



AGENDA

PLANNING & ZONING COMMISSION

REGULAR MEETING

MONDAY, SEPTEMBER 26, 6:30 P.M.

COUNCIL CHAMBERS, 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. August 22, 2022 Minutes

Documents:

[AUGUST 22, 2022 MINUTES.PDF](#)

4. NEW BUSINESS

- 4.I. Project #: 202200077: A Final Plat For "Harvest Ridge Phase 5A" Located On Parcels Of Land Known By The Bastrop County Appraisal District As Parcel R15378, Located Adjacent To Harvest Ridge Phase 1, Only Platting Harvest Ridge Blvd. In Future Phase 5.

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

Documents:

[HARVEST RIDGE PHASE 5A FINAL PLAT COMBINED PACKET.PDF](#)

- 4.II. Project #: 202101204: A Final Plat For "Harvest Ridge Phase 3" Located On Parcels Of Land Known By The Bastrop County Appraisal District As Parcel R15378, Located Adjacent To Harvest Ridge Phase 2, And For A Total Of 129 Lots On 21.737 Acres Of Land.

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

Documents:

[HARVEST RIDGE PHASE 3 FINAL PLAT COMBINED PACKET.PDF](#)

- 4.III. Project #: 202200050: A Final Plat For "Creeks Crossing Section 1" Located On A Parcel Of Land Known By The Travis County Appraisal District As Parcel 248209, Located Adjacent To The West Of Westwind Subdivision, And For A Total Of 137 Lots

On 39.89 Acres Of Land.

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

Documents:

[CREEKS CROSSING FINAL PLAT COMBINED PACKET.PDF](#)

4.IV. Project #: 202200084: A Final Plat For "Poth Tract (North)" Located On A Parcel Of Land Known By The Travis County Appraisal District As Parcel 962928, Located On The Northside Of U.S. Hwy 290 And To The West Of The Elm Creek Development For A Total Of 113 Lots On 36.921 Acres Of Land.

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

Documents:

[POTH TRACT FINAL PLAT COMBINED PACKET.PDF](#)

4.V. Project #: 202200117: An Ordinance Amending The Official Zoning Map Of The City Of Elgin, Texas Adopted In Chapter 46, Section 46-3, Revised Code Of Ordinances City Of Elgin, Texas, 2013 And Making This Amendment A Part Of Said Official Zoning Map To Wit: To Rezone Land From "R-1" Single Family Housing District To "R-3" Single Family, Two Family, And Industrialized Housing District Located On Parcels Of Land Known By The Travis County Appraisal District As Parcels 358800, 358801, & 358802, Located Between Carlson Ln. & Carlson Rd. Across From Eagles Landing Ph. 2 (BEING A 52.76 ACRE TRACT OUT OF THE HENRY MARTIN SURVEY NUMBER 65, ABSTRACT 518, TRAVIS CO., TX), Being More Described In Exhibit "A"; And Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions. (Carl

- A. Staff Presentation
- B. Applicant Presentation

- C. Open Public Hearing
- D. Close Public Hearing
- E. Discussion
- F. Recommendation

Documents:

[CARLSON TRACT REZONING COMBINED PACKET.PDF](#)

- 4.VI. Project #: 202200120: An Ordinance Granting A Specific Use For A Wireless Communication Facility (WCF), Self-Enclosed Monopole, In A Residential Zoning District On Property Located At 405 N. Hwy 95 (A20 CHRISTIAN, THOMAS, ACRES 1.2730), City Of Elgin, Texas, Bastrop County, Texas, And Providing For A Savings Clause And Repealing Conflicting Ordinances And Resolutions.

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

Documents:

[WCF SPECIFIC USE COMBINED PACKET.PDF](#)

5. WORKSHOP

- 5.I. Review, Discuss, And Provide Input For Northside Meadows PDD Rezoning.

Documents:

[NORTHSIDE MEADOWS PDD WORKSHOP COMBINED PACKET.PDF](#)

6. ANNOUNCEMENTS

7. ADJOURNMENT

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

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

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

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 22, 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, Vice-Chair Ronnie Creppon, Scott Mackay, Dorothy McCarther, and David Lanford.

COMMISSION ABSENT: Jason Tatum

STAFF PRESENT: David Harrell, Development Services Director; Melissa Lipiec, Secretary; 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. July 25, 2022, Minutes.

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

IV. NEW BUSINESS

1. Project # 202200075: A final plat for “Eagles Landing Phase 3” located on a parcel of land known by the Travis County Appraisal District as Parcel 358804, located adjacent to Eagles Landing Phase 2, and for a total of 107 lots on 18.58 acres of land.
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Richard Pham, applicant’s representative, provided information regarding drainage and indicated he was here for further questions.
 - C. Open Public Hearing – The public hearing was opened at 6:33 P.M. with no members of the public to speak on the item.
 - D. Close Public Hearing – The public hearing was closed at 6:33 P.M.
 - E. Discussion – There was discussion between the Commission and Applicant concerning drainage and lot sizes.
 - F. Consideration – Ronnie Creppon made a motion to approve the item, seconded by Dorothy McCarther. The motion passed unanimously by a vote of five (5) to zero (0).

IV. NEW BUSINESS (Cont.)

2. Project # 202200076: A final plat for “Eagles Landing Phase 4” located on a parcel of land known by the Travis County Appraisal District as Parcel 358804, located adjacent to Eagles Landing Phase 3, and for a total of 105 lots on 17.35 acres of land.
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – Richard Pham, applicant, indicated he had no presentation but was here for any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:43 P.M. with no members of the public to speak on the item.
 - D. Close Public Hearing – The public hearing was closed at 6:43 P.M.
 - E. Discussion – There was discussion between the Commission and the Applicant concerning drainage, storm sewers, number of lots, easements, & scriveners’ errors.
 - F. Consideration – David Lanford made a motion to approve the item with the following conditions: 1) Correction from one (1) HOA lot to zero (0); 2) Call out 50’ wide right-of-way width on Bonellis Pass; 3) Block O, Lots 1-2 & Block R needs iron rod sets; 4) Provide missing curb return radius on Carlson Ln. needs more room, seconded by Scott Mackay. The motion passed unanimously by a vote of five (5) to zero (0).
3. Project #: 202100071: A replat of “Nana’s House Replat”, which involves a replat to merge a tract of land known as ABS A18 Burleson, Jonathan, TRACT, ACRES 0.107; a tract of land known as A18 Burleson, Jonathan ACRES 0.179; a tract of land known as ABS A18 Burleson, Jonathan, TRACT 2, ACRES 0.092; and Elgin City, Block 10, Lots 1-5, into a larger lot & dedicate 0.107 acres to the City to enlarge right-of-way along Central Ave.
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Applicant Presentation – James McCann, applicant, indicated he had no presentation but was here for any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:52 P.M. with no members of the public to speak on the item.
 - D. Close Public Hearing – The public hearing was closed at 6:52 P.M.
 - E. Discussion – There was discussion between the Commission and Staff regarding multiple tracts and lots from present layout, setbacks on plat, use on land, surrounding alley and right-of-way, swapping of land between City and applicant, enlargement of Central Ave. The Commission and the Applicant discussed development of Alley A in relation to the PDD zoning.
 - F. Consideration – Dorothy McCarther made a motion to approve the item with the following conditions: 1) Correction of legal description as necessary; 2) Provide note clarifying that the right-of-way for Central Ave. “is hereby dedicated”; 3) Correction of benchmarks on the Plat; 4) Show all easements and incumbrances on property on the Plat; seconded by David Lanford. The motion passed by a vote of four (4) to one (1).

IV. NEW BUSINESS (Cont.)

4. Project #: 202200100: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City of Elgin, Texas, 2013 and making this amendment a part of said official zoning map to wit: To rezone from C-3 to R-3 on Saratoga Farms Section 6, Blocks F & H, and Block G Lots 1 - 12; and providing for a savings clause and repealing conflicting ordinances and resolutions.
 - A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.
 - B. Open Public Hearing – The public hearing was opened at 7:20 P.M. with no members of the public to speak on the item.
 - C. Close Public Hearing – The public hearing was closed at 7:20 P.M.
 - D. Discussion – There was discussion between the Commission and Staff about the location of the rezoning, neighboring development, commercial entitlement on plat on neighboring lot, & plat entitlements versus zoning.
 - E. Recommendation – Scott Mackay made a motion to recommend approval of the item; seconded by David Lanford. The motion passed unanimously by a vote of five (5) to zero (0).

V. ANNOUNCEMENTS

David Harrell made an announcement that legal training would begin in September when the vacancy is filled by the Council. He also indicated that Council had passed a new Ordinance regarding appointed board members and term limits. Scott Mackay indicated that the Lot 6A Replat in Elgin Business Park which was denied by the Commission in July was appealed to the Council and David Harrell added it would be heard by the Council on September 6th starting at 6:30 P.M. at this location.

VI. ADJOURNMENT

The meeting was adjourned by the Chair at 7:40 P.M.

Antonio Prete, Chair

ATTEST: _____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____
the foregoing instrument was passed and approved on this 26th day of September 2022.



Development Services Department

STAFF REPORT

Harvest Ridge Section 5A Final Plat

File Number: 202200077

Date: September 16, 2022

Applicant: Adam Berry c/o BGE, Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – September 26, 2022.

Location: BCAD Parcel R15378; located next to platted Phase 2B which consisted of platting of the floodplain.

APPLICATION SUMMARY

Consideration of a final plat for Harvest Ridge Section 5A which consists of only extension of Harvest Ridge Blvd. east of the creek. This extension allows for a roadway which will connect a future ISD school.

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. In review of the final plat layout, it matches the approved preliminary plat.

STAFF ANALYSIS

Based on the information provided by the applicant, which is included with the packet, review of the approved preliminary plat, review of applicable City Codes, and review of the 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: 05-09-2022

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

05-09-2022

Signature

Printed Name

Date

Project Description:

Proposed final plat for Sec 5A of Harvest Ridge subdivision. Consisting of only public ROW.



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

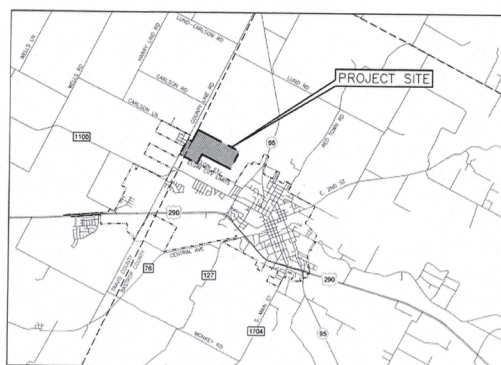


Phase 2B
Final Plat
PZC
Approved
3-28-22

Proposed Phase 5A

Attachment 3
Approved Preliminary Plat

PRELIMINARY PLAT
ALTESSA SUBDIVISION
ELGIN, TEXAS



VICINITY MAP
NOT TO SCALE

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

GENERAL NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF ELGIN DOES NOT REMOVE THESE RESPONSIBILITIES.
2. THIS SUBDIVISION IS WITHIN THE CITY OF ELGIN ETJ AND IS SUBJECT TO A DEVELOPMENT AND CONSENT AGREEMENT, DATED AUGUST 6, 2019 AND PASSED IN CITY RESOLUTION NO. 2019-08-06-28.
3. THIS PROJECT IS LOCATED IN THE LOWER COLORADO-CUMMINS WATERSHED AND ARE CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.
4. NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
5. THIS PROJECT IS LOCATED WITHIN THE ETJ OF THE CITY OF ELGIN WITHIN BASTROP COUNTY & TRAVIS COUNTY.
6. THIS PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NUMBER 48453C0501H, EFFECTIVE DATE SEPTEMBER 28, 2008 AND IN ZONE "A" (AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PLAN NUMBER 48021C0075E, EFFECTIVE DATE JANUARY 19, 2006.
7. THIS SUBDIVISION IS IN AND SERVED BY AQUA WATER SUPPLY CORP. CCN FOR WATER SERVICE.
8. THIS SUBDIVISION IS IN AND SERVED BY THE CITY OF ELGIN CCN FOR WASTEWATER SERVICE.

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

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

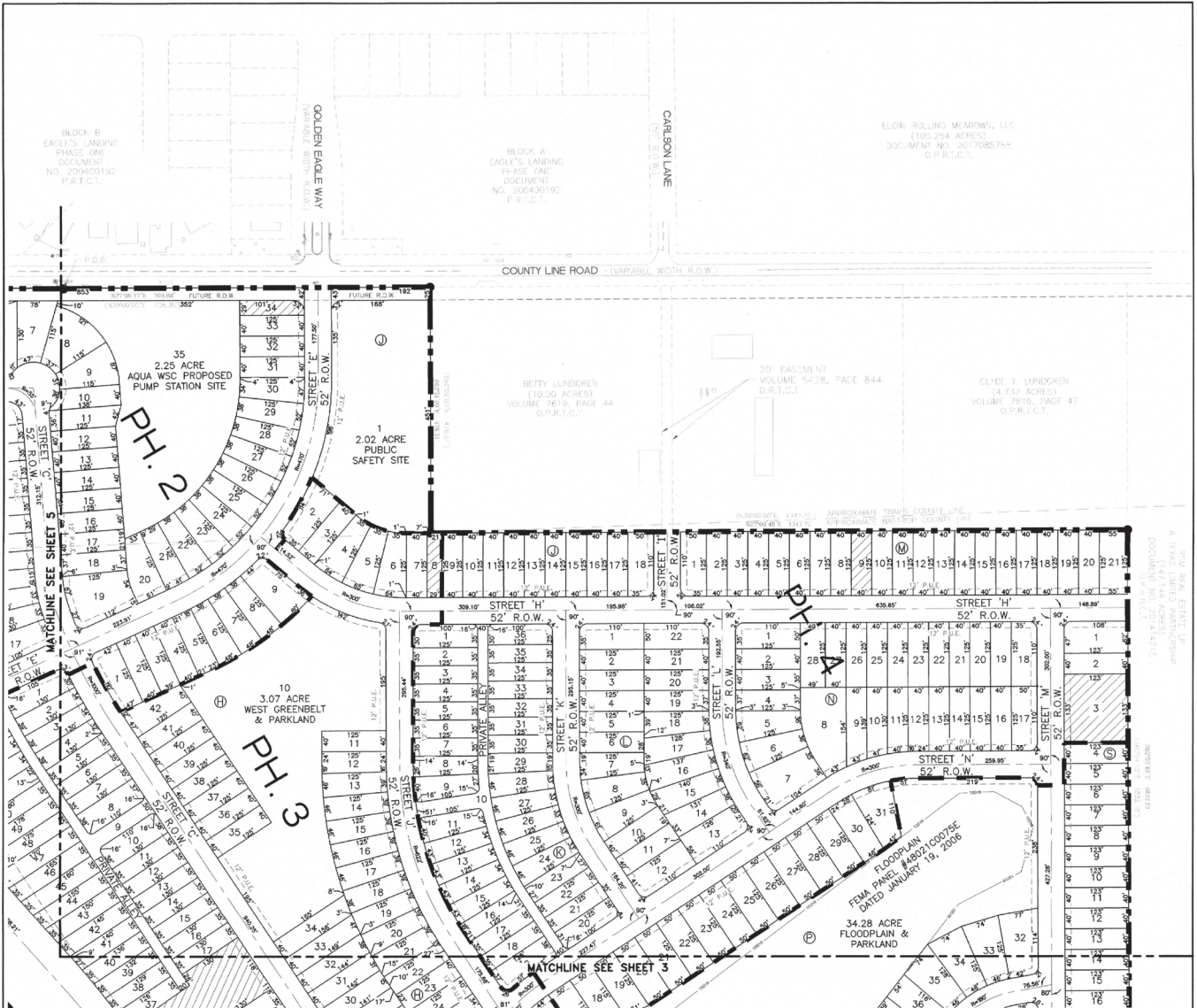
DANNENBAUM
ENGINEERING COMPANY - AUSTIN, LLC
T.B.P.E. FIRM REGISTRATION # F-8995

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

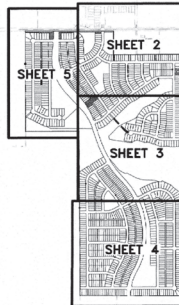
DEC. JOB NO. 5108-01

APPLICATION SUBMITTAL DATE: AUGUST 23, 2019

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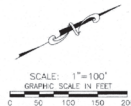


KEY MAP



NOTES:

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



LEGEND

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

DANNENBAUM

ENGINEERING COMPANY - AUSTIN, LLC
 T.B.P.E. FIRM REGISTRATION # F-8995
 3409 EXECUTIVE CENTER DR., STE 129 AUSTIN, TX 78731 (512) 343-8505

ALTESSA RANCH
 PRELIMINARY PLAT

PRELIMINARY PLAN - SHEET 1



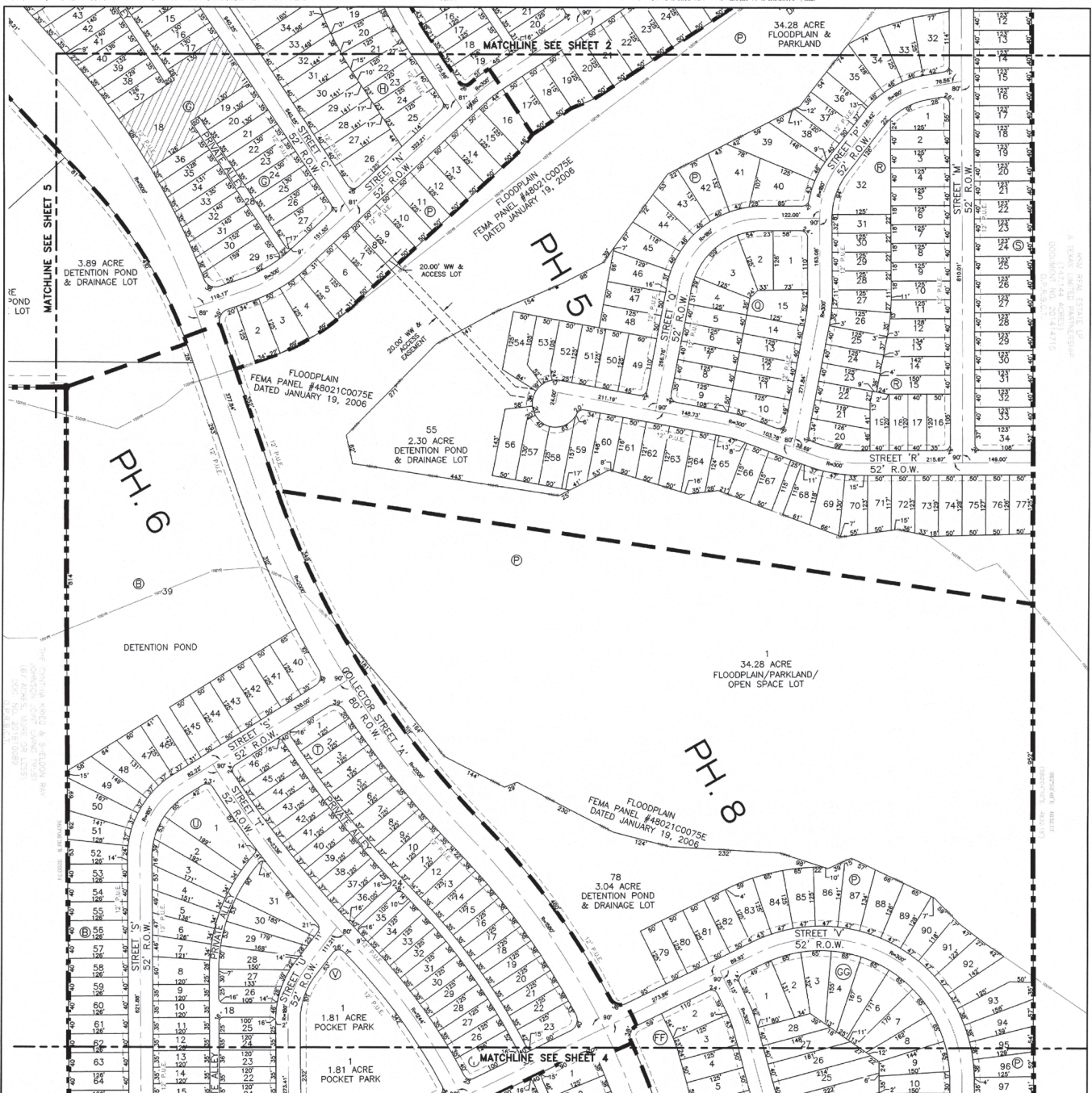
REVISIONS

NO.	DATE	DESCRIPTION

2 OF 17

SHEET NO.
 DEC JOB NUMBER
 5108-01

DOI: 10.1002/anie.200500000



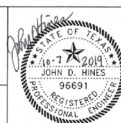
- ### LEGEND
- | | | |
|---|---|------------------|
| ● 5/8" IRON ROD FOUND (UNLESS NOTED) |  | POST / BOLLARD |
| ○ 1/2" IRON ROD SET |  | FIRE HYDRANT |
| W/ CAP "2W4" |  | METER / UTILITY |
| P.O.B. POINT OF BEGINNING |  | MANHOLE |
| O.P.R.T.C.I. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS |  | VALVE |
| P.U.T.C.I. 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 |  | LOT NUMBER |
| |  | BLOCK NUMBER |
| |  | NON-SF LOTS (OR) |

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

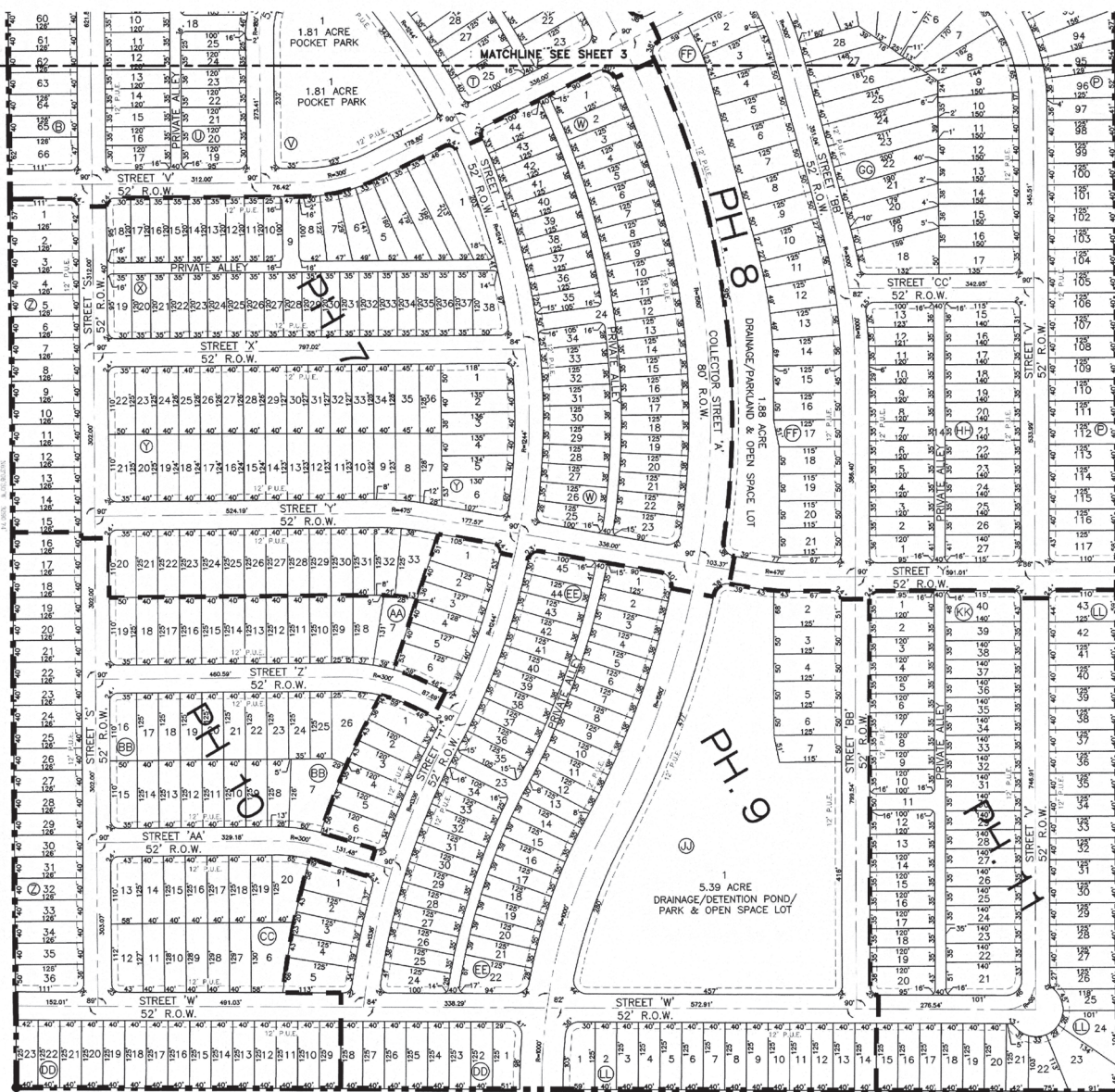
PRELIMINARY PLAN - SHEET 2

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3 OF 17

SHEET NO.

DEC JOB NUMBER
5108-01

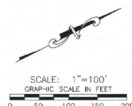


JOHN D. HINES
 14.2158 ACRES
 VOLUME 2345, PAGE 362
 O.P.B.U.C.T.

JOHN D. HINES
 14.2158 ACRES
 VOLUME 2345, PAGE 362
 O.P.B.U.C.T.

WALL & PATSY PAYNE
 14.2158 ACRES
 VOLUME 2345, PAGE 362
 O.P.B.U.C.T.

- LEGEND**
- 5/8" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET 40' CAP TYP.
 - P.O.B. POINT OF BEGINNING
 - O.P.B.U.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
 - P.R.E.C.T. PLAT RECORDS TRAVIS COUNTY TEXAS
 - D.R.E.C.T. DEED RECORDS TRAVIS COUNTY TEXAS
 - O.P.R.B.U.C.T. OFFICIAL PUBLIC RECORDS BASTROP COUNTY TEXAS
 - () RECORD INFORMATION
 - ⊕ SIGNS
 - ☆ LIGHT POLE
 - ⊕ POST / BOLLARD
 - ⊕ FIRE HYDRANT
 - ⊕ METER / UTILITY
 - ⊕ MANHOLE
 - ⊕ VALVE
 - ⊕ CULVERT
 - ⊕ UTILITY POLE
 - ⊕ BUILDING
 - ⊕ FENCE
 - ⊕ WASH / KATY
 - ⊕ LOT NUMBER
 - ⊕ BLOCK NUMBER
 - ⊕ NON-SF LOTS (OPEN SPACE, LANDSCAPE, DRAINAGE, ETC.)



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

ALTESSA RANCH
 PRELIMINARY PLAT

PRELIMINARY PLAN - SHEET 3



REVISIONS	
NO.	DESCRIPTION

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

ALTESSA MUNICIPAL UTILITY DISTRICT
POLITICAL SUBDIVISION DESCRIPTION

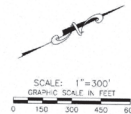
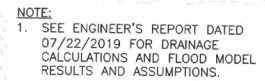
ACREAGE(S) SHOWN HEREON ARE CALLED FOR ON THE RECORDED INSTRUMENT(S) CITED HEREIN.

SCALE: 1"=100'
GRAPHIC SCALE IN FEET

DEC JOB NUMBER

PRELIMINARY PLAN - SHEET 4





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

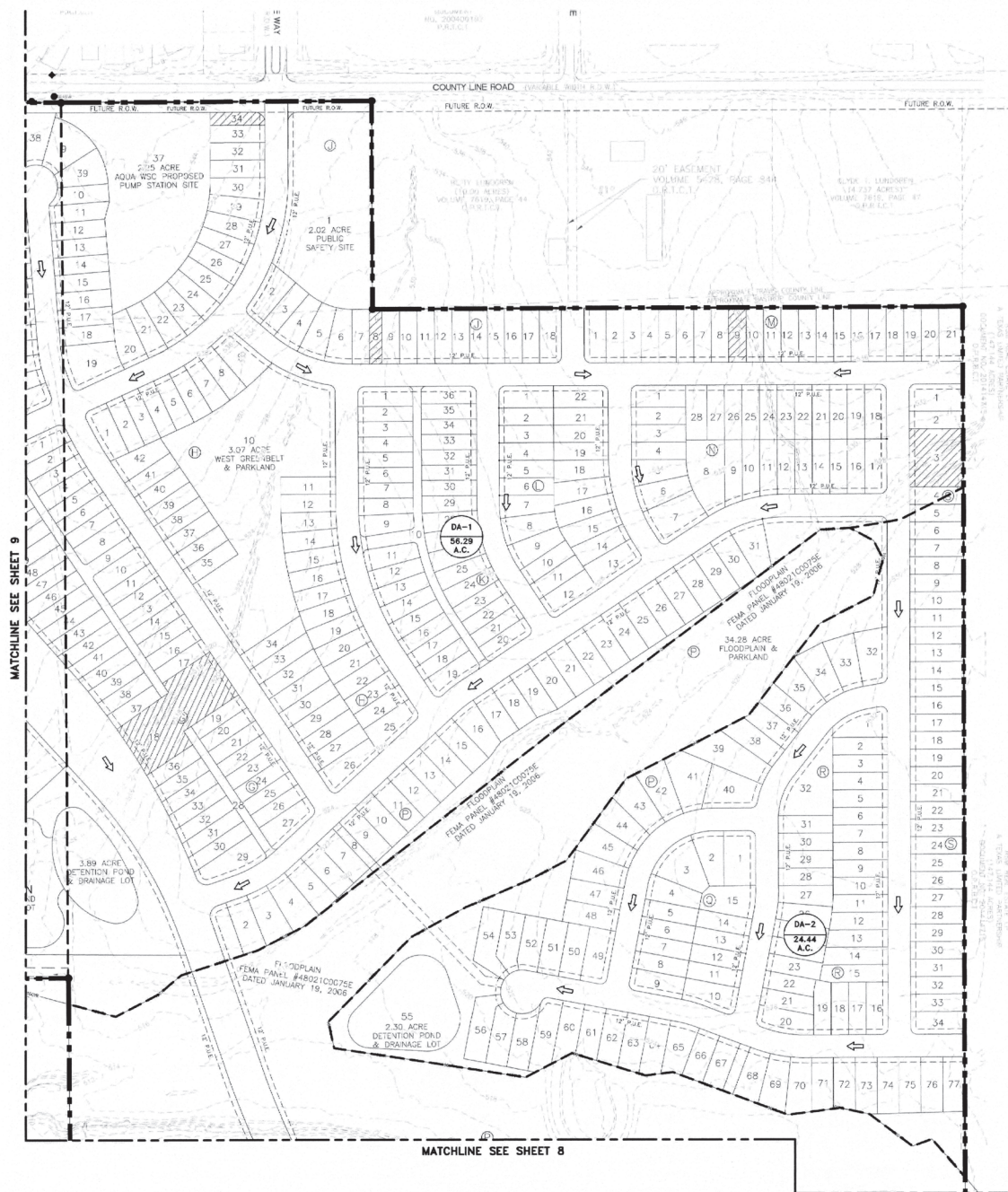
[illegible]

6 OF 17

SHEET NO.

DEC JOB NUMBER

5108-01



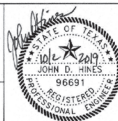
NOTE:

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 CONTOUR
-XXX-	EXISTING GRADE CONTOUR

[illegible]

7 OF 17

SHEET NO.

DEC JOB NUMBER

5108-01



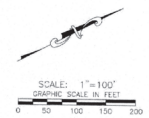
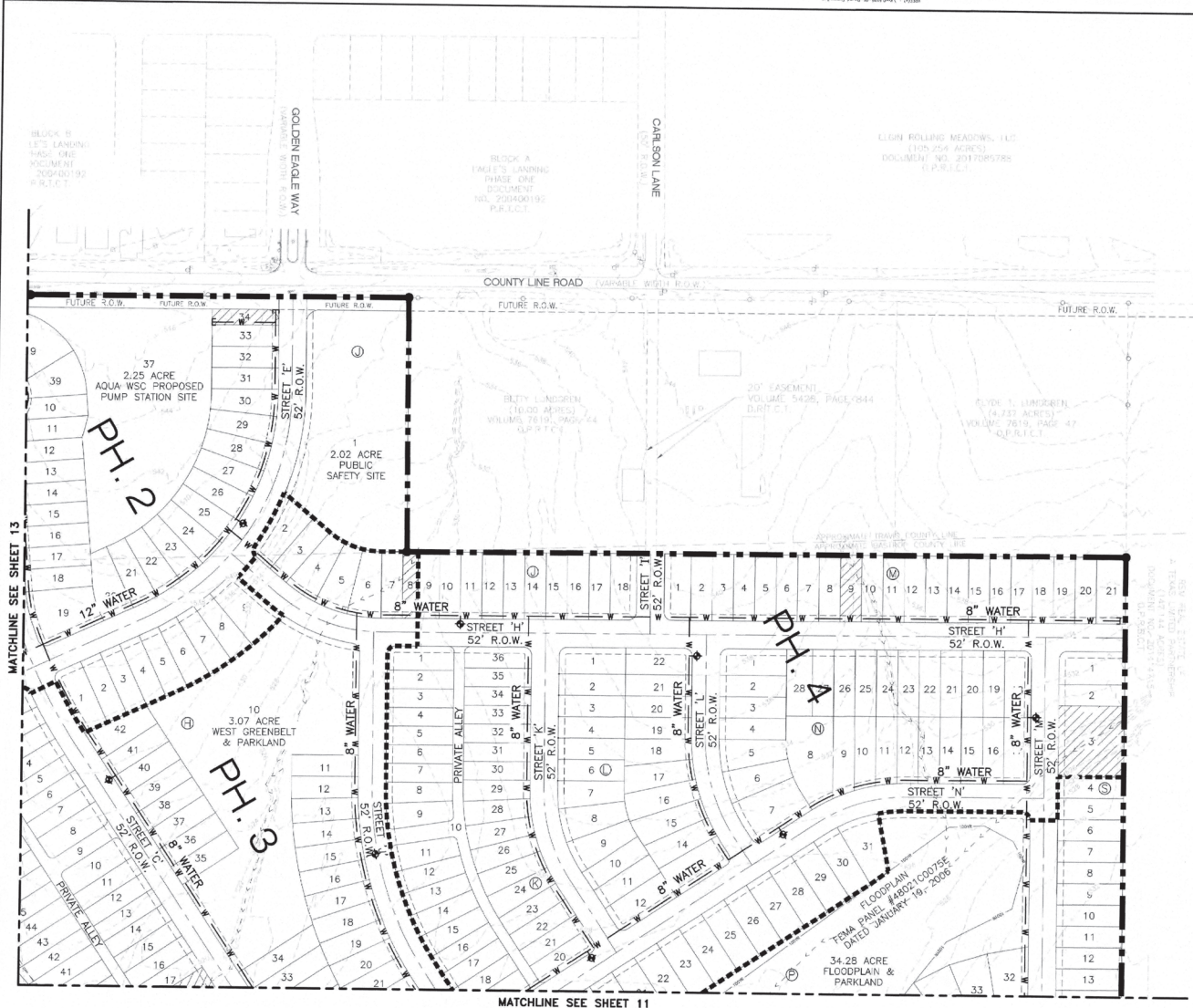


9 OF 17

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 129 AUSTIN, TX 78731 (512) 345-8505

6165 EXECUTIVE CENTER DR., STE. 120 RICHMOND, VA 76751 (512) 343-8300

ALTESSA RANCH
PRELIMINARY PLAT

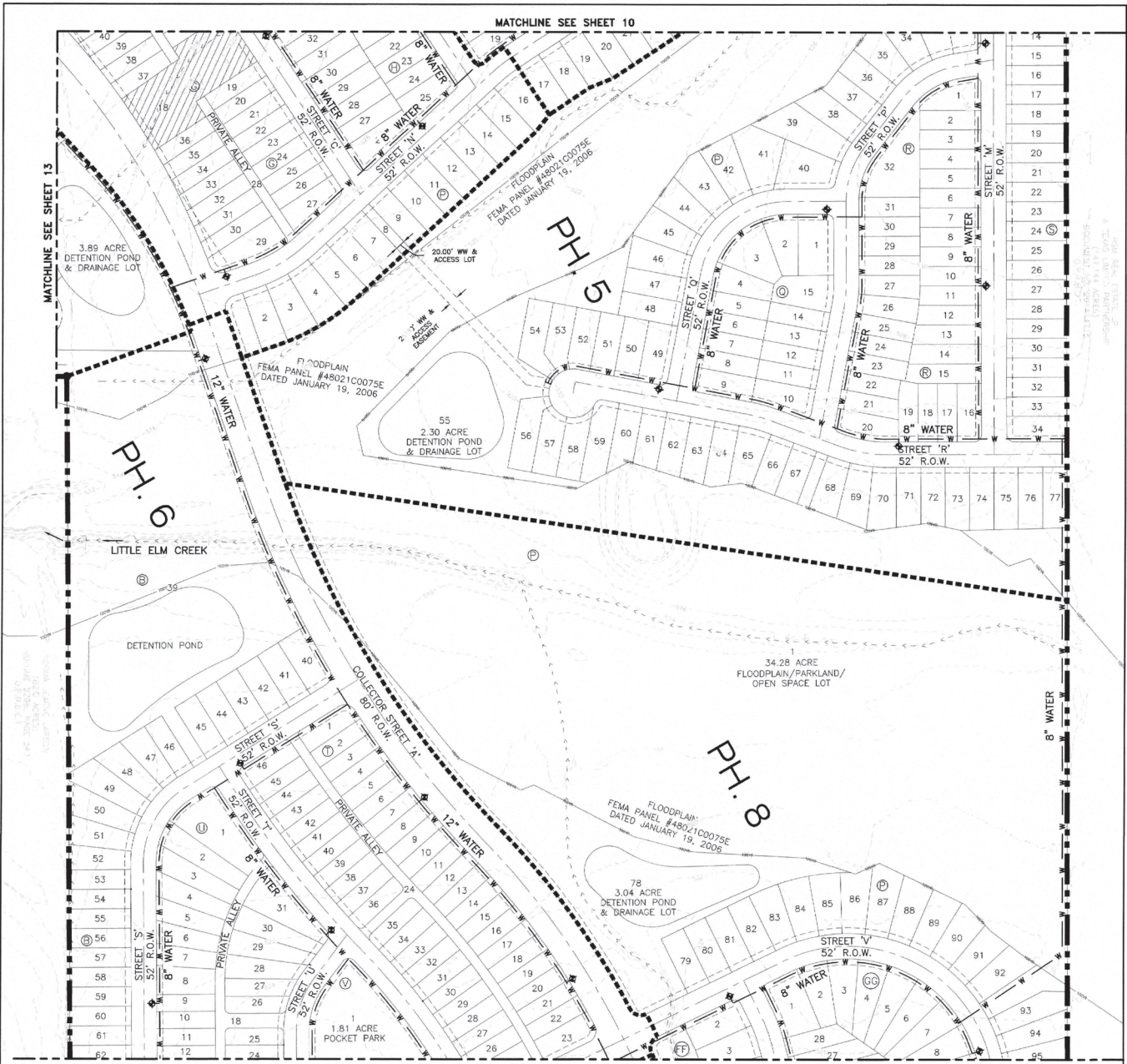
WATER DISTRIBUTION PLAN - SHEET 1

[illegible]

10 OF 17

SHEET NO.

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

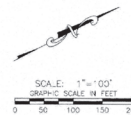
ALTESSA RANCH
 PRELIMINARY PLAT

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

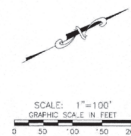
ALTESSA RANCH
PRELIMINARY PLAT

WATER DISTRIBUTION PLAN - SHEET 4

[illegible]

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SHEET NO.
DEC JOB NUMBER
5108-01



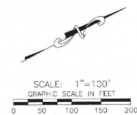
 PROPOSED MANHOLE
 WW PROPOSED 12" WASTEWATER MAIN
 PROPOSED FLOW DIRECTION

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

[illegible]

14 OF 17

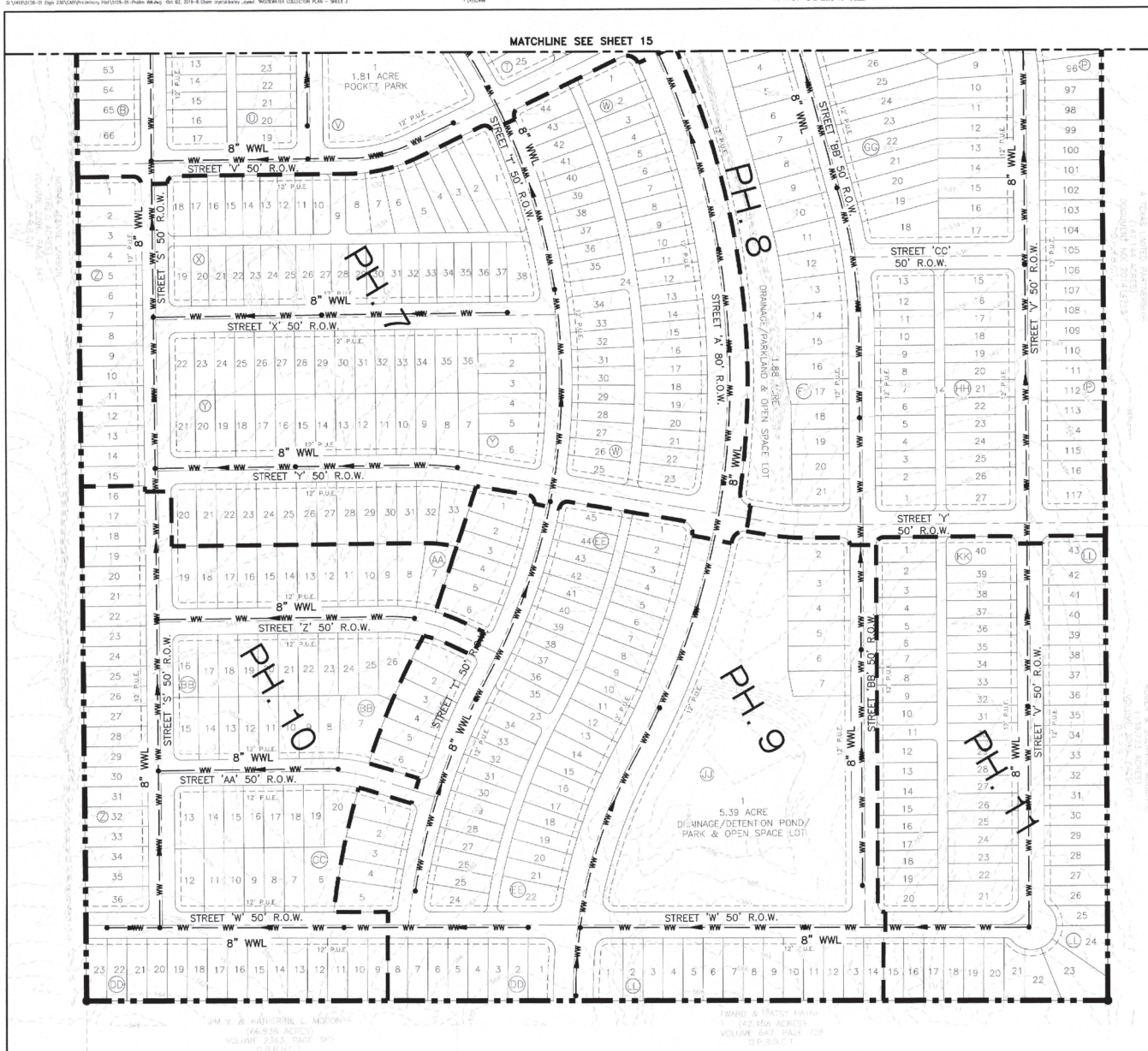
SHEET NO.
DEC JOB NUMBER
5108-01



 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

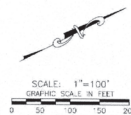
WASTEWATER COLLECTION PLAN - SHEET 3

[illegible]

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SHEET NO.

DEC JOB NUMBER
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

August 23, 2022

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

RE: Harvest Ridge Section 5A – Final Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on August 17, 2022 by BGE, Inc. (BGE).

1. Final plat, dated August 11, 2022.
2. Other documents submitted as reference for the final plat: Comment response letter.

Our review finds that this document has 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 Design Engineer that prepared the documents and all responsibility for the engineering design and submitted documents shall remain with the Design 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.
Regional Vice President

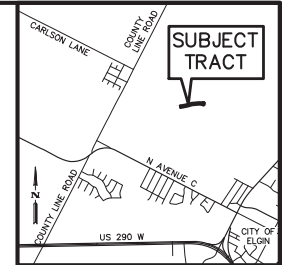
cc: Mr. J. Adam Berry, P.E., BGE, Inc.

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
HARVEST RIDGE BOULEVARD	80 FT.	1,102 FT.
TOTAL LINEAR FEET		1,102 FT.

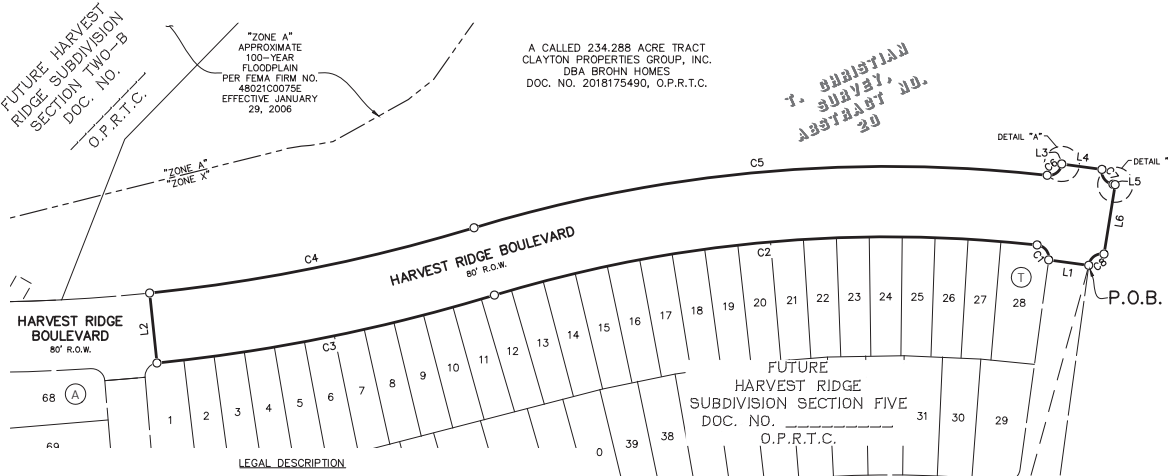
LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RIGHT-OF-WAY	—	2.061 AC.
TOTAL		2.061 AC.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	91°28'26"	23.95'	N 37°56'46" W	21.48'
C2	1540.00'	23°11'35"	623.38'	S 84°43'14" W	619.14'
C3	2040.00'	11°00'14"	391.79'	S 78°37'33" W	391.19'
C4	1960.00'	11°00'14"	376.42'	N 78°37'33" E	375.84'
C5	1620.00'	23°17'32"	658.57'	N 84°46'12" E	654.05'
C6	15.00'	88°37'31"	23.20'	N 52°06'13" E	20.96'
C7	15.00'	88°42'40"	23.22'	S 36°33'53" E	20.97'
C8	15.00'	91°22'54"	23.92'	S 53°28'54" W	21.47'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N82°17'07"W	46.00'
L2	N5°52'20"W	80.00'
L3	N74°27'27"E	0.06'
L4	S82°12'33"E	46.00'
L5	S80°52'26"E	2.63'
L6	S91°0'22"W	80.00'



VICINITY MAP
NOT TO SCALE



FIELD NOTES FOR A 2.061 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 NUMBER 2018175490 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 2.061 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a cap stamped "ZWA" found on the northeast line of a called 188.7 acre tract of land as conveyed unto PrimaVesta Land Company, LLC by deed of trust, security agreement & financing statement in Document Number 202107415 of the Official Public Records of Bastrop County, Texas at the common corner of said 234.288 acre tract and a called 69.005 acre tract of land as conveyed unto Amy Magonye Dorsey and Paul Douglas Magonye by trustee's deed in Document Number 201410215 of the Official Public Records of Bastrop County, Texas; THENCE, N 15°24'21" E, a distance of 1,182.34 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southeastern corner and POINT OF BEGINNING of the herein described tract;

THENCE, over and across the 234.288 acre tract the following fourteen (14) courses:

- N 82° 17' 07" W, a distance of 46.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve and a corner of the herein described tract;
- Curving to the left, with a radius of 15.00 feet, a central angle of 91° 28' 26", a chord bearing of N 37° 56' 46" W, and a chord distance of 21.48 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a compound point of curvature of the herein described tract;
- Curving to the left, with a radius of 1,540.00 feet, a central angle of 23° 11' 35", a chord bearing of S 84° 43' 14" W, and a chord distance of 619.14 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
- Curving to the right, with a radius of 2,040.00 feet, a central angle 11° 00' 14", a chord bearing S 78° 37' 33" W, and a chord distance of 391.19 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the southwestern corner of the herein described tract;
- N 05° 52' 20" W, a distance of 80.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve and the northwest corner of the herein described tract;
- Curving to the left, with a radius of 1,960.00 feet, a central angle of 11° 00' 14", a chord bearing of N 78° 37' 33" E, and a chord distance of 375.84 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
- Curving to the right, with a radius of 1,620.00 feet, a central angle of 23° 17' 32", a chord bearing of N 84° 46' 12" E, and a chord distance of 654.05 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature of the herein described tract;
- Curving to the left, with a radius of 15.00 feet, a central angle of 88° 37' 31", a chord bearing of N 52° 06' 13" E, and a chord distance of 20.96 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the end of this curve;
- N 07° 47' 27" E, a distance of 0.06 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the most northerly northwestern corner of the herein described tract;
- N 82° 12' 33" E, a distance of 46.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve and the most northerly northeastern corner of the herein described tract;
- Curving to the left, with a radius of 15.00 feet, a central angle of 88° 42' 40", a chord bearing S 36° 33' 53" E, and a chord distance of 20.97 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the end of this curve;
- N 80° 52' 26" E, a distance of 2.63 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the northeastern corner of the herein described tract;
- N 09° 10' 22" W, a distance of 80.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the left and the easterly southeast corner of the herein described tract;
- Curving to the left, with a radius of 15.00 feet, a central angle of 91° 22' 54", a chord bearing S 53° 28' 54" W, and a chord distance of 21.47 feet to the POINT OF BEGINNING and containing 2.061 acres of land, more or less.

FINAL PLAT HARVEST RIDGE SUBDIVISION SECTION FIVE-A

A SUBDIVISION OF 2.061 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS

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

ACREAGE: 2.061 ACRES
SURVEY: T. CHRISTIAN SURVEY, ABSTRACT NO. 20

NUMBER AND ACREAGE (SEE LAND USE SCHEDULE, SHEET 1)
BY LOT TYPE:

PLAT PREPARED: 8/11/2022

SURVEYOR: BGE, INC. (DION P. ALBERTSON, RPLS)
PHONE: 210-581-3600 FAX: _____

ENGINEER: BGE, INC. (ADAM BERRY, PE)
PHONE: 512-879-0400 FAX: _____

LEGEND

O.P.R.B.C. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
R.O.W. RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
● 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

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CLAYTON PROPERTIES GROUP, INC. D.B.A. BROHN HOMES, BEING THE OWNER OF A CALLED 234.288 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018175490 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, BEING IN THE T. CHRISTIAN SURVEY, ABSTRACT NO. 20 LOCATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 2.061 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 SUBDIVISION SECTION FIVE-A

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

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

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, J. ADAM BERRY, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

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 TRAVIS §

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

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

DATE

CITY OF ELGIN:
CERTIFICATE OF APPROVAL:

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN 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 UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND SHADED ZONE "A" (AREAS DETERMINED TO BE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) 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. UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, SIDEWALKS, STREET LIGHTS, AND/OR RELATED IMPROVEMENTS WITHIN THE DISTRICT FOR OWNERSHIP, OPERATION, AND MAINTENANCE UNTIL SUCH TIME OF FULL PURPOSE ANNEXATION. WITH RESPECT TO SUCH STREETS AND ROADWAYS WITHIN THE DISTRICT, THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE STREETS AND ROADWAYS SOLELY TO THE CITY'S APPLICABLE STANDARDS, AS MODIFIED BY THE DEVELOPMENT AGREEMENT. THE DISTRICT WILL BE OBLIGATED TO ACCEPT, OPERATE, AND MAINTAIN THE STREETS AND ALL OTHER COMPONENTS THEREOF, INCLUDING BUT NOT LIMITED TO CURBS, GUTTER/DRAINAGE SYSTEMS, SIDEWALKS AND STREET LIGHTS.
6. NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
7. THIS SUBDIVISION IS IN AND SERVED BY AQUA WATER SUPPLY CORPORATION CCM FOR WATER SERVICE.
8. THE SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN'S WASTEWATER CCM. ALTESSA MUD WILL PROVIDE RETAIL WASTEWATER SERVICE TO THE SUBDIVISION PURSUANT TO A WASTEWATER SERVICE AGREEMENT WITH THE CITY OF ELGIN APPROVED IN CITY OF ELGIN RESOLUTION NO. 2020-12-15-60.
9. NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL.
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 STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT UTILITIES, GRASS, LANDSCAPING AND DRIVEWAY OR SIDEWALK PAVING. AQUA WATER SUPPLY CORPORATION SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTION, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING ANY UTILITIES.

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

_____, 20 ____.

CHAIRPERSON DATE RECORDING SECRETARY DATE

PRINTED NAME: _____ PRINTED NAME: _____

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
SUBDIVISION SECTION
FIVE-A**

A SUBDIVISION OF 2.061 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



Development Services Department

STAFF REPORT

Harvest Ridge Section 3 Final Plat

File Number: 202101204

Date: September 16, 2022

Applicant: Adam Berry c/o BGE, Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – September 26, 2022

Location: BCAD Parcel R15378; located north of Harvest Ridge Phase 2.

APPLICATION SUMMARY

Consideration of a final plat for Harvest Ridge Section 3 which consists of 129 lots (125 single family lots & 4 Open Space/Drainage Easement Lots) on 21.737 acres of land.

DEPARTMENT COMMENTS

This final plat is within a Municipal Utility District (MUD) and the City ETJ. The development agreement (DA) for Harvest Ridge was approved by the Council in August 2019 which set the development pattern (see attachment 2). From the approved Concept Plan, a preliminary plat for the entire Harvest Ridge Subdivision (1,158 total single-family lots) was approved on October 28, 2019, by the Commission. This Final Plat will be the third final plat for residential lots. The first plat (Section 1) was approved in November 2021. The second plat (Section 2) was approved in December 2021.

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

1. Block S, Lot 3 has been added to the Plat (blue rectangle on attachment 4)
2. Block N, between Lots 9 & 11 & 24-25 a drainage lot has been added and made lot 10 (red rectangle on attachment 4).
3. Block P, Lot 32 has been reduced in size (green rectangle on attachment 4).
4. Block P, Lot 24 has been made a drainage lot which reduces size (red line on attachment 4).
5. Block K all lots have been increased in size to 40' wide and this has reduced number of lots (purple line on attachment 4).

STAFF ANALYSIS

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

ATTACHMENTS

Additional information is provided through attached exhibits.

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

Attachment 1

Application

FINAL PLAT APPLICATION

Date: 05-19-2021

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.



Signature

J. Adam Berry

Printed Name

05-19-2021

Date

Project Description:

Proposed final plat for Section 3 of Harvest Ridge subdivision. Consisting of 125 lots,
4 open space / drainage easements, public ROW, private alleys, and standard subdivision
easements for utilities.



310 North Main Street
P.O. Box 591
Elgin, Texas, 78621



(512) 281-5724

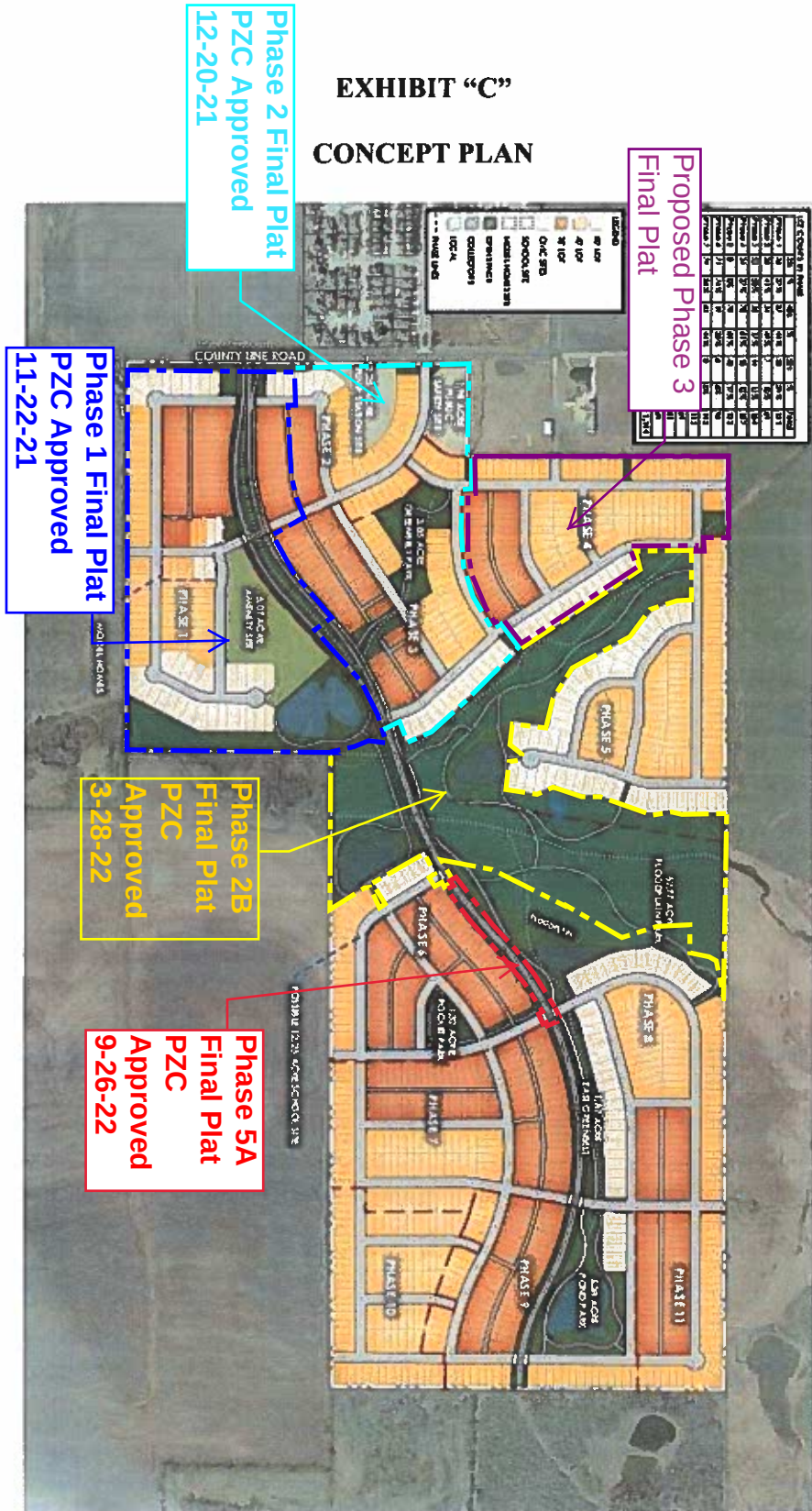


www.elgintx.com

Attachment 2
Approved Concept Plan

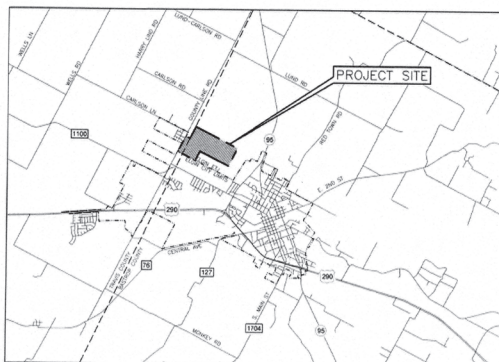
EXHIBIT "C"

CONCEPT PLAN



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
26	34	7	69	2
28	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

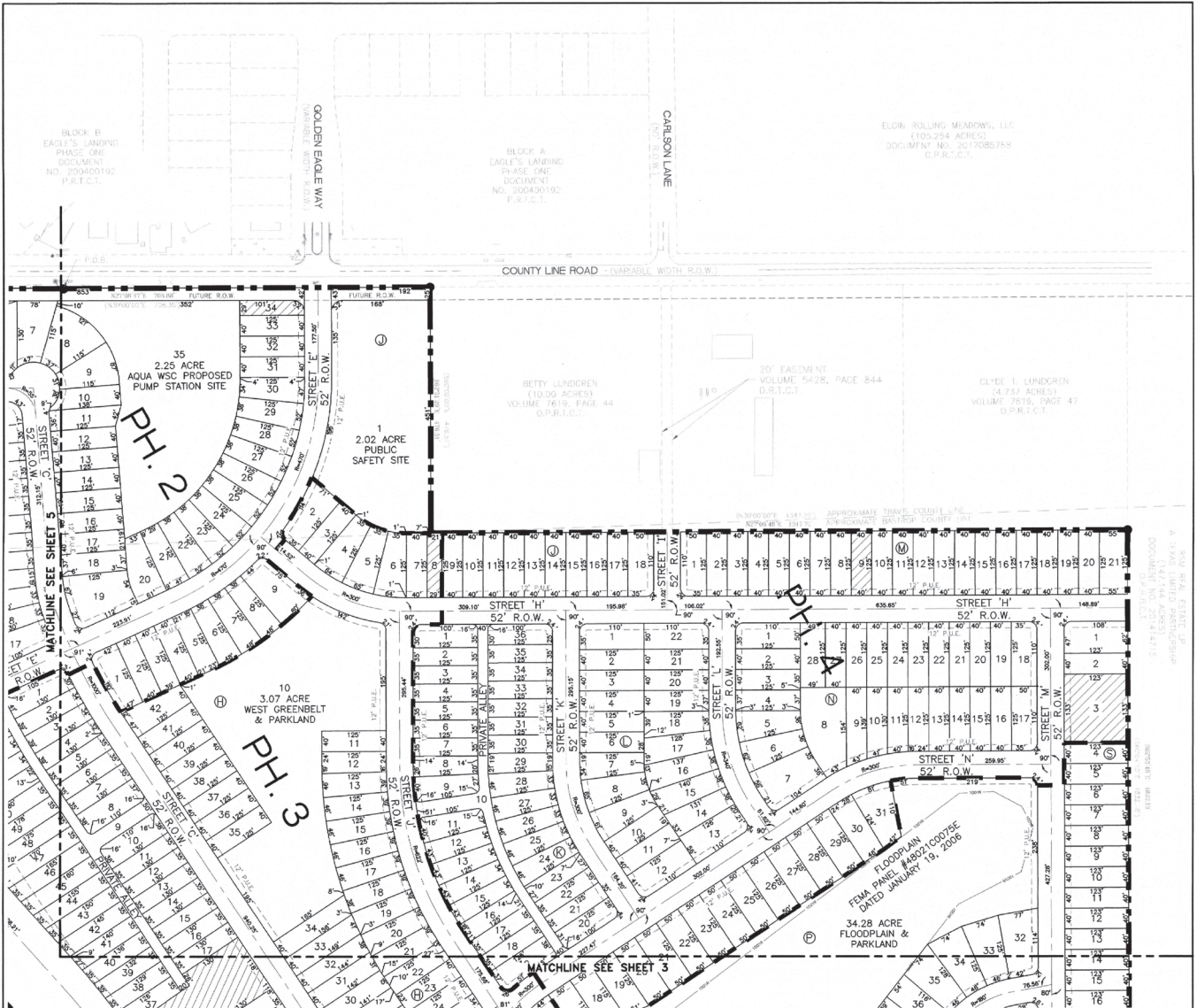
3409 EXECUTIVE CENTER DR., STE 129, AUSTIN, TX 78731 (512) 345-8505

DEC. JOB NO. 5108-01

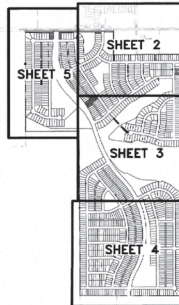
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OWNER:
CLAYTON PROPERTIES GROUP, INC.
DBA BROHN HOMES
6720 VAUGHT RANCH RD.
SUITE 200
AUSTIN, TEXAS 78730
512-320-8833

APPLICATION SUBMITTAL DATE: AUGUST 23, 2019

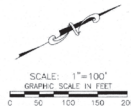


KEY MAP



NOTES:

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



LEGEND

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

DANNENBAUM

ENGINEERING COMPANY - AUSTIN, LLC
 T.B.P.E. FIRM REGISTRATION # F-8995
 3409 EXECUTIVE CENTER DR., STE 129 AUSTIN, TX 78731 (512) 343-8505

ALTESSA RANCH
 PRELIMINARY PLAT

PRELIMINARY PLAN - SHEET 1



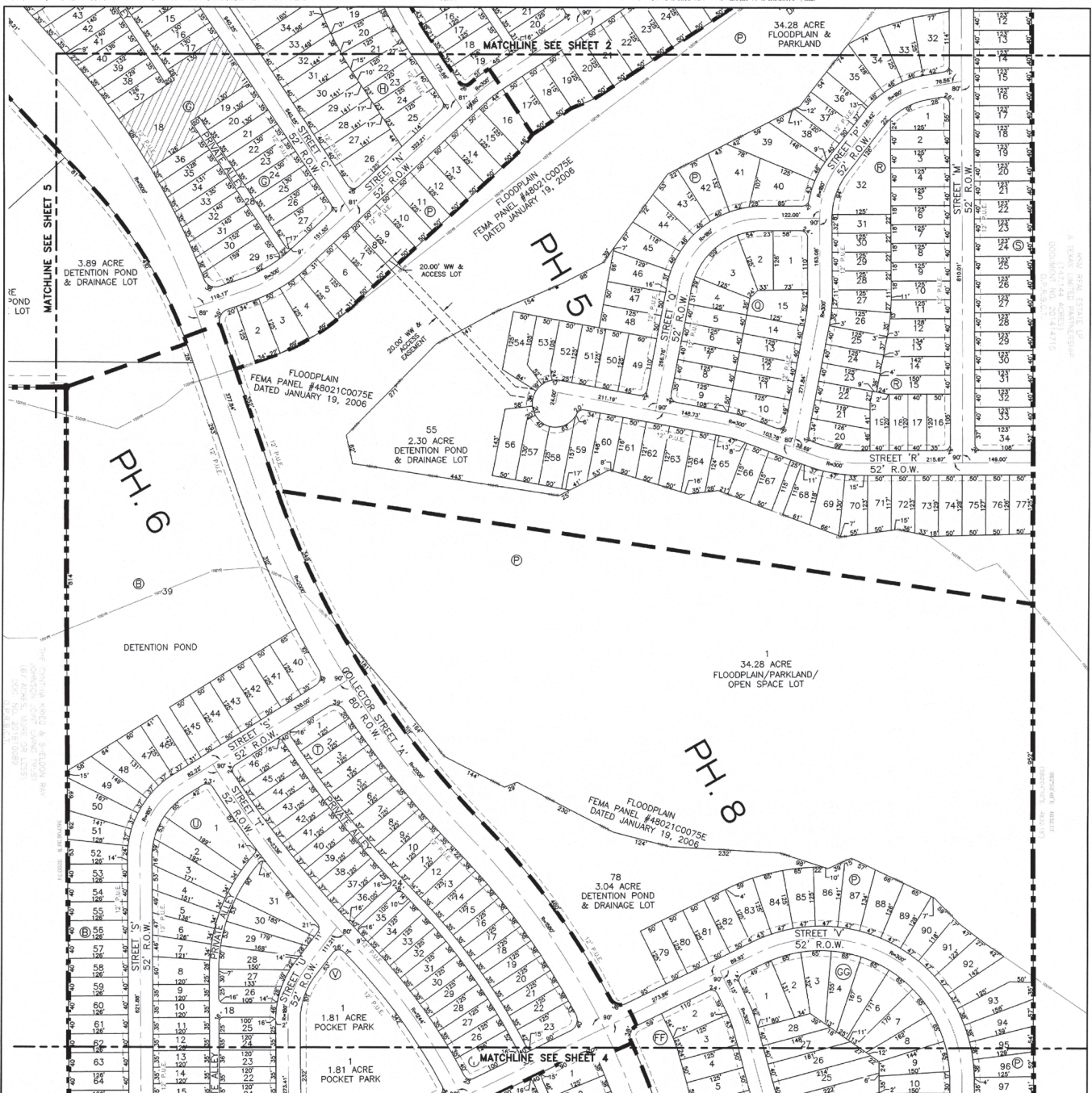
REVISIONS

NO.	DATE	DESCRIPTION

2 OF 17

SHEET NO.
 DEC JOB NUMBER
 5108-01

DOI: 10.1002/anie.200500000



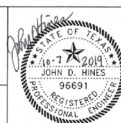
- ### LEGEND
- | | | |
|--|---|--------------------------------|
| ● 5/8" IRON ROD FOUND
(UNLESS NOTED) |  | POST / BOLLARD |
| ○ 1/2" IRON ROD SET |  | FIRE HYDRANT |
| W/ CAP "2W4" |  | METER / UTILITY |
| P.O.B. POINT OF BEGINNING |  | MANHOLE |
| O.P.R.T.C.I. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY TEXAS |  | VALVE |
| P.U.T.C.I. 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 |  | LOT NUMBER |
| |  | BLOCK NUMBER |
| |  | NON-SF LOTS (OR
UNRECORDED) |

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

[illegible]

3 OF 17

SHEET NO.

DEC JOB NUMBER

5108-01



- 

SCALE: 1"=100'
GRAPHIC SCALE IN FEET

5108-01

ALTESSA MUNICIPAL UTILITY DISTRICT
POLITICAL SUBDIVISION DESCRIPTION

DESCRIPTION OF 283.115 ACRE TRACT OF LAND, SITUATED IN THE THOMAS CHRISTIAN SWEET, ABSTRACT NOS. 20 AND 2295, 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 ACRE DEED TO REMAINS OF EUGENE R. KANAK, IN VOLUME 725, PAGE 633 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND IN VOLUME 11158, PAGE 144, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 283.115 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

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

THENCE, S 62°51'29" E, DEPARTING THE EAST RIGHT-OF-WAY OF COUNTY LINE ROAD, WITH THE SOUTH LINE OF SAID 10.00 ACRE TRACT, FOR A DISTANCE OF 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 ACRE TRACT AND THE WEST LINE OF SAID 234.215 ACRE TRACT, AT A DISTANCE OF 914.87 FEET PASSING THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN 4.737 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CLYDE T. LUNDGREN AND BETTY S. LUNDGREN BY AND FOR THE ESTATE OF CLYDE T. LUNDGREN, PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 1,347.72 FEET TO THE SOUTHWEST CORNER OF SAID ACRE TRACT, BEING ALSO ON THE SOUTH LINE OF THAT CERTAIN 147.144 ACRE TRACT OF LAND DESCRIBED IN A DEED TO RISM REAL ESTATE, LP OF RECORD IN DOCUMENT NO. 201414715 OF PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE HEREIN DESCRIBED TRACT, TO THE NORTHWEST CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, S 62°53'48" E, WITHIN 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 139,723 ACRES TRACT OF LAND DESCRIBED IN A DEED TO ROGER AND KATHLEEN M. WATKINS, DATED 11-27-77, THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 8,832.13 FEET, TO THE ROCK CREEK ROAD 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 OF LAND DESCRIBED IN A DEED TO ROGER AND KATHLEEN M. WATKINS, DATED 11-27-77, IN VOLUME 647, PAGE 725 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

THENCE, S 27°35'48" W, WITH THE WEST LINE OF SAID 42.150 ACRE TRACT AND THE EAST LINE OF SAID 234.215 ACRE TRACT, AT A DISTANCE OF 1,298.23 FEET PASSING A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 42.150 ACRE TRACT AND THE NORTHWEST CORNER OF THE CERTAIN 66.936 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JIM V. AND KATHERINE L. MOOGATE, DATED 11/25/1983, AND BEING THE SAME AS THE 1/4-SECTION 36, T21N, R12E, S4E, 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 AS THE 1/4-SECTION 36, T21N, R12E, S4E, RECORDS OF BASTROP COUNTY, TEXAS, TO THE CYNTHIA AND SHELTON RAY JOHNSON JUNT LIVING TRUST OF RECORD IN DOCUMENT NUMBER 201810089 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

THENCE, N 63°06'30" W, WITH THE NORTH LINE OF SAID 67 ACRE TRACT AND THE SOUTH LINE OF SAID 234.215 ACRE TRACT, FOR A DISTANCE OF 3,290.74 FEET TO THE NORTHWEST CORNER OF SAID 67 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF SAID 48,820 ACRE TRACT AND BEING THE AN ANGLE POINT ON THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE, S 27°10'16" W, DEPARTING THE SOUTH LINE OF SAID 234-286 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 3.008 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;

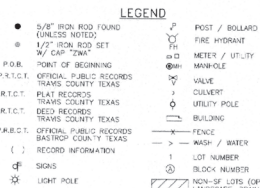
THENCE, N 62°50'09" W, WITH THE NORTH LINE OF SAID 3.006 ACRE TRACT FOR A DISTANCE OF 2008.67 FEET TO A 1/2" IRON FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

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

POST / BOLLARD	
FIRE HYDRANT	
METER / UTILITY	
MAN-HOLE	
VALVE	
CULVERT	
UTILITY POLE	
BUILDING	
FENCE	
WASH / WATER	
LOT NUMBER	
BLOCK NUMBER	
NON-SF LOTS (OF	

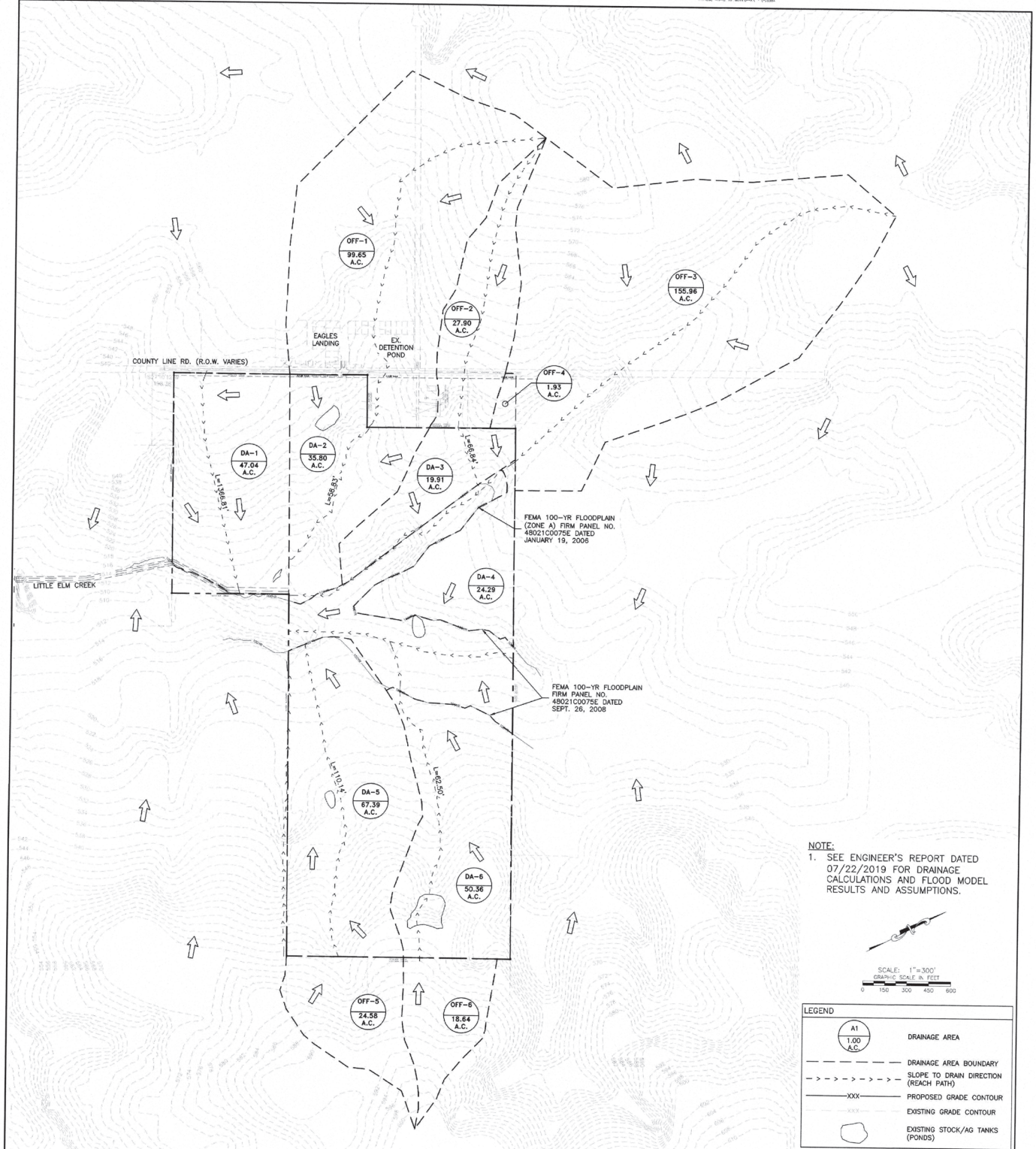
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GRAPHIC SCALE IN FEET



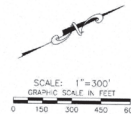
A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markings at 50, 100, 150, and 200.

PRELIMINARY PLAN - SHEET 4

[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

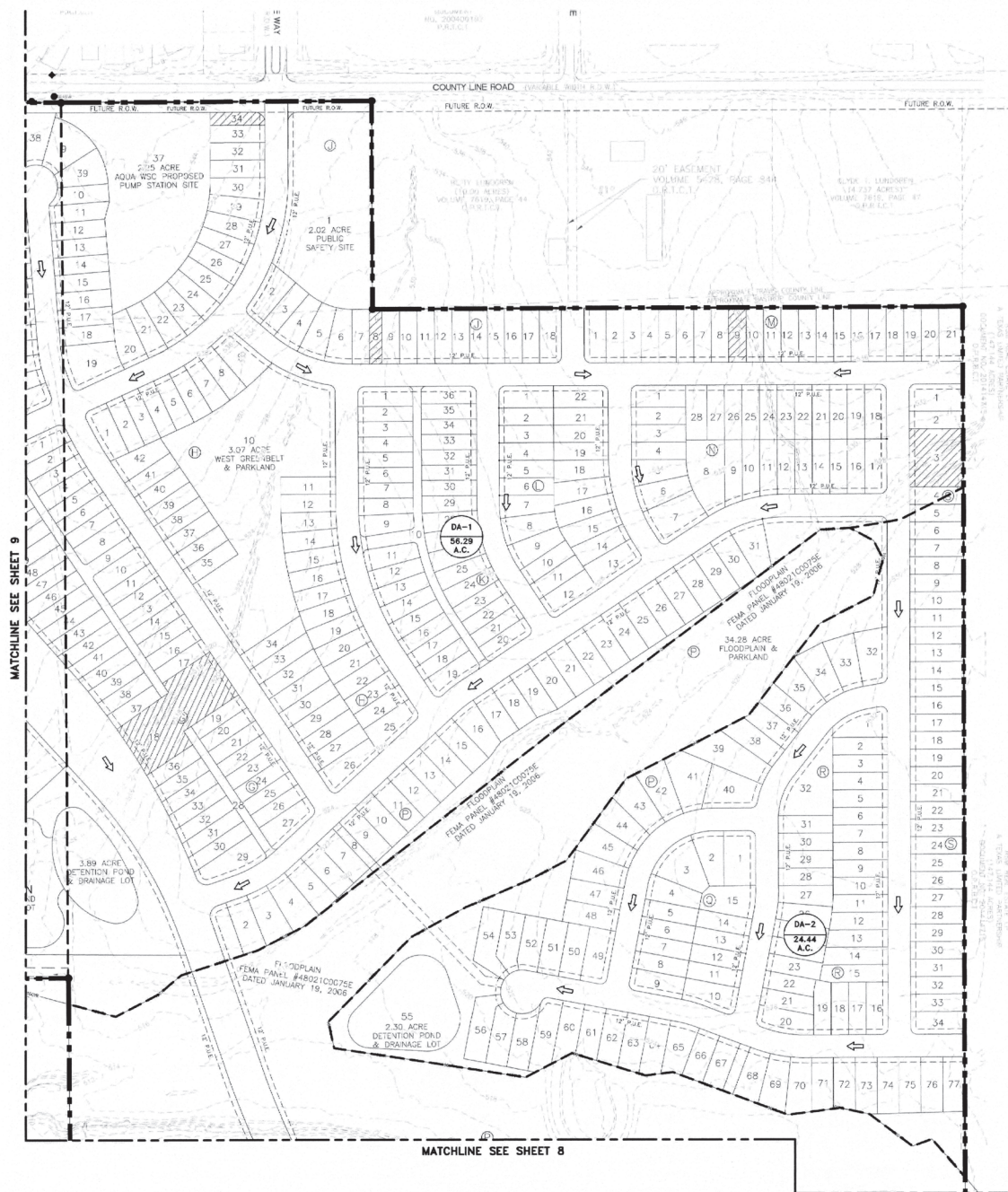
EXISTING DRAINAGE MAP



REVISIONS	
NO.	DESCRIPTION

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SHEET NO.
DEC JOB NUMBER
5108-01



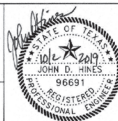
NOTE:

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 CONTOUR
-XXX-	EXISTING GRADE CONTOUR

[illegible]

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SHEET NO.
DEC JOB NUMBER
5108-01



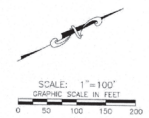
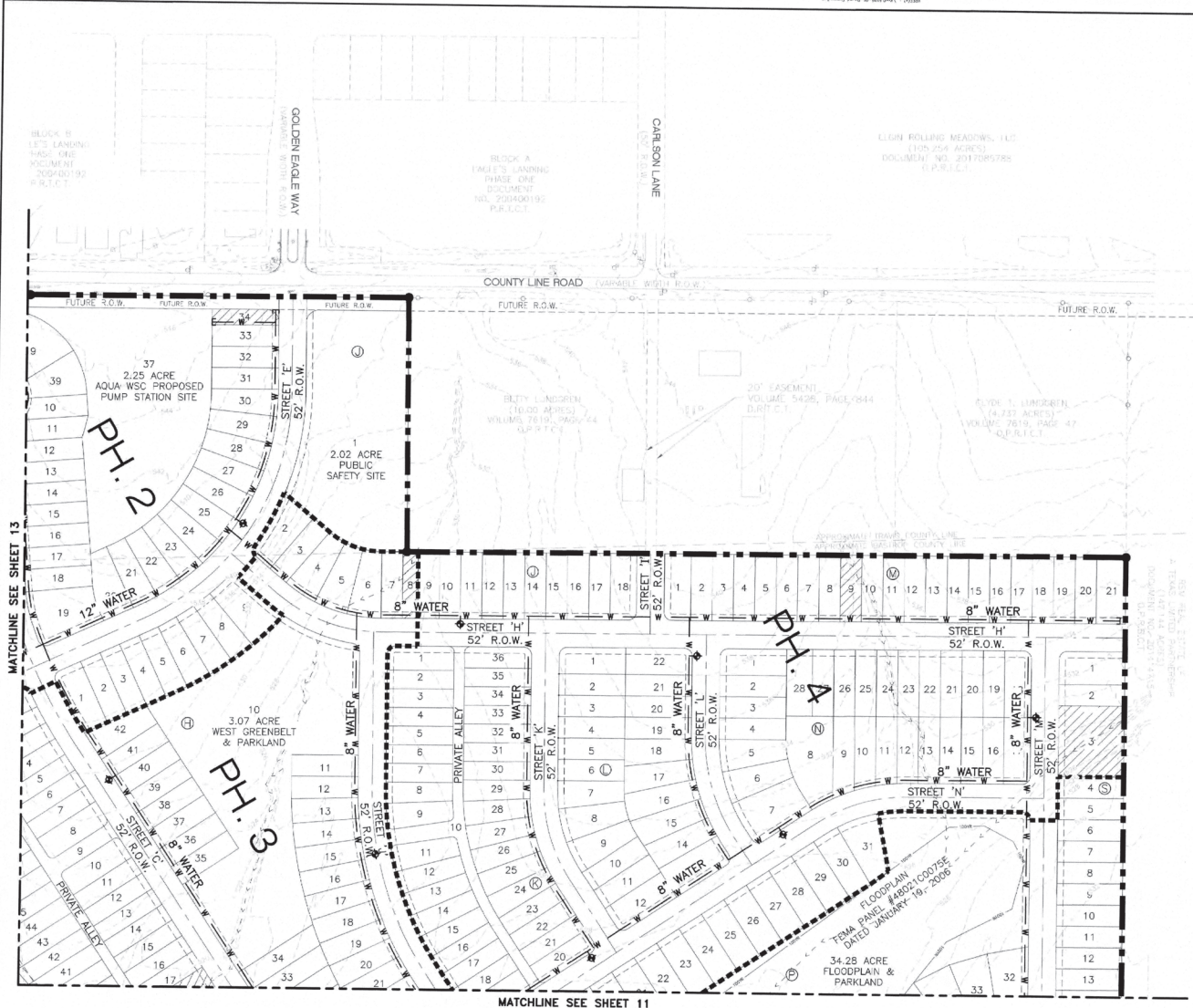


9 OF 17

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

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

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

ALTESSA RANCH
PRELIMINARY PLAT

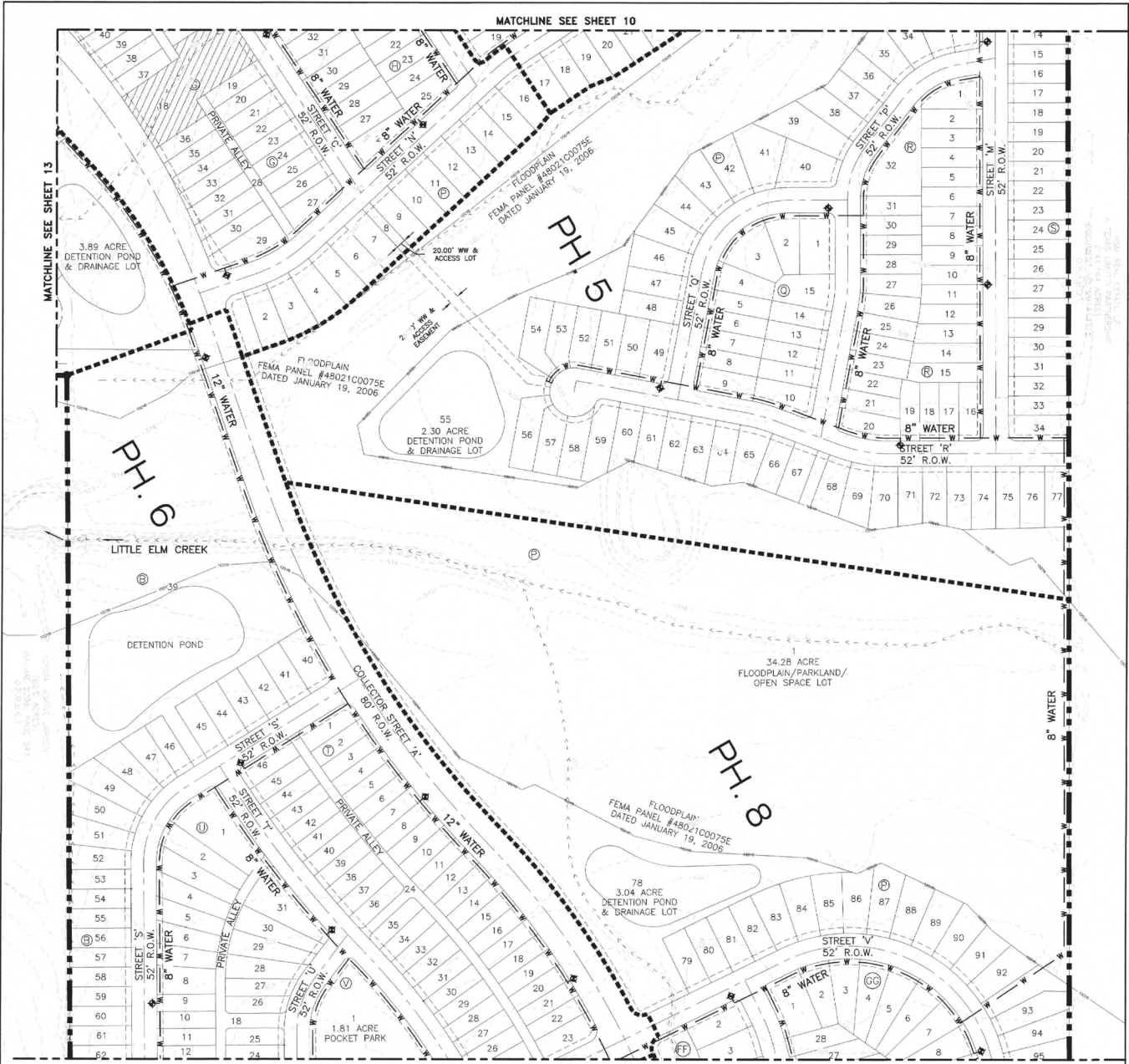
WATER DISTRIBUTION PLAN - SHEET 1

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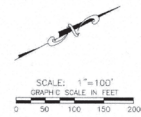
10 OF 17

SHEET NO.

5108-01



MATCHLINE SEE SHEET 4



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

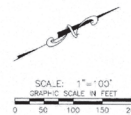
ALTESSA RANCH
 PRELIMINARY PLAT

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

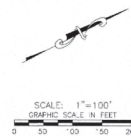
ALTESSA RANCH
PRELIMINARY PLAT

WATER DISTRIBUTION PLAN - SHEET 4

[illegible]

13 OF 17

SHEET NO.
DEC JOB NUMBER
5108-01



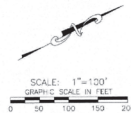
 PROPOSED MANHOLE
 WW PROPOSED 12" WASTEWATER MAIN
 PROPOSED FLOW DIRECTION

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

[illegible]

14 OF 17

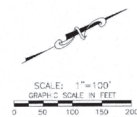
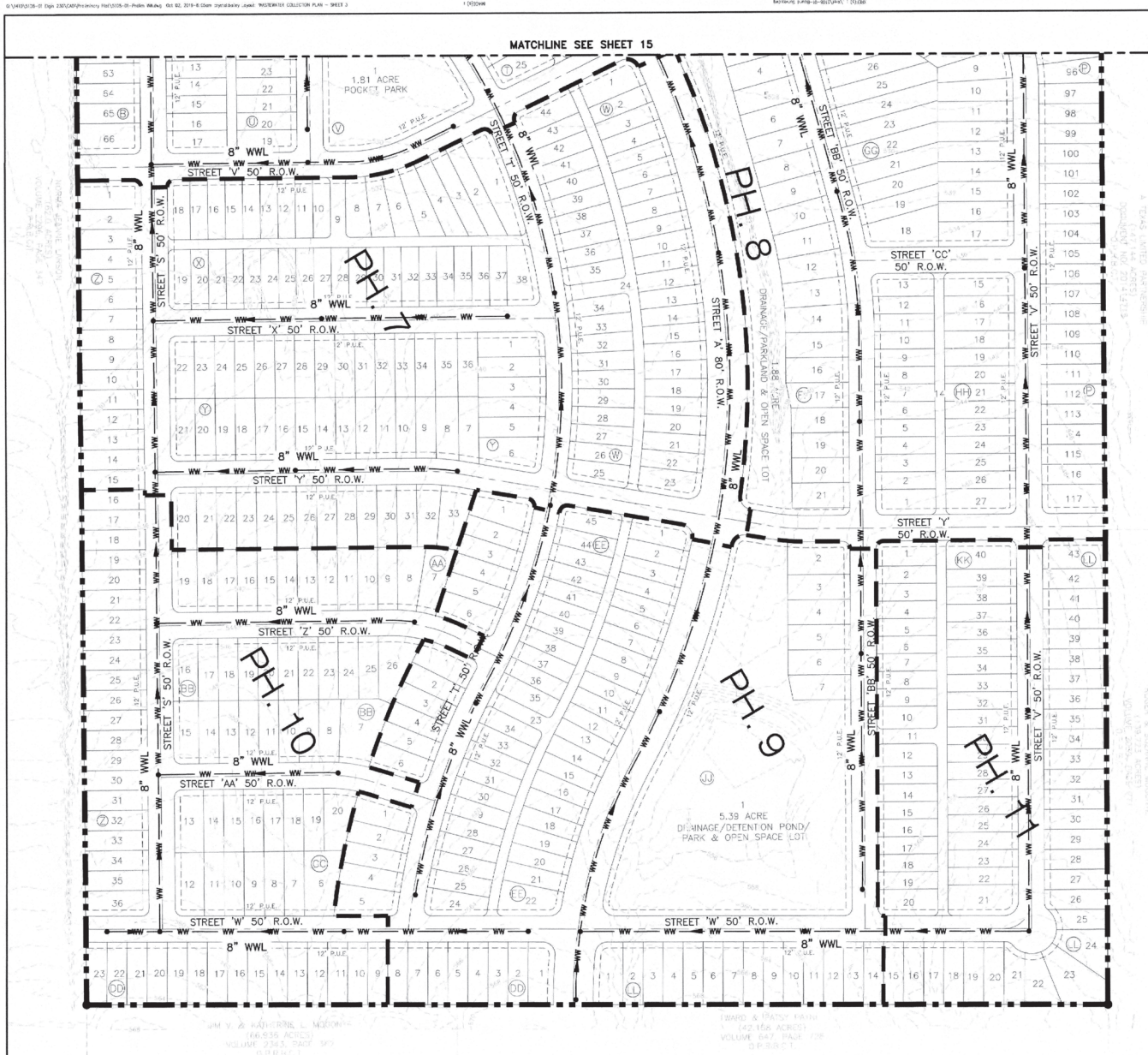
SHEET NO.
DEC JOB NUMBER
5108-01



 PROPOSED MANHOLE
 PROPOSED 12" WASTEWATER MAIN
 PROPOSED FLOW DIRECTION

[illegible]

5108-01



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

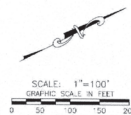
WASTEWATER COLLECTION PLAN - SHEET 3

[illegible]

16 OF 17

SHEET NO.

DEC JOB NUMBER
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

August 23, 2022

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

RE: Harvest Ridge Section 3 – Final Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on August 10, 2022 by BGE, Inc. (BGE).

1. Final plat, dated July 19, 2022.
2. Other documents submitted as reference for the final plat: Comment response letter.

Our review finds that this document has 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 Design Engineer that prepared the documents and all responsibility for the engineering design and submitted documents shall remain with the Design Engineer.

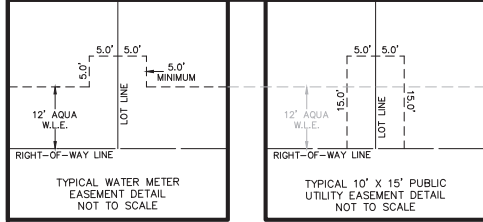
If you have any questions regarding this information, please do not hesitate to contact this office.

Sincerely,

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

K. Beau Perry, P.E.
Regional Vice President

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



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

LEGEND

A.W.L.E.	AQUA WATER LINE EASEMENT
DOC.	DOCUMENT
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
ESMT.	EASEMENT
NO.	NUMBER
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
O.S.	OPEN SPACE
O.S.D.	OPEN SPACE/DRAINAGE
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
W.L.E.	WATERLINE EASEMENT
●	FOUND 1/2" IRON ROD
Δ	(UNLESS OTHERWISE NOTED)
○	CALCULATED POINT
○	SET 1/2" IRON ROD W/ "BGE, INC." CAP

STREET NAMES

STREET	R.O.W. WIDTH	CENTERLINE LENGTH
LAVENDER LANE	46 FT.	1,285 FT.
WINTER WHEAT PASS	50 FT.	151 FT.
BLUESTEM DRIVE	46 FT.	634 FT.
HONEYBEE LANE	46 FT.	452 FT.
CIDER CREEK DRIVE	46 FT.	338 FT.
BARLEY LANE	46 FT.	1,109 FT.
TOTAL LINEAR FEET		3,969 FT.

A CALLED 10.00 ACRE TRACT
CLYDE T. LUNDGREN AND
WIFE, BETTY S. LUNDGREN
VOL. 7619, PG. 44 D.R.T.C.

T. CHRISTIAN
SURVEY, ABSTRACT
NO. 2298

T. CHRISTIAN
SURVEY, ABSTRACT
NO. 20

A CALLED 234.288 ACRE TRACT
CLAYTON PROPERTIES GROUP, INC.
DBA BROHN HOMES
DOC. NO. 2018175490, O.P.R.T.C.

LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	125	16,784 AC.
OPEN SPACE/DRAINAGE ESMT.	4	0.904 AC.
RIGHT-OF-WAY	—	4.049 AC.
TOTAL LOTS	129	21.737 AC.
TOTAL BLOCKS	7	—

FINAL PLAT HARVEST RIDGE SUBDIVISION SECTION THREE

A SUBDIVISION OF 21.737 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS

ISAAC BASNER
SURVEY
ABSTRACT 2295

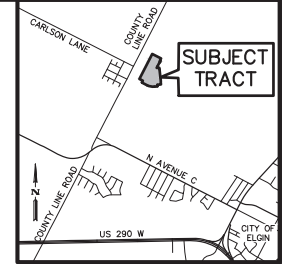
THOMAS CHRISTIAN
SURVEY
ABSTRACT 2298

ISAAC BASNER
SURVEY
ABSTRACT 19

THOMAS CHRISTIAN
SURVEY
ABSTRACT 20

P.O.B.

A CALLED 147.144 ACRE TRACT
RSM REAL ESTATE LP
DOC. NO. 201414715
O.P.R.T.C.



VICINITY MAP
NOT TO SCALE

HARVEST RIDGE
PHASE 2B
DOC. NO. _____
O.P.R.T.C.

A CALLED 234.288 ACRE TRACT
CLAYTON PROPERTIES GROUP, INC.
DBA BROHN HOMES
DOC. NO. 2018175490, O.P.R.T.C.

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

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

ACREAGE: 21.737 ACRES
SURVEY: T. CHRISTIAN SURVEY, ABSTRACT NO. 20

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

PLAT SUBMITTED: 03/22/2021
PLAT REVISED: 09/03/2021
02/16/2022

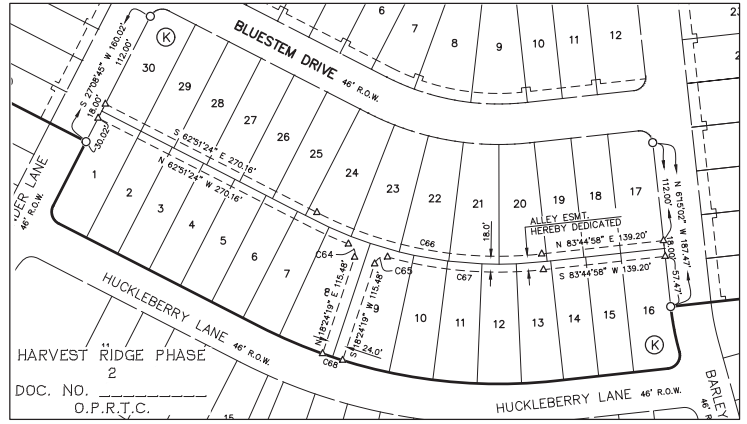
SURVEYOR: BGE, INC. (DION P. ALBERTSON, RPLS)
PHONE: 210-581-3619 FAX: _____
ENGINEER: BGE, INC. (ADAM BERRY, PE)
PHONE: 512-879-0400 FAX: _____



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

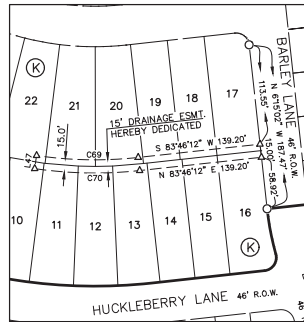
CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	89°57'31"	23.55'	S 72°07'31" W	21.21'
C2	279.00'	12°53'14"	62.75'	S 20°42'08" W	62.62'
C3	325.00'	9°13'48"	52.36'	S 10°51'56" E	52.30'
C4	15.00'	99°13'48"	25.98'	N 34°08'04" E	22.85'
C5	597.00'	33°23'37"	347.95'	S 79°33'13" E	343.04'
C6	15.00'	90°00'10"	23.56'	N 17°51'20" W	21.21'
C7	15.00'	90°02'29"	23.57'	S 17°52'29" E	21.22'
C8	279.00'	33°23'47"	162.62'	S 10°26'52" W	160.33'
C9	15.00'	90°00'00"	23.56'	N 51°15'02" W	21.21'
C10	325.00'	33°23'37"	189.42'	S 79°33'13" E	186.75'
C11	15.00'	89°59'50"	23.56'	S 72°08'40" W	21.21'
C12	15.00'	90°00'10"	23.56'	N 17°51'20" W	21.21'
C13	15.00'	89°59'50"	23.56'	N 72°08'40" E	21.21'
C14	300.00'	3°48'24"	19.93'	N 25°14'23" E	19.93'
C15	300.00'	3°48'24"	19.93'	S 25°14'23" W	19.93'
C16	15.00'	89°57'31"	23.55'	S 72°07'31" W	21.21'
C17	15.00'	90°02'29"	23.57'	N 17°52'29" W	21.22'
C18	325.00'	33°23'47"	189.43'	S 10°26'52" W	186.76'
C19	15.00'	90°00'00"	23.56'	N 38°44'58" E	21.21'
C20	319.00'	33°23'37"	185.92'	S 79°33'13" E	183.30'
C21	15.00'	90°00'10"	23.56'	S 17°51'20" E	21.21'
C22	15.00'	89°59'50"	23.56'	S 72°08'40" W	21.21'
C23	365.00'	33°23'37"	212.73'	S 79°33'13" E	209.73'
C24	15.00'	90°00'00"	23.56'	N 51°15'02" W	21.21'
C25	15.00'	90°00'00"	23.56'	N 38°44'58" E	21.21'
C26	279.00'	33°23'37"	162.61'	S 79°33'13" E	160.32'
C27	15.00'	90°00'10"	23.56'	S 17°51'20" E	21.21'
C28	325.00'	2°50'01"	16.07'	S 25°43'44" W	16.07'
C29	325.00'	7°05'59"	40.27'	S 20°45'44" W	40.25'
C30	325.00'	7°15'28"	41.17'	S 13°35'01" W	41.14'
C31	325.00'	7°33'19"	42.86'	S 6°10'37" W	42.83'
C32	325.00'	7°31'17"	42.66'	S 1°21'41" E	42.63'
C33	325.00'	1°07'43"	6.40'	S 5°41'10" E	6.40'
C34	319.00'	10°09'18"	56.54'	N 88°49'37" E	56.47'
C35	319.00'	11°18'33"	62.96'	S 80°26'27" E	62.86'
C36	319.00'	11°18'33"	62.96'	S 69°07'55" E	62.86'
C37	319.00'	0°37'14"	3.45'	S 63°10'02" E	3.45'
C38	365.00'	0°32'27"	3.45'	S 63°07'38" E	3.45'
C39	365.00'	5°54'38"	37.65'	S 66°21'10" E	37.64'
C40	365.00'	5°56'24"	37.84'	S 72°16'41" E	37.82'
C41	365.00'	5°56'24"	37.84'	S 78°13'06" E	37.82'
C42	365.00'	5°56'24"	37.84'	S 84°09'30" E	37.82'
C43	365.00'	5°56'24"	37.84'	N 89°54'06" E	37.82'
C44	365.00'	3°10'56"	20.27'	N 85°20'26" E	20.27'
C45	279.00'	12°43'11"	61.94'	S 89°53'27" E	61.81'
C46	279.00'	13°35'35"	66.19'	S 76°44'04" E	66.04'
C47	279.00'	7°04'52"	34.48'	S 66°23'51" E	34.46'
C48	279.00'	9°52'23"	48.08'	S 1°18'50" E	48.02'
C49	279.00'	10°38'09"	51.79'	S 8°56'26" W	51.72'
C50	325.00'	5°50'57"	33.18'	S 65°46'53" E	33.16'
C51	325.00'	7°07'54"	40.45'	S 72°16'18" E	40.43'
C52	325.00'	7°07'54"	40.45'	S 79°24'12" E	40.43'
C53	325.00'	7°07'54"	40.45'	S 86°32'06" E	40.43'
C54	325.00'	6°08'59"	34.88'	N 86°49'28" E	34.87'
C55	300.00'	2°03'40"	10.79'	S 24°22'02" W	10.79'
C56	597.00'	3°43'50"	38.87'	N 85°36'53" E	38.86'
C57	597.00'	4°50'42"	50.48'	N 89°54'09" E	50.47'
C58	597.00'	4°50'42"	50.48'	S 85°15'09" E	50.47'
C59	597.00'	4°50'42"	50.48'	S 80°24'27" E	50.47'
C60	597.00'	6°23'25"	66.58'	S 74°47'23" E	66.55'
C61	597.00'	6°15'18"	65.18'	S 68°28'02" E	65.14'
C62	597.00'	2°28'58"	25.87'	S 64°05'54" E	25.87'
C63	300.00'	1°44'43"	9.14'	S 26°16'14" W	9.14'
C64	12.00'	87°08'45"	18.25'	N 25°10'04" W	16.54'
C65	12.00'	87°08'45"	18.25'	N 61°58'42" E	16.54'
C66	452.00'	33°23'38"	263.44'	S 79°33'13" E	259.73'
C67	470.00'	21°48'06"	178.84'	N 85°20'59" W	177.76'
C68	597.00'	2°18'13"	24.00'	S 71°35'41" E	24.00'
C69	453.50'	14°37'53"	115.81'	N 88°56'05" W	115.49'
C70	468.50'	14°37'53"	119.64'	S 88°56'05" E	119.31'

ALLEY EASEMENT DETAIL SCALE 1"=100'



DRAINAGE EASEMENT DETAIL SCALE 1"=100'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S27°06'16"W	126.66'
L2	S62°53'44"E	36.68'
L3	S27°06'16"W	46.00'
L4	N84°01'05"E	90.31'
L5	S79°37'17"E	19.85'
L6	S8°42'05"E	69.77'
L7	S5°03'34"W	50.99'
L8	S83°44'58"W	166.00'
L9	S83°44'58"W	128.60'
L10	N27°08'45"E	81.98'
L11	S27°08'45"W	111.55'
L12	N62°51'25"W	114.97'
L13	S62°51'25"E	114.96'
L14	N23°20'12"E	40.26'
L15	N27°08'45"E	31.50'
L16	S83°44'58"W	21.62'
L17	N83°44'58"E	21.62'
L18	N27°08'45"E	66.02'
L19	N62°46'06"W	40.00'
L20	S62°54'08"E	40.00'
L21	N69°20'44"W	35.84'
L22	S80°13'39"E	35.84'
L23	N89°02'25"E	34.86'
L24	S62°57'32"E	52.34'
L25	S67°24'40"E	13.14'
L26	S76°44'04"E	35.27'
L27	S89°39'00"W	4.15'
L28	S89°39'00"W	35.57'
L29	S63°35'00"E	34.13'
L30	S67°01'22"E	27.08'
L31	S70°20'21"E	23.24'
L32	S73°35'16"E	34.13'
L33	S76°54'41"E	17.28'
L34	S80°24'27"E	38.97'
L35	S82°53'58"E	1.12'
L36	S85°19'19"E	37.85'
L37	S88°53'16"E	19.52'
L38	N88°41'23"E	19.46'
L39	N85°20'21"E	35.21'
L40	S83°44'58"W	4.00'
L41	N83°44'58"E	42.00'
L42	N83°44'58"E	40.00'
L43	N83°44'58"E	36.68'
L44	S84°47'20"W	104.93'
L45	N86°25'29"E	19.99'
L46	S27°09'31"W	61.16'



FINAL PLAT HARVEST RIDGE SUBDIVISION SECTION THREE

A SUBDIVISION OF 21.737 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

LEGAL DESCRIPTION

FIELD NOTES FOR A 21.737 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 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 21.737 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 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 Travis County, Texas, 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 Official Public Records of Travis County, Texas, for the northwest corner and POINT OF BEGINNING 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 451.95 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northeast corner of the herein described tract;

THENCE, departing said common line, over and across the 234.288 acre tract the following twenty (21) courses:

1. S 27°06'16" W, a distance of 126.66 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;
2. S 62°53'44" E, a distance of 36.68 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
3. S 27°06'16" 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;
4. Curving to the left, 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 S 72°07'31" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
5. S 27°08'45" W, 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;
6. Curving to the left, 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 S 20°42'08" W, and a chord distance of 62.62 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;
7. N 84°01'05" E, a distance of 90.31 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 79°37'17" E, a distance of 19.85 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a corner of the herein described tract;
9. S 8°42'05" E, 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;
10. S 6°15'02" E, 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;
11. S 5°03'34" W, 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;
12. S 6°15'02" E, a distance of 100.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southeast corner of the herein described tract;
13. S 83°44'58" W, a distance of 166.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the beginning of a non-tangent curve for a re-entrant corner the herein described tract;
14. Curving to the left, with a radius of 325.00 feet, an arc length of 52.36 feet, a central angle of 9°13'48", a chord bearing of S 10°51'56" E, and a chord distance of 52.30 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;
15. Curving to the right, with a radius of 15.00 feet, an arc length of 25.98 feet, a central angle of 99°13'48", a chord bearing of S 34°08'04" W, and a chord distance of 22.85 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;
16. S 83°44'58" W, a distance of 128.60 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;
17. Curving to the right, with a radius of 597.00 feet, an arc length of 347.95 feet, a central angle of 33°23'37", a chord bearing of N 79°33'13" W, and a chord distance of 343.04 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;
18. N 62°51'25" W, a distance of 255.17 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;
19. Curving to the right, with a radius of 15.00 feet, an arc length of 23.56 feet, a central angle of 90°00'10", a chord bearing of N 17°51'20" W, and a chord distance of 21.21 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a point of tangency of the herein described tract;
20. N 27°08'45" E, a distance of 81.98 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;
21. N 62°51'21" W, a distance of 176.05 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 10.00 acre tract of land as conveyed unto Clyde T. Lundgren and wife, Betty S. Lundgren in Volume 7619, Page 44 of the Deed Records of Travis County, Texas, for the southwest corner of the herein described tract, from which a 5/8-inch iron rod with a cap stamped "ZWA" found at the common corner of the 234.288 acre tract and said 10.00 acre tract bears, N 70°10'34" W, a distance of 480.29 feet;

THENCE, N 27°09'31" E, coincident with the common line of the 234.288 acre tract, said 10.00 acre tract and the aforementioned 4.737 acre tract, a distance of 1,285.07 feet to the POINT OF BEGINNING and containing 21.737 acre of land, more or less.

FINAL PLAT
**HARVEST RIDGE
SUBDIVISION
SECTION THREE**

A SUBDIVISION OF 21.737 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 21.737 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 SUBDIVISION SECTION THREE

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

PRELIMINARY PENDING FINAL REVIEW

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

CITY OF ELGIN:
CERTIFICATE OF APPROVAL:

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

CHAIRPERSON DATE _____ RECORDING SECRETARY DATE _____

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF BASTROP

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

NOTARY PUBLIC, STATE OF TEXAS

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 UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR BASTROP COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48021C0075E, EFFECTIVE JANUARY 19, 2006. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
4. FINAL PLAT IS IN GENERAL CONFORMANCE WITH THE PRELIMINARY PLAT.
5. THIS SUBDIVISION IS IN AND SERVED BY AQUA WATER SUPPLY CORPORATION CCN FOR WATER SERVICE.
6. THE SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN'S WASTEWATER CCN. ALTESSA MUD WILL PROVIDE RETAIL WASTEWATER SERVICE TO THE SUBDIVISION PURSUANT TO A WASTEWATER SERVICE AGREEMENT WITH THE CITY OF ELGIN APPROVED IN CITY OF ELGIN RESOLUTION NO. 2020-12-15-60.
7. NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL.
8. 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.).
9. 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.
10. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, GRASS, LANDSCAPING, AND DRIVEWAY OR SIDEWALK PAVING. AQUA WATER SUPPLY CORPORATION SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTION, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING ANY UTILITIES.
11. LOT 9, BLOCK M, LOT 4, BLOCK S, LOT 10, BLOCK N, AND LOT 24 BLOCK P WILL BE CONVEYED TO ALTESSA MUD AND SHALL BE MAINTAINED BY ALTESSA MUD OR A HOMEOWNERS' ASSOCIATION.
12. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
13. THIS PROJECT IS LOCATED IN THE LOWER COLORADO-CUMMINS WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.
14. ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER. APPROVAL OF THIS PLAT BY THE CITY OF ELGIN DOES NOT REMOVE THESE RESPONSIBILITIES.

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 TRAVIS §

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

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FINAL PLAT
**HARVEST RIDGE
SUBDIVISION
SECTION THREE**
A SUBDIVISION OF 21.737 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



Development Services Department

STAFF REPORT

Creeks Crossing Section 1 Final Plat

File Number: 202200050

Date: September 16, 2022

Applicant: John Hines, P.E.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – September 26, 2022.

Location: TCAD Parcels 248209; located adjacent to the west of Westwind Subdivision.

APPLICATION SUMMARY

Consideration of a final plat for Creeks Crossing Section 1 which consists of 137 lots (133 single family lots, 2 open space/drainage lots, 3 open space lots) on 8 blocks and on 39.898 acres of land.

DEPARTMENT COMMENTS

The Concept Plan was approved through a Planned Development District (PDD) rezoning by Council on October 12, 2021, which set the development pattern (see attachment 2). From the concept plan, a Preliminary Plat for the entire Creeks Crossing Development (289 lots) was approved by the Commission on January 24, 2022. This final plat is the first one and covers the eastern portions of the development and includes the proposed north-south arterial roadway (90' wide) from Western Sky Blvd. and ending at the Briarwood Development. This Final Plat matches the approved Preliminary Plat.

STAFF ANALYSIS

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

ATTACHMENTS

Additional information is provided through attached exhibits.

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

Attachment 1

Application

Date: 3-7-2022

Project Address: 12311 Klaus Ln., Elgin, TX 78621

Name: John Hines, P.E.

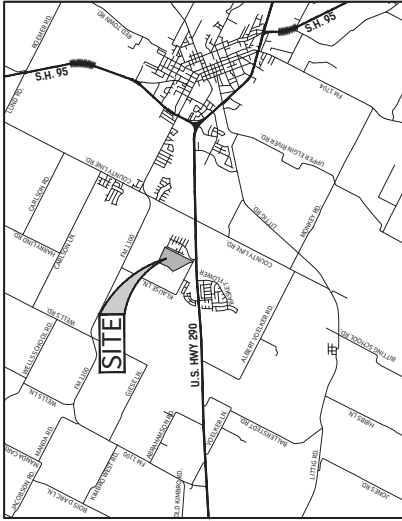
[Signature]

3-7-2022

Section 1: 39.89 Acre Single Family Subdivision Final Plat

Attachment 2
Approved Concept Plan

CREEKS CROSSING CONCEPT PLAN



LAND USE SUMMARY	
Gross Acreage:	67.97 Acres
Linear Feet of New Streets	10,692
Number of Blocks	10
Single-Family (50'x120'+)	175 Lots
Single-Family (45'x110'+Alley)	109 Lots
Detention Pond/Open Space	4 Lots
Total:	288 Lots

Proposed Phase 1
Final Plat

SURVOR:
JOBY EARLY, R.P.L.S.
ERIC DANNHEIM, R.P.L.S.
EARLY LAND SURVEYING, LLC
P.O. BOX 92388
AUSTIN, TX 78709

OWNER:
CREEKS CROSSING LAND PARTNERS, LLC
311 WESTWOOD TERRACE
AUSTIN, TX 78746
ATTN: S. TODD MCCULLOUGH

- LEGEND
- 50'x120'+ LOTS
 - 45'x110' LOTS + ALLEY
 - POND
 - PARKLAND/OPEN SPACE
 - PHASE LINE

SCALE: 1"=100'



CREEKS CROSSING
CONCEPTUAL PLAN
CONCEPT LAYOUT C

DATE
9/13/2023
PROJECT NO.
B040397.000.0
DRAWN BY
CJB
CHECKED BY
JDB

REVISIONS

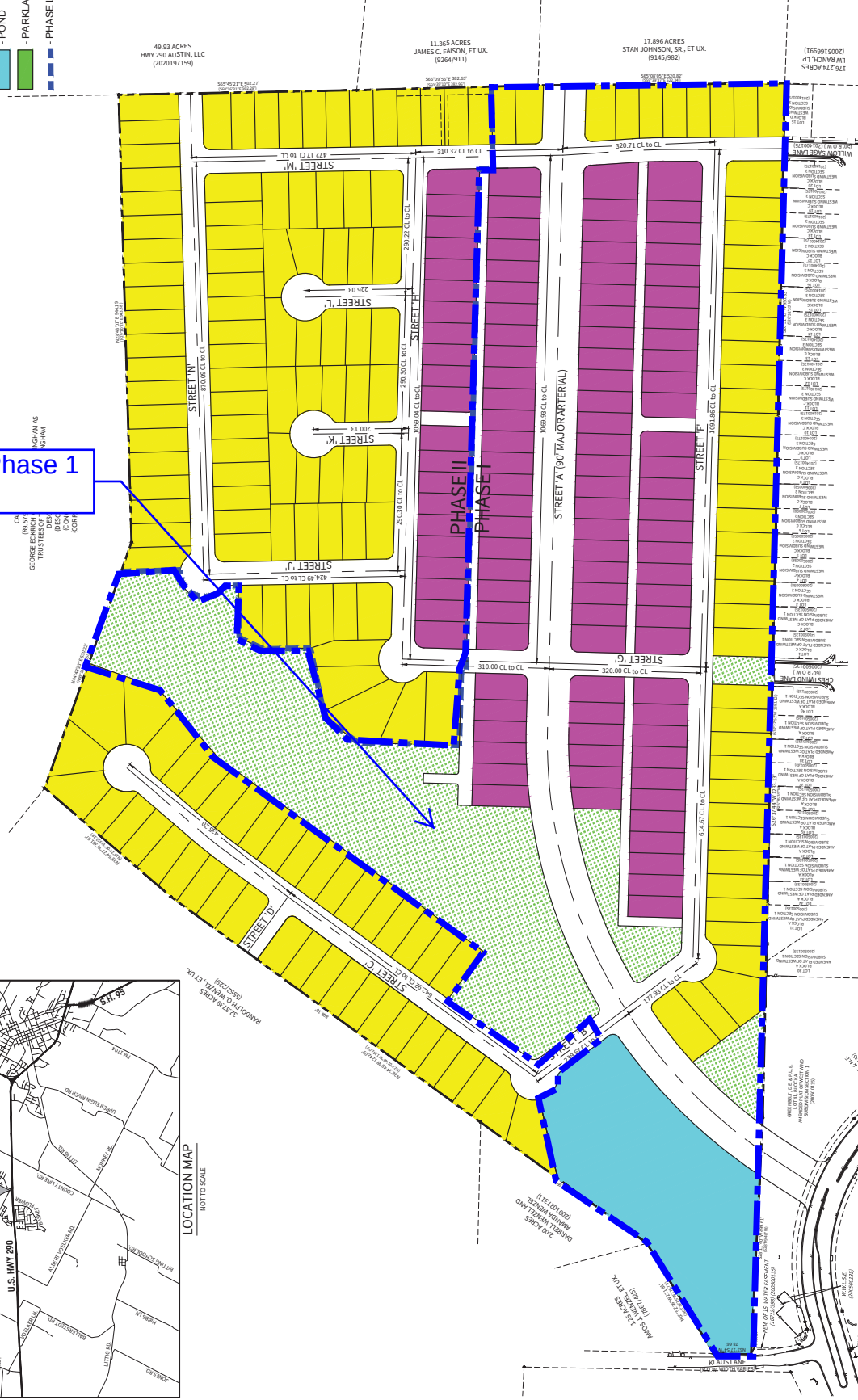
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APPROVED FOR THE CITY OF AUSTIN
DATE: 9/13/2023
BY: [Signature]

CUDE ENGINEERS
DATE: 9/13/2023
PLAT NO.

1

OF 1



REPRODUCTION OF THE ORIGINAL SURVEY AND BASED UPON THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORDS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORDS THAT WOULD AFFECT THE ACCURACY OF THIS SURVEY.

Attachment 3
Approved Preliminary Plat

PRELIMINARY PLAT ONLY - NOT FOR RECORDATION

CREEKS CROSSING SUBDIVISION

ELGIN, TRAVIS COUNTY, TEXAS

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 CITY APPROVAL.

SUBMITTED FOR APPROVAL BY:


JOHN D. HINES, P.E.

1-10-2022

DATE

DEVELOPER:
Creeks Crossing Land Partners, LLC
Attn: S. Todd McCullough
311 Westwood Terrace
Austin, TX 78746

PROJECT MANAGER - CIVIL ENGINEER:
Cude Engineers - Austin, LLC
Contact: John Hines
12301 Research Blvd., Building V, Ste. 160
Austin, Texas 78759
Ph. 512-260-9100

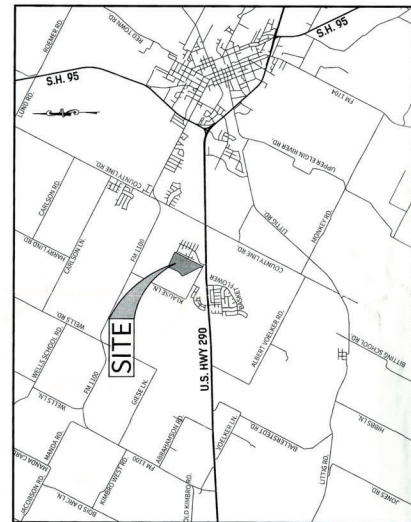
SURVEYOR:
Joby Early, R.P.L.S.
Eric Damheim, R.P.L.S.
Early Land Surveying
P.O. Box 92588
Austin, TX 78709
Ph. 512-202-8631

LEGAL DESCRIPTION:
BEING 68.314 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC. OUT OF THE WILLIAM HINES SURVEY, ABSTRACT NO. 345, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 68.031 ACRE TRACT DESCRIBED IN DEED TO JOSEPH W. WINKLEY AND BOBBIE L. WINKLEY RECORDED IN DOC. NO. 2021095645 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.).

GENERAL NOTES:

1. ALL RESPONSIBILITY OF 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 CITY LIMITS AND IS SUBJECT TO THE PLANNED DEVELOPMENT AGREEMENT FOR CREEKS CROSSING, DATED 10/12/2021, AND PASSED IN CITY ORDINANCE NO. 2021-12-33.
3. THIS SUBDIVISION IS LOCATED WITHIN THE WILBARGER CREEK-COLORADO RIVER WATERSHED AND ARE CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.
4. NO PORTION OF THIS SUBDIVISION IS WITHIN THE EDWARDS-AQUIFER RECHARGE OR CONTRIBUTING ZONE.
5. THIS PROJECT IS FULLY LOCATED WITHIN THE CITY OF ELGIN, TX CITY LIMITS.
6. THIS SUBDIVISION SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD RISK ZONE) AND THEREFORE IS NOT ELIGIBLE FOR THE ELGIN CITY INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453-03-010, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
7. THIS SUBDIVISION IS SERVED BY AQUA WATER SUPPLY CORP. CCM FOR WATER SERVICE.
8. THIS SUBDIVISION IS SERVED BY THE CITY OF ELGIN CCH FOR WASTEWATER SERVICE.

REVISION NO.	DATE MADE	SHEET NO.	ACCEPTED BY	DATE MADE



LOCATION MAP
NOT TO SCALE

APPLICATION SUBMITTAL DATE:
10/27/2021

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER
2	PRELIMINARY PLAT
3	GENERAL NOTES
4	EXISTING DRAINAGE PATTERN
5	PROPOSED DRAINAGE MAP
6	WATER DISTRIBUTION PLAN
7	WASTEWATER COLLECTION PLAN
8	TREE PRESERVATION PLAN

SINGLE FAMILY PHASE LOT SUMMARY			
45'	50'	TOTAL	PHASE
88	87	175	1
21	88	109	2
109	175	284	

LAND USE SUMMARY	
Gross Acreage:	68.314 Acres
Linear Feet of New Streets	10,641
Number of Blocks	9
Single-Family (50'x120'+)	175 Lots
Single-Family (45'x110'+-Alley)	109 Lots
Detention Pond	1 Lot
Open Space	41 Lots
Total:	289 Lots

THIS PRELIMINARY PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING AND ZONING COMMISSION ON THIS 28 FEB 22 DAY OF Jan 20 22.


PLANNING & ZONING COMMISSION CHAIRMAN
DATE 28 FEB 22


PLANNING & ZONING COMMISSION SECRETARY
DATE 28 FEB 22



12301 Research Blvd., Suite 160, Ste. 160
Austin, Texas 78759
PH: 512-260-9100 F: 512-260-9101

CREEKS CROSSING SUBDIVISION
PRELIMINARY PLAT
COVER

DATE
1/6/2022
PROJECT NO.
PM0397-000.01
DRAWN BY
CJB
CHECKED BY
JDH

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CUDE ENGINEERS
DATE: 1/6/2022
PLAT NO.

1

OF 8



CUDE ENGINEERS, INC. 1000 N. 10th St.
 Suite 100
 Austin, Texas 78701
 P: 512.332.0000 F: 512.332.0001

**CREEKS CROSSING SUBDIVISION
 PRELIMINARY PLAT**

EXISTING DRAINAGE PATTERN

DATE: 1/6/2022
 PROJECT NO.: RAO397.000.01
 DRAWN BY: CJB
 CHECKED BY: JDH

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CUDE ENGINEERS
 DATE: 1-10-22

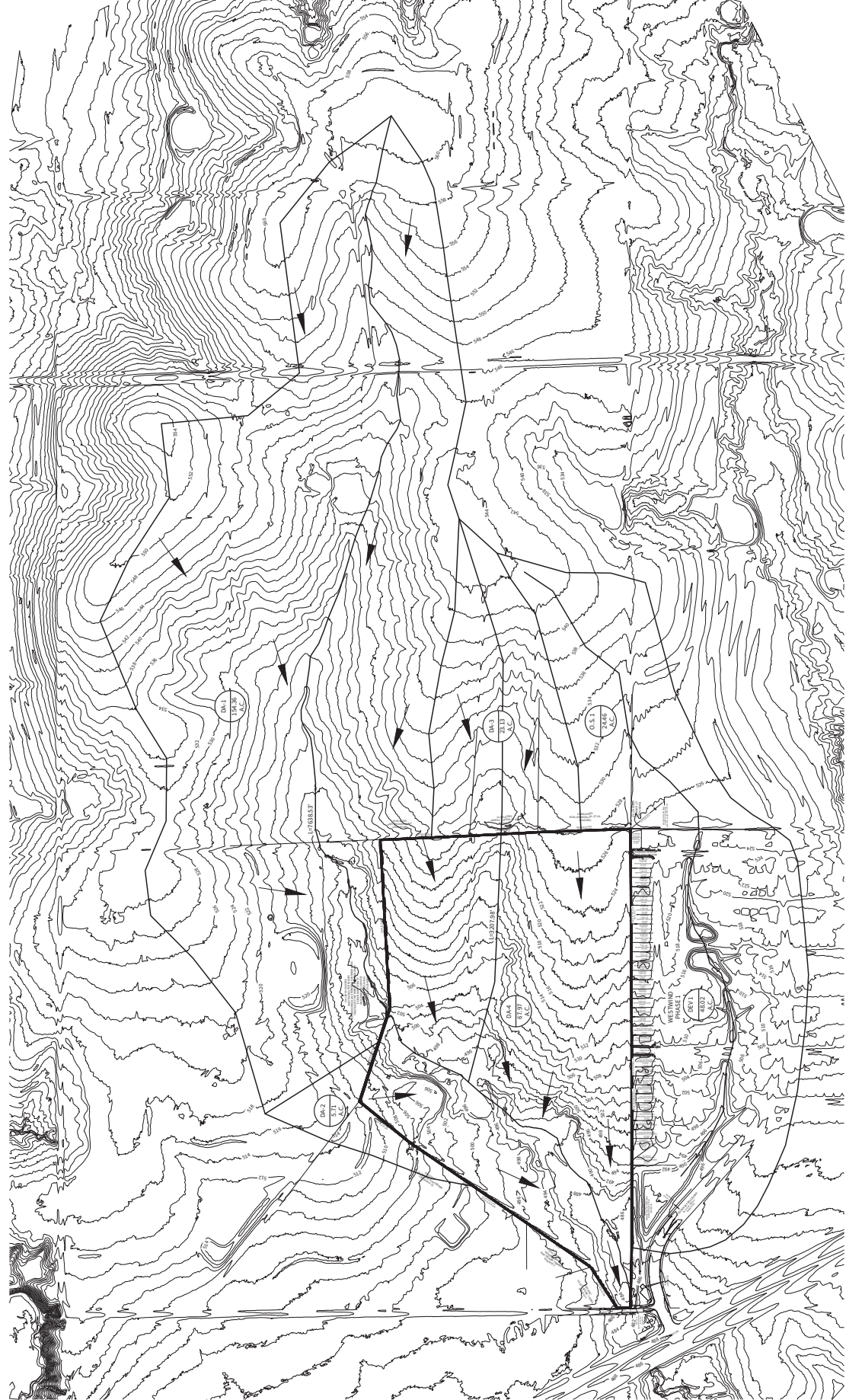
PLAT NO.

4

SCALE: 1"=250'

LEGEND

- PROPOSED AREA
- EXISTING AREA
- DRAINAGE AREA LABEL
- DRAINAGE ARROW

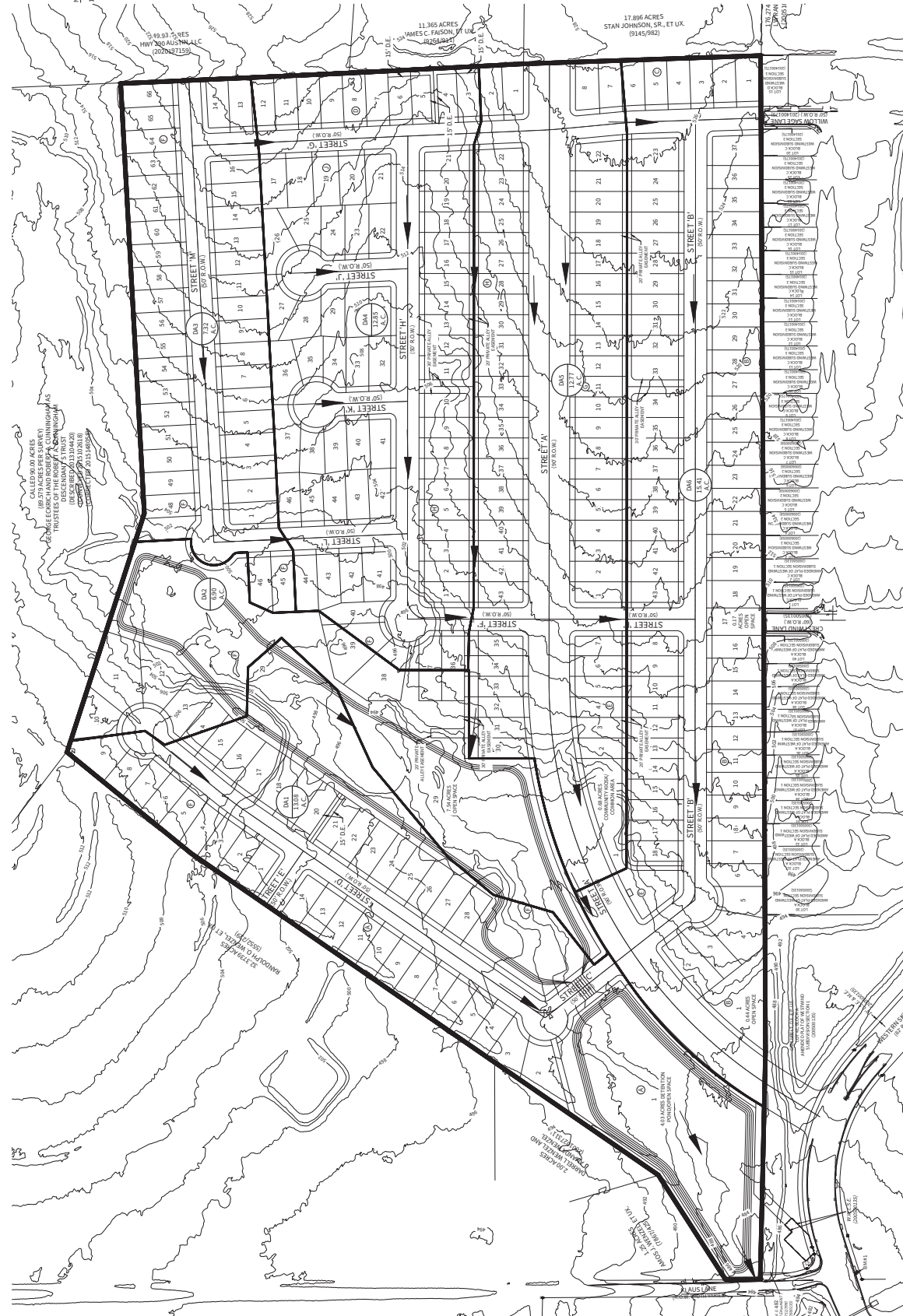




LEGEND

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NOTE:
1. SEE ENGINEER'S REPORT DATED 10/25/2021 FOR DRAINAGE CALCULATIONS.



**CREEKS CROSSING SUBDIVISION
PRELIMINARY PLAT**

PROPOSED DRAINAGE MAP

DATE: 10/25/2021
PROJECT NO.: RAO397.000.01
DRAWN BY: CJB
CHECKED BY: JDB

REVISIONS	
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CUDE ENGINEERS
10000 N. LOOP WEST
SUITE 100
DALLAS, TEXAS 75243
PLAT NO.

5

OF 8

REPRODUCTION OF THE ORIGINAL SURVEY AND SCALED AND FOR THE RECORD MAPS AND RECORD MAPS. THE ENGINEER'S RESPONSIBILITY FOR THE SCALE OF THE DOCUMENT AND THE PROPORTION OF THE MAPS IS NOT GUARANTEED.



LEGEND

- | LOT NUMBER | LOT NUMBER | OPEN SPACE | PROPOSED W | PROPOSED FILL |
|------------|------------|------------|------------|---------------|
| | | | | |

- NOTES:
1. WATER TO BE PROVIDED BY AQUA WATER SUPPLY CORP. (IN AQUA CCN).

CALLED 90.00 ACRES
 (89.579 ACRES PER SURVEY)
 GEORGE ECKRICH AND ROBERT A. CUNNINGHAM AS
 TRUSTEES OF THE ROBERT A. CUNNINGHAM
 DESCENDANT'S TRUST
 (DE SC. RIBED 2013.10.44.20)
 (CONVEYED 20.15.10.261.8)
 (CORRECTED 20.15.148.05.8)

CREEKS CROSSING SUBDIVISION
PRELIMINARY PLAT
.....
WATER DISTRIBUTION PLAN

WATER DISTRIBUTION PLAN

DATE 1/6/2022

PROJECT NO. RA0397 000 0

DRAWN BY

.....
CHECKED BY

REVISIONS
JDH

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JOHN D. HINES
90891

.....IDE ENGINEER

PLAT NO. 13010

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OF 8
CIES PRIOR TO CON-

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

September 01, 2022

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

RE: Creek's Crossing – Final Plat U3 Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on August 29, 2022, by Cude Engineers – Austin, LLC. (CE). All items submitted are listed below.

1. Final Plat dated August 26, 2022.
2. Other supporting documents submitted with the final plat: Street Name Approval Correspondence.

Our review finds that this document has been prepared in general conformance with the City of Elgin's Code of Ordinances and the Agreement and Development Plan between the City of Elgin and Creeks Crossing Land Partners, LLC.

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 document 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.
Regional Vice President

cc: Mr. John Hines, P.E., Cude Engineers – Austin, LLC.

CREEKS CROSSING SECTION 1
FINAL PLAT

OWNER:
GEHAN HOMES, LTD.
10000 BAYVIEW DRIVE
BARTON CREEK PLAZA III
3815 S. CAPITAL OF TEXAS HWY, SUITE 275
AUSTIN, TX 78704

PROJECT MANAGER — CIVIL ENGINEER:
CUE ENGINEERS — AUSTIN, LLC
CONTACT: JOHN HINES
10000 BAYVIEW DRIVE
AUSTIN, TEXAS 78759
PH: 512-260-9100

SUBMITTOR:
JOBY EARLY, R.P.L.S.
ERIC DANNHEIM, R.P.L.S.
10000 BAYVIEW DRIVE
AUSTIN, TEXAS 78759
P.O. BOX 92588
AUSTIN, TX 78709
PH: 512-202-8631

LEGAL DESCRIPTION:

39.898 ACRES (APPROXIMATELY 1,377,955 SQ. FT.) OUT OF THE WILLIAM HINES SURVEY NO. 53, ABSTRACT NO. 345, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF 68.314 ACRES, TRACT DESCRIBED IN THE DEED TO GEHAN HOMES, LTD., RECORDED IN PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BOOK 202, PAGE 39486, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL NOTES:

1. ALL RESPONSIBILITY OF 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 CITY LIMITS AND IS SUBJECT TO THE PLANNED DEVELOPMENT AGREEMENT FOR CREEKS CROSSING, DATED 10/12/2021, AND PASSED IN CITY ORDINANCE NO. 2021-10-12-33.
3. THIS SUBDIVISION IS LOCATED WITHIN THE WILBARGER CREEK-COLORADO RIVER WATERSHED AND ARE CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.
4. NO PORTION OF THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE.
5. THIS PROJECT IS FULLY LOCATED WITHIN THE CITY OF ELGIN, TX CITY LIMITS.
6. THIS SUBDIVISION SHOWN HEREON LIES WITHIN ZONE "Y" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 4845320510H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
7. THIS SUBDIVISION IS SERVED BY THE CITY OF ELGIN CCN FOR WATER SERVICE.
8. THIS SUBDIVISION IS SERVED BY THE CITY OF ELGIN CCN FOR WASTEWATER SERVICE.

NOTES:

1. A TYPICAL 10' P.U.E. SHALL BE DEDICATED ALONG THE FRONT OF EACH LOT AND R.O.W. LINE.
2. SETBACKS ON LOTS SHALL CONFORM TO THE FOLLOWING:
FRONT: 15'
SIDE: 5'
REAR: 10'
CORNER: 15'
GARAGE: 20'

SHEET INDEX

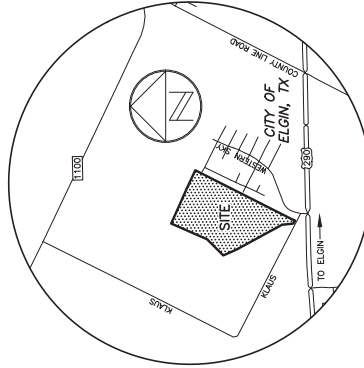
- COVER SHEET
SHEET 1: COVER SHEET
SHEET 2: FINAL INDEX
SHEET 3: FINAL PLAT SHEET 3
SHEET 4: FINAL PLAT SHEET 4
SHEET 5: FINAL PLAT SHEET 5
SHEET 6: FINAL PLAT SHEET 6
SHEET 7: FINAL PLAT SHEET 7
SHEET 8: PLAT NOTES AND LEGAL

ENGINEER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF TRAVIS

I, JOHN DAVID HINES, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

JOHN DAVID HINES, P.E. NO 96691
ENGINEERING BY:
CUE ENGINEERS
12301 RESEARCH BLVD., BLDG. V, STE. 160
AUSTIN, TEXAS 78759
512-260-9100
TPE FIRM REGISTRATION NO. 19070



LOCATION MAP
NOT TO SCALE

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83). ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET

SURFACE COORDINATES:

N 10105042.30
E 3214884.05

TEXAS STATE PLANE COORDINATES:

N 10104031.90
E 3214562.59

ELEVATION = 486.37'

VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999990010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100000
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0

THETA ANGLE: 1729.57"

LOT SUMMARY

TOTAL ACRES: 39.898 ACRES
TOTAL R.O.W. AREAGE: 8.231 ACRES
TOTAL NUMBER OF BLOCKS: 8
OPEN SPACE/DRAINAGE LOTS: 2
RESIDENTIAL LOTS: 133
RESIDENTIAL DISTRICT LOTS: 137
TOTAL LOTS: 137

LINEAR FEET OF NEW STREETS

SHORELINE BEACH DRIVE: 2538 LF
BARN CHME STREET: 1863 LF
SPANGLER BLOOM DRIVE: 67 LF
SHEPARD BLVD DRIVE: 649 LF
WILLOW SAGE LANE: 5,649 LF
TOTAL STREET LINEAR FOOTAGE: 5,649 LF

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "ARPEUTEURS" CAP FOUND
 - 1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET AFTER FINAL GRADING
 - 1/2" REBAR WITH "MANGUS" CAP FOUND
 - "X" IN CONCRETE FOUND
 - 1/2" IRON PIPE FOUND (OR AS NOTED)
 - CONTROL POINT/BENCHMARK LOCATION
 - W.W.L.S.E. WASTEWATER LIFT STATION EASEMENT
 - S.E. SIGN EASEMENT (200500135)
 - L.S.E. LANDSCOPE EASEMENT
 - M.E. MAINTENANCE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - W.W.L. WASTEWATER LINE EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.O.B. POINT OF BEGINNING
 - () RECORD INFORMATION

- LINE TYPE LEGEND
- BOUNDARY LINE
 - LOT LINE
 - ADJONER PROPERTY LINE
 - EASEMENT/SETBACK LINE

CITY REQUIRED PARKLAND (59%): 68.31 X 0.05 = 3.416 ACRES
DEVELOPER DONATED OPEN SPACE FOR PARKLAND PER PDD ORDINANCE 8.1 (12,823 ACRES; LOT 1/E, LOT 1/A, LOT 1/B, LOT 29/F)
DEVELOPER FEE-IN-LIEU PER PDD ORDINANCE 8.2

THIS FINAL PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING AND ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 2022.

CHAIR

PRINTED NAME:

SECRETARY

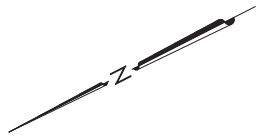
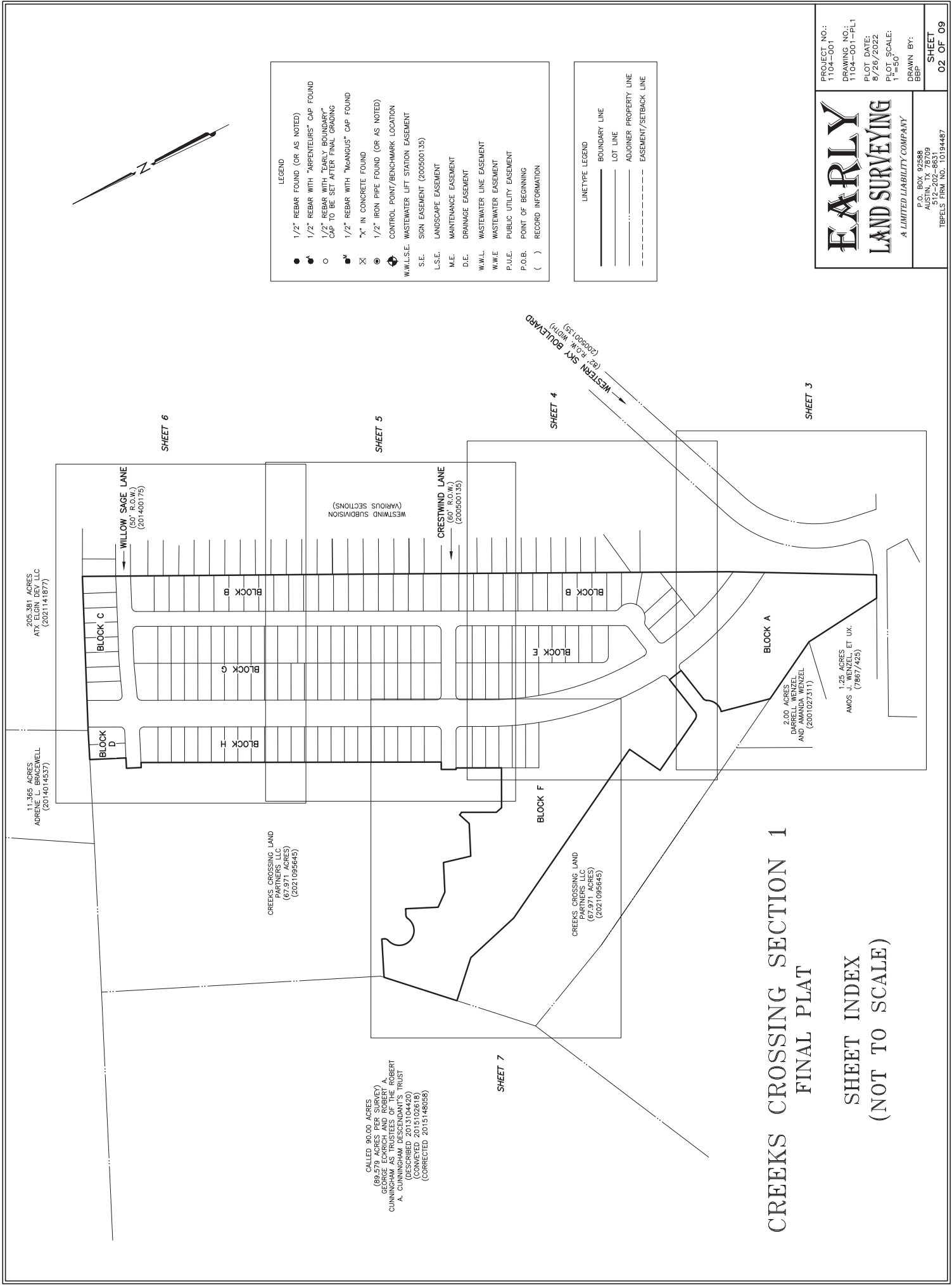
PRINTED NAME:

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TPE FIRM NO. 10194487

REVISION DATES:
5/24/22

DATE SUBMITTED: _____/_____/_____



LEGEND

●

1/2" REBAR FOUND (OR AS NOTED)

⦿

1/2" REBAR WITH "ARPEUTEURS" CAP FOUND

○

1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET AFTER FINAL GRADING

⦿

1/2" REBAR WITH "MCANGUS" CAP FOUND

⦿

7" IN CONCRETE FOUND

⦿

1/2" IRON PIPE FOUND (OR AS NOTED)

⦿

CONTROL POINT/BENCHMARK LOCATION

⦿

W.W.L.S.E. WASTEWATER LIFT STATION EASEMENT

S.E.

SIGN EASEMENT (200500135)

L.S.E.

LANDSCAPE EASEMENT

M.E.

MAINTENANCE EASEMENT

D.E.

DRAINAGE EASEMENT

W.W.L.

WASTEWATER LINE EASEMENT

W.W.E.

WASTEWATER EASEMENT

P.U.E.

PUBLIC UTILITY EASEMENT

P.O.B.

POINT OF BEGINNING

()

RECORD INFORMATION

LINE TYPE LEGEND

—

BOUNDARY LINE

—

LOT LINE

—

ADJONER PROPERTY LINE

EASEMENT/SETBACK LINE

CREEKS CROSSING SECTION 1

FINAL PLAT

SHEET INDEX

(NOT TO SCALE)

PROJECT NO.: 1104-001

DRAWING NO.: 1104-001-PL1

PLOT DATE: 8/26/2022

PLOT SCALE: 1"=50'

DRAWN BY: BGP

EARLY

LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588

AUSTIN, TX 78709

512-202-8631

TBFELS TRM NO. 10194487

SHEET

02 OF 09

CALLED 90.00 ACRES
(89.379 ACRES PER SURVEY)
GEORGE A. CUNNINGHAM AS TRUSTEES OF THE ROBERT
A. CUNNINGHAM DESCENDANT'S TRUST
(DESCRIBED 2013104420)
(CORRECTED 2015102819)
(CORRECTED 2015146636)

11.365 ACRES
ADRENE L. BRACEWELL
(2014014537)

205.381 ACRES
ATX ELGIN DEV LLC
(2021141877)

CREEKS CROSSING LAND
PARTNERS, LLC
(67.971 ACRES)
(2021095646)

CREEKS CROSSING LAND
PARTNERS, LLC
(67.971 ACRES)
(2021095646)

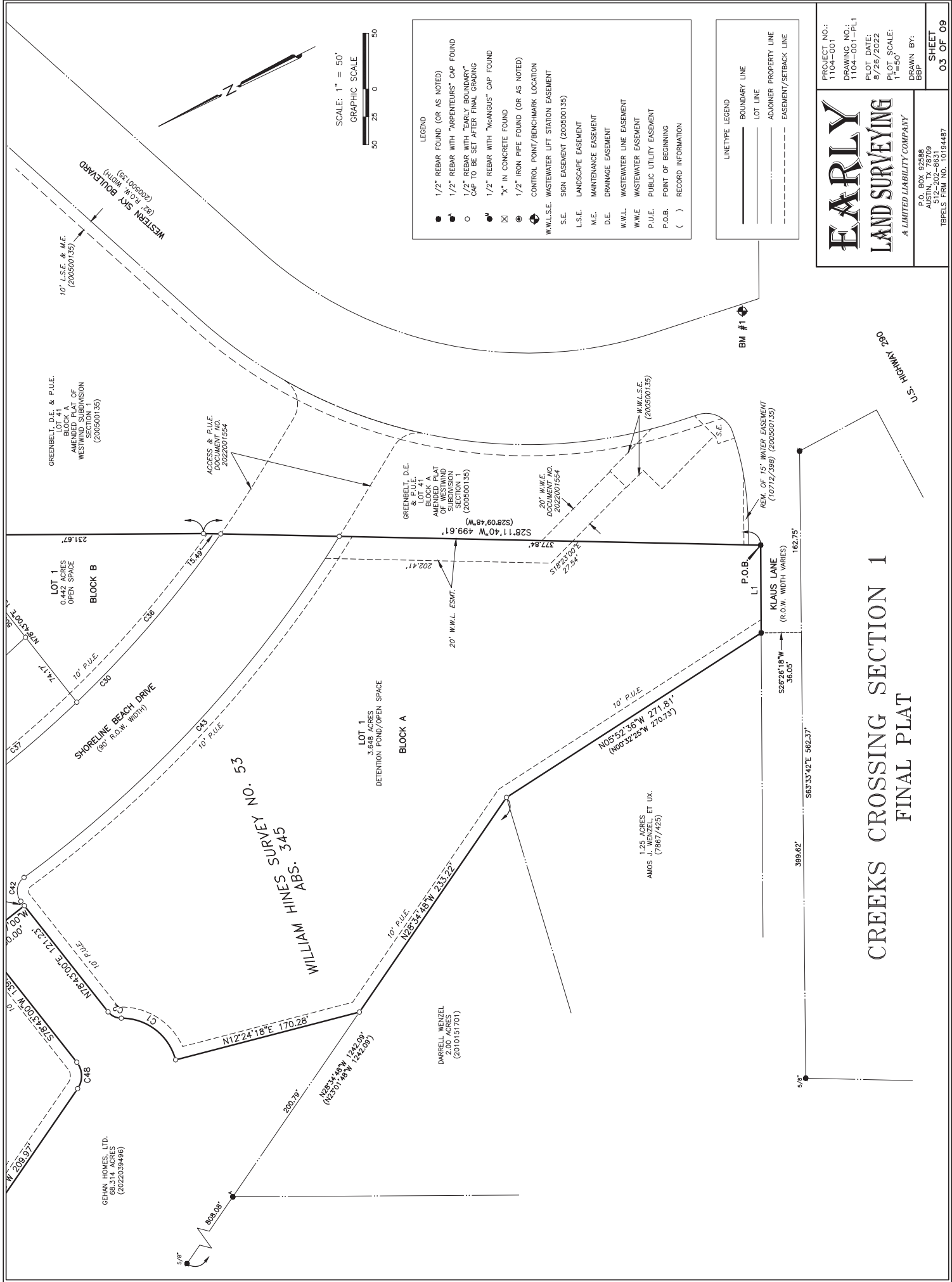
2.00 ACRES
DARRELL WENZEL
AND AMOS J. WENZEL
(2001027111)

1.25 ACRES
AMOS J. WENZEL, ET UX.
(7867 /425)

WILLOW SAGE LANE
(60' R.O.W.)
(201400175)

CRESTWIND LANE
(60' R.O.W.)
(200500135)

WESTERN SKY BOULEVARD
(82' R.O.W. MIN.)
(200500135)



PROJECT NO.:
1104-001

DRAWING NO.:
1104-001-PL1

PLOT DATE:
8/26/2022

PLOT SCALE:
1"=50'

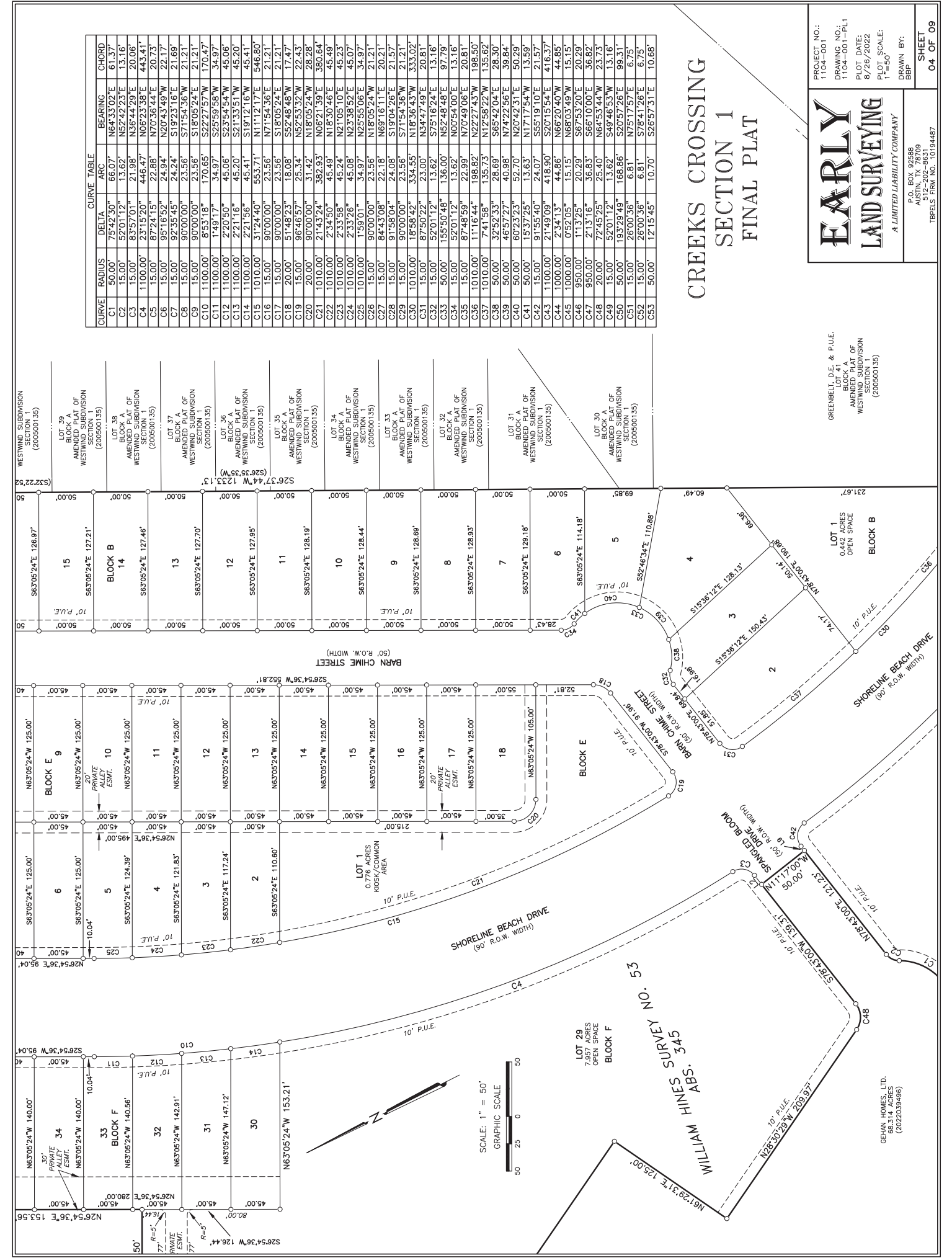
DRAWN BY:
BBP

EARLY
LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBFELS TRNG NO. 10194487

SHEET
03 OF 09



CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	50.00'	7542.30"	66.07'	N64°33'02"E	61.37'
C2	15.00'	52701.12"	13.62'	N52°42'33"E	13.16'
C3	15.00'	83575.01"	21.98'	N36°44'29"E	20.06'
C4	1100.00'	2315.20"	446.47'	N08°23'38"E	443.41'
C5	15.00'	8724.15"	22.88'	N70°36'44"E	20.73'
C6	15.00'	9516.52"	24.94'	N20°43'49"W	22.17'
C7	15.00'	9235.45"	24.24'	S19°23'16"E	21.69'
C8	15.00'	90700.00"	23.56'	S71°54'36"W	21.21'
C9	15.00'	90700.00"	23.56'	S18°05'24"E	21.21'
C10	1100.00'	853.18"	170.65'	S22°27'57"W	170.47'
C11	1100.00'	148.17"	34.97'	S25°59'58"W	34.97'
C12	1100.00'	220.50"	45.06'	S23°54'54"W	45.06'
C13	1100.00'	221.16"	45.20'	S21°33'51"W	45.20'
C14	1100.00'	221.56"	45.41'	S19°12'16"W	45.41'
C15	1010.00'	3124.40"	553.71'	N11°12'17"E	546.80'
C16	15.00'	90700.00"	23.56'	N71°54'36"E	21.21'
C17	15.00'	90700.00"	23.56'	S18°05'24"E	21.21'
C18	20.00'	5148.23"	18.08'	S62°48'48"W	17.47'
C19	15.00'	9646.57"	23.34'	N52°53'32"W	22.43'
C20	20.00'	90700.00"	31.42'	N18°05'24"W	28.28'
C21	1010.00'	2143.24"	382.93'	N06°21'39"E	380.64'
C22	1010.00'	234.50"	45.49'	N18°30'46"E	45.49'
C23	1010.00'	233.58"	45.24'	N21°05'10"E	45.23'
C24	1010.00'	233.26"	45.08'	N23°38'52"E	45.07'
C25	1010.00'	159.01"	34.97'	N25°55'06"E	34.97'
C26	15.00'	90700.00"	23.56'	N18°05'24"W	21.21'
C27	15.00'	8443.08"	22.18'	N69°16'11"E	20.21'
C28	15.00'	9158.04"	24.08'	S19°04'26"E	21.57'
C29	15.00'	90700.00"	23.56'	S71°54'36"W	21.21'
C30	1010.00'	1858.42"	334.55'	N18°36'43"W	333.02'
C31	15.00'	8750.22"	23.00'	N34°47'49"E	20.81'
C32	15.00'	52701.12"	13.62'	S75°16'24"E	13.16'
C33	50.00'	15550.48"	136.00'	N52°48'48"E	97.79'
C34	15.00'	52701.12"	13.62'	N00°54'00"E	13.16'
C35	15.00'	8748.59"	22.99'	N70°49'06"E	20.81'
C36	1010.00'	1116.44"	198.82'	N22°27'43"W	198.50'
C37	1010.00'	741.58"	135.73'	N12°58'22"W	135.62'
C38	50.00'	3752.33"	28.69'	S65°42'04"E	28.30'
C39	50.00'	4657.97"	40.98'	N74°22'56"E	39.84'
C40	50.00'	6023.23"	52.70'	N04°42'31"E	50.29'
C41	50.00'	1537.25"	13.63'	N17°17'54"W	13.59'
C42	15.00'	9155.40"	24.07'	S35°19'10"E	21.57'
C43	1100.00'	2149.09"	416.90'	S20°15'54"E	416.37'
C44	1000.00'	052.05"	15.15'	N66°03'49"W	15.15'
C45	1000.00'	052.05"	15.15'	S67°53'20"E	20.29'
C46	950.00'	113.25"	20.29'	S67°53'20"E	20.29'
C47	950.00'	213.16"	36.83'	S66°10'00"E	36.82'
C48	20.00'	7245.25"	25.40'	N64°53'44"W	23.73'
C49	15.00'	52701.12"	13.62'	S49°46'53"W	13.16'
C50	50.00'	19379.49"	168.86'	S20°57'26"E	99.31'
C51	15.00'	2600.36"	6.81'	N75°17'57"E	6.75'
C52	15.00'	2600.36"	6.81'	S78°41'26"E	6.75'
C53	50.00'	1215.45"	10.70'	S26°57'31"E	10.68'

CREEKS CROSSING SECTION 1 FINAL PLAT

PROJECT NO.: 1104-001

DRAWING NO.: 1104-001-PL1

PLOT DATE: 8/26/2022

PLOT SCALE: 1"=50'

EARLY

LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588

AUSTIN, TX 78709

512-202-4631

TBFELS TRNG NO. 10194487

DRAWN BY: BBP

SHEET 04 OF 09

GREENBELT, D.E. & P.U.E.
LOT 41
BLOCK A OF
WESTWIND SUBDIVISION
SECTION 1
(200500135)

GENAM HOMES, LTD.
68,314 ACRES
(2022039496)

CREEKS CROSSING
SECTION 1
FINAL PLAT



SCALE: 1" = 50'
GRAPHIC SCALE



LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
○	1/2" REBAR WITH "ARPEUTEURS" CAP FOUND
○	1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET AFTER FINAL GRADING
⊙	1/2" REBAR WITH "K-ANGUS" CAP FOUND
⊗	"X" IN CONCRETE FOUND
⊕	1/2" IRON PIPE FOUND (OR AS NOTED)
⊙	CONTROL POINT/BENCHMARK LOCATION
⊕	W.W.L.S.E. WASTEWATER LIFT STATION LOCATION
⊕	S.E. SIGN EASEMENT (200500135)
⊕	L.S.E. LANDSCAPE EASEMENT
⊕	M.E. MAINTENANCE EASEMENT
⊕	D.E. DRAINAGE EASEMENT
⊕	W.W.L. WASTEWATER LINE EASEMENT
⊕	W.M.E. WASTEWATER EASEMENT
⊕	P.U.E. PUBLIC UTILITY EASEMENT
⊕	P.O.B. POINT OF BEGINNING
()	RECORD INFORMATION

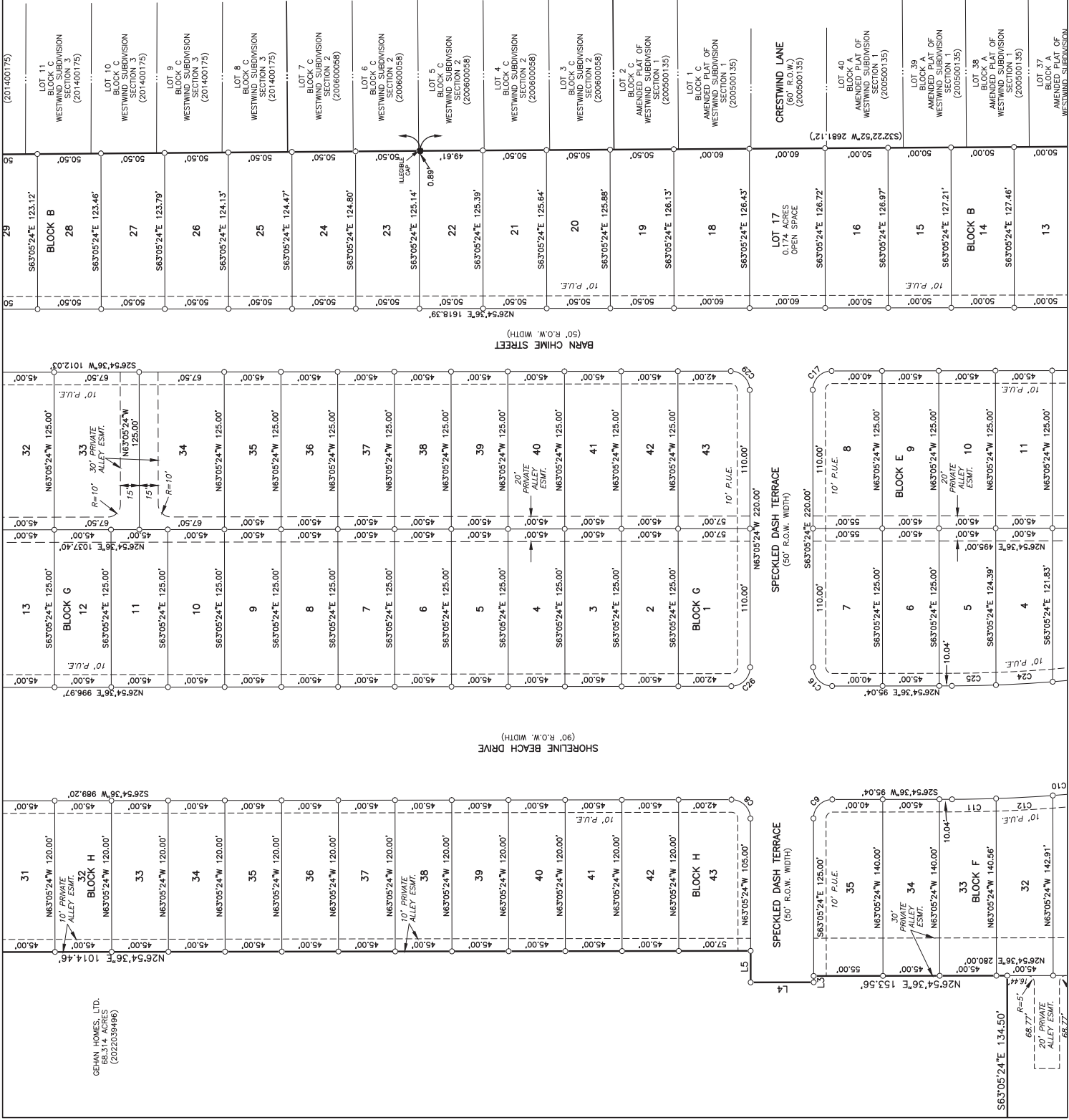
LINETYPE LEGEND	
—	BOUNDARY LINE
—	LOT LINE
—	ADJOINER PROPERTY LINE
- - -	EASEMENT/SETBACK LINE

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

PROJECT NO.: 1104-001
DRAWING NO.: 1104-001-PL1
PLOT DATE: 8/26/2022
PLOT SCALE: 1"=50'
DRAWN BY: BBP

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS TRM NO. 10194487

SHEET
05 OF 09



ADRENE L. BRACEWELL
11.365 ACRES
(2014014537)

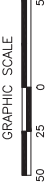
ATX ELGIN DEV LLC
205.381 ACRES
(2021141677)

APPROXIMATE NORTHEAST CORNER
OF WILLIAM HINES SURVEY NO. 53,
53, ABSTRACT NO. 345

CREEKS CROSSING SECTION 1 FINAL PLAT

WILLIAM HINES SURVEY NO. 53
ABS. 345

SCALE: 1" = 50'



SHORELINE BEACH DRIVE
(90' R.O.W. WIDTH)

BARN CHINE STREET
(50' R.O.W. WIDTH)

WILLOW SAGE LANE
(50' R.O.W. WIDTH)

WILLOW SAGE LANE
(50' R.O.W. WIDTH)



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "ARPELLEURS" CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET AFTER FINAL GRADING
- 1/2" REBAR WITH "MANGIUS" CAP FOUND
- "X" IN CONCRETE FOUND
- 1/2" IRON PIPE FOUND (OR AS NOTED)
- CONTROL POINT/BENCHMARK LOCATION
- W.M.L.S.E. WASTEWATER LIFT STATION EASEMENT
- S.E. SIGN EASEMENT (200500135)
- L.S.E. LANDSCAPE EASEMENT
- M.E. MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.L. WASTEWATER LINE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.O.B. POINT OF BEGINNING
- () RECORD INFORMATION

LINE/TYPE LEGEND

- BOUNDARY LINE
- LOT LINE
- ADJOINER PROPERTY LINE
- EASEMENT/SETBACK LINE

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

PROJECT NO.: 1104-001
DRAWING NO.: 1104-001-PL1
PLOT DATE: 8/26/2022
PLOT SCALE: 1"=50'
DRAWN BY: BGP
SHEET 06 OF 09
P.O. BOX 92588
AUSTIN, TX 78709
512-202-4631
TBFELS TRNG NO. 10194487

CREEKS CROSSING SECTION 1
FINAL PLAT

GEHAN, HOMES, LTD.
68.314 ACRES
(2022039496)

COLLED 90.00 ACRES
(89.579 ACRES PER SURVEY)
GEORGE ECKRICH AND ROBERT A.
CUNNINGHAM AS TRUSTEES OF THE ROBERT
A. CUNNINGHAM DESCENDANT'S TRUST
(CORRECTED 2015102618)
(CORRECTED 2015148058)

SCALE: 1" = 50'
GRAPHIC SCALE

LINE	BEARING	DISTANCE	(RECORD LINE)
L1	N63°17'54"W	78.66'	(N55°59'52"W 80.05')
L2	N78°43'00"E	10.56'	
L3	N63°05'24"W	5.00'	
L4	N26°54'36"E	50.00'	
L5	S63°05'24"E	25.00'	
L6	N65°41'08"W	17.02'	
L7	N24°18'52"E	50.00'	
L8	S65°41'08"E	34.97'	
L9	N78°43'00"E	4.98'	
L10	S23°46'16"W	9.04'	
L11	S65°41'08"E	21.41'	
L12	N69°10'21"E	43.51'	
L13	S14°34'48"E	23.40'	

LEGEND

●

1/2" REBAR FOUND (OR AS NOTED)

●

1/2" REBAR WITH "ARPENTEURS" CAP FOUND

○

1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET AFTER FINAL GRADING

⬮

1/2" REBAR WITH "McANGUS" CAP FOUND

⊗

"X" IN CONCRETE FOUND

⦿

1/2" IRON PIPE FOUND (OR AS NOTED)

⦿

CONTROL POINT/BENCHMARK LOCATION

⦿

W.W.L.S.E. WASTEWATER LIFT STATION EASEMENT

S.E.

SIGN EASEMENT (200500135)

L.S.E.

LANDSCAPE EASEMENT

M.E.

MAINTENANCE EASEMENT

D.E.

DRAINAGE EASEMENT

W.W.L.

WASTEWATER LINE EASEMENT

W.W.E.

WASTEWATER EASEMENT

P.U.E.

PUBLIC UTILITY EASEMENT

P.O.B.

POINT OF BEGINNING

()

RECORD INFORMATION

LINE TYPE LEGEND

—

BOUNDARY LINE

—

LOT LINE

—

ADJONER PROPERTY LINE

EASEMENT/SETBACK LINE

LOT 29
7.957 ACRES
OPEN SPACE
BLOCK F

WILLIAM HINES SURVEY NO. 53
ABS. 345

GEHAN, HOMES, LTD.
68.314 ACRES
(2022039496)

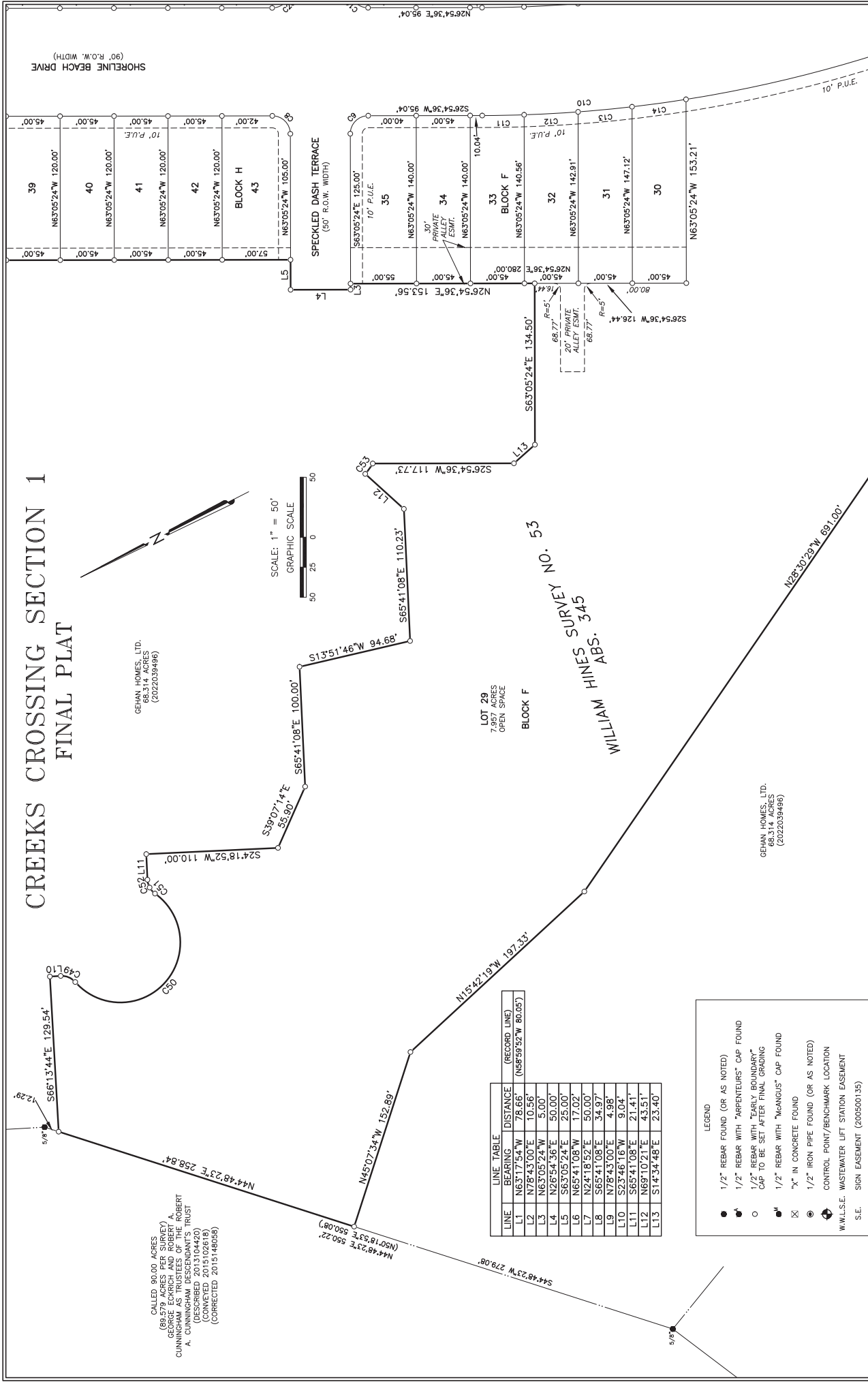
PROJECT NO.:
1104-001
DRAWING NO.:
1104-001-PL1
PLOT DATE:
8/26/2022
PLOT SCALE:
1"=50'
DRAWN BY:
BBP

EARLY
LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBFELS TRNG NO. 10194487

SHEET
07 OF 09



CREEKS CROSSING SECTION 1
FINAL PLAT

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF _____

KNOW ALL THESE MEN BY THE PRESENTS:

THAT GEHAN HOMES, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF A CALLED
68.31+/- ACRE TRACT RECORDED IN DOCUMENT NO. 2022039496 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE WILLIAM HINES SURVEY NO. 53,
ABSTRACT NO. 345 IN TRAVIS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE A 39.898 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED
HERETO, TO BE KNOWN AS:

CREEKS CROSSING SECTION 1

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND
OTHER FEATURES TO THE PUBLIC, TO REMAIN THE PROPERTY OF THE PUBLIC, FOR THE PERPETUAL
MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

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

GEHAN HOMES, LTD.,
A TEXAS LIMITED PARTNERSHIP

BY: _____

NAME: _____

TITLE: _____

PLAT NOTES:

1. NO PORTION OF THIS TRACT IS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER
FEMA FLOOD INSURANCE RATE STUDY ADMINISTRATION FIRM COMMUNITY PANEL NO. 46453C0504,
DATED SEPTEMBER 26, 2008.
2. UNLESS OTHERWISE INDICATED, A 10' WIDE PUBLIC UTILITY EASEMENT IS HEREBY
DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS.
3. AN EASEMENT 5' IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE
AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.
4. USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE
HOMEOWNER'S ASSOCIATION.
5. EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE
INSTRUMENT.
6. THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT:

GENERAL NOTES:

1. ALL DEVELOPMENT WITHIN THIS SUBDIVISION MUST ADHERE TO THE CITY OF ELGIN
ZONING ORDINANCE, ZONING AND SUBDIVISION ORDINANCE, RESPECTIVELY TAKING PRECEDENCE IN
LISTING ORDER.
2. THE FULLY DEVELOPED CONCENTRATED STORM RUNOFF FOR THE 100 YEAR STORM SHALL
BE BASED ON 15 MINUTE DURATION RAINFALL INTENSITIES OF 3.0 INCHES PER HOUR. DRAINAGE CALCULATIONS
WILL BE BASED ON ATLAS 14 RAINFALL INTENSITIES.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE
PROPERTY OWNER OR ASSIGNS.
4. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENT AS MAY BE
NECESSARY AND SHALL NOT PROHIBIT ACCESS TO GOVERNMENTAL AUTHORITIES.
5. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS, UNLESS NOTED OTHERWISE. ALL
ALLEYS ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY HOA.
6. ALL STREET, DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER ARE
REQUIRED TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF ELGIN STANDARDS. WHEN
NO DETAIL OR STANDARD IS AVAILABLE, THE ENGINEER MAY FOLLOW THE CITY OF AUSTIN
DEVELOPMENT MANUALS.
7. OPERATIONS AND MAINTENANCE OF THE DETENTION POND FACILITIES SERVING ALL SINGLE
FAMILY LOTS WILL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION UNLESS
THE CITY ELECTS TO TAKE OVER OWNERSHIP AND MAINTENANCE FROM HOA.
8. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING AND
OTHER STRUCTURES SHALL BE PERMITTED IN DRAINAGE EASEMENTS. FENCES ARE ALLOWED
ALONG LOT LINES ONLY PROVIDED THEY DO NOT OBSTRUCT 100'-YEAR FLOODS FOR SURFACE
USE DRAINAGE EASEMENTS.
9. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL PUBLIC STREETS AND SHALL BE
5'-FEET WIDE ON EACH SIDE. PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES THAT
ARE TO BE DEDICATED TO THE CITY OF ELGIN SHALL MEET OR EXCEED 2010 ADA
STANDARDS OF ACCESSIBILITY DESIGN AND APPLICABLE CURRENT FEDERAL AND STATE LAWS
REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES.
10. THIS SUBDIVISION IS SERVED BY THE CITY OF ELGIN CCN OR WATER SERVICE.
WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF ELGIN CCN.
11. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, SITE
DEVELOPMENT PERMITS AND BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF ELGIN.
12. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS DISCOVERED ON THIS SITE.
13. PUBLIC UTILITY EASEMENTS TO BE USED FOR UTILITY SERVICE PROVIDED TO LOTS WITHIN
THIS SUBDIVISION SHALL NOT ALLOWED FOR PASS-THRU OR PRIMARY MAINS SERVING
OUTSIDE DEVELOPMENT.
14. SIDEWALKS SHALL BE INSTALLED ON THE STREET SIDE(S) OF ALL LOTS, EXCEPT AS
NOTED OTHERWISE. SIDEWALKS SHALL NOT BE INSTALLED WHERE THERE IS AN EXISTING
WITH SUBDIVISION CONSTRUCTION. PEDESTRIAN RAMPS SHALL BE INSTALLED WITH STREET
CONSTRUCTION.
15. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND SIMILAR 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, AS AUTHORIZED BY V.T.C.A., LOCAL GOVERNMENT CODE CH. 212, THE
CITY OF ELGIN, TEXAS. A REQUIREMENT FOR GOOD CAUSE, AND PERMIT SUCH LINES TO
BE INSTALLED ABOVE GROUND.
16. OPEN SPACE, PARK, AND POND LOTS WILL BE OWNED AND MAINTAINED BY THE
HOMEOWNERS ASSOCIATION UNLESS THE CITY ELECTS TO TAKE OVER OWNERSHIP AND
MAINTENANCE FROM HOA.
17. ENVIRONMENTAL ASSESSMENT HAS BEEN COMPLETED BY HORIZON ENVIRONMENTAL DATED
OCTOBER 2021. THE ENVIRONMENTAL ASSESSMENT RECOMMENDATIONS SHALL BE INCLUDED
PROPOSED NEW SITE CONSTRUCTION WILL REMAIN WITHIN THE NON-REPORTING STATUTES
FOR NATIONWIDE PERMITTING, INCLUDING TRIBUTARY CROSSINGS OF ANY IDENTIFIED WETLAND
WILL REMAIN BELOW THE 0.10 ACRE IMPACT THRESHOLD.
18. ANY ENVIRONMENTAL FEATURES SUCH AS CLASSIFIED WETLANDS OF THE U.S. SHALL
BE MITIGATED AND/OR DESIGNED AROUND AS PART OF THE APPLICATION FOR A FINAL PLAT
AND CONSTRUCTION PLANS.
19. ALL RESIDENTIAL LOT FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1-FOOT
ABOVE THE NEAREST 100-YEAR FLOOD ELEVATION.

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS

THAT I, ERIC J. DANNHEIM, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN
EXAMINATION OF THE RECORDS OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE CORNER
MONUMENTS SHOWN THEREIN WERE PROPERLY PLACED UNDER MY PERSONAL
SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN,
TEXAS.

Preliminary, this document shall not be recorded for any purpose and shall not be
used or viewed or relied upon as a final survey document. For review purposes only.

ERIC J. DANNHEIM, R.P.L.S. NO. 6075

SURVEYING BY:

EARLY LAND SURVEYING, LLC

A/C. BOX 92588

AUSTIN, TEXAS 78709

512-202-8631

TBPELS FIRM NO. 10194487

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE
FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED
FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M.,
AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D. AT _____
O'CLOCK _____ M., IN SAID COUNTY AND STATE, IN DOCUMENT NUMBER _____

_____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

EARLY
LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

SHEET
08 OF 09

PROJECT NO.:
1104-001
DRAWING NO.:
1104-001-PL1
PLOT DATE:
8/26/2022
PLOT SCALE:
1"=50'

CREEKS CROSSING SECTION 1
FINAL PLAT

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 39.898 ACRES (APPROXIMATELY 1,737.955 SQ. FT.) OUT OF THE WILLIAM WILSON TRACT, A PART OF THE 100 ACRES TRACT DESCRIBED IN THE DEED TO JOHN H. THOMAS, LTD., RECORDED IN DOCUMENT NO. 2022039496, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 39.898 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found at the southeast corner of said 68.314 acre tract, some being an angle point in the north right-of-way line of Klaus Lane (right-of-way width varies);

THENCE with the south line of said 68.314 acre tract, some being the north right-of-way line of Klaus Lane, North 63°17'54" West, a distance of 78.66 feet to a 1/2" rebar found at the southwest corner of said 68.314 acre tract, some being the southeast corner of a 425 of the Deed Records of Travis County, Texas;

THENCE with the southwest line of said 68.314 acre tract, some being the northeast line of said 2.00 acre tract, North 28°34'48" West, a distance of 233.22 feet to a 1/2" rebar with "Early Boundary" cap set, for the southwest corner hereof, from which a 1/2" rebar found at the northeast corner of said 4.25 acre tract, and being the east corner of a called 2.00 acre tract of land conveyed to Darrell Wenzel and Amanda Wenzel in Document No. 2001027311 of the Official Public Records of Travis County, Texas;

THENCE with the southwest line of said 68.314 acre tract, some being the northeast line of said 2.00 acre tract, North 28°34'48" West, a distance of 233.22 feet to a 1/2" rebar with "Early Boundary" cap set, for the southwest corner hereof, from which a 1/2" rebar found at the northeast corner of a called 32.3739 acre tract of land conveyed to Randolph O. Wenzel, et ux. in Volume 5552, Page 229 of the Deed Records of Travis County, Texas, bears North 28°34'48" West, a distance of 200.79 feet;

THENCE over and across the 68.314 acre tract, the following twelve (12) courses and distances:

1. North 122°41'18" East, a distance of 170.28 feet to a 1/2" rebar with "Early Boundary" cap set;
2. With a curve to the left, having a radius of 50.00 feet, a delta angle of 75°42'30", an arc length of 66.07 feet, and a chord which bears North 64°33'02" East, a distance of 61.37 feet to a 1/2" rebar with "Early Boundary" cap set;
3. With a curve to the right, having a radius of 15.00 feet, a delta angle of 52°01'12", an arc length of 13.62 feet, and a chord which bears North 52°42'23" East, a distance of 13.16 feet to a 1/2" rebar with "Early Boundary" cap set;
4. North 78°43'00" East, a distance of 121.23 feet to a 1/2" rebar with "Early Boundary" cap set;
5. North 111°7'00" West, a distance of 50.00 feet to a 1/2" rebar with "Early Boundary" cap set;
6. South 78°43'00" West, a distance of 139.31 feet to a 1/2" rebar with "Early Boundary" cap set;
7. With a curve to the right, having a radius of 20.00 feet, a delta angle of 72°45'25", an arc length of 25.40 feet, and a chord which bears North 64°53'44" West, a distance of 23.73 feet to a 1/2" rebar with "Early Boundary" cap set;
8. North 28°30'29" West, a distance of 209.97 feet to a 1/2" rebar with "Early Boundary" cap set;
9. North 61°29'31" East, a distance of 125.00 feet to a 1/2" rebar with "Early Boundary" cap set;
10. North 28°30'29" West, a distance of 691.00 feet to a 1/2" rebar with "Early Boundary" cap set;
11. North 15°42'19" West, a distance of 197.33 feet to a 1/2" rebar with "Early Boundary" cap set;

12. North 45°07'34" West, a distance of 152.89 feet to a 1/2" rebar with "Early Boundary" cap set in the west line of the 68.314 acre tract some being in the east line of a called 90.00 acre tract of land described in Document No. 2013104420 of the Official Public Records of Travis County, Texas, and being the southeast corner of the Cunningham as trustees of the Robert A. Cunningham Descendant's Trust in Document No. 2015102618 and corrected in Document No. 2015148058, both of the Official Public Records of Travis County, Texas, from which a 5/8" rebar found at the southwest corner of the 68.314 acre tract, and an angle point in the east line of said 90.00 acre tract bears South 44°46'23" West, a distance of 279.08 feet;

THENCE with the west line of the 68.314 acre tract, some being the east line of said 90.00 acre tract, North 44°46'23" East, a distance of 258.84 feet to a 1/2" rebar with "Early Boundary" cap set, for the southeast corner hereof, from which a 1/2" rebar found at the common line of the 68.314 acre tract and the 90.00 acre tract bears North 44°48'23" East, a distance of 12.29 feet;

THENCE over and across the 68.314 acre tract, the following twenty-six (26) courses and distances:

1. South 68°13'44" East, a distance of 129.54 feet to a 1/2" rebar with "Early Boundary" cap set;
2. South 23°46'16" West, a distance of 9.04 feet to a 1/2" rebar with "Early Boundary" cap set;
3. With a curve to the right, having a radius of 15.00 feet, a delta angle of 52°01'12", an arc length of 13.62 feet, and a chord which bears South 49°46'53" West, a distance of 13.16 feet to a 1/2" rebar with "Early Boundary" cap set;
4. With a curve to the left, having a radius of 50.00 feet, a delta angle of 19°22'49", an arc length of 68.80 feet, and a chord which bears South 20°37'20" East, a distance of 99.31 feet to a 1/2" rebar with "Early Boundary" cap set;
5. With a curve to the right, having a radius of 15.00 feet, a delta angle of 26°00'36", an arc length of 6.81 feet, and a chord which bears North 75°17'57" East, a distance of 6.79 feet to a 1/2" rebar with "Early Boundary" cap set;
6. With a curve to the right, having a radius of 15.00 feet, a delta angle of 26°00'36", an arc length of 6.81 feet, and a chord which bears South 78°47'26" East, a distance of 6.75 feet to a 1/2" rebar with "Early Boundary" cap set;
7. South 65°41'08" East, a distance of 21.41 feet to a 1/2" rebar with "Early Boundary" cap set;
8. South 24°18'52" West, a distance of 110.00 feet to a 1/2" rebar with "Early Boundary" cap set;
9. South 39°07'14" East, a distance of 55.90 feet to a 1/2" rebar with "Early Boundary" cap set;
10. South 65°41'08" East, a distance of 100.00 feet to a 1/2" rebar with "Early Boundary" cap set;
11. South 13°51'46" West, a distance of 94.68 feet to a 1/2" rebar with "Early Boundary" cap set;
12. South 65°41'08" East, a distance of 110.23 feet to a 1/2" rebar with "Early Boundary" cap set;
13. North 69°10'21" East, a distance of 43.51 feet to a 1/2" rebar with "Early Boundary" cap set;
14. With a curve to the left, having a radius of 50.00 feet, a delta angle of 12°15'45", an arc length of 10.70 feet, and a chord which bears South 26°57'31" East, a distance of 10.68 feet to a 1/2" rebar with "Early Boundary" cap set;
15. South 26°54'36" West, a distance of 117.73 feet to a 1/2" rebar with "Early Boundary" cap set;
16. South 14°34'48" East, a distance of 23.40 feet to a 1/2" rebar with "Early Boundary" cap set;

17. South 63°05'24" East, a distance of 134.50 feet to a 1/2" rebar with "Early Boundary" cap set;
 18. North 26°54'36" East, a distance of 153.56 feet to a 1/2" rebar with "Early Boundary" cap set;
 19. North 63°05'24" West, a distance of 5.00 feet to a 1/2" rebar with "Early Boundary" cap set;
 20. North 26°54'36" East, a distance of 50.00 feet to a 1/2" rebar with "Early Boundary" cap set;
 21. South 63°05'24" East, a distance of 25.00 feet to a 1/2" rebar with "Early Boundary" cap set;
 22. North 26°54'36" East, a distance of 1014.46 feet to a 1/2" rebar with "Early Boundary" cap set;
 23. North 65°41'08" West, a distance of 17.02 feet to a 1/2" rebar with "Early Boundary" cap set;
 24. North 24°18'52" East, a distance of 50.00 feet to a 1/2" rebar with "Early Boundary" cap set;
 25. South 65°41'08" East, a distance of 34.97 feet to a 1/2" rebar with "Early Boundary" cap set;
 26. North 24°18'52" East, a distance of 122.46 feet to a 1/2" rebar with "Early Boundary" cap set, for the southeast corner hereof, from which a 1/2" rebar found at the southwest corner of the 11.365 acre tract conveyed to Adrene L. Brosewell in Document No. 2014014537 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found at the southwest corner of the 11.365 acre tract bears North 66°09'56" West, a distance of 284.29 feet;
- THENCE with the north line of the 68.314 acre tract, some being the south line of said 11.365 acre tract, South 66°09'56" East, a distance of 99.34 feet to a 1/2" rebar found at the northeast corner of the 68.314 acre tract, some being the southeast corner of the 11.365 acre tract, also being the southeast corner of a called 205.381 acre tract of land conveyed to ATX Egin Dev LLC in Document No. 2021141877 of the Official Public Records of Travis County, Texas;
- THENCE continuing with the north line of the 68.314 acre tract, some being the south line of said 205.381 acre tract, South 65°08'05" East, a distance of 520.82 feet to a 3/4" inch iron pipe found at the northeast corner of the 68.314 acre tract, some being an arc length of 13.62 feet, and a chord which bears North 52°42'23" East, a distance of 13.16 feet to a 1/2" rebar with "Early Boundary" cap set, for the southeast corner of a called 140.175 of the Official Public Records of Travis County, Texas;
- THENCE with the east line of the 68.314 acre tract, some being the west line of Blocks C and D, Westwind Subdivision Section 3, the west terminus of Willow Sage Lane (50' right-of-way), and the west line of Block C, Westwind Subdivision Section 2, a subdivision of record in Document No. 200600068 of the Official Public Records of Travis County, Texas, South 26°31'43" West, a distance of 950.33 feet to a 1/2" rebar with illegible cap set, for the southeast corner hereof, from which a 1/2" rebar found at the southeast corner of Lot 15, Block D, Westwind Subdivision Section 3, a subdivision of record in Document No. 201400175 of the Official Public Records of Travis County, Texas;
- THENCE continuing with the east line of the 68.314 acre tract, some being the west line of Block C, Westwind Subdivision Section 2, a subdivision of record in Document No. 200600068 of the Official Public Records of Travis County, Texas, South 26°31'43" West, a distance of 950.33 feet to a 1/2" rebar with illegible cap set, for the southeast corner hereof, from which a 1/2" rebar found at the southeast corner of Lot 15, Block D, Westwind Subdivision Section 3, a subdivision of record in Document No. 201400175 of the Official Public Records of Travis County, Texas;
- THENCE continuing with the east line of the 68.314 acre tract, some being the west line of Block C, Westwind Subdivision Section 2, a subdivision of record in Document No. 200600068 of the Official Public Records of Travis County, Texas, South 26°31'43" West, a distance of 950.33 feet to a 1/2" rebar with illegible cap set, for the southeast corner hereof, from which a 1/2" rebar found at the southeast corner of Lot 15, Block D, Westwind Subdivision Section 3, a subdivision of record in Document No. 201400175 of the Official Public Records of Travis County, Texas;
- THENCE continuing with the aforementioned common line, South 28°11'40" West, a distance of 499.61 feet to the POINT OF BEGINNING, containing 39.898 acres of land, more or less.

PROJECT NO.: 1104-001
DRAWING NO.: 1104-001-PL1
PLOT DATE: 8/26/2022
PLOT SCALE: 1"=50'
DRAWN BY: BGP

EARLY
LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBEELS TFW NO. 10194487

SHEET
09 OF 09



Development Services Department

STAFF REPORT

Poth Tract (North) Final Plat

File Number: 202200084

Date: September 16, 2022

Applicant: Timothy Holland c/o BGE Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – September 26, 2022

Location: TCAD Parcels 962928; located on the northside of U.S. Hwy 290 and to the west of the Elm Creek Development.

APPLICATION SUMMARY

Consideration of a final plat for Poth Tract (North) Final Plat which consists of 113 lots (106 single family lots, 2 open space lots, 2 open space/drainage lots, 3 commercial lots) on 4 blocks.

DEPARTMENT COMMENTS

The Concept Plan was approved through a Planned Development District (PDD) rezoning by Council on April 5, 2022, which set the development pattern (see attachment 2). From the concept plan, a Preliminary Plat for the entire Poth Tract (North) Development (113 lots) was approved by the Commission on May 23, 2022. This final plat covers all development (113 lots) and will be the first and last Plat for this development.

City Code requires street names be approved by the City, in turn the City Staff requires approval from the applicable county addressing entities for road names. This is to avoid road name duplications. Currently, the applicant is working with the City of Austin Addressing Department for finalization of the road names (since it is in Travis Co.), and it is taking a long period of time for this approval. The applicant is asking for the Commission to condition the approval of the Plat on the finalization of road names with the City of Austin and City of Elgin, with the ability of the applicant to change as necessary per approval of each City.

Since the commercial portions are being platted at the same and parcels are sold off to commercial developers, replats may come before the Commission for future reviews.

STAFF ANALYSIS

Based on the information provided by the applicant, which is included with the packet, review of the approved concept plan, preliminary plat, and review of applicable City Codes, Staff believes there are no issues or concerns with approving the request, subject to the following condition:

1. Plat is approved with the condition that the road names are approved by the City of Austin and City of Elgin, with the ability of the applicant to change as necessary per approval of each City.

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: 5/19/2022

SITE INFORMATION

Project Address: US 290

Parcel Identification Number (if no address): 248253

APPLICANT

Name: Tim Holland

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

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

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



Timothy M. Holland

5/19/2022

Signature

Printed Name

Date

Project Description:

Subdivision final plat for 106 residential lots & 3 commercial tracts



310 North Main Street

P.O. Box 591

Elgin, Texas, 78621



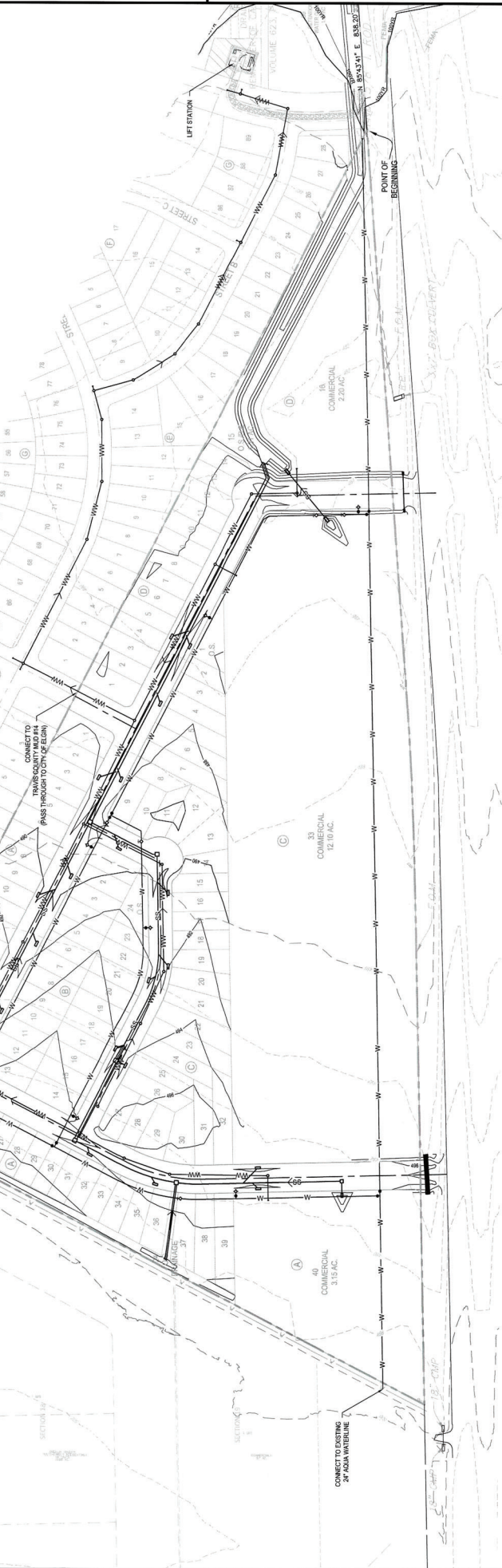
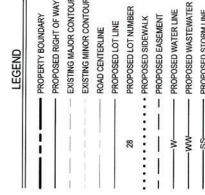
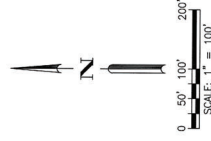
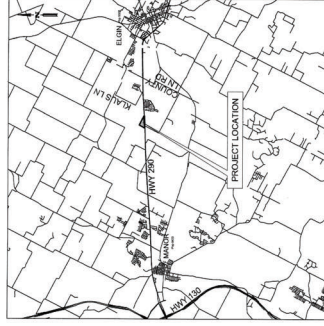
(512) 281-5724



www.elgintx.com

Attachment 2
Approved Concept Plan

Attachment 3
Approved Preliminary Plat

POTH
PRELIMINARY PLAT

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

September 12, 2022

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

RE: Poth Tract – Final Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on August 29, 2022, by BGE, Inc.

1. Final Plat.
2. Other supporting documents submitted with the final plat: Comment Response Letter.

Our review finds that these documents have been prepared in general conformance with the City of Elgin's Code of Ordinances, however approval of the plat is contingent on the following information being provided prior to recordation:

1. General Comments:

- 1.1. Provide documentation from City of Austin E-911 that all road names have been reserved by the County, excluding Misted Grass Dr. (Sec. 36-77, City of Elgin Code of Ordinances). Make sure that the name of "Misted Grass Dr." is extended from Elm Creek N to Street C. **This comment remains unresolved.** Provide the documentation (email) that the City of Austin E-911 has approved of these names to confirm.

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', with a stylized flourish at the end.

K. Beau Perry, P.E.
Regional Vice President

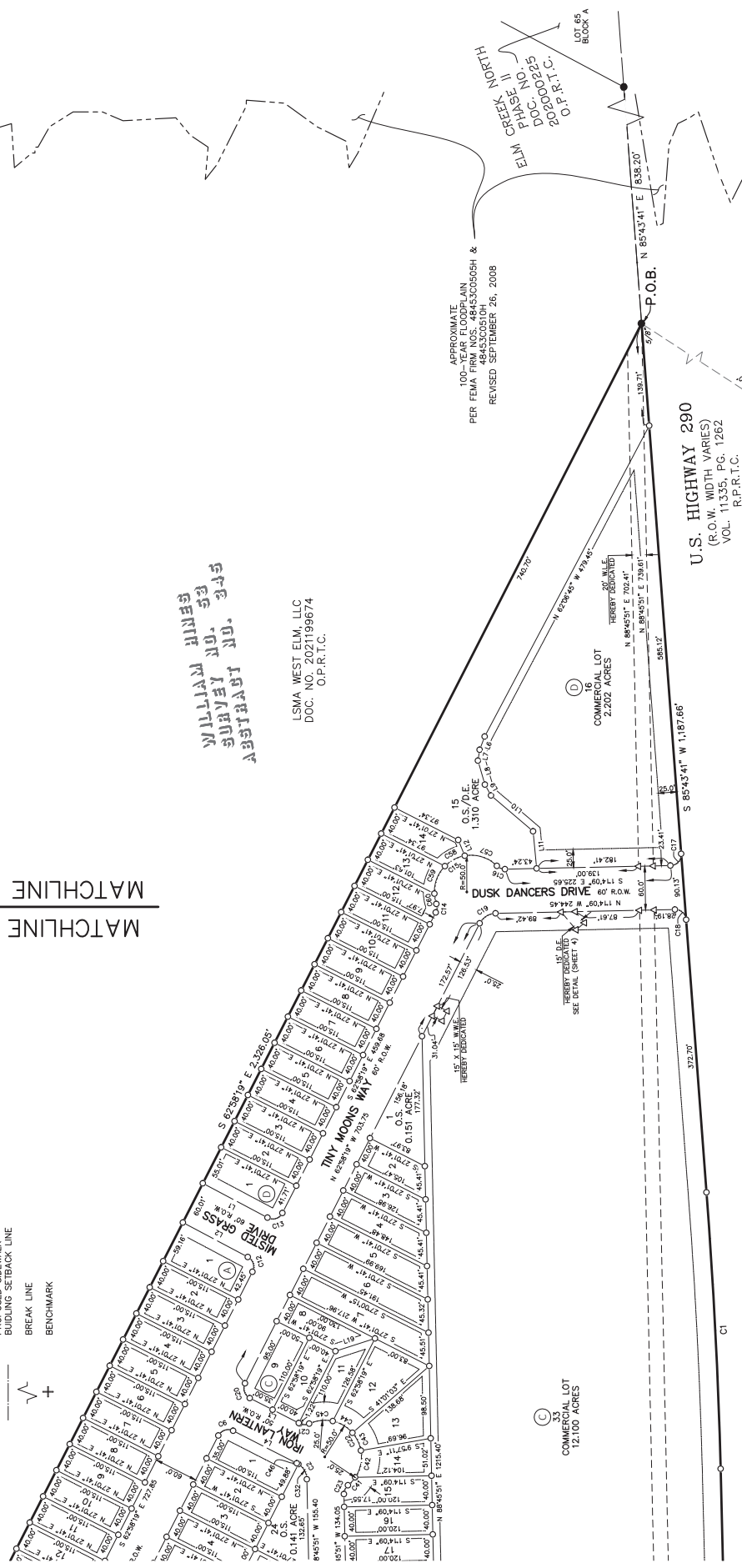
Mr. David Harrell, Development Services Director
City of Elgin
Page 2 of 2
September 12, 2022

cc: Mr. Timothy M. Holland, P.E., BGE, Inc.



MATCHLINE SHEET 1
MATCHLINE SHEET 2

- LEGEND**
- DE. DRAINAGE EASEMENT
 - CC. CURB
 - ELCC. ELEC. CABLE
 - ESMT. EASEMENT
 - NO. PUBLIC RECORDS OF TRAVIS COUNTY
 - NO. R.P.T.C. NUMBER
 - OS. OFFICIAL SPACE
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
 - R.O.W. (R.O.W. Varies)
 - {} FOUND TADOT TYPE (UNLESS OTHERWISE NOTED)
 - { } CALCULATED POINT
 - PROPOSED SIDEWALK
 - BUILDING SETBACK LINE
 - BREAK LINE
 - BENCHMARK



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. 0194490

WILLIAM HINES SURVEY NO. 53
LSMA WEST ELM, LLC
DOC. NO. 2021199674
O.P.R.T.C.

FINAL PLAT
POTH TRACT
A SUBDIVISION OF 36.921 ACRES OF LAND
LOCATED IN THE WILLIAM HINES
SURVEY NO. 53, ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS

POINT OF BEGINNING and containing 36.921 acres of land, more or less.

A SUBDIVISION OF 36.921 ACRES OF LAND
LOCATED IN THE WILLIAM HINES
SURVEY NO. 53, ABSTRACT NO. 345
TRAVIS COUNTY, TEXAS

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
DUSK DANGERS DRIVE	60 FT.	290. FT.
EVENING LIGHTS LANE	50 FT.	624 FT.
GOLDEN SKY DRIVE	60 FT.	1,030 FT.
IRON LANTERN WAY	50 FT.	172 FT.
MISTED GRASS DRIVE	60 FT.	145 FT.
TINY MOONS WAY	60 FT.	1,371 FT.
TOTAL LINEAR FEET		3,632 FT.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	106	12,493 AC.
OPEN SPACE	2	0.291 AC.
OPEN SPACE/ DRAINAGE	2	1.808 AC.
COMMERCIAL LOT	3	17,451 AC.
RIGHT-OF-WAY	-	4.880 AC.
TOTAL BLOCKS	4	-----
TOTAL LOTS	113	36,921 AC.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 28°00'14" E	99.76'
L2	N 28°00'14" E	100.27'
L3	S 27°00'14" E	76.22'
L4	S 27°00'14" E	97.57'
L5	N 67°29'41" E	18.22'
L6	N 27°00'14" E	60.08'
L7	N 81°26'35" E	15.06'
L8	S 73°49'27" E	33.69'
L9	S 60°52'35" E	17.12'
L10	S 40°27'05" E	50.87'
L11	S 84°00'52" E	76.23'
L12	S 67°56'56" E	23.25'
L13	N 62°31'19" E	110.50'
L14	N 62°31'19" E	105.00'
L15	N 50°00'26" E	31.71'
L16	N 30°50'34" E	15.00'
L17	S 50°02'26" E	16.66'
L18	S 31°47'23" E	46.75'
L19	S 17°58'19" E	56.57'

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT LEMMA WEST ELM, BEING THE OWNER OF A CALLED 36.921 ACRE TRACT OF LAND OF THE WILLIAM HINES
RECORDED IN DOCUMENT #201270292 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES
HEREBY SUBDIVIDE 36.921 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON,
PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

POTH TRACT

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 _____ DAY OF _____, 20____ A.D.

6310 CAPITAL DRIVE, SUITE 130
LAKEWOOD RANCH, FL 34022

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDEPENDED AUTHORITY, PERSONALLY APPEARED _____ 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 _____

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL
FLOOD INSURANCE RATE MAP (FIRM) #464530050H, TRAVIS COUNTY,
TEXAS, DATED SEPTEMBER 26, 2008, COMMUNITY #481026.

STATE OF TEXAS

COUNTY OF TRAVIS

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

**PRELIMINARY: THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR RELED
UPON AS A FINAL SURVEY DOCUMENT**

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

DATE _____

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS COUNTY

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

**PRELIMINARY: THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR RELED
UPON AS A FINAL SURVEY DOCUMENT**

DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 49493
2330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TX 78216

DATE _____

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

_____, CHAIR

_____, SECRETARY

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203,
NAD83. COMBINED SCALE FACTOR = 0.999992626
2. ALL STREETS IN DEDICATED PUBLIC RIGHT-OF-WAY WILL BE CURB AND GUTTER.
3. WATER SERVICE PROVIDED BY AQUA WATER SUPPLY CORPORATION AND WASTEWATER PROVIDED BY CITY OF
ELGIN.
4. DRAINAGE EASEMENTS GREATER THAN 25 FEET WIDE CAN BE USED FOR OPEN CHANNEL OR ENCLOSED
CONDUIT SYSTEMS. DRAINAGE EASEMENTS 15 FEET WIDE ARE FOR ENCLOSED CONDUIT DRAINAGE SYSTEMS
ONLY.
5. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE
PERMITTED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY CITY OF ELGIN.
6. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
7. NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A
SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER
ASSONS.
9. DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF ELGIN FOR REVIEW PRIOR TO SITE DEVELOPMENT.
RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR
OTHER APPROVED METHODS.
10. ALL NON-RESIDENTIAL LOTS (LOT 24, BLOCK A, LOT 24, BLOCK B, LOT 1, BLOCK C, AND LOT 15, BLOCK D)
SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
11. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK,
BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS
PROHIBITED. THE OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS
OF SUCH EASEMENT AT ALL TIMES.
12. A FIFTEEN FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL RIGHTS-OF-WAY AND A FIVE FOOT PUBLIC
UTILITY EASEMENT ALONG EACH SIDE LOT LINE IS HEREBY DEDICATED.
13. THIS PLAT IS AFFECTED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED
IN DOCUMENT NUMBER 2019192775 AS AMENDED, OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY TEXAS.
14. THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.
15. THIS PLAT IS LOCATED WITHIN THE FULL PURPOSE LIMITS OF THE CITY OF ELGIN.
16. PARKLAND DEDICATION REQUIREMENTS SHALL BE SATISFIED BY FEE-IN-LIEU
17. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 5,133 S.F.
A. 6,000 S.F. 17
B. 6,000-5,000 S.F. 12
C. 7,500-9,000 S.F. 7
D. > 9,000 S.F. 0

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, REBECCA GUERRERO, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON
THIS THE _____ DAY OF _____, 20____ A.D., THE COMMISSIONERS' COURT OF TRAVIS 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.

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT
OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON 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 DOCUMENT
NO. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY _____



BGE, Inc.
6000 North Loop West, Suite 202
San Antonio, TX 78216
Tel: 210-581-3600 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490



Development Service Department

STAFF REPORT

Rezoning from R-1 to R-3 (Carlson Tract Rezoning)

File Number: 202200117

Date: September 16, 2022

Applicant: Christopher A. Reed c/o Doucet & Associates, Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – September 26, 2022
City Council – October 11, 2022

Location: Travis Co. Appraisal District Parcels 358800, 358801, & 358802.

APPLICATION SUMMARY

Recommendation of a rezoning (a change to the official zoning map) by the Commission and consideration (action) by the City Council of 52.76 acres of land located between Carlson Ln. (south), Elgin Rolling Meadows Development (east) and Carlson Rd. (north). The proposal is to change the zoning from R-1 Single Family District to R-3 Single Family, Two Family, and Industrialized Housing District for a proposed single family residential development.

DEPARTMENT COMMENTS

Since the property is rezoning to the R-3 zoning district, there is no development text or development map like a Planned Development District (PDD) rezoning. The applicant has provided a proposed development plan (concept plan) for informational purposes (see attachment 5). Assuming the zoning change is granted by the City Council; the applicant will file a separate concept plan application and it will eventually go before the Planning & Zoning Commission for future consideration (action). This potential approval will set the development pattern of the tract.

STAFF ANALYSIS

In review of the Elgin Comprehensive Plan the parcel is located within the Agricultural Land Use category. This category's primary land usage is agriculture (see attachment 3) according to the provided map and associated land use language. The current R-1 zoning category, as the parcel was zoned automatically when annexed, allows for single family homes as a use by right. This is a conflict with the land use and zoning, the rezoning will keep the conflicting residential uses. It is City Staff's professional opinion that the overall development pattern of the area has changed since the approval of enlargement of the Eagles Landing development to the across Carlson Ln. which allows for single family homes (see attachment 4). Also, the R-3 zoning exists within the immediate area in Eagles Landing (see attachment 4).

When seeking a rezoning, the Council should consider the uses that could occur on the land by rezoning to another zoning category. There are three additional uses and no subtraction with the proposed rezoning request. Single family homes stay a permitted use in either zoning category.

R-1 District	R-3 District
Detached single-family dwelling.	Detached single-family dwelling.
Churches, but not including revival tents or arbors.	Churches, but not including revival tents or arbors.
Public school offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.	Public school offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.
Public park and playground.	Public park and playground
Library.	Library.
Growing of farm products.	Growing of farm products.
Municipal use	Municipal use
Telephone exchanges.	Telephone exchanges.
Home occupations.	Home occupations.
Transportation and utility easements, alleys and rights-of-way	Transportation and utility easements, alleys and rights-of-way
Accessory building which is not a part of a main building, including one private garage, or accessory building which is a part of a main building, including one private garage.	Accessory building which is not a part of a main building, including one private garage, or accessory building which is a part of a main building, including one private garage.
Accessory uses, which shall include the following where the primary use is residential: Customary home occupations, if done inside of building, such as dressmaking, babysitting, seamstress, tailoring, millinery, tutoring, when engaged in by members of the resident family and employing not more than one person, not a member of the resident family, but not including beauty culture, barbering or appliance repairing.	Accessory uses, which shall include the following where the primary use is residential: Customary home occupations, if done inside of building, such as dressmaking, babysitting, seamstress, tailoring, millinery, tutoring, when engaged in by members of the resident family and employing not more than one person, not a member of the resident family, but not including beauty culture, barbering or appliance repairing.
	Garage Apartment
	Duplex
	Zero-lot line two-family dwellings

Below is a list of zoning standards for each zoning category, changes are highlighted in yellow between zoning categories:

	R-1 (exist. zoning)	R-3 (prop. zoning)
Height	2.5 stories or 35 feet	2 stories or 35 feet.
Front Setback	25 feet; garage at 25 feet	15 feet; garage at 25 feet.
Side Setback	7.5 feet for 1 story; 10 feet for more than 1 story	5 feet for 1 story; 7.5 feet for more than 1 story
Rear Setback	10 feet	10 feet
Lot Width	75 feet	60 feet
Lot Area	9,000 sq. ft.	6,000 sq. ft.
Impervious Cover on Lot	45% interior; 50% corner	45% interior; 50% corner

Based on the information within the packet, staff has no issues or concerns regarding the proposal. The R-3 zoning exists within the area and already allows for single family homes (see attachment 4). Also, although there is conflict with the Land Use and Zoning, the existing R-1 zoning allows for single family homes which the rezoning doesn't change the conflicting land use of single-family homes.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application
2. Ordinance
3. Staff Added Comprehensive Plan Exhibit 4.4
4. Staff Added Zoning Map
5. Proposed Applicant Development Plan

Attachment 1

Application

NON-PDD REZONING APPLICATION

Date: 8/16/2022

SITE INFORMATION

Project Address: 18512 Carlson Lane, Elgin, TX 78621

Parcel Identification Number (if no address): _____

APPLICANT

Name: Doucet & Associates, Inc. (Christopher A. Reid, PE)

Postal Address: 7401B Highway 71 West, Suite 160
Austin, TX 78735

E-Mail Address: creid@doucetengineers.com; Phone Number: (512) 583-2600

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.

_____	<u>Christopher A. Reid</u>	<u>8/16/2022</u>
Signature	Printed Name	Date

Project Description:

PrimaVesta Land Company, LLC is proposing voluntary annexation and R-3 zoning for three (3)
tracts totaling approximately 53 acres, prior to development of approximately 206 single-family
and related street, sidewalk, drainage and utility improvements.



802 N. Ave. C
P.O. Box 591
Elgin, Texas, 78621



(512) 281-0119



www.elgintx.com

Attachment 2

Ordinance

ORDINANCE NO. 2022-10-11-??

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ELGIN, TEXAS ADOPTED IN CHAPTER 46, SECTION 46-3, REVISED CODE OF ORDINANCES CITY OF ELGIN, TEXAS, 2013 AND MAKING THIS AMENDMENT A PART OF SAID OFFICIAL ZONING MAP TO WIT: TO REZONE LAND FROM “R-1” SINGLE FAMILY HOUSING DISTRICT TO “R-3” SINGLE FAMILY, TWO FAMILY, AND INDUSTRIALIZED HOUSING DISTRICT LOCATED ON PARCELS OF LAND KNOWN BY THE TRAVIS COUNTY APPRAISAL DISTRICT AS PARCELS 358800, 358801, & 358802, LOCATED BETWEEN CARLSON LN. & CARLSON RD. ACROSS FROM EAGLES LANDING PH. 2 (BEING A 52.76 ACRE TRACT OUT OF THE HENRY MARTIN SUVEY NUMBER 65, ABSTRACT 518, TRAVIS CO., TX), BEING MORE DESCRIBED IN EXHIBIT “A”; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of Elgin, Texas to amend the Official Zoning Map to rezone the property described in Exhibit "A" attached hereto and incorporated here in, from R-1 Single Family District, and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on September 26, 2022, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended that the Official Zoning Map be amended so that the zoning classification of the property described in Exhibit "A" is R-3 Single Family, Two Family, & Industrialized Housing District, and

WHEREAS, on October 11, 2022, after proper notification, the City Council held a public hearing on the requested zoning, and

WHEREAS, the City Council determines that the zoning provided for herein promote the health, safety, morals, and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A, Texas Local Government Code, and Chapter 46, City of Elgin Ordinances, concerning public notices, hearings, and other procedural matters has been fully complied with, Now Therefore

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

I.

The Official Zoning Map adopted in Chapter 46, Section 46-3, City of Elgin, Texas is hereby amended so that the zoning classification of the property described in Exhibit "A" is classified as R-3 Single Family, Two Family, & Industrialized Housing District.

II.

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

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

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

READ, PASSED, and ADOPTED on first reading this the 11th day of October 2022.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

JENNIFER STUBBS, City Secretary



DOUCET

Carlson 53 Acre
Travis County, Texas

7401B Highway 71 West, Suite 160, Austin, TX 78735

Office: 512.583.2600

Fax: 512.583.2601

Doucetengineers.com

“Exhibit “-----”

D&A Job No. 2403-001

July 11, 2022

METES & BOUNDS DESCRIPTION

BEING A 52.76 ACRE TRACT OUT OF THE HENRY MARTIN SUVEY NUMBER 65, ABSTRACT 518, TRAVIS COUNTY, TEXAS, SAID 52.76 ACRE TRACT BEING ALL OF A CALLED 12.00 ACRE TRACT, DESCRIBED TO PRIMA VISTA LAND COMPANY, LLC, AS RECORDED IN DOCUMENT NUMBER 2022025519 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS [O.P.R.T.C.T.], BEING ALL OF A CALLED 28.772 ACRE TRACT, DESCRIBED TO PRIMA VISTA LAND COMPANY, LLC, AS RECORDED IN DOCUMENT NUMBER 2021245210 [O.P.R.T.C.T.], AND BEING ALL OF A CALLED 11.976 ACRE TRACT, DESCRIBED TO PRIMA VISTA LAND COMPANY, LLC, AS RECORDED IN DOCUMENT NUMBER 2021267038 [O.P.R.T.C.T.], SAID 52.76 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY THE METES AND BOUNDS AS FOLLOWS:

COMMENCING at a iron pipe found for the west corner of a called 52.964 acre tract, described to Larry Hjalmar Axelson and Mary Jo Bengtson, as recorded in Document Number 2007074197 [O.P.R.T.C.T.], same being on the north right-of-way line of Carlson Lane an apparent 50-foot wide right-of-way as recorded in Document Number 202100261 [O.P.R.T.C.T.], also being the east corner of a called 56.75 acre tract, described to Roland J. Carlson (no record information found),

THENCE, S63°18'33"E, with the north right-of-way line of said Carlson Lane and the southwest line of said 52.964 acre tract, a distance of 653.00 feet to a 1/2-inch iron rod found for the west corner of said 12.00 acre tract, same being the east corner of said 52.964 acre tract, also being in the north right-of-way line of said Carlson Lane for the **POINT OF BEGINNING** and west corner of the tract described herein;

THENCE, N27°22'54"E, departing the north right-of-way line of said Carlson Lane and continuing with the northwest line of said 12.00 acre tract, the northwest line of said 28.772 acre tract, the northwest line of said 11.976 acre tract, and the southeast line of said 52.964 acre tract, a distance of 3,503.22 feet to a 1/2-inch iron rod found for the north corner of said 11.976 acre tract and for the east corner of said 52.964 acre tract, same being on the south right-of-way line of Carlson Road, an apparent 60-foot wide right-of-way, as recorded in Volume 8942, Page 716 of the Real Property Records of Travis County, Texas [R.P.R.T.C.T.];

THENCE, S62°39'18"E, with the south right-of-way line of said Carlson Road and continuing with the northeast line of said 11.976 acre tract, and the most northerly northeast line of said 28.772 acre tract, a distance of 656.60 feet to a 1/2-inch iron rod found for the most northerly east corner of said 28.772 acre tract, and for the north corner of a called 5.012 acre tract, described to Harry L Davis and Evelyn J Miller, as recorded in Document Number 2018139941 [O.P.R.T.C.T.], same being in the south right-of-way line of said Carlson Road;

THENCE, S27°22'55"W, departing the south right-of-way line of said Carlson Road, and continuing with the southeast line of said 28.772 acre tract and the northwest line of said 5.012 acre tract, a distance of 3,497.90 feet to a 1/2-inch iron rod found for the south corner of said 28.772 acre tract, and for the west corner of a called 5.012 acre tract, described to Mario Alberto Urbina Gutierrez, as recorded in Document Number 2018151638 [O.P.R.T.C.T.], same being on the north right-of-way of said Carlson Lane;

(CONTINUED ON NEXT PAGE)



DOUCET

7401B Highway 71 West, Suite 160, Austin, TX 78735

Office: 512.583.2600

Fax: 512.583.2601

Doucetengineers.com

“Exhibit “-----”

THENCE, N63°07'08"W, with the south right-of-way line of said Carlson Road and the most southerly southwest line of said 28.772 acre tract and the southwest line of said 12.00 acre tract, a distance of 656.60 feet to the POINT OF BEGINNING of the tract described herein and containing approximately 52.76 acres.

This survey was performed without the benefit of a title commitment. Easements or other matters of record may exist where none are shown.

I, J. Dillon Fugate, Registered Professional Land Surveyor, hereby certify that this property description and accompanying plat of even date represent an actual survey performed on the ground.

J. Dillon Fugate

07/11/2022

Date

Registered Professional Land Surveyor

Texas Registration No. 6360

Doucet & Associates

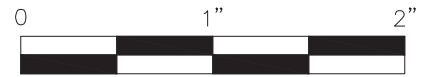
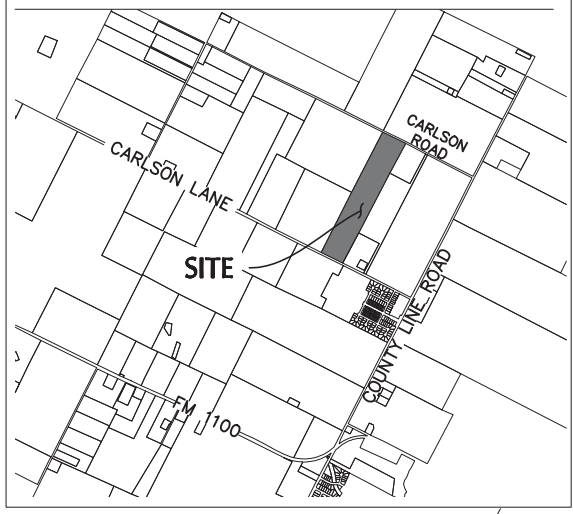
DFugate@DoucetEngineers.com

TBPELS Firm Registration No. 10105800



VICINITY MAP

NOT TO SCALE



GRAPHIC SCALE: 1" = 500'

HENRY MARTIN SURVEY NO. 65 ABSTRACT NO. 518

ROLAND J. CARLSON
CALLED 56.75 ACRES
NO RECORD
INFORMATION FOUND

LARRY H JALMAR
AXELSON & MARY JO
BENGTSON
CALLED 52.964 ACRES
DOC. NO. 2007074197
O.P.R.T.C.T.

PRIMA VISTA
LAND
COMPANY, LLC
CALLED
28.772 ACRES
DOC. NO.
2021245210
O.P.R.T.C.T.

PRIMA VISTA
LAND
COMPANY, LLC
CALLED 12.00
ACRES
DOC. NO.
2022025519
O.P.R.T.C.T.

PRIMA VISTA
LAND
COMPANY, LLC
CALLED 11.976
ACRES
DOC. NO.
2021267038
O.P.R.T.C.T.

HARRY L DAVIS
EVELYN J MILLE
CALLED 10.024 ACRES
NO. 201813994
O.P.R.T.C.T.

EFRAIN
ARELLANO-GARCIA
CALLED 10.024 ACRES
DOC. NO. 2019083482
O.P.R.T.C.T.

DONALD R SIMMONS
CALLED 5.012 ACRES
DOC. NO. 2018185218
O.P.R.T.C.T.

EFRAIN SANCHEZ
HERNANDEZ & ELENA
GOMEZ REYNOSO
CALLED 5.012 ACRES
DOC. NO. 2019171628
O.P.R.T.C.T.

EFRAIN A BENITEZ &
MARIA GARCIA
CALLED 10.024 ACRES
DOC. NO. 2019056384
O.P.R.T.C.T.

ERICK ANTONIO JAMES
ORTIZ, ET AL.
CALLED 5.012 ACRES
DOC. NO. 2019155466
O.P.R.T.C.T.

MARIO ALBERTO URBINA
GUTIERREZ
CALLED 5.012 ACRES
DOC. NO. 2018151638
O.P.R.T.C.T.

JAMIE GALLARDO AND
UIBER GALLARDO
CALLED 5.012 ACRES
DOC. NO. 2018084281
O.P.R.T.C.T.

S63°18'33"E
653.00'

P.O.C.

P.O.B.

N63°07'08"W 656.60'
(50' WIDE R.O.W.)
(DOC. NO. 202100261, O.P.R.T.C.T.)

N27°22'54"E 3,503.22'

5276 ACRES

S27°22'56"W 3,497.90'

52.76 ACRE
EXHIBIT

TRAVIS COUNTY, TEXAS



DOUCET

Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date: 07/11/2022

Scale: 1" = 500'

Drawn by: SWP

Reviewer: DF

Project: 2403-001

Sheet: 3 OF 4

Field Book: N/A

Party Chief: ADM

Survey Date: 05/04/2022

LEGEND

	PROPERTY LINE/SUBJECT EASEMENT
	EXISTING PROPERTY LINE
	ADJOINER PROPERTY LINE
	1/2" IRON ROD FOUND [UNLESS NOTED]
	IRON PIPE FOUND [AS NOTED]
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF COMMENCEMENT
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), 2011 ADJUSTMENT (EPOCH 2010). ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID VALUES.
UNITS: US SURVEY FEET.

I, J. DILLON FUGATE, REGISTERED PROFESSIONAL LAND SURVEYOR,
HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL
DESCRIPTION OF EVEN DATE REPRESENT AN ACTUAL SURVEY
PERFORMED ON THE GROUND UNDER MY SUPERVISION.

07/11/2022

J. DILLON FUGATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6360
DOUCET & ASSOCIATES
DFUGATE@DOUCETENGINEERS.COM

DATE



52.76 ACRE
EXHIBIT

TRAVIS COUNTY, TEXAS



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Drawn by: SWP

Reviewer: DF

Project: 2403-001

Sheet: 4 OF 4

Field Book: N/A

Party Chief: ADM

Survey Date: 05/04/2022



Development Service Department

STAFF REPORT

Rezoning from R-1 to R-3 (Carlson Tract Rezoning)

File Number: 202200117

Date: September 16, 2022

Applicant: Christopher A. Reed c/o Doucet & Associates, Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – September 26, 2022
City Council – October 11, 2022

Location: Travis Co. Appraisal District Parcels 358800, 358801, & 358802.

APPLICATION SUMMARY

Recommendation of a rezoning (a change to the official zoning map) by the Commission and consideration (action) by the City Council of 52.76 acres of land located between Carlson Ln. (south), Elgin Rolling Meadows Development (east) and Carlson Rd. (north). The proposal is to change the zoning from R-1 Single Family District to R-3 Single Family, Two Family, and Industrialized Housing District for a proposed single family residential development.

DEPARTMENT COMMENTS

Since the property is rezoning to the R-3 zoning district, there is no development text or development map like a Planned Development District (PDD) rezoning. The applicant has provided a proposed development plan (concept plan) for informational purposes (see attachment 5). Assuming the zoning change is granted by the City Council; the applicant will file a separate concept plan application and it will eventually go before the Planning & Zoning Commission for future consideration (action). This potential approval will set the development pattern of the tract.

STAFF ANALYSIS

In review of the Elgin Comprehensive Plan the parcel is located within the Agricultural Land Use category. This category's primary land usage is agriculture (see attachment 3) according to the provided map and associated land use language. The current R-1 zoning category, as the parcel was zoned automatically when annexed, allows for single family homes as a use by right. This is a conflict with the land use and zoning, the rezoning will keep the conflicting residential uses. It is City Staff's professional opinion that the overall development pattern of the area has changed since the approval of enlargement of the Eagles Landing development to the across Carlson Ln. which allows for single family homes (see attachment 4). Also, the R-3 zoning exists within the immediate area in Eagles Landing (see attachment 4).

When seeking a rezoning, the Council should consider the uses that could occur on the land by rezoning to another zoning category. There are three additional uses and no subtraction with the proposed rezoning request. Single family homes stay a permitted use in either zoning category.

R-1 District	R-3 District
Detached single-family dwelling.	Detached single-family dwelling.
Churches, but not including revival tents or arbors.	Churches, but not including revival tents or arbors.
Public school offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.	Public school offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.
Public park and playground.	Public park and playground
Library.	Library.
Growing of farm products.	Growing of farm products.
Municipal use	Municipal use
Telephone exchanges.	Telephone exchanges.
Home occupations.	Home occupations.
Transportation and utility easements, alleys and rights-of-way	Transportation and utility easements, alleys and rights-of-way
Accessory building which is not a part of a main building, including one private garage, or accessory building which is a part of a main building, including one private garage.	Accessory building which is not a part of a main building, including one private garage, or accessory building which is a part of a main building, including one private garage.
Accessory uses, which shall include the following where the primary use is residential: Customary home occupations, if done inside of building, such as dressmaking, babysitting, seamstress, tailoring, millinery, tutoring, when engaged in by members of the resident family and employing not more than one person, not a member of the resident family, but not including beauty culture, barbering or appliance repairing.	Accessory uses, which shall include the following where the primary use is residential: Customary home occupations, if done inside of building, such as dressmaking, babysitting, seamstress, tailoring, millinery, tutoring, when engaged in by members of the resident family and employing not more than one person, not a member of the resident family, but not including beauty culture, barbering or appliance repairing.
	Garage Apartment
	Duplex
	Zero-lot line two-family dwellings

Below is a list of zoning standards for each zoning category, changes are highlighted in yellow between zoning categories:

	R-1 (exist. zoning)	R-3 (prop. zoning)
Height	2.5 stories or 35 feet	2 stories or 35 feet.
Front Setback	25 feet; garage at 25 feet	15 feet; garage at 25 feet.
Side Setback	7.5 feet for 1 story; 10 feet for more than 1 story	5 feet for 1 story; 7.5 feet for more than 1 story
Rear Setback	10 feet	10 feet
Lot Width	75 feet	60 feet
Lot Area	9,000 sq. ft.	6,000 sq. ft.
Impervious Cover on Lot	45% interior; 50% corner	45% interior; 50% corner

Based on the information within the packet, staff has no issues or concerns regarding the proposal. The R-3 zoning exists within the area and already allows for single family homes (see attachment 4). Also, although there is conflict with the Land Use and Zoning, the existing R-1 zoning allows for single family homes which the rezoning doesn't change the conflicting land use of single-family homes.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application
2. Ordinance
3. Staff Added Comprehensive Plan Exhibit 4.4
4. Staff Added Zoning Map
5. Proposed Applicant Development Plan

Attachment 3

Staff Added Comprehensive Plan Exhibits



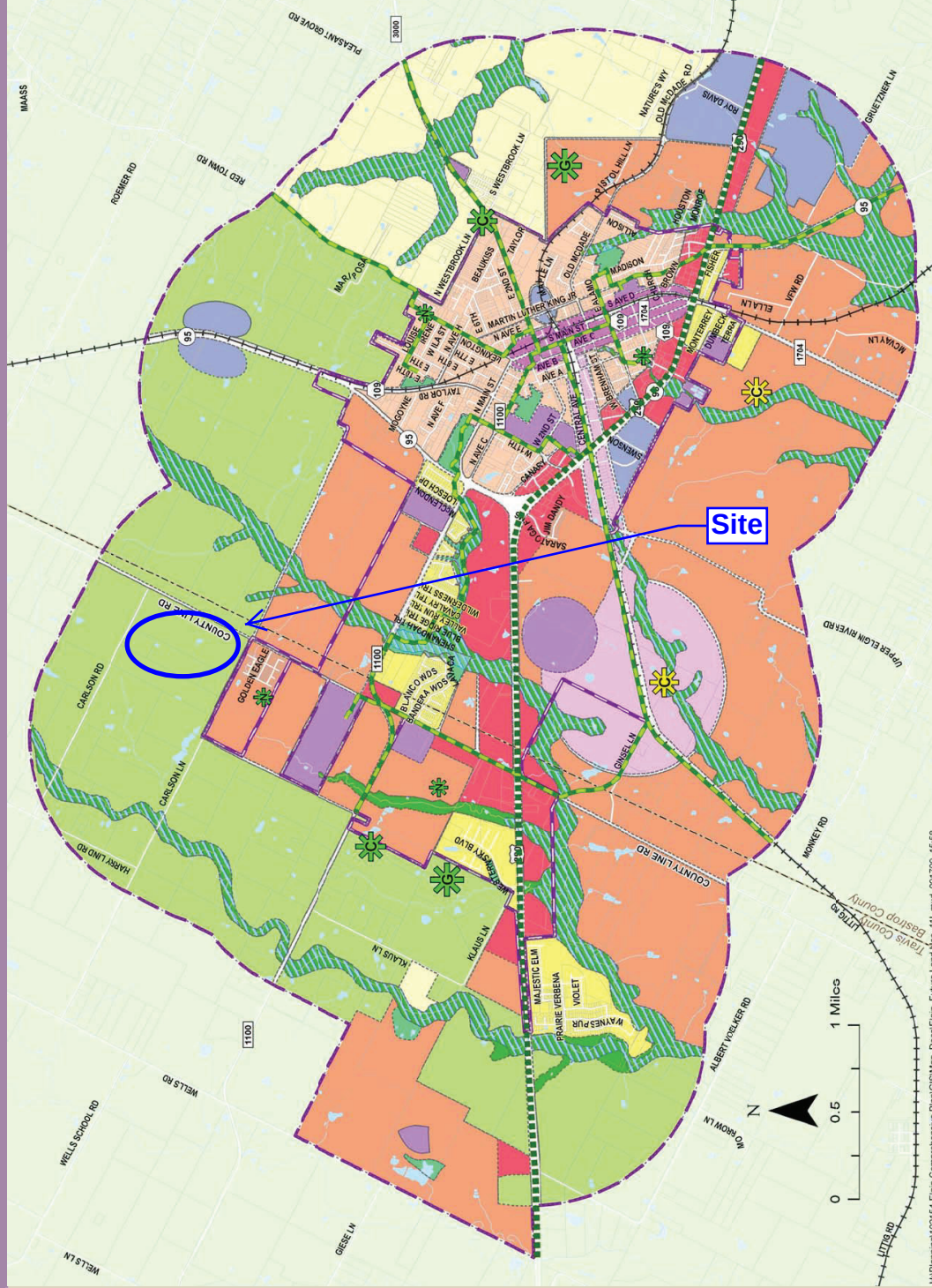
Exhibit 4.4: Future Land Use and Development Plan

- Parcel Boundary
- Elgin City Limits
- Elgin Planning Area

Future Land Use

- Natural Area
- Agriculture
- Low Density Residential
- Existing Single-Family Residential
- Traditional Neighborhood Residential
- Central Elgin Neighborhoods
- Mixed Use
- Main Street Elgin
- Commercial
- Light Industrial
- Institutional
- Parks and Recreation
- 100-Year Flood Plain
- Proposed Park from Parks Master Plan
- Proposed Park from WSA
- Proposed Trail from Parks Master Plan
- US 290 Corridor Greenscaping

Note: A Comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



H:\Planning\102154-Elgin Comprehensive Plan\GIS\Map_Docs\Elgin_Future Land Use_11L.mxd 09/17/09 15:58
Source: Wilbur Smith Associates, Inc., 2009.

Agricultural

General Description: Areas dedicated to food production and raising livestock. Development in these areas is very minimal, and primarily associated with agricultural activity. Elgin desires to keep these areas as farmland or ranchland wherever possible in order to maintain and promote an agricultural economic base, as well as provide a local food source, and preserve the rural character of the community.

Transect Zone: Natural (T1)

Primary Land Use: Agricultural

Supporting Land Uses: Rural residences (farm houses), equestrian facilities, agricultural storage, small-scale commercial, and industrial uses directly related to agricultural activity.

Residential Densities: 1 unit per 10 acres or more.

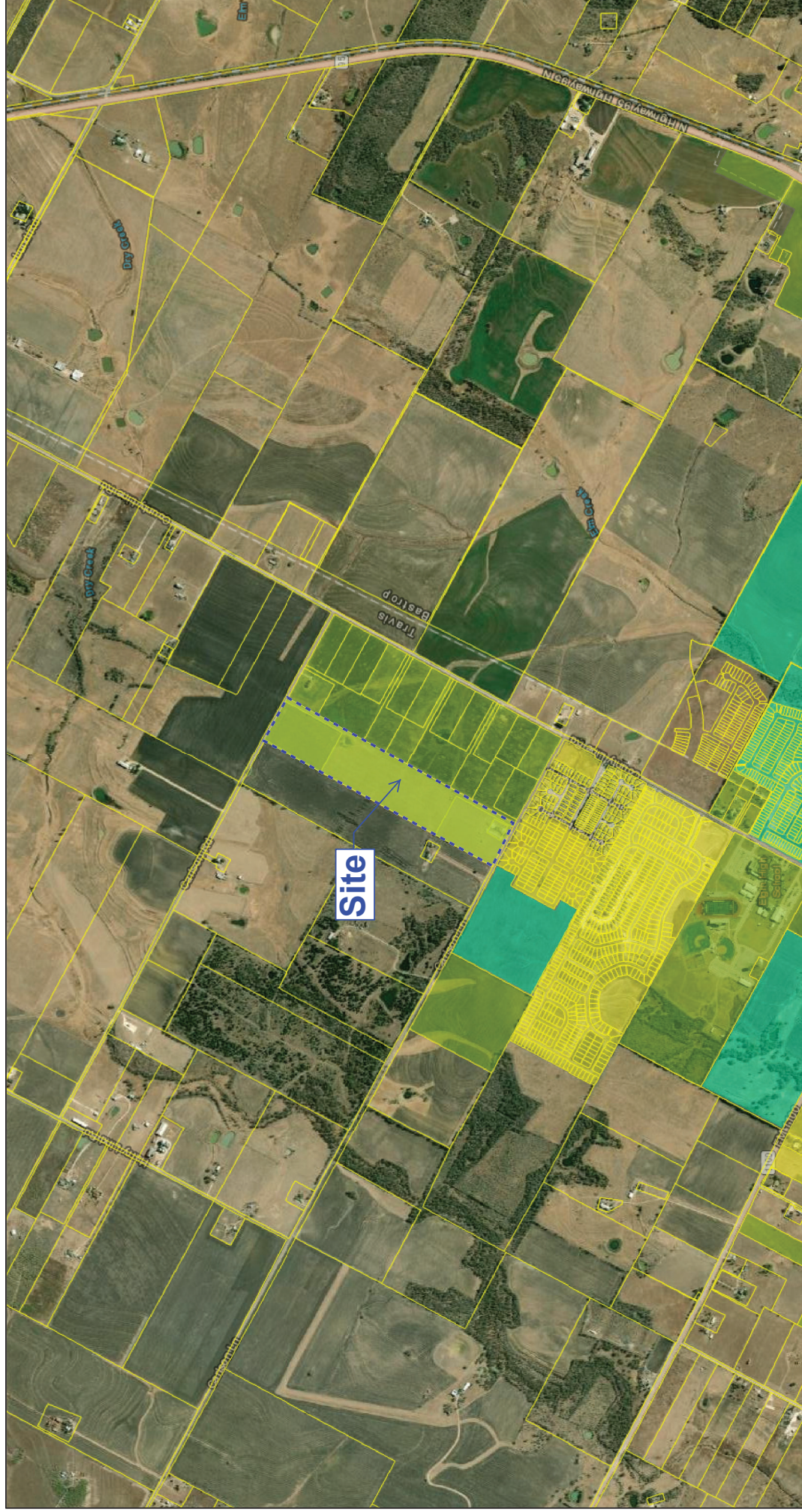
Form and Character: The area is defined by vast areas of open space and agricultural land with a rural or natural character. Built structures are very sparse and typically associated with farming operations such as barns, pens, sheds, and feed storage. Because it is a working landscape, agricultural areas are associated with some “nuisances” such as noise, dust, and fertilizer that are best mitigated by maintaining large parcel sizes and limiting urbanization where possible.

Parks and Open Space: The low-density of development and open spaces that are inherent in agricultural areas do not require that additional parks be provided. A regional park may be appropriate if it is focused on a natural or historic feature of local/regional significance.



Attachment 4
Staff Added Zoning Map

Zoning Map



8/24/2022, 6:28:38 PM

Zoning

- C1 - Neighborhood Shopping District
- C3 - Highway Commercial District
- PDD - Planned Development District
- R1 - Single Family
- R3 - Single Family/Two Family/Industrialized Housing District
- Travis Parcels March 2022
- Bastrop Parcels August 2022

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community. Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Attachment 5

Proposed Applicant Development Plan



LAND USE SUMMARY		
Residential	Total	Mix
50 x 120' SFD Residential	206 units	100.00 %
Residential Total:	206 units	
Gross Area:	52.8 acres	
Gross Density:	3.90 du/ac	
Detention:	4.8 acres	
Net Area:	48.0 acres	
Net Density:	4.29 du/ac	

*This is a proposal. This plan could be changed, and may result entirely different than what is shown. This proposal cannot be conditionally approved for the rezoning.



Development Services Department

STAFF REPORT

Specific Use Permit for Wireless Communication Facility (WCF)

File #: 202200120

Date: September 16, 2022

Applicants: SCI Wireless, Tillman Infrastructure, AT&T Wireless

Representative: SAME

Hearing Dates: Planning & Zoning Commission – September 26, 2022.
City Council – October 11, 2022.

Location: 405 N. SH 95.

APPLICATION SUMMARY

Recommendation of the Planning & Zoning Commission and consideration (action) of the City Council of a Specific Use Permit to allow for the construction of a wireless communication facility (WCF) in a residentially zoned district.

DEPARTMENT COMMENTS

The current zoning on the lot is R-1, which is a residential zoning. The application and associated paperwork indicate that the applicant desires to build a 145-foot tall WCF. However, Code limits this height to a maximum of eighty (80) feet in a residential zoning district. To allow for a taller height, the applicant has filed a separate zoning variance application to increase the height to 145 feet and it will be considered by the Board of Adjustment if the specific use is granted by the City Council. This specific use application covers allowance of the WCF at this location to a maximum height of eighty (80) feet.

The proposed WCF will be a monopole with internally mounted antenna inside the pole. Items such as setbacks, walls, landscaping, irrigation, easements, pole color, design of pole, location of antennas, lighting, & mandatory co-location of antennas are already covered by City Code and do not need to be covered with this specific use request. Applicant has indicated that a tower does not exist within one (1) mile of the proposed location. They have also provided a propagation map (see attachment 2) that indicates a deficiency in coverage in this area. No beacon light is needed for the proposed tower as it is below 150 feet and that makes it exempt from FAA regulations.

Section 704 of the Telecommunications Act of 1996 guides the City's review of WCFs. The City's review and approval or denial of WCF applications "shall not unreasonably discriminate among providers of functionally equivalent services," and "shall not prohibit or have the effect of prohibiting the provision of personal wireless services." The Telecommunications Act requires the City to act on a permit application request within "a reasonable period of time", and states that any decision to deny a request to "place, construct, or modify [a WCF] shall be in writing and supported by substantial evidence contained in the written record." The Telecommunications Act also prohibits

the City from regulating the "placement, construction, and modification of [WCFs] on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the [FCC's] regulations concerning such emissions."

STAFF ANALYSIS

The applicant has provided propagation maps (See attachment 2) which indicate a need for the provision of personal wireless services around the tower. Under the Telecommunications Act of 1996 this demonstrates the need for personal wireless services. Under the rules of the Act, the City is curtailed from denial of the application if it could be construed as having an effect of prohibiting the provision of personnel wireless services.

The area in which the proposed Use is located on a heavily wooded site with some single-family residential within 136 feet from the tower (See Section 5, page Z-1). Staff has concerns the tower would be visible from these properties and that it would be mitigated for by moving the tower towards the southern property line and further from single family residences. Staff would suggest making the location of the 50' x 50' leased area southern boundary to be located no further than fifteen (15) feet from the south property line as measured from the property line to the leased area. This would move the actual tower from 136 feet to 232 feet (96-foot difference) from the closest single-family home in that area and thereby reduce the visibility of the proposed WCF.

As part of that request the Commission/Council may pass any requirements, conditions, or safeguards as needed to protect adjacent property in accordance with Section 46-138, City Code.

Staff would suggest the following conditions if the Commission/Council decide to recommend approval/approve the project.

1. The specific use is approved to an 80-foot height; if a zoning variance is approved the tower can be 145-foot height.
2. The location of the 50' x 50' leased area southern boundary to be located no further than fifteen (15) feet from the south property line as measured from the property line to the leased area.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application & narrative.
2. Applicant propagation map.
3. Staff added zoning map.
4. Fall letter.
5. Applicant development plan.
6. Ordinance.

Attachment 1
Application & Narrative

SPECIFIC USE APPLICATION

Date: August 15, 2022

SITE INFORMATION

Project Address: 405 North Hiway 95, Elgin, TX 78621

Parcel Identification Number (if no address): 11159

APPLICANT

Name: SCI Wireless, Tillman Infrastructure, AT&T Wireless, ATTN. Greg Ferris

Postal Address: PO Box 573, Wichita, KS 67201

E-Mail Address: ferrisco@aol.com; Phone Number: 316-516-0808

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.

Gregory M Ferris Gregory M Ferris August 15, 2022

Signature

Printed Name

Date

Project Description:

Construction of a 145-foot communication tower for AT&T Equipment. Tower will be

Enclosed within a 50-foot by 50-foot unpainted split-face decorative masonry wall. Tower will
be a monopole with internal mounted antennas.



310 North Main Street
P.O. Box 591
Elgin, Texas, 78621



(512) 281-0119



www.elgintx.com

May 12, 2022

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

Dear Mr. Harrell,

The Antolik Family LTD is the owner of the property on the attached application. Greg Ferris of SCI Wireless is authorized to represent the property as its agent, on the request for a Special Permit for a Wireless Communication Facility. He is authorized to represent us on the property located on State Highway 95, with a Property ID of 11159 and a Geographic ID of R11159 on the leased premises of 50' x 50' plus easements. A copy of the deed is attached. The legal description of the leased premises is included with the drawing that are included.

This authorization is restricted to the leased area on the property with a Property ID of 11159 and a Geographic ID of R11159 and does not apply to any other property owned by Antolik Family LTD. This authorization is a one-time authorization for the Special Permit for a Wireless Communication Facility.

Please let me know if you have any questions.

Sincerely,
Antolik Family LTD

A handwritten signature in black ink that reads "Cindy Antolik". The signature is fluid and cursive, with the first name "Cindy" and last name "Antolik" clearly legible.

Cindy Antolik



City of Elgin, TX, Development Services
Planning and Zoning Division
David Harrell, Development Services Director

Narrative for a Specific Use Permit for Wireless Communication Facility in R-1 Zoning

Applicant: SCI Wireless and Tillman Infrastructure
497 Ridge Point Drive
Heath, TX 75126

Tenant: AT&T Wireless
308 S. Akard St., 19th Floor
Dallas, TX 75202

Landowner: Antolik Family, Ltd
6001 Tonkawa Trail
Georgetown, TX 78628

Rep.: Greg Ferris, SCI Wireless
PO Box 573
Wichita, KS 67201
Ph. 316-516-0808, Email: ferrisco@aol.com

Site No.: 14709144

Location: 405 N. Highway 95, Elgin, TX 78621 PIN: 11159

Project Description

Tillman Infrastructure ("Tillman") is requesting the review and approval of Specific Use Permit to establish a new 145-foot Wireless Communication Facility located at 405 N. Highway 95, the ("Facility"). It will consist of a 145-foot monopole tower with internal mounted antennas and utility cabinets within a 50-foot x 50-foot compound. The compound is enclosed by an unpainted split-face decorative masonry wall with access gates. The ground space within the enclosure and access area will covered with crushed stone.

AT&T Wireless ("AT&T") will collocate their panel antennas, remote radio units, antenna mounting frame and mounting poles, fiber optic cables and equipment, a GPS antenna, surge protector,

generator, radio equipment cabinets, utility connections on the Facility. The tower will be constructed to allow collocation of at least three additional antenna heights.

Location

The Facility will be located behind apartments on the parcel owned by Antolik Family. The subject property is zoned R-1. The areas to the North, South and West have mature trees. The area to the South is commercially zoned with office and commercial uses. The apartment complex to the west is owned by the same owner as the subject parcel. There is a residential occupied parcel to the North and East of the parcel. There are also vacant residentially zoned parcels to the North. The property to the South is an apartment complex with a City Park South of that parcel.

Objective

The Facility will provide an antenna platform for AT&T locate their antennas. This will provide added service to this area of Elgin. There are no towers within one and one-half miles of the proposed facility. There are three other towers that are approximately 1.5, or more, miles from the proposed support structure of the Wireless Communication Facility. AT&T has antennas on the majority of these towers. These towers are too far from the proposed site to provide 5G coverage to this area. Coverage maps, drafted by an AT&T RF engineer, are provided. Therefore, a new WCF is required for AT&T to provide coverage to this area. A map showing the proposed location, a 1.00-mile ring from the proposed location, and the three FCC licensed towers in the Elgin is included with this application. This lack of a tower in the area, clearly has created a coverage gap for Elgin.

This WCF will also provide AT&T 5G coverage. Support structures providing 5G service in urban areas need to be much closer to the desired service areas than the existing towers allow. More and more homes and businesses are using handheld devices for their business operations and daily use. The welfare of these businesses and households are served by having good wireless coverage. The proposed site will provide AT&T's Elgin's customers with the service they require.

Finally, the tower owner, Tillman Infrastructure, is in the business of providing tower space to every wireless carrier. The fact that this tower will be constructed to hold multiple antennas will assure Elgin that collocation opportunity is available.

Coverage

The Facility will augment the coverage and capacity of AT&T's wireless telecommunications network in the surrounding area including the addition of FirstNet, the national first responders' emergency network, equipment. With the increase in demand for AT&T services in the area, the existing network of sites cannot provide satisfactory and reliable service to users of the network. The lack of signal strength and network capacity in the area constitutes a gap in coverage that will be minimized by the proposed project. The Facility will ensure that AT&T can meet the high demand for their services in the immediate area surrounding the site. This demand is generated by the increasing number of people that use wireless telecommunications services not only for phone calls but for texting, emailing, teleconferencing, video streaming and surfing the web. Wireless phones and devices have

replaced "traditional" landline phones and have become the primary device and service used for communication including contacting emergency services in the form of 911 calls. AT&T is committed to providing quality and reliable service to meet this user demand. In addition to facilitating the public's access to E-911, ATT will be adding FirstNet equipment which allows dedicated frequencies and services to first responders to allow them to coordinate efforts in the event of emergencies such as fires, active shooters, or weather emergencies.

About AT&T

As a licensee authorized by the Federal Communications Commission to provide wireless services in this region, AT&T must establish a network of wireless telecommunications facilities in the Jonesboro area and beyond. Each wireless telecommunications facility, or base station, consists of transmitting and receiving antennas mounted on a communication tower or other suitable structure and electronic equipment cabinets. It will also consist of radios for receiving and transmitting wireless communications and complex electronic equipment to operate the radios, interface with other cellular sites, provide connections to the landline telephone network, and link the facility with the main switching center.

AT&T will operate this facility in full compliance with the regulations and licensing requirements of the FCC and FAA as governed by the Telecommunications Act of 1996 and other applicable laws.

In order to meet the basic level of operational radio signal coverage, radio frequency (RF) engineers have designed a network of wireless telecommunications facilities for the area and routinely maintains and modifies the facilities to ensure they use the most up to date equipment and technology to provide the most reliable and high-quality service possible. Due to increases in demand for wireless telecommunications services modifying the existing facilities does not always fix network coverage and capacity issues resulting in the need for the development of new wireless telecommunications facilities.

The applicant's engineers choose specific sites after lengthy analysis. Selection criteria include limitations imposed by surrounding topography, the intended service area of the site, and the ability of the new site to "see" other sites in the network from its proposed location. Other selection factors include suitable access, availability of electrical and telephone service, and a willing property lessor. The antennas and equipment are screened or integrated with the building whenever possible. Only after careful analysis of many candidates and successful lease negotiations have been completed is a land use application such as this one submitted.

The cellular site is a passive use and will have no impact on other properties in the surrounding area. The facility is unstaffed. After an initial construction period of 30 to 45 days, the only traffic generated will be for routine maintenance visits, typically once or twice a month. There are no activities that will produce airborne emissions, odor, vibration, heat, glare, or noxious and toxic materials. All equipment and materials needed to operate the site are located in the equipment cabinets. The cellular site does not require water or sanitary facilities and therefore will generate no wastewater.

Wireless Communication Facilities Standards

Division 5, Section 46-138 of the City Code of Elgin lists the uses that are allowed in every zoning district with a Specific Use Permit. Sec. 46-739. - Wireless Communication Facilities (WCF), spells out the specific regulations for Wireless Communication Facilities. Section 101 of the Elgin Application for a Specific Use Permit lists the submittal requirements. This narrative addresses both the regulations for WCFs and the submittal requirements.

Section 101: Application Submission Requirements. One (1) copy of following items:

- A. Submittal of appropriate filing fees for the application. \$600.00 + 115% for any City third-party review, as needed (this will be charged later in the process).

Applicant's comment: Filing fee of \$600 is included. If there are additional charges they will be paid as required.

- B. Copy of the application with all information completely filled out and all applicable signatures.

Applicant's comment: The signed application is attached.

- C. Copy of the deed showing ownership. Proof of signatory authority for corporations is required.

Applicant's comment: The deed is attached.

- D. Owner's authorization for agent, as applicable.

Applicant's comment: Authorization from the owner allowing Greg Ferris of Ferris Consulting is attached.

- E. A site plan which includes at a minimum:

1. Date, scale, north point, title, name of owner and the name of person preparing plan;

Applicant's comment: The information required is included in the attached zoning drawings.

2. Location of existing boundary lines and dimensions of the tract;

Applicant's comment: The information required is included in the attached zoning drawings.

3. Centerline of existing watercourses, drainage features, and location and size of existing and proposed streets and alleys;

Applicant's comment: The information required is included in the attached zoning drawings.

4. Location and size to the nearest one-half foot of all proposed buildings and land improvements;

Applicant's comment: The information required is included in the attached zoning drawings.

5. Clear designation of areas reserved for off-street parking and for off-street loading; the location and size of points of ingress and egress; and

Applicant's comment: Access points of ingress and egress are shown on the drawings. There is no proposed parking as there the site will not have employees or will be open to the public. There is adequate space inside the compound for a service truck that may need to be on-site for an hour or two.

6. The ratio of parking space to floor space, as applicable.

Applicant's comment: This item is not applicable.

Section 46-739. Wireless Communications Facilities

a. Monopoles and self-enclosed monopoles.

- (1) Permitted locations.

c. Self-enclosed monopoles may be in any residential zoning districts, excluding PDDs, in accordance with Section 46-138, subject to the following conditions:

1. WCFs must be separated by a distance of one-quarter of a mile from each other.
2. Documentation from an engineer that an attached WCF or stealth WCF cannot accommodate the proposed improvement.

Applicant's comment: The property is zoned residential. Section 46-138 allows Self-enclosed monopoles in residential zoning with a Specific Use Permit. This is an application for Specific Use Permit. There is no WCF within 1 mile of the proposed tower and no structure to attach the proposed antennas. Elgin Code only allows stealth applications to a height of the type of structure they resemble (Sect. 46-739 d. (3)). This would only allow a structure of 30-40 feet. Propagation maps from an AT&T RF engineer are provided.

- (2) Setbacks. The standard setbacks for each zoning district, including setbacks within the Planned Development District (PDD), shall apply to the poles and any associated equipment.

Applicant's comment: The side yard setbacks of 32 feet on the north and 111 feet on the south exceed the required setbacks. The front yard setback exceeds the maximum requirement of 40 feet. The rear yard setback is over 200 feet and exceeds the required 10 feet.

- (3) Maximum height.

b. Residential zoning districts or Planned Development Districts (PDD) with residential uses. The maximum height of a pole shall be 80 feet.

Applicant's comment: The property is zoned residential. AT&T requires a minimum height of 140 feet. A Variance request for the additional height accompanies this Special Use application.

c. The maximum height of associated equipment located at the base of a monopole or self-enclosed monopole shall be no more than ten feet.

Applicant's comment: The equipment at the base of the tower will not exceed 10 feet.

(4) Color. Monopoles and self-enclosed monopoles shall be painted a non-contrasting gray, beige or similar neutral color minimizing its visibility, unless otherwise required by the Federal Communications Commission or Federal Aviation Administration.

Applicant's comment: The self-enclosed monopole will be painted a non-contrasting gray.

(5) Lighting. No pole shall be artificially lighted except as required by the Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) or their predecessors. Security lighting around the equipment shelter is permitted provided it is not visible from neighboring properties. Lighting for maintenance purposes is permitted, provided the lights are not used at any other time.

Applicant's comment: No lighting is proposed unless required by the FAA or FCC. Security lighting may be installed but will not be visible from neighboring properties.

(6) The equipment shelter at the base of a pole shall be screened from public view by an unpainted split-face decorative masonry wall with a minimum height of one foot greater than the height of the equipment shelter.

Applicant's comment: An unpainted split-face decorative masonry wall is shown on the drawing attached to this application. The height of the wall is shown as eight feet. This should be one foot above the equipment proposed. No shelter is planned. Construction Drawings will be submitted with the building permit application. If there is a shelter that exceeds seven feet, the drawings will show the modified height to be one foot above the height of the shelter or equipment.

(7) Collocation requirements. New monopoles and self-enclosed monopoles shall be designed to accommodate at a minimum three antennae and any associated ground-mounted equipment, unless an engineer demonstrates that such a design is not feasible for technical or physical reasons. Service providers shall allow the collocation of antenna by competing service providers.

Applicant's comment: The attached drawings show that the tower will be designed for four antennae. The compound will accommodate four equipment pads. Tillman Infrastructure is in vertical real estate company. They have favorable Master Lease Agreements with all wireless carriers in this market. They welcome all service providers and are ready to place them on the tower at the provider's request.

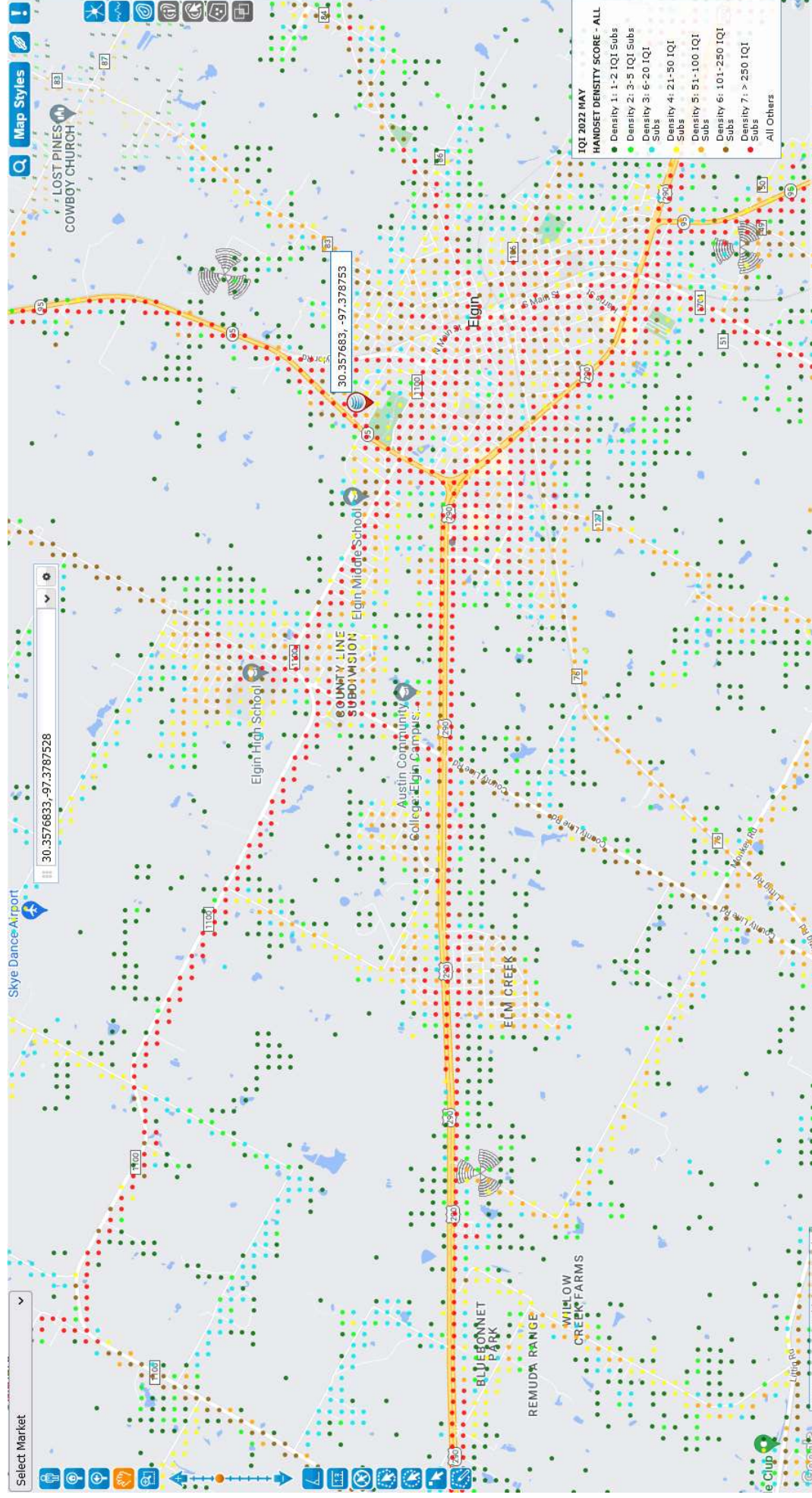
(8) Mandatory co-location required. An applicant shall be required to co-locate, as feasible, on an existing tower if it is within one-quarter mile of the proposed new monopole or self-enclosed monopole tower. The applicant shall inquire about potential collocation opportunities at all technically feasible locations.

Applicant's comment: There are no towers within one-quarter mile of the proposed new self-enclosed monopole. The towers that are over one mile away will not provide the 5G coverage desired by AT&T. 5G coverage does not have the range of its predecessors'

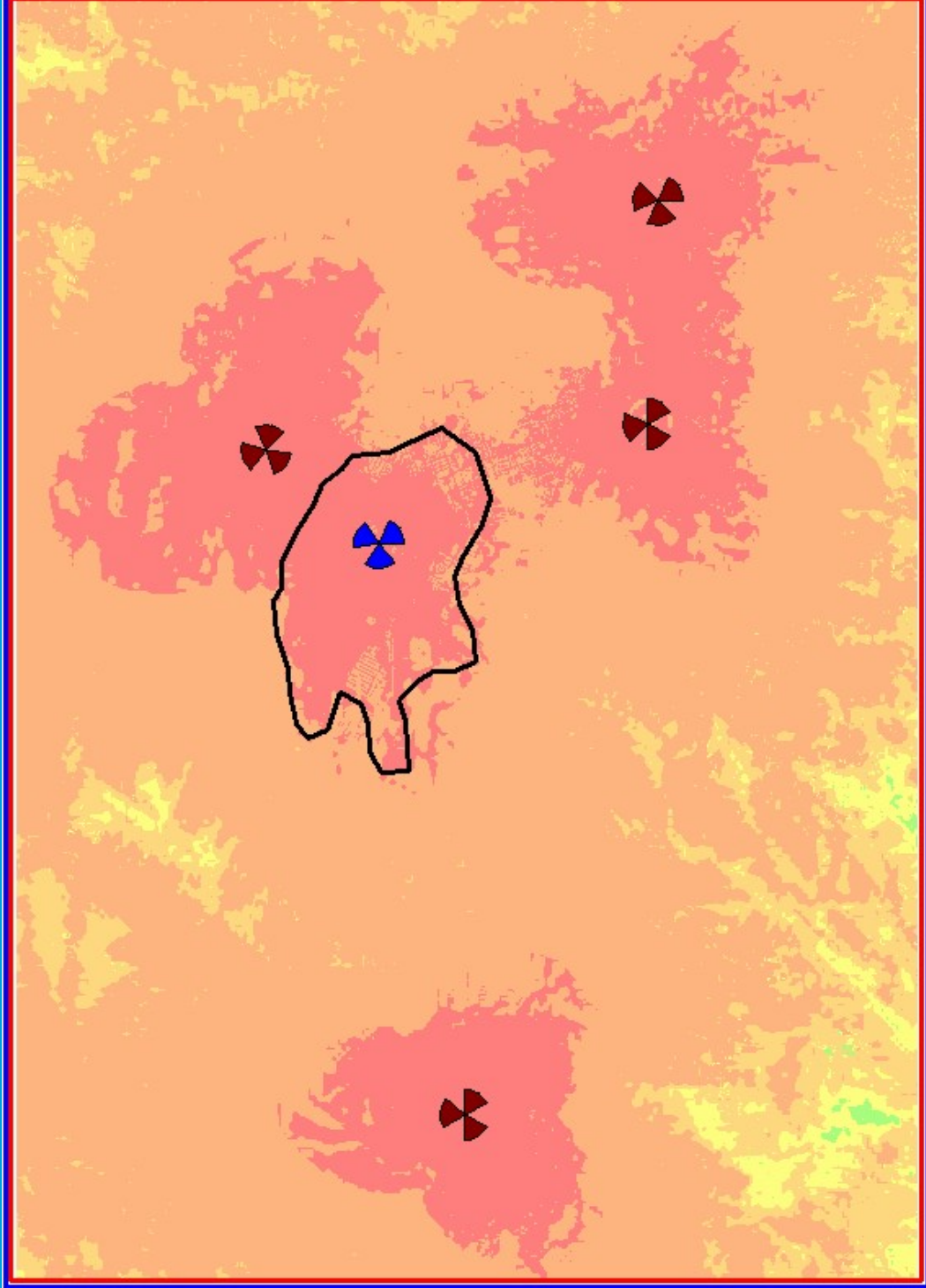
range. Towers must be closer to the desired market coverage area. Typically, 5G coverage needs to be within one-half mile, or nearer, of the coverage area. The attached propagation maps show the need for a tower in this location.

Attachment 2
Applicant Propagation Map

Traffic Density Map (Users Traffic)



AXL00904 Coverage (RSRP) at 140 ft



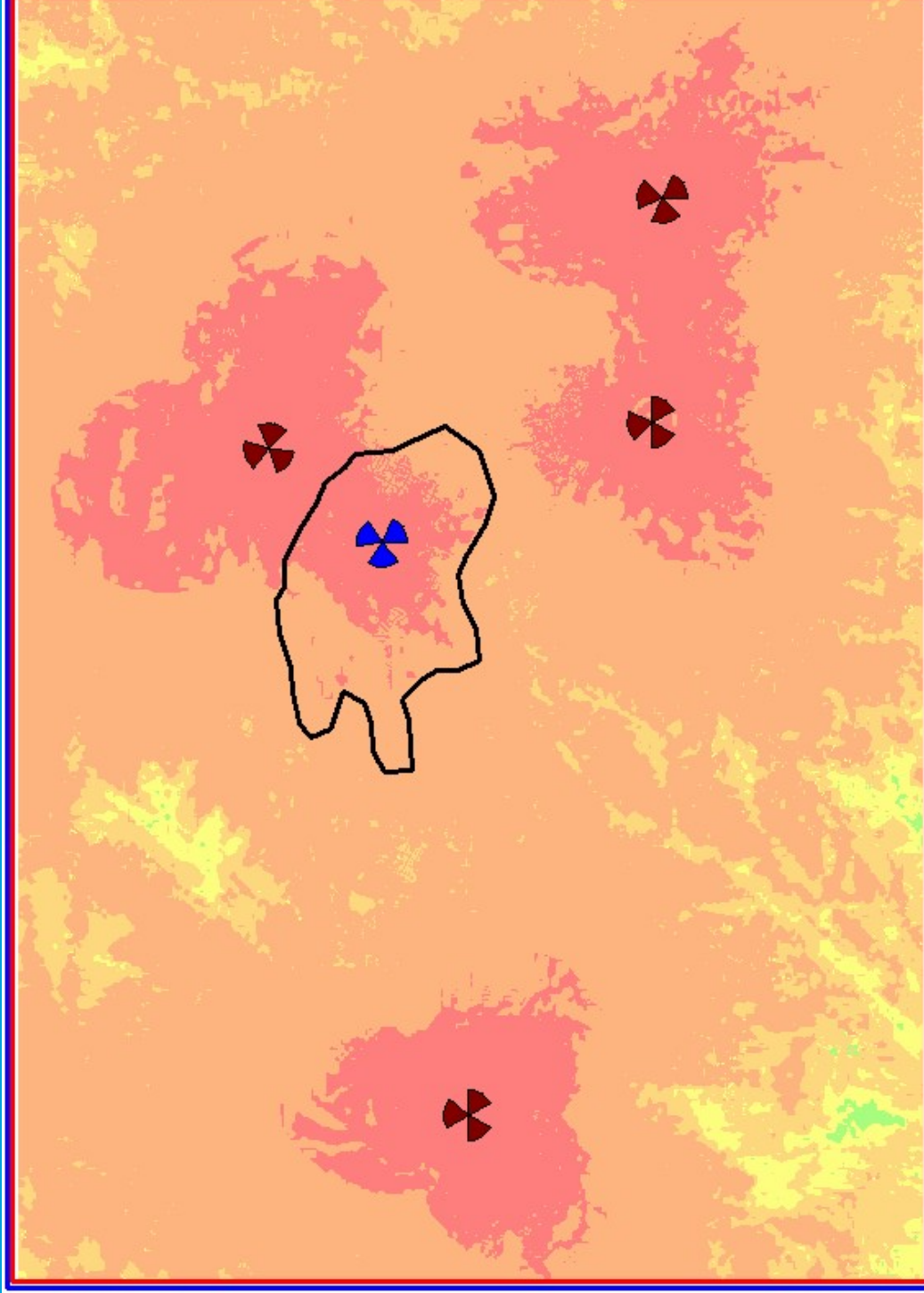
- Planned AXL00904
- On Air Sites

Based on the prediction at 140 ft RAD, is the desired height to provide

enough RF coverage to 290, 1100 and reliable indoor coverage to Elgin, also

capacity off load to neighboring sites. Reference slide 1 for areas that will be covered.

AXL00904 Coverage (RSRP) at 75 ft



Based on the prediction at 75 ft RAD, is not high enough to provide the

desired RF coverage to 290, 1100 and reliable indoor coverage to Elgin, also

4 capacity off load to neighboring sites. Reference slide 1 for areas that will be covered.

Attachment 3
Staff Added Zoning Map

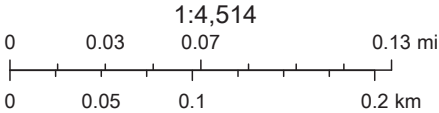
Zoning Map



9/12/2022, 8:06:38 PM

- Zoning

 - A - Multiple Family Residential District
 - C1 - Neighborhood Shopping District
 - C2 - General Commercial District
 - C3 - Highway Commercial District
 - I - General Industrial District
- PDD - Planned Development District
 - R1 - Single Family



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Attachment 4

Fall Letter

August 25, 2022

Ms. Chelsea Reeves
Project Controls Coordinator Sr.
Tillman Infrastructure, LLC.
299 Market St, Suite 350
Saddle Brook, NJ 07663

RE: 145' Monopole for TI-OPP-22303 Memorial Park, TX

Dear Ms. Reeves,

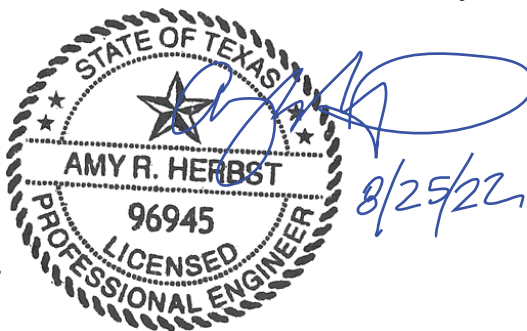
Upon receipt of order, we propose to design and supply the above-referenced monopole for a Basic Wind Speed of 109 mph without ice and 30 mph with 1" ice, Risk II, Structure Classification II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna-Supporting Structures and Antennas and Small Wind Turbine Support Structures".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above-referenced monopole designed and manufactured by Sabre Industries.* This would effectively result in a fall radius less than or equal to 57'.

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer



Sabre Communications Corporation
Texas Registration Number F-4365

Attachment 5

Applicant Development Plan



1001

DRAWN BY:	DL
CHECKED BY:	DL

[illegible]

TI-OPP #
22303-A
FA #
14709144
SITE NAME:
AXL00904
SITE ADDRESS:
405 NORTH HWY. 95
ELGIN, TX 78621

SHEET TITLE

T-1

T-1	TITLE SHEET
	SURVEY
Z-1	OVERALL SITE PLAN
Z-2	ENLARGED SITE PLAN & ELEVATION

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 22"x34" AND HALF SIZE AT 11"x17".
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON
THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER, ENGINEER IN WRITING
OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS
OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT
PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

THIS PROJECT CONSISTS OF:

- CONSTRUCTION OF A NEW UNMANNED TELECOMMUNICATIONS FACILITY.
- SITE WORK: NEW TOWER, UNMANNED EQUIPMENT SHELTER ON PLATFORM OR CONCRETE PAD AND UTILITY INSTALLATIONS.

Know what's below.
Call before you dig.
www.call811.com

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- [illegible]

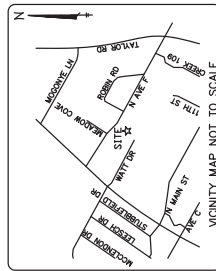
4640 NORTHWAY, 56 ELGIN, TX 78021	307.21.27.67 (30.9276887) -97.22.43.54 (-97.3781817)	557.9 (ANSL)	CITY OF ELGIN	CITY OF ELGIN	310 N MAIN STREET ELGIN, TX 78021	JENNIFER S OUBAS - 512.229.3222	CINDY ANTOLIK 10000 WILLOW CREEK GEORGETOWN, TX 76062 512-917-1101 parkview.elgin@yahoo.com	R-1	11159	TELMAN INFRASTRUCTURE LLC 165 WEST 57TH STREET 27TH FLOOR NEW YORK, NY 10019	MONKPOLE W/ INTERNAL MOUNTS 145' (JGL)	090429 69633.15892	FRONTIER
E311 SITE ADDRESS:	LATITUDE (NAD 83):	GROUND ELEVATION:	JURISDICTION:	JURISDICTION CONTACT:	LAND OWNER:	ZONING:	PARCEL MAP NUMBER:	TOWER OWNER:	STRUCTURE TYPE:	STRUCTURE HEIGHT:	POWER SUPPLIER:	TELO SUPPLIER:	

APPLICANT:	TELUMINERATION, INC. LLC 112 WEST 87TH STREET 27TH FLOOR NEW YORK, NY 10019
PROJECT MANAGEMENT FIRM:	SCI WIRELESS 497 RIDGE POINT DRIVE HEATH, TX 75128 (409) 374-2081 steve@sciwireless.com dave@sciwireless.com dave@sciwireless.com
ENGINEERING FIRM:	MERSON COMMUNICATIONS 2525 CONVENT ROAD SUITE C FORT WORTH, IN 46084 (262) 436-3922 wireless@mc1comm.com
PROVIDER:	ATTN: WIRELESS 607 N MILLER BLVD. OKLAHOMA CITY, OK 73107 GREG@att.net (405) 241-1847

FLOOD NOTE: ACCORDING TO FLOOD PANEL MAP NO. 4802100075E, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD ZONE AREA.

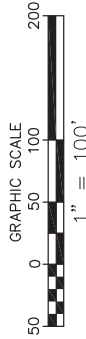
ZONING: R-1 SINGLE FAMILY

PROPOSED METAL SELF SUPPORT TOWER
LOCATION INFORMATION
Horizontal Datum: NAD83 22.66° N
Longitude: 97° 22' 43.51" W
Vertical Datum: NAD 1988
Ground Elevation at Base of Tower: 557.9 feet



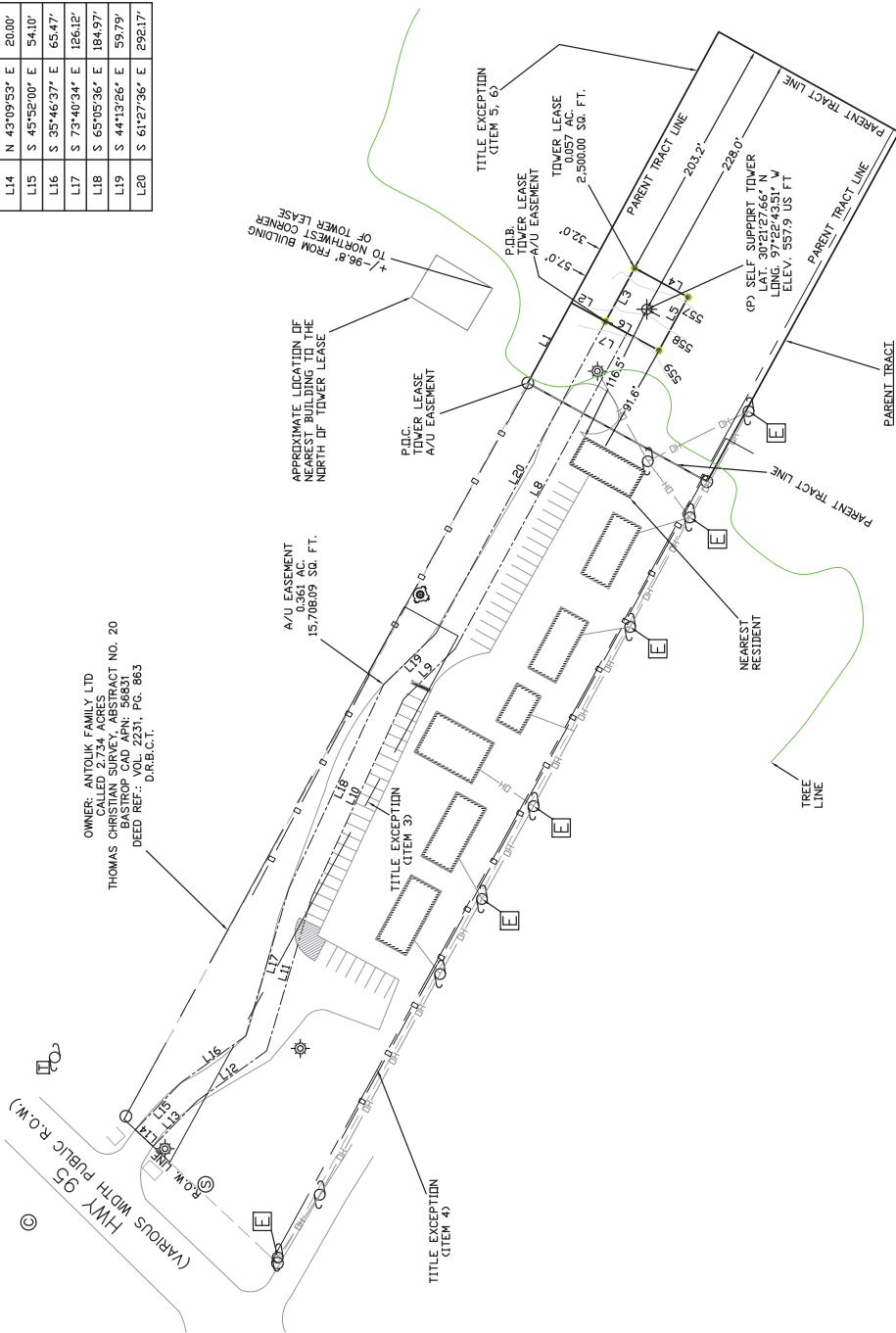
AREA TABLE	SQUARE FEET	ACREAGE
TOWER LEASE	2,500.00	0.057
A/U EASEMENT	15,708.09	0.361
PARENT TRACT	55,435.92	1.273

- LEGEND
- : SET 1/2" IRON ROD.
 - : FOUND 1/2" IRON ROD.
 - ⊙ : LIGHT STANDARD.
 - ⊕ : FIRE HYDRANT.
 - P.O.B. : POINT OF BEGINNING.
 - P.O.C. : POINT OF COMMENCEMENT.
 - : FENCE AS NOTED.
 - : OVER HEAD UTILITY LINES.
 - ⊖ : WOOD UTILITY POLE.
 - ⊕ : ELECTRIC TRANSFORMER.
 - ⊖ : TELCO PEDESTAL.
 - ⊙ : CABLE PEDESTAL.
 - ⊕ : SANITARY SEWER MAN HOLE.
 - ⊕ : TOWER CENTER.
 - R.O.W. : RIGHT-OF-WAY.
 - B/W : BARBED WIRE.
 - A/U : ACCESS & UTILITY
 - (E) : EXISTING.
 - D.R.B.C.T. : DEED RECORDS BASTROP COUNTY TEXAS



TOWER LEASE			A/U EASEMENT		
Line #	Direction	Length	Line #	Direction	Length
L1	S 61°27'36" E	74.89'	L1	S 61°27'36" E	74.89'
L2	S 28°32'24" W	32.00'	L2	S 28°32'24" W	32.00'
L3	S 61°27'36" E	50.00'	L7	S 28°32'24" W	20.00'
L4	S 28°32'24" W	50.00'	L8	N 61°27'36" E	295.20'
L5	N 61°27'36" E	50.00'	L9	N 44°13'26" W	59.14'
L6	N 28°32'24" E	50.00'	L10	N 65°05'36" W	179.79'
			L11	N 73°40'34" W	131.49'
			L12	N 35°46'37" W	70.57'
			L13	N 45°52'00" W	52.00'
			L14	N 43°09'53" E	20.00'
			L15	S 45°52'00" E	54.10'
			L16	S 35°46'37" E	65.47'
			L17	S 73°40'34" E	126.12'
			L18	S 65°05'36" E	184.97'
			L19	S 44°13'26" E	59.79'
			L20	S 61°27'36" E	295.17'

OWNER: ANTOLIK FAMILY LTD
CALLED 2.734 ACRES
THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 20
BASTROP CAD APN: 56831
DEED REF.: D.R.B.C.T. PG. 863



OWNER: ANTOLIK FAMILY LTD
CALLED 1.273 ACRES
THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 20
BASTROP CAD APN: 56831
DEED REF.: D.R.B.C.T. PG. 269

OVERALL SITE PLAN

RAWLAND SURVEY
CALLED 1.273 ACRES
THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 20
BASTROP COUNTY, TEXAS

FOR: INFINITY

SITE: MEMORIAL PARK
NO.: AXL00904B
ADDRESS: 401 TX-95
ELGIN, TX 76821
BASTROP COUNTY

NATIONAL SURVEY SERVICES COORDINATION BY:
WIMBERLEY SURVEYING PROFESSIONALS
13400 NW 14th Terr, Suite A, Alachua, FL 32615
Office (386) 418-0500 Fax (386) 462-6986
WWW.GEOLINEINC.COM

SURVEY WORK PERFORMED BY:
WIMBERLEY SURVEYING PROFESSIONALS
PO BOX 9237
GREENVILLE, TEXAS 75404
PHONE: (903) 450-8100
FAX: (903) 455-2302

DRAWN BY: DJ **CHECKED BY: RM** **JOB #: 19088**

SURVEYOR'S NOTES
1. BASIS OF BEARING IS GPS OBSERVATIONS.
2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.
4. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
5. ALL SYMBOLS SHOWN ARE NOT TO SCALE.
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY TO INFINITY, ITS SUCCESSORS AND ASSIGNS THAT THIS SURVEY WAS MADE ON THE GROUND ON MAY 8, 2019, OR THEREAFTER, AND THAT THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED INTERESTS OR EASEMENTS THAT COULD AFFECT THE SURVEY. THERE ARE NO VISIBLE ENCROACHMENTS, PROTRUSIONS, OR OVERLAPPING ON IMPROVEMENTS OR EASEMENTS EXCEPT AS SHOWN.

WIMBERLEY SURVEYING PROFESSIONALS
RONALD D. WIMBERLEY
LAND SURVEYOR - TEXAS # 6005
Date: MAY 8, 2019
Revision: 06/09/2022

RAWLAND SURVEY
CALLED 1.273 ACRES
THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 20
BASTROP COUNTY, TEXAS

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WIMBERLEY SURVEYING PROFESSIONALS
RONALD D. WIMBERLEY
LAND SURVEYOR - TEXAS # 6005
Date: MAY 8, 2019
Revision: 06/09/2022

SHEET 1 OF 3

RAWLAND SURVEY

THOMAS CHRISTIAN SURVEY, ABSTRACT NO. 20

BASTROP COUNTY, TEXAS

FOR: INFINITY

SITE: MEMORIAL PARK

NO.: AXI00904B

ADDRESS: 401 TX-95

ELGIN, TX 78621

BASTROP COUNTY

WIMBERLEY SURVEYING PROFESSIONALS

PO BOX 9237

GREENVILLE, TEXAS 75404

PHONE: (903) 450-8100

FAX: (903) 455-2902

DRAWN BY: DJ

CHECKED BY: RW

JOB #: 19088

WIMBERLEY SURVEYING PROFESSIONALS

RONALD D. WIMBERLEY

LAND SURVEYOR – TEXAS # 6005

Date: MAY 8, 2019

Revision: 06/09/2022

1. BASIS OF BEARING IS GPS OBSERVATIONS.

2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.

3. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY OF THE PARENT PARCEL.

4. ALL VISIBLE TOWER EQUIPMENT AND UTILITIES SHOWN ARE CONTAINED WITHIN THE DESCRIBED AREA.

5. ALL SYMBOLS SHOWN ARE NOT TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO INFINITY, ITS SUCCESSORS AND ASSIGNS THAT THIS SURVEY WAS MADE ON THE GROUND ON MAY 2, 2019, OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO OTHER INTERESTS OR CLAIMS THAT OVERLAP OR INTERFERE WITH THE SURVEY EXCEPT AS SHOWN.

WIMBERLEY SURVEYING PROFESSIONALS

RONALD D. WIMBERLEY

LAND SURVEYOR – TEXAS # 6005

Date: MAY 8, 2019

Revision: 06/09/2022

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4. ALL VISIBLE TOWER EQUIPMENT AND UTILITIES SHOWN ARE CONTAINED WITHIN THE DESCRIBED AREA.

5. ALL SYMBOLS SHOWN ARE NOT TO SCALE.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO INFINITY, ITS SUCCESSORS AND ASSIGNS THAT THIS SURVEY WAS MADE ON THE GROUND ON MAY 2, 2019, OF THE PROPERTY DESCRIBED HEREON AND THERE ARE NO OTHER INTERESTS OR CLAIMS THAT OVERLAP OR INTERFERE WITH THE SURVEY EXCEPT AS SHOWN.

TOWER LEASE (created by this office)

BEING a 0.057 acre (2,500.00 square feet) tract of land situated in the Thomas Christian Survey, Abstract No. 20, being called 1.273 acres, described in deed to Antolik Family LTD, recorded in Volume 2257, Page 269, Deed Records, Bastrop County, Texas, and being more particularly described by metes and bounds as follows,

COMMENCING at a found 1/2" iron rod at the northwest corner of said 1.273 acres, and the northeast corner of a called 2,734 acres, described in deed to Antolik Family LTD, recorded in Volume 2231, Page 863, Deed Records, Bastrop County, Texas;

THENCE South 61° 27' 36" East for a distance of 74.89 feet to a point for corner;

THENCE South 28° 32' 24" West for a distance of 32.00 feet to a set 1/2" iron rod capped "WIMBERLEY 600S" for the POINT OF BEGINNING;

THENCE South 61° 27' 36" East for a distance of 50.00 feet to a set 1/2" iron rod capped "WIMBERLEY 600S" for corner;

THENCE South 28° 32' 24" West for a distance of 50.00 feet to a set 1/2" iron rod capped "WIMBERLEY 600S" for corner;

THENCE North 61° 27' 36" West for a distance of 50.00 feet to a set 1/2" iron rod capped "WIMBERLEY 600S" for corner;

THENCE North 28° 32' 24" East a distance of 50.00 feet to the POINT OF BEGINNING, and containing 0.057 acre (2,500.00 square feet) of land, more or less.

ACCESS AND UTILITY EASEMENT (created by this office)

BEING a 0.361 acre (15,708.09 square feet) tract of land situated in the Thomas Christian Survey, Abstract No. 20, being called 1.273 acres, described in deed to Antolik Family LTD, recorded in Volume 2257, Page 269, Deed Records, Bastrop County, Texas, and being more particularly described by metes and bounds as follows,

COMMENCING at a found 1/2" iron rod at the northwest corner of said 1.273 acres, and the northeast corner of a called 2,734 acres, described in deed to Antolik Family LTD, recorded in Volume 2231, Page 863, Deed Records, Bastrop County, Texas;

THENCE South 61° 27' 36" East for a distance of 74.89 feet to a point for corner;

THENCE South 28° 32' 24" West for a distance of 32.00 feet to a set 1/2" iron rod capped "WIMBERLEY 600S" for the POINT OF BEGINNING;

THENCE South 28° 32' 24" West for a distance of 20.00 feet to a point for corner;

THENCE North 61° 27' 36" West for a distance of 295.20 feet to a point for corner;

THENCE North 44° 13' 26" West for a distance of 59.14 feet to a point for corner;

THENCE North 65° 05' 36" West for a distance of 179.79 feet to a point for corner;

THENCE North 73° 40' 34" West for a distance of 131.49 feet to a point for corner;

THENCE North 35° 46' 37" West for a distance of 70.57 feet to a point for corner;

THENCE North 45° 52' 00" West to the northeast right-of-way line of Highway 95 (various width public right-of-way) for a distance of 52.00 feet to a point for corner;

THENCE North 43° 09' 53" East along said right-of-way for a distance of 20.00 feet to a point for corner;

THENCE South 45° 52' 00" East leaving said right-of-way for a distance of 54.10 feet to a point for corner;

THENCE South 35° 46' 37" East for a distance of 65.47 feet to a point for corner;

THENCE South 73° 40' 34" East for a distance of 126.12 feet to a point for corner;

THENCE South 65° 05' 36" East for a distance of 184.97 feet to a point for corner;

THENCE South 44° 13' 26" East for a distance of 59.79 feet to a point for corner;

THENCE South 61° 27' 36" East a distance of 292.17 feet to the POINT OF BEGINNING, and containing 0.361 acre (15,708.09 square feet) of land, more or less.

TITLE INSURANCE COMMITMENT NOTE

I HAVE REVIEWED COMMITMENT FOR TITLE INSURANCE, UNDERWRITTEN BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FIDELITY ORDER NO. 28892989, WITH AN ISSUE DATE OF APRIL 03, 2019, AND FIND AS FOLLOWS WITH RESPECT TO THE EXCEPTIONS LISTED IN SCHEDULE B OF SAID COMMITMENT:

Search disclosed the following:

1. Taxes
Type of Tax: County
Calendar year: 2018
Amount: \$326.67 annually
Parcel ID #: 11159
Paid through: 2018
Assessment: \$27,726.00 (total = land and improvements, if any)
GENERAL EXCEPTIONS, NOT THE TYPE TO BE DEPICTED HEREON.

2. Right of Way Easement
From: Robert E. Weigel
In favor of: City of Elgin, Texas
Dated: 12/03/1976
Recorded on: 12/14/1976
Recorded in: Deed Book 248, Page 218
NO SPECIFIC LOCATIVE INFORMATION GIVEN.

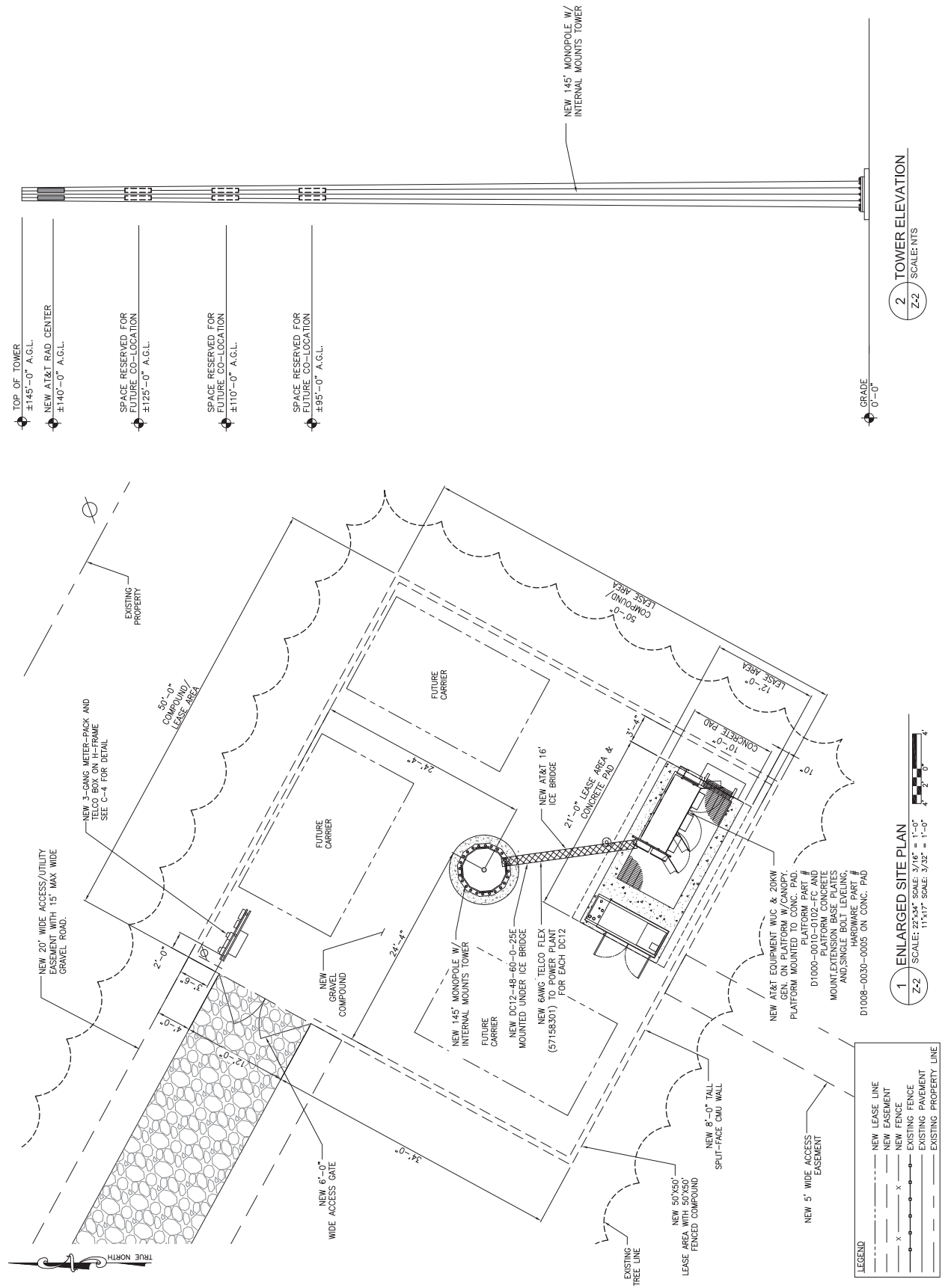
3. Easement
In favor of: The Public
Recorded on: 11/29/1984
Recorded in: Deed Book 353, Page 82
DOES AFFECT THE A/U EASEMENT DOES NOT AFFECT THE TOWER LEASE OR PARENT TRACT. AS SHOWN HEREON.

4. Easement and Right-of-Way
In favor of: Texas Power & Light Company, a Division of Texas Utilities Electric Co.
Recorded on: 12/28/1984
Recorded in: Deed Book 356, Page 235. DOES AFFECT PARENT PARCEL. DOES NOT AFFECT TOWER LEASE OR A/U EASEMENT. AS SHOWN HEREON.

5. Easement Agreement
In favor of: RTC Mortgage Trust 1993-S1, a Delaware business trust
Recorded on: 07/13/1994
Recorded in: Deed Book 716, Page 43. DOES AFFECT PARENT PARCEL, TOWER LEASE, AND A/U EASEMENT. AS SHOWN HEREON.

6. Easement Agreement
In favor of: RTC Mortgage Trust 1993-S1, a Delaware trust
Recorded on: 07/13/1994
Recorded in: Deed Book 716, Page 49. DOES AFFECT PARENT PARCEL, TOWER LEASE, AND A/U EASEMENT. AS SHOWN HEREON.





Attachment 6

Ordinance

ORDINANCE NO. 2022-10-11-??

AN ORDINANCE GRANTING A SPECIFIC USE PERMIT FOR A WIRELESS COMMUNICATION FACILITY (WCF), SELF-ENCLOSED MONOPOLE, IN A RESIDENTIAL ZONING DISTRICT ON PROPERTY LOCATED AT 405 N. HWY 95 (A20 CHRISTIAN, THOMAS, ACRES 1.2730), CITY OF ELGIN, TEXAS, BASTROP COUNTY, TEXAS, AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of Elgin, Texas for a Specific Use Permit to allow a WCF, self-enclosed monopole, in a residential district at the property described in Exhibit “A” attached hereto and incorporated herein (“Property”); and

WHEREAS, the City Council has submitted the application to the Planning and Zoning Commission for its recommendation and report; and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on September 26th, 2022, following lawful publication of the notice of said public hearing; and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has recommended a specific use permit be granted allowing for a WCF, self-enclosed monopole, in a residential district at the property described in documents attached hereto as Exhibit “B”; and

WHEREAS, on the 11th day of October, 2022, after proper notification, the City Council held a public hearing on the requested application, and

WHEREAS, the City Council determines that the Specific Use Permit provided for herein promote the health, safety, morals, and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A, Texas Local Government Code, and Chapter 46, City of Elgin Ordinances, concerning public notices, hearings, and other procedural matters has been fully complied with,

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

I.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals and policies of the City of Elgin’s Comprehensive Plan and further finds that enactment of this Ordinance is not inconsistent with or in conflict with any other polices or provisions of the Comprehensive Plan and the City’s Code of Ordinances.

II.

The Zoning District for the Property shall remain R-1 Single Family District, and the Ordinance granting a Specific Use Permit for the specific use on the property of WCF, self-enclosed monopole, is hereby adopted with the conditions that: (1) the specific use is approved at an 80-foot height; if a zoning variance is approved the tower can be at 145-foot height; (2) the location of the 50' x 50' leased area southern boundary to be located no further than fifteen (15) feet from the south property line as measured from the property line to the leased area.

III.

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

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

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

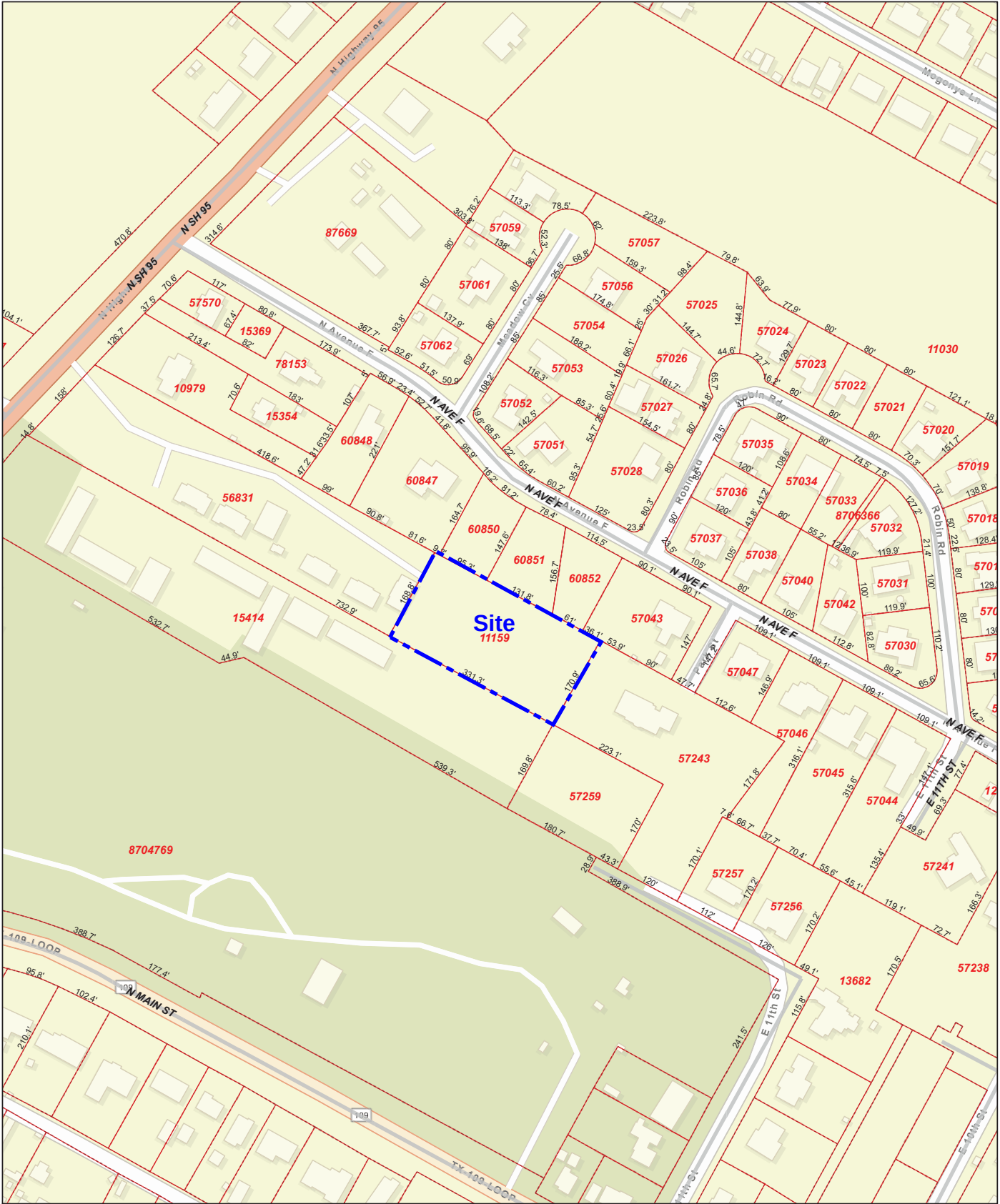
READ, PASSED, and ADOPTED on first reading this the 11th day of October 2022.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

JENNIFER STUBBS, City Secretary

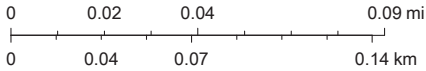
Exhibit "A"



9/12/2022, 8:15:43 PM

- Abstracts
- Parcels
- Lot Lines
- Bastrop Roads

1:2,257



Esri Community Maps Contributors, Baylor University, City of Austin, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US



Development Services Department

STAFF REPORT

Review, Discuss, and Provide Input for

Future PDD Rezoning for Northside

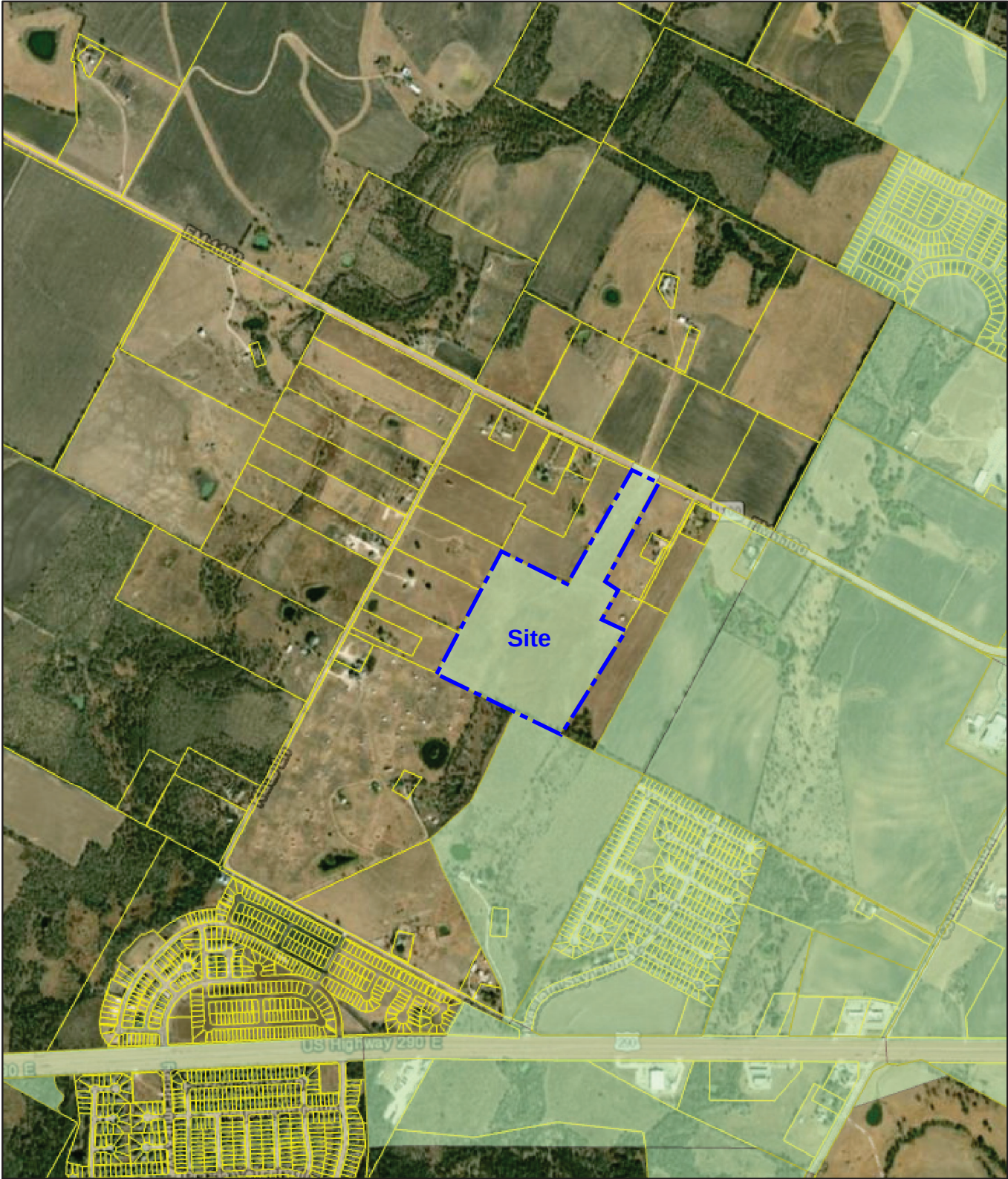
Meadows

Date: September 16, 2022

WORKSHOP SUMMARY

The purpose of this meeting is to allow the Commission to review what has been submitted so far, discuss, and offer input on this proposed item. Please be aware City Staff has removed some of the PDD pages that were not related to the development plan or development map to shorten the packet size. Staff has also provided a City Limits Map and Zoning Map to assist with the overall development pattern of the area. The lot in blue dotted lines is the area of request.

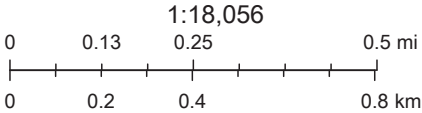
City Limits Map



9/12/2022, 9:02:45 PM

Elgin City Limits

- FULL PURPOSE
- Travis Parcels March 2022



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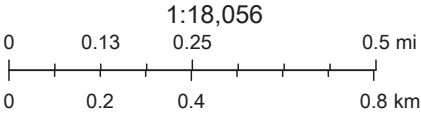
Zoning Map



9/12/2022, 8:54:05 PM

Zoning

- A - Multiple Family Residential District
- C2 - General Commercial District
- C3 - Highway Commercial District
- PDD - Planned Development District
- R1 - Single Family
- R3 - Single Family/Two Family/Industrialized Housing District



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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)

AGREEMENT AND DEVELOPMENT PLAN

NORTHSIDE MEADOWS

**PLANNED DEVELOPMENT DISTRICT
("PDD")**

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS AGREEMENT AND DEVELOPMENT PLAN (this "Agreement") is made and entered by and between the CITY OF ELGIN, TEXAS, a Texas municipal corporation, (hereinafter referred to as the "City"), and Hariharan Kuppuraj, Property Owner, its successors and assigns, (hereafter referred to as the "Owner"); provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of approximately 49.93 acres, as more particularly described in **Exhibit "A"** (hereinafter referred to as the "Property") attached hereto and made a part hereof.

WHEREAS, the Owner has submitted a request to the City to zone the Property as a Planned Development District (the "PDD"), and those portions of the Property currently lie within City Limits.

WHEREAS, pursuant to Chapter 46, Article IV, Division 10, Code of Ordinances, City of Elgin, Texas, the Owner has submitted a Development Plan setting forth the development conditions and requirements within the PDD, which Development Plan is contained in Section II of this Agreement; and

WHEREAS, the City has held public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on _____ the City's Planning and Zoning Commission recommended approval of the Owner's application for a PDD; and

WHEREAS, the City Council has reviewed the proposed Development Plan and determined that it promotes the health, safety, and general welfare of the citizens of Elgin and that it complies with the intent of the Planned Development District Ordinance of the City;

NOW THEREFORE BY THIS AGREEMENT WITNESSETH that, in consideration of the covenants and conditions set forth herein, the City and the Owner agree as follows:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT PLAN

All uses and development within the Property shall conform to the Development Plan included in Section II herein the "Plan."

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Development Plan unless all provisions pertaining to changes or modifications as stated herein are followed.

3. ZONING VIOLATION

The Owner, his successors and assigns understand that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in the Code of Ordinances, City of Elgin, Texas, as amended. This Plan will be filed in the Official Records of Travis Counties, thereby placing future purchasers of the property on notice of all of the terms and conditions of this Plan.

4. MISCELLANEOUS PROVISIONS

4.1 Assignment.

Neither party may assign its rights and obligations under this Agreement without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld. This section shall not prevent the Owner from selling the Property or portions of the Property, together with all development rights and obligations contained in this Development Plan, and no consent shall be required in connection with any sale provided the purchaser assumes Owner's obligations in writing as to such portions of the Property.

4.2 Necessary Documents and Action.

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.

4.3 Severability.

In case one or more provisions contained herein are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions hereof and in such event, this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

4.4 Entire Agreement.

This Agreement constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter hereof.

4.5 Applicable Law.

This Agreement shall be construed under and in accordance with the laws of the State of Texas.

4.6 Venue.

All obligations of the parties created hereunder are performable in Travis Counties, Texas and venue for any action arising hereunder shall be in Travis Counties.

4.7 No Third-Party Beneficiaries.

Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits or remedies under or by reason of this Agreement.

4.8 Duplicate Originals.

This Agreement may be executed in duplicate original, each of equal dignity.

4.9 Notices.

Until changed by written notice thereof any notice required under this Agreement may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

OWNER
Hariharan Kuppuraj
77 Chaponis Way
South Windsor, Connecticut 06074
ATTN: Hari Kuppuraj

CITY OF ELGIN, TEXAS
City of Elgin, Texas
P.O. Box 591
Elgin, Texas 78621
Attn: City Manager

4.10 Effective Date.

This Agreement shall be effective from and after the date of due execution hereof by all parties.

4.11 Appeal of Administrative Decisions.

Administrative decisions provided for in this Agreement may be appealed to the City Council in writing within 30 days following receipt by the Owner of the written confirmation of the decision.

4.12 Binding Effect.

This Agreement and the Development Plan binds and benefits the Owner and its successors and assigns.

4.13 Sunset Provision.

In the event that this Planned Development Plan is not recorded within five (5) years from the date the Planned Development Plan is approved by the City Council, then the Planned Development Plan shall be automatically voided and the zoning shall revert to R-1 (the zoning ordinances in effect at the time of approval of this PDD).

II

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 49.93 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"**, 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 outlined in the Code to implement the vision for the Property and ensure a quality development not otherwise achieved solely by the underlying base zoning district. Refer to **Exhibit "C"**, Development Standards, 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 "C"**, this Agreement shall supersede the specific conflicting provisions of the **Exhibit "C"**.

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 the Concept Plan, **Exhibit "B"** attached hereto and incorporated herein. **Exhibit "C"**, Development Standards, depicts the development standards for the Residential parcels within the Property and one (1) designated commercial lot.

6. UNDERGROUND UTILITY SERVICE

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

7. ROADWAY

Developer shall design and construct roads and thoroughfares, on behalf of the Northside Meadows Subdivision Planned Development, to serve the Development, as depicted on the attached **Exhibit "C"**. Such road improvements shall include (i) an east-west collector road connecting to the adjacent Briarwood Development to the East and the Cano Subdivision to the West, in accordance with all City standards for collector roads, unless otherwise noted in this Agreement, (ii) a north-south collector road connecting the Creeks Crossing Subdivision to the South, in accordance with all City standards for collector roads, utilizing typical collector road width.

Developer will obtain all driveway permits from the Texas Department of Transportation ("TXDOT") relating to road construction at FM 1100.

8. PARKLAND DEDICATION

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

8.1 Open Space Plan

The Project will not provide areas of public open space. Areas shown on **Exhibit "B"** Conceptual indicate green areas required for required drainage throughout this site.

8.2 Parkland Fee in Lieu of Required

A parkland fee of \$800 per lot must be paid in accordance with the fee schedule as the parkland dedication requirements are not met. Total lots proposed for this development are 249 total residential lots, 9 drainage easement lots and 1 commercial lot.

8.3 Tree Preservation Plan

Due to the project site having no trees onsite, no Tree Preservation Plan will be required. A registered Landscape Architect, Engineer, or Surveyor shall provide a sealed letter stating no trees are onsite that are 8" in diameter or greater that are considered native or protected per City of Elgin code.

8.4 Postal Station

Postal delivery standards are met in accordance with Section 36-60 of the City Subdivision Ordinance.

9. SIGNS

The Project shall incorporate the Development Standards for signage as depicted on **Exhibit “E” - Master Sign Plan**.

10. WATER AND WASTEWATER

The City of Elgin will provide water and sewer service to the site based on the location of existing infrastructure. The Developer will be responsible for extending any existing utilities to the site. The general utility plan is depicted on **Exhibit “D”**.

10.1 Sewer Service

The 24” wastewater line currently under design, is located approximately 320 feet east of the Project boundary. Connection to the 24” interceptor, within the N-S arterial of the Briarwood subdivision, will be made via an 18” interceptor to be constructed along the east-west collector roadway, to include an off-site extension of the roadway and utilities to the east and connecting to Briarwood. The City represents that the 24” wastewater line is of sufficient capacity to serve the Project. Any costs associated with increasing the size of the existing infrastructure, as necessary to serve any expansion of the Project Concept Plan described in **Exhibit “B”**, shall be paid for by the Developer. The City will cost participate in the event it elects to upsize the required infrastructure. The City, if requested by Developer or the District, shall use its powers of eminent domain to assist Developer in acquiring the land or easement rights necessary for any offsite utilities required.

10.2 Water Service

The 12” water lines currently under design are located at the Project boundary and the Developer confirms no additional off-site extensions are required by the City. The City represents that the 12” water line is of sufficient capacity to serve the Project. Any costs associated with increasing the size of the existing infrastructure, as necessary to serve any expansion of the Project Concept Plan described in **Exhibit “B”**, shall be paid for by the Developer. The City will cost participate in the event it elects to upsize the required infrastructure.

10.3 CCN Territory

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 the 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 49.93 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 \$194,727.00 for the entirety of the development as shown in **Exhibit “B”**.

10.4 Oversizing of Water and Wastewater Facilities.

Utilities to be oversized include an 18" wastewater interceptor to extend east and west along the collector roadway to be constructed in accordance with the City's Thoroughfare Plan. 12" water connections will also be required at the tie in points to Briarwood at the east side of the site, and Creeks Crossing to the south.

11. WATER QUALITY, AND DETENTION, AND IMPERVIOUS COVER

The Project will follow the City's Code and specifically will be required to provide stormwater runoff controls (detention), erosion control measures, permanent BMP's, grading, and related infrastructure to prevent increased or adverse affects downstream of the Project. Water quality will not be required for this project.

The Project will be designed utilizing rainfall intensities relative to the Project area. There is no existing FEMA floodplain reflected on the Property and therefore the Project will include grading, re-grading, channelization, and modification as needed to accommodate existing offsite upland flows passing through the Property, onsite drainage ways, and overall stormwater conveyance leaving the Property. Open channels are not acceptable for on-site drainage but can be used for off-site flow.

Impervious cover will be limited to sixty (60%) of the total gross acreage for the Project. Decomposed granite trails, mulch, or other pervious surfaces will not be counted as impervious cover. Pools with at least 4 inches of height between coping and water surface will not be counted as impervious cover.

12. DESIGN OF INGRESS OR EGRESS FOR DRIVEWAYS

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, provide connectivity to the Briarwood project directly to the east via a planned collector street with a Right of Way minimum width of 80'-0" and access as allowed to FM 1100 via a collector street as shown on Exhibit "B."

13. STREETS, BLOCKS, LOTS, SIDEWALKS, BUILDING LINES, AND SETBACKS, DRAINAGE AND STORM SEWERS AND OTHER MATTERS

13.1 Development Standards

The Project shall incorporate the Development Standards as depicted on **Exhibit "C"**.

13.2 Buffer Zones

The City of Elgin required buffer zones per Sec. 36-312(b)(2) are hereby removed where Single Family Lots are located per the concept plan and preliminary plan.

13.3 Sidewalk-In-Lieu Fees

The Project will not be responsible for constructing a sidewalk the length of the parcel width at FM 1100, but Sidewalk-In-Lieu fees for the FM 1100 frontage are required.

13.4 Traffic

The Owner shall not be required to perform a Traffic Impact Analysis (TIA) for the Project for the City of Elgin. The City of Elgin agrees to reasonably negotiate with TxDOT and the Developer to reduce or eliminate the need for a TIA for connection along FM 1100.

13.5 Thoroughfare Plan

The Owner shall include the right of way acquisition, design and construction of the east-west collector to extend east approximately 320 feet to the western boundary of the Briarwood development. Additionally, the Owner will coordinate with the adjacent Briarwood and Creeks Crossing projects to ensure that roadways line up for the interconnection of developments.

14. PERIMETER IMPROVEMENTS

The project will dedicate ten feet (10'-0") at the FM 1100 Right of Way for the future widening of FM 1100 for the Texas Department of Transportation (TXDOT). The Project Homeowner's Association will maintain these areas until the widening work commences. The perimeter fencing shall be six (6) foot stained enhanced wood fence with metal posts per Elgin Code for which the Homeowner's Association will be responsible to maintain the exterior appearance.

15. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

15.1 Minor Changes

Minor changes to this Agreement or Plan, which do not substantially alter the proposed street circulation, increase the lot count above the limit set in **Exhibit "C"** or alter the Residential Development Standards in **Exhibit "C"**, may be approved administratively, if approved in writing, 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 Homeowner's Association

The Owner shall create a Homeowner's Association responsible for, among other things, enforcement of deed restrictions required under this Agreement. The Association shall be created, and deed restrictions recorded before the issuance of building permits for residential building construction on the Property. The Association shall be duly authorized, under applicable laws, to enforce the deed restrictions against all owners and developers of land within the Property. Any deed restrictions, and amendments thereto, regulating development of the Property shall be recorded in the Official Public Records of Travis Counties, Texas. Any deed restrictions regulating development of the Property, and any amendments thereto, shall be subject to this Agreement. Such deed restrictions shall further include a statement that they are subject to this Agreement and that, in the event of a conflict between the deed restrictions and this Agreement, this Agreement shall govern.

[Signature Page Follows]

EXHIBIT "C"
DEVELOPMENT PLAN
NORTHSIDE MEADOWS PLANNED DEVELOPMENT

A. Applicability and Base Zoning

All aspects regarding the development of this Property shall comply with the City of Elgin Code of Ordinances in effect on (THE EFFECTIVE DATE) except as established in this exhibit, titled **Exhibit "C"**.

All development within the Property will comply with the modified development standards of **Exhibit "C"**. In the case that this exhibit does not address a specific City requirement, the Elgin Code of Ordinances shall apply. In the event of a conflict between this exhibit and the identified base zoning district as defined in the Code of Ordinance on (THE EFFECTIVE DATE), this exhibit shall control.

B. Single Family Residential Lot Design Standards

The development of the Property will not exceed 249 single-family residential units. The potential product shall be developed in compliance with Table B.1 Residential Design Standards

In addition to the design standards outlined in Table B. 1, the following standards shall also apply:

1. Residential lot widths shall be measured from the front setback building line as established below.
2. Building height shall be measured as the vertical distance from the front door threshold to the highest point of the roof.

Table B.1 Residential Design Standards	
Lot Width Minimum	45'-0"
Lot Depth Minimum	100'-0"
Setbacks	
Front (min.)	15'-0"
Rear (min.)	10'-0"
Garage Setback (min.)	20'-0"
Side (min.)	5'-0"
Corner (min.)	15'-0"
Building Height	35'-0"
Minimum Lot Area	4,500SF

C. Non-Residential Lot Design Standards

The development of the Property will not exceed one (1) commercial, Non-Residential lot. The potential product shall be developed in compliance with Table C.1 Non-Residential Design Standards. The purpose of this lot is to encourage pedestrian walkability to a convenient and accessible location within the planned development that is also accessible from the main entry of the Northside Meadows Planned Development. Persons living in the community and in the surrounding communities may require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods. Allowable uses for this designated commercial lot will be as described in the City of Elgin's C-1 Zoning district.

In addition to the design standards outlined in Table C. 1, the following standards shall also apply:

1. Building height shall be measured as the vertical distance from the front door threshold to the highest point of the roof.
2. No article or material stored or offered for sale in connection with uses permitted shall be stored or displayed outside of a building unless it is so screened by permanent ornamental walls, fences or planting that it cannot be seen from adjoining streets or lots when viewed by a person standing on ground level; provided, however, that no screening in excess of seven feet in height shall be required.
3. Buildings shall be provided with a yard area adequate to meet the off-street parking requirements as described under the City of Elgin's code of ordinances.

Table C.1 Non-Residential Design Standards	
Setbacks	
Front (min.)	25'-0"
Rear (min.)	10'-0"
Side (min.)	25'-0"
Building Height	35'-0"

D. Roadway Standards

1. Collector streets shall have a minimum centerline radius of 300 feet (300'-0").
2. Minor streets shall not have a maximum centerline radius.
3. Residential streets may be designed with a six-inch (6") rollover curb consistent with the Typical Cross Section exhibits found on **Exhibit "F"**.
4. The block length requirements per City of Elgin Sec. 36-202 are modified as shown in the Concept Plan for the perimeter blocks of the subdivision and are approved with this agreement. Approved modifications to the Concept Plan that affect block length will also be permitted per this agreement.
5. Sidewalks in front of residential lots will be installed during the installation of the residential landscape on said residential lot

6. Sidewalks along roadways in which there is not a residential lot shall be constructed during installation of associated landscaping. Sidewalks and landscaping shall be installed along roadways within three years of construction of said roadway.
7. This development shall not be subject to a Traffic Impact Analysis from the City of Elgin. A planned collector is included with the Northside Meadows Subdivision PDD as seen on **Exhibit "B."** Dedication of the required Right-of-Way (80'-0") will occur during the subdivision review process. The development will be required to meet any requirements presented by TxDOT.

E. Drainage and Grading

1. Drainage collection facilities may be constructed with a mix of open channel and underground storm sewers. Open channel construction will only be allowed for conveying off-site flows. On-site flows must be conveyed via underground storm sewers. Design criteria shall be as stated in the Construction Standards.
2. All cut and fill land balancing shall be limited to a maximum of twelve feet (12'), except when filling of the existing stock tanks.

F. Signage

The control and placement of all signs is especially important to the aesthetic harmony of the Project. A critical component of a cohesive community is the sense of place and identity.

1. Primary Community Entry Signs - Primary community entry signs (total not to exceed two (2)) may be located at each entrance into the Project as seen on **Exhibit "E"** of the Northside Meadows Subdivision Planned Development.
2. Special Secondary Signs - The Directional/Lifestyle Signs category includes a series of signs (total not to exceed six (6)) used to create a strong sense of place and guide people within the Project. These shall be constructed as shown in **Exhibit "E"** of the Northside Meadows Subdivision Planned Development.

G. Sign Lighting

All signs constructed within the Project may be illuminated in order to increase visibility and/or enhance the aesthetics of the sign design. Sign lighting shall adhere to the following standards:

1. Illumination shall be shielded so there is no glare in the public right-of-way and adjacent properties.
2. Illumination may include lighted cabinet, halo lighting, wall wash up-lighting, landscape up-lighting, and under cap lighting.
3. Illumination may be white or colored.
4. Illumination must be steady. Flashing, moving, and intermittent lights are prohibited.

NOTES:

- DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH AGREEMENT AND DEVELOPMENT PLAN FOR NORTHSIDE MEADOWS PLANNED DEVELOPMENT DISTRICT (PDD).
- TOTAL ACREAGE: 49.93 ACRES
A. SINGLE FAMILY LOTS: 29.07 ACRES
B. DRAINAGE EASEMENT/OPEN SPACE LOTS: 6.20 ACRES
C. PUBLIC ROW: 13.56 ACRES
- TOTAL LOTS: 259 LOTS
A. SINGLE FAMILY LOTS: 249 LOTS
B. DRAINAGE EASEMENT/OPEN SPACE LOTS: 9 LOTS
C. COMMERCIAL LOTS: 1 LOT
- TOTAL NUMBER OF BLOCKS: 13
- NUMBER OF LINEAR FEET OF STREETS: 10,706 (SEE CHART BELOW)

OWNER/
DEVELOPER:
HARI KUPPUBAL, PRESIDENT
TRIVIK BUILDERS
77 CHAPONIS WAY
SOUTH WINDSOR, CT 06074
860.682.0175
HARI@TRIVIKBUILDERS.COM

ENGINEER:
ANDREW DODSON, P.E.
DODSON CIVIL GROUP, LLC
361 MIDDLE CREEK
BUDA, TX 78610
512.748.8253
DODSONCIVIL@GMAIL.COM

WASTEWATER:
ELGIN UTILITY DEPT.
310 N MAIN STREET
PO BOX 591
ELGIN, TX 78621
1.512.281.5724

WATER:
ELGIN UTILITY DEPT.
310 N MAIN STREET
PO BOX 591
ELGIN, TX 78621
1.512.281.5724

SURVEYORS:
KENNEDY TERRE, OWNER
KENNEDY CONSULTING
219 PERUNA DR
MARBLE FALLS, TX 78654

CITY OF ELGIN-PLANNING AND ZONING DIVISION

THIS CONCEPT PLAN WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THIS ____ DAY OF _____, 20__.

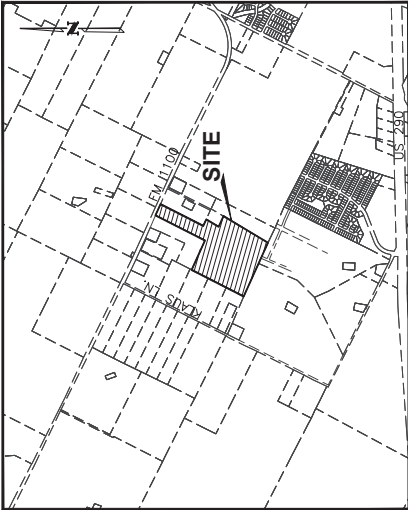
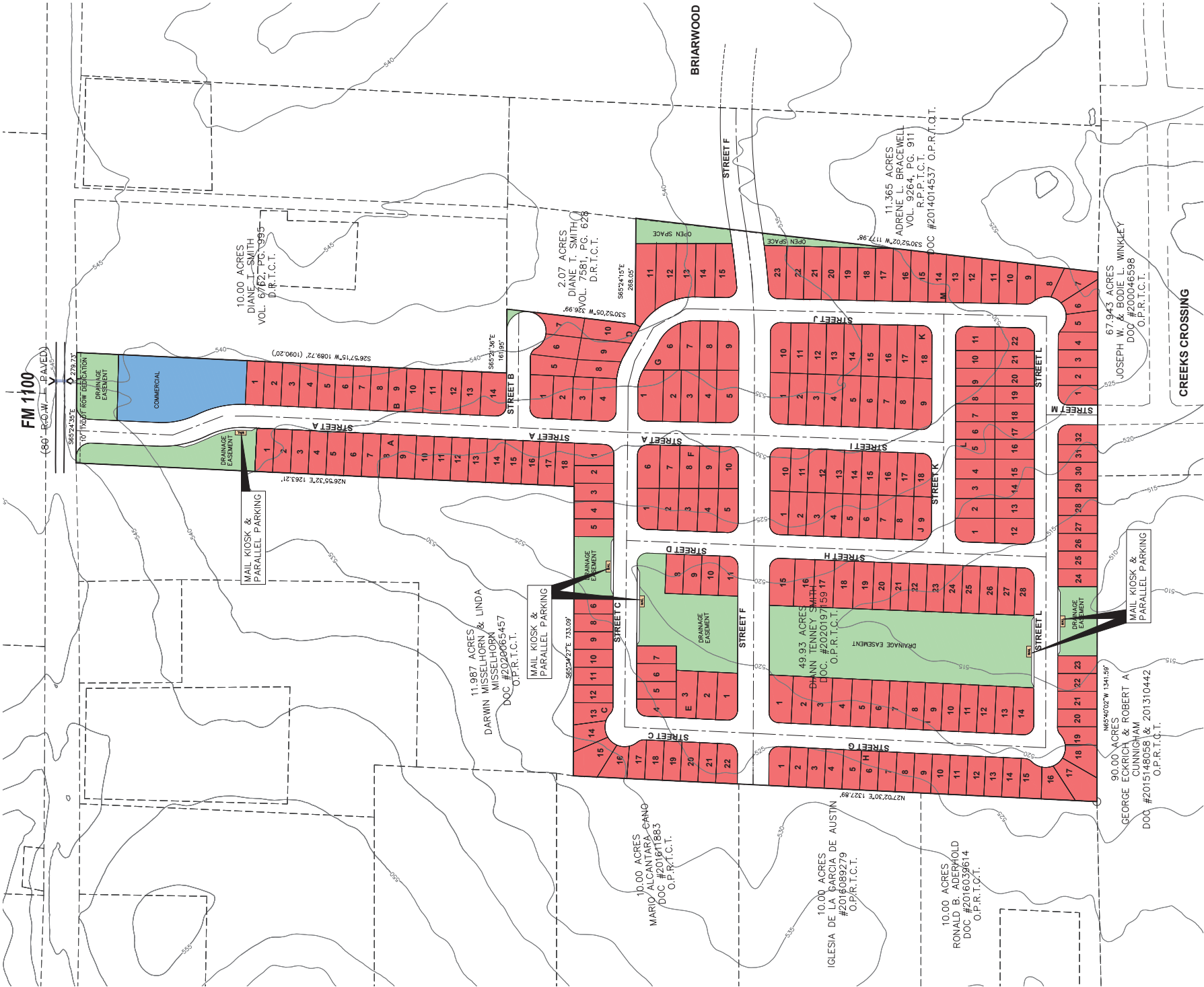
PLANNING & ZONING COMMISSION CHAIRMAN _____ DATE _____

PLANNING & ZONING COMMISSION SECRETARY _____ DATE _____

STREET TABLE

STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
STREET A	60'-0"	40'-0"	35	C&G	COLLECTOR	PUBLIC	2,209
STREET B	50'-0"	40'-0"	20	C&G	LOCAL	PUBLIC	297
STREET C	60'-0"	40'-0"	20	C&G	LOCAL	PUBLIC	1,619
STREET D	60'-0"	40'-0"	20	C&G	LOCAL	PUBLIC	323
STREET E	60'-0"	40'-0"	20	C&G	LOCAL	PUBLIC	320
STREET F	80'-0"	60'-0"	35	C&G	COLLECTOR	PUBLIC	1,404
STREET G	60'-0"	40'-0"	20	C&G	LOCAL	PUBLIC	742
STREET H	60'-0"	40'-0"	20	C&G	LOCAL	PUBLIC	742
STREET I	60'-0"	40'-0"	20	C&G	LOCAL	PUBLIC	480
STREET J	60'-0"	40'-0"	20	C&G	LOCAL	PUBLIC	742
STREET K	60'-0"	40'-0"	20	C&G	LOCAL	PUBLIC	605
STREET L	60'-0"	40'-0"	20	C&G	LOCAL	PUBLIC	1,093
STREET M	50'-0"	30'-0"	20	C&G	LOCAL	PUBLIC	130
						TOTAL	10,706

EXHIBIT "B" - CONCEPT PLAN
NORTHSIDE MEADOWS SUBDIVISION



VICINITY MAP
1" = 2,000'

LEGAL DESCRIPTION:

948720 - ABS 345 SUR 53 HINES W ACR 49.93
(1-D-1)

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES
VERTICALLY AND HORIZONTALLY PRIOR TO
CONSTRUCTION. CONTRACTOR TO NOTIFY THE
ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
811
www.811.texas.gov
Call before you dig!

08/26/22

PRO. NO. -
SHEET 1 OF 4

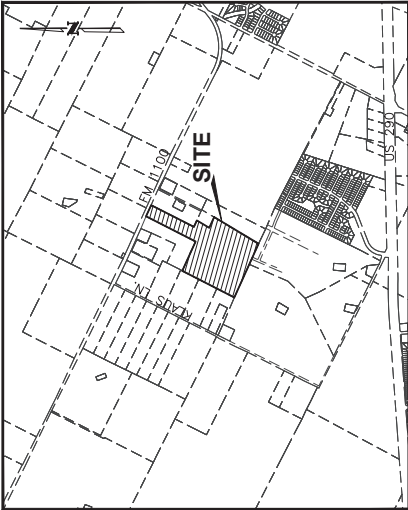
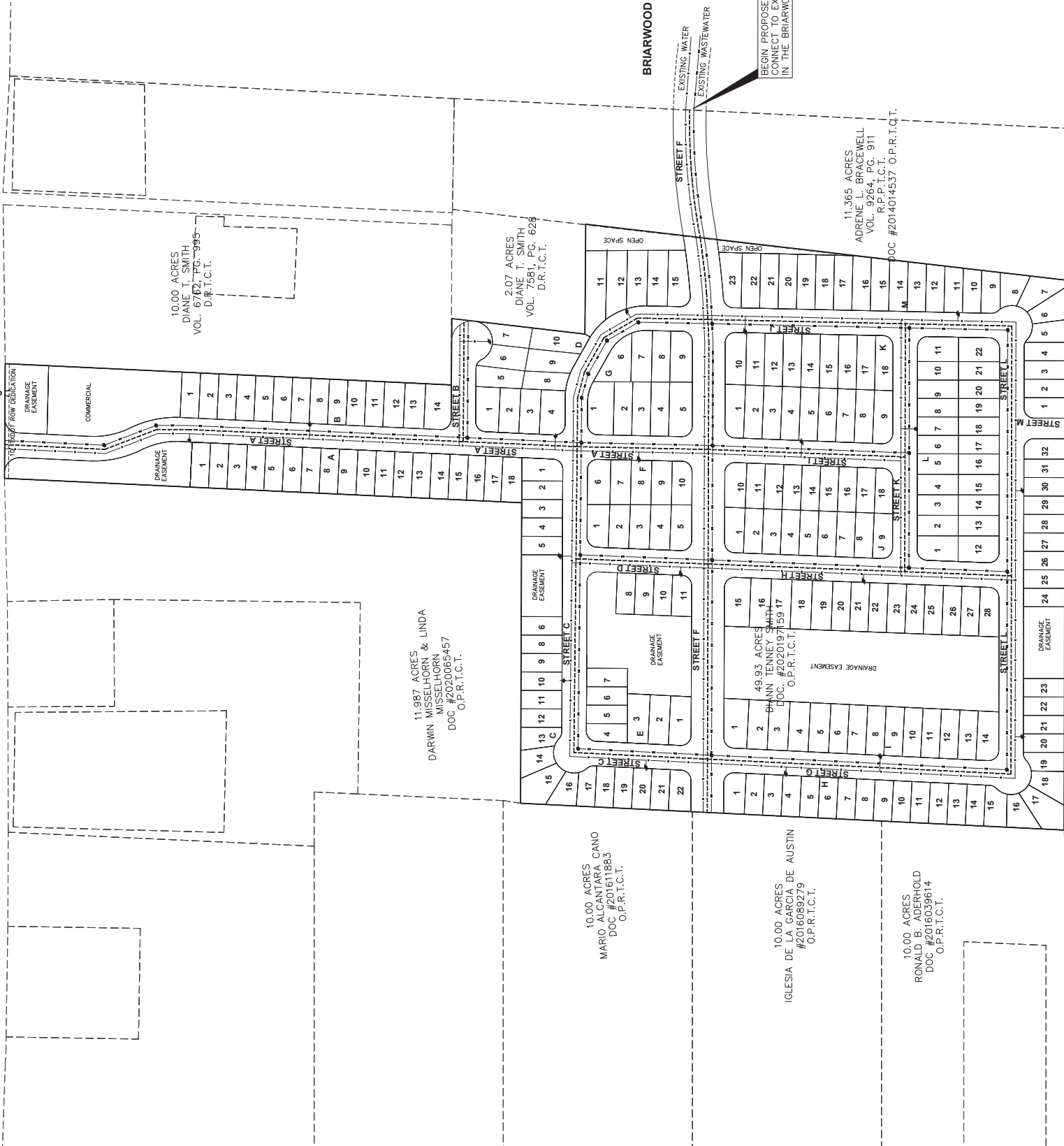
DODSON CIVIL GROUP
361 Middle Creek, BUDA, TX 78602-7418-3253
dodsoncivil@gmail.com

NORTHWEST MEADOWS SUBDIVISION
FM 1100, ELGIN, TX 78621
EXHIBIT "B" - CONCEPT PLAN

EXHIBIT "D" - UTILITY CONCEPT PLAN
NORTHSIDE MEADOWS SUBDIVISION

FM 1100

(80' R.O.W. - PAVED)



LEGAL DESCRIPTION:

948720 - ABS 345 SUR 53 HINES W ACR 49.93
(1-D-1)

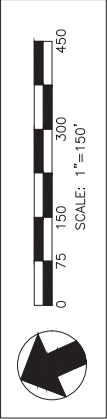
BEGON PROPOSED WATER & WASTEWATER
CONNECTIONS TO EXISTING WATER & WASTEWATER
IN THE BRIARWOOD SUBDIVISION

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Call before you dig

CAUTION:
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VERTICALLY AND HORIZONTALLY PRIOR TO
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ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

DODSON CIVIL GROUP
TX FIRM #20870
361 Middle Creek, BUDA, TX 78602-7418-3253
dodsoncivil@gmail.com

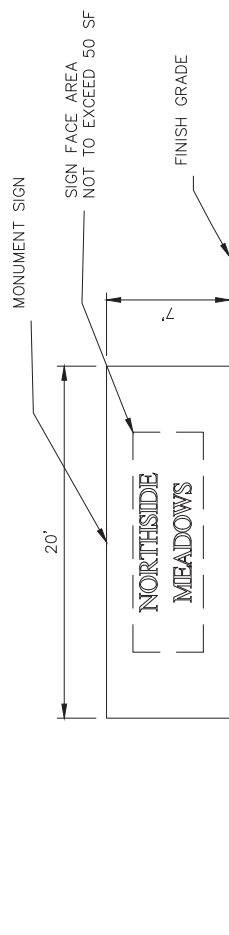
NORTHWEST MEADOWS SUBDIVISION
FM 1100, ELGIN, TX 78621
EXHIBIT "D" - UTILITY CONCEPT PLAN



LEGEND

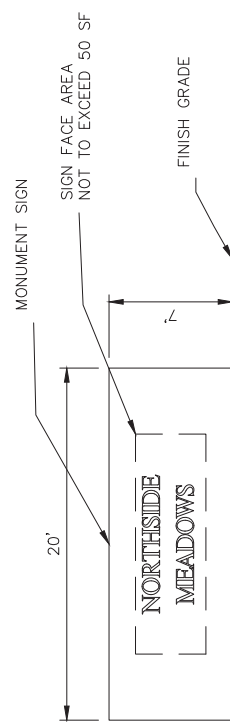
PRIMARY RESIDENTIAL ENTRY:
DETAILED LOCATION PLAN TO BE
SUBMITTED AT TIME OF SIGN PERMIT
APPLICATION. SIGN NOT TO ENCROACH
INTO P.U.E.'S

NEIGHBORHOOD ENTRY:
DETAILED LOCATION PLAN TO BE
SUBMITTED AT TIME OF SIGN PERMIT
APPLICATION. SIGNS NOT ENCRATCH INTO
P.U.E.'S.

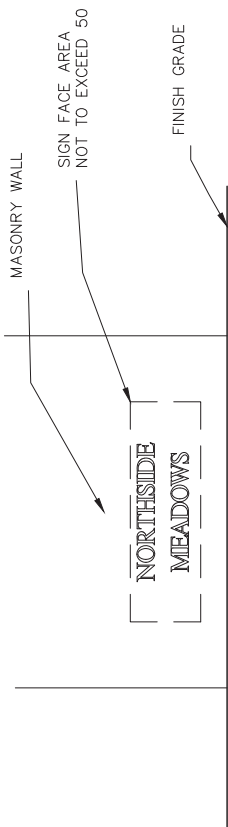


PRIMARY RESIDENTIAL ENTRY

SCALE: 1" = 5'

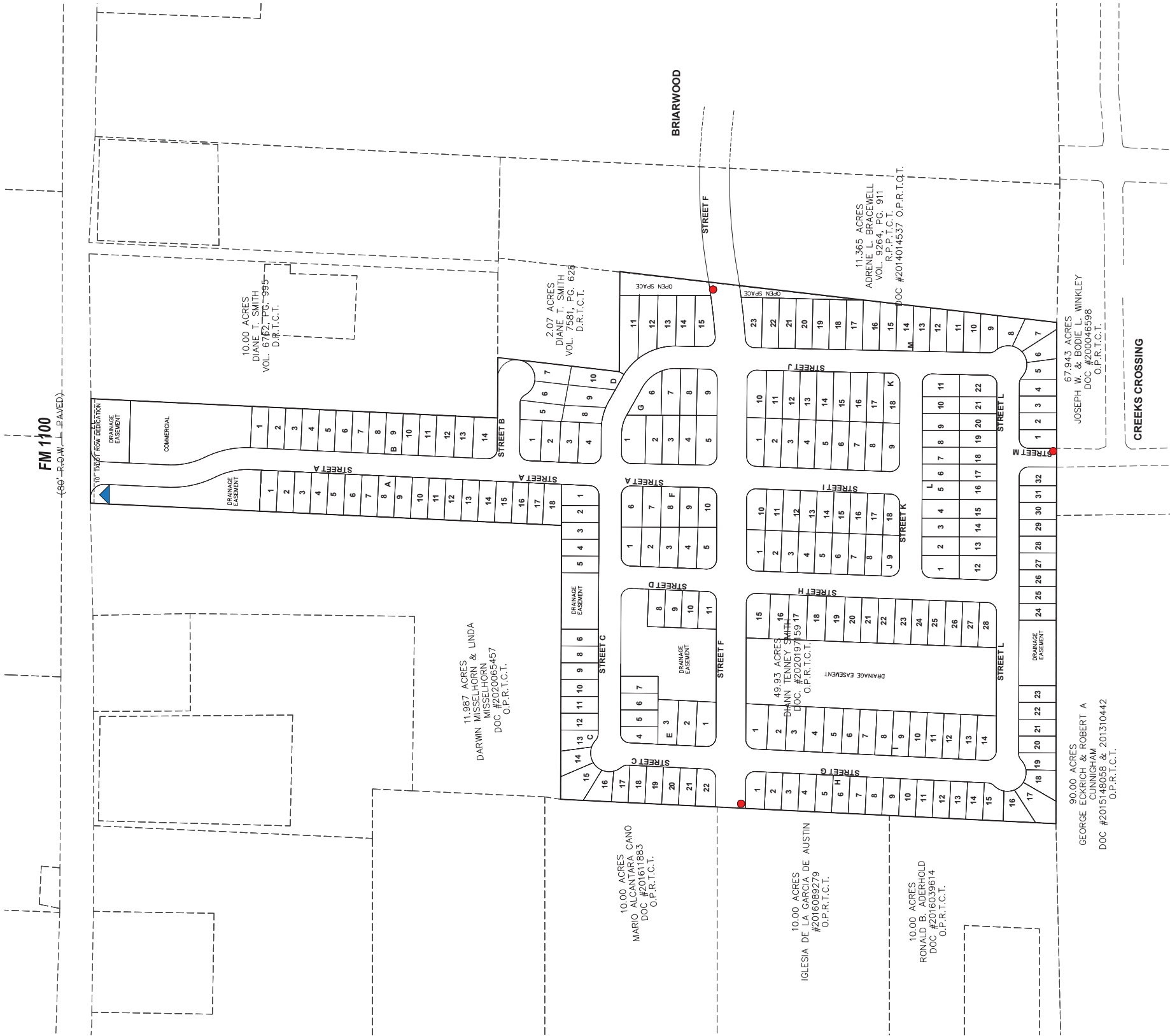


OPTION A - MONUMENT SIGN



OPTION B - WALL SIGN

SECONDARY RESIDENTIAL ENTRY



SCALE: 1" = 5'



811 Know what's below. Call before you dig.

CAUTION: CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.