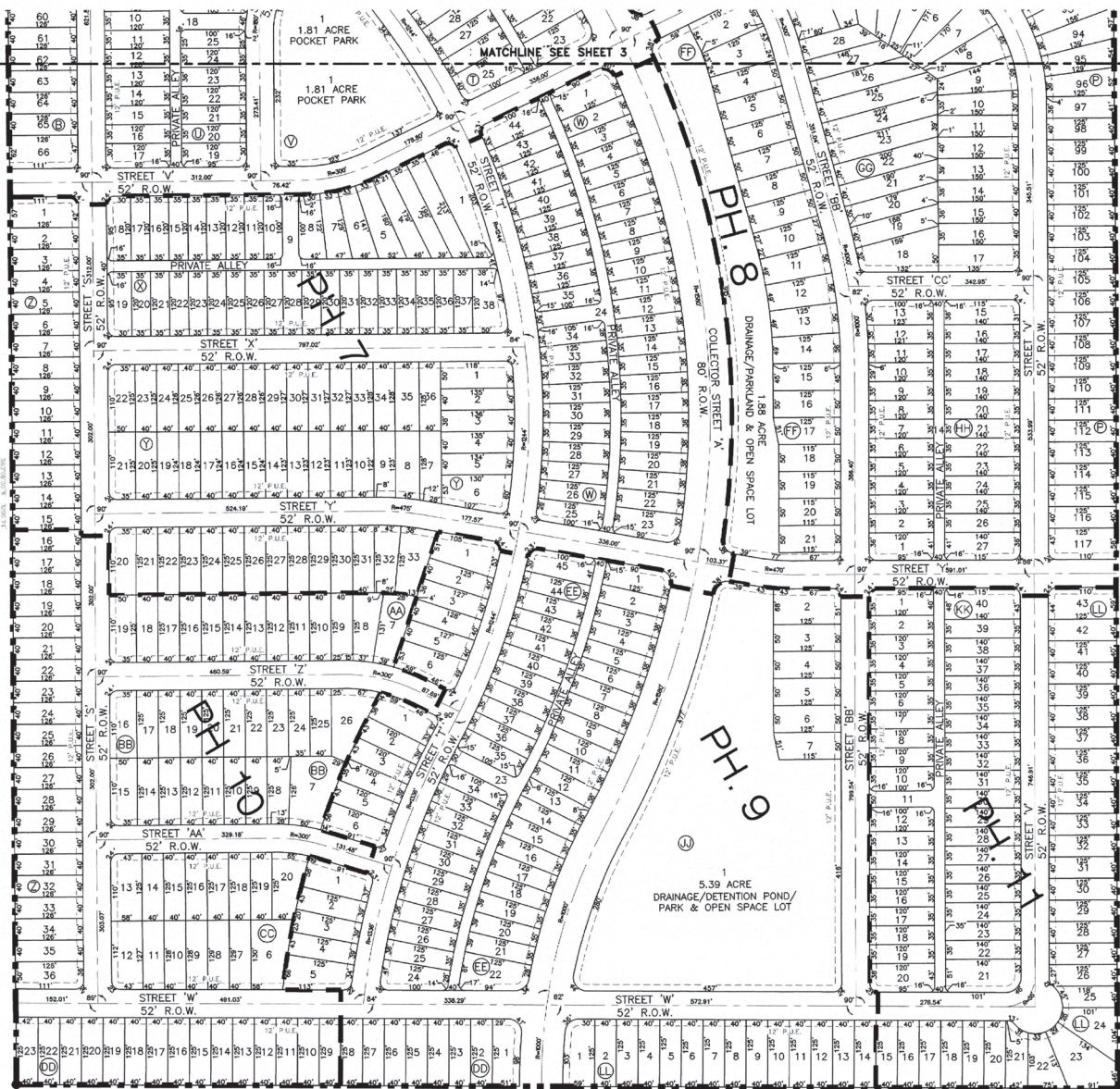
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3 OF 17

SHEET NO.

DEC JOB NUMBER

5108-01



JOHN D. HINES
 14.2158 ACRES
 VOLUME 234.5, PAGE 362
 O.P.B.U.C.T.

JOHN D. HINES
 14.2158 ACRES
 VOLUME 234.5, PAGE 362
 O.P.B.U.C.T.

JOHN D. HINES
 14.2158 ACRES
 VOLUME 234.5, PAGE 362
 O.P.B.U.C.T.

LEGEND

- 5/8" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET 40' CAP "TAM"
- P.O.B. POINT OF BEGINNING
- O.P.B.U.C.T. OFFICIAL PUBLIC RECORDS BAYLOR COUNTY TEXAS
- P.R.E.C.T. PLAT RECORDS TRAVIS COUNTY TEXAS
- O.P.B.U.C.T. OFFICIAL PUBLIC RECORDS BAYLOR COUNTY TEXAS
- O.P.B.U.C.T. OFFICIAL PUBLIC RECORDS BAYLOR COUNTY TEXAS
- () RECORD INFORMATION
- ⊕ SIGN
- ★ LIGHT POLE
- POST / BOLLARD
- FIRE HYDRANT
- METER / UTILITY
- MANHOLE
- VALVE
- CHURCH
- UTILITY POLE
- BUILDING
- FENCE
- 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

DANNENBAUM
 ENGINEERING COMPANY - AUSTIN, LLC
 T.B.P.E. FIRM REGISTRATION # F-8995
 3409 EXECUTIVE CENTER DR., STE 129 AUSTIN, TX 78731 (512) 345-8555

ALTESSA RANCH
 PRELIMINARY PLAT

PRELIMINARY PLAN - SHEET 3



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 ACRES TRACT OF LAND, SITUATED IN THE THOMAS CHRISTIAN SURVEY, ABSTRACT NOS. 20 AND 222 IN BASTROP AND TRAVIS COUNTIES, TEXAS, BEING ALL OF THAT CERTAIN 234.215 ACRES 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 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM EUGENE R. KANAK AND WIFE, JUDY A. KANAK, CO-TRUSTEES, OF RECORD IN VOLUME 725, PAGE 633 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND IN VOLUME 11159, PAGE 144 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 283.115 ACRES 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 476.51 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 ACRES TRACT AND THE WEST LINE OF SAID 234.215 ACRES TRACT, AT A DISTANCE OF 914.67 FEET PASSING THE NORTHWEST CORNER OF SAID 10.00 ACRES TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 4.737 ACRES TRACT OF LAND DESCRIBED IN A DEED TO CLYDE T. LUNDGREN AND BETTY S. LUNDGREN DATED 09/24/1991, 91.47 FEET TO THE WEST LINE OF SAID 234.215 ACRES TRACT, THENCE, S 89°00'00" E TO THE WEST LINE OF SAID 234.215 ACRES TRACT, TEXAS, FOR A TOTAL DISTANCE OF 1,347.72 FEET TO THE WEST LINE OF SAID 234.215 ACRES TRACT, BEING ALSO ON THE SOUTH LINE OF THAT CERTAIN 147.144 ACRES TRACT OF LAND DESCRIBED IN A DEED TO RISM REAL ESTATE, LP OF RECORD IN DOCUMENT NO. 201414715 OF PUBLIC RECORDS IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, TO THE NORTHWEST CORNER OF SAID 234.215 ACRES TRACT AND THE HEREIN DESCRIBED TRACT.

INENCE, 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 3,092.44 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 139.923 ACRES TRACT OF LAND DESCRIBED IN A DEED TO ROGER AND KATHLEEN M. WATKINS, DATED 07-27-77. THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 0.832-1/2 ACRES. THE IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 234.215 ACRES TRACT AND THE HEREIN DESCRIBED TRACT, AND BEING THE NORTHWEST CORNER OF THAT CERTAIN 42.158 ACRES TRACT DESCRIBED IN A DEED TO ROGER AND KATHLEEN WATKINS, DATED 07-27-77, 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 42.156 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 AT THE SOUTHWEST CORNER OF SAID 42.156 ACRE TRACT AND THE NORTHWEST CORNER OF THE CENHENS 66.936 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JIM V. AND KATHLEEN E. MOORE, VENDOR, IN RECORD IN BASTROP COUNTY, TEXAS, AND A DEED TO THE 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 THE SAME CORNER OF SAID 234.215 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT, TO THE CYNTHIA AND SHELDON RAY JOHNSON JUNT LIVING TRUST OF RECORD IN DEED 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;

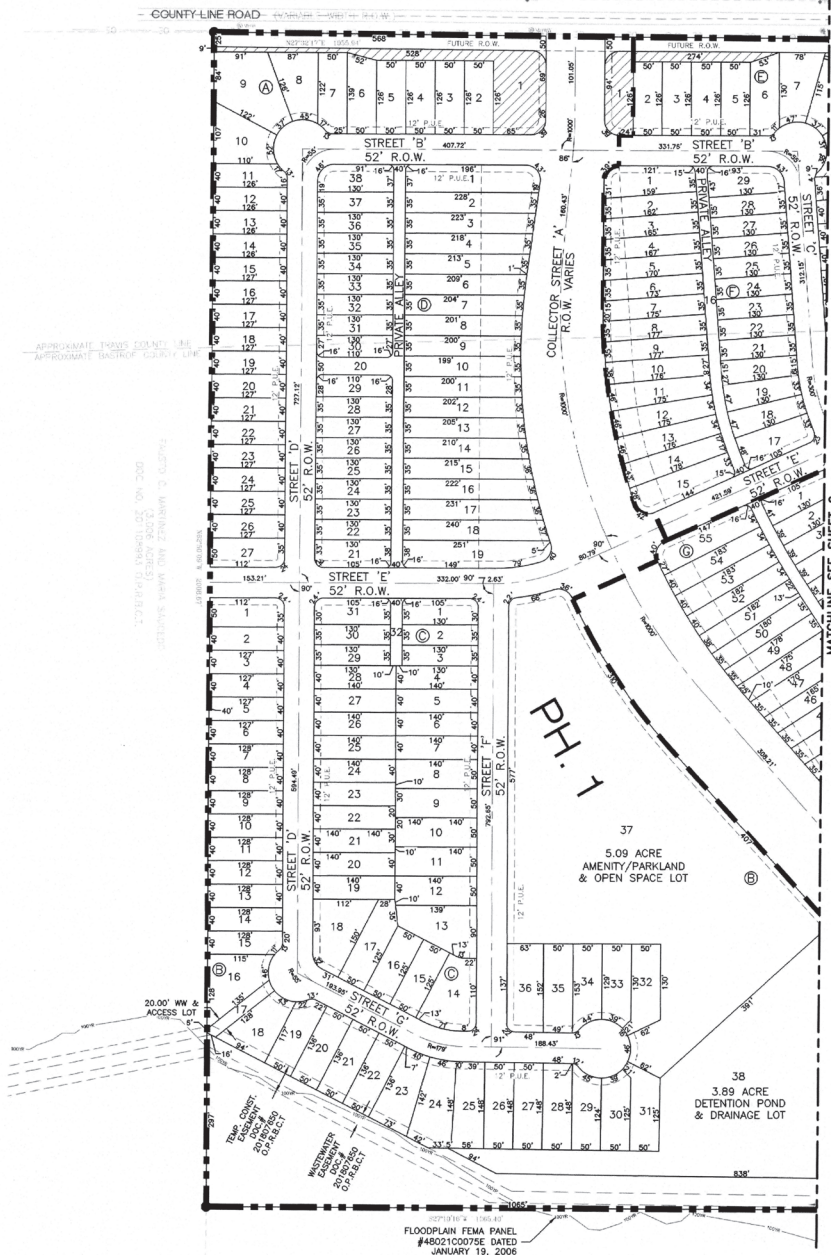
THENCE, N 62°50'09" W, WITH THE NORTH LINE OF SAID 3.006 ACRE TRACT FOR A DISTANCE OF 2008.67 FEET TO A 1/2" IRON FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

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) | P | POST / BOLLARD |
| ○ | 1/2" IRON ROD SET 3/4" CAP "ZMA" | FH | FIRE HYDRANT |
| ○ | POINT OF BEGINNING | M | METER / UTILITY MAN-OLE |
| P.R.T.C.T. | TRANS. COUNTY RECORDS | ⊕ | VALVE |
| P.R.T.C.T. | PLAT RECORDS | ⊙ | CULVERT |
| P.R.T.C.T. | TRANS. COUNTY TEXAS | ⊖ | UTILITY POLE |
| P.R.T.C.T. | DEED RECORDS | ⊞ | BUILDING |
| P.R.T.C.T. | TRANS. COUNTY TEXAS | —X— | FENCE |
| P.R.T.C.T. | OFFICIAL. PUBLIC RECORDS | —W— | WASH / WATER |
| P.R.T.C.T. | BASTROP COUNTY TEXAS | 1 | LOT NUMBER |
| () | RECORD INFORMATION | Ⓐ | BLOCK NUMBER |
| ☼ | SIGNS | ▨ | NON-SF LOTS (OK) |
| ☼ | LIGHT POLE | | |

SCALE: 1"=100'
GRAPHIC SCALE IN FEET

DANNENBAUM
ENGINEERING COMPANY - AUSTIN, LLC
T.B.P.E. FIRM REGISTRATION # F-8995
3408 EXECUTIVE CENTER DR., STE 129 AUSTIN, TX 78731 (512) 345-8505

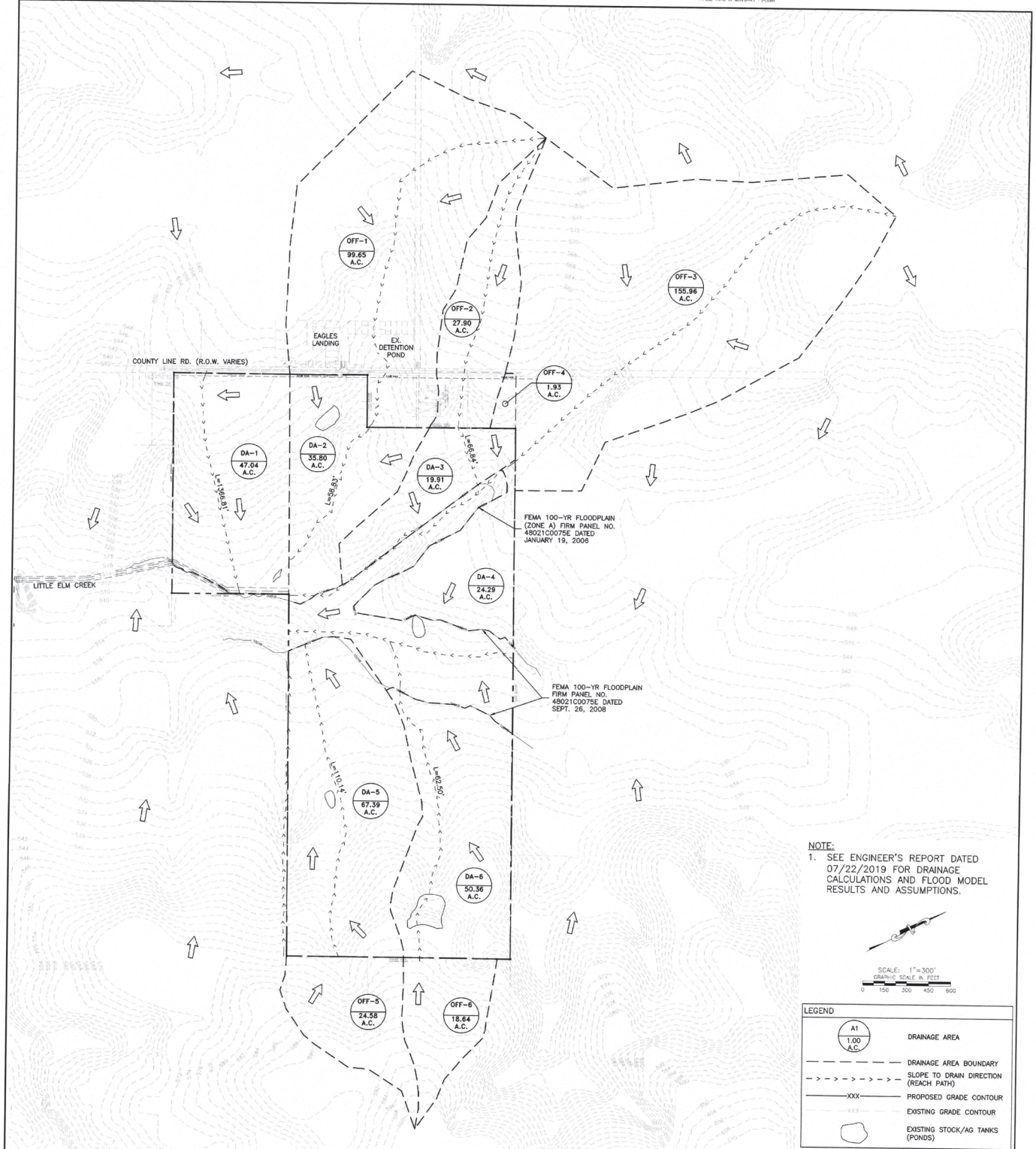
ALTESSA RANCH
PRELIMINARY PLAT

PRELIMINARY PLAN - SHEET 4

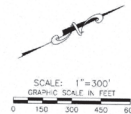


REVISIONS

[illegible]



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



LEGEND	
	DRAINAGE AREA
	DRAINAGE AREA BOUNDARY
	SLOPE TO DRAIN DIRECTION (REACH PATH)
	PROPOSED GRADE CONTOUR
	EXISTING GRADE CONTOUR
	EXISTING STOCK/AG TANKS (PONDS)

DANNENBAUM
ENGINEERING COMPANY - AUSTIN, LLC
T.B.P.E. FIRM REGISTRATION # F-8995
3409 EXECUTIVE CENTER DR., STE 129 AUSTIN, TX 78731 (512) 343-8805

ALTESSA RANCH
PRELIMINARY PLAT

EXISTING DRAINAGE MAP

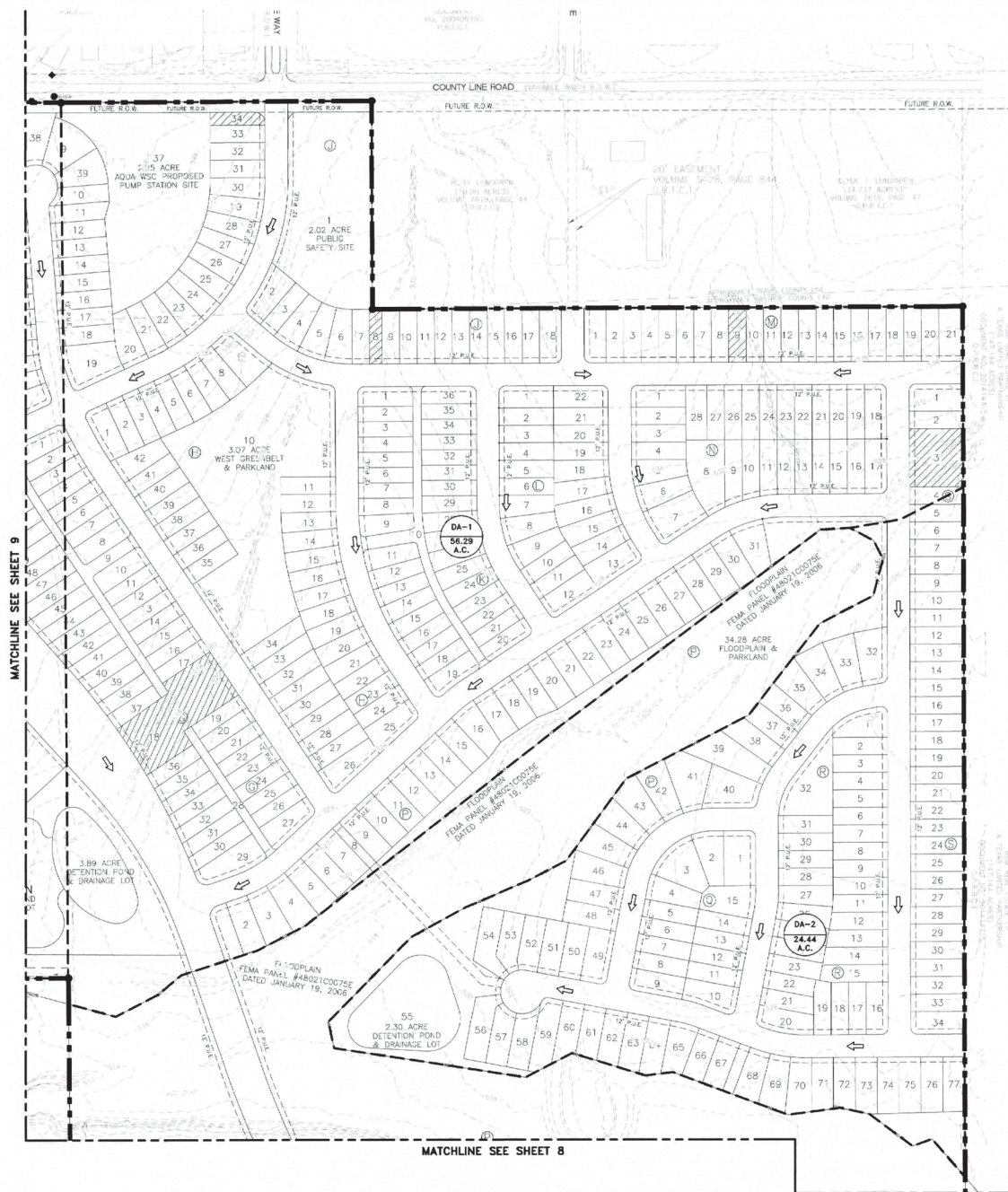


REVISIONS	
NO.	DATE

6 OF 17

SHEET NO.

DEC JOB NUMBER
5108-01



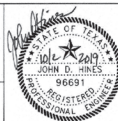
NOTE:

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

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

PROPOSED DRAINAGE MAP - SHEET 1



LEGEND

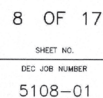
	DRAINAGE AREA
-----	DRAINAGE AREA BOUNDARY
-> -> -> -> -> ->	SLOPE TO DRAIN DIRECTION
	FLOW ARROW
-XXX-	PROPOSED GRADE CONTROL
-XXX-	EXISTING GRADE CONTROL

SCALE: 1"=120'
GRAPHIC SCALE IN FEET

[illegible]

7 OF 17

SHEET NO.
DEC JOB NUMBER
5108-01





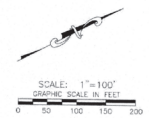
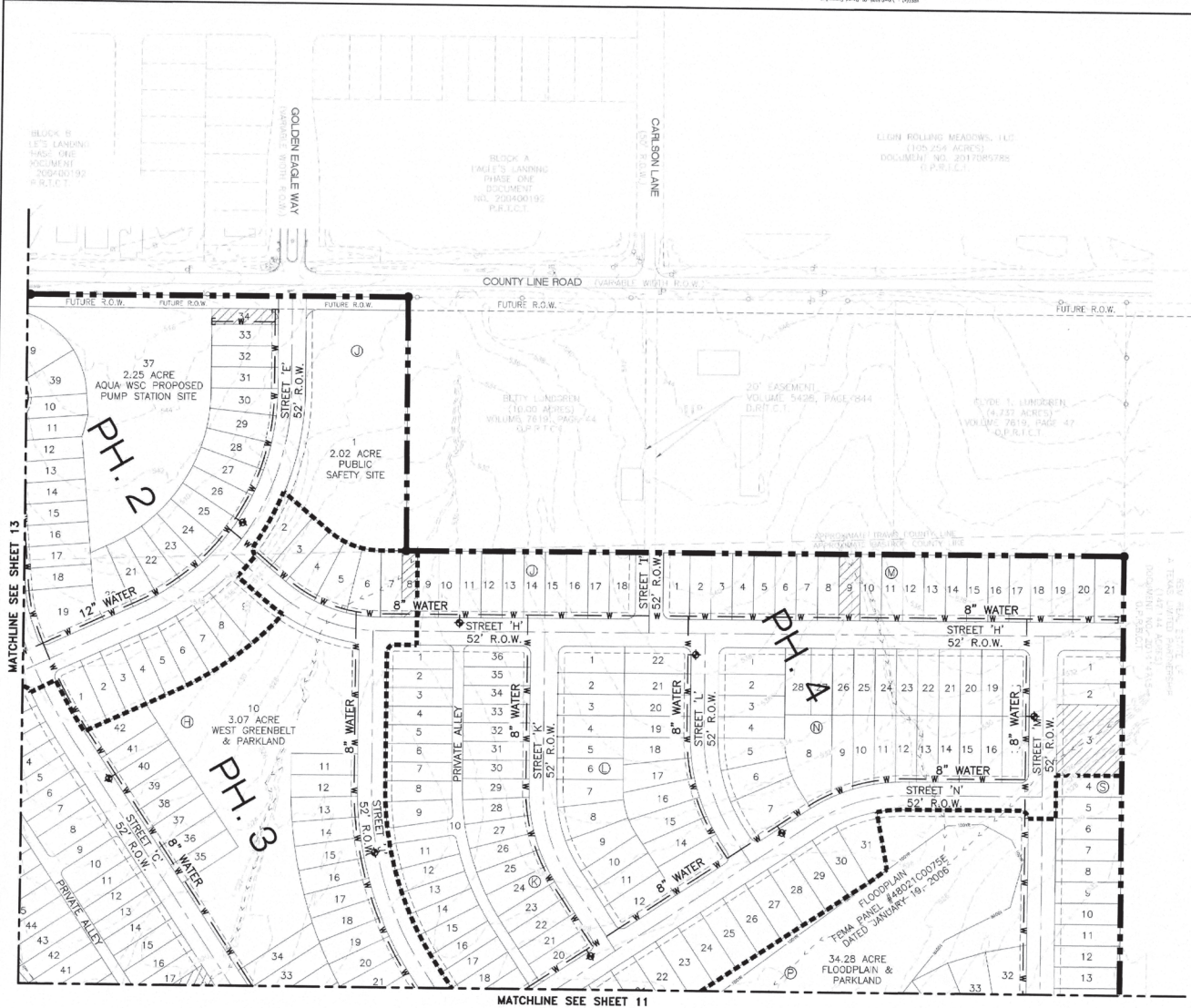
SCALE: 1"=120'
GRAPHIC SCALE IN FEET

9 OF 17

SHEET NO.

DEC JOB NUMBER

5108-01



NOTES:

- 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.

DANNENBAUM
ENGINEERING COMPANY - AUSTIN, LLC
T.B.P.E. FIRM REGISTRATION # F-8995
3409 EXECUTIVE CENTER DR. STE 120 AUSTIN TX 78731 (512) 345-8896

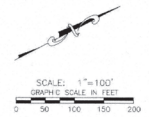
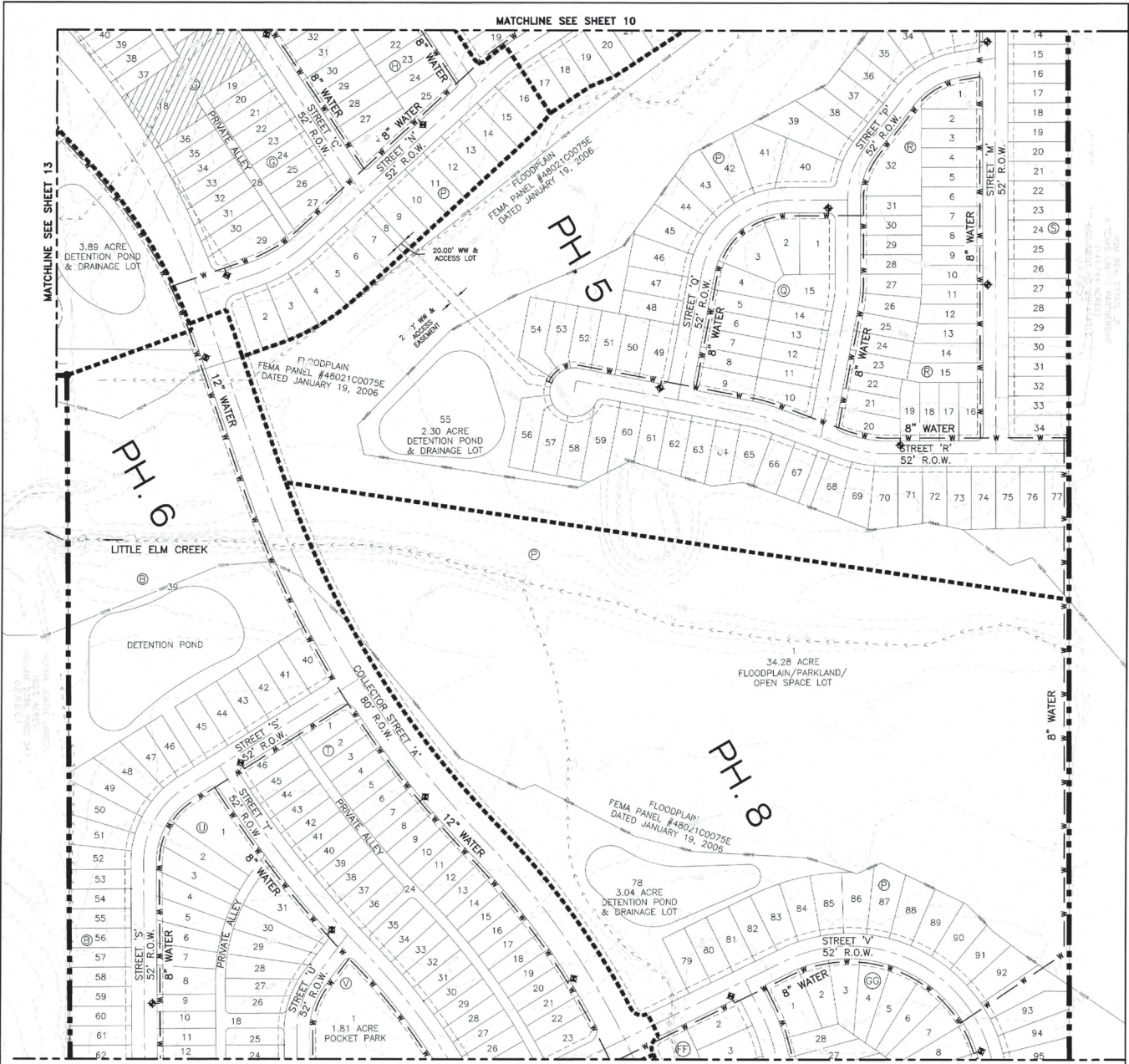
ALTESSA RANCH
PRELIMINARY PLAT

WATER DISTRIBUTION PLAN - SHEET 1

[illegible]

10 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 120 AUSTIN, TX 78731 (512) 345-8525

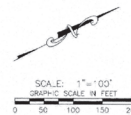
ALTESSA RANCH
 PRELIMINARY PLAT

WATER DISTRIBUTION PLAN - SHEET 2



REVISIONS		
NO.	DATE	DESCRIPTION

11 OF 17
 SHEET NO.
 DEC JOB NUMBER
 5108-01



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.

FLOODPLAIN FEMA PANEL
#48021C0075E DATED
JANUARY 19, 2006

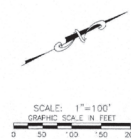
ALTESSA RANCH
PRELIMINARY PLAT

WATER DISTRIBUTION PLAN - SHEET 4

[illegible]

13 OF 17

SHEET NO.
DEC JOB NUMBER
5108-01



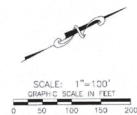
 PROPOSED MANHOLE
 PROPOSED 12" WASTEWATER MAIN
 PROPOSED FLOW DIRECTION

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

[illegible]

14 OF 17

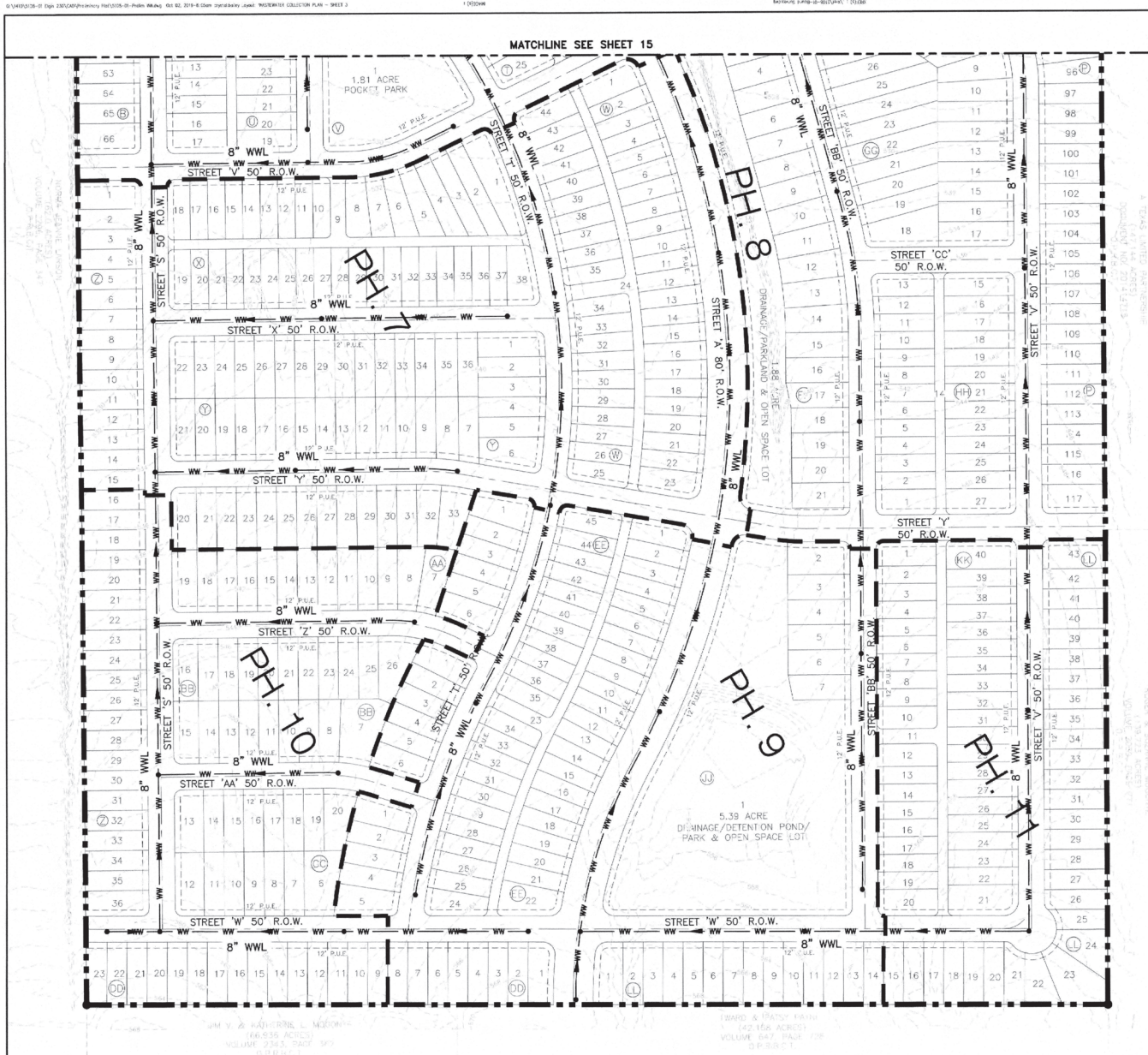
SHEET NO.
DEC JOB NUMBER
5108-01



 PROPOSED MANHOLE
 PROPOSED 12" WASTEWATER MAIN
 PROPOSED FLOW DIRECTION

[illegible]

5108-01



SCALE: 1"=100'
GRAPHIC SCALE IN FEET

LEGEND

-  PROPOSED MANHOLE
 PROPOSED 12" WASTEWATER MAIN
 PROPOSED FLOW DIRECTION

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

WASTEWATER COLLECTION PLAN - SHEET 3



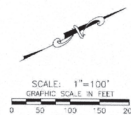
REVISIONS

[illegible]

16 OF 17

SHEET NO.

5108-01



 PROPOSED MANHOLE
 PROPOSED 12" WASTEWATER MAIN
 PROPOSED FLOW DIRECTION

[illegible]

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

March 18, 2022

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

RE: Harvest Ridge Section 2B – Final Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on February 22, 2022, by BGE, Inc. (BGE):

1. Final plat, dated February 7, 2022.
2. Other documents submitted as reference for 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 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,

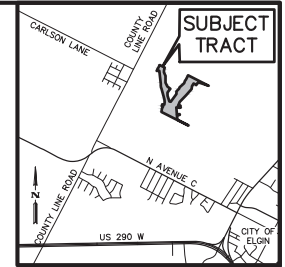
A handwritten signature in blue ink, appearing to read "K. Beau Perry".

K. Beau Perry, P.E.
Vice President

cc: Mr. J. Adam Berry, P.E., Project Manager, BGE, Inc.

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
HARVEST RIDGE BOULEVARD	80 FT.	844 FT.
TOTAL LINEAR FEET		844 FT.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1960.00'	2°56'00"	100.35'	N 85°35'40" E	100.34'
C2	15.00'	88°53'05"	23.27'	S 39°41'07" W	21.01'
C3	15.00'	88°59'46"	23.30'	N 49°15'18" W	21.03'
C4	2040.00'	3°14'28"	115.40'	N 87°52'03" E	115.38'
C5	1000.00'	1°41'50"	29.62'	N 82°35'51" W	29.62'
C6	279.00'	12°53'14"	62.75'	N 20°42'08" E	62.62'
C7	15.00'	89°57'31"	23.55'	N 72°07'31" E	21.21'
C8	1960.00'	14°07'58"	483.46'	S 88°48'21" E	482.23'
C9	2040.00'	12°00'49"	427.74'	S 87°44'47" E	426.96'
C10	2040.00'	0°46'43"	27.73'	S 89°33'40" E	27.73'
C11	1960.00'	0°40'58"	23.36'	S 88°43'36" W	23.36'
C12	1960.00'	1°19'26"	45.29'	N 87°43'23" E	45.29'
C13	1960.00'	9°11'33"	314.46'	S 86°20'09" E	314.12'



VICINITY MAP
NOT TO SCALE



LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S16°57'41"W	79.53'
L2	S10°32'05"W	74.01'
L3	S0°12'32"E	74.43'
L4	S25°45'18"W	38.93'
L5	S1°16'10"E	141.49'
L6	S75°15'51"E	61.76'
L7	N0°00'00"E	119.44'
L8	N44°17'32"E	175.64'
L9	N20°16'15"E	63.67'
L10	N19°51'15"E	120.32'
L11	N39°30'38"E	69.25'
L12	N25°49'17"E	67.73'
L13	N25°49'17"E	149.18'
L14	S80°50'10"W	91.09'
L15	S35°01'10"W	53.16'
L16	S28°59'24"W	60.97'
L17	N53°41'23"W	56.88'
L18	N61°00'36"W	84.94'
L19	S31°22'04"W	143.55'
L20	S71°31'5"W	130.88'
L21	S21°26'44"W	196.09'
L22	S5°52'20"E	80.00'
L23	S85°09'03"W	46.00'
L24	N85°14'35"E	130.00'
L25	S4°45'25"E	31.45'
L26	S85°14'35"W	130.00'
L27	S25°53'38"W	15.00'
L28	N72°25'5"E	154.69'
L29	N27°42'43"E	123.57'
L30	N81°44'56"W	27.54'
L31	N81°5'38"E	80.44'
L32	S81°44'56"E	98.62'
L33	N81°5'38"E	78.94'
L34	N3°34'06"E	21.57'
L35	N1°28'53"W	69.01'
L36	N5°35'30"W	68.95'
L37	N12°54'56"W	57.36'
L38	N25°23'47"W	46.20'
L39	N6°15'02"W	100.00'
L40	N5°03'34"E	50.99'
L41	N8°42'05"W	69.77'
L42	N79°37'17"W	19.85'
L43	S84°01'05"W	90.31'
L44	S81°44'09"E	251.76'
L45	N81°44'09"W	251.77'
L46	N81°44'56"W	69.00'
L47	N44°16'25"E	32.70'
L48	S44°16'25"W	61.33'
L49	N29°50'18"E	35.00'
L50	S60°09'42"E	20.00'
L51	S29°50'18"W	22.93'

FUTURE HARVEST RIDGE
PHASE 2
DOC. NO.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
OPEN SPACE/DRAINAGE ESMT.	2	32.465 AC.
RIGHT-OF-WAY	-	1.567 AC.
TOTAL	2	34.032 AC.

BEARING BASIS:

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

OWNER: CLAYTON PROPERTY GROUP, INC.
DBA BROHN HOMES
ADDRESS: 6720 VAUGHT RANCH ROAD, SUITE 200
AUSTIN, TX 78739
PHONE: 512-551-1670 FAX: _____

ACREAGE: 34.032 ACRES
SURVEY: T. CHRISTIAN SURVEY, ABSTRACT NO. 20

NUMBER AND ACREAGE
BY LOT TYPE: OPEN SPACE/DRAINAGE LOT - 2 LOTS-32.465 ACRES

PLAT PREPARED: 04/01/2021

DATE SUBMITTED: 05/07/2021

REVISION DATE: 02/07/2022

SURVEYOR: BGE, INC. (DIGN. P. ALBERTSON, RPLS)
PHONE: 210-581-3600 FAX: _____
ENGINEER: BGE, INC. (ADAM BERRY, PE)
PHONE: 512-879-0400 FAX: _____

LEGEND
D.E. DRAINAGE EASEMENT
DOC. DOCUMENT
D.R.B.C. DEED RECORDS OF BASTROP COUNTY
D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
ESMT. EASEMENT
NO. NUMBER
O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS 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
W.W.L.E. WASTEWATER LINE EASEMENT
● FOUND 1/2" IRON ROD
△ (UNLESS OTHERWISE NOTED)
○ CALCULATED POINT
○ SET 1/2" IRON ROD W/ "BGE, INC." CAP



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 HARVEST RIDGE SECTION 2B

A SUBDIVISION OF 34.032 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS

A SUBDIVISION OF 34.032 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 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

A SUBDIVISION OF 34.032 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS



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

LEGAL DESCRIPTION

FIELD NOTES FOR A 34.032 ACRE TRACT OF LAND IN THE T. CHRISTIAN SURVEY, ABSTRACT NO. 20, BASTROP COUNTY, TEXAS; BEING OUT OF A CALLED 234.288 ACRE TRACT OF LAND AS CONVEYED UNTO CLAYTON PROPERTIES GROUP, INC., DBA BROHN HOMES IN DOCUMENT NO. 2018175490 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 34.032 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT OF REFERENCE, a 1/2-inch iron rod found on the south line of a called 147.144 acre tract of land as conveyed unto RSM Real Estate LP in Document Number 201414715 of the Official Public Records of Bastrop County, Texas, set at the common corner of said 234.288 acre tract and a called 4.737 acre tract of land as conveyed unto Clyde T. Lundgren and Wife, Betty S. Lundgren in Volume 7619, Page 47 of the Deed Records of Travis County, Texas; THENCE, S 43°27'03" E, over and across said 234.288 acre tract, a distance of 518.19 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency and POINT OF BEGINNING of the herein described tract:

THENCE, continuing over and across the 234.288 acre tract the following twenty-three (23) courses:

- 1) S 62°53'44" E, a distance of 242.39 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 16°57'41" W, a distance of 79.53 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 3) S 10°32'05" W, a distance of 74.01 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 4) S 00°12'32" E, a distance of 74.43 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 5) S 24°52'48" E, a distance of 167.40 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 6) S 00°00'00" E, a distance of 315.23 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 7) S 26°34'55" E, a distance of 192.76 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 8) S 52°02'00" E, a distance of 173.40 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;
 - 9) S 37°58'00" W, a distance of 185.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 10) S 25°54'18" W, a distance of 38.93 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 01°16'10" E, a distance of 141.49 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 18°14'53" E, a distance of 271.38 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;
 - 13) S 75°15'51" E, a distance of 61.76 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner point of the herein described tract;
 - 14) N 36°05'09" E, a distance of 443.38 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) N 00°00'00" E, a distance of 119.44 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) N 44°17'32" E, a distance of 175.64 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 17) N 20°16'15" E, a distance of 63.67 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 18) N 47°45'10" E, a distance of 280.49 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 19) N 19°51'15" E, a distance of 120.32 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 20) N 39°30'38" E, a distance of 69.25 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 21) N 25°49'17" E, a distance of 67.73 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 22) N 25°49'17" E, a distance of 149.18 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the 234.288 acre tract and the aforementioned 147.144 acre tract for a northerly corner of the herein described tract;
- THENCE, S 62°54'55" E, coincident with the common line of the 234.288 acre tract and said 147.144 acre tract, a distance of 1,055.78 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the most easterly corner of the herein described tract;
- THENCE, departing said common line, over and across the 234.288 acre tract the following twenty-four (24) courses:
- 1) N 71°17'17" W, a distance of 439.19 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 2) S 80°50'10" W, a distance of 91.09 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 3) S 35°01'10" W, a distance of 53.16 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 4) S 28°59'24" W, a distance of 60.97 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
 - 5) N 53°41'23" W, a distance of 56.88 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 6) N 61°00'36" W, a distance of 84.94 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;
 - 7) S 31°22'04" W, a distance of 143.55 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 8) S 07°13'15" W, a distance of 130.88 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 9) S 41°31'43" W, a distance of 378.80 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 10) S 44°15'30" W, a distance of 421.35 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 21°26'44" W, a distance of 196.09 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;
 - 12) Curving to the left, with a radius of 1,960.00 feet, an arc length of 100.35 feet, a central angle of 02°56'00", a chord bearing of N 85°35'40" E, and a chord distance of 100.34 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for an easterly corner of the herein described tract;
 - 13) S 05°52'20" E, a distance of 80.00 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 23.27 feet, a central angle of 88°53'05", a chord bearing of S 39°41'07" W, and a chord distance of 21.01 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;

- 15) S 85°09'03" W, a distance of 46.00 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;
 - 16) Curving to the left, with a radius of 15.00 feet, an arc length of 23.30 feet, a central angle of 88°59'46", a chord bearing of N 49°15'18" W, and a chord distance of 21.03 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;
 - 17) Curving to the right, with a radius of 2,040.00 feet, an arc length of 115.40 feet, a central angle of 03°14'28", a chord bearing of S 87°52'03" W, and a chord distance of 115.38 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;
 - 18) S 04°45'25" E, a distance of 315.10 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;
 - 19) N 85°14'35" E, a distance of 130.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an easterly corner of the herein described tract;
 - 20) S 04°45'25" E, a distance of 31.45 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an easterly corner of the herein described tract;
 - 21) S 85°14'35" W, a distance of 130.00 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;
 - 22) S 04°45'25" E, a distance of 205.66 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 23) S 63°06'22" E, a distance of 570.66 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an easterly corner of the herein described tract;
 - 24) S 26°53'38" W, a distance of 15.04 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set on the common line of the 234.288 acre tract and a called 89.96 acre tract of land (Tract 2) as conveyed unto Kelly Wayne Kasner in Volume 2296, Page 347 of the Official Public Records of Bastrop County, Texas, as described in Vol. 74, Pg. 410 of the Deed Records of Bastrop County, Texas, for the southeast corner of the herein described tract;
- THENCE, N 63°06'22" W, coincident with the common line of said 89.96 acre tract and the 234.288 acre tract, a distance of 1,375.58 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the common corner of the 89.96 acre tract and a called 48.827 acre tract of land as conveyed unto Clayton Properties Group, Inc. DBA Brohn Homes in Document Number 2019032785 of the Official Public Records of Travis County, Texas, for the southwest corner of the herein described tract;
- THENCE, departing said common line, over and across the 234.288 acre tract the following twenty-two (22) courses:
- 1) N 07°22'55" E, a distance of 154.69 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 2) N 27°42'43" E, a distance of 123.57 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;
 - 3) N 81°44'56" W, a distance of 27.54 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;
 - 4) Curving to the left, with a radius of 1,000.00 feet, an arc length of 29.62 feet, a central angle of 01°41'50", a chord bearing of N 82°35'51" W, and a chord distance of 29.62 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the end of this curve for a westerly corner of the herein described tract;
 - 5) N 08°15'38" E, a distance of 80.44 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a westerly corner of the herein described tract;
 - 6) S 81°44'56" E, 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;
 - 7) N 08°15'38" E, a distance of 78.94 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 8) N 03°34'06" E, 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;
 - 9) N 01°28'53" W, 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;
 - 10) N 05°35'30" W, 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;
 - 11) N 12°54'56" W, 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;
 - 12) N 15°31'25" W, 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;
 - 13) N 25°23'47" W, 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;
 - 14) N 06°15'02" W, a distance of 100.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 15) N 05°03'34" E, a distance of 50.99 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) N 06°15'02" W, a distance of 546.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 17) N 08°42'05" W, a distance of 69.77 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 18) N 79°37'17" W, a distance of 19.85 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract;
 - 19) S 84°01'05" W, a distance of 90.31 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 westerly corner of the herein described tract
 - 20) Curving to the right, with a radius of 279.00 feet, an arc length of 62.75 feet, a central angle of 12°53'14", a chord bearing of N 20°42'08" E, and a chord distance of 62.62 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
 - 21) N 27°08'45" E, a distance of 219.98 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 right, with a radius of 15.00 feet, an arc length of 23.55 feet, a central angle of 89°57'31", a chord bearing of N 72°07'31" E, and a chord distance of 21.21 feet to the POINT OF BEGINNING and containing 34.032 acres of land, more or less.

FINAL PLAT
HARVEST RIDGE
SECTION 2B

A SUBDIVISION OF 34.032 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 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

STATE OF TEXAS §
COUNTY OF BASTROP §

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, BEING OUT OF THE T. CHRISTIAN SURVEY, ABSTRACT NO. 20 LOCATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 34.032 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 2B

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 BASTROP §

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 BASTROP §

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 THIS PLAT WAS PREPARED 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 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ELGIN, TEXAS ON THIS THE ____ DAY OF _____, 20____, A.D.

CHAIRPERSON DATE RECORDING SECRETARY DATE

APPROVED BY:

AQUA WATER SUPPLY CORPORATION DATE

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.
2. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83
3. THE PROPERTY LIES IN SHADED ZONE "A" (AREAS DETERMINED TO BE INSIDE THE 1.0% ANNUAL CHANCE FLOODPLAIN) AND ZONE "X" 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 CONFORMS TO THE APPROVED PRELIMINARY PLAT.
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 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 STREET BY THE ALTESSA MUNICIPAL UTILITY DISTRICT, 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 BASTROP COUNTY.
7. NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ELGIN, NOR THE FILING/RECORDING OF ANY APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY THE CITY OF ROAD/STREETS DEPICTED ON THE PLAT.
8. THIS SUBDIVISION IS IN AND SERVED BY AQUA WATER SUPPLY CORPORATION CCN FOR WATER SERVICE.
9. THE SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN'S WASTEWATER CCN ALTESSA MUD WILL PROVIDE RETAIL WASTEWATER SERVICE TO THE SUBDIVISION PURSUANT TO AL WASTEWATER SERVICE AGREEMENT WITH THE CITY OF ELGIN APPROVED IN CITY OF ELGIN RESOLUTION NO. 2020-12-15-60.
10. 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.).
11. 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.
12. NO FENCING SHALL BE PLACED IN THE AQUA EASEMENT ALONG HARVEST RIDGE BOULEVARD AND SHALL NOT RESTRICT ACCESS TO AQUA WATER METERS.
13. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, GRASS, LANDSCAPING OR DRIVEWAY OR SIDEWALK PAVING, AQUA WATER SUPPLY CORPORATION SHALL NO BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTION, PAVING OR PLACING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING ANY UTILITIES.
14. LOT 33, BLOCK P AND LOT 67, BLOCK A WILL BE CONVEYED TO ALTESSA MUD AND SHALL BE MAINTAINED BY ALTESSA MUD OR A HOMEOWNERS ASSOCIATION.

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

FINAL PLAT
**HARVEST RIDGE
SECTION 2B**

A SUBDIVISION OF 34.032 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS



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Development Services Department

STAFF REPORT

Review, Discuss, and Provide Input for PDD Modification of Stone Creek Ranch

Date: March 18, 2022

WORKSHOP SUMMARY

The purpose of this meeting is to allow the Commission to review what has been submitted, discuss, and offer input on this proposed modification. Please be aware City Staff has removed some of the PDD pages to shorten the packet size, however the development plan and text have been retained for this meeting. Staff has also provided a zoning map to assist in showing the location of the proposed change. *Be aware Exhibits A-C and other items such as the signatures page and Ordinance language, that were not changing, were left out of the packet.* Portions of the Code which are changing have been highlighted in yellow.

STONE CREEK RANCH PDD

This original PDD was reviewed by the Commission in July 2021 at that time, the Commission offered individual input on the item. The original PDD was approved by the City Council in November 2021. This PDD allows for a total of 417 dwelling units.

MODIFICATION TO THE STONE CREEK RANCH PDD.

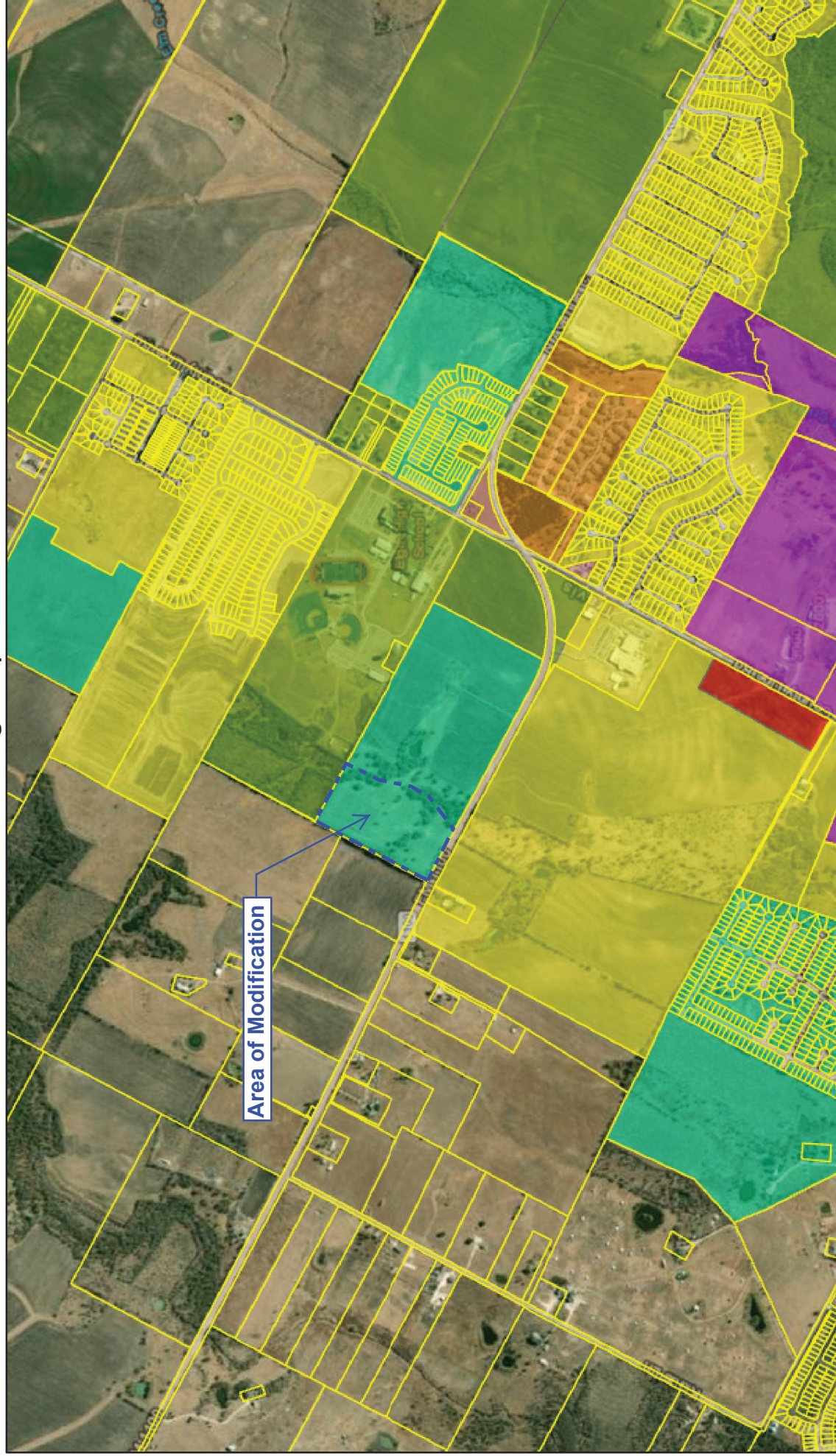
The PDD Modification is to allow for the removal of 129 dwelling units (now total of 288 units) to allow for an educational use on the roughly western one-third (1/3) of the PDD (see zoning map). Exhibits C – I have been modified to only remove the originally approved residential dwelling units and driveways. The final modification is transfer of the Certificate of Convenience and Necessity (CCN) from Aqua Water Supply Corp. to the City of Elgin.

STAFF COMMENTS

Before the PDD rezoning the parcel was zoned R-3, which allowed for an educational facility by right. This change would be reestablishment of this already previously allowed use by right. The Educational facility would use development standards as already allowed by the City Code.

The change involving the CCN would start the process to allow the development to use City water. Currently the City and Aqua have a master agreement in place to allow for the criteria to transfer utility districts. However, the PDD must be modified to allow for this change since it previously referenced the water provider as Aqua and to place the payment structure. The developer will work with the City and Aqua to complete the transfer. All costs associated with this will be paid entirely by the developer of Stone Creek Ranch, including the area to be modified with the educational use.

Zoning Map



Area of Modification

3/9/2022, 7:43:06 PM

Travis Parcels July 2021

Bastrop Parcels July 2021

Zoning

A - Multiple Family Residential District

C1 - Neighborhood Shopping District

C2 - General Commercial District

C3 - Highway Commercial District

PDD - Planned Development District

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Web AppBuilder for ArcGIS
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community | Esri, HERE, Garmin, (c) OpenStreetMap contributors | TRC GIS, City of Elgin |

DEVELOPMENT PLAN (“Plan”)

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, as amended, City of Elgin, Texas, hereinafter referred to as “the Code”.

2. PROPERTY

This Development Plan (hereinafter referred to as “Plan”) covers approximately 68.992 acres of land, all of which is located within the city limits of Elgin, Texas, and more particularly described by metes and bounds in **Exhibit “A”** and reflected in **Exhibit “B”** and **Exhibit “C”** attached hereto.

3. PURPOSE

The purpose of this Plan is to insure a PDD that 1) is equal to or superior to development that would occur under the standard ordinance requirements, 2) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 3) is adequately provisioned by essential public facilities and services, and 4) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

4. APPLICABILITY OF CITY ORDINANCES

4.1. Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections of the Code. This PDD serves to augment and/or modify the standards for development not otherwise achieved solely by the underlying base zoning district. Refer to **Exhibit “E”**, Variances to City Code, for additional design standards set forth in the PDD document. If there is a conflict between this Agreement and Plan and the Code, this Agreement and Plan shall supersede the specific conflicting provisions of the Code. If there is a conflict between this Agreement and **Exhibit “E”**, this Agreement shall supersede the specific conflicting provision of **Exhibit “E”**.

4.2. Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan.

5. PERMITTED USES

The Property shall be used and developed as shown in **Exhibit “D”** attached hereto and incorporated herein. **Exhibit “D”** depicts the Development Plan for the property. Permitted uses include one-, two- and three-unit residential buildings, amenity center building, leasing office, private open space, park improvements, and public school offering general educational courses the same as ordinarily given in public schools having no rooms regularly used for housing and sleeping (herein referred to as “educational use”).

6. UNDERGROUND UTILITY SERVICE

All utility lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened.

7. **DRIVEWAY ACCESS TO FM 1100**

Primary and secondary private access drives will be provided from FM 1100 and a shared access road for Phase 1 and Phase 2 as shown in **Exhibit “D”**. There will be no public streets within the development. All driveways with direct access to FM 1100 shall be approved by TxDOT as required by State law. Access to FM 1100 in Phase 3 will be determined by Elgin ISD and shall be approved by TxDOT as required by State law.

8. **PARKLAND DEDICATION**

The parkland dedication requirements for the Property shall be met in full by providing the following:

8.1. **Parkland Fee in Lieu of Required**

The Project will provide approximately 2.73 acres of public park land (4 percent of the Project) and provide 12.7 acres of private open space (18 percent of the Project) as shown on **Exhibit “D”**, for a total of 22 percent of the project. No additional fee is required for parkland. The City is responsible for all public park improvements and maintenance, with the exception the Owner will provide for water and sanitary sewer service to the public park land and a parking lot consisting of six spaces inclusive of one accessible space. Access to the public park will be provided via the Elgin Independent School District (ISD) driveway immediately adjoining the Property.

Ownership and maintenance of the private open space shall be the responsibility of the property management company on behalf of the owner. The property management company will have the right to impose restrictions and enforce proper use of the private open space, including the right to add security measures (fences, cameras or related), if necessary to prevent the misuse, abuse, vandalism, or any other nuisance activities on the open space lands. The public park land will be dedicated to the City on the Short Form plat. Any permanent barrier that would impede the public from utilizing the private open space shall provide for access points for the general public to the linear trails. The Owner and/or property management company must notify the City in writing any time the linear trail system is temporarily limited from public use and provide in writing the conditions warranting such limitation. The Owner will request a meeting in a timely fashion, if necessary, to review the circumstances warranting the limitation.

Improvements to the public park shall be at the discretion of the City.

The private parks/open space consists of:

- 8.1.1. Greenbelt, eight-foot trail, and trail elements as depicted on **Exhibit “D”**
- 8.1.2. Provide a minimum of 10 assorted trail elements in any combination (no more than 3 of a single item will count towards the 10 elements) which will be selected from the following:
 - 8.1.2.1. Bench
 - 8.1.2.2. Bird feeder/house
 - 8.1.2.3. Fitness station
 - 8.1.2.4. Interpretive signage
 - 8.1.2.5. Pet waste station
 - 8.1.2.6. Picnic table
 - 8.1.2.7. Trash can

- 8.1.3. On site improvements located in private parks/open spaces as shown in **Exhibit “D”** including:
 - 8.1.3.1. Amenity center
 - 8.1.3.2. Pool
 - 8.1.3.3. Dog park
 - 8.1.3.4. Provide a minimum of 12 private park/open space elements in any combination (no more than 3 of a single item will count towards the 12 elements) which will be selected from the following:
 - 8.1.3.4.1. BBQ grill
 - 8.1.3.4.2. Bird feeder/house
 - 8.1.3.4.3. Children tot lot
 - 8.1.3.4.4. Fire pit
 - 8.1.3.4.5. Interpretive signage
 - 8.1.3.4.6. Open field
 - 8.1.3.4.7. Pet waste station
 - 8.1.3.4.8. Picnic pavilion
 - 8.1.3.4.9. Picnic table
 - 8.1.3.4.10. Playground
 - 8.1.3.4.11. Splash pad
 - 8.1.3.4.12. Sports court
 - 8.1.3.4.13. Turf play field

8.2. **Trail and Drainage System**

As depicted in **Exhibit “D”**, an eight-foot wide hard surface trail will be constructed along the greenbelt. The hard surface trail can consist of wood decking, pavers, crushed granite, asphalt or concrete. The creek crossing for the trail will be a low-water design. The final greenbelt trail alignment will be determined in the field to mitigate impact on the existing trees. The Owner reserves the right to restrict or limit access to the trail for security and safety reasons. **The Trail must be constructed as part of Phase 1 as shown on Exhibit “D”.**

8.3. **Parkland and Pocket Parks**

In addition to the greenbelt along the creek, additional private parks/open space will be provided as shown in **Exhibit “D”**.

8.4. **Amenity Center**

An amenity center will be provided as reflected in **Exhibit “D”** which includes a community pool. The amenity center will be a private development feature not open to the general public.

9. **SIGNS**

- 9.1. Main entry signs are located on FM 1100 as reflected in **Exhibit “H”**. There will be up to two main entry signs for the project; one on each side of the creek. There will be up to two project identification signs for the project; one on each side of the creek.
- 9.2. The primary property identification sign shall be generally located as reflected in **Exhibit “H”**, in the southwest and southeast corners of the Property.

- 9.3. Entry sign locations are as reflected in **Exhibit “H”**.
- 9.4. Phase 3 signage will be reviewed subsequently and is not addressed in this PDD. Signage for any educational use will be in accordance with Chapter 32, City Code and will not be shown on **Exhibit “H”**.
- 9.5. Interior directional signage is considered an Exempt sign as noted in Chapter 32.-103 of the Code of Ordinances.
- 9.6. Sign height, area, illumination and type are defined in **Exhibit “H”**. This does not apply to signage associated with educational uses.

10. **WATER AND WASTEWATER**

- 10.1. The Project as shown in Exhibit B is wholly within the City of Elgin’s sewer CCN territory as regulated by the Public Utility Commission (PUC). The Project as shown in Exhibit B is wholly within Aqua Water Supply Corporation CCN territory as regulated by the Public Utility Commission (PUC). Developer agrees to pay for fees associated with transferring the water CCN from Aqua WSC to the City of Elgin. The area in question constitutes approximately 68.992 acres. The Developer at the time of final plat shall pay the City of Elgin \$3,900 per acre for the area within the final plat. Total costs shall not exceed \$269,068.80 for the entirety of the development as shown in Exhibit B. Payment will be due upon approval of the construction plans. The developer will be responsible for extending necessary infrastructure to service the property in accordance with City requirements.
- 10.2. An offsite extension of the sanitary sewer and water lines is necessary to provide service to the site. The development shall be responsible for costs and extension of all infrastructure required to service the site. The City shall be the wholesale wastewater service provider to the development. As wholesale service provider, the City shall operate, maintain, and repair all components of the WWTP and wastewater system located outside the boundaries of the development. The rates charged by the City for wholesale wastewater service to the development shall be the same as the rates charged by the City to other wholesale customers. The City agrees to enter into a wholesale wastewater service agreement with the development with the following terms:
 - 10.2.1. The City will provide or contract for the provision of wholesale wastewater utility services to the development sufficient to serve the land uses shown on the Development Plan. The rates charged by the City shall be the same as those charged by the City to other wholesale customers, and such rates may be reviewed and adjusted by the City annually, based on a cost of service study performed by the City. In any event, this Agreement does not prevent the development or its customers from appealing the wastewater rates pursuant to 13.043, Texas Water Code.
 - 10.2.2. The City will receive, treat, and dispose of, or shall contract for the treatment and disposal of, all sewage generated by residents within the development. The City will maintain an adequate wastewater treatment capacity at all times to serve the residents within the development at the same level these services are provided within the City. The City may limit service to the development in the same manner and to the same extent that service is limited inside the City limits.
 - 10.2.3. If necessary, development will provide easements within the area of the development for all development master meters in accordance with applicable City ordinance requirements. Master meters shall be installed to measure development flows. In the

event wastewater mains enter the development from other City service areas, master meters will be installed at both ends of the system serving the development so that the differential flows will be measured to determine flows from development customers. Developer and/or development shall not be required to provide easements outside the area of the development unless required to get service to the site.

10.2.4. The agreement may include other standard terms contained in City wholesale wastewater service agreements that are not in conflict with the terms set forth above.

10.3. A lift station will be required for sewer service for this site. The lift station shall be private and privately maintained.

11. WATER QUALITY, DETENTION, AND IMPERVIOUS COVER

11.1. Detention will be provided as reflected in Exhibits “G1”, “G2” and “G3” based on a coefficient of runoff of 0.45 for a residential density of 6-12 units/per acre.

11.2. Permanent water quality will not be included for this residential project.

12. DESIGN OF INGRESS OR EGRESS FOR DRIVEWAYS

12.1. This project will not provide mutual access agreements on parking lots, driveways and adjoining properties as encouraged on Section 36-514.8 of the Code of Ordinances. This project will, however, work with Elgin ISD and First Baptist Church on a common access drive immediately adjacent to the property on land currently owned by First Baptist Church.

12.2. The property will provide a single private access connection to the common access drive.

12.3. The private access will serve as the second point of access to the project from FM 1100.

13. DEVELOPMENT STANDARDS, DRAINAGE AND STORM SEWERS AND OTHER MATTERS

13.1. Internal circulation is provided as reflected in Exhibit “E”.

13.2. Parking requirements are provided in Exhibit “F”. Parking requirements associated with educational uses shall meet standards in Section 46, City Code.

13.3. Building setbacks means a line beyond which a building must be set back from the property line as defined below. Separation between buildings is also defined below in 13.4.

13.3.1. Front yard for all uses – 25-foot minimum

13.3.2. Side yard for all uses – 10-foot minimum

13.3.3. Side setback adjacent to fire lane or drive for non-educational uses – 10-foot minimum

13.3.4. Rear yard for all uses – 15-foot minimum

13.4. Residential building separation minimum distance

13.4.1. Front separation – 50 feet

13.4.2. Side separation – 10 feet

13.4.3. Rear separation – 30 feet

13.4.4. Rear to side separation – 20 feet

13.5. Building setback along a fire lane or private drive for non-educational uses

13.5.1. Garage – 22 feet minimum from back of curb or sidewalk

13.5.2. Main body of the house/building

13.5.2.1. 15 feet minimum to front from back of curb or sidewalk

13.5.2.2. 10 feet minimum to side from fire lane back of curb

13.6. Height for all uses shall be no more than 35 feet and 2 stories.

13.7. A five-foot sidewalk will be provided on one side of and immediately adjacent to the fire lane for non-educational uses.

13.8. Screen fence or wall is not required along any perimeter boundary.

13.9. Perimeter decorative metal fence is allowed.

13.10. The Short Form plat can provide up to three lots for the development, one of which would include the green belt area, and will include an additional lot which dedicates the public park land. The lot delineation and limits are at the discretion of the Owner, provided the public park land is as depicted on Exhibit “D”.

13.11. A voluntary roadway fee contribution for Phases 1 and 2 of \$268.32 per front-foot of FM 1100 will be paid when the building permit for the leasing office is issued. The resulting fee is \$488,000. The voluntary fee is designated for County Line Road improvements. There are no County Line Road improvements required.

13.12. Drainage

13.12.1. The Existing Drainage Area Map and Proposed Drainage Area Map are attached as **Exhibit “G1” and Exhibit “G2”**, respectively.

13.12.2. For purposes of drainage design, the developed portion of the property will be considered Medium Density. Open space will be considered Public Use Areas.

13.12.3. Phase 3 drainage criteria will be as typically determined for the educational use. Phase 3 will address required detention independent of the remainder of the site.

13.13. Payment In Lieu of Sidewalk Installation

The Project shall not be subject to the Payment In Lieu of Sidewalk Installation for frontage along FM 1100.

13.14. Fire Lane for non-educational uses

13.14.1. Front divided entry – entry lane is a minimum 20 feet wide, the exit lane is a minimum 16 feet wide, and the median is a minimum 10 feet wide

13.14.2. Front divided entry is a minimum 45 feet wide and maximum 60 feet wide

13.15. Traffic Impact Analysis

The Owner shall not be required to perform a Traffic Impact Analysis for the Project to the City **in relation to any non-educational uses.**

13.16. Perimeter Improvements

The Project will dedicate required right-of-way (ROW) of 15 feet to TxDOT for the future widening of FM 1100 as shown in Exhibit “D”. If additional ROW dedication is required, the front setback shall be reduced by the additional amount to be dedicated.

14. **DENSITY**

Maximum density is 6.7 units per gross acre.

15. **CHANGES TO AGREEMENT AND DEVELOPMENT PLAN**

15.1. **Minor Changes**

Minor changes to this Agreement or Plan which do not substantially and adversely change this Plan, may be approved administratively. Administrative approval shall require written approval by the City Engineer, the Director of Planning, the Director of Public Works, and the City Attorney.

15.2. **Major Changes**

All changes not permitted under section 15.1 above, shall be resubmitted following the same procedure required by the original PDD application; provided, however, that nothing herein or otherwise shall require an owner of a portion of the Property (the "Rezoning Owner") to obtain the consent or approval of any other owner of a portion of the Property for a change in zoning (including amending this Agreement) as it applies to the land of the Rezoning Owner.

15.3. **Deed Restrictions and Creation of a Home Owner's Association**

Neither Deed Restrictions nor a Home Owner's Association will be provided with this development. The property management company will address ongoing common area maintenance.

15.4. **Failure to Acquire the Tract**

Mr. Michael Bowen Sr., with Travis Parker Associates, LTD and owner of Stone Creek Ranch, Elgin, Texas is providing ITEX Acquisitions, LLC with PDD Authorization – Stone Creek Ranch for the sole purpose to complete the feasibility study. If for some reason ITEX Acquisitions, LLC decides not to purchase Stone Creek Ranch, the City of Elgin will be notified by ITEX Acquisitions, LLC, which will release Travis Parker Associates, LTD (Mr. Micheal Bowen, Sr.) from the approved submission of ITEX Acquisitions, LLC / PDD – Stone Creek Ranch. The original site plan of "Travis Parker Associates, LTD" currently on file with the City of Elgin will remain in effect and ITEX Acquisitions, LLC / PDD – Stone Creek Ranch is "Voided" back to the original site plan on file with the City of Elgin.

EXHIBITS TABLE OF CONTENTS

A. METES AND BOUNDS DESCRIPTION OF THE PROPERTY

B. BOUNDARY MAP

C. TOPOGRAPHIC MAP

D. DEVELOPMENT PLAN

E. VARIANCES TO CITY CODES

F. PARKING REQUIREMENTS

G. CIVIL PLANS

G1 – EXISTING DRAINAGE AREA MAP

G2 – PROPOSED DRAINAGE AREA MAP

G3 – UTILITY LAYOUT

H. SIGNAGE PLAN

I. TREE PRESERVATION PLAN



Exhibit D



STONE CREEK CONCEPT PLAN
Egin, Texas

Amended March 7, 2022

- Notes:
- The property is 68,922 acres within the city of Egin, Texas.
 - Located in the City of Egin, Texas, Egin County.
 - Proposed uses: Residential for PH1 & PH2.
 - Educational use for PH3.
 - Proposed: Four lots, one block.
 - No new streets proposed.
 - Maximum Residential Building Coverage: 55% of the site.
 - The property is in Zone X per FEMA FIRM Panel 48453C0501H.

Residential Units w/o Sidewalk

Residential Units w/ Sidewalk

Parking Summary

	Phases 1 & 2
1 Bdrm Units (2/unit)	46 spaces
2 Bdrm Units (2/unit)	140 spaces
3 Bdrm Units (2/unit)	328 spaces
4 Bdrm Units (2.5/unit)	77 spaces
Total Guest Req'd	59 spaces
Total Guest Provided	108 spaces

Building Type

	Phases 1 & 2
Single Family Units	94
Duplex Units	158
Three Plex Units	36
Total Number of Units	288
Total Number of Units (both sides)	
Unit Type	Phases 1 & 2
1 Bdrm Units	21
2 Bdrm Units	60
3 Bdrm Units	177
4 Bdrm Units	31
	288

Owner:
ITEX Group
Attn: Mr. Dakota Courville
9 Greenway Plaza
Houston, Texas 77027
(409) 853-3575

Engineer
Sambatek, Inc.
Attn: Mr. Jay Marsh, PE
13355 Noel Rd, Suite 1100
Dallas, Texas 75240
(972) 954-5448

Architect/Planner
BSB Design
Attn: Mr. Dave Copenhaver AIA
8825 Coleman Drive
Frisco, Texas 75034
(409) 853-3575

Surveyor
James E Garon and Assoc.
Attn: Mr. James Garon, RPLS
185 McAllister Rd
Bastrop, Texas 78602
(512) 303-4185

EXHIBIT E – VARIANCES TO CITY CODES

Variances to the current zoning code include:

1. All residential buildings are defined as follows
 - 1.1. Dwelling, single family is defined as a detached or attached dwelling unit designed to be occupied by one, two or three families living independently of each other.
 - 1.2. Nonresidential applies to all uses other than Dwelling, single family as defined above.
2. A preliminary plat is not required for this development. A short form plat will be required.
3. Total building coverage shall be a maximum of 55 percent of the total gross land area **for non-educational uses.**
4. Head-in parking spaces shall be a minimum of 9 feet wide by 18 feet deep, with parallel spaces a minimum of 8 feet wide by 20 feet long **for non-educational uses.**
5. Maximum impervious cover allowed is 60 percent **for non-educational uses.**
6. Minor waterway buffer zone is 100 feet from the centerline of the waterway. Allowed minor exceptions only as shown on **Exhibit “D”** include limited transition for grading **for non-educational uses.**
7. Livability Open Space **for non-educational uses**
 - 7.1. Definition of Livability Open Space includes
 - 7.1.1. Greenbelt
 - 7.1.2. Park areas
 - 7.1.3. Community gardening area and park
 - 7.1.4. Front and back yards for each unit
 - 7.2. Livability Open Space will be no less than 30 percent of the total gross land area.
8. Landscaping **for non-educational uses**
 - 8.1. Code reference to Street Yard refers to frontage along FM 1100
 - 8.2. Perimeter parking lot – landscape screening required if within 25 feet of a public roadway
 - 8.3. Interior off-street parking spaces – landscape or berm screening is not required
 - 8.4. Irrigation
 - 8.4.1. A combination of drip and spray irrigation will be provided for all trees and shrubs planted with this development.
 - 8.4.2. Spray irrigation will be provided for turf areas.
 - 8.4.3. The construction documents will provide specific irrigation requirements for the various proposed landscape plantings.
 - 8.5. Trees **for non-educational uses**
 - 8.5.1. Existing trees within five feet of a building pad, driveway, trail, sidewalk, deck or patio area, fire lane or parking space are exempt from mitigation.
 - 8.5.2. A minimum of one tree per unit with a minimum of two caliper inches shall be provided. Unit trees are not required to be located in front each unit and may be dispersed throughout the property.
 - 8.5.3. Additional trees for Phase 3 will be determined during the design and review process.

8.5.4. One 2 caliper inch tree shall be provided for every 50 feet in the Street Yard along FM 1100.

9. Individual unit driveway width for non-educational uses

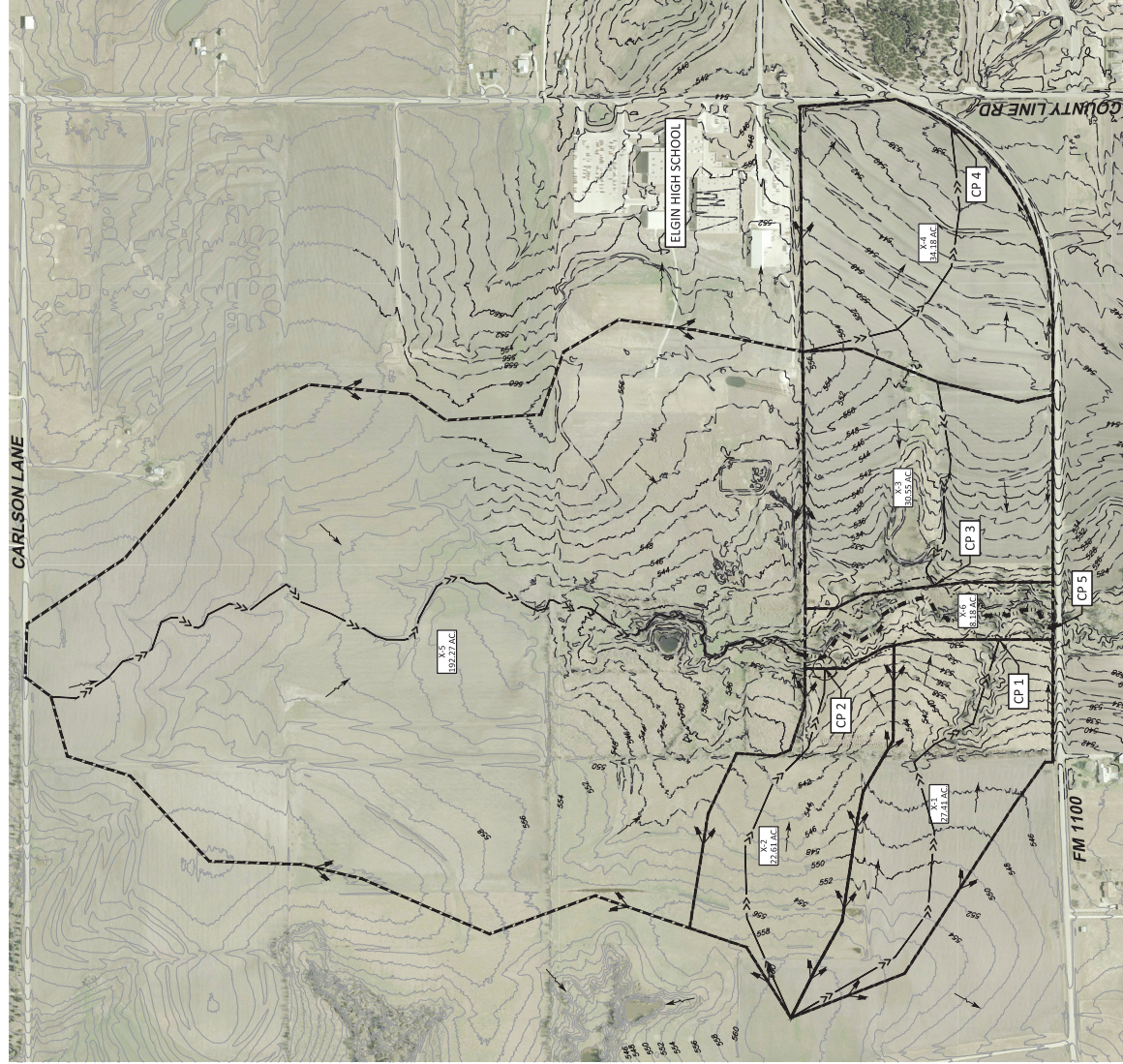
9.1. 16 feet wide minimum for a two-car garage

9.2. 10 feet wide minimum for a one-car garage

10. Shared drive lanes will be a minimum 20 feet wide (non-fire lane drive lanes) for non-educational uses.

EXHIBIT F – PARKING REQUIREMENTS

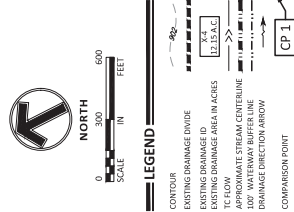
1. Residential parking required for Phases 1 & 2
 - 1.1. One-bedroom unit – 2.0 spaces
 - 1.2. Two-bedroom unit – 2.0 spaces
 - 1.3. Three-bedroom unit – 2.0 spaces
 - 1.4. Four-bedroom unit – 2.5 spaces
 - 1.5. Residential guest parking – 1.0 spaces per 5 units, with fraction of spaces rounded down to the nearest whole number.
 - 1.6. Off-street residential parking for Phases 1 & 2
 - 1.6.1. Attached garage spaces will count toward required unit and covered parking. A one-car garage is acceptable for a one-bedroom unit with respect to fulfilling required covered parking.
 - 1.6.2. Driveways in front of a unit will count toward required unit and guest spaces.
 - 1.6.3. Parking in driveways is allowed within four feet of the building/garage.
 - 1.6.4. Head-in and parallel parking spaces are allowed along the fire lane. Parallel parking spaces will be 20-foot by 8-foot. Head-in spaces will be 9-foot by 18-foot.
 - 1.6.5. Oversized vehicle parking is permitted in off-street parking spaces.
 - 1.7. Off-street parking for Phase 3 will be as typically required for the proposed educational use.
2. Leasing center parking required - 1 space per 300 square feet gross building area for Phases 1 & 2
3. Amenity center parking required for Phases 1 & 2
 - 3.1. 1 space per 400 square feet of gross building area
 - 3.2. 1 space per 350 square feet of wet pool area
4. Parking standards in Section 46. City Code shall apply to educational uses.



TIME OF CONCENTRATION CALCULATIONS											
Basin ID	Rough Length (ft)	Street Flow			Borrow Cut-embank Flow			Channel or Storm Drain Flow			
		Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Length (ft)	Slope (ft/ft)	Velocity (ft/s)	Length (ft)	Type	K	Velocity (ft/s)
X-1	2435	100	0.004	0.07	0.24	0.003	0.07	0.24	UNPAVED	32.85	5.19
X-2	3070	100	0.005	0.08	0.24	0.004	0.08	0.24	UNPAVED	32.85	5.31
X-3	2789	100	0.003	0.06	0.24	0.004	0.08	0.24	UNPAVED	32.85	5.31
X-4	1800	100	0.006	0.08	0.24	0.004	0.08	0.24	UNPAVED	32.85	5.31
X-5	4730	100	0.005	0.08	0.24	0.004	0.08	0.24	UNPAVED	32.85	5.31
X-6	1644	5	0.004	0.07	0.24	0.004	0.08	0.24	UNPAVED	32.85	5.31

NOTE: TIME OF CONCENTRATION CALCULATIONS ARE BASED ON CITY OF ELGIN AND TxDOT DESIGN CRITERIA.

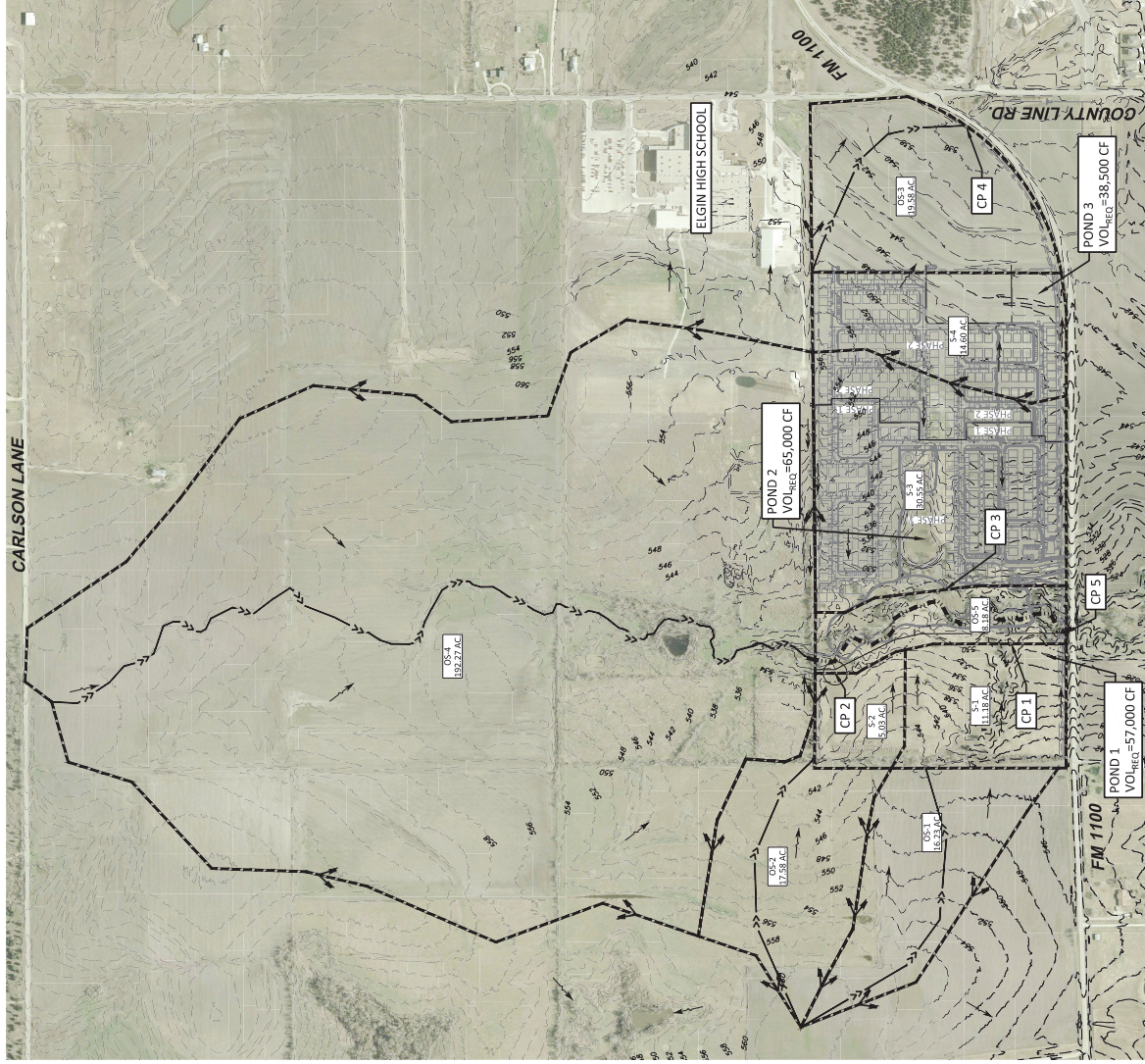
EXISTING DRAINAGE AREA TABLE									
Drainage Area ID	Area (Acres)	Length (ft)	Width (ft)	Flow (cfs)	Velocity (ft/s)	Time (min)	Comments	Flow (cfs)	Velocity (ft/s)
X-1	27.41	0.30	25.82	7.65	66.80	66.80	DRAINS TO CREEK		
X-2	22.61	0.30	26.71	7.82	53.01	53.01	DRAINS TO CREEK		
X-3	30.55	0.30	15.10	9.24	84.72	84.72	DRAINS TO CREEK		
X-4	34.35	0.30	15.89	9.06	59.92	59.92	DRAINS TO CREEK		
X-5	32.85	0.30	15.89	9.06	59.92	59.92	DRAINS TO CREEK		
X-6	8.18	0.30	8.44	13.06	30.04	30.04	FM 1100 CULVERT CROSSING		



CONCEPT PLAN-EXISTING DRAINAGE AREA MAP		Exhibit G-1	
DRAWN BY: JBS-SG		ITEX GROUP MGMT. LLC	
DESIGNED BY: JBS-SG		STONE CREEK RANCH	
CHECKED BY: JEM		ELGIN, TEXAS	
PROJECT NO. 2243			



PRELIMINARY			
NO.	DATE	BY	COMMENT
1	9/2/2021	JBS-SG	DESIGN REVIEW
2	9/2/2021	JBS-SG	DESIGN REVIEW
3	9/2/2021	JBS-SG	DESIGN REVIEW
4	9/2/2021	JBS-SG	DESIGN REVIEW
5	9/2/2021	JBS-SG	DESIGN REVIEW
6	9/2/2021	JBS-SG	DESIGN REVIEW
7	9/2/2021	JBS-SG	DESIGN REVIEW
8	9/2/2021	JBS-SG	DESIGN REVIEW
9	9/2/2021	JBS-SG	DESIGN REVIEW
10	9/2/2021	JBS-SG	DESIGN REVIEW
11	9/2/2021	JBS-SG	DESIGN REVIEW
12	9/2/2021	JBS-SG	DESIGN REVIEW
13	9/2/2021	JBS-SG	DESIGN REVIEW
14	9/2/2021	JBS-SG	DESIGN REVIEW
15	9/2/2021	JBS-SG	DESIGN REVIEW
16	9/2/2021	JBS-SG	DESIGN REVIEW
17	9/2/2021	JBS-SG	DESIGN REVIEW
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28	9/2/2021	JBS-SG	DESIGN REVIEW
29	9/2/2021	JBS-SG	DESIGN REVIEW
30	9/2/2021	JBS-SG	DESIGN REVIEW
31	9/2/2021	JBS-SG	DESIGN REVIEW
32	9/2/2021	JBS-SG	DESIGN REVIEW
33	9/2/2021	JBS-SG	DESIGN REVIEW
34	9/2/2021	JBS-SG	DESIGN REVIEW
35	9/2/2021	JBS-SG	DESIGN REVIEW
36	9/2/2021	JBS-SG	DESIGN REVIEW
37	9/2/2021	JBS-SG	DESIGN REVIEW
38	9/2/2021	JBS-SG	DESIGN REVIEW
39	9/2/2021	JBS-SG	DESIGN REVIEW
40	9/2/2021	JBS-SG	DESIGN REVIEW
41	9/2/2021	JBS-SG	DESIGN REVIEW
42	9/2/2021	JBS-SG	DESIGN REVIEW
43	9/2/2021	JBS-SG	DESIGN REVIEW
44	9/2/2021	JBS-SG	DESIGN REVIEW
45	9/2/2021	JBS-SG	DESIGN REVIEW
46	9/2/2021	JBS-SG	DESIGN REVIEW
47	9/2/2021	JBS-SG	DESIGN REVIEW
48	9/2/2021	JBS-SG	DESIGN REVIEW
49	9/2/2021	JBS-SG	DESIGN REVIEW
50	9/2/2021	JBS-SG	DESIGN REVIEW
51	9/2/2021	JBS-SG	DESIGN REVIEW
52	9/2/2021	JBS-SG	DESIGN REVIEW
53	9/2/2021	JBS-SG	DESIGN REVIEW
54	9/2/2021	JBS-SG	DESIGN REVIEW
55	9/2/2021	JBS-SG	DESIGN REVIEW
56	9/2/2021	JBS-SG	DESIGN REVIEW
57	9/2/2021	JBS-SG	DESIGN REVIEW
58	9/2/2021	JBS-SG	DESIGN REVIEW
59	9/2/2021	JBS-SG	DESIGN REVIEW
60	9/2/2021	JBS-SG	DESIGN REVIEW
61	9/2/2021	JBS-SG	DESIGN REVIEW
62	9/2/2021	JBS-SG	DESIGN REVIEW
63	9/2/2021	JBS-SG	DESIGN REVIEW
64	9/2/2021	JBS-SG	DESIGN REVIEW
65	9/2/2021	JBS-SG	DESIGN REVIEW
66	9/2/2021	JBS-SG	DESIGN REVIEW
67	9/2/2021	JBS-SG	DESIGN REVIEW
68	9/2/2021	JBS-SG	DESIGN REVIEW
69	9/2/2021	JBS-SG	DESIGN REVIEW
70	9/2/2021	JBS-SG	DESIGN REVIEW
71	9/2/2021	JBS-SG	DESIGN REVIEW
72	9/2/2021	JBS-SG	DESIGN REVIEW
73	9/2/2021	JBS-SG	DESIGN REVIEW
74	9/2/2021	JBS-SG	DESIGN REVIEW
75	9/2/2021	JBS-SG	DESIGN REVIEW
76	9/2/2021	JBS-SG	DESIGN REVIEW
77	9/2/2021	JBS-SG	DESIGN REVIEW
78	9/2/2021	JBS-SG	DESIGN REVIEW
79	9/2/2021	JBS-SG	DESIGN REVIEW
80	9/2/2021	JBS-SG	DESIGN REVIEW
81	9/2/2021	JBS-SG	DESIGN REVIEW
82	9/2/2021	JBS-SG	DESIGN REVIEW
83	9/2/2021	JBS-SG	DESIGN REVIEW
84	9/2/2021	JBS-SG	DESIGN REVIEW
85	9/2/2021	JBS-SG	DESIGN REVIEW
86	9/2/2021	JBS-SG	DESIGN REVIEW
87	9/2/2021	JBS-SG	DESIGN REVIEW
88	9/2/2021	JBS-SG	DESIGN REVIEW
89	9/2/2021	JBS-SG	DESIGN REVIEW
90	9/2/2021	JBS-SG	DESIGN REVIEW
91	9/2/2021	JBS-SG	DESIGN REVIEW
92	9/2/2021	JBS-SG	DESIGN REVIEW
93	9/2/2021	JBS-SG	DESIGN REVIEW
94	9/2/2021	JBS-SG	DESIGN REVIEW
95	9/2/2021	JBS-SG	DESIGN REVIEW
96	9/2/2021	JBS-SG	DESIGN REVIEW
97	9/2/2021	JBS-SG	DESIGN REVIEW
98	9/2/2021	JBS-SG	DESIGN REVIEW
99	9/2/2021	JBS-SG	DESIGN REVIEW
100	9/2/2021	JBS-SG	DESIGN REVIEW



Basin ID	Flowpath Length [ft]	Street Flow				Storm Sewer Calculations				Channel or Storm Drain Flow				T ₁	T ₂	T ₃	T ₄	T ₅	T ₆	T ₇	T ₈	T ₉	T ₁₀	T ₁₁	T ₁₂	T ₁₃	T ₁₄	T ₁₅	T ₁₆	T ₁₇	T ₁₈	T ₁₉	T ₂₀	T ₂₁	T ₂₂	T ₂₃	T ₂₄	T ₂₅	T ₂₆	T ₂₇	T ₂₈	T ₂₉	T ₃₀	T ₃₁	T ₃₂	T ₃₃	T ₃₄	T ₃₅	T ₃₆	T ₃₇	T ₃₈	T ₃₉	T ₄₀	T ₄₁	T ₄₂	T ₄₃	T ₄₄	T ₄₅	T ₄₆	T ₄₇	T ₄₈	T ₄₉	T ₅₀	T ₅₁	T ₅₂	T ₅₃	T ₅₄	T ₅₅	T ₅₆	T ₅₇	T ₅₈	T ₅₉	T ₆₀	T ₆₁	T ₆₂	T ₆₃	T ₆₄	T ₆₅	T ₆₆	T ₆₇	T ₆₈	T ₆₉	T ₇₀	T ₇₁	T ₇₂	T ₇₃	T ₇₄	T ₇₅	T ₇₆	T ₇₇	T ₇₈	T ₇₉	T ₈₀	T ₈₁	T ₈₂	T ₈₃	T ₈₄	T ₈₅	T ₈₆	T ₈₇	T ₈₈	T ₈₉	T ₉₀	T ₉₁	T ₉₂	T ₉₃	T ₉₄	T ₉₅	T ₉₆	T ₉₇	T ₉₈	T ₉₉	T ₁₀₀	T ₁₀₁	T ₁₀₂	T ₁₀₃	T ₁₀₄	T ₁₀₅	T ₁₀₆	T ₁₀₇	T ₁₀₈	T ₁₀₉	T ₁₁₀	T ₁₁₁	T ₁₁₂	T ₁₁₃	T ₁₁₄	T ₁₁₅	T ₁₁₆	T ₁₁₇	T ₁₁₈	T ₁₁₉	T ₁₂₀	T ₁₂₁	T ₁₂₂	T ₁₂₃	T ₁₂₄	T ₁₂₅	T ₁₂₆	T ₁₂₇	T ₁₂₈	T ₁₂₉	T ₁₃₀	T ₁₃₁	T ₁₃₂	T ₁₃₃	T ₁₃₄	T ₁₃₅	T ₁₃₆	T ₁₃₇	T ₁₃₈	T ₁₃₉	T ₁₄₀	T ₁₄₁	T ₁₄₂	T ₁₄₃	T ₁₄₄	T ₁₄₅	T ₁₄₆	T ₁₄₇	T ₁₄₈	T ₁₄₉	T ₁₅₀	T ₁₅₁	T ₁₅₂	T ₁₅₃	T ₁₅₄	T ₁₅₅	T ₁₅₆	T ₁₅₇	T ₁₅₈	T ₁₅₉	T ₁₆₀	T ₁₆₁	T ₁₆₂	T ₁₆₃	T ₁₆₄	T ₁₆₅	T ₁₆₆	T ₁₆₇	T ₁₆₈	T ₁₆₉	T ₁₇₀	T ₁₇₁	T ₁₇₂	T ₁₇₃	T ₁₇₄	T ₁₇₅	T ₁₇₆	T ₁₇₇	T ₁₇₈	T ₁₇₉	T ₁₈₀	T ₁₈₁	T ₁₈₂	T ₁₈₃	T ₁₈₄	T ₁₈₅	T ₁₈₆	T ₁₈₇	T ₁₈₈	T ₁₈₉	T ₁₉₀	T ₁₉₁	T ₁₉₂	T ₁₉₃	T ₁₉₄	T ₁₉₅	T ₁₉₆	T ₁₉₇	T ₁₉₈	T ₁₉₉	T ₂₀₀	T ₂₀₁	T ₂₀₂	T ₂₀₃	T ₂₀₄	T ₂₀₅	T ₂₀₆	T ₂₀₇	T ₂₀₈	T ₂₀₉	T ₂₁₀	T ₂₁₁	T ₂₁₂	T ₂₁₃	T ₂₁₄	T ₂₁₅	T ₂₁₆	T ₂₁₇	T ₂₁₈	T ₂₁₉	T ₂₂₀	T ₂₂₁	T ₂₂₂	T ₂₂₃	T ₂₂₄	T ₂₂₅	T ₂₂₆	T ₂₂₇	T ₂₂₈	T ₂₂₉	T ₂₃₀	T ₂₃₁	T ₂₃₂	T ₂₃₃	T ₂₃₄	T ₂₃₅	T ₂₃₆	T ₂₃₇	T ₂₃₈	T ₂₃₉	T ₂₄₀	T ₂₄₁	T ₂₄₂	T ₂₄₃	T ₂₄₄	T ₂₄₅	T ₂₄₆	T ₂₄₇	T ₂₄₈	T ₂₄₉	T ₂₅₀	T ₂₅₁	T ₂₅₂	T ₂₅₃	T ₂₅₄	T ₂₅₅	T ₂₅₆	T ₂₅₇	T ₂₅₈	T ₂₅₉	T ₂₆₀	T ₂₆₁	T ₂₆₂	T ₂₆₃	T ₂₆₄	T ₂₆₅	T ₂₆₆	T ₂₆₇	T ₂₆₈	T ₂₆₉	T ₂₇₀	T ₂₇₁	T ₂₇₂	T ₂₇₃	T ₂₇₄	T ₂₇₅	T ₂₇₆	T ₂₇₇	T ₂₇₈	T ₂₇₉	T ₂₈₀	T ₂₈₁	T ₂₈₂	T ₂₈₃	T ₂₈₄	T ₂₈₅	T ₂₈₆	T ₂₈₇	T ₂₈₈	T ₂₈₉	T ₂₉₀	T ₂₉₁	T ₂₉₂	T ₂₉₃	T ₂₉₄	T ₂₉₅	T ₂₉₆	T ₂₉₇	T ₂₉₈	T ₂₉₉	T ₃₀₀	T ₃₀₁	T ₃₀₂	T ₃₀₃	T ₃₀₄	T ₃₀₅	T ₃₀₆	T ₃₀₇	T ₃₀₈	T ₃₀₉	T ₃₁₀	T ₃₁₁	T ₃₁₂	T ₃₁₃	T ₃₁₄	T ₃₁₅	T ₃₁₆	T ₃₁₇	T ₃₁₈	T ₃₁₉	T ₃₂₀	T ₃₂₁	T ₃₂₂	T ₃₂₃	T ₃₂₄	T ₃₂₅	T ₃₂₆	T ₃₂₇	T ₃₂₈	T ₃₂₉	T ₃₃₀	T ₃₃₁	T ₃₃₂	T ₃₃₃	T ₃₃₄	T ₃₃₅	T ₃₃₆	T ₃₃₇	T ₃₃₈	T ₃₃₉	T ₃₄₀	T ₃₄₁	T ₃₄₂	T ₃₄₃	T ₃₄₄	T ₃₄₅	T ₃₄₆	T ₃₄₇	T ₃₄₈	T ₃₄₉	T ₃₅₀	T ₃₅₁	T ₃₅₂	T ₃₅₃	T ₃₅₄	T ₃₅₅	T ₃₅₆	T ₃₅₇	T ₃₅₈	T ₃₅₉	T ₃₆₀	T ₃₆₁	T ₃₆₂	T ₃₆₃	T ₃₆₄	T ₃₆₅	T ₃₆₆	T ₃₆₇	T ₃₆₈	T ₃₆₉	T ₃₇₀	T ₃₇₁	T ₃₇₂	T ₃₇₃	T ₃₇₄	T ₃₇₅	T ₃₇₆	T ₃₇₇	T ₃₇₈	T ₃₇₉	T ₃₈₀	T ₃₈₁	T ₃₈₂	T ₃₈₃	T ₃₈₄	T ₃₈₅	T ₃₈₆	T ₃₈₇	T ₃₈₈	T ₃₈₉	T ₃₉₀	T ₃₉₁	T ₃₉₂	T ₃₉₃	T ₃₉₄	T ₃₉₅	T ₃₉₆	T ₃₉₇	T ₃₉₈	T ₃₉₉	T ₄₀₀	T ₄₀₁	T ₄₀₂	T ₄₀₃	T ₄₀₄	T ₄₀₅	T ₄₀₆	T ₄₀₇	T ₄₀₈	T ₄₀₉	T ₄₁₀	T ₄₁₁	T ₄₁₂	T ₄₁₃	T ₄₁₄	T ₄₁₅	T ₄₁₆	T ₄₁₇	T ₄₁₈	T ₄₁₉	T ₄₂₀	T ₄₂₁	T ₄₂₂	T ₄₂₃	T ₄₂₄	T ₄₂₅	T ₄₂₆	T ₄₂₇	T ₄₂₈	T ₄₂₉	T ₄₃₀	T ₄₃₁	T ₄₃₂	T ₄₃₃	T ₄₃₄	T ₄₃₅	T ₄₃₆	T ₄₃₇	T ₄₃₈	T ₄₃₉	T ₄₄₀	T ₄₄₁	T ₄₄₂	T ₄₄₃	T ₄₄₄	T ₄₄₅	T ₄₄₆	T ₄₄₇	T ₄₄₈	T ₄₄₉	T ₄₅₀	T ₄₅₁	T ₄₅₂	T ₄₅₃	T ₄₅₄	T ₄₅₅	T ₄₅₆	T ₄₅₇	T ₄₅₈	T ₄₅₉	T ₄₆₀	T ₄₆₁	T ₄₆₂	T ₄₆₃	T ₄₆₄	T ₄₆₅	T ₄₆₆	T ₄₆₇	T ₄₆₈	T ₄₆₉	T ₄₇₀	T ₄₇₁	T ₄₇₂	T ₄₇₃	T ₄₇₄	T ₄₇₅	T ₄₇₆	T ₄₇₇	T ₄₇₈	T ₄₇₉	T ₄₈₀	T ₄₈₁	T ₄₈₂	T ₄₈₃	T ₄₈₄	T ₄₈₅	T ₄₈₆	T ₄₈₇	T ₄₈₈	T ₄₈₉	T ₄₉₀	T ₄₉₁	T ₄₉₂	T ₄₉₃	T ₄₉₄	T ₄₉₅	T ₄₉₆	T ₄₉₇	T ₄₉₈	T ₄₉₉	T ₅₀₀	T ₅₀₁	T ₅₀₂	T ₅₀₃	T ₅₀₄	T ₅₀₅	T ₅₀₆	T ₅₀₇	T ₅₀₈	T ₅₀₉	T ₅₁₀	T ₅₁₁	T ₅₁₂	T ₅₁₃	T ₅₁₄	T ₅₁₅	T ₅₁₆	T ₅₁₇	T ₅₁₈	T ₅₁₉	T ₅₂₀	T ₅₂₁	T ₅₂₂	T ₅₂₃	T ₅₂₄	T ₅₂₅	T ₅₂₆	T ₅₂₇	T ₅₂₈	T ₅₂₉	T ₅₃₀	T ₅₃₁	T ₅₃₂	T ₅₃₃	T ₅₃₄	T ₅₃₅	T ₅₃₆	T ₅₃₇	T ₅₃₈	T ₅₃₉	T ₅₄₀	T ₅₄₁	T ₅₄₂	T ₅₄₃	T ₅₄₄	T ₅₄₅	T ₅₄₆	T ₅₄₇	T ₅₄₈	T ₅₄₉	T ₅₅₀	T ₅₅₁	T ₅₅₂	T ₅₅₃	T ₅₅₄	T ₅₅₅	T ₅₅₆	T ₅₅₇	T ₅₅₈	T ₅₅₉	T ₅₆₀	T ₅₆₁	T ₅₆₂	T ₅₆₃	T ₅₆₄	T ₅₆₅	T ₅₆₆	T ₅₆₇	T ₅₆₈	T ₅₆₉	T ₅₇₀	T ₅₇₁	T ₅₇₂	T ₅₇₃	T ₅₇₄	T ₅₇₅	T ₅₇₆	T ₅₇₇	T ₅₇₈	T ₅₇₉	T ₅₈₀	T ₅₈₁	T ₅₈₂	T ₅₈₃	T ₅₈₄	T ₅₈₅	T ₅₈₆	T ₅₈₇	T ₅₈₈	T ₅₈₉	T ₅₉₀	T ₅₉₁	T ₅₉₂	T ₅₉₃	T ₅₉₄	T ₅₉₅	T ₅₉₆	T ₅₉₇	T ₅₉₈	T ₅₉₉	T ₆₀₀	T ₆₀₁	T ₆₀₂	T ₆₀₃	T ₆₀₄	T ₆₀₅	T ₆₀₆	T ₆₀₇	T ₆₀₈	T ₆₀₉	T ₆₁₀	T ₆₁₁	T ₆₁₂	T ₆₁₃	T ₆₁₄	T ₆₁₅	T ₆₁₆	T ₆₁₇	T ₆₁₈	T ₆₁₉	T ₆₂₀	T ₆₂₁	T ₆₂₂	T ₆₂₃	T ₆₂₄	T ₆₂₅	T ₆₂₆	T ₆₂₇	T ₆₂₈	T ₆₂₉	T ₆₃₀	T ₆₃₁	T ₆₃₂	T ₆₃₃	T ₆₃₄	T ₆₃₅	T ₆₃₆	T ₆₃₇	T ₆₃₈	T ₆₃₉	T ₆₄₀	T ₆₄₁	T ₆₄₂	T ₆₄₃	T ₆₄₄	T ₆₄₅	T ₆₄₆	T ₆₄₇	T ₆₄₈	T ₆₄₉	T ₆₅₀	T ₆₅₁	T ₆₅₂	T ₆₅₃	T ₆₅₄	T ₆₅₅	T ₆₅₆	T ₆₅₇	T ₆₅₈	T ₆₅₉	T ₆₆₀	T ₆₆₁	T ₆₆₂	T ₆₆₃	T ₆₆₄	T ₆₆₅	T ₆₆₆	T ₆₆₇	T ₆₆₈	T ₆₆₉	T ₆₇₀	T ₆₇₁	T ₆₇₂	T ₆₇₃	T ₆₇₄	T ₆₇₅	T ₆₇₆	T ₆₇₇	T ₆₇₈	T ₆₇₉	T ₆₈₀	T ₆₈₁	T ₆₈₂	T ₆₈₃	T ₆₈₄	T ₆₈₅	T ₆₈₆	T ₆₈₇	T ₆₈₈	T ₆₈₉	T ₆₉₀	T ₆₉₁	T ₆₉₂	T ₆₉₃	T ₆₉₄	T ₆₉₅	T ₆₉₆	T ₆₉₇	T ₆₉₈	T ₆₉₉	T ₇₀₀	T ₇₀₁	T ₇₀₂	T ₇₀₃	T ₇₀₄	T ₇₀₅	T ₇₀₆	T ₇₀₇	T ₇₀₈	T ₇₀₉	T ₇₁₀	T ₇₁₁	T ₇₁₂	T ₇₁₃	T ₇₁₄	T ₇₁₅	T ₇₁₆	T ₇₁₇	T ₇₁₈	T ₇₁₉	T ₇₂₀	T ₇₂₁	T ₇₂₂	T ₇₂₃	T ₇₂₄	T ₇₂₅	T ₇₂₆	T ₇₂₇	T ₇₂₈	T ₇₂₉	T ₇₃₀	T ₇₃₁
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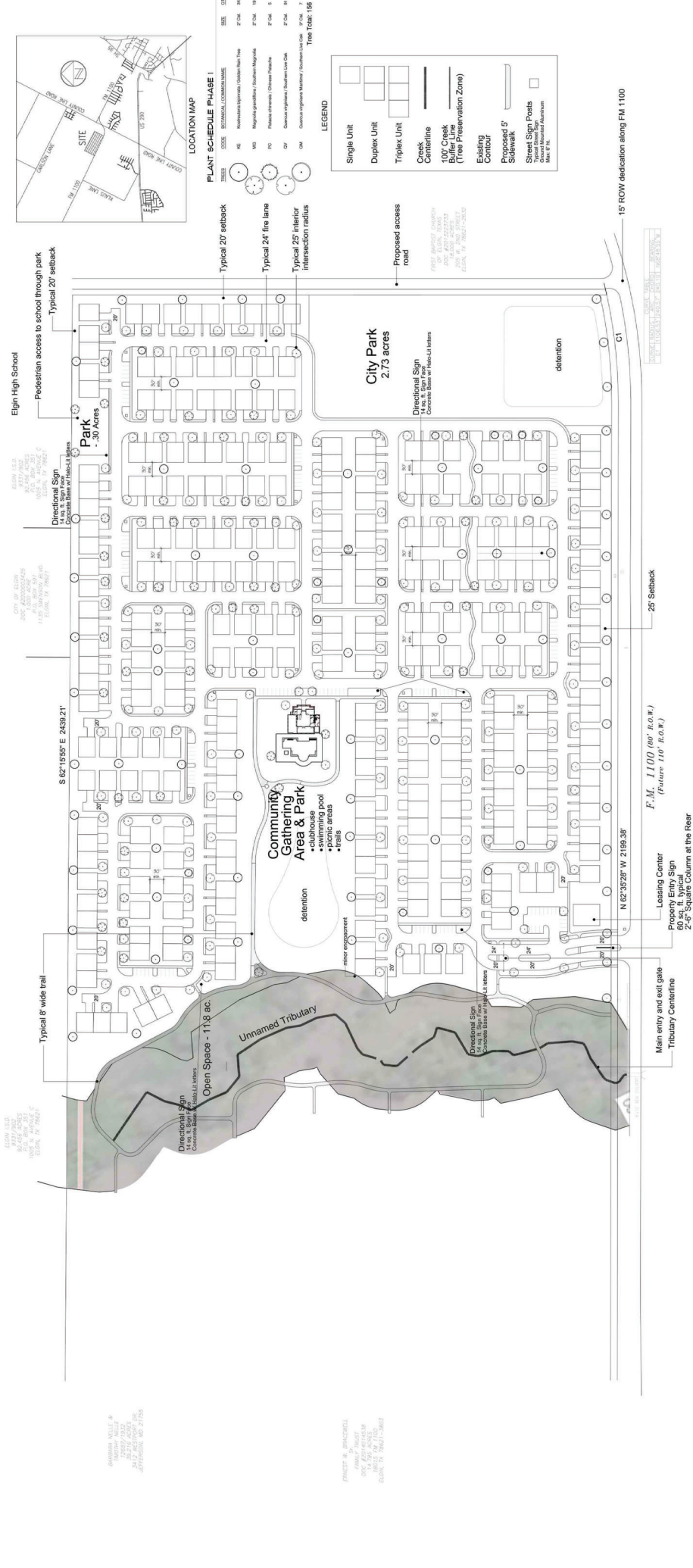


Exhibit H



Owner: ITEX Group
Attn: Mr. Dakota Courville
9 Greenway Plaza
Houston, Texas 77027
(409) 853-3575

Architect/Planner: BSB Design
Attn: Mr. Dave Copenhaver AIA
8825 Coleman Drive
Frisco, Texas 75034
(409) 853-3575

Engineer: Sambatek, Inc.
Attn: Mr. Jay March, PE
13355 Noel Rd, Suite 1100
Dallas, Texas 75240
(972) 954-5448

Surveyor: James E Garon and Assoc.
Attn: Mr. James Garon, RPLS
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