AGENDA

PLANNING & ZONING COMMISSION

REGULAR MEETING

MONDAY, OCTOBER 24, 2022, 6:30 P.M.

PUBLIC LIBRARY ANNEX, COUNCIL CHAMBERS

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. September 26, 2022 Minutes

Documents:

SEPTEMBER 26, 2022 MINUTES.PDF

4. NEW BUSINESS

4.I. Project #: 202200122: 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-2" Single Family And Garage Apartment District To "C-2" General Commercial District Located On Parcels Of Land Known By The Bastrop County Appraisal District As Parcel 12934, Located At 518 S. Ave. D (SMITH, J. S., LOT 86 (105 X 250), ACRES 0.602), Being More Described In Exhibit "A"; 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:

518 S. AVE. D REZONING COMBINED PACKET.PDF

4.II. Project #: 202200094: A Preliminary Plat For "Briarwood Preliminary Plat" Located On A Parcel Of Land Known By The Travis County Appraisal District As Parcel 248232, Located West Of County Line Rd. & South Of FM 1100, For A Total Of 804 Lots In 20 Blocks On 205.433 Acres Of Land.

A. Staff Presentation

B. Applicant Presentation

C. Open Public Hearing

D. Close Public Hearing

E. Discussion

F. Consideration

Documents:

BRIARWOOD PRELIMINARY PLAT COMBINED PACKET.PDF

4.III. Project #: 202200088: A Preliminary Plat For “Trinity Ranch Phase 2 Preliminary Plat”, Located On A Parcel Of Land Known By The Bastrop County Appraisal District As Parcel 11949, Located West Of Trinity Ranch Phase 1 Preliminary Plat And Upper Elgin River Rd., For A Total Of 716 Lots In 22 Blocks On 148.37 Acres Of Land.

A. Staff Presentation

B. Applicant Presentation

C. Open Public Hearing

D. Close Public Hearing

E. Discussion

F. Consideration

Documents:

TRINITY RANCH PHASE 2 PRELIMINARY PLAT COMBINED PACKET.PDF

4.IV. Project #: 202200132: A Subdivision Variance From Sec. 36-202 Removing The 15' Pass Through Midblock For Blocks Exceeding 1,000 Feet In Length For The Property Containing 52.814 Acres Of Land, More Or Less, Out Of The Thomas Christian Survey, Ab. #20, Bastrop Co., TX (BCAD # 15693).

A. Staff Presentation

B. Applicant Presentation

C. Open Public Hearing

D. Close Public Hearing

E. Discussion

F. Consideration

Documents:

BURLESON CREEK ESTATES SUBDIVISION VARIANCE COMBINED PACKET.PDF

4.V. Project # 202200103: A Concept Plan For “Burleson Creek Estates” A 30-Lot Subdivision On Property Containing 52.814 Acres Of Land, More Or Less, Out Of The Thomas Christian Survey, Ab. #20, Bastrop Co., TX (BCAD # 15693).

A. Staff Presentation

B. Applicant Presentation

C. Open Public Hearing

D. Close Public Hearing

E. Discussion

F. Consideration.

Documents:

BURLESON CREEK ESTATES CONCEPT PLAN COMBINED PACKET.PDF

5. ANNOUNCEMENTS
6. ADJOURNMENT

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

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

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

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, SEPTEMBER 26, 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, Jason Tatum, and David Lanford.

COMMISSION ABSENT: None.

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. August 22, 2022, Minutes.

   Ronnie Creppon moved that the Commission approve the consent agenda, Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

IV. NEW BUSINESS

1. 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 – David Harrell conducted a power-point presentation of the staff report.

   B. Applicant Presentation – Adam Berry, applicant, indicated he had no presentation but was here for any questions.

   C. Open Public Hearing – The public hearing was opened at 6:35 P.M. with no members of the public to speak on the item.

   D. Close Public Hearing – The public hearing was closed at 6:35 P.M.

   E. Discussion – There was discussion between the Commission, Staff, and the Applicant regarding corrections that need to be made to the Plat.

   F. Consideration – Jason Tatum made a motion to approve the item, seconded by Scott Mackay. The motion passed unanimously by a vote of six (6) to zero (0).

IV. NEW BUSINESS (Cont.)

2. 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 – David Harrell conducted a power-point presentation of the staff report.

    B. Applicant Presentation – Adam Berry, applicant, indicated he had no presentation but was here for any questions.

    C. Open Public Hearing – The public hearing was opened at 6:42 P.M. with no members of the public to speak on the item.

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

    E. Discussion – There was discussion between the Commission, City Staff, and the Applicant regarding the lot size, easement details, minimum finished floor elevation, & Conditional Letter of Map Revision (CLOMR).

    F. Consideration – David Lanford made a motion to approve the item, seconded by David Lanford made a motion to approve the item with the following conditions: 1) Remove the blank document labels from adjacent plats that haven't been recorded; 2) Remove the "5' Min" from easement bump out details; 3) Clarify easement bump outs shown on plan set, seconded by Jason Tatum. The motion passed unanimously by a vote of six (6) to zero (0).

3. 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 – David Harrell conducted a power-point presentation of the staff report.

    B. Applicant Presentation – John Hines, applicant, indicated he had no presentation but was here for any questions.

    C. Open Public Hearing – The public hearing was opened at 6:56 P.M. with no members of the public to speak on the item.

    D. Close Public Hearing – The public hearing was closed at 6:56 P.M.

    E. Discussion – There was discussion between the Commission, City Staff, and the Applicant regarding scale of the plat, north-south arterial through development, pins, lack of open collector to Westwind, finished floor elevations, error in lot numbers, and other scrivener's errors.

    F. Consideration – Jason Tatum made a motion to approve the item with the following conditions: 1) Fix lot total to 138; 2) Remove FEMA floodplain/FG elevation note from Sheet 8, Note 19; 3) Modify the lot lines to align with the adjacent Klaus Ln. right-of-way, seconded by Ronnie Creppon. The motion passed unanimously by a vote of six (6) to zero (0).

IV. NEW BUSINESS (Cont.)

4. 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 – David Harrell conducted a power-point presentation of the staff report.

    B. Applicant Presentation – Applicant was not present for item.

    C. Open Public Hearing – The public hearing was opened at 7:16 P.M. with no members of the public to speak on the item.

    D. Close Public Hearing – The public hearing was closed at 7:16 P.M.

    E. Discussion – There was discussion between the Commission, City Staff, and the Applicant concerning access management standards and line segments.

    F. Consideration – Ronnie Creppon made a motion to approve the item with the following condition: 1) 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, seconded by Dorothy McCarther. The motion passed unanimously by a vote of six (6) to zero (0).

5. 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 (Carlson Tract Rezoning).
    A. Staff Presentation – David Harrell conducted a power-point presentation of the staff report.

    B. Applicant Presentation – Chris Reed, applicant, indicated he had no presentation but was here for any questions.

    C. Open Public Hearing – The public hearing was opened at 7:27 P.M. with no members of the public to speak on the item.

    D. Close Public Hearing – The public hearing was closed at 7:27 P.M.

    E. Discussion – There was discussion between the Commission, Applicant, and the City Staff concerning neighboring development, areas within 200' public notice, & zoning standards.

    F. Recommendation – Jason Tatum, made a motion to recommend approval of the item, seconded by David Lanford. The motion failed by a vote of two (2) to four (4). Ronnie Creppon, made another motion to recommend denial of the item, seconded by Dorothy McCarther. The motion passed by a vote of five (5) to one (1).

IV. NEW BUSINESS (Cont.)

6. 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 – David Harrell conducted a power-point presentation of the staff report.

    B. Applicant Presentation – Greg Farris, applicant, indicated that they have been contracted to place a tower in the area. He indicated that documents have been provided that indicate a need for a tower in this area.

    C. Open Public Hearing –The public hearing was opened at 7:52 P.M. with two (2) members of the public to speak and they offered the following public comments:
        i. Amy Meyer, 1210 N. Ave. F, spoke in opposition to the item.

        ii. Penny Blake, 1208 N. Ave. F, spoke in opposition to the item.

    D. Close Public Hearing – The public hearing was closed at 8:00 P.M.

    E. Discussion – There was discussion between the Commission, Applicant, and City Staff concerning other tower locations, type of tower, property values, & radius of tower.

    F. Recommendation – Jason Tatum made a motion to recommend denial of the item; seconded by Dorothy McCarther. The motion passed unanimously by a vote of six (6) to zero (0).

The Chair recessed the meeting for five (5) minutes at 8:23 P.M.

The Chair reconvened the meeting at 8:28 P.M. at a group of tables to have the Workshop Item.

V. WORKSHOP

1. Review, discuss, and provide input for Northside Meadows PDD Rezoning.

    David Harrell conducted a power point presentation of the staff report. City Staff presented large scale maps of the proposed Exhibits associated with the Agreement. City Staff and Commission discussed site location, lot sizes, parkland, traffic impact analysis, trails, & placement of collector to the east of the site.

    Some of the Commission individual members expressed concerns with the small size of the lots, only one (1) access for all the lots and limit to thirty (30) homes until secondary access is built, turn unnecessary open space behind lots into owned lot space, commercial space at entryway, addition of trail system in open space, & channelization of drainage to maximize lot area.

VI.ANNOUNCEMENTS

David Harrell made an announcement that next month's agenda will be a large agenda as well. Also, he mentioned that Council is appointing the vacant seat on the Commission at tomorrow's Council meeting.

VII. ADJOURNMENT

The meeting was adjourned by the Chair at 8:55 P.M.

_____

Antonio Prete, Chair

ATTEST:_____

Melissa Lipiec, Secretary

On a motion by _____, seconded by _____ the foregoing instrument was passed and approved on this 24th day of October 2022.

Development Service Department

STAFF REPORT

Rezoning from R-2 to C-2

Project #: 202200122

Date: October 7, 2022

Applicant: Zaherali Noor Charoliya

Representative: SAME

Hearing Dates: Planning & Zoning Commission – October 24, 2022
City Council – November 15, 2022

Location: 518 S. Ave. D (Bastrop Co. Appraisal District Parcel 12934)

APPLICATION SUMMARY

Recommendation by the Planning & Zoning Commission and consideration by the City Council of a rezoning consisting of 0.686 acres of land located along the eastside of FM 1704 near an existing convenience store (a change to the official zoning map). The proposal is to change the zoning from R-2 Single Family and Garage Apartment District to C-2 General Commercial District.

DEPARTMENT COMMENTS

Presently the site has a single-family home on it. The owner of the parcel is the owner of the convenience store to the south and their intention is to develop a parking lot to expand parking for the convenience store (see attachment 1). If the rezoning is granted, then the applicant has indicated they will demolish the home to expand the parking lot.

STAFF ANALYSIS

In review of the Elgin Comprehensive Plan the parcel is located within the Elgin Main St. Land Use category. This categories' primary land usage is commercial retail and office (see attachment 2) according to the provided map and associated land use language. The proposed zoning category will allow for commercial as a use by right. When seeking a rezoning, the Commission/Council should consider the uses that could occur on the land by rezoning to another zoning category. There are many additional commercial uses and a subtraction of residential related uses.

See next page.

R-2 District (existing)	C-2 District (proposed)
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 buildings and uses customarily incidental.
Detached single-family dwelling.	Ambulance service, office, or garage.
Churches, but not including revival tents or arbors.	Antique Shop
Public school offering general educational courses the same as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.	Amusement enterprises
Public park and playground.	Applicant Shop
Library.	Arts School, gallery, or museum
Growing of farm products.	Artist's materials, supply studio.
Municipal use	Automobile parking lot.
Telephone exchanges.	Automobile retail gasoline service station
Home occupations.	Baby shop.
Transportation and utility easements, alleys and rights-of-way	Bakery goods store.
Garage apartment	Bank.
Duplex	Barbershop.
	Beauty shop.
	Billiard Hall
	Boat sales.
	Book or stationery store & Camera shop.
	Bus terminal
	Candy store.
	Cafe.
	Catering establishment.
	Cleaning, pressing, laundry collection agency.
	Clothing or apparel store.
	Commercial school or hall.
	Curio or gift shop.
	Department store.
	Drug store or fountain.
	Dry goods store.
	Dairy products or ice cream store.
	Delicatessen.

R-2 District (existing)	C-2 District (proposed)
	Dress shop.
	Feed and fuel store.
	Florist shop, greenhouse, nursery.
	Frozen food locker.
	Furniture repair and upholstery.
	Furniture store.
	Funeral parlor or mortuary.
	Golf course, miniature or practice range.
	Grocery store or supermarket.
	Hardware store.
	Heating, ventilating or plumbing supplies, sales and service.
	Hospital for small animals.
	Hotel.
	Ice storage locker plant, or storage house for food.
	Interior decorating store.
	Jewelry or notion store.
	Key shop.
	Laboratories, testing and experimental.
	Laundry.
	Leather goods shop.
	Lodge hall.
	Meat market.
	Medical facility.
	Messenger or telegraph service.
	Musical instrument sales.
	Newspaper or magazine sales.
	Novelty club.
	Nursery or garden supply store.
	Office business.
	Optometrists' sales and service.
	Pawn shop.
	Pet shop.
	Photographer studio.
	Pharmacy.
	Printing plant.
	Radio and television sales and service.
	Recreation center.
	Research laboratories.
	Restaurant.
	Sale of beer for off-premises consumption.
	Self-service laundry or dry cleaning.
	Sewing machine sales, instruction.
	Shoe repair shop.
	Sign painting shop.
	Sporting goods sales.
	Stocks and bonds broker.

R-2 District (existing)	C-2 District (proposed)
	Storage warehouse.
	Tailor shop.
	Theater.
	Travel store.
	Travel trailer park.
	Toy store.
	Variety store.
	Used automobile sales.
	Wholesale distributing center.

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

	R-2 (exist. zoning)	**C-2 (proposed zoning)**
Height	2.5 stories or 35 feet	50 feet.
Front Setback	25 feet; garage at 25 feet	0 feet.
Side Setback	7.5 feet for 1 story; 10 feet for more than 1 story	10 feet
Rear Setback	10 feet	10 feet
Lot Width	60 feet	0 feet
Lot Area	7,500 sq. ft.	0 sq. ft.
Impervious Cover on Lot	45% interior; 50% corner	0%

With the addition of many different uses there is a possibility these uses could be added in the future. However due to the lot size itself many of the potential negative uses such as an amusement enterprise, automobile retail service station, department store, grocery store, & travel store could not go to this site. Many of the uses in the C-2 zoning category would be a compliment to the Elgin Main St. Land Use. Also, the zoning will match the neighboring zoning to the south and the area has industrial zoning across the street (see attachment 3) which is more intense than a commercial zoning.

Based on the information within the packet, staff has no issues or concerns regarding the proposal.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application
2. Staff Added Comprehensive Plan Exhibit 4.4
3. Staff Added Zoning Map
4. Ordinance with Exhibit

Attachment 1
Application

Revised: 5-13-2022

Elgin TEXAS
perfectly situated...

NON-PDD REZONING APPLICATION

Date: 08/24/2022

SITE INFORMATION

Project Address: 518 S Avenue D Elgin Tx 78621

Parcel Identification Number (if no address): _____

APPLICANT

Name: Zaherali Noor Charoliya

Postal Address: 4617 Port Bari Dr Leander Tx 78641

E-Mail Address: charoliyasaifali@gmail.com; **Phone Number:** 512-363-7627

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

Signature	Printed Name	Date
	Zaherali Noor Charoliya	08/24/2022

Project Description:

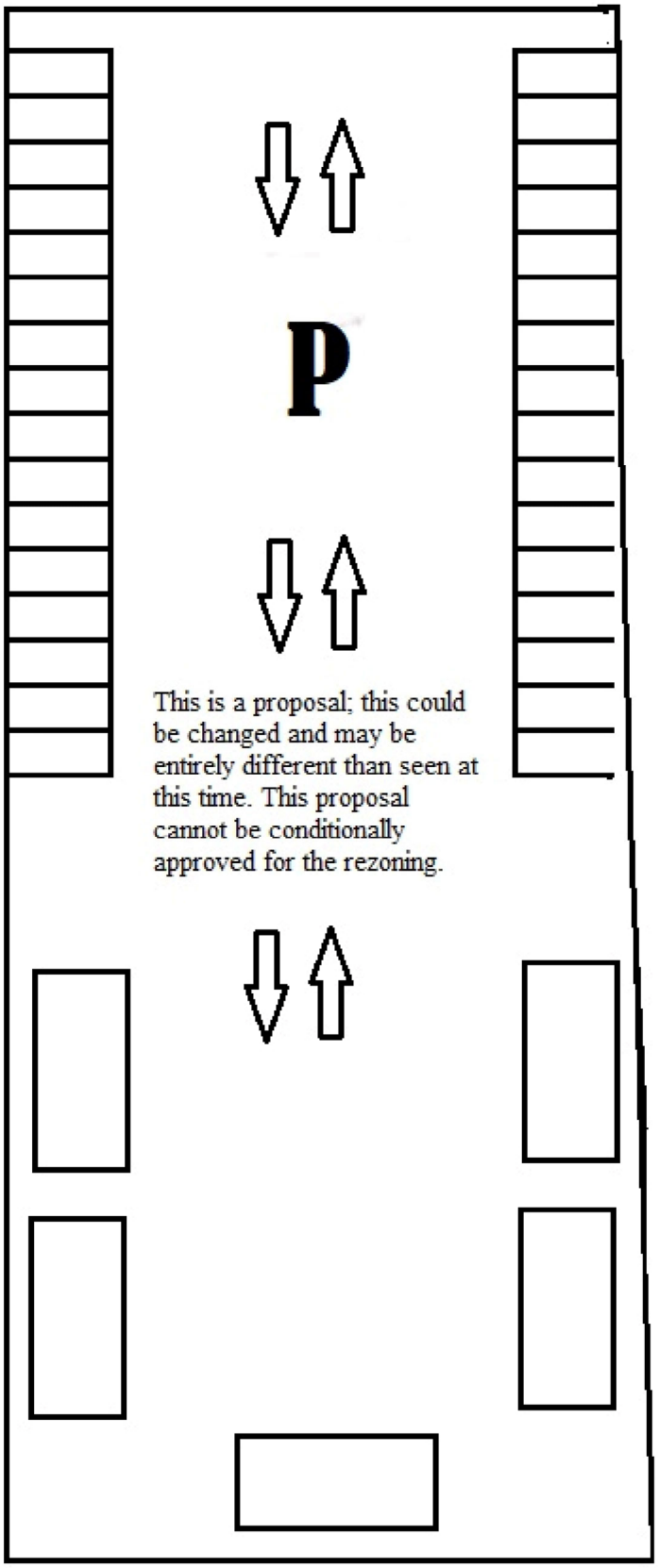
1. Demolition Of the existing single story residence

2.To build a Concrete Parking lot to extend parking for Mi Celine Mercado. The current parking lot is not enough the amount of clients we serve.

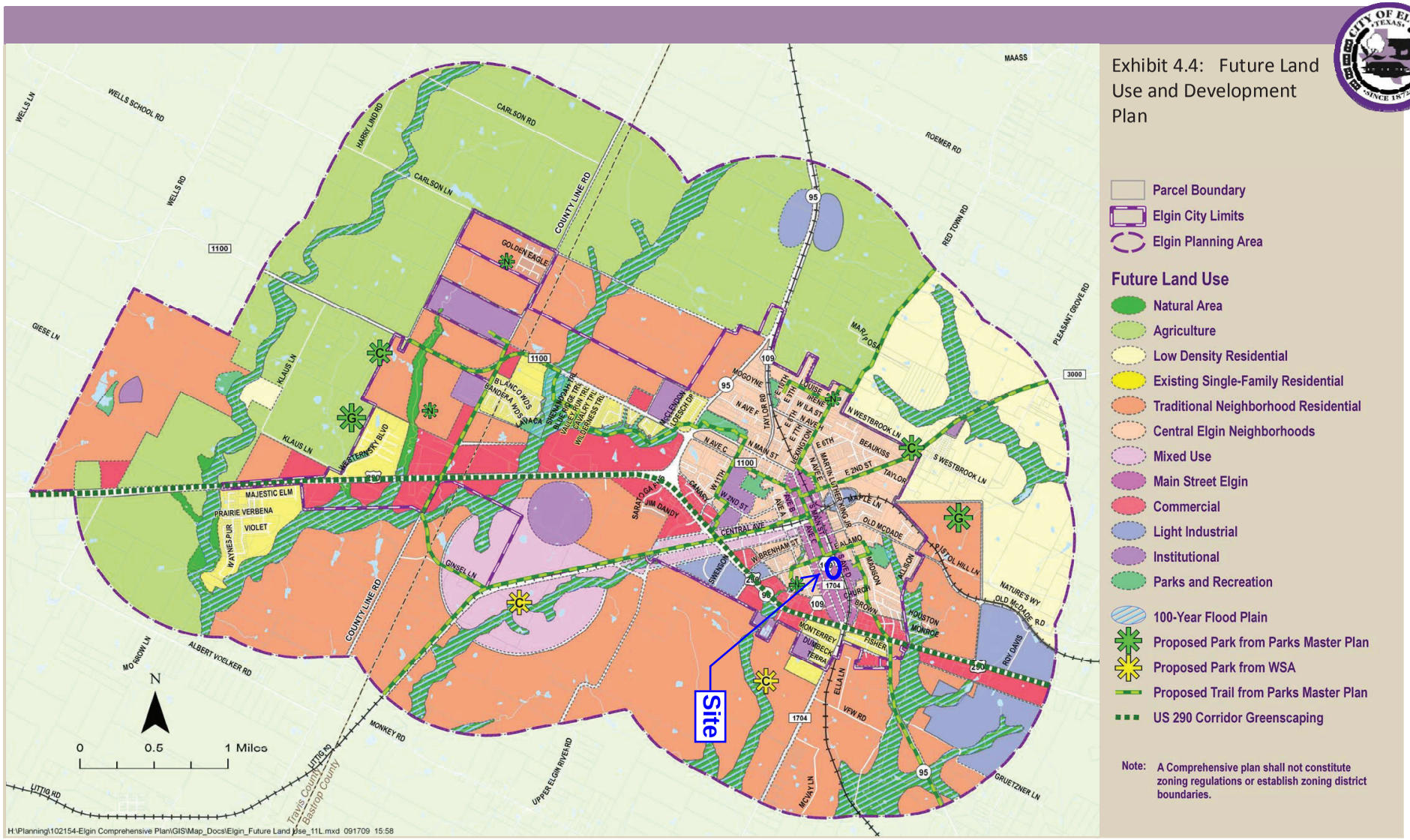
3. Entrance and exit for the 518 S Avenue D from northwest facing drive.

4.Zoning category: C-2

802 N. Ave. C
P.O. Box 591
Elgin, Texas, 78621
(512) 281-0119
www.elgintx.com


P
This is a proposal; this could be changed and may be entirely different than seen at this time. This proposal cannot be conditionally approved for the rezoning.

Attachment 2
Staff Added Comprehensive Plan Exhibits



Source: Wilbur Smith Associates, Inc., 2009.

Main Street

General Description: As the heart of Elgin and the community's historic town center, the Main Street area is an important district to preserve and revitalize as Elgin develops. Many of the buildings along Main Street were constructed with local Elgin brick from the late 1800s to the mid 1900s, and as a result, are a true representation of Elgin's local history. This area continues to be a center for retail, business, local government, community festivals, and art. It is an area that Elgin residents treasure and many community members have worked to preserve and promote through efforts such as the Main Street Program, the Historic Review Board, and Elgin Art Walks.

Transect Zone: Urban Center (T5)

Primary Land Use: Commercial retail and office

Supporting Land Uses: Multi-family residential (apartments and condos typically above retail storefronts), single family residential, public, semi-public, light industrial, and industrial.

Residential Densities: Approximately 7 units per acre.

Form and Character: The core of Historic Main Street is mainly comprised of historic two-story brick buildings built between 1872 and 1947. Many of these buildings support an integrated mix of retail, office, and residential uses in a walkable environment. The official Main Street Historic District is subject to design guidelines that aim to maintain the historic integrity of the district. As such, all development and restoration should conform to the design standards. Areas immediately surrounding the District may not be subject to the specific design guidelines, but should be developed with sensitivity to the surrounding context. Infill development should be encouraged in the area to attract additional residents to support Main Street businesses. Additionally, Main Street should remain a focus for promoting small-scale retail, restaurant, entertainment, and arts venues to provide a draw for Elgin residents as well as visitors.

Parks and Open Space: Open space is primarily provided in small pocket parks and plazas such as Veterans' Memorial Park. Additional streetscaping and landscaping should be encouraged along public frontages with bike and pedestrian connections to surrounding areas.

Attachment 3
Staff Added Zoning Map

Zoning Map

10/7/2022, 7:19:50 PM

Zoning

- C1 - Neighborhood Shopping District
- C2 - General Commercial District
- C3 - Highway Commercial District
- I - General Industrial District
- R2 - Single Family & Garage Apartment District
- R3 - Single Family/Two Family/Industrialized Housing District
- <all other values>

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

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) OpenStreetMap contributors | TRC GIS, City of Elgin |

Attachment 4
Ordinance with Exhibit

ORDINANCE NO. 2022-11-15-??

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 "R-2" SINGLE FAMILY AND GARAGE APARTMENT DISTRICT TO "C-2" GENERAL COMMERCIAL DISTRICT LOCATED ON A PARCEL OF LAND KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 12934 (SMITH, J.S., LOT 86, ACRES 0.602) BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO 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 herein, from R-2 Single Family and Garage Apartment District to C-2 General Commercial 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 October 24, 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 that the Official Zoning Map be amended so that the zoning classification of the property described in Exhibit "A" is C-2 General Commercial District, and

WHEREAS, on November 15, 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 rezoned from R-2 Single Family and Garage District to C-2 General Commercial 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 15th day of November 2022.

_____

THERESA Y MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

_____

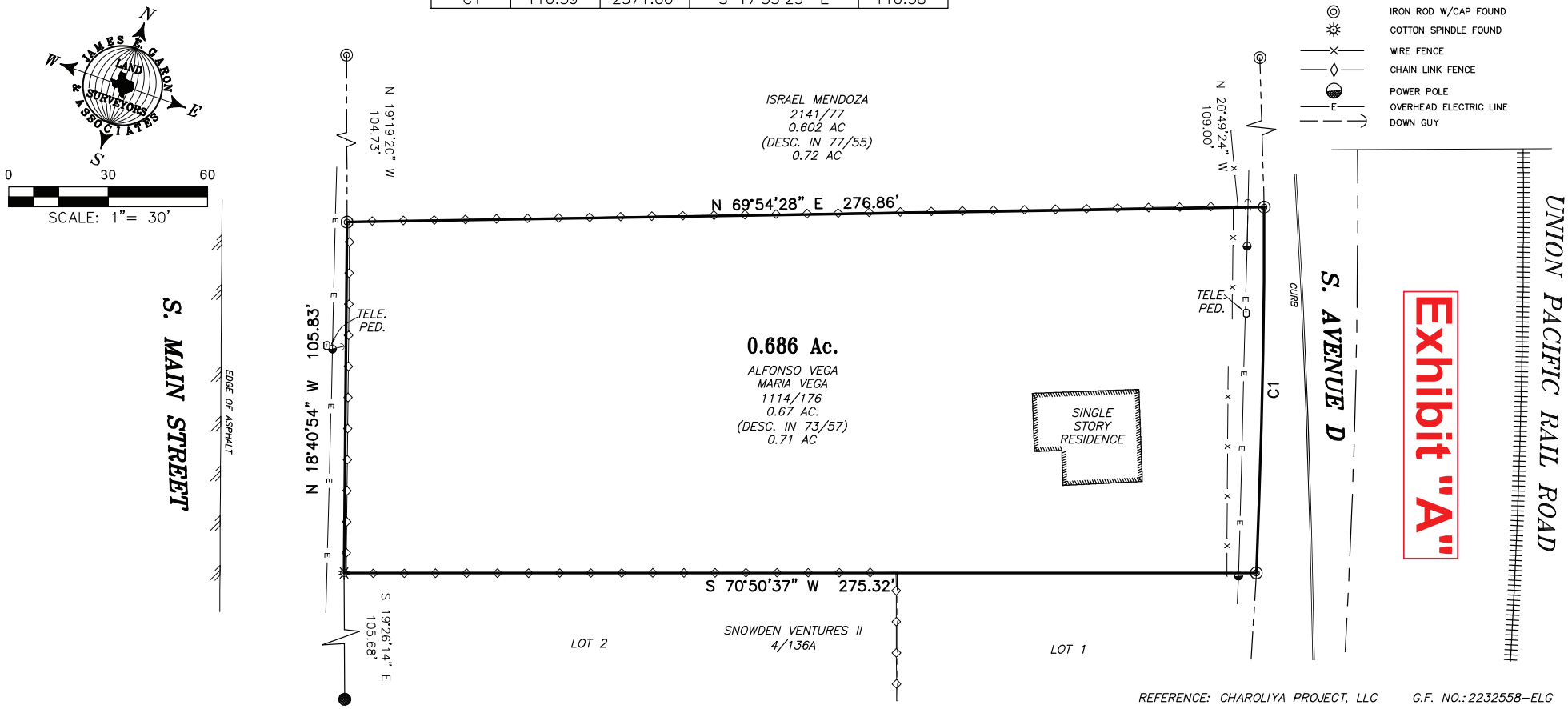
JENNIFER STUBBS, City Secretary

BEARINGS SHOWN ARE GRID NORTH BASED ON GPS OBSERVATIONS FOR TEXAS STATE PLANE COORDINATE SYSTEM "CENTRAL ZONE" NAD83.

CURVE TABLE				
CURVE	ARC	RADIUS	BEARING	CHORD
C1	110.39'	2371.00'	S 17°55'25" E	110.38'

LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- IRON ROD W/CAP FOUND
- COTTON SPINDLE FOUND
- WIRE FENCE
- CHAIN LINK FENCE
- POWER POLE
- OVERHEAD ELECTRIC LINE
- DOWN GUY



REFERENCE: CHAROLIYA PROJECT, LLC G.F. NO.: 2232558-ELG

ADDRESS: 518 S. AVENUE D. ELGIN, TEXAS.

LEGAL DESCRIPTION: 0.686 ACRE; BEING A PORTION OF THE J.S. SMITH ADDITION, MAP OR PLAT RECORDED IN CABINET 1, PAGE 100B, P.R.B.C.T.; ALSO BIENG IN THE JONATHAN BURLESON SURVEY, ABSTRACT 18, BASTROP COUNTY, TEXAS.

FIELD BOOK: B-687/44
FILE: S:\Counties\Bastrop\City of Elgin\J S Smith Add\60722.dwg

TO THE OWNERS, LIEN HOLDERS AND INDEPENDENCE TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48021C0100E EFFECTIVE JANUARY 19, 2006.

STATE OF TEXAS REGISTERED JAMES E. GARON 4303 PROFESSIONAL LAND SURVEYOR

James E Garon

JULY 27, 2022

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS & CIVIL ENGINEERS
Firm Reg. #10058400 & F-20386
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegaron.com

© 2022 All Rights Reserved by James E. Garon & Associates
Use of this survey for any purposes other than this transaction is prohibited

Site Map

10/7/2022, 7:47:24 PM

Abstracts

Lot Lines

Parcels

Bastrop Roads

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

© OpenStreetMap (and) contributors, CC-BY-SA

Bastrop County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Development Services Department

STAFF REPORT

Briarwood Preliminary Plat

Project #: 202200094

Date: October 15, 2022

Applicant: Joseph Yaklin, P.E. c/o BGE Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – October 24, 2022.

Location: Travis Co. Appraisal District Parcels 248232. The general location is west of County Line Rd. & south of FM 1100 (see attachment 2).

APPLICATION SUMMARY

Consideration of a preliminary plat for all the Briarwood Development in its entirety which consists of a mixture of single-family homes, a 12.71 multifamily/townhome site & 6.40 commercial site along County Line Rd. Single family home sites consist of lot widths of 40 feet - 52 feet in size and lot areas range roughly in size from 5,150 sq. ft. – 7,560 sq. ft. with an overall average sized lot of 6,091 sq. ft. There are a total of 804 lots which consist of 774 single family lots, 28 open space lots, 2 commercial lots on 20 blocks.

DEVELOPMENT BACKGROUND

The City Council approved a Municipal Utility District (MUD) for the site as it is within the City Limits. Since the site is a MUD, it entered into a Development and Consent Agreement with the City, as approved by the City Council on June 7, 2022. The Development Plan is included as attachment #2. The Plan also consists of 32.82 acres of parkland and open space including a playground, three pocket parks, and amenities center and 3,600 linear feet of trails. Water and Wastewater services are to be provided by the City. Also, in place of a traffic impact analysis (TIA) the Agreement is providing roughly 35 feet of reserved ROW for County Line Rd. for its length, pay a total of $1,512,000 into the County Line Rd. fund in portions based on the Final Plat, dedication of land and paying to construct the north-south arterial which will connect with Creek Crossing Development to the south. This will result in a new arterial roadway parallel to County Line Rd. from FM 1100 to Western Sky Blvd. They will also provide TXDOT with 15 feet of reserved ROW along FM 1100. Parkland will be publicly owned by the MUD, with parking spaces built at the entrance to trailheads for public use.

DEPARTMENT COMMENTS

Under the 2022 Development and Consent Agreement, amendments to the Concept Plan were allowed and classified as major and minor. Minor amendments are regarded as minor modifications of street alignments, minor changes in lot lines, the designation of land for public or governmental uses, changes in lot sizes that do not result in an increase in the overall density of development of the Property, or any change to a public use. There are portions of the approved concept plan that do not exactly match the

proposed preliminary plat. However, these portions are regarded as minor amendments to the approved concept plan and do not require approval from the City. Factoring in these minor amendments, the approved Concept Plan matches the proposed Preliminary Plat.

The modifications between the proposed Preliminary Plat and the Concept Plan are as follows and can be viewed by comparing the approved Development Plan (attachment #2) and proposed Preliminary Plat (attachment #3). This is being provided to inform the Commission. Note these minor modifications do not require City approval (i.e. the Commission) and are considered automatically approved per the Development Agreement.

Red lines – increase in lots in this area.

Dark blue lines – reduction in number of lots in this area.

Light blue lines – addition of lots in area.

Purple lines – increase in lots in this area.

STAFF ANALYSIS

Staff has reviewed the Preliminary Plat and it is similar in layout and design of the approved concept plan with the minor amendments, meets City Code of Ordinances, meets the Development and Consent Agreement between City and the Developer. Based on the information within the packet, staff believes there are no issues with approving the request.

ATTACHMENTS

1. Application.
2. Approved Development Plan.
3. Proposed Preliminary Plat.
4. TRC Approval Letter.

Attachment 1
Application

Revised: 5-13-2022

Elgin TEXAS
perfectly situated...

PRELIMINARY PLAT APPLICATION

Date: 6/9/2022 **New** X **Modification** ____

Modification of _____

SITE INFORMATION

Project Address: 18407 FM 100, Elgin, TX 78653

Parcel Identification Number (if no address): _____

APPLICANT

Name: Joseph Yaklin, P.E.

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

E-Mail Address: jyaklin@bgeinc.com; **Phone Number:** 409-779-9988

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.

	Joseph Yaklin	6-9-22
Signature	**Printed Name**	**Date**

Project Description:

A preliminary plat for a 205.433-acre tract consisting of 771 single-family lots and two commercial lots.

802 N. Ave. C.
P.O. Box 591
Elgin, Texas, 78621
(512) 281-0119
www.elgintx.com

ASHTON GRAY

June 15, 2022

City of Elgin
Development Services Department
PO Box 591
Elgin, Texas 78621

RE: Briarwood

To Whom It May Concern:

As property owner of record, ATX Elgin Dev LLC & Ashton Gray Development hereby authorizes BGE, Inc. to submit and process all development applications for the proposed Briarwood subdivision.

Sincerely,

Ashton Gray Development

Mark Janik
Vice President of Land
mark@ashtongraydev.com

Attachment 2
Approved Development Plan

EXHIBIT "C"
CONCEPT PLAN

G:\TXC\Projects\Ashton Gray\9165-00-Briarwood Prelim\03_CADD\05_EXHIBITS\2022-02-22_CONCEPT PLAN.dwg Layout: CONCEPT PLAN Plotted: 5/16/2022 1:53:44 AM

EXHIBIT "G"
CONCEPTUAL MASTER PLAN; DEPICTION OF PARKLAND CORRIDOR

STREETSCAPE PLANTING W/ LARGE & MEDIUM TREES (< CITY REQUIREMENTS)
6' TALL PERIMETER MASONRY WALL (TYPICAL)
STREETSCAPE PLANTING W/ LARGE & MEDIUM TREES (< CITY REQUIREMENTS)
6' TALL PERIMETER MASONRY WALL (TYPICAL)
MONUMENT(COLUMNS) PLANTING (TYPICAL)
STREETSCAPE PLANTING W/ LARGE & MEDIUM TREES (< CITY REQUIREMENTS)
6' TALL PERIMETER MASONRY WALL (TYPICAL)
FM 1100
STREETSCAPE PLANTING W/ LARGE & MEDIUM TREES (< CITY REQUIREMENTS)
6' TALL PERIMETER MASONRY WALL (TYPICAL)
STREETSCAPE PLANTING W/ LARGE & MEDIUM TREES (< CITY REQUIREMENTS)
5' - 6' CONCRETE NEIGHBORHOOD SIDEWALK (TYPICAL)
MONUMENT COLUMN(S)
PLANTING (TYPICAL)
6' TALL PERIMETER MASONRY WALL (TYPICAL)
POCKET PARK W/:
- SHADE STRUCTURE
- BENCH(ES)
- TABLE(S)
- TRASH RECEPTICLE(S)
- PLAY EQUIPMENT
- PLANTING
- TREE(S)
- FREE PLAY LAWN
SF-6A
64 LOTS
6' CONCRETE NATURE TRAIL (TYPICAL)
LARGE CANOPY TREE(S) (< CITY REQUIREMENTS)
STREETSCAPE PLANTING W/ LARGE & MEDIUM TREES (< CITY REQUIREMENTS)
SF-3
132 LOTS
NORTHERN DRAINAGE RESERVE (PRESERVATION OF EXISTING VEGETATION)
NORTHERN DRAINAGE RESERVE (PRESERVATION OF EXISTING VEGETATION)
NORTHERN DRAINAGE RESERVE AMENITIES MAY INCLUDE:
- BENCH(ES)
- FITNESS STATION(S)
- INTERPRETIVE SIGNAGE
- PET WASTE STATION(S)
- TRASH CAN(S)
LARGE CANOPY TREE(S) (< CITY REQUIREMENTS)
6' CONCRETE NATURE TRAIL (TYPICAL)
5' - 6' CONCRETE NEIGHBORHOOD SIDEWALK (TYPICAL)
NORTHERN DRAINAGE RESERVE (PRESERVATION OF EXISTING VEGETATION)
STREETSCAPE PLANTING W/ LARGE & MEDIUM TREES (< CITY REQUIREMENTS)
6' TALL PERIMETER MASONRY WALL (TYPICAL)
ASHTON GRAY
Briarwood Residential Development
Elgin, TX
Conceptual Master Plan
Amenity Exhibit
EX101
BRUNO LAND DESIGN

ASHTON GRAY

Briarwood Residential Development
Elgin, TX

Conceptual Master Plan
Amenity Exhibit
EX102

BRUNO LAND DESIGN

ASHTON GRAY

Briarwood Residential Development
Elgin, TX

Conceptual Master Plan
Amenity Exhibit
EX103

BRUNO LAND DESIGN

THIS EXHIBIT SHOWS PERTINENT ITEMS NECESSARY TO CONVEY A THEME. THE IMAGES SHOWN ARE PROVIDED TO SHOW THE CLIENT OPTIONS FOR THE INTENDED LOOK AND FEEL OF THE DEVELOPMENT. IT IS NOT INTENDED TO INCLUDE ALL PHYSICAL CHARACTERISTICS OF THE AREA. INFORMATION PROVIDED WITHIN MAY ALSO BE CONSIDERED A GLOSSY REPRESENTATION BY AID IN DETERMINING PLAN COMPONENT RELATIONSHIPS & IS SUBJECT TO CHANGE WITHOUT NOTICE. PROPERTY BOUNDARIES, EASEMENTS, ZONING, SETBACKS, & OTHER LEGAL DATA MAY NOT BE SHOWN OR MAY BE SHOWN IN APPROXIMATE & WITHOUT THE BENEFIT OF COMPLETE SURVEYING DATA. INFORMATION PROVIDED IS SUBJECT TO CHANGE WITHOUT NOTICE.

Exhibit "G" – Page 4 of 11

POCKET PARK W/:
- SHADE STRUCTURE
- BENCH(ES)
- TABLE(S)
- TRASH RECEPTICLE(S)
- PLAY EQUIPMENT
- PLANTING
- TREES
- FREE PLAY LAWN
SF-3
132 LOTS
5' - 6' CONCRETE NEIGHBORHOOD SIDEWALK (TYPICAL)
7' UPGRADED WOOD FENCING W/ 7' TALL MASONRY COLUMNS
5' - 6' CONCRETE NEIGHBORHOOD SIDEWALK (TYPICAL)
7' UPGRADED WOOD FENCING W/ 7' TALL MASONRY COLUMNS
STREETSCAPE PLANTING W/ LARGE & MEDIUM TREES (< CITY REQUIREMENTS)
5' - 6' CONCRETE NEIGHBORHOOD SIDEWALK (TYPICAL)
7' UPGRADED WOOD FENCING W/ 7' TALL MASONRY COLUMNS
STREETSCAPE PLANTING W/ LARGE & MEDIUM TREES (< CITY REQUIREMENTS)
SF-5
66 LOTS
5' - 6' CONCRETE NEIGHBORHOOD SIDEWALK (TYPICAL)
7' UPGRADED WOOD FENCING W/ 7' TALL MASONRY COLUMNS
STREETSCAPE PLANTING W/ LARGE & MEDIUM TREES (< CITY REQUIREMENTS)
5' - 6' CONCRETE NEIGHBORHOOD SIDEWALK (TYPICAL)
7' UPGRADED WOOD FENCING W/ 7' TALL MASONRY COLUMNS
STREETSCAPE PLANTING W/ LARGE & MEDIUM TREES (< CITY REQUIREMENTS)
SF-4
132 LOTS
7' UPGRADED WOOD FENCING W/ 7' TALL MASONRY COLUMNS
POCKET PARK W/:
- SHADE STRUCTURE
- BENCH(ES)
- TABLE(S)
- TRASH RECEPTICLE(S)
- PLAY EQUIPMENT
- PLANTING
- TREES
- FREE PLAY LAWN
SF-2
92 LOTS
5' - 6' CONCRETE NEIGHBORHOOD SIDEWALK (TYPICAL)
7' UPGRADED WOOD FENCING W/ 7' TALL MASONRY COLUMNS
STREETSCAPE PLANTING W/ LARGE & MEDIUM TREES (< CITY REQUIREMENTS)
10' CONCRETE SIDEWALK CONNECTION NEIDIG ELEMENTARY SCHOOL
7' UPGRADED WOOD FENCING W/ 7' TALL MASONRY COLUMNS
SF-1
MODEL HOME PARK
NEIDIG ELEMENTARY SCHOOL
GARDEN STYLE MULTIPLE LOW-RISE BUILDINGS WITH GREENSPACE IN BETWEEN MULTI-FAMILY / TOWNHOMES
12.71 AC
COUNTY LINE RD.
MAIN ENTRY COUNTY LINE ROAD W/ LARGE MONUMENT SIGN
STREETSCAPE PLANTING W/ LARGE & MEDIUM TREES (< CITY REQUIREMENTS)
ASHTON GRAY
Briarwood Residential Development
Elgin, TX
Conceptual Master Plan
Amenity Exhibit
EX104
BRUNO LAND DESIGN

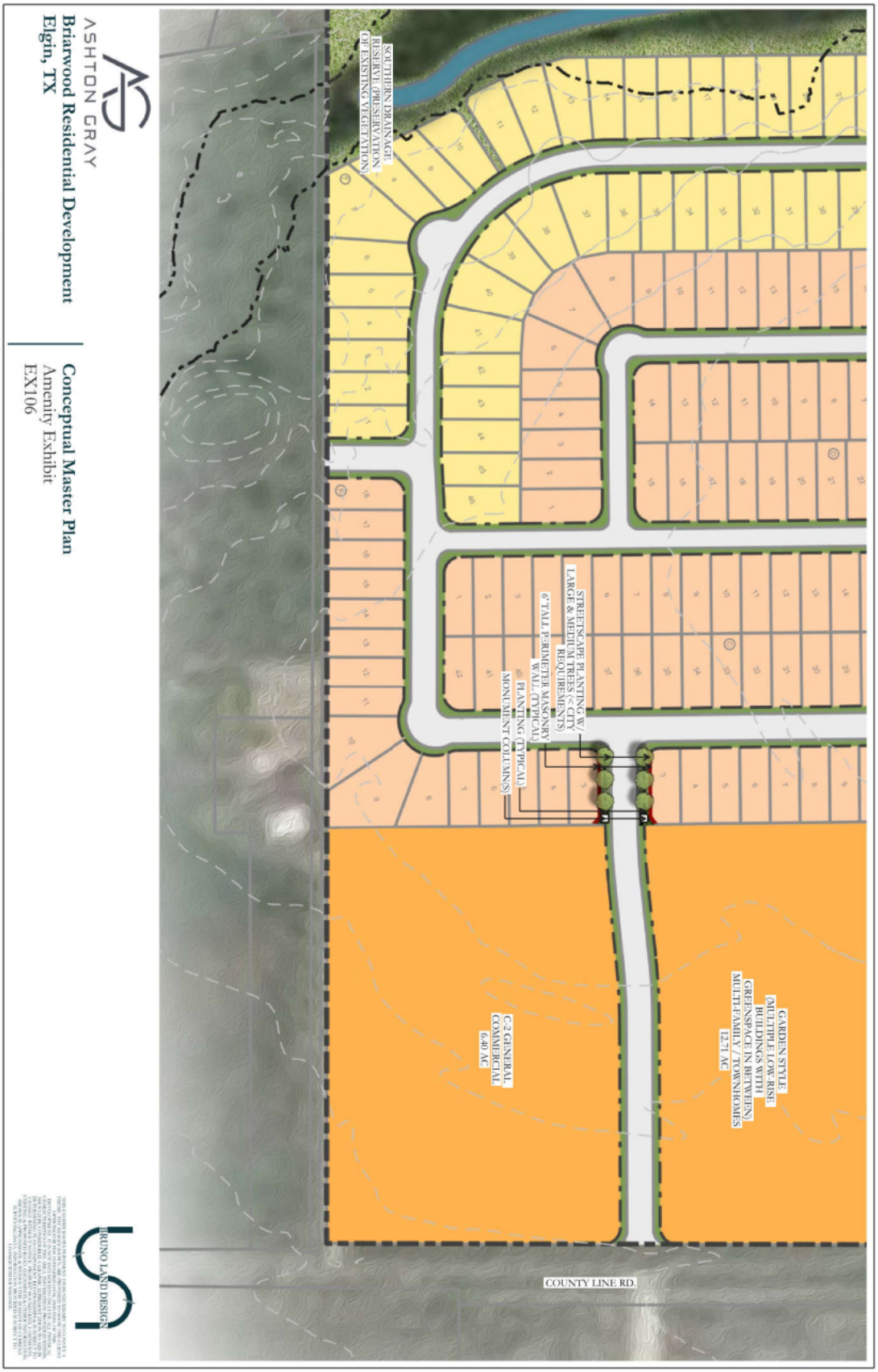
ASHTON GRAY

Briarwood Residential Development
Elgin, TX

Conceptual Master Plan
Amenity Exhibit
EX105

BRUNO LAND DESIGN

THIS EXHIBIT SHOWS PERTINENT ITEMS NECESSARY TO CONVEY A THEME. THE IMAGES SHOWN ARE PROVIDED TO SHOW THE CLOSEST APPROXIMATION OF THE INTENDED LOOK AND FEEL OF THE DEVELOPMENT. IT IS NOT INTENDED INCLUDE ALL PHYSICAL CHARACTERISTICS OF THE AREA. INFORMATION PROVIDED WITHIN SHOULD BE CONSIDERED A GRAPHIC REPRESENTATION TO AID IN DETERMINING PLAN COMPONENT RELATIONSHIPS & IS SUBJECT TO CHANGE WITHOUT NOTICE. PROPERTY BOUNDARIES, EASEMENTS, EXISTING & PROPOSED BUILDING SIGNAGE & OTHER INFORMATION SHOWN IS APPROXIMATE & SUBJECT TO CHANGE BASED ON FINAL SURVEYING DATA. INFORMATION PROVIDED IS SUBJECT TO CHANGE WITHOUT NOTICE.



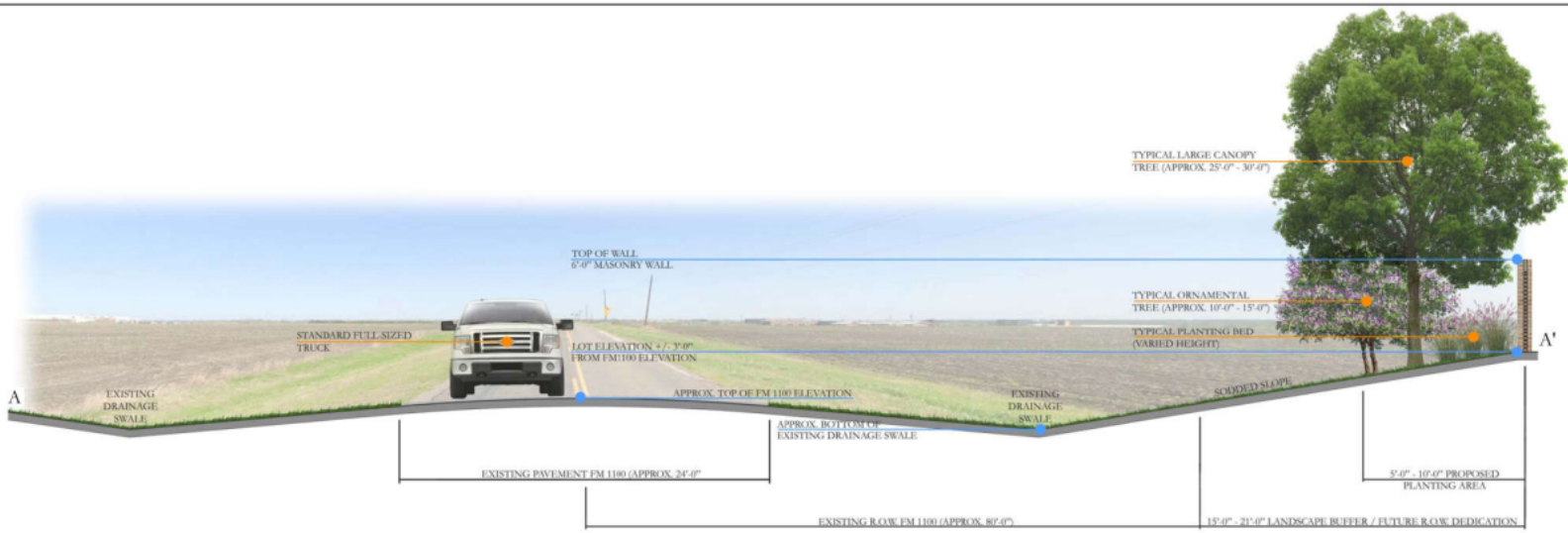
ASHTON GRAY

Briarwood Residential Development
Elgin, TX

Conceptual Master Plan
Amenity Exhibit
EX106

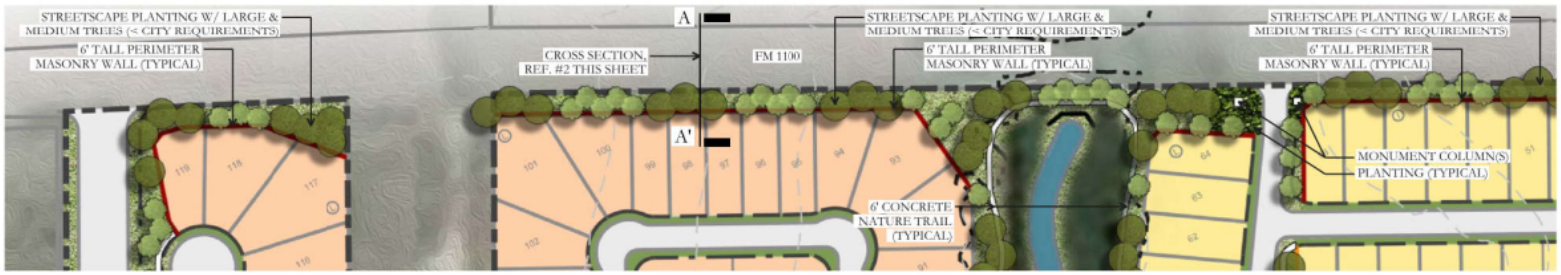
BRUNO LAND DESIGN

SF-7
90 LOTS
MONUMENT SIGN W/ PLANTING
7' UPGRADED WOOD FENCING W/ 7' TALL MASONRY COLUMNS
STREETSCAPE PLANTING W/ LARGE & MEDIUM TREES (< CITY REQUIREMENTS)
5' - 6' CONCRETE NEIGHBORHOOD SIDEWALK (TYPICAL)
TRAIL HEAD CROSSING
PLANTING (TYPICAL)
AMENITY CENTER PARKING LOT
TRAIL HEAD PARKING LOT
RECREATION CENTER
PERGOLA PATIO COVER
RESORT-STYLE POOL
LAP POOL
SHADE STRUCTURE
SHADE STRUCTURES
SOUTHERN DRAINAGE RESERVE (PRESERVATION OF EXISTING VEGETATION)
DETENTION POND FOUNTAIN
6' CONCRETE NATURE TRAIL (TYPICAL)
5' - 6' CONCRETE NEIGHBORHOOD SIDEWALK (TYPICAL)
SF-5
66 LOTS
SF-8
166 LOTS
30
66
69
28
13
11
82
84
58
ASHTON GRAY
Briarwood Residential Development
Elgin, TX
Conceptual Master Plan
Amenity Exhibit
EX107
BRUNO LAND DESIGN



2 FM 1100 EXHIBIT
SECTION

NOT TO SCALE



1 FM 1100 EXHIBIT
PLAN VIEW

NOT TO SCALE

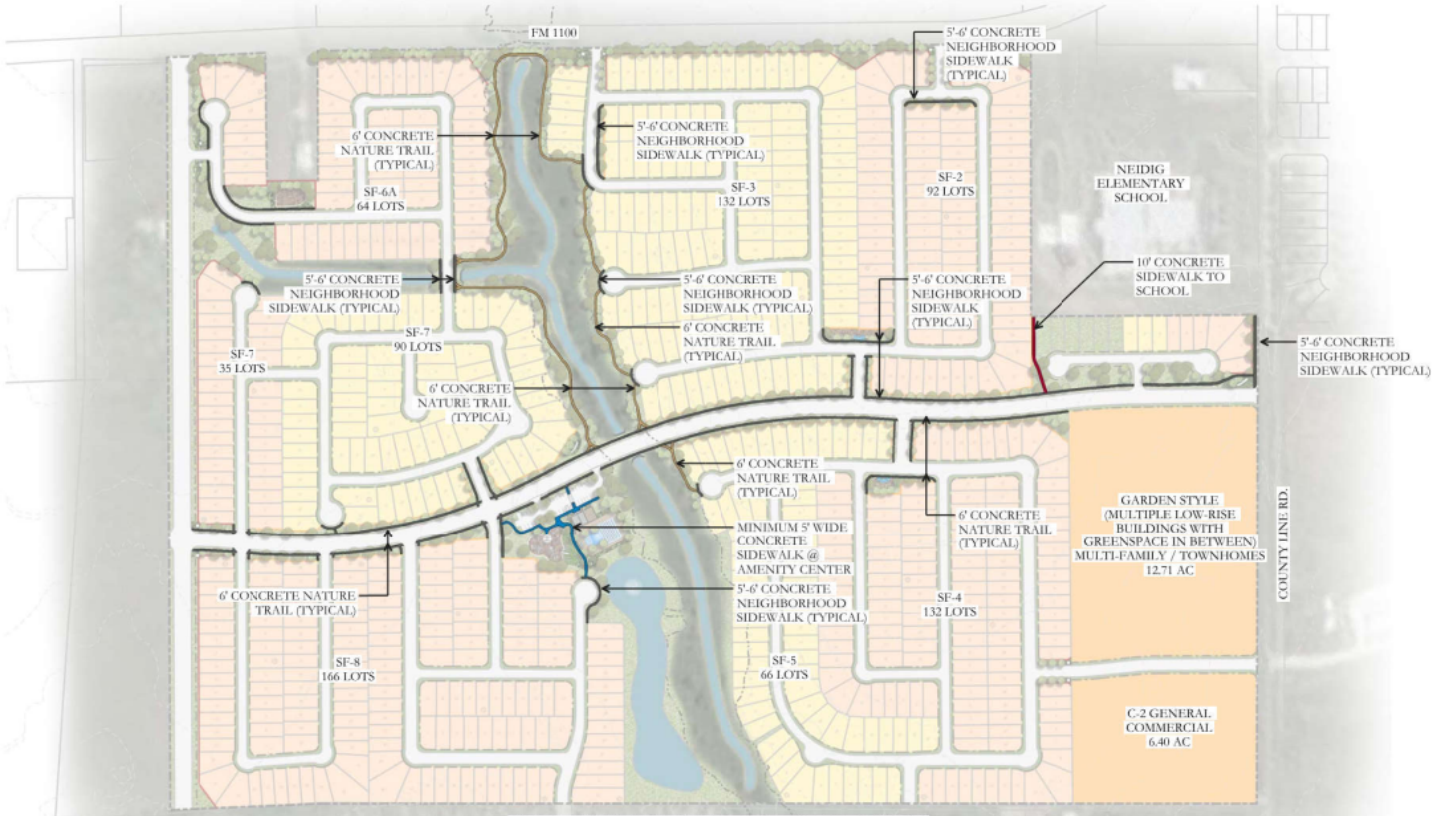
ASHTON GRAY

Briarwood Residential Development
Elgin, TX

Conceptual Master Plan
FM 1100 Cross Section Exhibit
EX108

BRUNO LAND DESIGN

THIS EXHIBIT IGNORES PERTINENT ITEMS NECESSARY TO CONVEY A THEME. THE IMAGES SHOWN ARE PROVIDED TO AID THE CLIENT CONSIDERING THE INTENDED COOL AND USE OF THE DEVELOPMENT. IT IS NOT INTENDED TO INCLUDE ALL PHYSICAL CHARACTERISTICS OF THE AREA. INFORMATION PROVIDED WITHIN THIS CLIP IS CONSIDERED A GRAPHIC SUPPLEMENT TO AID IN DETERMINING PLAN COMPONENT RELATIONSHIPS & IS SUBJECT TO CHANGE WITHOUT NOTICE. PROPERTY BOUNDARIES, EASEMENTS, EXISTING & PROPOSED RIGHTS, SEGMENTS & OTHER INFORMATION SHOWN IS APPROXIMATE & MAY BE SUBJECT TO CHANGE BASED ON SURVEYING DATA. INFORMATION PROVIDED IS SUBJECT TO CHANGE WITHOUT NOTICE.



SIDEWALK / TRAIL ANALYSIS

5' SIDEWALK =	12,360 LINEAR FEET
6' NATURE TRAILS =	3,645 LINEAR FEET
10' SIDEWALK (TO SCHOOL)=	275 LINEAR FEET

ASHTON GRAY

Briarwood Residential Development
Elgin, TX

Conceptual Master Plan
Sidewalk / Trail Exhibit
EX109

BRUNO LAND DESIGN

THIS EXHIBIT SHOWS PERTINENT ITEMS NECESSARY TO CONVEY A THEME. THE IMAGES SHOWN ARE PROVIDED TO SHOW THE CLIENT OPINIONS OF THE INTENDED LOOK AND FEEL OF THE DEVELOPMENT. IT IS NOT INTENDED TO INCLUDE ALL PHYSICAL CHARACTERISTICS OF THE AREA. INFORMATION PROVIDED WITHIN 200-0.2.B.6 CONSIDERED A GRAPHIC SUPPLEMENT STRICTLY TO AID IN DETERMINING PLAN COMPONENT RELEVANCE & IS SUBJECT TO CHANGE WITHOUT NOTICE. PROPERTY BOUNDARIES, EASEMENTS, EXISTING & PROPOSED ROADWAY ALIGNMENTS & OTHER INFORMATION SHOWN IS APPROXIMATE & BASED ON BEST AVAILABLE PUBLIC SURVEYING DATA. INFORMATION PROVIDED IS SUBJECT TO CHANGE WITHOUT NOTICE.

Exhibit "G" – Page 10 of 11

Attachment 3
Proposed Preliminary Plat

BRIARWOOD
PRELIMINARY PLAT

SUBMITTAL DATE: JUNE 13, 2022

OWNER:
ATX ELGIN DEV, LLC
101 PARKLANE BLVD., SUITE 102
SUGAR LAND, TX. 77478

ENGINEER:
BGE INC.
101 WEST LOUIS HENNA BLVD.
SUITE 400
AUSTIN, TX 78728
512-879-0400
CONTACT:
JOSEPH YAKLIN, PE

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

WASTEWATER:
ELGIN UTILITY DEPT
310 N MAIN STREET
PO BOX 591
ELGIN, TX 78621
512-281-5724

WATER:
ELGIN UTILITY DEPT
310 N MAIN STREET
PO BOX 591
ELGIN, TX 78621
512-281-5724

NOTES:

1. DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE BRIARWOOD DEVELOPMENT AND CONSENT AGREEMENT.
2. THIS SUBDIVISION IS LOCATED WITHIN THE BRIARWOOD MUNICIPAL UTILITY DISTRICT.
3. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF ELGIN.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. THIS PROJECT IS LOCATED IN THE WILLBARGER CREEK-COLORADO RIVER WATERSHED.
6. THIS PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48453C0510H, EFFECTIVE DATE SEPTEMBER 26, 2008.
7. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL INTERIOR LOTS IS 45% AND 50% FOR CORNER LOTS PER R-3 ZONING CODE (SEC. 46, CITY CODE).
8. ALL SIDEWALKS ARE TO BE MAINTAINED BY THE MUD.
9. A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL ROAD FRONTAGES.
10. THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN.
11. TOTAL ACREAGE: 205.433 AC
12. TOTAL LOTS: 804
    a. SINGLE FAMILY LOTS: 774
    b. OPEN SPACE LOTS: 28
    c. COMMERCIAL LOTS: 2
12. NUMBER OF BLOCKS: 20
13. LINEAR FEET OF STREETS: 33,394 (SEE TABLE)
14. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
15. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 6091.47 SF
    a. < 6,000 SF 435
    b. 6,000 - 7,500 SF 284
    c. 7,500 - 9,000 SF 32
    d. > 9,000 SF 23

PARKING DEDICATION CALCULATIONS:
1. DWELLING UNITS PER ACRE: MORE THAN 6 AND NOT MORE THAN 12
2. RESIDENTS IN EACH DWELLING UNIT: 2.2
3. THE AMOUNT OF PARKLAND REQUIRED TO BE DEDICATED BY THE APPLICANT TO THE CITY IS SIX ACRES FOR EVERY 1,000 RESIDENTS, AS DETERMINED BY THE FOLLOWING FORMULA:

(6 * 774 * 2.2)/1000 = 10.22 ACRES OF PARKLAND

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

PLANNING AND ZONING COMMISSION:

CHAIR SIGNATURE: _____

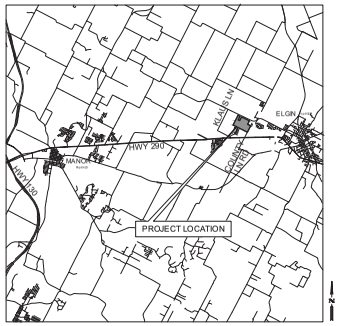
_____

SECRETARY SIGNATURE: _____

_____

VICINITY MAP

NOT TO SCALE



Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT (1 OF 3)
3	PRELIMINARY PLAT (2 OF 3)
4	PRELIMINARY PLAT (3 OF 3)
5	WATER UTILITY PLAN (1 OF 2)
6	WATER UTILITY PLAN (2 OF 2)
7	WASTEWATER UTILITY PLAN (1 OF 2)
8	WASTEWATER UTILITY PLAN (2 OF 2)

LEGAL DESCRIPTION
A 205.433 ACRE TRACT OF LAND OUT OF THE WILLIAM HINES SURVEY NO. 53, TRAVIS COUNTY, TEXAS; BEING ALL OF A CALLED 176.274 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF A CALLED 29.107 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AS CONVEYED TO ATX ELGIN DEV, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021141877 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

			TCMUD # 14		COUNTY OF TRAVIS	
REV. NO	SHT. NO	DESCRIPTION OF REVISION	ACCEPTED	DATE	ACCEPTED	DATE

SUBMITTED BY

10/7/2022
DATE

JOHN KIM, P.E.
BGE, INC. TBPE NO. F-1046
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400 (MAIN)

STATE OF TEXAS
JOHN KIM
135480
LICENSED
PROFESSIONAL ENGINEER
07/22

BGE, Inc.
101 W Louis Henna Blvd, Suite 400
Austin, TX 78728
Tel: 512-879-0400 ● www.browngay.com
TBPE Registration No. F-1046

BRIARWOOD

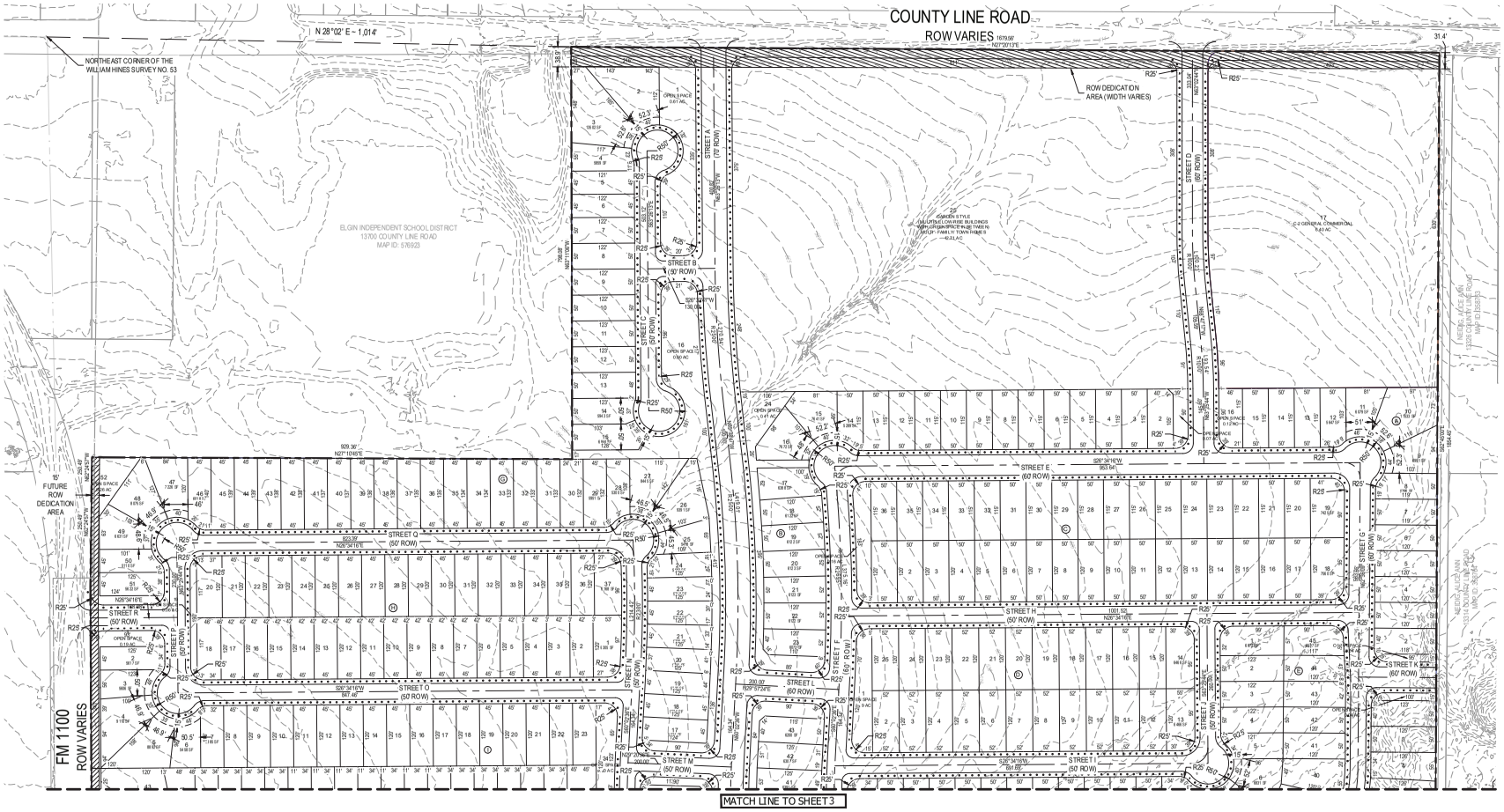
PRELIMINARY PLAT

0 50' 100' 200'

SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 PROPOSED LOT NUMBER
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- 100 FP 100-YEAR FLOOD PLAIN LINE
- ROW DEDICATION AREA



REV	DESCRIPTION	DATE
		APR

DESIGNED BY: TDM

REVIEWED BY: JAY

DRAWN BY: LCG

BGE

BGE, INC.
101 W Louis Henna Blvd, Suite 400
Austin, Texas 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

BRIARWOOD
ELGIN, TEXAS

PRELIMINARY PLAT (1 OF 3)

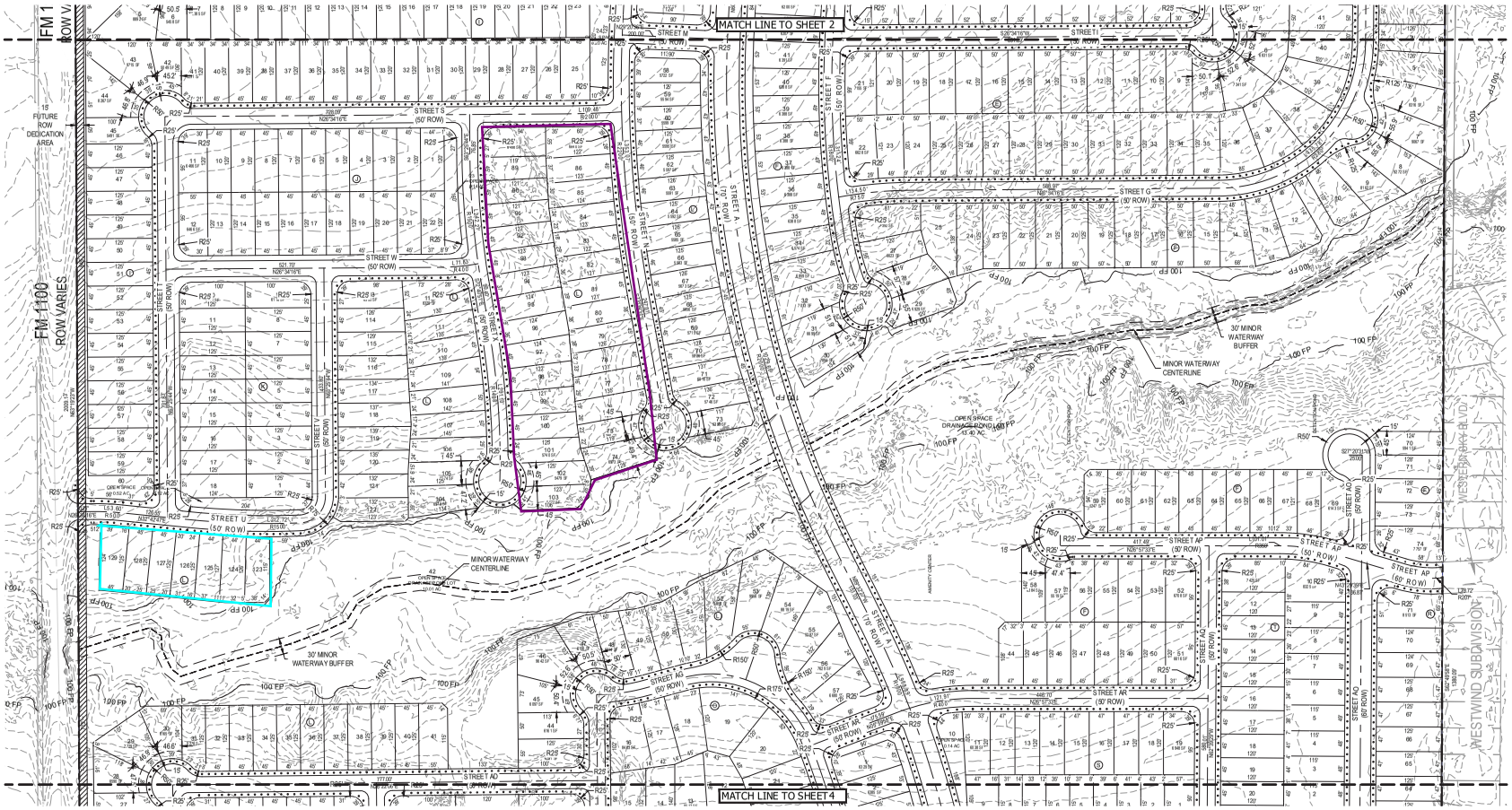
STATE OF TEXAS
JOHN KIM
135480
LICENSED
PROFESSIONAL ENGINEER
10/7/22

SHEET
2 OF 8

g:\TX\CP\projects\ashton gray\9185-00-briarwood prelim\03_CADD\01_SHTS\9185-00 PRELIMINARY PLAT.dwg Layout: PRELIMINARY PLAT (1 OF 3) Plotted: 10/7/2022 1:18:27 PM

BRIARWOOD

PRELIMINARY PLAT



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 PROPOSED LOT NUMBER
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- 100 FP 100-YEAR FLOOD PLAIN LINE
- ROW DEDICATION AREA

REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: TDM
REVIEWED BY: JAY
DRAWN BY: LCG

BGE

BGE, INC.
101 W Louis Henna Blvd, Suite 400
Austin, Texas 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

BRIARWOOD
ELGIN, TEXAS

PRELIMINARY PLAT (2 OF 3)

STATE OF TEXAS
JOHN KIM
135480
LICENSED
PROFESSIONAL ENGINEER
10/7/22

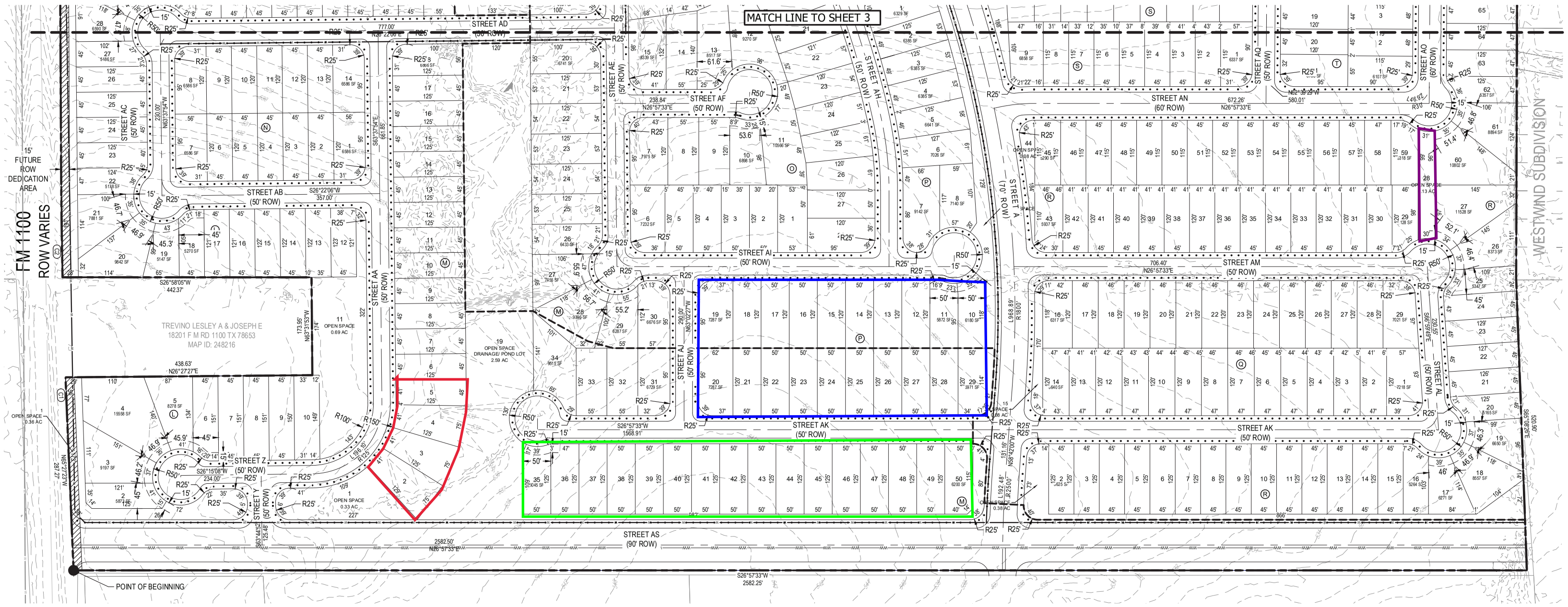
SHEET
3 OF 8

g:\TXC\Projects\ashton gray\9185-00-briarwood prelim\03_CADD\01_SHTS\91185-00 PRELIMINARY PLAT.dwg Layout: PRELIMINARY PLAT (2 OF 3) Plotted: 10/7/2022 1:18:35 PM

BRIARWOOD

PRELIMINARY PLAT

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	11419.16'	000°16'54"	56.12'	N65° 18' 56"W	56.12'
C2	11419.16'	000°57'32"	191.12'	N63° 48' 09"W	191.12'



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 PROPOSED LOT NUMBER
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- 100 FP 100-YEAR FLOOD PLAIN LINE
- ROW DEDICATION AREA
- POINT OF BEGINNING (FOUND ¼" ROD)

STREET TABLE

STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH
STREET A	70'-0"	48'-0"	40	C&G	ARTERIAL	PUBLIC	3828
STREET B	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	130
STREET C	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	543
STREET D	60'-0"	40'-0"	35	C&G	COLLECTOR	PUBLIC	800
STREET E	60'-0"	40'-0"	30	C&G	LOCAL	PUBLIC	1017
STREET F	50' & 60'	30' & 40'	30 & 35	C&G	LOCAL/COLLECTOR	PUBLIC	1095
STREET G	50' & 60'	30' & 40'	30 & 35	C&G	LOCAL/COLLECTOR	PUBLIC	1753
STREET H	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1001
STREET I	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	722
STREET J	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	290
STREET K	60'-0"	40'-0"	35	C&G	COLLECTOR	PUBLIC	150
STREET L	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	200
STREET M	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	200
STREET N	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1178
STREET O	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	877
STREET P	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	290
STREET Q	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	882
STREET R	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	168
STREET S	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	867
STREET T	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	762
STREET U	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	423
STREET V	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	511
STREET W	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	594
STREET X	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	701
STREET Y	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	125
STREET Z	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	334
STREET AA	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	858
STREET AB	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	387
STREET AC	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	290
STREET AD	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	807
STREET AE	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	587
STREET AF	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	259
STREET AG	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	289
STREET AH	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	684
STREET AI	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	619
STREET AJ	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	290
STREET AK	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	1621
STREET AL	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	291
STREET AM	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	734
STREET AN	60'-0"	40'-0"	35	C&G	COLLECTOR	PUBLIC	774
STREET AO	50' & 60'	30' & 40'	30 & 35	C&G	LOCAL/COLLECTOR	PUBLIC	777
STREET AP	50' & 60'	30' & 40'	30 & 35	C&G	LOCAL/COLLECTOR	PUBLIC	754
STREET AQ	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	580
STREET AR	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	769
STREET AS	90'-0"	60'-0"	35	C&G	ARTERIAL	PUBLIC	2583
						TOTAL LF	33394

NOTE: ALL STREET SECTIONS WILL COMPLY WITH THE CITY OF ELGIN STANDARD DETAILS.

METES AND BOUNDS DESCRIPTION

FIELD NOTES FOR A 205.433 ACRE TRACT OF LAND OUT OF THE WILLIAM HINES SURVEY NO. 53, TRAVIS COUNTY, TEXAS; BEING ALL OF A CALLED 176.274 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF A CALLED 29.107 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AS CONVEYED TO ATX ELGIN DEV, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021141877 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 205.433 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4-INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF F.M. 1100 (80 FEET WIDE) AS DEDICATED BY VOLUME 482, PAGE 422 AND VOLUME 1536, PAGE 126, BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND AS SHOWN ON THE TEXAS STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP DATED OCTOBER 1954, AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED ATX ELGIN TRACT 2 AND AT THE NORTHEAST CORNER OF A CALLED 7.000 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AS CONVEYED TO ADRENE L. BRACEWELL BY INDEPENDENT EXECUTOR'S DEED RECORDED IN DOCUMENT NUMBER 2014014537 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 5813, PAGE 761 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 1100 AND THE NORTHEAST LINE OF SAID ATX ELGIN TRACT 2, S 65°27'23" E A DISTANCE OF 287.27 FEET TO A 1/2-INCH IRON ROD FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH THE SOUTHWEST RIGHT-OF-WAY OF SAID F.M. 1100 AND THE NORTHEAST LINE OF SAID ATX ELGIN TRACT 2, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 56.12 FEET, HAVING A RADIUS OF 11,419.16 FEET, A CENTRAL ANGLE OF 00°16'54" AND A CHORD WHICH BEARS S 65°18'56" E A DISTANCE OF 56.12 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RL SURVEY RPLS 4532" FOUND AT THE NORTHEAST CORNER OF SAID ATX ELGIN TRACT 2 AND THE NORTHWEST CORNER OF A CALLED 1.783 ACRE TRACT OF LAND AS CONVEYED TO LESLEY A. TREVINO AND JOSEPH E. TREVINO BY TEXAS GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2017007321 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 1100 WITH A SOUTHEAST LINE OF SAID ATX ELGIN TRACT 2 AND THE NORTHWEST LINE OF SAID TREVINO TRACT, S 26°27'27" W A DISTANCE OF 438.63 FEET TO A 5/8-INCH IRON ROD WITH AN ILLEGIBLE CAP FOUND AT AN INTERIOR CORNER OF SAID ATX ELGIN TRACT 2 AND AT THE SOUTHWEST CORNER OF SAID TREVINO TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A NORTHEAST LINE OF SAID ATX ELGIN TRACT 2 AND THE SOUTHWEST LINE OF SAID TREVINO TRACT, S 63°31'53" E A DISTANCE OF 173.95 FEET TO A 5/8-INCH IRON ROD FOUND ON THE NORTHWEST LINE OF THE ABOVE DESCRIBED ATX ELGIN TRACT 1, AT AN EXTERIOR CORNER OF SAID ATX ELGIN TRACT 2 AND AT THE SOUTHEAST CORNER OF SAID TREVINO TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHEAST LINE OF SAID TREVINO TRACT AND THE NORTHWEST LINE OF SAID ATX ELGIN TRACT 2, N 26°58'05" E A DISTANCE OF 442.37 FEET TO A 1/2-INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 1100, AT THE NORTHEAST CORNER OF SAID TREVINO TRACT, AT THE NORTHWEST CORNER OF SAID ATX ELGIN TRACT 1, AND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 1100 AND THE NORTHEAST LINE OF SAID ATX ELGIN TRACT 2, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 191.12 FEET, HAVING A RADIUS OF 11,419.16 FEET, A CENTRAL ANGLE OF 00°57'32" AND A CHORD WHICH BEARS S 63°48'09" E A DISTANCE OF 191.12 FEET TO A CALCULATED ANGLE POINT;

THENCE, CONTINUING WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 1100 AND THE NORTHEAST LINE OF SAID ATX ELGIN TRACT 2, S 63°19'23" E A DISTANCE OF 2,009.13 FEET TO A BROKEN TXDOT TYPE I CONCRETE MONUMENT FOUND AT AN ANGLE POINT IN THE NORTHEAST LINE OF SAID ATX ELGIN TRACT 2 AND AT THE NORTHWEST CORNER OF A CALLED 0.483 ACRE TRACT OF LAND AS CONVEYED TO THE BOARD OF TRUSTEES OF THE ELGIN INDEPENDENT SCHOOL DISTRICT BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2004015350 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR AN ANGLE POINT;

THENCE, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 1100, WITH THE NORTHEAST LINE OF SAID ATX ELGIN TRACT 2 AND THE SOUTHWEST LINE OF SAID 0.483 ACRE ELGIN INDEPENDENT SCHOOL DISTRICT TRACT, S 62°24'57" E A DISTANCE OF 250.49 FEET TO 5/8-INCH IRON ROD FOUND DISTURBED AT THE NORTHEAST CORNER OF SAID ATX ELGIN TRACT 2 AND AT THE NORTHWEST CORNER OF A CALLED 15.00 ACRE TRACT OF LAND AS CONVEYED TO THE BOARD OF TRUSTEES OF THE ELGIN INDEPENDENT SCHOOL DISTRICT BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2004014488 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND DISTURBED BEARS S 28°43'55" W A DISTANCE OF 6.04 FEET;

THENCE, WITH A SOUTHEAST LINE OF SAID ATX ELGIN TRACT 2 AND THE NORTHWEST LINE OF SAID 15.00 ACRE ELGIN INDEPENDENT SCHOOL DISTRICT TRACT, S 27°10'45" W A DISTANCE OF 929.36 FEET TO A CALCULATED POINT AT AN INTERIOR CORNER OF SAID ATX ELGIN TRACT 2 AND AT THE SOUTHWEST CORNER OF SAID 15.00 ACRE ELGIN INDEPENDENT SCHOOL DISTRICT TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A NORTHEAST LINE OF SAID ATX ELGIN TRACT 2 AND THE SOUTHWEST LINE OF SAID 15.00 ACRE ELGIN INDEPENDENT SCHOOL DISTRICT TRACT, S 63°11'06" E A DISTANCE OF 798.08 FEET TO A 5/8-INCH IRON ROD WITH AN ILLEGIBLE CAP FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD (RIGHT-OF-WAY WIDTH VARIES, NO DEED OF RECORD FOUND) AT THE MOST EASTERLY CORNER OF SAID ATX ELGIN TRACT 2 AND AT THE SOUTHEAST LINE OF SAID 15.00 ACRE ELGIN INDEPENDENT SCHOOL DISTRICT TRACT, FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH AN ILLEGIBLE CAP FOUND BEARS S 61°33'46" E A DISTANCE OF 3.18 FEET;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD AND THE SOUTHEAST LINE OF SAID ATX ELGIN TRACT 2, S 27°20'13" W A DISTANCE OF 1,679.56 FEET TO A 1/2-INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID ATX ELGIN TRACT 2 AND AT THE MOST EASTERLY CORNER OF LOT 136 OF WESTWIND SUBDIVISION SECTION 3, A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 201400175 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD, WITH THE SOUTHWEST LINE OF SAID ATX ELGIN TRACT 2 AND THE NORTHEAST LINE OF SAID WESTWIND SUBDIVISION SECTION 3, N 62°45'00" W A DISTANCE OF 1,854.45 FEET TO A 1/2-INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID LOT 136 OF SAID WESTWIND SUBDIVISION SECTION 3, FOR AN ANGLE POINT;

THENCE, CONTINUING WITH THE SOUTHWEST LINE OF SAID ATX ELGIN TRACT 2 AND THE NORTHEAST LINE OF SAID WESTWIND SUBDIVISION SECTION 3, N 62°49'58" W A DISTANCE OF 1,380.09 FEET TO A 1/2-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID ATX ELGIN TRACT 2, AT THE NORTHWEST CORNER OF SAID WESTWIND SUBDIVISION SECTION 3, AT THE SOUTHEAST CORNER OF SAID ATX ELGIN TRACT 1, AND AT THE NORTHEAST CORNER OF A CALLED 67.971 ACRE TRACT OF LAND AS CONVEYED TO CREEKS CROSSING LAND PARTNERS LLC BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2021095645 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR AN ANGLE POINT;

THENCE, WITH THE SOUTHEAST LINE OF SAID ATX ELGIN TRACT 1 AND THE NORTHEAST LINE OF SAID CREEKS CROSSING TRACT, N 65°08'26" W A DISTANCE OF 520.90 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID ATX ELGIN TRACT 1, AT AN ANGLE POINT IN THE NORTH LINE OF SAID CREEKS CROSSING TRACT, AND AT THE SOUTHEAST CORNER OF A CALLED 11.365 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AS CONVEYED TO ADRENE L. BRACEWELL BY INDEPENDENT EXECUTOR'S DEED RECORDED IN DOCUMENT NUMBER 2014014537 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 9264, PAGE 911 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHWEST LINE OF SAID ATX ELGIN TRACT 1 AND THE SOUTHEAST LINES OF SAID BRACEWELL TRACT 2 AND TRACT 1, N 26°57'33" E A DISTANCE OF 2,582.25 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 205.433 ACRES OF LAND, MORE OR LESS.

REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: TDM
REVIEWED BY: JAY
DRAWN BY: LCG

BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

BRIARWOOD
ELGIN, TEXAS

PRELIMINARY PLAT (3 OF 3)

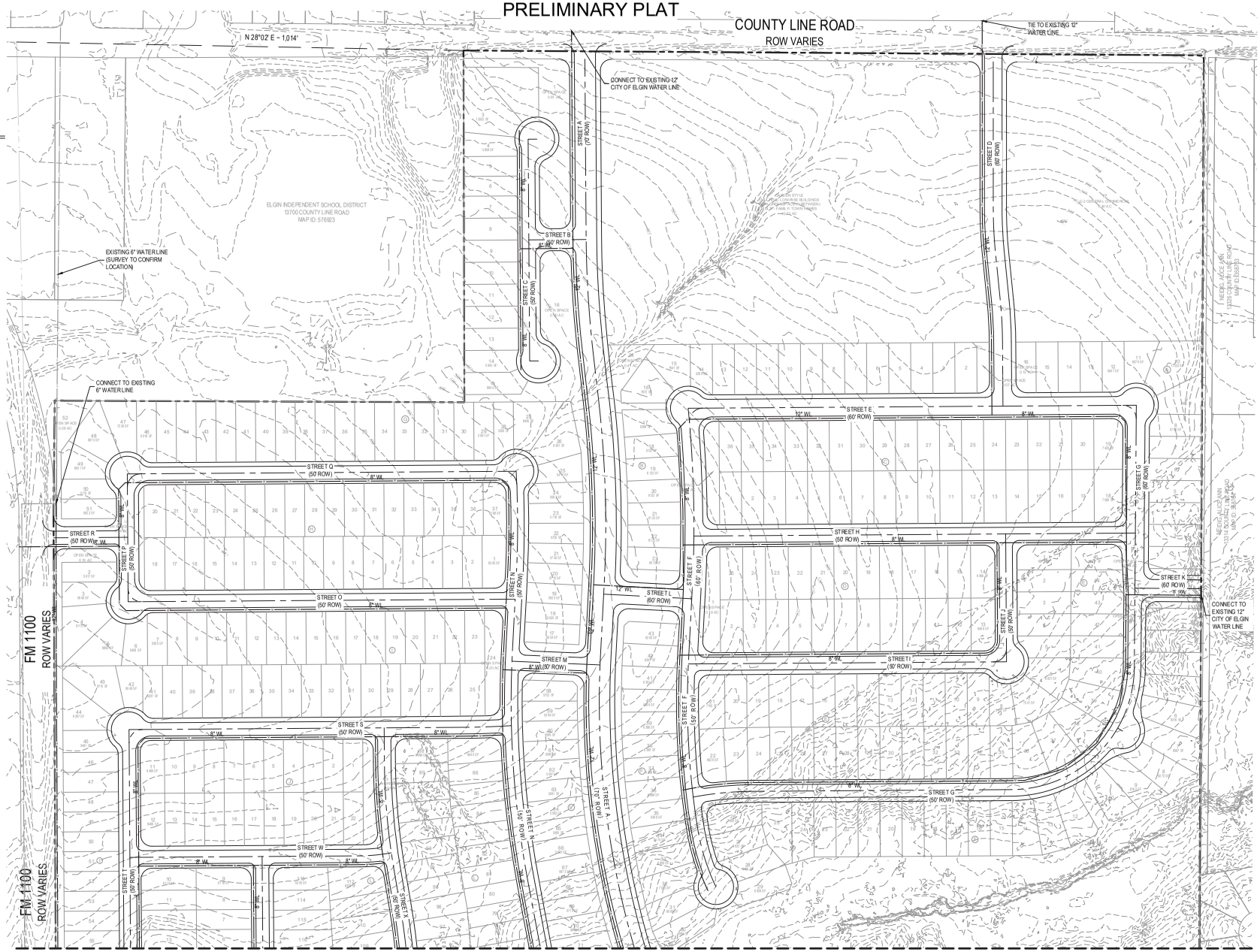
STATE OF TEXAS
JOHN KIM
135480
LICENSED PROFESSIONAL ENGINEER
10/7/22

SHEET
4 OF 8

g:\TXC\Projects\ashton gray\9185-00-briarwood prelim\03_CADD\01_SHTS\9185-00 PRELIMINARY PLAT.dwg Layout: PRELIMINARY PLAT (3 OF 3) Plotted: 10/7/2022 1:18:47 PM

BRIARWOOD

PRELIMINARY PLAT



MATCH LINE TO SHEET #

0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- W PROPOSED WATER LINE

REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: TDM
REVIEWED BY: JAY
DRAWN BY: LCG

BGE

BGE, INC.
101 W. Louis Henna Blvd, Suite 400
Austin, Texas 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

BRIARWOOD
ELGIN, TEXAS

WATER UTILITY PLAN (1 OF 2)

STATE OF TEXAS
JOHN KIM
135480
LICENSED PROFESSIONAL ENGINEER
10/7/22

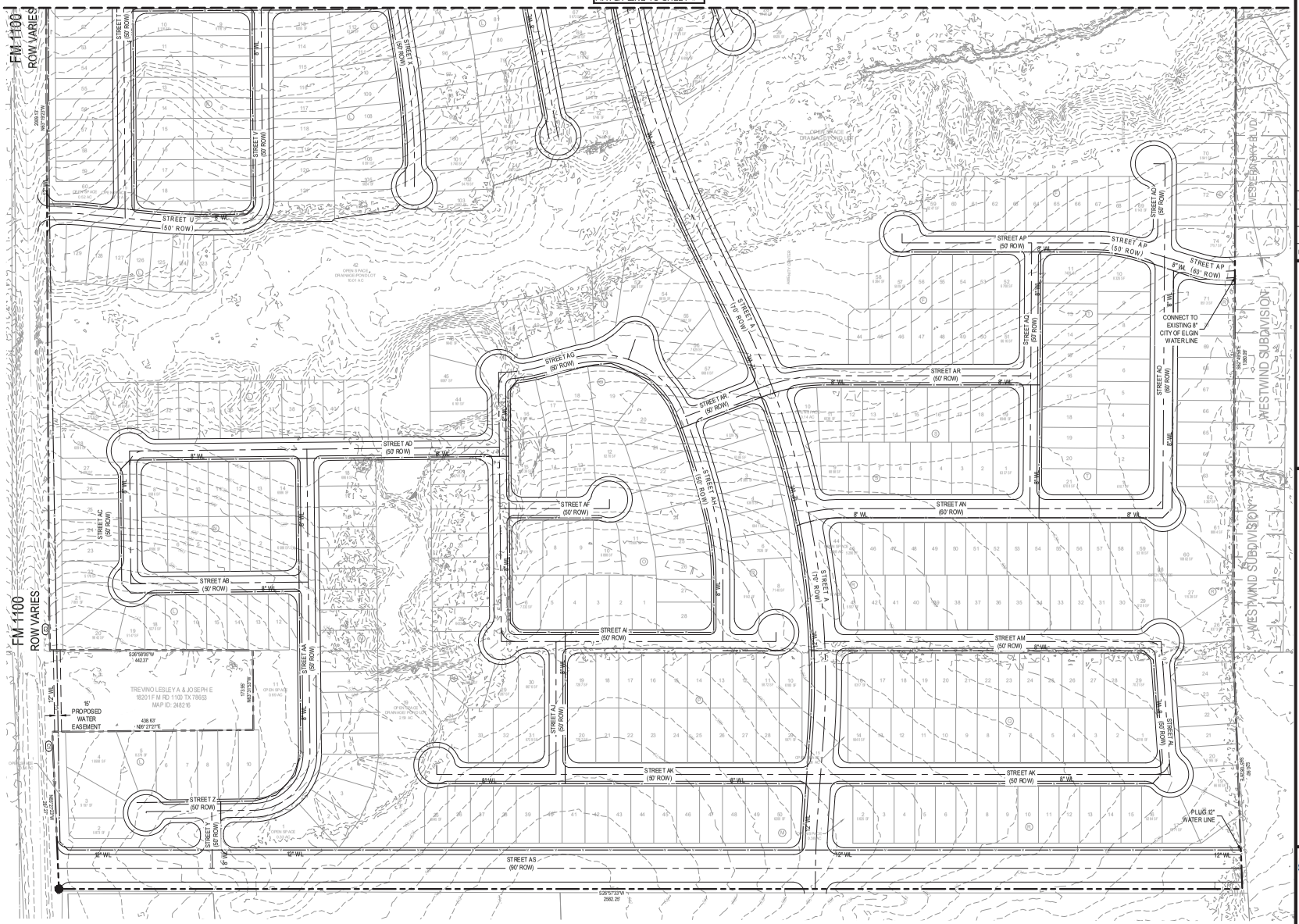
SHEET
5 OF 8

g:\TXC\Projects\ashton gray\9185-00-briarwood prelim\03_CADD\01_SHTS\9185-00 PRELIMINARY PLAT.dwg Layout: WATER UTILITY PLAN (1 OF 2) Plotted: 10/7/2022 1:18:53 PM

BRIARWOOD

PRELIMINARY PLAT

MATCH LINE TO SHEET #



0 50' 100' 200'

SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- w PROPOSED WATER LINE

REV	DESCRIPTION	DATE	APR
△			
△			
△			
△			
△			

DESIGNED BY: TDM

REVIEWED BY: JAY

DRAWN BY: LCG

BGE, INC.
101 W Louis Henna Blvd, Suite 400
Austin, Texas 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

BRIARWOOD
ELGIN, TEXAS

WATER UTILITY PLAN (2 OF 2)

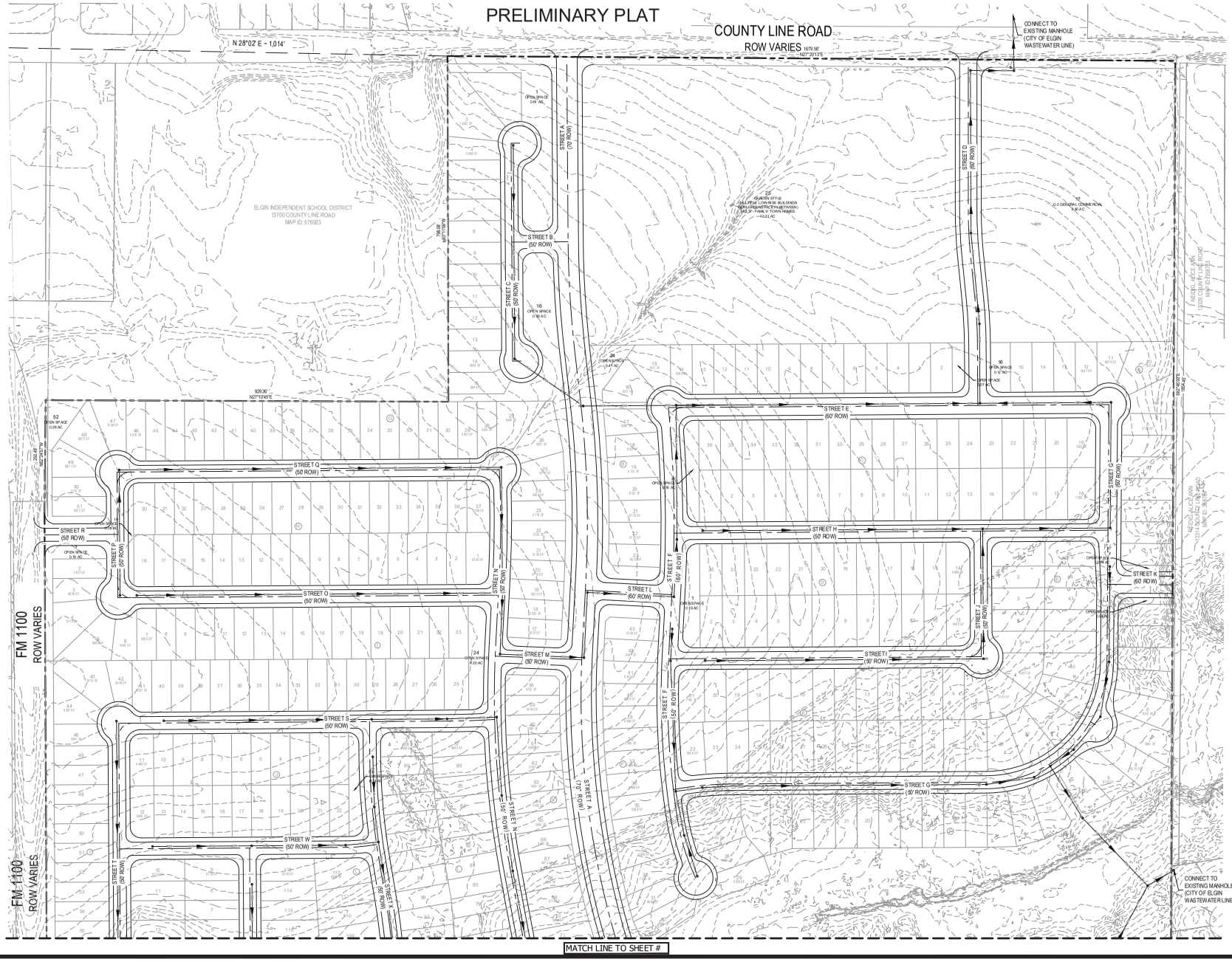
STATE OF TEXAS
JOHN KIM
135480
LICENSED PROFESSIONAL ENGINEER
10/7/22

SHEET
6 OF 8

g:\TXC\Projects\ashton gray\9185-00-briarwood prelim\03_CADD\01_SHTS\9185-00 PRELIMINARY PLAT.dwg Layout: WATER UTILITY PLAN (2 OF 2) Plotted: 10/7/2022 1:18:58 PM

BRIARWOOD

PRELIMINARY PLAT



0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- WW PROPOSED WASTEWATER LINE

REV	DESCRIPTION	DATE	APR

DESIGNED BY: TDM
REVIEWED BY: JAY
DRAWN BY: LCG

BGE

BGE, INC.
101 W Louis Henna Blvd, Suite 400
Austin, Texas 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

BRIARWOOD
ELGIN, TEXAS
WASTEWATER UTILITY PLAN (1 OF 2)

STATE OF TEXAS
JOHN KIM
135480
LICENSED PROFESSIONAL ENGINEER
10/7/22

SHEET
7 OF 8

g:\TXC\Projects\austin gray\9185-00-briarwood prelim\03_CADD\01_SHTS\9185-00 PRELIMINARY PLAT.dwg Layout: WASTEWATER UTILITY PLAN (1 OF 2) Plotted: 10/7/2022 1:19:04 PM

BRIARWOOD

PRELIMINARY PLAT

MATCH LINE TO SHEET 7

0 50' 100' 200'

SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- WW PROPOSED WASTEWATER LINE

REV	DESCRIPTION	DATE

DESIGNED BY: TDM

REVIEWED BY: JAY

DRAWN BY: LCG

BGE, INC.
101 W Louis Henna Blvd, Suite 400
Austin, Texas 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

BRIARWOOD
ELGIN, TEXAS

WASTEWATER UTILITY PLAN (2 OF 2)

STATE OF TEXAS
JOHN KIM
135480
LICENSED PROFESSIONAL ENGINEER
10/7/22

SHEET
8 OF 8

g:\TXC\Projects\austin gray\9185-00-briarwood prelim\03_CADD\01_SHTS\9185-00 PRELIMINARY PLAT.dwg Layout: WASTEWATER UTILITY PLAN (2 OF 2) Plotted: 10/7/2022 1:19:10 PM

Attachment 4
TRC Approval Letter

505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

October 7, 2022

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

RE: Briarwood Subdivision – Preliminary Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on October 7, 2022 by BGE, Inc. (BGE):

1. Preliminary Plat.
2. Other supporting documents submitted with the preliminary 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 Agreement for Briarwood MUD.

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

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

Sincerely,

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

cc: Mr. John Kim, P.E., BGE, Inc.

Development Services Department

STAFF REPORT

Preliminary Plat for Trinity Ranch Section 2

Project #: 202200088

Date: October 15, 2022

Applicant: Timothy Holland c/o BGE.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – October 24, 2022

Location: Bastrop Co. Appraisal District Parcels 11949. The general location is west of Trinity Ranch Ph. 1 Preliminary Plat at Upper Elgin River Rd. (see attachment 2, area in green).

APPLICATION SUMMARY

Consideration of a preliminary plat for Trinity Ranch Section 2 which consists of single-family home lots and a proposed school lot. These lot widths are from 40 feet - 50 feet in size and lot areas range roughly in size from 4,266 sq. ft. – 7,152 sq. ft., with an overall average sized lot of 5,194 sq. ft. There are a total of 716 lots which consist of 688 single family lots, 24 open space lots, 1 amenities center lot, 1 utility lot, 1 Fire Dept. lot, & 1 school lot on 22 blocks. There are different right-of-way (ROW) sizes to accommodate for traffic. This facilitates the moving of traffic from the plat and future traffic through the plat. This proposed Preliminary Plat is only a portion of the approved concept plan (see attachment 2).

DEVELOPMENT BACKGROUND

Initially the City Council approved a Development Agreement for this site in March 2005. Development was to consist of a minimum fifty (50) foot wide lots with the option to allow for smaller lots if City Code was changed to allow for it. Development would have consisted of a single-family residential development with the option to allow for non-residential uses. The development would also consist of a municipal service district (MUD) and exist outside of the City limits. This agreement expired March 2020.

The Council approved a new development agreement in August 2020, for a term of twenty (20) years with the option of auto renewals unless the City desires not to renew. The entire development consists of a total 1,725 single family lots (minimum lot width may be thirty (30) feet wide and minimum lot area may be 3,600 square feet in size). However, the concept plan for the entire site has larger lots associated with it. The plan also consists of seven (7) acres of parkland, twenty-three (23) acres of open space within floodplain, seventeen (17) acres of open space outside of floodplain, five (5) acres of private amenity space for residents, and a two (2) acre public safety site as depicted on the approved concept plan (see attachment 2). Water service to be provided through Aqua CCN and wastewater to provided by the City. Utility services will be maintained

by the proposed municipal service district (MUD) inside the District and the development will be located outside the City limits.

On January 25 2021, the Planning & Zoning Commission approved the Phase 1 Preliminary Plat for this Development. In that development lot widths ranged from 40 feet - 50 feet in size and lot areas range roughly in size from 4,600 sq. ft. – 6,000 sq. ft., with an overall average sized lot of 5,598 sq. ft. There was a total of 483 lots which consist of 470 single family lots, 13 open space lots, and lift station lot on 20 blocks.

DEPARTMENT COMMENTS

As part of the 2020 Development Agreement a traffic impact analysis (TIA) has been approved by the City, Bastrop County, and TXDOT to mitigate for the entire development's traffic impacts (see attachment 5). It will consist of phased improvements starting in 2021, 2025, and 2031. Each phase will warrant improvements at specific roadways and intersections to handle traffic from the entire development. This has already started with the extension of Swenson Blvd. and intersection improvements at Dildy Dr. and Swenson Blvd. With the addition of a school site this may necessitate a modification to this approved TIA, however this will be modified later.

Under the 2020 Development Agreement, amendments to the Concept Plan were allowed and classified as major and minor. Minor amendments are regarded as minor modifications of street alignments, minor changes in lot lines, the designation of land for public or governmental uses, changes in lot sizes that do not result in an increase in the overall density of development of the Property, or any change to a public use.

<u>The modifications between the proposed Preliminary Plat and the Concept Plan are as follows and can be viewed by comparing the approved Development Plan (attachment #2) and proposed Preliminary Plat (attachment #3). This is being provided to inform the Commission. Note these minor modifications do not require City approval (i.e. the Commission) and are considered automatically approved per the Development Agreement.</u>

Red circles – Removal of lots for new 13.89-acre (elementary) school site.

Dark Blue lines – increase in lot width from 45' to 50', addition of lots, and reduction in open space.

Green lines – decrease in lot width from mostly 45' and 50' wide lots to 40' wide lots, addition of lots, reduction in open space.

Purple lines – decrease in lot width from 50' wide lots to 40' wide lots and increase in number of lots.

Orange lines – decrease in lot width from mostly 50' wide and 45' wide lots to 40' wide lots, addition of lots.

Dark Blue dashed lines – decrease in lot width from 50' wide lots to 40' wide lots, increase in number of lots, decrease in open space area.

Purple dashed lines – reduction in open space to add lots.

Red lines – decrease in lot width from mostly 50' wide lots and 45' lots to 40' wide lots, reduction of open space, addition of lots.

The reason for these modifications is to incorporate a school site into the Development per the Development Agreement. The subtraction of the lots due to the school site have been reincorporated into this overall Phase of the Development by reductions in open space and lot sizes.

STAFF ANALYSIS

Staff has reviewed the Preliminary Plat and it is similar in layout and design of the approved concept plan, with the minor amendments that are already approved per the Development Agreement, meets City Code of Ordinances, and meets the Development Agreement between City and the Developer. Based on the information within the packet, staff believes there are no issues with approving the request.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application.
2. Approved Development Plan.
3. Proposed Preliminary Plat.
4. TRC Approval Letter.
5. TIA Improvements.

Attachment 1
Application

Revised: 5-13-2022

Elgin TEXAS
perfectly situated...

PRELIMINARY PLAT APPLICATION

Date: 08/04/22 **New** X **Modification** ____

Modification of ____

SITE INFORMATION

Project Address: SWENSON AND UPPER ELGIN RIVER ROAD

Parcel Identification Number (if no address): ____

APPLICANT

Name: CHELSEA OSBOURN

Postal Address: 1701 DIRECTORS BLVD, SUITE 1000
AUSTIN, TX 78744

E-Mail Address: COSBOURN@BGEINC.COM; **Phone Number:** 210-581-3621

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

Signature	Printed Name	Date
	CHELSEA OSBOURN	08/04/22

Project Description:

PRELIMINARY PLAT FOR 680 SINGLE FAMILY RESIDENCES FOR PHASE 2 OF THE TRINITY RANCH SUBDIVISION.

CENTURY
COMMUNITIES®

April 27, 2022

City of Elgin
Development Services Department
PO Box 591
Elgin, Texas 78621

RE: Trinity Ranch

To Whom It May Concern:

As property owner of record, Century Land Holdings II, LLC & GRBK Edgewood LLC hereby authorizes BGE, Inc. to submit and process all development applications for the proposed Trinity Ranch subdivision.

Sincerely,

Century Communities

Stephen A. Sherrill
Director of Land Development
Steve.Sherrill@centurycommunities.com

cc: Tu-Anh Cloteaux, Century Communities
Keith Parkin, Century Communities
Bobby Samuel, GRBK Edgewood LLC
Derek Pampe, Harris-Straub
Tim Holland, BGE, Inc.

Attachment 2
Approved Development Plan

ELGIN TRINITY
EXHIBIT "A" - 1/24/2019

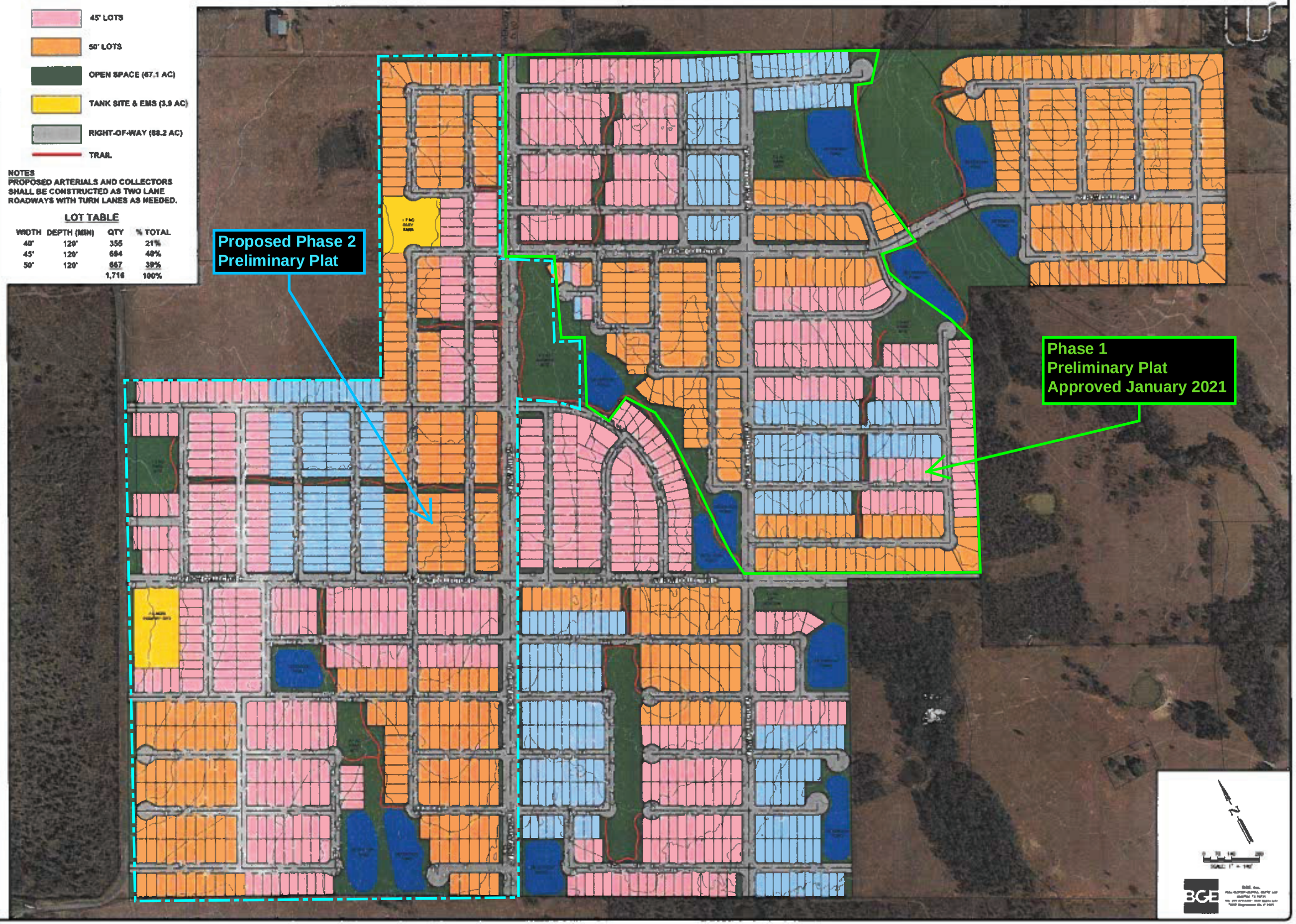
LEGEND

- 40' LOTS
- 45' LOTS
- 50' LOTS
- OPEN SPACE (67.1 AC)
- TANK SITE & EMS (3.9 AC)
- RIGHT-OF-WAY (88.2 AC)
- TRAIL

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

LOT TABLE

WIDTH	DEPTH (MIN)	QTY	% TOTAL
40'	120'	355	21%
45'	120'	694	40%
50'	120'	667	39%
		1,716	100%



ELGIN TRINITY
EXHIBIT "A" - 1/24/2019

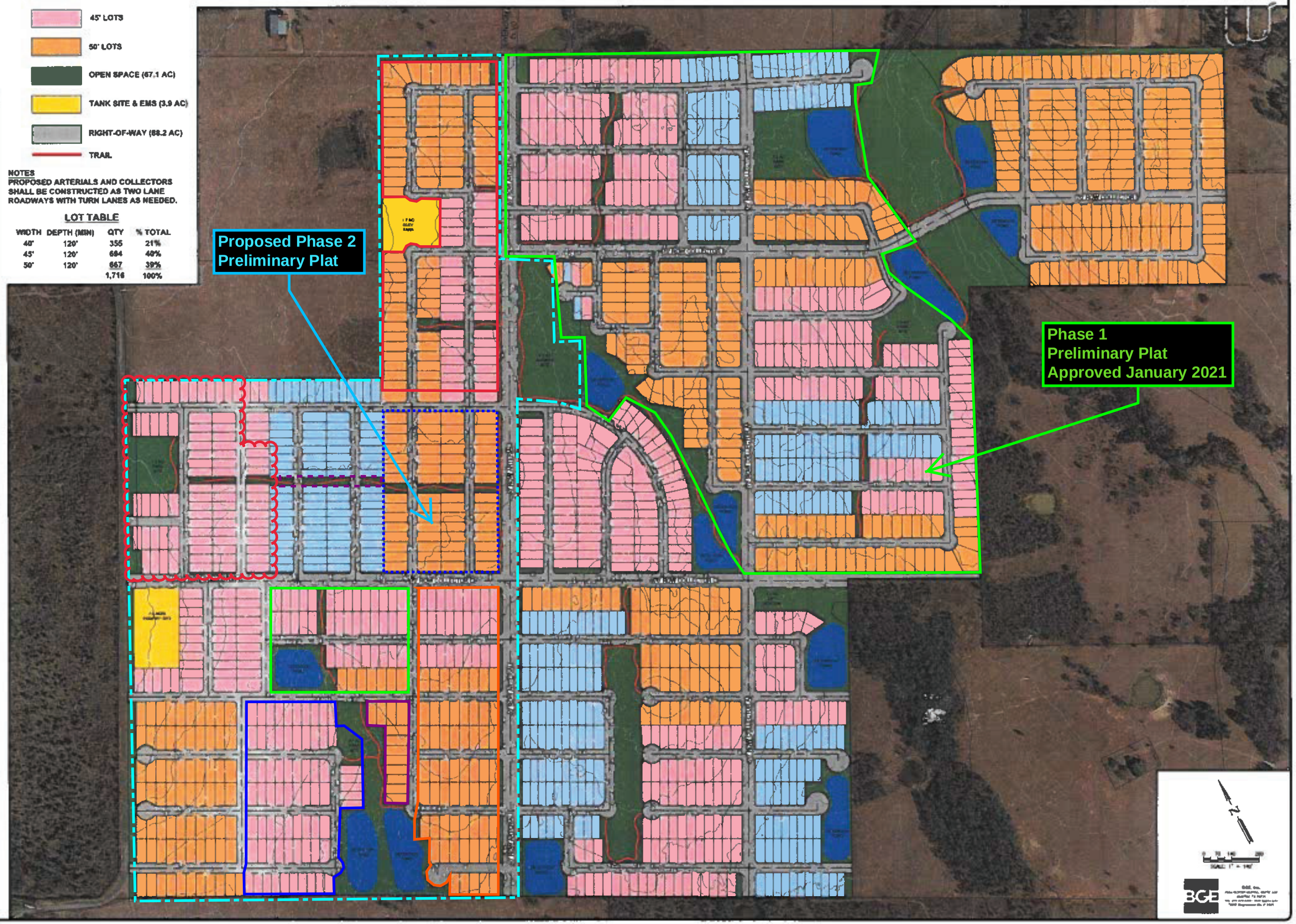
LEGEND

- 40' LOTS
- 45' LOTS
- 50' LOTS
- OPEN SPACE (67.1 AC)
- TANK SITE & EMS (3.9 AC)
- RIGHT-OF-WAY (88.2 AC)
- TRAIL

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

LOT TABLE

WIDTH	DEPTH (MIN)	QTY	% TOTAL
40'	120'	355	21%
45'	120'	694	40%
50'	120'	667	39%
		1,716	100%



Attachment 3
Proposed Preliminary Plat

TRINITY RANCH, PHASE II

PRELIMINARY PLAT

OWNERS:
CENTURY LAND HOLDINGS II, LLC
6500 RIVER PLACE
BUILDING 2, SUITE 200
AUSTIN, TX. 78730

GBRK EDGEWOOD LLC
2805 NORTH DALLAS PARKWAY
SUITE 400
PLANO, TEXAS 75093

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

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

ELGIN UTILITY DEPT:
310 N MAIN STREET
PO BOX 591
ELGIN, TX 78621
512-281-5724

ELECTRIC SERVICE:
BLUEBONNET ELECTRIC COOPERATIVE
155 ELECTRIC AVENUE
BASTROP, TEXAS 78602
800-842-7708

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

TV CABLE SERVICE:
SPECTRUM BUSINESS
205-602-6792

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

THIS PRELIMINARY PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THE _____ DAY OF _____, 2022."

_____ _____
CHAIR, PLANNING & ZONING COMMISSION DATE

_____ _____
SECRETARY, PLANNING & ZONING COMMISSION. DATE

NOTES:

1. DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE TRINITY RANCH DEVELOPMENT AND CONSENT AGREEMENT.
2. THIS SUBDIVISION IS LOCATED WITHIN ELGIN MUNICIPAL UTILITY DISTRICTS NO. 1 AND 2.
3. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF ELGIN AND BASTROP COUNTY.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48021C0075E, EFFECTIVE DATE OF JANUARY 19, 2006.
6. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
7. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 75%.
8. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
9. A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL ROAD FRONTAGES.
10. THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN, WITH THE EXCEPTION OF MINOR CHANGES PERMITTED IN ACCORDANCE WITH RESOLUTION 2020-04-08-32.
11. TOTAL ACREAGE: 148.37 AC
12. TOTAL LOTS: 716
    a. SINGLE FAMILY LOTS: 688
    b. OPEN SPACE LOTS: 24
    c. AMENITY CENTER: 1
    d. UTILITY LOT: 1
    e. FIRE DEPT: 1
    f. SCHOOL 1
11. NUMBER OF BLOCKS: 22
12. LINEAR FEET OF STREETS: 24,808 (SEE TABLE)
13. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
14. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 5,194 SF
    a. < 6,000 SF 559
    b. 6,000 - 7,500 SF 136
    c. 7,500 - 9,000 SF 9
    d. > 9,000 SF 12
15. REMAINING PARKLAND WILL BE INCORPORATED INTO FUTURE PLATS.

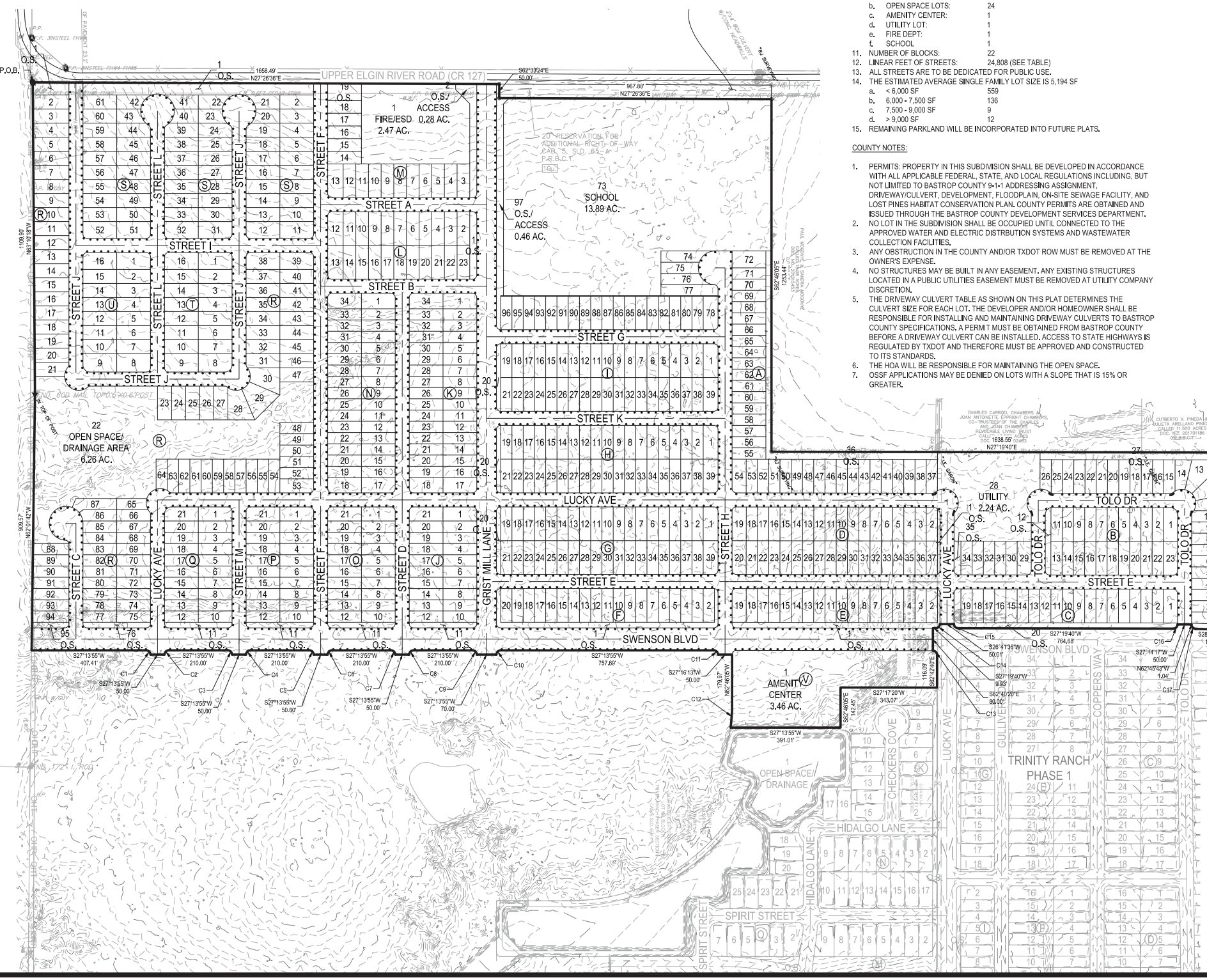
COUNTY NOTES:

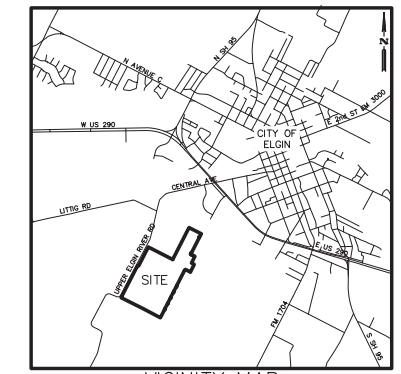
1. PERMITS: PROPERTY IN THIS SUBDIVISION SHALL BE DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING, BUT NOT LIMITED TO BASTROP COUNTY 9-1-1 ADDRESSING ASSIGNMENT, DRIVEWAY/CULVERT, DEVELOPMENT, FLOODPLAIN, ON-SITE SEWAGE FACILITY, AND LOST PINES HABITAT CONSERVATION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

0 100' 200' 400'
SCALE: 1" = 200'

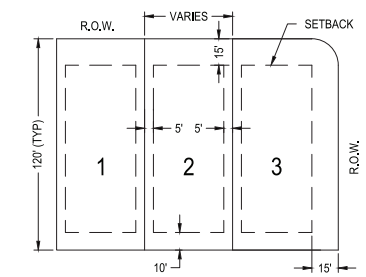
LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 PROPOSED LOT NUMBER
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- EXISTING EASEMENT





VICINITY MAP
NOT TO SCALE



TYP. LOT LAYOUT DIAGRAM

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	23.56	15.00	90°00'00"	S72° 13' 55"W	21.21
C2	23.56	15.00	90°00'00"	S17° 46' 05"E	21.21
C3	23.56	15.00	90°00'00"	S72° 13' 55"W	21.21
C4	23.56	15.00	90°00'00"	S17° 46' 05"E	21.21
C5	23.56	15.00	90°00'00"	S72° 13' 55"W	21.21
C6	23.56	15.00	90°00'00"	S17° 46' 05"E	21.21
C7	23.56	15.00	90°00'00"	S72° 13' 55"W	21.21
C8	23.56	15.00	90°00'00"	S17° 46' 05"E	21.21
C9	23.56	15.00	90°00'00"	S72° 13' 55"W	21.21
C10	23.56	15.00	90°00'00"	S17° 46' 05"E	21.21
C11	23.56	15.00	90°00'00"	S72° 13' 55"W	21.21
C12	79.67	575.00	7°56'18"	N58° 47' 56"W	79.60
C13	23.55	15.00	89°57'40"	N72° 18' 30"E	21.21
C14	23.00	15.00	87°50'43"	S16° 35' 41"E	20.81
C15	23.55	15.00	89°57'40"	S72° 18' 30"W	21.21
C16	23.59	15.00	90°05'23"	S17° 43' 02"E	21.23
C17	23.19	15.00	88°34'47"	S72° 56' 53"W	20.95

PARKLAND REQUIREMENT

	REQUIRED	PREVIOUS	PROPOSED	FUTURE	TOTAL
PARKLAND	7	0	0	7	7
OPEN SPACE (NO FP)	17	17.15	11.75	0	28.90
OPEN SPACE (FP)	23	0	0	23	23

* ALL VALUES ARE IN ACRES

STREET TABLE

STREET NAME	ROW WIDTH	STREET WIDTH (F-F)	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGHT
STREET A	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	590
STREET B	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	590
STREET C	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	448
STREET D	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1309
STREET E	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	2481
GRIST MILL LANE	70'-0"	40'-0"	30	C&G	LOCAL	PUBLIC	2028
STREET F	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	2030
STREET G	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	848
STREET H	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1275
STREET I	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	870
STREET J	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	2586
STREET K	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	847
LUCKY AVE	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	3797
STREET L	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	953
STREET M	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	550
SWENSON BLVD	80'-0"	45'-0"	30	C&G	COLLECTOR	PUBLIC	3203
TOLO DR	50'-0"	28'-0"	30	C&G	LOCAL	PUBLIC	1250
						TOTAL LF	25655

REV	DESCRIPTION	DATE	APR

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

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE/TBPLS Firm No. 14046
TEL: 512-879-0400 www.bgeengineering.com

TRINITY RANCH, PHASE II
ELGIN, TEXAS

OVERALL PRELIM PLAN

SUBMITTAL DATE: 05-26-2022

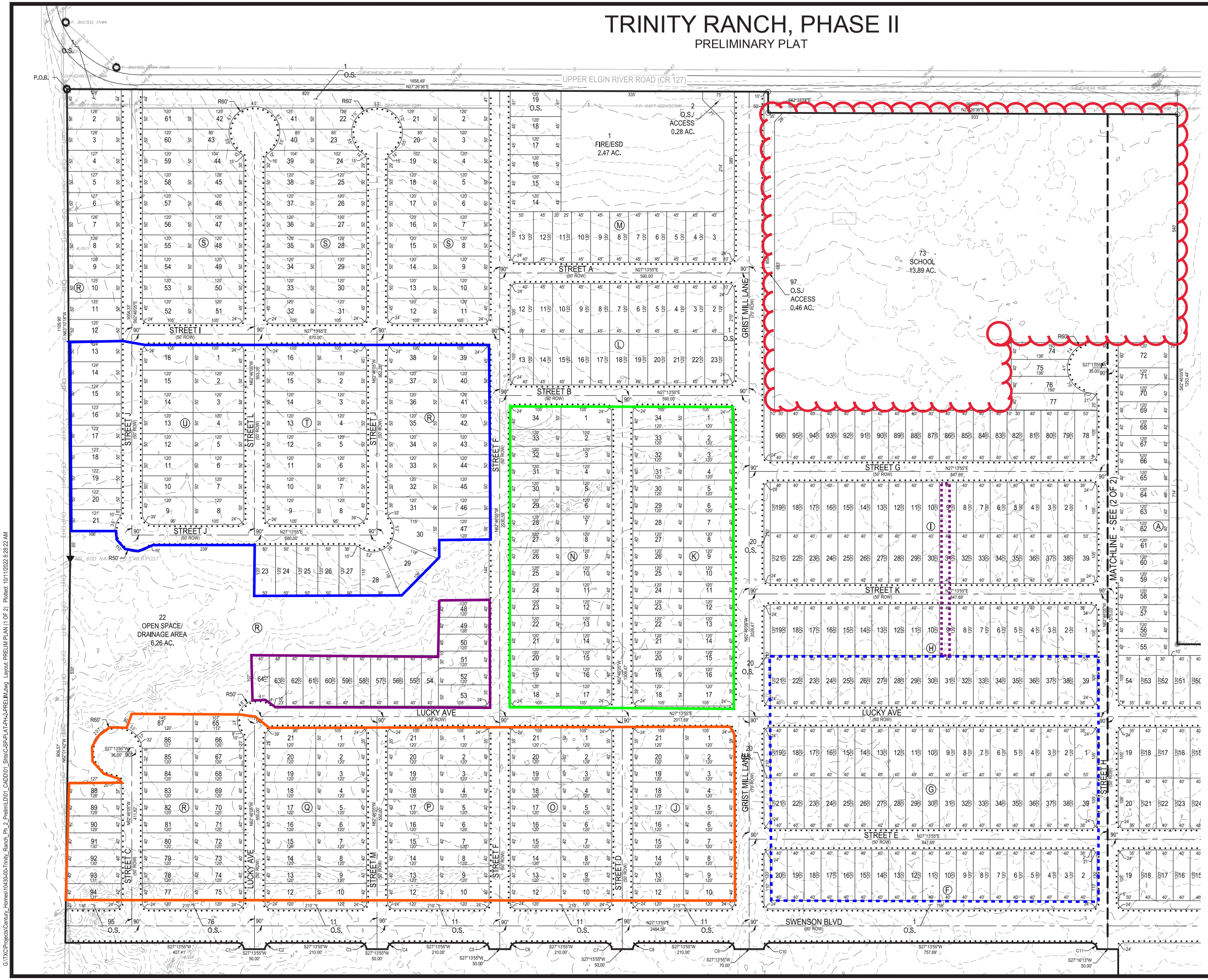
STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED
PROFESSIONAL ENGINEER
10/11/2022

SHEET
1 OF 6

G:\TXC\Projects\Century_Homes\10430-00-Trinity_Ranch_Ph_2_Prelim\LD\01_CADD\01_Shts\C-SP-PLAT-PH-2-PRELIM.dwg Layout: OVERALL PRELIM PLAN Plotted: 10/11/2022 8:28:08 AM

TRINITY RANCH, PHASE II

PRELIMINARY PLAT



0 50' 100' 200'

SCALE: 1" = 100'

LEGEND

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

REV	DESCRIPTION	DATE	APR

DESIGNED BY: DAZ

REVIEWED BY: TMH

DRAWN BY: DAZ

BGE

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE FIRM #3120 TBPLS #10046
TEL: 512-879-0400 www.bgeinc.com

TRINITY RANCH, PHASE II
ELGIN, TEXAS

PRELIM PLAN (1 OF 2)

SUBMITTAL DATE: 05-26-2022

STATE OF TEXAS
CHELSEA OSBORN
140080
LICENSED PROFESSIONAL ENGINEER
10/11/2022

SHEET
2 OF 6

G:\TXC\Projects\Century_Homes\10430-00-Trinity_Ranch_Ph_2_Prelim\LD\01_CADD\01_Sits\C-SP-PLAT-PH-2-PRELIM.dwg Layout: PRELIM PLAN (1 OF 2) Plotted: 10/11/2022 8:28:22 AM

TRINITY RANCH, PHASE II

PRELIMINARY PLAT

DESCRIPTION OF A 148.373 ACRE TRACT OF LAND

FIELD NOTES FOR A 148.373 ACRE TRACT OF LAND IN THE ELIZABETH STANDIFER SURVEY NO. 24, ABSTRACT NO. 59, IN BASTROP COUNTY, TEXAS; BEING A PORTION OF A CALLED 382.741 ACRE TRACT OF LAND (EXHIBIT A-1) AS CONVEYED UNTO CENTURY LAND HOLDINGS II, LLC, AND GRBK EDGEWOOD LLC, IN DOCUMENT NUMBER 202202686 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3-INCH STEEL FENCE POST FOUND ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 127, AKA UPPER ELGIN RIVER ROAD, (R.O.W. ~ VARIES), ON REFERENCE FOUND, ON A NORTHERLY LINE OF A CALLED 103.11 ACRE TRACT OF LAND AS CONVEYED TO LINDA JACKSON AND SHEILA HARRISON IN VOLUME 968, PAGE 194 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 382.741 ACRE TRACT, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, N 27° 26' 36" E, COINCIDENT WITH THE COMMON LINE OF SAID 382.741 ACRE TRACT AND SAID RIGHT-OF-WAY, A DISTANCE OF 1,658.49 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET AT THE COMMON CORNER OF THE 382.741 ACRE TRACT AND LOT 138, BLOCK "H", TRINITY RANCH PHASE 1, SECTION 1, AS RECORDED CABINET 5, SLIDE 65-A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 62° 33' 24" E, DEPARTING SAID RIGHT-OF-WAY LINE, COINCIDENT WITH THE COMMON LINE OF THE 382.741 ACRE TRACT AND SAID LOT 138, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 27° 26' 36" E, CONTINUING COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 967.88 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" SET ON THE SOUTH LINE OF A CALLED 18.08 ACRE TRACT OF LAND AS CONVEYED UNTO PAUL MOGONYE AND SANDRA MOGONYE IN DOCUMENT NUMBER 201515453 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AT THE COMMON CORNER OF THE 382.741 ACRE TRACT AND LOT 138, FOR A NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 62° 46' 05" E, COINCIDENT WITH THE COMMON LINE OF THE 382.741 ACRE TRACT AND SAID 18.808 ACRE TRACT, A DISTANCE OF 1,253.44 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED "RJ SURVEYING" FOUND AT THE COMMON CORNER OF THE 382.741 ACRE TRACT AND THE 18.08 FOR A RE-ENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 27° 19' 40" E, COINCIDENT WITH THE COMMON LINE OF THE 382.741 ACRE TRACT, THE 18.08 ACRE TRACT, CALLED 13.577 ACRE TRACT OF LAND AS CONVEYED UNTO CHARLES CARROLL CHAMBERS AND JOAN ANTOINETTE EPPRIGHT CHAMBERS, CO-TRUSTEES OF THE CHARLES AND JOAN CHAMBERS REVOCABLE TRUST IN DOCUMENT NUMBER 201702483 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND A CALLED 11.500 ACRE TRACT OF LAND AS CONVEYED UNTO CUTBERTO V PINEDA AND JULIETA ARELLANO PINEDA IN DOCUMENT NUMBER 201701186 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, A DISTANCE OF 1,638.55 FEET TO A 1/2-INCH IRON ROD FOUND ON THE SOUTH LINE OF THE REMAINDER OF A CALLED 45.063 ACRE TRACT OF LAND AS CONVEYED UNTO ELGIN BREEDING SERVICES IN VOLUME 319, PAGE 257 AND DESCRIBED IN VOLUME 200, PAGE 249 BOTH IN THE DEED RECORDS OF BASTROP COUNTY, TEXAS. AT THE COMMON CORNER OF THE 382.741 ACRE TRACT AND SAID 11.500 ACRE TRACT FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 62° 45' 43" E, COINCIDENT WITH THE COMMON LINE OF THE 382.741 ACRE TRACT AND THE REMAINDER OF SAID 45.063 ACRE TRACT, A DISTANCE OF 630.41 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE REMAINDER OF THE 45.063 ACRE TRACT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID COMMON LINE OVER AND ACROSS THE 382.741 ACRE TRACT THE FOLLOWING FORTY-ONE (41) COURSES:

1) S 28° 39' 30" W, A DISTANCE OF 130.41 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;

2) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.19 FEET, A CENTRAL ANGLE OF 88° 34' 47", A CHORD BEARING OF S 72° 56' 53" W, AND A CHORD DISTANCE OF 20.95 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

3) N 62° 45' 43" W, A DISTANCE OF 1.04 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

4) S 27° 14' 17" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

5) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.59 FEET, A CENTRAL ANGLE OF 90° 05' 23", A CHORD BEARING OF S 17° 43' 02" E, AND A CHORD DISTANCE OF 21.23 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

6) S 27° 19' 40" W, A DISTANCE OF 764.68 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;

7) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.55 FEET, A CENTRAL ANGLE OF 89° 57' 40", A CHORD BEARING OF S 72° 18' 30" W, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR THE END OF THIS OF THE HEREIN DESCRIBED TRACT;

8) S 26° 41' 36" W, A DISTANCE OF 50.01 FEET TO A CALCULATED POINT AT THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

9) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.00 FEET, A CENTRAL ANGLE OF 87° 50' 43", A CHORD BEARING OF S 16° 35' 41" E, AND A CHORD DISTANCE OF 20.81 FEET A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

10) S 27° 19' 40" W, A DISTANCE OF 9.93 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

11) S 62° 40' 20" E, A DISTANCE OF 80.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

12) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.55 FEET, A CENTRAL ANGLE OF 89° 57' 40", A CHORD BEARING OF N 72° 18' 30" E, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

13) S 62° 42' 40" E, A DISTANCE OF 116.09 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

14) S 27° 17' 20" W, A DISTANCE OF 343.07 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

15) S 62° 46' 05" E, A DISTANCE OF 142.45 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

16) S 27° 13' 55" W, A DISTANCE OF 391.01 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

17) CURVING TO THE LEFT, WITH A RADIUS OF 575.00 FEET, AN ARC LENGTH OF 79.67 FEET, A CENTRAL ANGLE OF 07° 56' 18", A CHORD BEARING OF N 58° 47' 56" W, AND A CHORD DISTANCE OF 79.60 FEET A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

18) N 62° 46' 05" W, A DISTANCE OF 179.97 FEET TO A CALCULATED POINT FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

19) S 27° 16' 13" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

20) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

21) S 27° 13' 55" W, A DISTANCE OF 757.69 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;

22) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 17° 46' 05" E, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;

23) S 27° 13' 55" W, A DISTANCE OF 70.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

24) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

25) S 27° 13' 55" W, A DISTANCE OF 210.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;

26) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 17° 46' 05" E, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;

27) S 27° 13' 55" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT OF THE HEREIN DESCRIBED TRACT;

28) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

29) S 27° 13' 55" W, A DISTANCE OF 210.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;

30) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 17° 46' 05" E, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;

31) S 27° 13' 55" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

32) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

33) S 27° 13' 55" W, A DISTANCE OF 210.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;

34) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 17° 46' 05" E, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;

35) S 27° 13' 55" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT OF THE HEREIN DESCRIBED TRACT;

36) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET A CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

37) S 27° 13' 55" W, A DISTANCE OF 210.00 FEET TO A CALCULATED POINT FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;

38) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 17° 46' 05" E, AND A CHORD DISTANCE OF 21.21 FEET TO A CALCULATED POINT FOR THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;

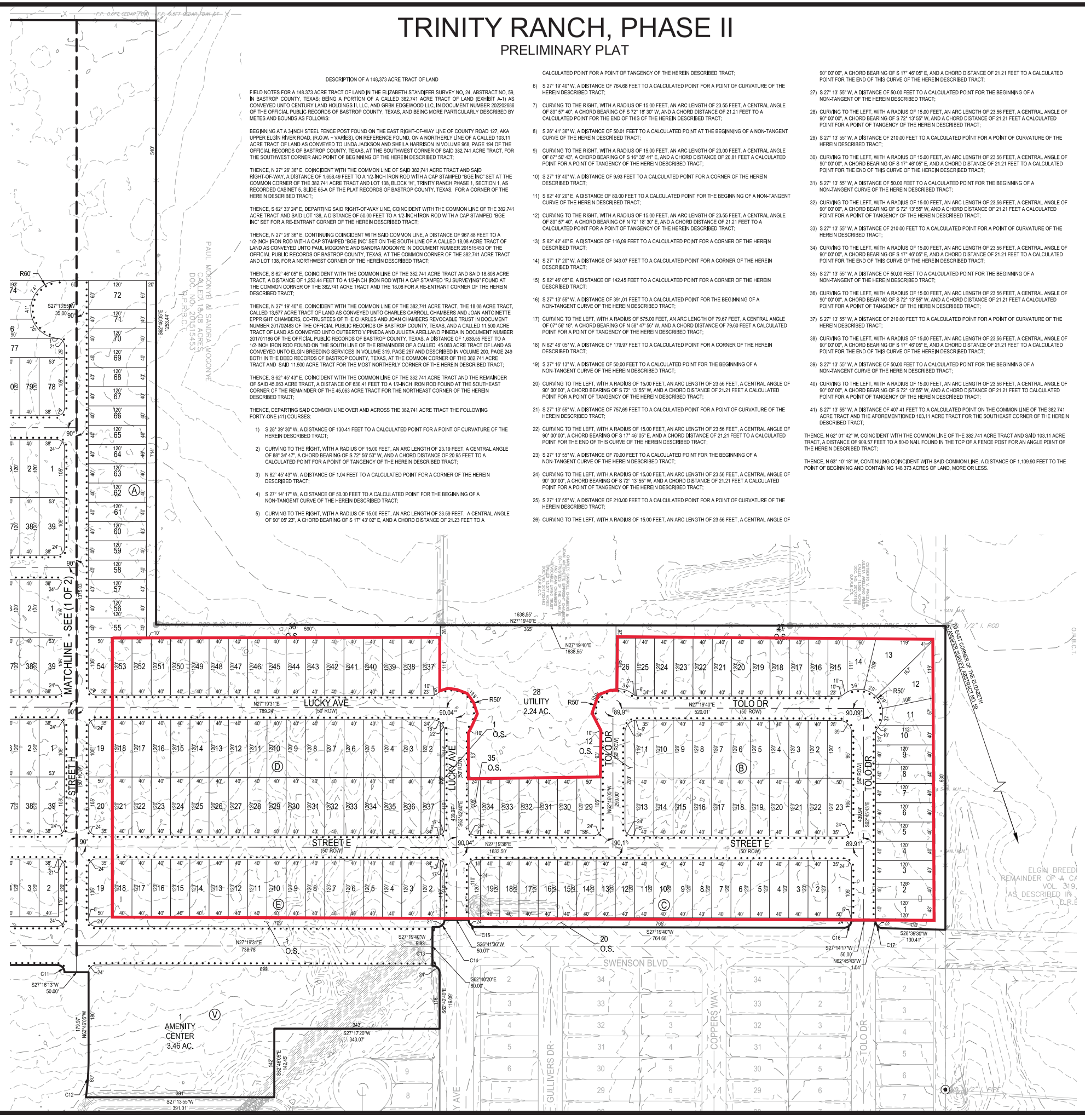
39) S 27° 13' 55" W, A DISTANCE OF 50.00 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

40) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF S 72° 13' 55" W, AND A CHORD DISTANCE OF 21.21 FEET TO CALCULATED POINT FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

41) S 27° 13' 55" W, A DISTANCE OF 407.41 FEET TO A CALCULATED POINT ON THE COMMON LINE OF THE 382.741 ACRE TRACT AND THE AFOREMENTIONED 103.11 ACRE TRACT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 62° 01' 42" W, COINCIDENT WITH THE COMMON LINE OF THE 382.741 ACRE TRACT AND SAID 103.11 ACRE TRACT, A DISTANCE OF 909.57 FEET TO A 60-D NAIL FOUND IN THE TOP OF A FENCE POST FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 63° 10' 18" W, CONTINUING COINCIDENT WITH SAID COMMON LINE, A DISTANCE OF 1,109.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 148.373 ACRES OF LAND, MORE OR LESS.



0 50' 100' 200'

SCALE: 1" = 100'

LEGEND

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

REV	DESCRIPTION	DATE	APR

DESIGNED BY: DAZ

REVIEWED BY: TMH

DRAWN BY: DAZ

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

TRINITY RANCH, PHASE II
ELGIN, TEXAS

PRELIM PLAN (2 OF 2)

SUBMITTAL DATE: 05-26-2022

CHELSEA OSBOURN 140080 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

10/11/2022

SHEET 3 OF 6

G:\TXC\Projects\Century_Homes\10430-00-Trinity_Ranch_Ph_2_Prelim\LD\01_CADD\01_Shts\C-SP-PLAT-PH2-PRELIM.dwg Layout: PRELIM PLAN (2 OF 2) Plotted: 10/11/2022 8:28:34 AM

TRINITY RANCH, PHASE II

PRELIMINARY PLAT

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	A	4978	S.F.	40
2	A	4800	S.F.	40
3	A	4800	S.F.	40
4	A	4800	S.F.	40
5	A	4800	S.F.	40
6	A	4800	S.F.	40
7	A	4800	S.F.	40
8	A	4800	S.F.	40
9	A	4800	S.F.	40
10	A	4753	S.F.	40
11	A	4956	S.F.	40
12	A	8547	S.F.	40
13	A	8803	S.F.	40
14	A	5046	S.F.	40
15	A	4740	S.F.	40
16	A	4800	S.F.	40
17	A	4800	S.F.	40
18	A	4800	S.F.	40
19	A	4800	S.F.	40
20	A	4800	S.F.	40
21	A	4800	S.F.	40
22	A	4800	S.F.	40
23	A	4800	S.F.	40
24	A	4800	S.F.	40
25	A	4798	S.F.	40
26	A	4368	S.F.	40
27	A	35550	O.S.	-
28	A	97549	UTILITY	-
29	A	5964	S.F.	40
30	A	4800	S.F.	40
31	A	4800	S.F.	40
32	A	4800	S.F.	40
33	A	4800	S.F.	40
34	A	4800	S.F.	40
35	A	2877	O.S.	-
36	A	30430	O.S.	-
37	A	4742	S.F.	40
38	A	4800	S.F.	40
39	A	4800	S.F.	40
40	A	4800	S.F.	40
41	A	4800	S.F.	40
42	A	4800	S.F.	40
43	A	4800	S.F.	40
44	A	4800	S.F.	40
45	A	4800	S.F.	40
46	A	4800	S.F.	40
47	A	4800	S.F.	40
48	A	4800	S.F.	40
49	A	4800	S.F.	40
50	A	4800	S.F.	40
51	A	4800	S.F.	40
52	A	4800	S.F.	40
53	A	4800	S.F.	40
54	A	5964	S.F.	40
55	A	4812	S.F.	40
56	A	4800	S.F.	40
57	A	4800	S.F.	40
58	A	4800	S.F.	40
59	A	4800	S.F.	40
60	A	4800	S.F.	40
61	A	4800	S.F.	40
62	A	4800	S.F.	40
63	A	4800	S.F.	40
64	A	4800	S.F.	40
65	A	4800	S.F.	40
66	A	4800	S.F.	40
67	A	4800	S.F.	40
68	A	4800	S.F.	40
69	A	4800	S.F.	40
70	A	4800	S.F.	40
71	A	4800	S.F.	40
72	A	7201	S.F.	60
73	A	605165	SCHOOL	-
74	A	6070	S.F.	40
75	A	5365	S.F.	40
76	A	6070	S.F.	40
77	A	8074	S.F.	40
78	A	6274	S.F.	42
79	A	4800	S.F.	40
80	A	4800	S.F.	40
81	A	4800	S.F.	40
82	A	4800	S.F.	40
83	A	4800	S.F.	40
84	A	4800	S.F.	40
85	A	4800	S.F.	40
86	A	4800	S.F.	40
87	A	4800	S.F.	40

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
88	A	4800	S.F.	40
89	A	4800	S.F.	40
90	A	4800	S.F.	40
91	A	4800	S.F.	40
92	A	4800	S.F.	40
93	A	4800	S.F.	40
94	A	4800	S.F.	40
95	A	4800	S.F.	40
96	A	4800	S.F.	40
97	A	20027	O.S./ ACCESS	-

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	B	5878	S.F.	40
2	B	4800	S.F.	40
3	B	4800	S.F.	40
4	B	4800	S.F.	40
5	B	4800	S.F.	40
6	B	4800	S.F.	40
7	B	4800	S.F.	40
8	B	4800	S.F.	40
9	B	4800	S.F.	40
10	B	4800	S.F.	40
11	B	4799	S.F.	40
12	B	4573	O.S.	-
13	B	4800	S.F.	40
14	B	4800	S.F.	40
15	B	4800	S.F.	40
16	B	4800	S.F.	40
17	B	4800	S.F.	40
18	B	4800	S.F.	40
19	B	4800	S.F.	40
20	B	4800	S.F.	40
21	B	4800	S.F.	40
22	B	4800	S.F.	40
23	B	5985	S.F.	40

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	C	5963	S.F.	40
2	C	4800	S.F.	40
3	C	4800	S.F.	40
4	C	4800	S.F.	40
5	C	4800	S.F.	40
6	C	4800	S.F.	40
7	C	4800	S.F.	40
8	C	4800	S.F.	40
9	C	4800	S.F.	40
10	C	4800	S.F.	40
11	C	4800	S.F.	40
12	C	4800	S.F.	40
13	C	4800	S.F.	40
14	C	4800	S.F.	40
15	C	4800	S.F.	40
16	C	4800	S.F.	40
17	C	4800	S.F.	40
18	C	4800	S.F.	40
19	C	4800	S.F.	40
20	C	18692	O.S.	-

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	D	1985	O.S.	-
2	D	4770	S.F.	40
3	D	4800	S.F.	40
4	D	4800	S.F.	40
5	D	4800	S.F.	40
6	D	4800	S.F.	40
7	D	4800	S.F.	40
8	D	4800	S.F.	40
9	D	4800	S.F.	40
10	D	4800	S.F.	40
11	D	4800	S.F.	40
12	D	4800	S.F.	40
13	D	4800	S.F.	40
14	D	4800	S.F.	40
15	D	4800	S.F.	40
16	D	4800	S.F.	40
17	D	4800	S.F.	40
18	D	4800	S.F.	40
19	D	5988	S.F.	40
20	D	5964	S.F.	40
21	D	4800	S.F.	40
22	D	4800	S.F.	40

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
23	D	4800	S.F.	40
24	D	4800	S.F.	40
25	D	4800	S.F.	40
26	D	4800	S.F.	40
27	D	4800	S.F.	40
28	D	4800	S.F.	40
29	D	4800	S.F.	40
30	D	4800	S.F.	40
31	D	4800	S.F.	40
32	D	4800	S.F.	40
33	D	4800	S.F.	40
34	D	4800	S.F.	40
35	D	4800	S.F.	40
36	D	4800	S.F.	40
37	D	4797	S.F.	40

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	E	15682	O.S.	-
2	E	4797	S.F.	40
3	E	4800	S.F.	40
4	E	4800	S.F.	40
5	E	4800	S.F.	40
6	E	4800	S.F.	40
7	E	4800	S.F.	40
8	E	4800	S.F.	40
9	E	4800	S.F.	40
10	E	4800	S.F.	40
11	E	4800	S.F.	40
12	E	4800	S.F.	40
13	E	4800	S.F.	40
14	E	4800	S.F.	40
15	E	4800	S.F.	40
16	E	4800	S.F.	40
17	E	4800	S.F.	40
18	E	4800	S.F.	40
19	E	5968	S.F.	40

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	F	18883	O.S.	-
2	F	4800	S.F.	40
3	F	4800	S.F.	40
4	F	4800	S.F.	40
5	F	4800	S.F.	40
6	F	4800	S.F.	40
7	F	4800	S.F.	40
8	F	4800	S.F.	40
9	F	4800	S.F.	40
10	F	4800	S.F.	40
11	F	4800	S.F.	40
12	F	4800	S.F.	40
13	F	4800	S.F.	40
14	F	4800	S.F.	40
15	F	4800	S.F.	40
16	F	4800	S.F.	40
17	F	4800	S.F.	40
18	F	4800	S.F.	40
19	F	4800	S.F.	40
20	F	4800	S.F.	40

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	G	6274	S.F.	42
2	G	4800	S.F.	40
3	G	4800	S.F.	40
4	G	4800	S.F.	40
5	G	4800	S.F.	40
6	G	4800	S.F.	40
7	G	4800	S.F.	40
8	G	4800	S.F.	40
9	G	4800	S.F.	40
10	G	4800	S.F.	40
11	G	4800	S.F.	40
12	G	4800	S.F.	40
13	G	4800	S.F.	40
14	G	4800	S.F.	40
15	G	4800	S.F.	40
16	G	4800	S.F.	40
17	G	4800	S.F.	40
18	G	4800	S.F.	40
19	G	4800	S.F.	40
20	G	3503	O.S.	-
21	G	4800	S.F.	40
22	G	4800	S.F.	40

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
23	G	4800	S.F.	40
24	G	4800	S.F.	40
25	G	4800	S.F.	40
26	G	4800	S.F.	40
27	G	4800	S.F.	40
28	G	4800	S.F.	40
29	G	4800	S.F.	40
30	G	4800	S.F.	40
31	G	4800	S.F.	40
32	G	4800	S.F.	40
33	G	4800	S.F.	40
34	G	4800	S.F.	40
35	G	4800	S.F.	40
36	G	4800	S.F.	40
37	G	4800	S.F.	40
38	G	4800	S.F.	40
39	G	6274	S.F.	42

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	H	6274	S.F.	42
2	H	4800	S.F.	40
3	H	4800	S.F.	40
4	H	4800	S.F.	40
5	H	4800	S.F.	40
6	H	4800	S.F.	40
7	H	4800	S.F.	40
8	H	4800	S.F.	40
9	H	4800	S.F.	40
10	H	4800	S.F.	40
11	H	4800	S.F.	40
12	H	4800	S.F.	40
13	H	4800	S.F.	40
14	H	4800	S.F.	40
15	H	4800	S.F.	40
16	H	4800	S.F.	40
17	H	4800	S.F.	40
18	H	4800	S.F.	40
19	H	4800	S.F.	40
20	H	3503	O.S.	-
21	H	4800	S.F.	40
22	H	4800	S.F.	40
23	H	4800	S.F.	40
24	H	4800	S.F.	40
25	H	4800	S.F.	40
26	H	4800	S.F.	40
27	H	4800	S.F.	40
28	H	4800	S.F.	40
29	H	4800	S.F.	40
30	H	4800	S.F.	40
31	H	4800	S.F.	40
32	H	4800	S.F.	40
33	H	4800	S.F.	40
34	H	4800	S.F.	40
35	H	4800	S.F.	40
36	H	4800	S.F.	40
37	H	4800	S.F.	40
38	H	4800	S.F.	40
39	H	6274	S.F.	42

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	I	6274	S.F.	42
2	I	4800	S.F.	40
3	I	4800	S.F.	40
4	I	4800	S.F.	40
5	I	4800	S.F.	40
6	I	4800	S.F.	40
7	I	4800	S.F.	40
8	I	4800	S.F.	40
9	I	4800	S.F.	40
10	I	4800	S.F.	40
11	I	4800	S.F.	40
12	I	4800	S.F.	40
13	I	4800	S.F.	40
14	I	4800	S.F.	40
15	I	4800	S.F.	40
16	I	4800	S.F.	40
17	I	4800	S.F.	40
18	I	4800	S.F.	40
19	I	4800	S.F.	40
20	I	3503	O.S.	-
21	I	4800	S.F.	40
22	I	4800	S.F.	40
23	I	4800	S.F.	40
24	I	4800	S.F.	40
25	I	4800	S.F.	40
26	I	4800	S.F.	40
27	I	4800	S.F.	40
28	I	4800	S.F.	40
29	I	4800	S.F.	40
30	I	4800	S.F.	40
31	I	4800	S.F.	40
32	I	4800	S.F.	40
33	I	4800	S.F.	40
34	I	4800	S.F.	40
35	I	4800	S.F.	40
36	I	4800	S.F.	40
37	I	4800	S.F.	40
38	I	4800	S.F.	40
39	I	6274	S.F.	42

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	J	5952	S.F.	40
2	J	4800	S.F.	40
3	J	4800	S.F.	40
4	J	4800	S.F.	40
5	J	4800	S.F.	40
6	J	4800	S.F.	40
7	J	4800	S.F.	40
8	J	4800	S.F.	40
9	J	4800	S.F.	40
10	J	4800	S.F.	40
11	J	4703	O.S.	-
12	J	4800	S.F.	40
13	J	4800	S.F.	40
14	J	4800	S.F.	40
15	J	4800	S.F.	40
16	J	4800	S.F.	40
17	J	4800	S.F.	40
18	J	4800	S.F.	40
19	J	4800	S.F.	40
20	J	4800	S.F.	40
21	J	5952	S.F.	40

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	K	6552	S.F.	45
2	K	4800	S.F.	40
3	K	4800	S.F.	40
4	K	4800	S.F.	40
5	K	4800	S.F.	40
6	K	4800	S.F.	40
7	K	4800	S.F.	40
8	K	4800	S.F.	40
9	K	4800	S.F.	40
10	K	4800	S.F.	40
11	K	4800	S.F.	40
12	K	4800	S.F.	40
13	K	4800	S.F.	40
14	K	4800	S.F.	40
15	K	4800	S.F.	40
16	K	4800	S.F.	40
17	K	6489	S.F.	40
18	K	6489	S.F.	40
19	K	4800	S.F.	40
20	K	4800	S.F.	40
21	K	4800	S.F.	40
22	K	4800	S.F.	40
23	K	4800	S.F.	40
24	K	4800	S.F.	40
25	K	4800	S.F.	40
26	K	4800	S.F.	40
27	K	4800	S.F.	40
28	K	4800	S.F.	40
29	K	4800	S.F.	40
30	K	4800	S.F.	40
31	K	4800	S.F.	40
32	K	4800	S.F.	40
33	K	4800	S.F.	40
34	K	6552	S.F.	45

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	L	5903	O.S.	-
2	L	5400	S.F.	45
3	L	5400	S.F.	45
4	L	5400	S.F.	45
5	L	5400	S.F.	45
6	L	5400	S.F.	45
7	L	5400	S.F.	45
8	L	5400	S.F.	45
9	L	5400	S.F.	45
10	L	5400	S.F.	45
11	L	5400	S.F.	45
12	L	6552	S.F.	45
13	L	6552	S.F.	45
14	L	5400	S.F.	45
15	L	5400	S.F.	45
16	L	5400	S.F.	45
17	L	5400	S.F.	45
18	L	5400	S.F.	45
19	L	5400	S.F.	45
20	L	5400	S.F.	45
21	L	5400	S.F.	45
22	L	5400	S.F.	45
23	L	5400	S.F.	45

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	M	107416	FIRE/ESD	-
2	M	12312	O.S./ ACCESS	-
3	M	5400	S.F.	45
4	M	5400	S.F.	45
5	M	5400	S.F.	45
6	M	5400	S.F.	45
7	M	5400	S.F.	45
8	M	5400	S.F.	45
9	M	5400	S.F.	45
10	M	5400	S.F.	45
11	M	5400	S.F.	45
12	M	5400	S.F.	45
13	M	6552	S.F.	45
14	M	5400	S.F.	45
15	M	5400	S.F.	45
16	M	5400	S.F.	45
17	M	5400	S.F.	45
18	M	5400	S.F.	45
19	M	7296	O.S.	-

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	N	6552	S.F.	45
2	N	4800	S.F.	40
3	N	4800	S.F.	40
4	N	4800	S.F.	40
5	N	4800	S.F.	40
6	N	4800	S.F.	40
7	N	4800	S.F.	40
8	N	4800	S.F.	40
9	N	4800	S.F.	40
10	N	4800	S.F.	40
11	N	4800	S.F.	40
12	N	4800	S.F.	40
13	N	4800	S.F.	40
14	N	4800	S.F.	40
15	N	4800	S.F.	40
16	N	4800	S.F.	40
17	N	6489	S.F.	44
18	N	6489	S.F.	44
19	N	4800	S.F.	40
20	N	4800	S.F.	40
21	N	4800	S.F.	40
22	N	4800	S.F.	40
23	N	4800	S.F.	40
24	N	4800	S.F.	40
25	N	4800	S.F.	40
26	N	4800	S.F.	40
27	N	4800	S.F.	40
28	N	4800	S.F.	40
29	N	4800	S.F.	40
30	N	4800	S.F.	40
31	N	4800	S.F.	40
32	N	4800	S.F.	40
33	N	4800	S.F.	40
34	N	6552	S.F.	45

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	O	5952	S.F.	40
2	O	4800	S.F.	40
3	O	4800	S.F.	40
4	O	4800	S.F.	40
5	O	4800	S.F.	40
6	O	4800	S.F.	40
7	O	4800	S.F.	40
8	O	4800	S.F.	40
9	O	4800	S.F.	40
10	O	4800	S.F.	40
11	O	4703	O.S.	-
12	O	4800	S.F.	40
13	O	4800	S.F.	40
14	O	4800	S.F.	40
15	O	4800	S.F.	40
16	O	4800	S.F.	40
17	O	4800	S.F.	40
18	O	4800	S.F.	40
19	O	4800	S.F.	40
20	O	4800	S.F.	40
21	O	5952	S.F.	40

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	P	5952	S.F.	40
2	P	4800	S.F.	40
3	P	4800	S.F.	40
4	P	4800	S.F.	40
5	P	4800	S.F.	40
6	P	4800	S.F.	40
7	P	4800	S.F.	40
8	P	4800	S.F.	40
9	P	4800	S.F.	40
10	P	4800	S.F.	40
11	P	4703	O.S.	-
12	P	4800	S.F.	40
13	P	4800	S.F.	40
14	P	4800	S.F.	40
15	P	4800	S.F.	40
16	P	4800	S.F.	40
17	P	4800	S.F.	40
18	P	4800	S.F.	40
19	P	4800	S.F.	40
20	P	4800	S.F.	40
21	P	5952	S.F.	40

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	Q	5952	S.F.	40
2	Q	4800	S.F.	40
3	Q	4800	S.F.	40
4	Q	4800	S.F.	40
5	Q	4800	S.F.	40
6	Q	4800	S.F.	40
7	Q	4800	S.F.	40
8	Q	4800	S.F.	40
9	Q	4800	S.F.	40
10	Q	4800	S.F.	40
11	Q	4703	O.S.	-
12	Q	4800	S.F.	40
13	Q	4800	S.F.	40
14	Q	4800	S.F.	40
15	Q	4800	S.F.	40
16	Q	4800	S.F.	40
17	Q	4800	S.F.	40
18	Q	4800	S.F.	40
19	Q	4800	S.F.	40
20	Q	4800	S.F.	40
21	Q	5866	S.F.	40

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	R	5730	O.S.	-
2	R	6400	S.F.	50
3	R	6382	S.F.	50
4	R	6364	S.F.	50
5	R	6347	S.F.	50
6	R	6329	S.F.	50
7	R	6311	S.F.	50
8	R	6294	S.F.	50
9	R	6276	S.F.	50
10	R	6259	S.F.	50
11	R	6241	S.F.	50
12	R	6223	S.F.	50
13	R	6206	S.F.	50
14	R	6188	S.F.	50
15	R	6171	S.F.	50
16	R	6153	S.F.	50
17	R	6135	S.F.	50
18	R	6118	S.F.	50
19	R	6100	S.F.	50
20	R	6083	S.F.	50
21	R	5692	S.F.	40
22	R	272498	OPEN SPACE/ DRAINAGE AREA	-
23	R	6000	S.F.	50
24	R	6000	S.F.	50
25	R	6000	S.F.	50
26	R	6000	S.F.	50
27	R	5981	S.F.	50
28	R	7863	S.F.	50
29	R	8873	S.F.	50
30	R	7863	S.F.	50
31	R	5981	S.F.	50
32	R	6000	S.F.	50
33	R	6000	S.F.	50
34	R	6000	S.F.	50
35	R	6000	S.F.	50
36	R	6000	S.F.	50
37	R	6000	S.F.	50
38	R	7152	S.F.	50
39	R	7152	S.F.	50
40	R	6000	S.F.	50
41	R	6000	S.F.	50
42	R	6000	S.F.	50
43	R	6000	S.F.	50
44	R	6000	S.F.	50
45	R	6000	S.F.	50
46	R	6000	S.F.	50
47	R	6000	S.F.	50
48	R	4800	S.F.	40
49	R	4800	S.F.	40
50	R	4800	S.F.	40
51	R	4800	S.F.	40
52	R	4800	S.F.	40
53	R	5952	S.F.	40
54	R	4800	S.F.	40
55	R	4800	S.F.	40
56	R	4800	S.F.	40
57	R	4800	S.F.	40
58	R	4800	S.F.	40
59	R	4800	S.F.	40
60	R	4800	S.F.	40
61	R	4800	S.F.	40
62	R	4800	S.F.	40
63	R	4748	S.F.	40
64	R	4266	S.F.	40
65	R	4266	S.F.	40
66	R	4748	S.F.	40
67	R	4800	S.F.	40
68	R	4800	S.F.	40
69	R	4800	S.F.	40
70	R	4800	S.F.	40
71	R	4800	S.F.	40
72	R	4800	S.F.	40
73	R	4800	S.F.	40
74	R	4800	S.F.	40
75	R	4800	S.F.	40
76	R	4703	O.S.	-
77	R	4800	S.F.	40
78	R	4800	S.F.	40
79	R	4800	S.F.	40
80	R	4800	S.F.	40
81	R	4800	S.F.	40
82	R	4800	S.F.	40
83	R	4800	S.F.	40
84	R	4800	S.F.	40
85	R	4802	S.F.	40

LOT TABLE

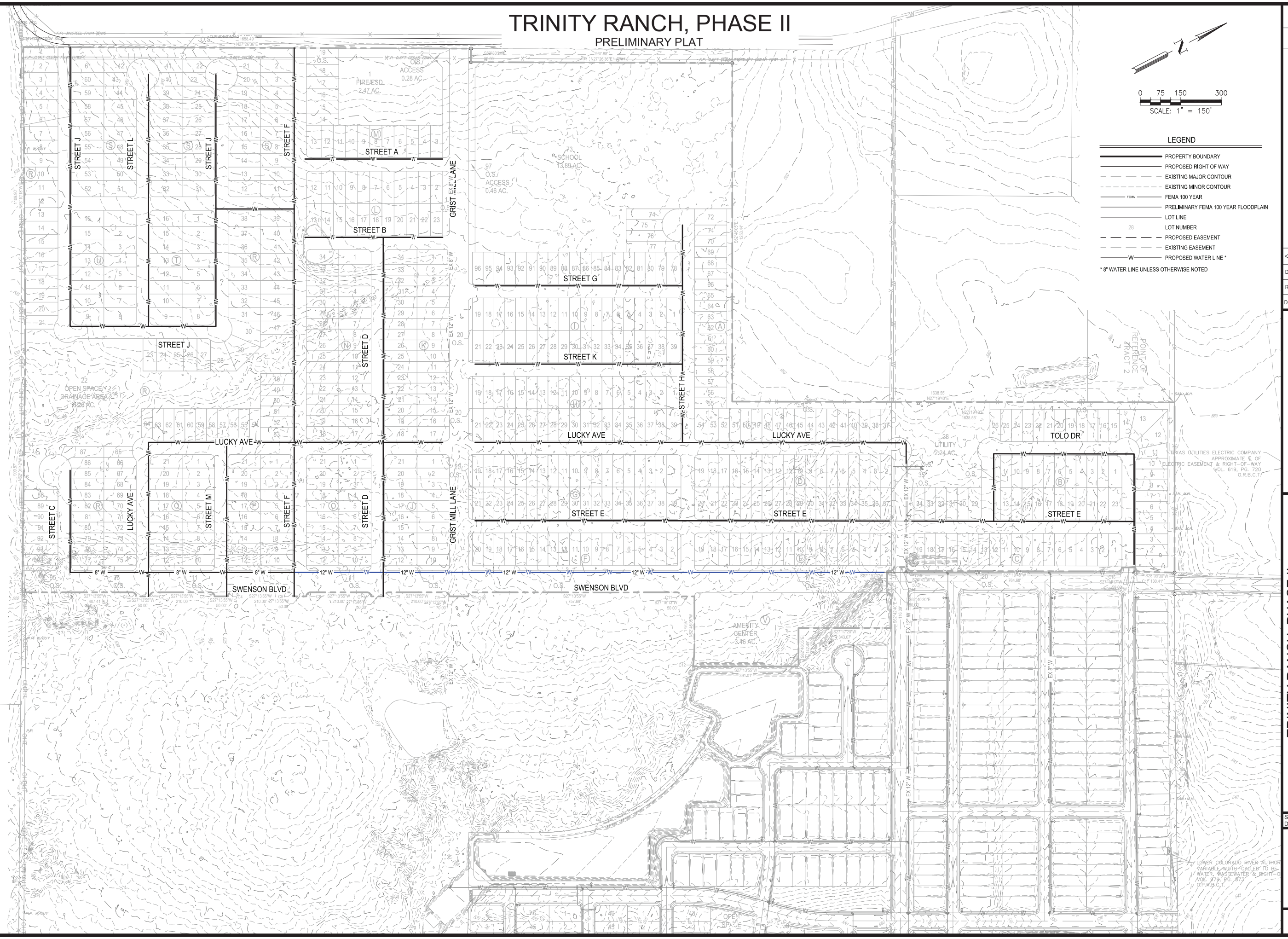
LOT #	BLOCK	AREA (SF)	USE	WIDTH
86	R	5023	S.F.	40
87	R	6188	S.F.	50
88	R	5110	S.F.	40
89	R	5131	S.F.	40
90	R	5152	S.F.	40
91	R	5172	S.F.	40
92	R	5193	S.F.	40
93	R	5214	S.F.	40
94	R	5234	S.F.	40
95	R	2577	O.S.	-

LOT TABLE

LOT #	BLOCK	AREA (SF)	USE	WIDTH
1	S	34891	O.S.	-
2	S	6000	S.F.	50
3	S	6000	S.F.	50
4	S	6000	S.F.	50
5	S	6000	S.F.	50
6	S	6000	S.F.	50
7	S	6000	S.F.	50
8	S	6000	S.F.	50
9	S	6000	S.F.	50
10	S	6000	S.F.	50
11	S	7152	S.F.	50
12	S	7152	S.F.	50
13	S	6000	S.F.	50
14	S	6000	S.F.	50
15	S	6000	S.F.	50
16	S	6000	S.F.	50
17	S	6000	S.F.	50
18	S	6000	S.F.	50
19	S	5866	S.F.	50
20	S	4481	S.F.	50
21	S	4910	S.F.	50
22	S	4910	S.F.	50
23	S	4481	S.F.	50
24	S	5866	S.F.	50
25	S	6000	S.F.	50
26	S	6000	S.F.	50
27	S	6000	S.F.	50
28	S	6000	S.F.	50
29	S	6000	S.F.	50
30	S	6000	S.F.	50
31	S	7152	S.F.	50
32	S	7152	S.F.	50
33	S	6000	S.F.	50
34	S	6000	S.F.	50
35	S	6000	S.F.	50
36	S	6000	S.F.	50
37	S	6000	S.F.	50
38	S	6000	S.F.	50
39	S	5884	S.F.	50
40	S	4499	S.F.	50
41	S	4865	S.F.	50
42	S	4865	S.F.	50
43	S	4499	S.F.	50
44	S	5884	S.F.	50
45	S	6000	S.F.	50
46	S	6000	S.F.	50
47	S	6000	S.F.	50
48	S	6000	S.F.	50
49	S	6000	S.F.	50
50	S	6000	S.F.	50
51	S	7152	S.F.	50
52	S	7152

TRINITY RANCH, PHASE II

PRELIMINARY PLAT



REV	DESCRIPTION	DATE	APR

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

BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE FIRM #3693 TBPLS #10046
TEL: 512-879-0400 www.bgeinc.com

TRINITY RANCH, PHASE II
ELGIN, TEXAS

OVERALL WATER PLAN

SUBMITTAL DATE: 05-26-2022

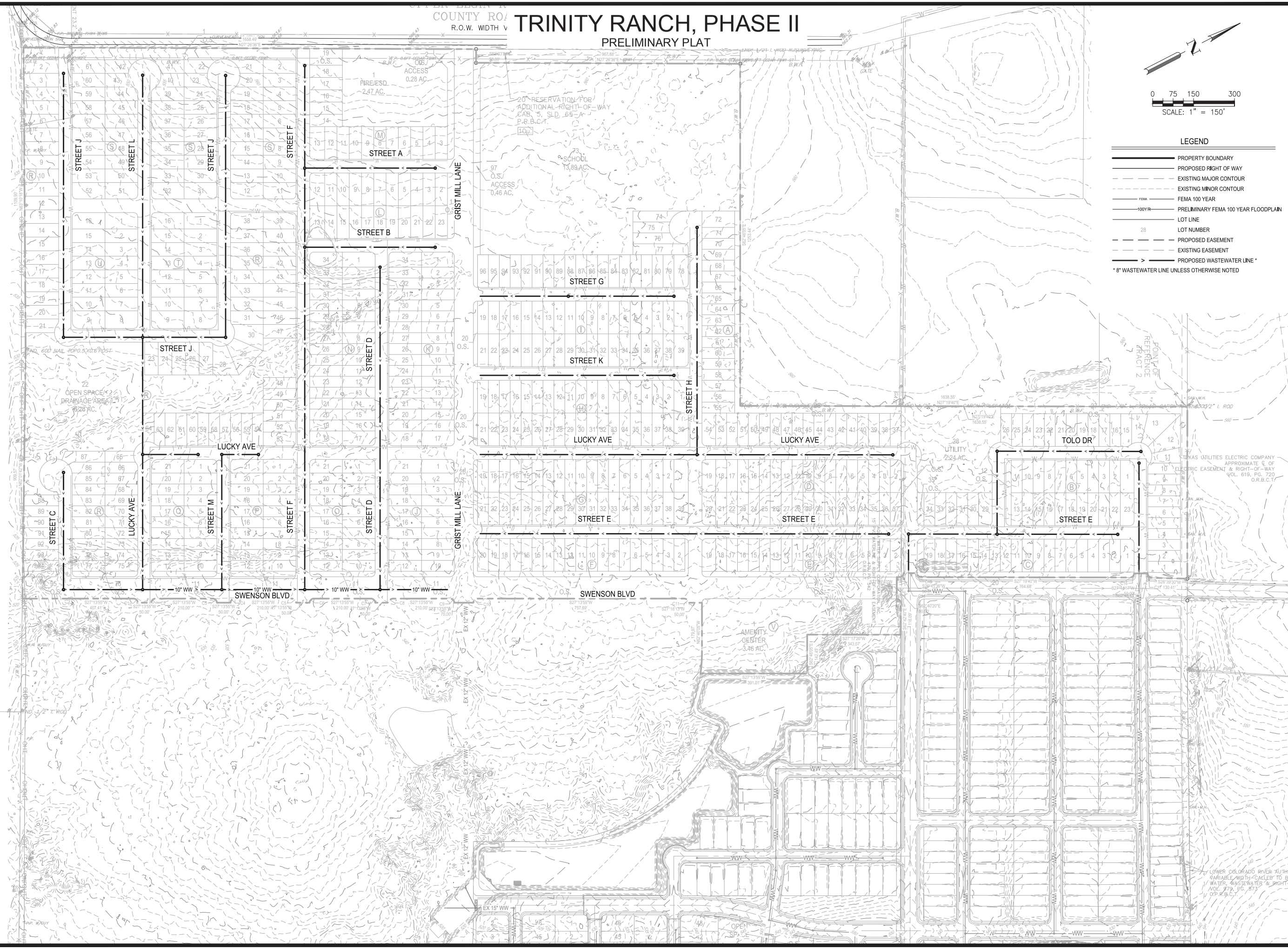
STATE OF TEXAS
CHELSEA OSBORN
140080
LICENSED
PROFESSIONAL ENGINEER
10/11/2022

SHEET
5 OF 6

G:\TXC\Projects\Century_Homes\10430-00-Trinity_Ranch_Ph_2_PrelimLD\01_CADD\01_Sits\C-SP-UTIL-PH2-PRELIM.dwg Layout: OVERALL WATER PLAN Plotted: 10/11/2022 8:30:20 AM

TRINITY RANCH, PHASE II

PRELIMINARY PLAT



						APR
						DATE
						DESCRIPTION
						REV

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

BGE
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TX 78744
TBPE FIRM #3693 TBPLS FIRM #10046
TEL: 512-879-0400 www.bgeinc.com

TRINITY RANCH, PHASE II
ELGIN, TEXAS

OVERALL WASTEWATER PLAN

SUBMITTAL DATE: 05-26-2022

STATE OF TEXAS
CHELSEA OSBOURN
140080
LICENSED PROFESSIONAL ENGINEER
10/11/2022

SHEET
6 OF 6

G:\TXC\Projects\Century_Homes\10430-00-Trinity_Ranch_Ph_2_PrelimLD\01_CADD\01_Sits\C-SP-UTIL-PH2-PRELIM.dwg Layout: OVERALL WASTEWATER PLAN Plotted: 10/11/2022 8:30:34 AM

Attachment 4
TRC Approval Letter

505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

October 11, 2022

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

RE: Trinity Ranch – Phase 2 Preliminary Plat

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on September 28, 2022 by BGE, Inc (BGE).

1. Preliminary Plat dated September 28, 2022.
2. Other supporting documents submitted with the preliminary 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 Agreement for Trinity Ranch.

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

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

Sincerely,

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

cc: Chelsea Osbourn, P.E., BGE, Inc.
Timothy H. Holland, P.E., BGE, Inc.

Attachment 5
TIA Improvements

SUMMARY OF RECOMMENDED MITIGATIONS AND COST ESTIMATE
(TRINITY RANCH)

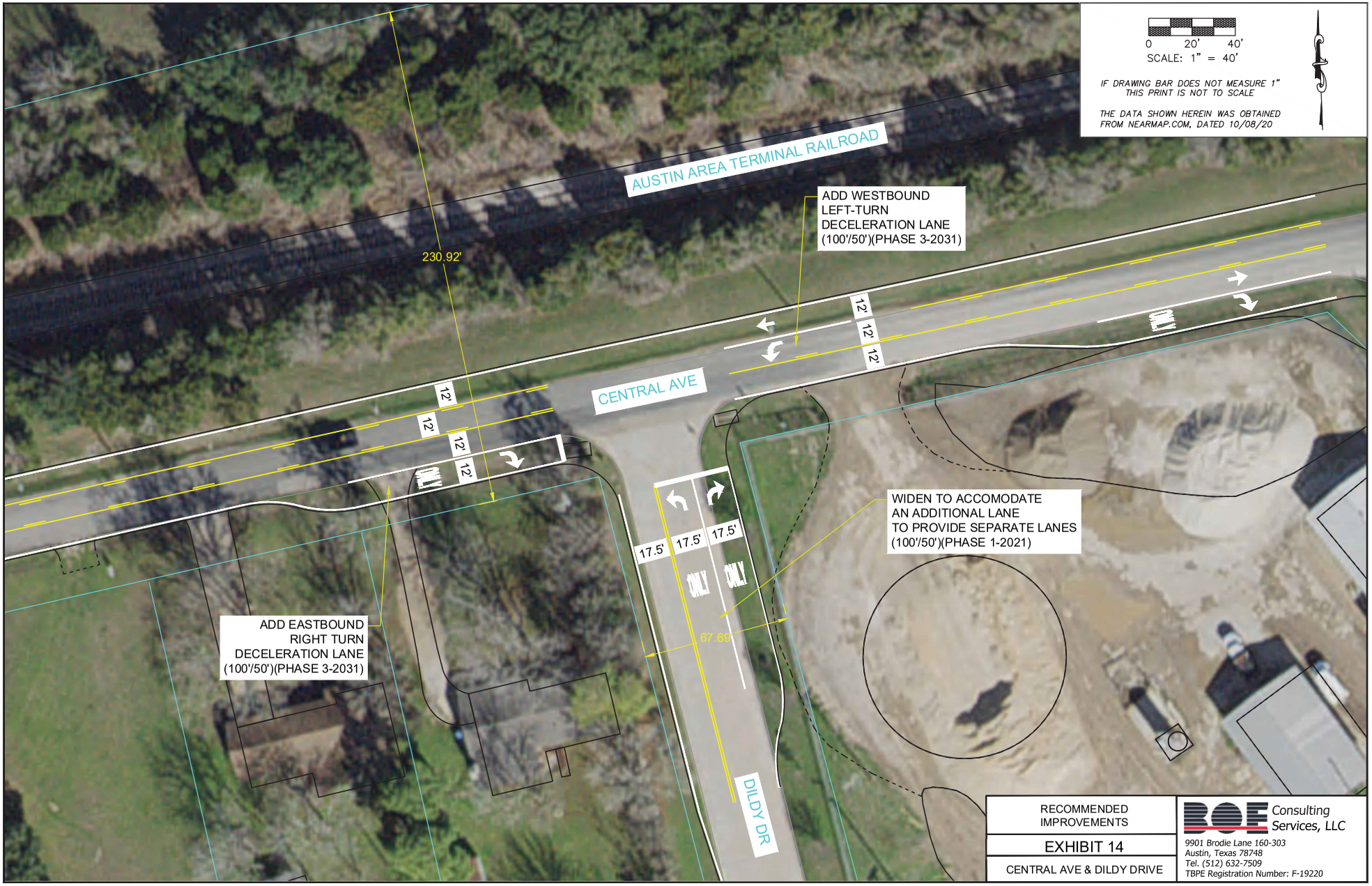
ENGINEER'S OPINION OF PROBABLE COST FOR:
TRINITY RANCH
INTERSECTION/VEHICULAR IMPROVEMENTS

Construction Estimate
Based on City of Austin standard costs for identified improvements

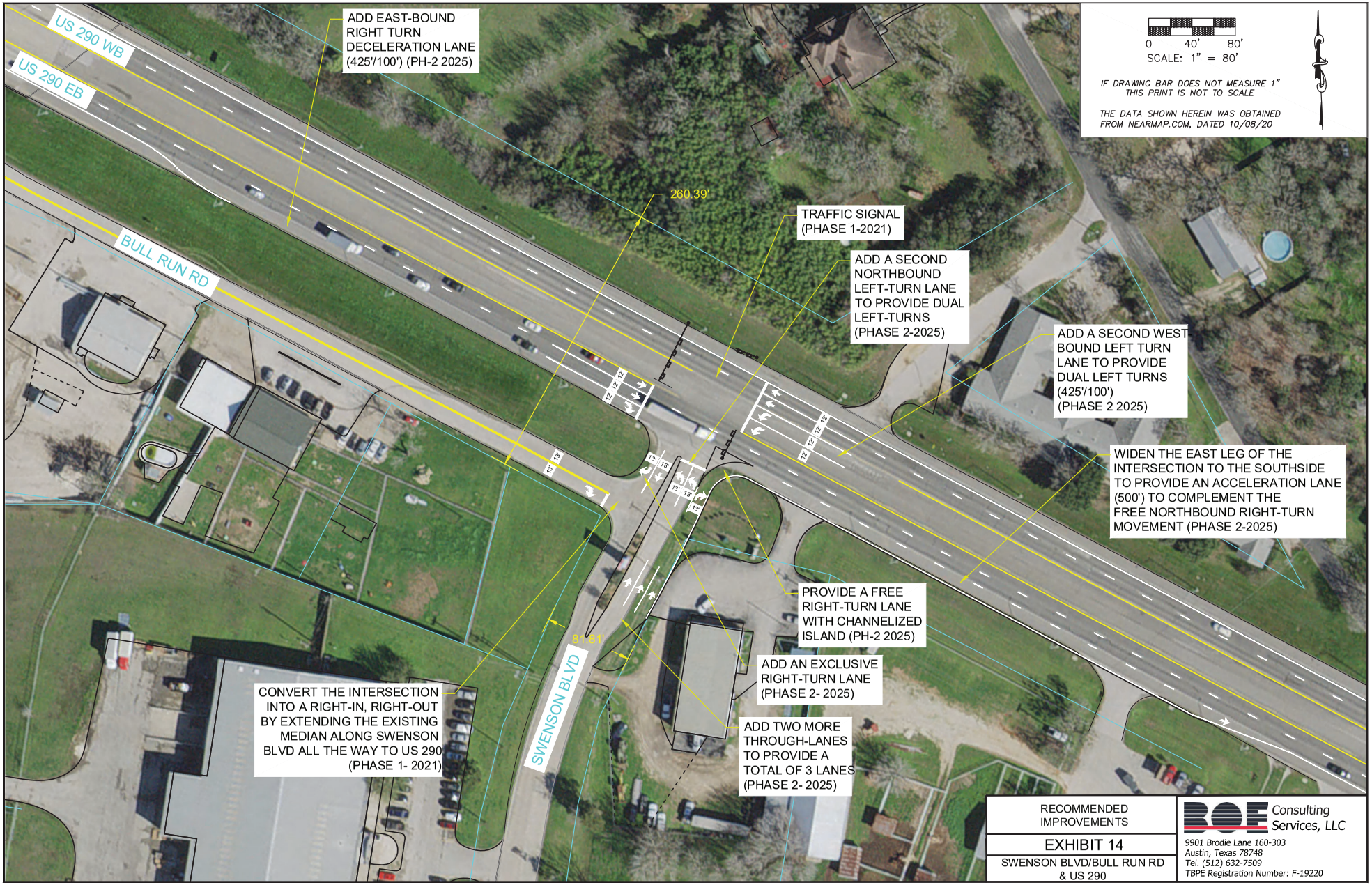
Node #	Location	Improvement	Total Cost	Pro-Rata	Pro-Rata Cost
PHASE 1 - 2021					
1	CR 127 (Central Avenue) & Dildy Drive	Widen and Stripe Northbound Approach to accommodate 2 lanes (1L, 1R)	$ 150,000.00	25.0%	$ 37,500.00
3	Swenson Blvd & Bull Run Road	Convert the intersection into a right-in, right-out by extending the existing median along Swenson Blvd all the way to US 290.	$ 75,000.00	33.0%	$ 24,750.00
4	Swenson Blvd & US 290	Install Traffic Signal	$ 500,000.00	48.0%	$ 240,000.00
5	Roy Rivers Road & US 290	Install Traffic Signal	$ 500,000.00	5.0%	$ 25,000.00
60	Swenson Blvd/Driveway F & Dildy Drive	Eastbound Pavement Marking Modifications (1L, 1R & 1 Receiving)	$ 25,000.00	100.0%	$ 25,000.00
		Southbound Pavement Marking Modifications (1Th, 1R & 1 Receiving)	$ 25,000.00	100.0%	$ 25,000.00
		Widen and Stripe Northbound Approach to accommodate 3 lanes (1L, 1Th & 1 Receving)	$ 150,000.00	100.0%	$ 150,000.00
		Phase 1 (2021) - Sub-total	**$ 1,425,000.00**	**-**	**$ 527,250.00**
PHASE 2 - 2025					
3	Swenson Blvd & Bull Run Road	Westbound (Swenson Blvd) Right-Turn Deceleration Lane	$ 150,000.00	85.0%	$ 127,500.00
		Widen and Stripe additional 2 more through lanes along Eastbound Swenson Blvd Approach to provide a total of 3 lanes	$ 200,000.00	62.0%	$ 124,000.00
4	Swenson Blvd & US 290	Eastbound (US 290) Right-Turn Deceleration Lane	$ 255,000.00	83.0%	$ 211,650.00
		Westbound US 290 Pavement Marking Modifications (from existing two-way center left-turn lane to a left-turn lane into Swenson Blvd)	$ 25,000.00	81.0%	$ 20,250.00
		Widen Northbound (Swenson Blvd) to add a second Left-Turn lane to provide dual left-turn lanes	$ 125,000.00	84.0%	$ 105,000.00
5	Roy Rivers Road & US 290	Northbound (Roy Rivers Road) Pavement Marking Modifications	$ 15,000.00	25.0%	$ 3,750.00
		Northbound (Roy Rivers Road) Right-Turn Deceleration Lane	$ 150,000.00	19.0%	$ 28,500.00
		Phase 2 (2025) - Sub-total	**$ 920,000.00**	**-**	**$ 620,650.00**
PHASE 3 - 2031					
1	Central Avenue & Dildy Drive	Eastbound (Central Avenue) Right-Turn Deceleration Lane	$ 100,000.00	70.0%	$ 70,000.00
		Westbound (Central Avenue) Left-Turn Deceleration Lane	$ 100,000.00	27.00%	$ 27,000.00
10	Upper Elgin River Road & Driveway A	Westbound (Upper Elgin River Road) Left-Turn Deceleration Lane	-	-	-
20	Upper Elgin River Road & Driveway B	Westbound (Upper Elgin River Road) Left-Turn Deceleration Lane	-	-	-
30	Upper Elgin River Road & Driveway C	Westbound (Upper Elgin River Road) Left-Turn Deceleration Lane	-	-	-
40	Upper Elgin River Road & Driveway D	Westbound (Upper Elgin River Road) Left-Turn Deceleration Lane	-	-	-
50	Upper Elgin River Road & Driveway E	Westbound (Upper Elgin River Road) Left-Turn Deceleration Lane	-	-	-
-	CR 127, Driveway A to Bull Run Road	Three-lane cross-section modifications	$ 1,554,000.00	70.0%	$ 1,087,800.00
		Phase 3 (2031) - Sub-total	**$ 1,754,000.00**	**-**	**$ 1,184,800.00**
		Total (Phases 1, 2, & 3)	**$ 4,099,000.00**	-	**$ 2,332,700.00**
ROADWAY SUPPLY PROVIDED TO THE CITY OF ELGIN**					
				Total Internal Public Roadway Construction	$ 6,532,203.18
				Total Roadway Supply Provided to the City of Elgin	**$ 6,532,203.18**

*Extension of Swenson Blvd provides access into the site and is called out as Driveway F within traffic study. This is not considered an improvement. The extension is 100% responsibility of the developer as part of site development.

**This is the cost of the roadways which are required to be constructed as part fo the subidivision which are also reflected in the City of Elgin's Comprehensive Plan, Regional Roadway Network.



C:\Users\Home\Desktop\Projects\BOE\Trinity\BOE_Trinity_Intersection Exhibit.dwg



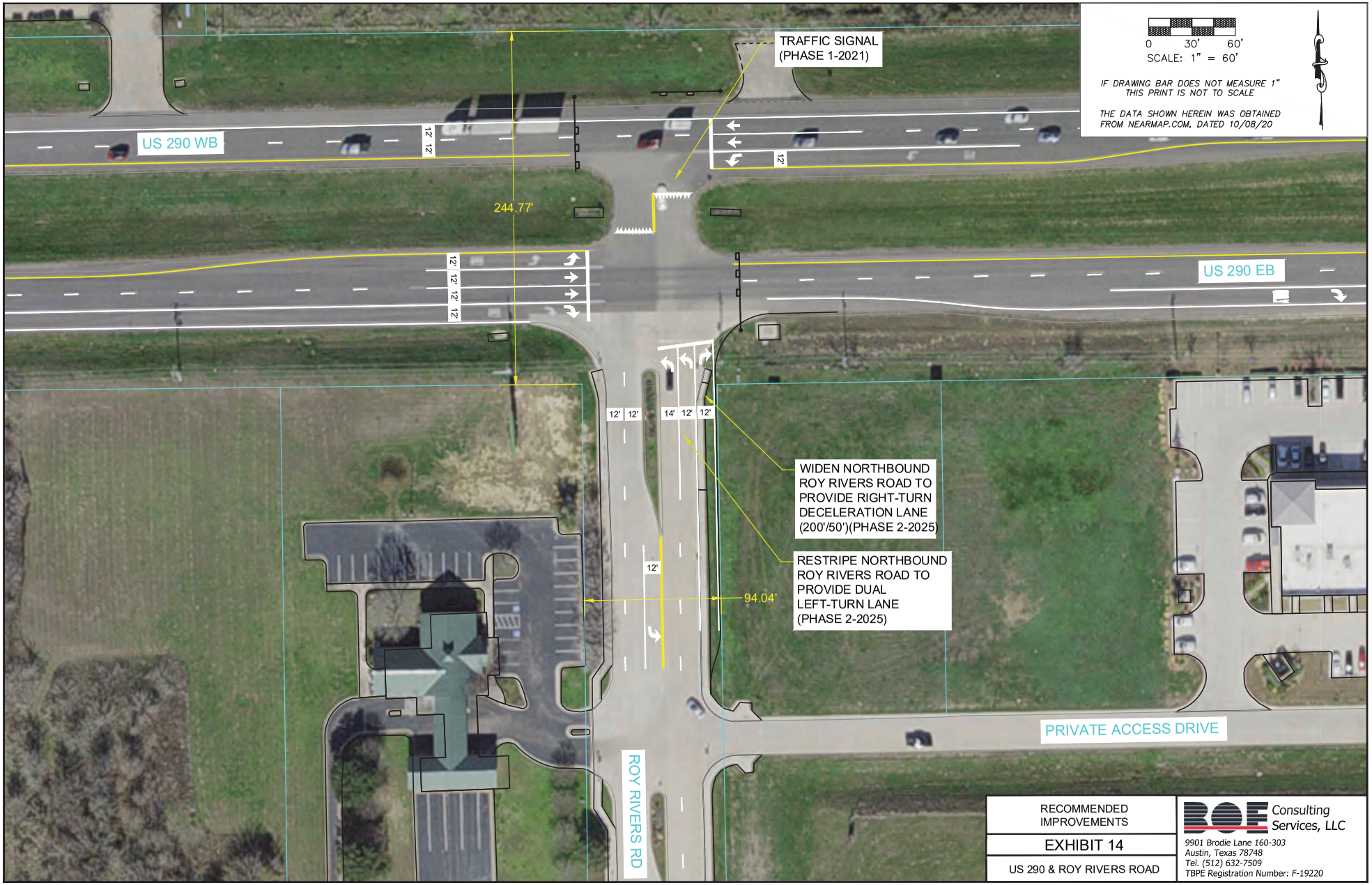
RECOMMENDED IMPROVEMENTS

EXHIBIT 14

SWENSON BLVD/BULL RUN RD & US 290

BOE Consulting Services, LLC
9901 Brodie Lane 160-303
Austin, Texas 78748
Tel. (512) 632-7509
TBPE Registration Number: F-19220

C:\Users\Home\Desktop\Projects\BOE\Trinity\BOE_Trinity_Intersection Exhibit.dwg



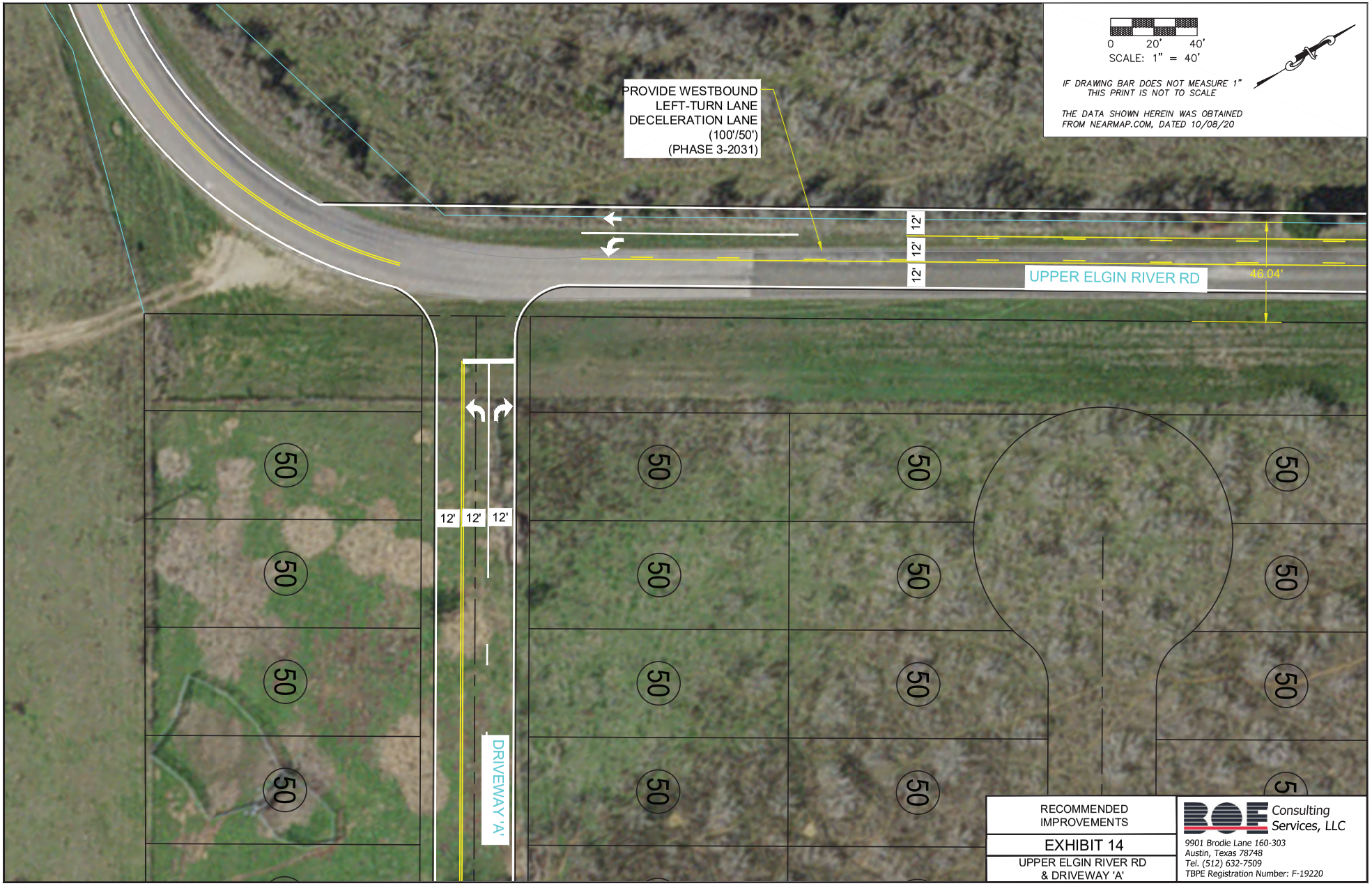
RECOMMENDED IMPROVEMENTS

EXHIBIT 14

US 290 & ROY RIVERS ROAD

BOE Consulting Services, LLC
9901 Brodie Lane 160-303
Austin, Texas 78748
Tel. (512) 632-7509
TBPE Registration Number: F-19220

C:\Users\Home\Desktop\Projects\BOE\Trinity\-BOE_Trinity_Intersection Exhibit.dwg



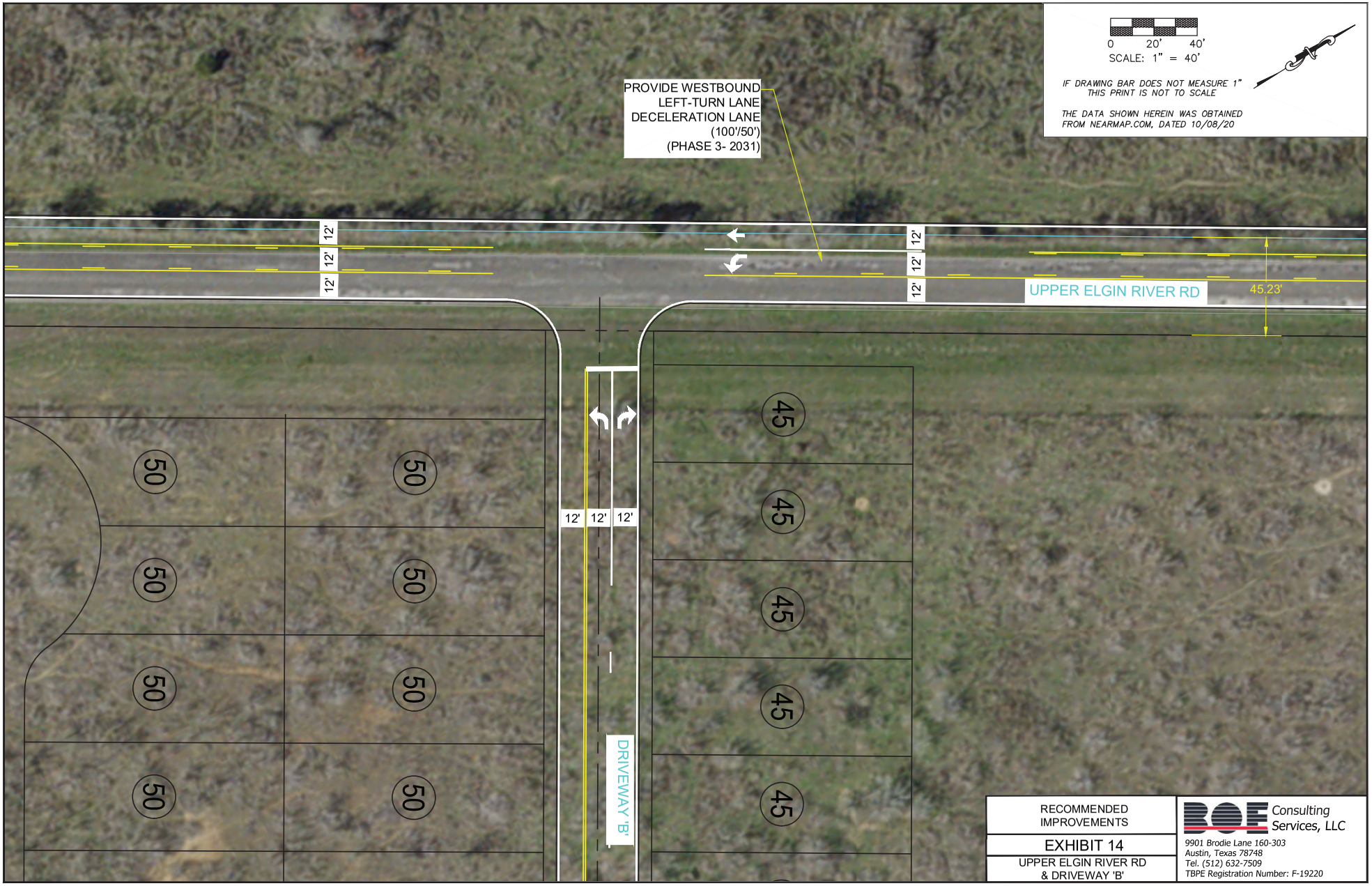
RECOMMENDED IMPROVEMENTS

EXHIBIT 14

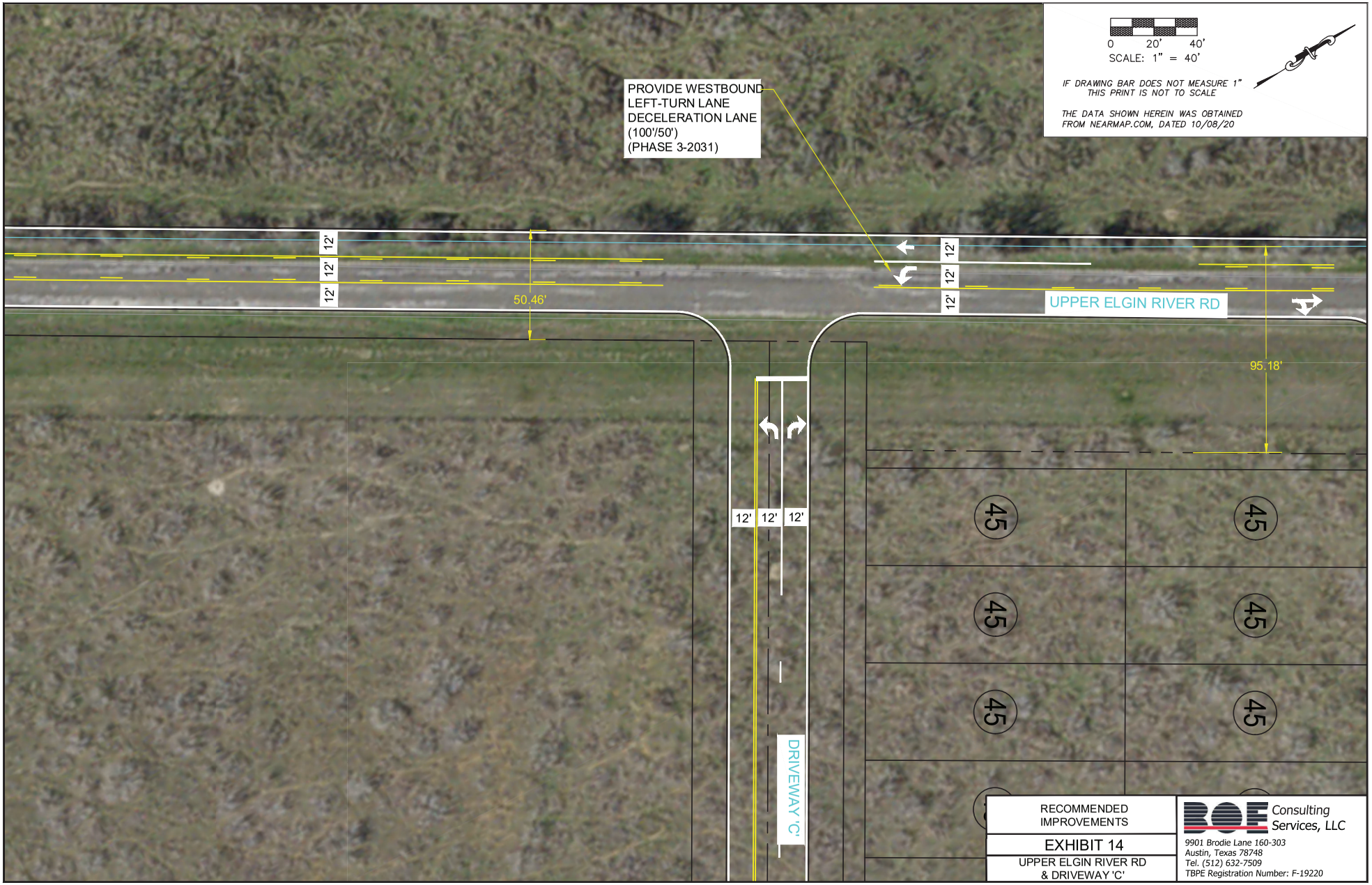
UPPER ELGIN RIVER RD & DRIVEWAY 'A'

BOE Consulting Services, LLC
9901 Brodie Lane 160-303
Austin, Texas 78748
Tel. (512) 632-7509
TBPE Registration Number: F-19220

C:\Users\Home\Desktop\Projects\BOE\Trinity\BOE_Trinity_Intersection Exhibit.dwg



C:\Users\Home\Desktop\Projects\BOE\Trinity\-BOE_Trinity_Intersection Exhibit.dwg



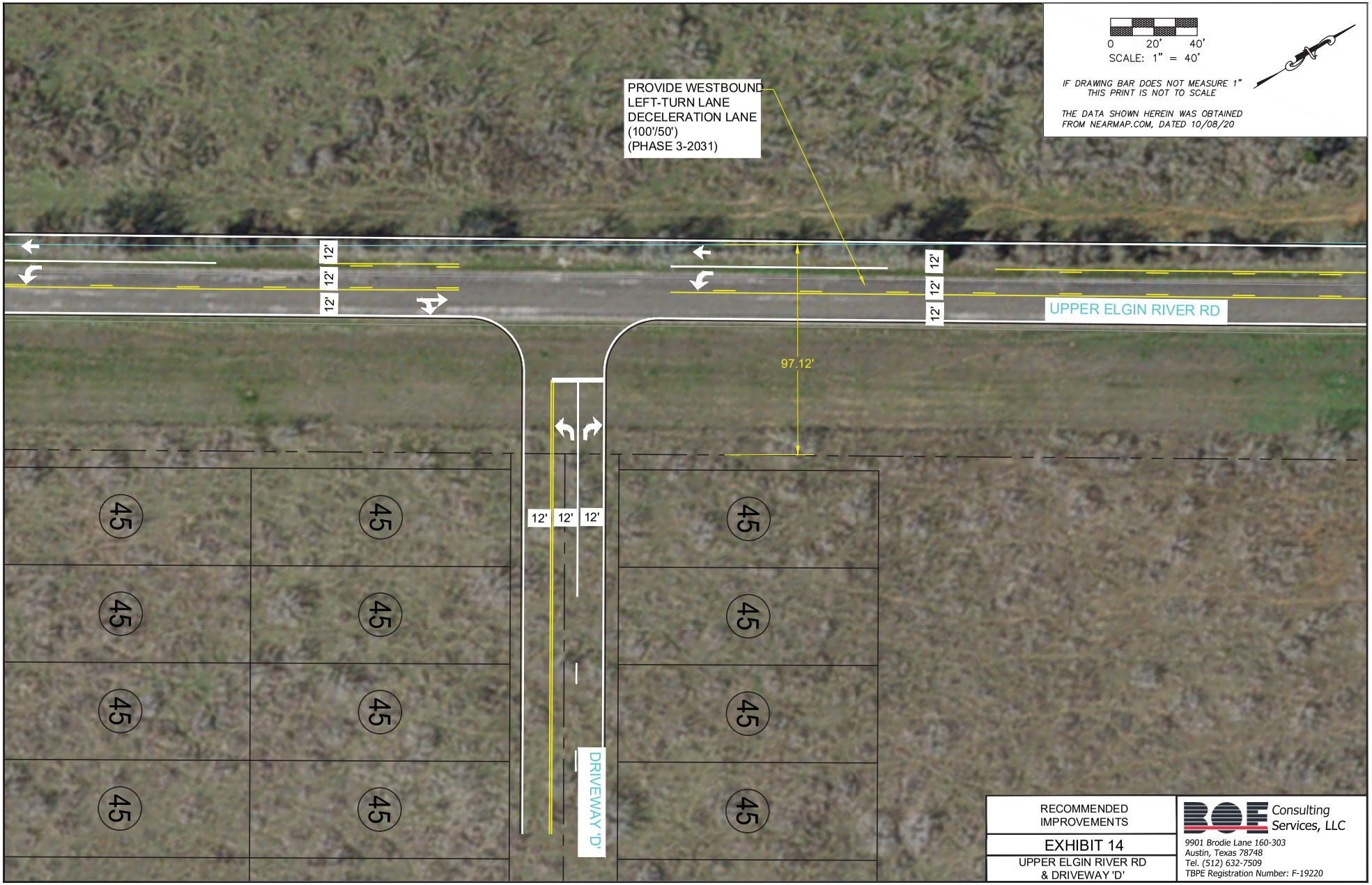
RECOMMENDED IMPROVEMENTS

EXHIBIT 14

UPPER ELGIN RIVER RD & DRIVEWAY 'C'

BOE Consulting Services, LLC
9901 Brodie Lane 160-303
Austin, Texas 78748
Tel. (512) 632-7509
TBPE Registration Number: F-19220

C:\Users\Home\Desktop\Projects\BOE\Trinity\-BOE_Trinity_Intersection Exhibit.dwg



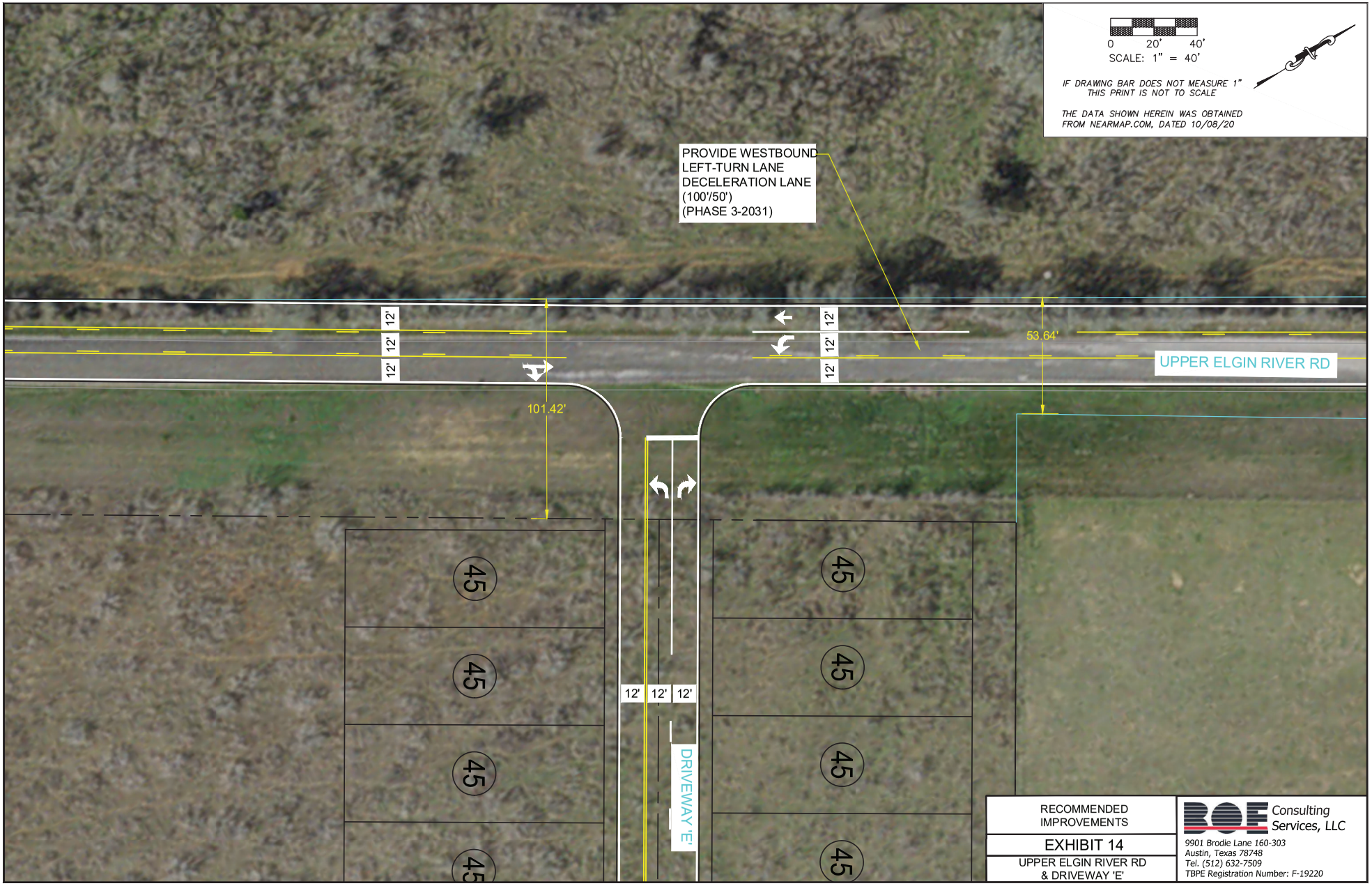
RECOMMENDED IMPROVEMENTS

EXHIBIT 14

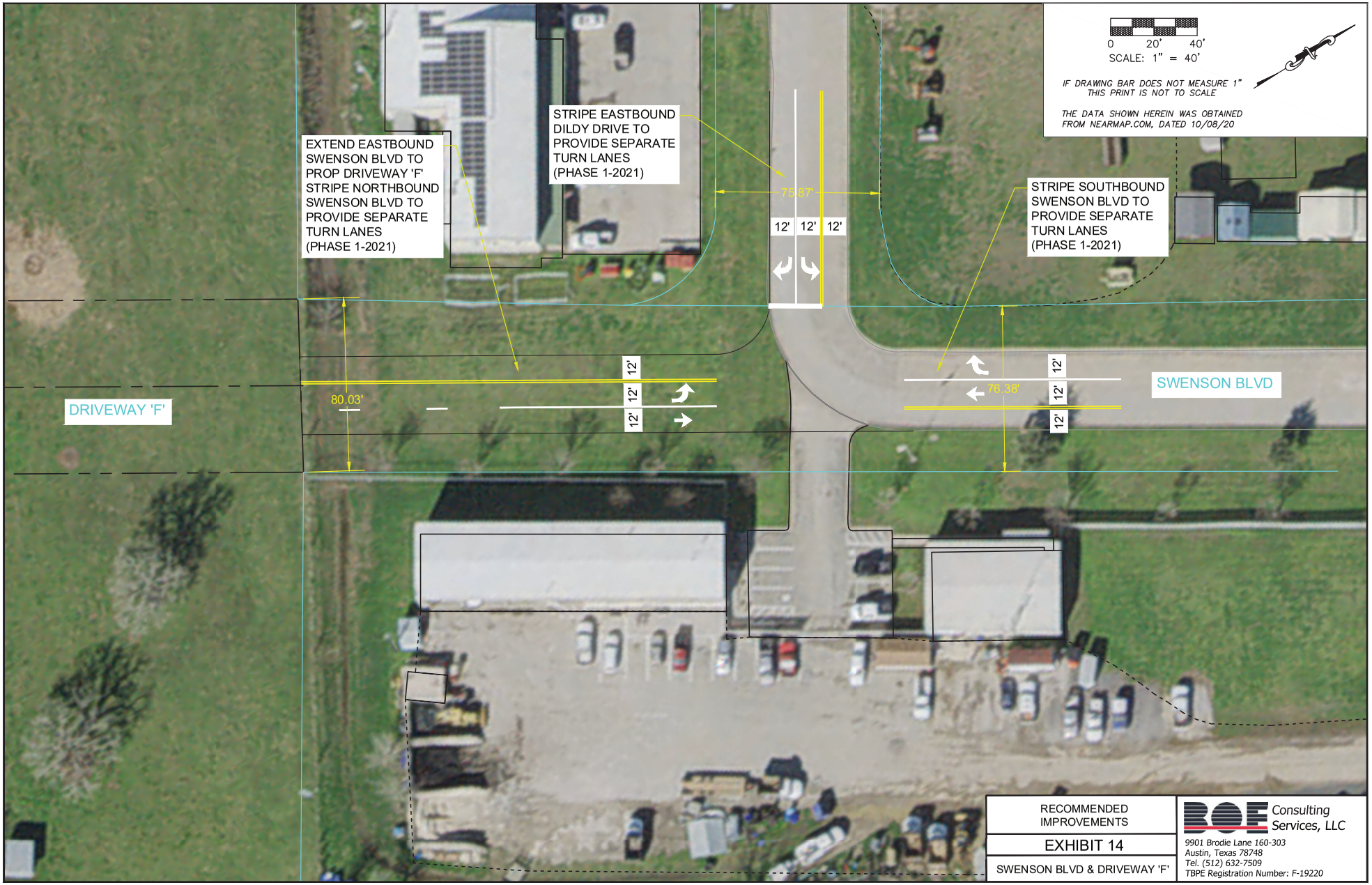
UPPER ELGIN RIVER RD & DRIVEWAY 'D'

BOE Consulting Services, LLC
9901 Brodie Lane 160-303
Austin, Texas 78748
Tel. (512) 632-7509
TBPE Registration Number: F-19220

C:\Users\Home\Desktop\Projects\BOE\Trinity\-BOE_Trinity_Intersection Exhibit.dwg



C:\Users\Home\Desktop\Projects\BOE\Trinity\-BOE_Trinity_Intersection Exhibit.dwg



RECOMMENDED IMPROVEMENTS

EXHIBIT 14

SWENSON BLVD & DRIVEWAY 'F'

BOE Consulting Services, LLC
9901 Brodie Lane 160-303
Austin, Texas 78748
Tel. (512) 632-7509
TBPE Registration Number: F-19220

C:\Users\Home\Desktop\Projects\BOE\Trinity\-BOE_Trinity_Intersection Exhibit.dwg

Development Services Department

STAFF REPORT

Burleson Creek Estates Sub. Variance

File Number: 202200132

Date: October 7, 2022

Applicant: Waeltz & Prete, Inc.

Representative: Same

Hearing Dates: Planning & Zoning Commission – October 24, 2022

Location: Bastrop Co. Appraisal District PIN #15693

APPLICATION SUMMARY
Consideration of a subdivision variance from Section 36-202, City Code to allow the removing of a fifteen (15) foot passthrough mid-block for blocks exceeding 1,000 feet in length.

DEVELOPMENT SERVICES DEPARTMENT COMMENTS
The City's Subdivision Code requires the creation of mid-block breaks of fifteen (15) feet for every block that exceeds 1,000 linear feet. In this development it would require two (2) breaks with one (1) in Block A and one (1) in Block B (see attachment 2).

Under Section 36-37(g) of the Subdivision Code there are certain findings of fact the Commission must base their decision; these are as follows:

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would have a substantial adverse impact on the applicant's reasonable use of his land;

2. That the granting of the variance will not be detrimental to the public interest, health, safety, or welfare, or injurious to other property in the area;

3. That the granting of the variance is in harmony with the general purpose and intent of this chapter so that the public health, safety, and welfare may be secured, and substantial justice served; and

4. That the proposed hardship is not caused by the owner and/or is not for economic reasons.

The applicant has indicated the mid-block pass-through doesn't serve a practical purpose as it would be in a north/south direction mid-block. Non-vehicular traffic, if any, is anticipated to be either towards Red Town Rd or towards the proposed open space/ drainage lot (either east or west) and pass-through mid-block would not provide any improved non-vehicular circulation for this reason. Also they indicate since the subdivision will be large lots it will generate far less non-vehicular traffic than smaller lots.

STAFF ANALYSIS
Staff agrees with the applicant's assessment as provided with the packet. Staff has no issues of concerns with the items as presented by the applicant. Staff's interpretation is the following in *italics:*

1. That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this chapter would have a substantial adverse impact on the applicant's reasonable use of his land; *The larger lots allow for a reduction in site density and therefore less of a need to have mid-block cut throughs on a site.*

2. That the granting of the variance will not be detrimental to the public interest, health, safety, or welfare, or injurious to other property in the area; *The granting of the variance is not detrimental because of the larger sized lots. These lots will allow for ample greenspace that homeowners will be able to use in place of these cut-throughs.*

3. That the granting of the variance is in harmony with the general purpose and intent of this chapter so that the public health, safety, and welfare may be secured, and substantial justice served; *The granting is in harmony with the Chapter as the purpose of the Subdivision Code is to promote interconnectedness which will already be done with the roadway given the much lower density of the site.*

4. That the proposed hardship is not caused by the owner and/or is not for economic reasons. *The request is not cause by the owner and is not for economic reasons.*

However, it is the Commission's decision, independent of the staff analysis, as whether to approve it, approve it with conditions, continue with concurrence with the applicant, or deny this subdivision variance based on the provided findings of fact and the evidence.

ATTACHMENTS
Additional information is provided through attached exhibits.
1. Application & Applicant Narrative.
2. Proposed Concept Plan w/o Pass-through

Attachment 1
Application & Applicant Narrative

Revised: 5-13-2022

Elgin TEXAS
perfectly situated...

SUBDIVISION VARIANCE APPLICATION

Date: September 13, 2022

SITE INFORMATION

Project Address: N/A

Parcel Identification Number (if no address): Property ID: 15693

APPLICANT

Name: Waeltz & Prete, Inc.

Postal Address: 211 N. A.W. Grimes Blvd.
Round Rock, TX 78665

E-Mail Address: scannon@w-pinc.com; **Phone Number:** 512-505-8953

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

Signature	Printed Name	Date
	Shane Cannon, P.E.	Sept. 13, 2022

Project Description:

This project is a single family rural subdivision consisting of 29 residential lots with a minimum area of 1 Acre each, and 1 drainage lot. The subdivision will be served by Aqua Water Supply Corporation for water and will utilize OSSF for wastewater

WAELTZ & PRETE, INC.
CIVIL ENGINEERS

September 22, 2022

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

RE: Burleson Creek Estates – Variance Request

Dear Mr. Harrell,

This letter is being provided in support of the Subdivision Variance Request for Burleson Creek Estates. This request is for a variance to Sec. 36-202, City of Elgin Code of Ordinances, which requires a 15' pass through mid-block for blocks exceeding 1,000 feet in length.

A 15' pass through for this subdivision as described above does not serve a practical purpose. The pass through would be in a north/south direction mid-block. Non-vehicular traffic is not anticipated in the area mid-block of this subdivision travelling in north/south direction. Non-vehicular traffic, if any, is anticipated to be either towards Red Town Rd or towards the proposed open space/ drainage lot (either east or west). A pass through mid-block would not provide any improved non-vehicular circulation for this reason. It would not serve a practical purpose to provide this pass through in this case since there is no reason to traverse the block.

Also, the City of Elgin has expressed considerable interest in large lot subdivisions. This subdivision is a large-lot subdivision with minimum one-acre lots. Consequently, this subdivision does not generate the same volume of non-vehicular traffic compared to a subdivision composed of primarily 40' to 45' wide lots (0.12 Ac. on average), for example. These pass-throughs are not as great a necessity in a larger lot subdivision due to decreased non-vehicular traffic, compared to small lot subdivisions.

Additionally, these pass throughs tend to be poorly maintained and can become an "eye sore" for homeowners.

The granting of the variance will not be detrimental to the public health, safety, or welfare, as public ROW is available for means of non-vehicular ingress/egress. The proposed Concept Plan is in harmony with general purpose and intent of the ordinance so that the public health, safety, and welfare may be secured. There is little benefit to providing a pass through lot in the Burleson Creek Estates Subdivision.

211N, A.W. GRIMES BLVD. ROUND ROCK, TEXAS 78665
(512) 505 – 8953 (FIRM TX REG. #F-10308)

For the reasons articulated above, we request a subdivision variance to Sec. 36-202, City of Elgin Code of Ordinances.

Should you need additional information please don't hesitate to contact us.

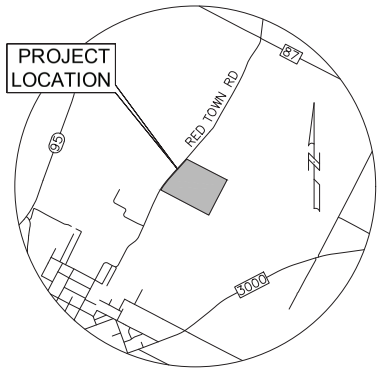
Respectfully Submitted,

Shane Cannon, P.E.
Waeltz & Prete, Inc.

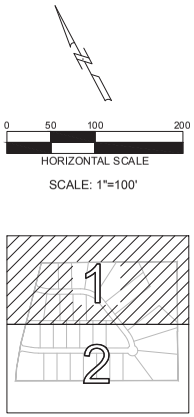
Attachment 2

Proposed Concept Plan w/o Pass-through

OWNER:	WILLIAM H. CAUDILL 126 GLYNN WAY DR. HOUSTON, TEXAS 77056
ACREAGE:	52.796 ACRES
PATENT SURVEY:	THOMAS CHRISTIAN SURVEY, ABSTRACT 20
NUMBER OF BLOCKS:	2
NUMBER OF LOTS BY TYPE:	29 - SINGLE FAMILY RESIDENTIAL 1 - DRAINAGE/OPEN SPACE
LINEAR FEET OF NEW STREETS:	2,750
SUBMITTAL DATE:	AUGUST 12, 2022
DATE OF PLANNING AND ZONING COMMISSION REVIEW:	
ENGINEER:	WAELTZ & PRETE, INC. 211 N. A.W. GRIMES BLVD. ROUND ROCK, TEXAS 78665 (512) 505-8953 scannon@w-pinc.com
SURVEYOR:	DIAMOND SURVEYING, INC. 116 SKYLINE RD. GEORGETOWN, TEXAS 78628 (512) 931-3100 gary@diamondsurveying.com



LOCATION MAP
SCALE: 1" = 3000'



KEY MAP
NTS

0 50 100 200
HORIZONTAL SCALE
SCALE: 1"=100'

LEGEND

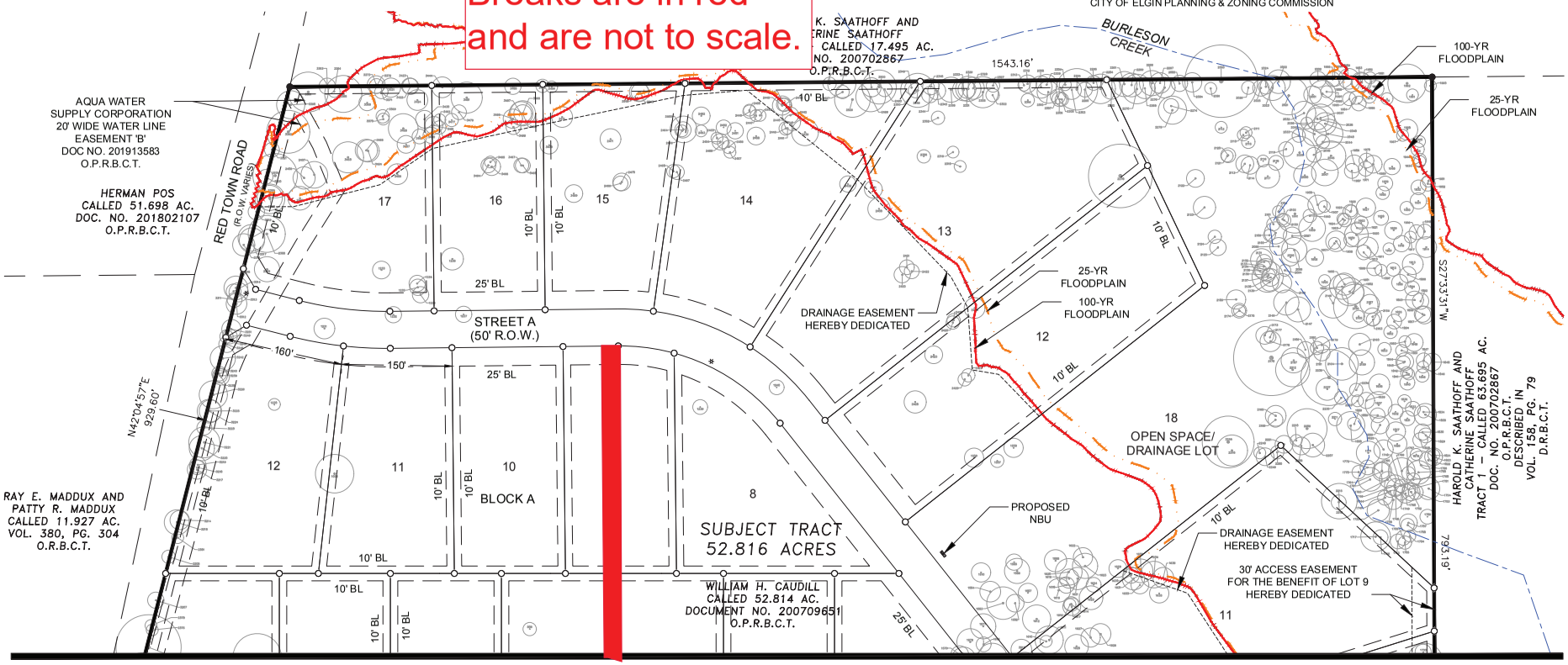
	PROPERTY BOUNDARY
	ADJOINER LINE
	RIGHT-OF-WAY/PROPERTY CORNER TIE LINE
	EASEMENT AND BUILDING SETBACK LINE
O.R.B.C.T	OFFICIAL RECORDS BASTROP COUNTY, TEXAS
O.P.R.B.C.T	OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS
P.R.B.C.T.	PLAT RECORDS BASTROP COUNTY, TEXAS
D.R.B.C.T	DEED RECORDS BASTROP COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION
○	1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
	IRON ROD FOUND WITH CAP
◉	CONCRETE MONUMENT FOUND
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
◕	BENCHMARK

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

VICE-CHAIR — DATE
CITY OF ELGIN PLANNING & ZONING COMMISSION

SECRETARY — DATE
CITY OF ELGIN PLANNING & ZONING COMMISSION

Breaks are in red and are not to scale.

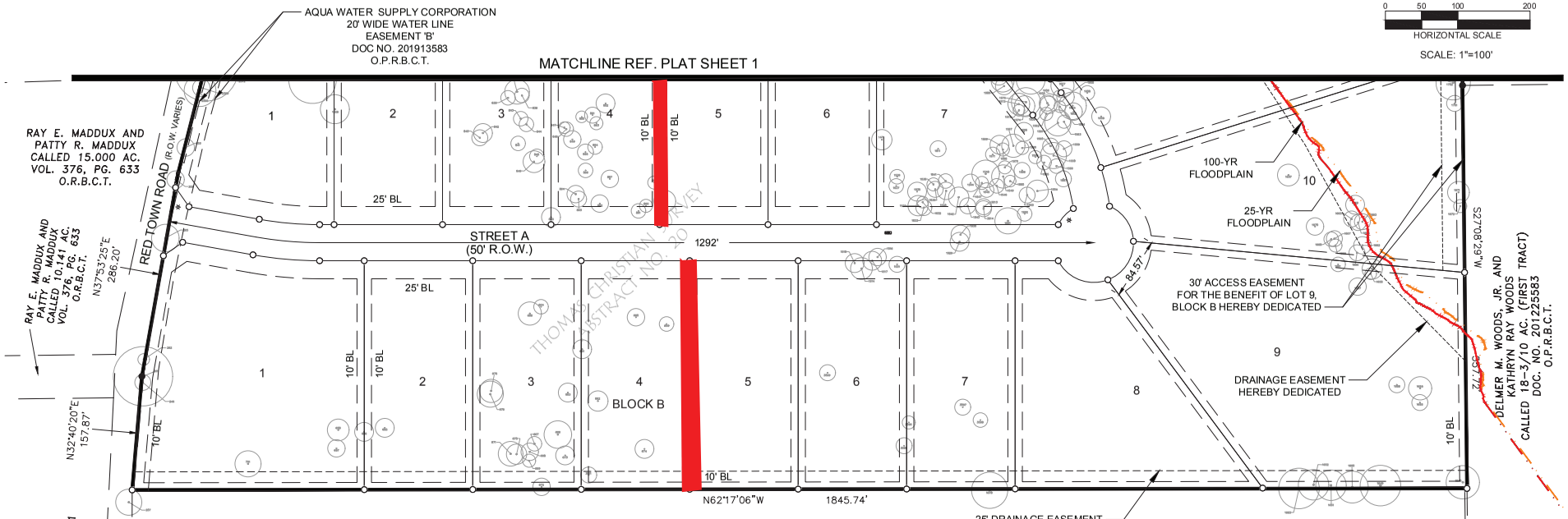


MATCHLINE REF. PLAT SHEET 2

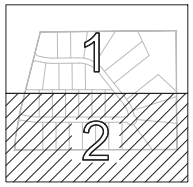
CONCEPT PLAN
BURLESON CREEK ESTATES
SHEET 1 OF 2

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

Breaks are in red
and are not to scale.



Block	LOT #	TOTAL LOT AREA (AC)
A	1	1.33
A	2	1.08
A	3	1.08
A	4	1.08
A	5	1.08
A	6	1.08
A	7	1.45
A	8	1.22
A	9	1.05
A	10	1.05
A	11	1.16
A	12	1.35
B	1	2.26
B	2	1.09
B	3	1.09
B	4	1.09
B	5	1.09
B	6	1.09
B	7	1.09
B	8	1.6
B	9	2.92
B	10	2.26
B	11	2.68
B	12	2.15
B	13	2.78
B	14	1.77
B	15	1.18
B	16	1.05
B	17	1.55
B	18	6.76
--	ROW	3.28
	TOTAL	52.79



KEY MAP
NTS

CONCEPT PLAN
BURLESON CREEK ESTATES
SHEET 2 OF 2

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 5058953
FIRM TX. REG. #F-10308

Development Services Department

STAFF REPORT

Concept Plan for Burleson Creek Estates

Project #: 2022000103

Date: October 17, 2022

Applicant: Waeltz & Prete, Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – October 24, 2022

Location: Bastrop Co. Appraisal District Parcel 15693

APPLICATION SUMMARY

Consideration of a Concept Plan for Burleson Creek Estates which will consist of thirty (30) total lots (29 single family home lots and 1 drainage/open space lots) on two (2) blocks on 52.796 acres.

DEPARTMENT COMMENTS

The lots range in size from 1.05 acres to 2.78 acres in size. The larger sized lots are due to septic systems that will be onsite. Water service will be provided by Aqua WSC. The site will be served by a local sized roadway (50' ROW) that will have two (2) exits onto Red Town Rd. The site will not require a traffic impact analysis as it generates less than fifty (50) peak hour trips and will pay $800.00 a lot into the City's Parkland Fund instead of providing public parkland. All lots exceed the R-2 zoning standard regarding minimum lot width and lot area. If approved by the Commission, there will be an eventual preliminary plat and final plat that will be before the Commission for approval.

The County has asked that reserved ROW be placed on the Concept Plan of thirty (30) feet from the centerline of the roadway along Red Town Rd. to meet their Code requirements. This has not been completed on this Concept Plan in your packet. Staff would ask as a condition of approval this be placed on the plat.

STAFF ANALYSIS

Staff has reviewed the Concept Plan for consistency with the Comprehensive Plan and there are no issues or concerns. Based on the information within the packet, staff believes there are no issues or concerns with approving the request subject to the following condition: The Concept Plan will reflect a right-of-way dedication of thirty (30) feet from the centerline of the right-of-way along Red Town Rd.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application.
2. Proposed Concept Plan.
3. TRC Approval Letter.

Attachment 1
Application

Revised: 4-13-2020

Elgin TEXAS
perfectly situated...

CONCEPT PLAN APPLICATION

Date: June 21, 2022 **New** X **Modification** ____

Modification of N/A

SITE INFORMATION

Project Address: N/A

Parcel Identification Number (if no address): Property ID: 155993

APPLICANT

Name: Waeltz & Prete, Inc.

Postal Address: 211 N. A.W. Grimes Blvd.
Round Rock, TX 78665

E-Mail Address: scannon@wpinc.com; **Phone Number:** 512-505-8953

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.

	Shane Cannon, P.E.	June 21, 2022
Signature	**Printed Name**	**Date**

Project Description:

This project is a single family rural subdivision consisting of 29 residential lots with a minimum area of 1 Acre each, and 1 drainage lot. The subdivision will be served by Aqua Water Supply Corporation for water and will utilize OSSF for wastewater.

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

June 15, 2022

City of Elgin
310 N. Main Street
PO Box 591
Elgin, TX 79621

Re: Burleson Creek Estates Subdivision – Authorization to Submit

To whom it may concern:

The Civil Engineering firm of Waeltz & Prete, Inc. is authorized to submit the Concept Plan on behalf of William Caudill.

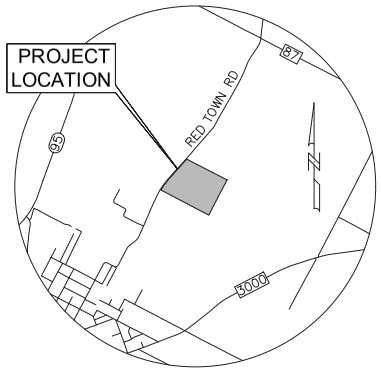
Waeltz & Prete, Inc. is working on behalf of William Caudill for the Burleson Creek Estates Concept Plan for the property bearing the legal description A20 CHRISTIAN, THOMAS, ACRES 53.7960, (R15693), located in Elgin, TX.

Sincerely,

William Caudill
Owner

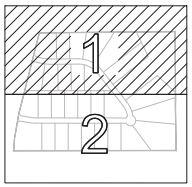
Attachment 2
Proposed Concept Plan

OWNER:	WILLIAM H. CAUDILL 126 GLYNN WAY DR. HOUSTON, TEXAS 77056
ACREAGE:	52.796 ACRES
PATENT SURVEY:	THOMAS CHRISTIAN SURVEY, ABSTRACT 20
NUMBER OF BLOCKS:	2
NUMBER OF LOTS BY TYPE:	29 - SINGLE FAMILY RESIDENTIAL 1 - DRAINAGE/OPEN SPACE
LINEAR FEET OF NEW STREETS:	2,750
SUBMITTAL DATE:	AUGUST 12, 2022
DATE OF PLANNING AND ZONING COMMISSION REVIEW:	
ENGINEER:	WAELTZ & PRETE, INC. 211 N. A.W. GRIMES BLVD. ROUND ROCK, TEXAS 78665 (512) 505-8953 scannon@w-pinc.com
SURVEYOR:	DIAMOND SURVEYING, INC. 116 SKYLINE RD. GEORGETOWN, TEXAS 78628 (512) 931-3100 gary@diamondsurveying.com



LOCATION MAP
SCALE: 1" = 3000'

0 50 100 200
HORIZONTAL SCALE
SCALE: 1"=100'



KEY MAP
NTS

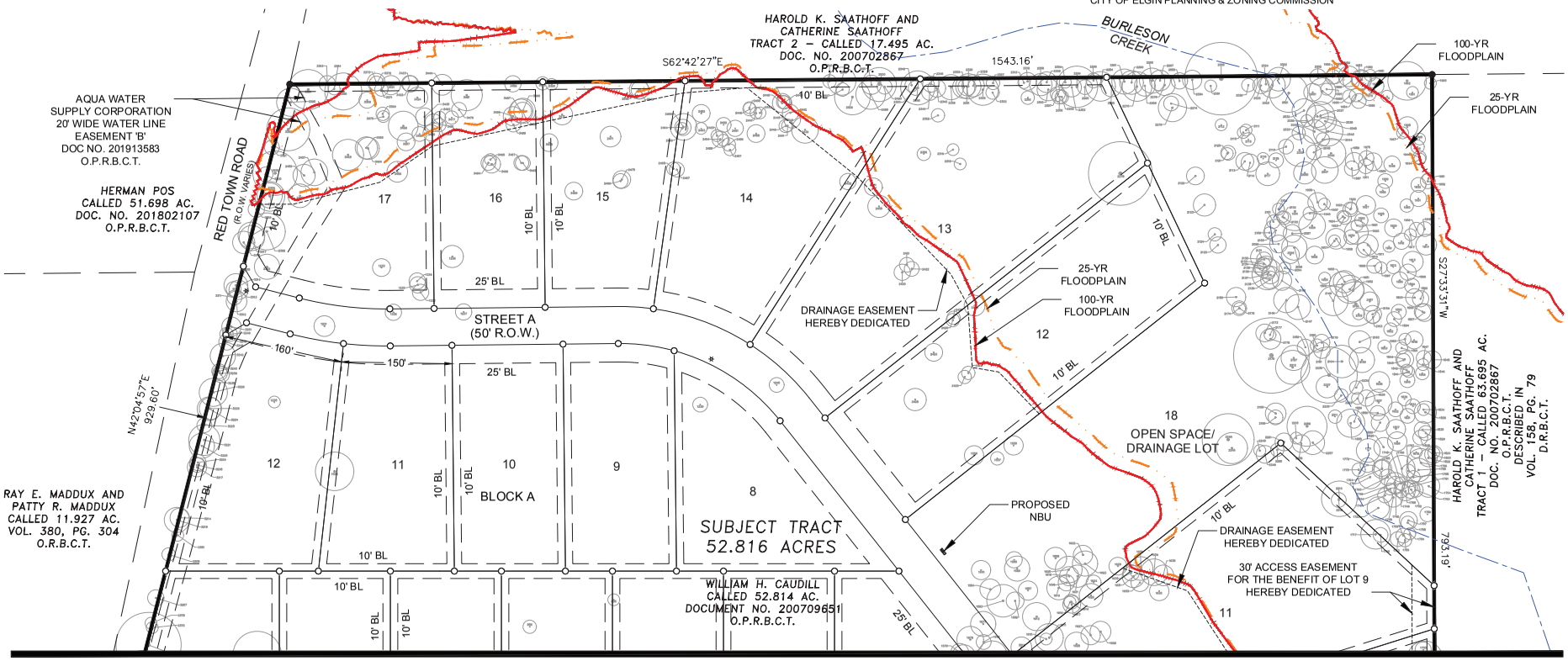
LEGEND

	PROPERTY BOUNDARY
	ADJOINER LINE
	RIGHT-OF-WAY/PROPERTY CORNER TIE LINE
	EASEMENT AND BUILDING SETBACK LINE
O.R.B.C.T	OFFICIAL RECORDS BASTROP COUNTY, TEXAS
O.P.R.B.C.T	OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS
P.R.B.C.T.	PLAT RECORDS BASTROP COUNTY, TEXAS
D.R.B.C.T	DEED RECORDS BASTROP COUNTY, TEXAS
ETJ	EXTRATERRITORIAL JURISDICTION
○	1/2" IRON ROD SET
●	1/2" IRON ROD FOUND
	IRON ROD FOUND WITH CAP
◉	CONCRETE MONUMENT FOUND
△	CALCULATED POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W.	RIGHT-OF-WAY
◕	BENCHMARK

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

VICE-CHAIR — DATE
CITY OF ELGIN PLANNING & ZONING COMMISSION

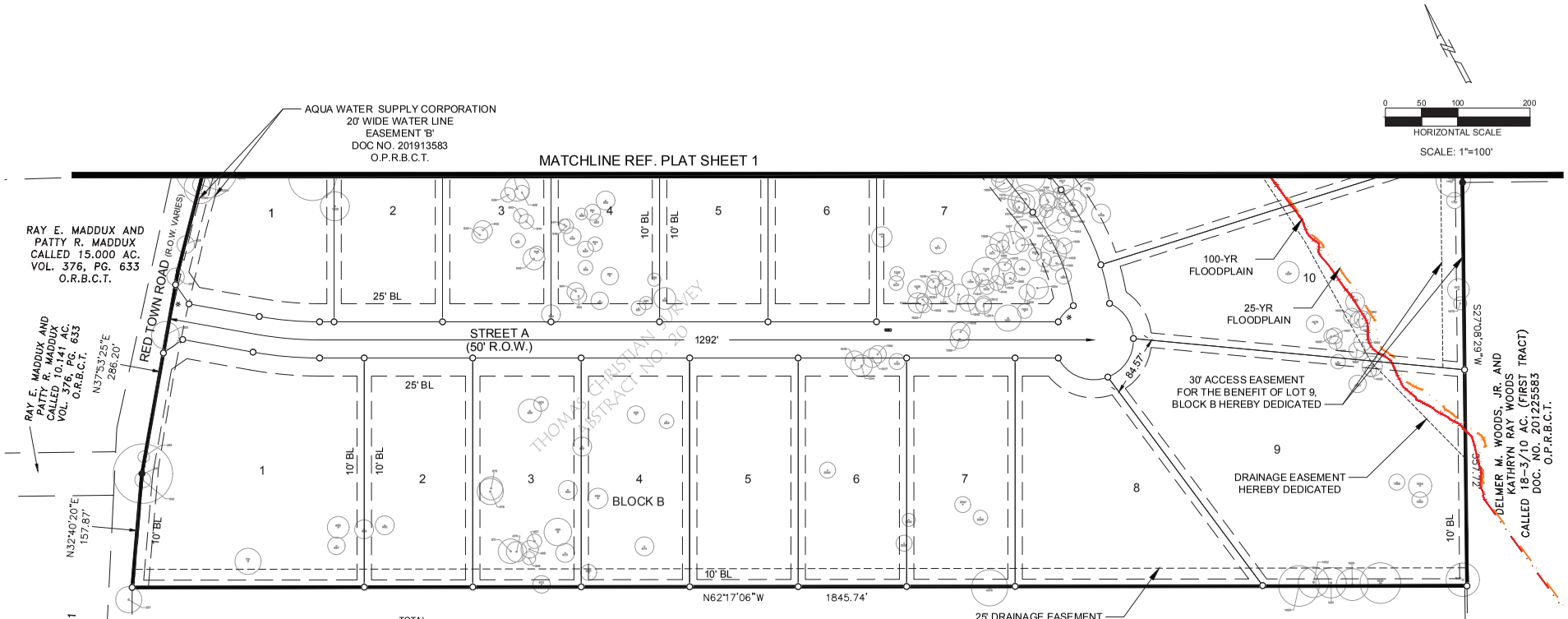
SECRETARY — DATE
CITY OF ELGIN PLANNING & ZONING COMMISSION



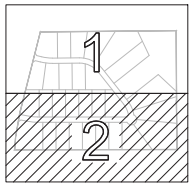
MATCHLINE REF. PLAT SHEET 2

CONCEPT PLAN
BURLESON CREEK ESTATES
SHEET 1 OF 2

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308



Block	LOT #	TOTAL LOT AREA (AC)
A	1	1.33
A	2	1.08
A	3	1.08
A	4	1.08
A	5	1.08
A	6	1.08
A	7	1.45
A	8	1.22
A	9	1.05
A	10	1.05
A	11	1.16
A	12	1.35
B	1	2.26
B	2	1.09
B	3	1.09
B	4	1.09
B	5	1.09
B	6	1.09
B	7	1.09
B	8	1.6
B	9	2.92
B	10	2.26
B	11	2.68
B	12	2.15
B	13	2.78
B	14	1.77
B	15	1.18
B	16	1.05
B	17	1.55
B	18	6.76
--	ROW	3.28
	TOTAL	52.79



KEY MAP
NTS

CONCEPT PLAN
BURLESON CREEK ESTATES
SHEET 2 OF 2

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 5058953
FIRM TX. REG. #F-10308

Attachment 3
TRC Approval Letter

To be provided to you at the meeting or emailed separately to you.