



AGENDA

PLANNING & ZONING COMMISSION

REGULAR MEETING

MONDAY, DECEMBER 19, 2022, 6:30 P.M.

PUBLIC LIBRARY ANNEX, CIVIC CENTER

404 NORTH MAIN STREET

1. CALL TO ORDER

2. PUBLIC COMMENTS FOR NON-AGENDA RELATED ITEMS

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

3. NEW BUSINESS

- 3.1. Project # 202200116: An Amended Preliminary Plat For "Harvest Ridge Amended Preliminary Plat" Located On Parcels Of Land Known By The Travis County Appraisal District As Parcels 358761, 965056, & 965082 & Bastrop County Appraisal District As Parcel 15378, And Numerous Lots Within The Plat, Located East Of County Line Rd. & Across From The Eagles Landing Development To Add A School Site, Edit Road Configurations, Edit Lot Configurations, And Increase Total Lot Count From 1,158 To 1,166.

A. Staff Presentation

B. Applicant Presentation

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

Documents:

[HARVEST RIDGE PRELIMINARY PLAT AMENDMENT COMBINED
PACKET.PDF](#)

3.II. Project # 202200141: A Final Plat For "Harvest Ridge Section 7A" Located On A Parcel Of Land Known By The Bastrop County Appraisal District As Parcel 15378, Located Adjacent To The East Of Harvest Ridge Section 5A, To Plat Pond View Dr. Right-Of-Way For Access To The School Lot On 0.530 Acres Of Land.

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

Documents:

[HARVEST RIDGE SECTION 7A FINAL PLAT COMBINED PACKET.PDF](#)

4. ANNOUNCEMENTS

5. 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.



Development Services Department

STAFF REPORT

Harvest Ridge Amended Preliminary Plat

Project #: 202200116

Date: December 3, 2022

Applicant: Adam Berry c/o BGE

Representative: SAME

Hearing Dates: Planning & Zoning Commission: December 19, 2022

Location: Travis County Appraisal District as Parcels 358761, 965056, & 965082 & Bastrop County Appraisal District as Parcel 15378, and numerous lots within the Plat.

APPLICATION SUMMARY

Consideration of an amended preliminary plat for the Harvest Ridge Development. The amended plat will add a 12.92-acre school site, edit road and lot configurations, edit open space, edit park space, and increase total lot count from 1,158 to 1,166 lots. This development is in the City ETJ and within the Altessa Municipal Utility District (MUD).

DEVELOPMENT BACKGROUND

Initially the City Council approved an initial Development and Consent Agreement (DCA) for this site on August 6, 2019. With that Agreement was a Concept Plan (see attachment 2) that directed how the site was to develop.

DEPARTMENT COMMENTS

The Agreement itself allows for a minimum of 1,200 homes, dedication of a minimum of 12 acres for a school site (not presently shown on the approved concept plan), 2 acres public safety site (already approved in Section 2), and 7 miles of trails. Lot sizes can be a minimum of 35' lot width and minimum 3,600 sq. ft. in lot area.

Parkland is calculated based on a mathematical formula within the Subdivision Ordinance and will require a set total acreage of parks in the total development. These are to be dedicated at as each Final Plat is recorded to the MUD. or payment into the City Parkland Fund. They can subtract, add, and move all or parts of parkland.

Realignment of the north-south roadway to the immediate east of the proposed school site will allow for interconnectivity between the Larson Tract Development to the south and the road to continue north into future developments (see attachment 5). The right-of-way can be a minimum of 46' in width per the DCA.

Under the 2019 Development and Consent Agreement, amendments to the Preliminary Plat and are 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 Amended Preliminary Plat that do not exactly match the approved Preliminary Plat (see attachments 3 & 5 together). However, these changes are regarded by City Staff as minor amendments to the approved Preliminary Plat. Minor amendments under the DCA are considered by the Commission.

The modifications between the proposed Amended Preliminary Plat and the originally approved Preliminary Plat can be viewed by seeing the marked up proposed Preliminary Plat (attachment #5), provided as information. See below for the proposed changes (these are also reflected on attachment #5).

1. Red circle – removal of linear open space.
2. Green shape – removal of 1.2-acre pocket park and placement of 15 residential lots.
3. Light blue shape – relocation of alley exit to another street and addition of 0.35-acre pocket park.
4. Purple shape – Floodplain was reconfigured through a conditional letter of map revision with FEMA to allow more uplands & removal of residential lots to add a 12.92-acre school site.
5. Orange shape – reconfiguration of road systems and lots, reconfiguration of open space, & new access road to the neighboring lot to the north
6. Dark blue rectangle – Addition of lots.

STAFF ANALYSIS

Staff has reviewed the Amended 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. The Commission may approve, approve with conditions, or deny the request.

ATTACHMENTS

Additional information is provided through attached exhibits.

1. Application.
2. Development Agreement Concept Plan.
3. Approved Preliminary Plat.
4. Proposed Amended Preliminary Plat
5. Proposed Amended Preliminary Plat with Marked Up Changes.
6. TRC Approval Letter.

Attachment 1

Application

PRELIMINARY PLAT APPLICATION

Date: 08/10/2022New ☐ Modification ☒Modification of Altessa Subdivision

SITE INFORMATION

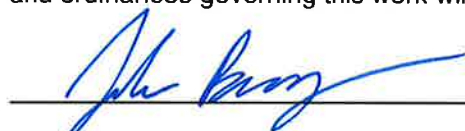
Project Address: Harvest Rdige

Parcel Identification Number (if no address): _____

APPLICANT

Name: J. Adam Berry, P.E.Postal Address: 101 W. Louis Henna Blvd.Austin, TX 78728E-Mail Address: aberry@bgeinc.com; Phone Number: (512) 879-0464

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


J. Adam Berry8/11/22

Signature

Printed Name

Date

Project Description:

Amending the previously approved Altessa Subdivision preliminary plat to add a school site,
edit road and lot configurations, and increase lot count from 1,158 to 1,166.



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



(512) 281-0119



www.elgintx.com

Owner Authorization Form

February 3, 2021

Site Development Plan Authority

Re: Site Development Plan Application
~~Harvest Ridge Amenity Center~~
Elgin, Texas

Harvest Ridge All Phases Platist Plan

I, *Adam Boenig*, *Vice President* of Clayton Properties Group, Inc., do hereby make and/or authorize J. Adam Berry, to represent Clayton Properties Group, Inc. for submittal and subsequent processing of the Subdivision Construction Plans application for all Sections of Harvest Ridge.

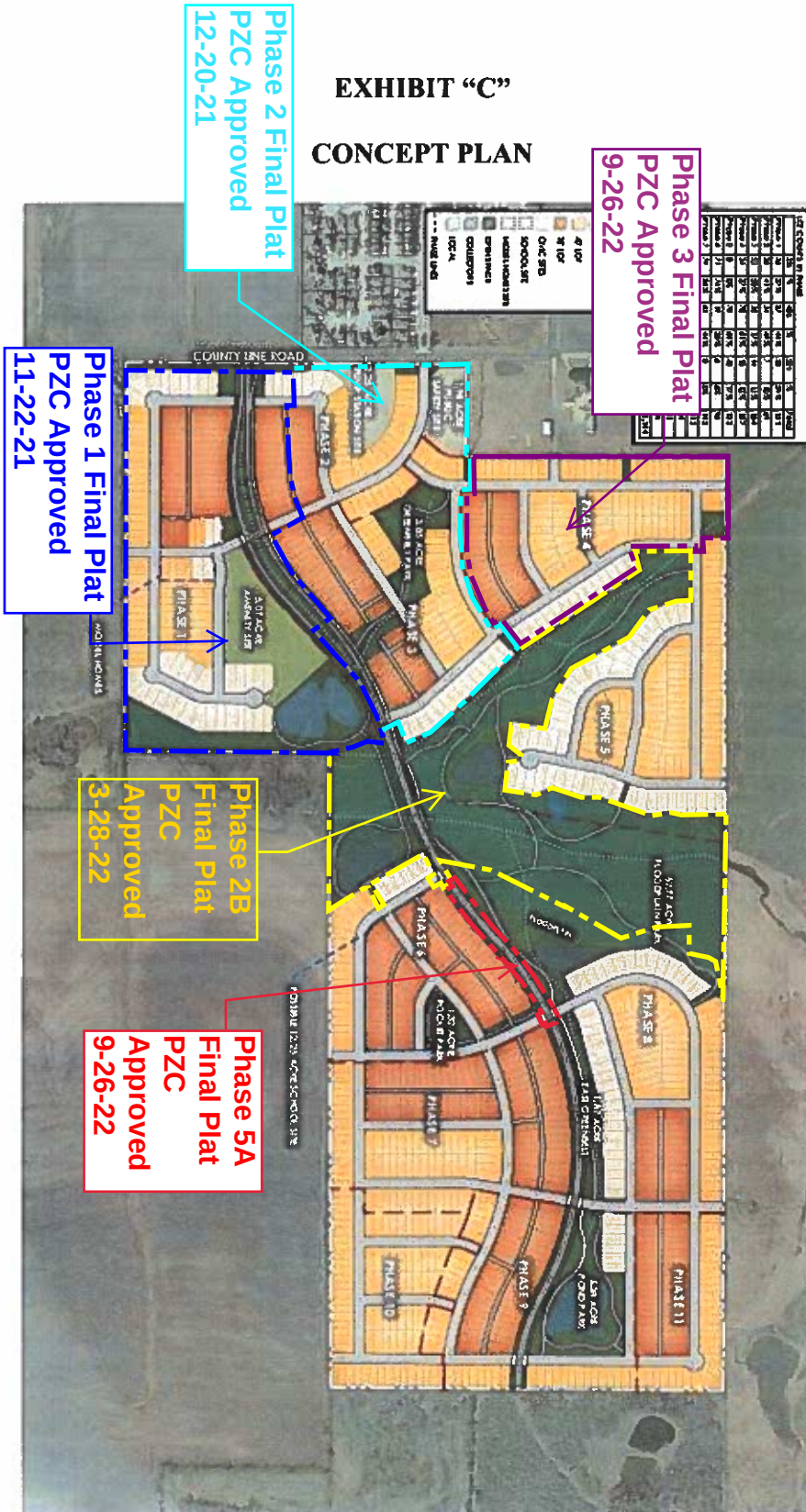
Sincerely,



Clayton Properties Group, Inc.
6700 Vaught Ranch Road, Suite #200
Austin, TX 78730

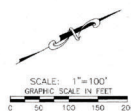
Attachment 2
Development Agreement
Concept Plan

EXHIBIT "C" CONCEPT PLAN



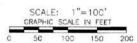
Attachment 3
Approved Preliminary Plat

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



●	3/8" IRON ROD FOUND (UNLESS NOTED)	⌘	POST / BOLLARD
●	1/2" IRON ROD SET	⌘	FIRE HYDRANT
P.O.B.	0/4" CAP "TANK"	⌘	METER / UTILITY
P.R.T.C.T.	ORIGINAL PUBLIC RECORDS TRAVERS COUNTY TEXAS	⌘	MANHOLE
P.R.T.C.T.	PLAT RECORDS	⌘	VALVE
P.R.T.C.T.	TRAVERS COUNTY TEXAS	⌘	CULVERT
P.R.T.C.T.	DEED RECORDS	⌘	UTILITY POLE
P.R.T.C.T.	TRAVERS COUNTY TEXAS	⌘	BUILDING
P.R.T.C.T.	ORIGINAL PUBLIC RECORDS BASTROP COUNTY TEXAS	⌘	FENCE
	() RECORD INFORMATION	⌘	WASH / WATER
⊙	SIGNS	⌘	LOT NUMBER
⊙	LIGHT POLE	⌘	BLOCK NUMBER
⊙		⌘	SHRUB / LOT (OPEN SPACE LANDSCAPE / COURTYARD STAGE)

[illegible]DEC JOB NUMBER
5108-01



- SCALE: 1"=100'
GRAPHIC SCALE IN FEET
- 
- A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 50, 100, 150, and 200.

5108-01

ALTESSA MUNICIPAL UTILITY DISTRICT
POLITICAL SUBDIVISION DESCRIPTION

DESCRIPTION OF 283.115 ACRES TRACT OF LAND, SITUATED IN THE THOMAS CHRISTIAN SURVEY, ABSTRACT NOS. 20 AND 2295, IN BASTROP AND TRAVIS COUNTIES, TEXAS, BEING ALL OF THAT CERTAIN 234.215 ACRES TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM EUGENE R. KANAK, AND WIFE, JUDY A. KANAK TO THE EUGENE R. AND JUDY A. KANAK LIVING TRUST, EUGENE R. KANAK AND JUDY A. KANAK, CO-TRUSTEES, OF RECORD IN VOLUME 920, PAGE 713 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND VOLUME 13223, PAGE 668 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO ALL OF THAT CERTAIN 48.820 ACRES OF LAND BEING THE REMAINDER OF VOLUME 725, PAGE 633 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, AND IN VOLUME 11158, PAGE 144, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 283.115 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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

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

THENCE, S 62°51'29" E, DEPARTING THE EAST RIGHT-OF-WAY OF COUNTY LINE ROAD, WITH THE SOUTH LINE OF SAID 10.00 ACRE TRACT, FOR A DISTANCE OF 476.51 FEET TO THE SOUTHEAST CORNER SAID 10.00 ACRE TRACT, AND BEING AN INTERIOR ANGLE CORNER OF SAID 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT;

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

THENCE, S 62°53'48" E, WITH THE SOUTH LINE OF SAID 147,144 ACRE TRACT AND THE NORTH LINE OF SAID 234,215 ACRE TRACT, AT A DISTANCE OF 3,022.44 FEET PASSING A 1-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 147,144 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 139,723 ACRES TRACT OF LAND DESCRIBED IN A DEED TO ROGER AND KATHLEEN M. HARRIS, DATED 11/27/71, THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 3,832.13 FEET, TO THE IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 234,215 ACRES TRACT AND THE HEREIN DESCRIBED TRACT, AND BEING THE NORTHWEST CORNER OF THAT CERTAIN 42,158 ACRES TRACT OF LAND DESCRIBED IN A DEED TO ROGER AND KATHLEEN M. HARRIS, DATED 11/27/71, VOLUME 647, PAGE 725 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS.

THENCE, S 27°35'48" W WITH THE WEST LINE OF S/D 42.158 ACRE TRACT AND THE EAST LINE OF S/D 234.215 ACRE TRACT, AT A DISTANCE OF 1,298.23 FEET PASSING A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF S/D 42.158 ACRE TRACT AND THE NORTHWEST CORNER OF S/D 234.215 ACRE TRACT, TO THE LAND DESCRIBED IN A DEED TO JIM V. AND KATHERINE L. MOONTEY OF RECORD IN VOLUME 234-215 OF THE BASTROP COUNTY RECORDS OF BASTROP COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 2,036.79 FEET TO THE SOUTHWEST CORNER OF S/D 234.215 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, AND BEING THE SAME CORNER OF THAT TRACT AS DESCRIBED IN A DEED TO JIM V. AND KATHERINE L. MOONTEY OF RECORD IN VOLUME 234-215 OF THE BASTROP COUNTY RECORDS TO THE CYNTHIA AND SHELTON RAY JOHNSON JUNT LIVING TRUST OF RECORD IN DOCUMENT NUMBER 201810089 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

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

THENCE, S 27°10'16" W, DEPARTING THE SOUTH LINE OF SAID 234.288 ACRE TRACT, AND WITH THE EAST LINE OF SAID 48.820 ACRE TRACT AND THE WEST LINE OF SAID 87 ACRE TRACT, FOR A DISTANCE OF 1065.40 FEET TO A 1/2" IRON ROD FOUND AND BEING THE NORTHEAST CORNER OF THAT CERTAIN 3.006 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO FAUSTO C. MARTINEZ AND MARIA SAUCEDO OF RECORD IN DOCUMENT NO. 201108993, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS;

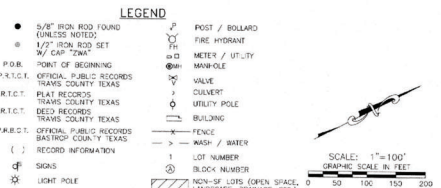
THENCE, N 62°50'09" W, WITH THE NORTH LINE OF SAID 3.006 ACRE TRACT FOR A DISTANCE OF 2008.67 FEET TO A 1/2" IRON FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD AND BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

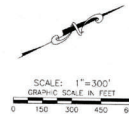
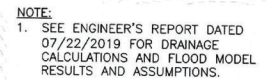
THENCE, N 27°32'17" E, WITH THE EAST RIGHT-OF-WAY OF COUNTY LINE ROAD AND BEING THE WEST LINE OF SAID 48.820 FOR A DISTANCE OF 1055.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 283.115 ACRES OF LAND.

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

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

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

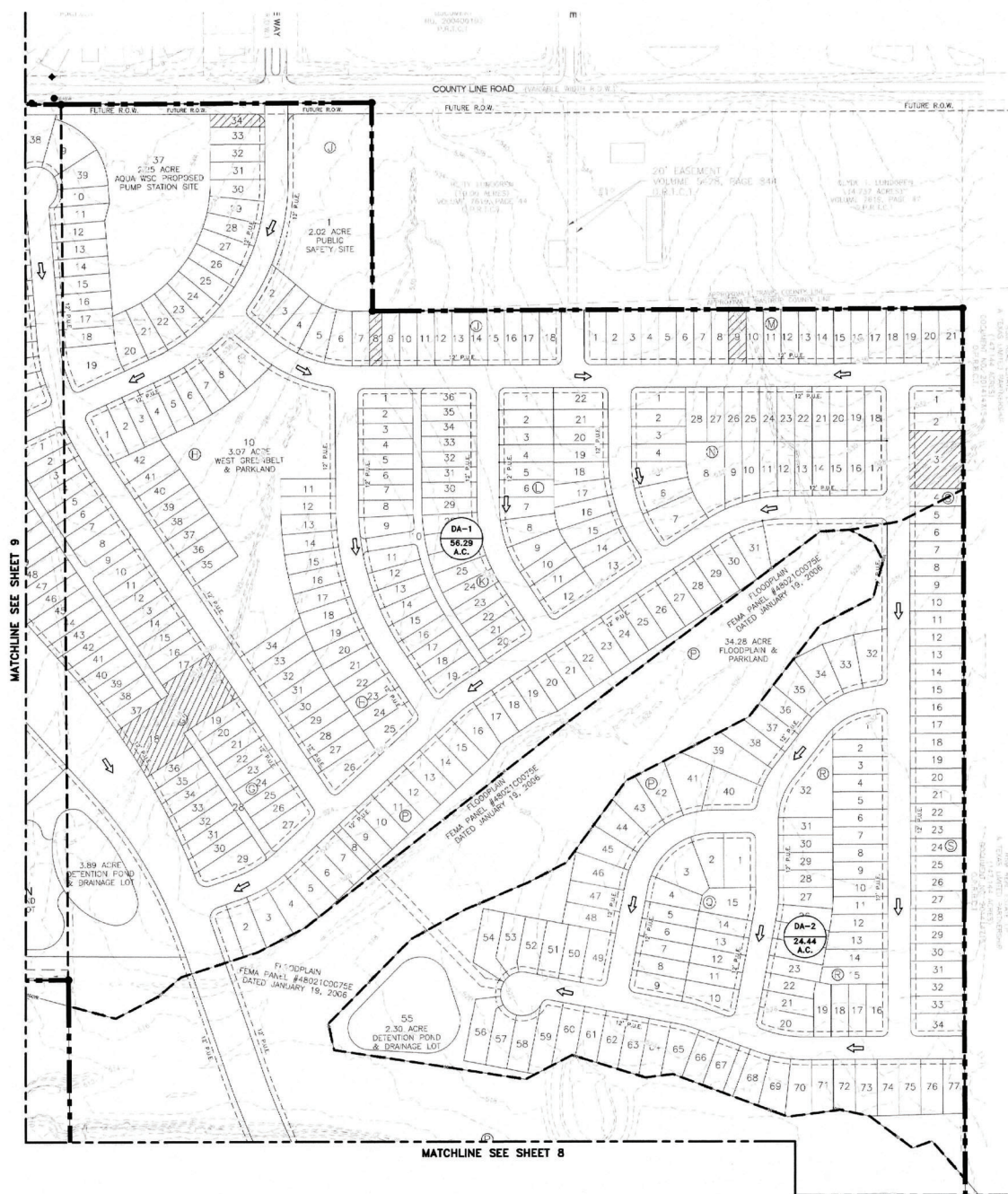
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LEGEND	
	DRAINAGE AREA
----	DRAINAGE AREA BOUNDARY
-> -> -> -> ->	SLOPE TO DRAIN DIRECTION (REACH PATH)
-----XXX-----	PROPOSED GRADE CONTOUR
-----XXX-----	EXISTING GRADE CONTOUR
	EXISTING STOCK/AG TANKS (PONDS)

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DEC JOB NUMBER
5108-01



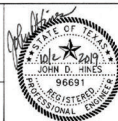
NOTE:

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

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

ALTESSA RANCH
PRELIMINARY PLAT

PROPOSED DRAINAGE MAP - SHEET 1



LEGEND

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

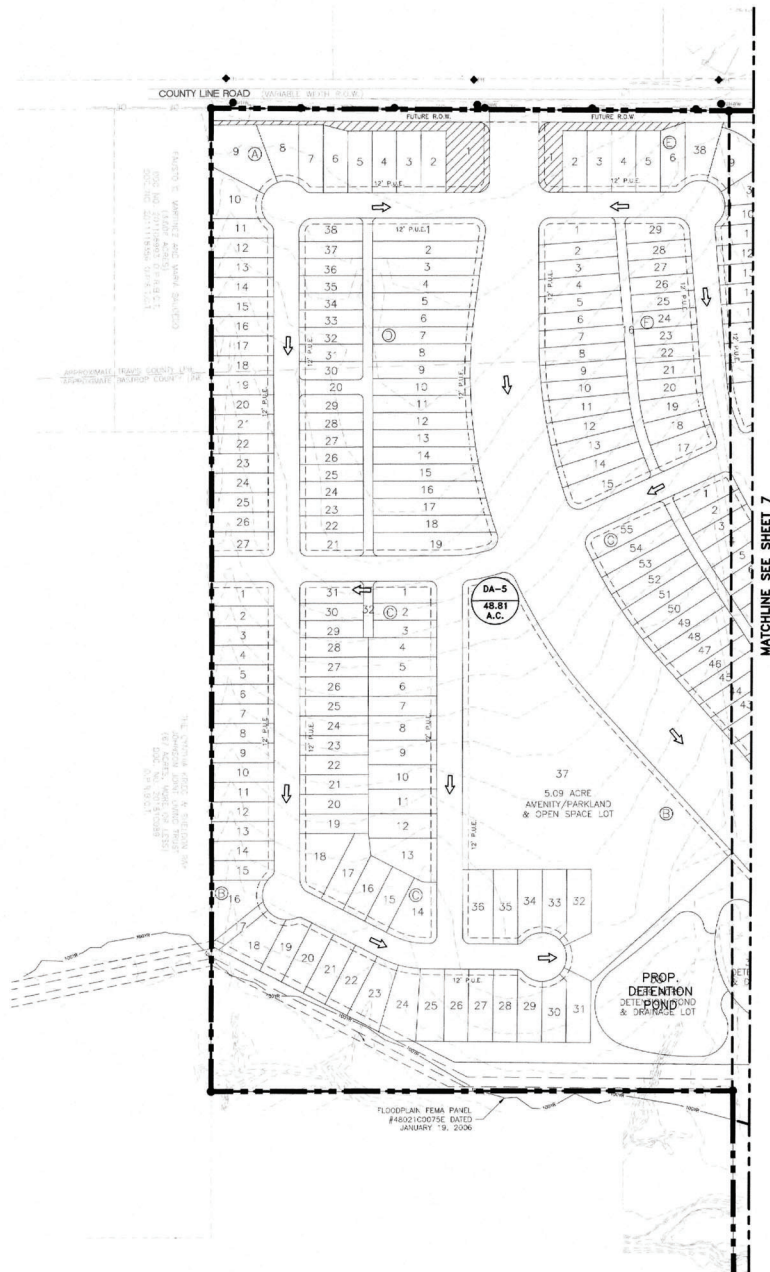
SCALE: 1"=120'

GRAPHIC SCALE IN FEET

0 60 120 180 240

[illegible]





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

ALTESSA RANCH
 PRELIMINARY PLAT

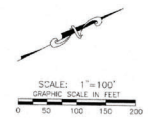
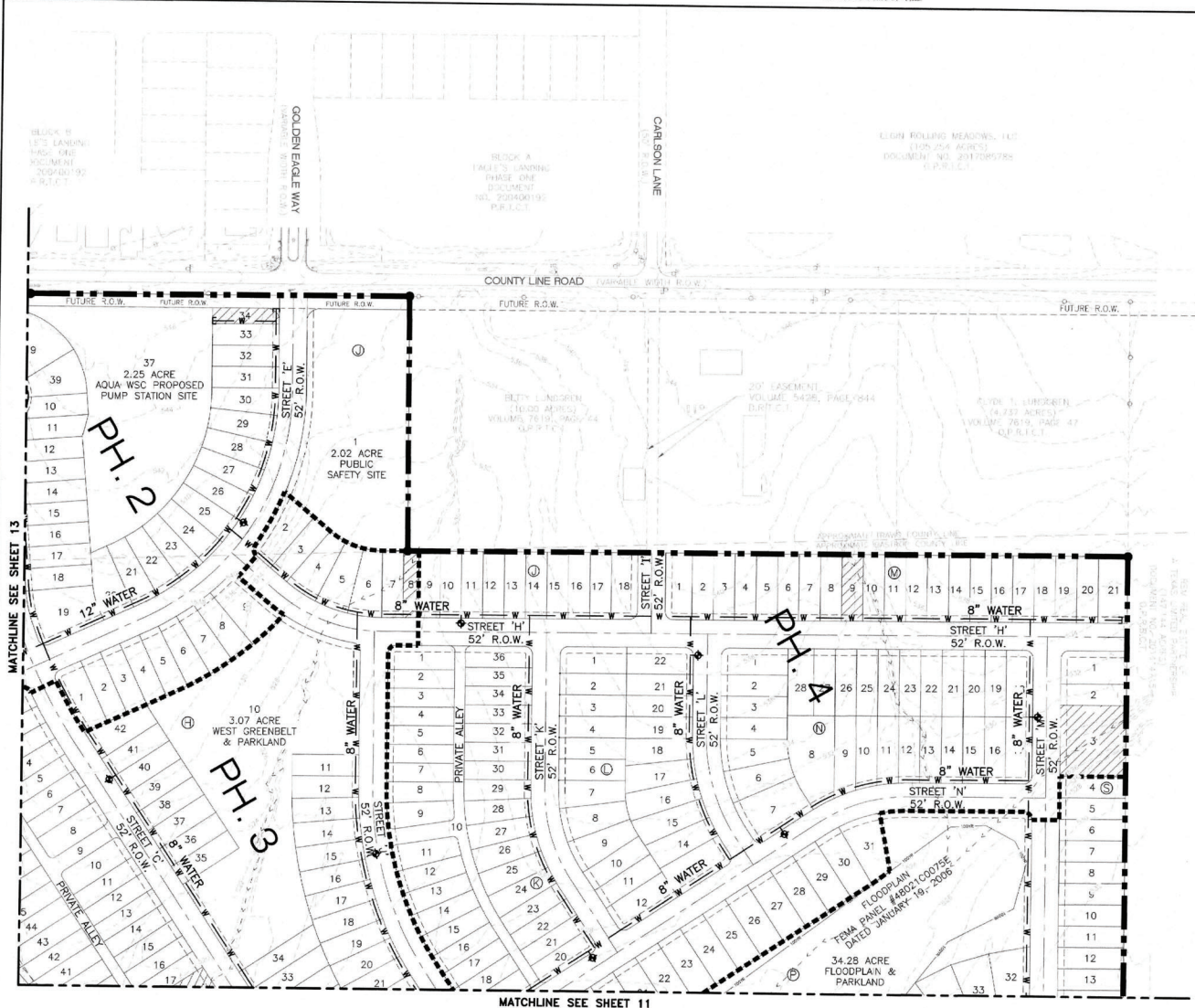
PROPOSED DRAINAGE MAP - SHEET 3



REVISIONS	
NO.	DESCRIPTION

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SHEET NO.
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NOTES:

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

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

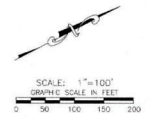
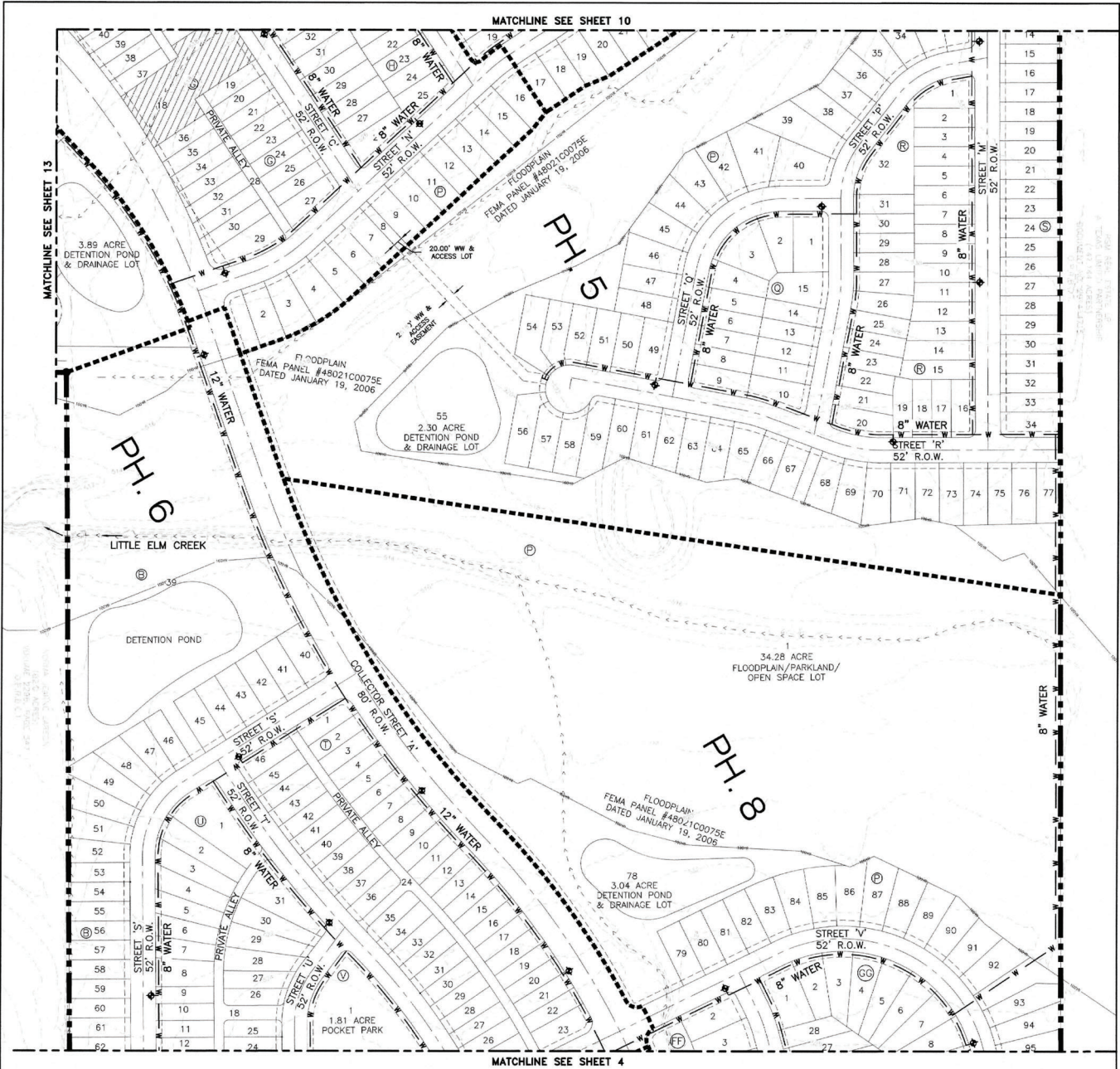
ALTESSA RANCH
PRELIMINARY PLAT

WATER DISTRIBUTION PLAN - SHEET 1

[illegible]

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SHEET NO.
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5108-01



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 ENGINEERING COMPANY - AUSTIN, LLC
 T.B.E. FIRM REGISTRATION # F-8995
 3409 EXECUTIVE CENTER DR., STE 120 AUSTIN, TX 78731 (512) 345-8525

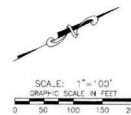
ALTESSA RANCH
 PRELIMINARY PLAT

WATER DISTRIBUTION PLAN - SHEET 2



REVISIONS		
NO.	DATE	DESCRIPTION

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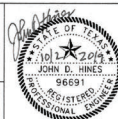


NOTES:

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

ALTESSA RANCH
PRELIMINARY PLAT

WATER DISTRIBUTION PLAN - SHEET 4

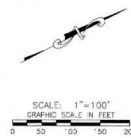
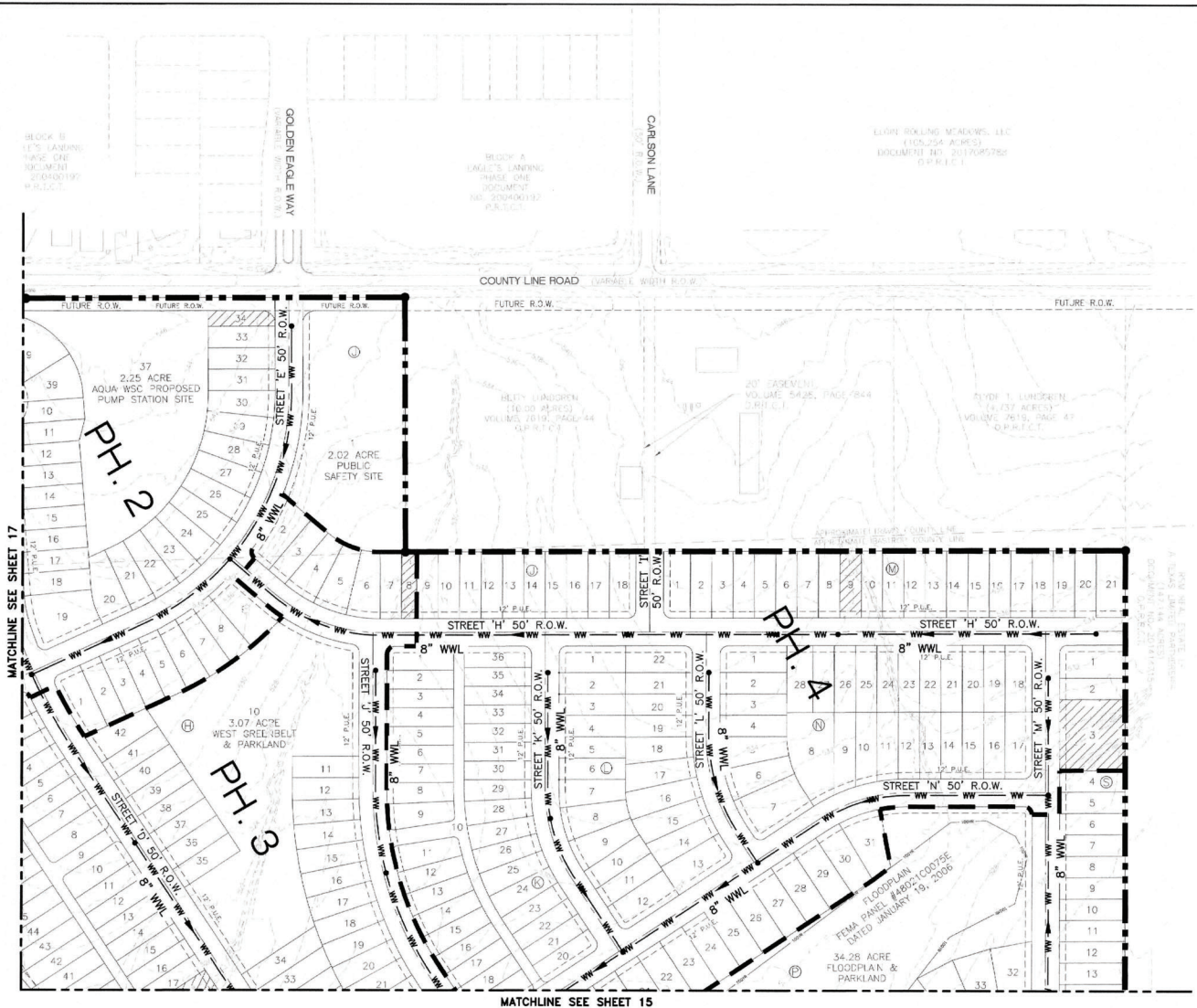
[illegible]

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SHEET NO.

DEC JOB NUMBER
5108-01

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



- LEGEND**
- PROPOSED MANHOLE
 - WW — PROPOSED 12" WASTEWATER MAIN
 - ▶ PROPOSED FLOW DIRECTION

NOTES:

- SEWER SERVICE TO BE PROVIDED BY CITY OF ELGIN (IN CITY CON)

DANNENBAUM
 ENGINEERING COMPANY - AUSTIN, LLC
 T.B.P.E. FIRM REGISTRATION # F-8995
 3409 EXECUTIVE CENTER DR., STE 129, AUSTIN, TX 78751 (512) 345-6525

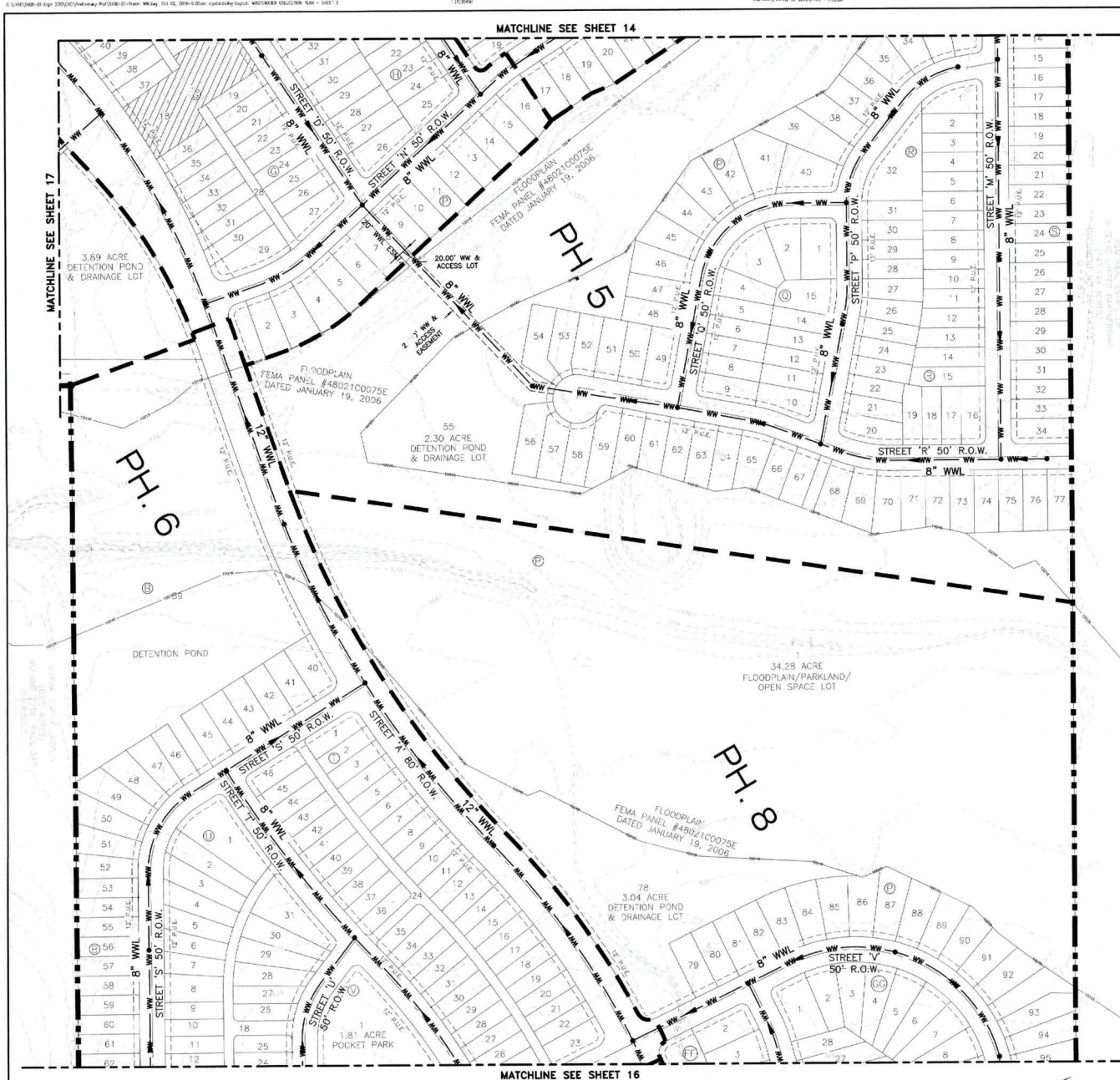
ALTESSA RANCH
 PRELIMINARY PLAT
 WASTEWATER COLLECTION PLAN - SHEET 1



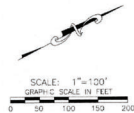
REVISIONS		
NO.	DATE	DESCRIPTION

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 SHEET NO.
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 5108-01

Deposited with: 10-2005/00000
Deposited with: 10-2005/00000
Deposited with: 10-2005/00000 : (a) 2005



MATCHLINE SEE SHEET 16



LEGEND

-  PROPOSED MANHOLE
 PROPOSED 12" WASTEWATER MAIN
 PROPOSED FLOW DIRECTION

DANNENBAUM

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

ALTESSA RANCH
PRELIMINARY PLAT

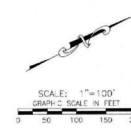
WASTEWATER COLLECTION PLAN - SHEET 2

[illegible]

15 OF 17

SHEET NO.

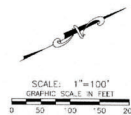
5108-01



SCALE: 1"=100'
GRAPHIC SCALE IN FEET

 PROPOSED MANHOLE
 PROPOSED 12" WASTEWATER MAIN
 PROPOSED FLOW DIRECTION

DEC JOB NUMBER
5108-01



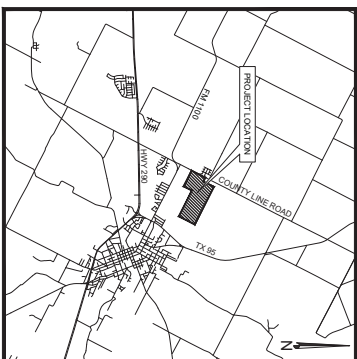
 PROPOSED MANHOLE
 PROPOSED 12" WASTEWATER MAIN
 PROPOSED FLOW DIRECTION

5108-01

Attachment 4
Proposed Amended
Preliminary Plat

- [illegible]

AMENDED PRELIMINARY PLAT - NOT FOR RECORDATION
ALTESSA SUBDIVISION
ELGIN, TEXAS



SUMMARY NOTES

ENGINEER: BGE, INC., TBPEF-1046

SURVEYOR: BGE, INC., TBPEF-1046

PROPERTY OWNER: CLAYTON PROPERTIES GROUP, INC.

REVISIONS

[illegible]

APPLICATION SUBMITTAL DATE:

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN
3	PREL. MINNARY PLAN (SHEET 1 OF 4)
4	PREL. MINNARY PLAN (SHEET 2 OF 4)
5	PREL. MINNARY PLAN (SHEET 3 OF 4)
6	PREL. MINNARY PLAN (SHEET 4 OF 4)
7	PRE-DEVELOPED HYDROLOGY MAP
8	OVERALL STORM SEWER PLAN
9	OVERALL WATER & WASTEWATER PLAN

SECTION	LOT SUMMAR BY PHASE				
	30' ALLEY	40' ALLEY	40'	50'	TOTAL
1	57		48	42	147
2	32	30	78	18	158
3		30	80	15	125
4			82	43	125
5	54	21	45	0	120
6	54	16	68		138
7		42	62		104
8	30	13	40	8	57
9	22	19	106		147
206	171	609	132		1167

SUMMARY	
TOTAL ACREAGE:	288.12 AC.
NUMBER OF BLOCKS	38
NUMBER OF 38 LOTS	295
NUMBER OF 40 LOTS	780
NUMBER OF 50 LOTS	132
LINEAR FEET OF NEW STREETS	40,839 LF

SUBMITTED BY:

J. ADAM BERRY, P.E.
BGE, INC. TBPE NO. F-1046

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

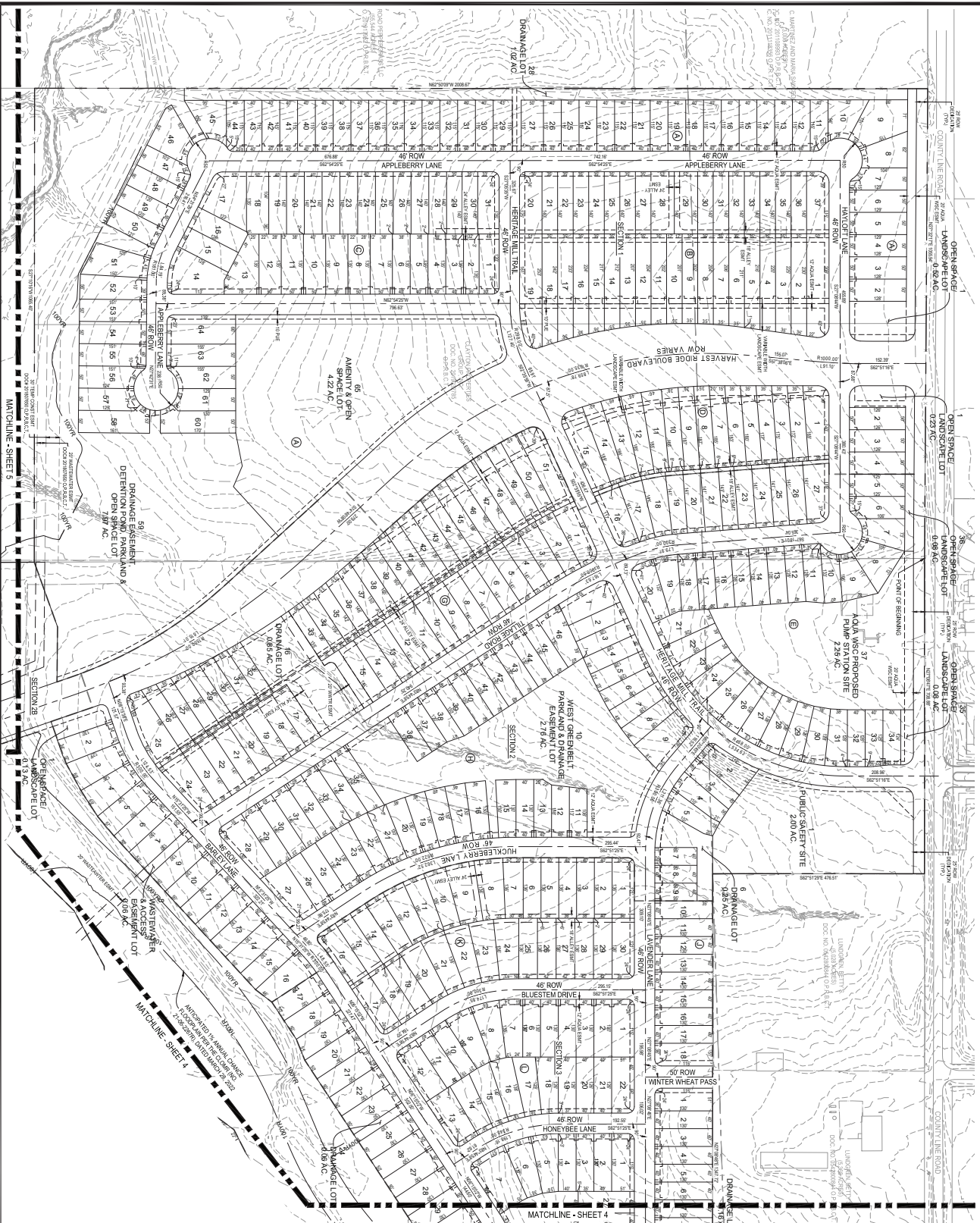
SIGNED _____
PRINT: _____
PLANNING & ZONING COMMISSION CHAIR

SIGNED _____
PRINT: _____
PLANNING & ZONING COMMISSION SECRETARY



BGE, Inc.
1701 Directors Blvd, Suite 1000
Austin, TX 78744
Tel: 512-879-0400 • www.bgeinc.com
TYPE Registration No. F-1046

ALTESSA SUBDIVISION
AMENDED PRELIMINARY PLAT

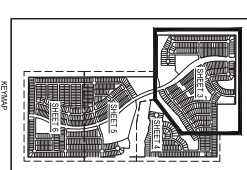


0' 50' 100' 200'
SCALE: 1" = 100'

- NOTES:
1. A TYPICAL 12' EASEMENT, MEASURED FROM THE ROW, SHALL BE REFERRED TO AS A WATER SEWER CONDUIT EASEMENT. ALONG PUBLIC UTILITY EASEMENT SHALL BE DEPICTED ALONG THE SETBACKS ON LOTS SHALL CONFORM TO THE FOLLOWING:
 2. ALLEY LOCATED 10' FROM 12' SIDE, 10' REAR, 10' PUBLIC STREET
 3. NON-ALLEY 20' FROM 12' SIDE, 10' REAR, 10' PUBLIC STREET
- PRELIMINARY PLAT GENERALLY CONFORMS TO THE ADOPTED CONCEPT PLAN.

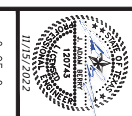
LEGEND

- PROPOSED BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING ROAD CONTOUR
- EXISTING UNDER CONDUIT
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT
- PROPOSED LOT NUMBER

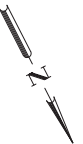
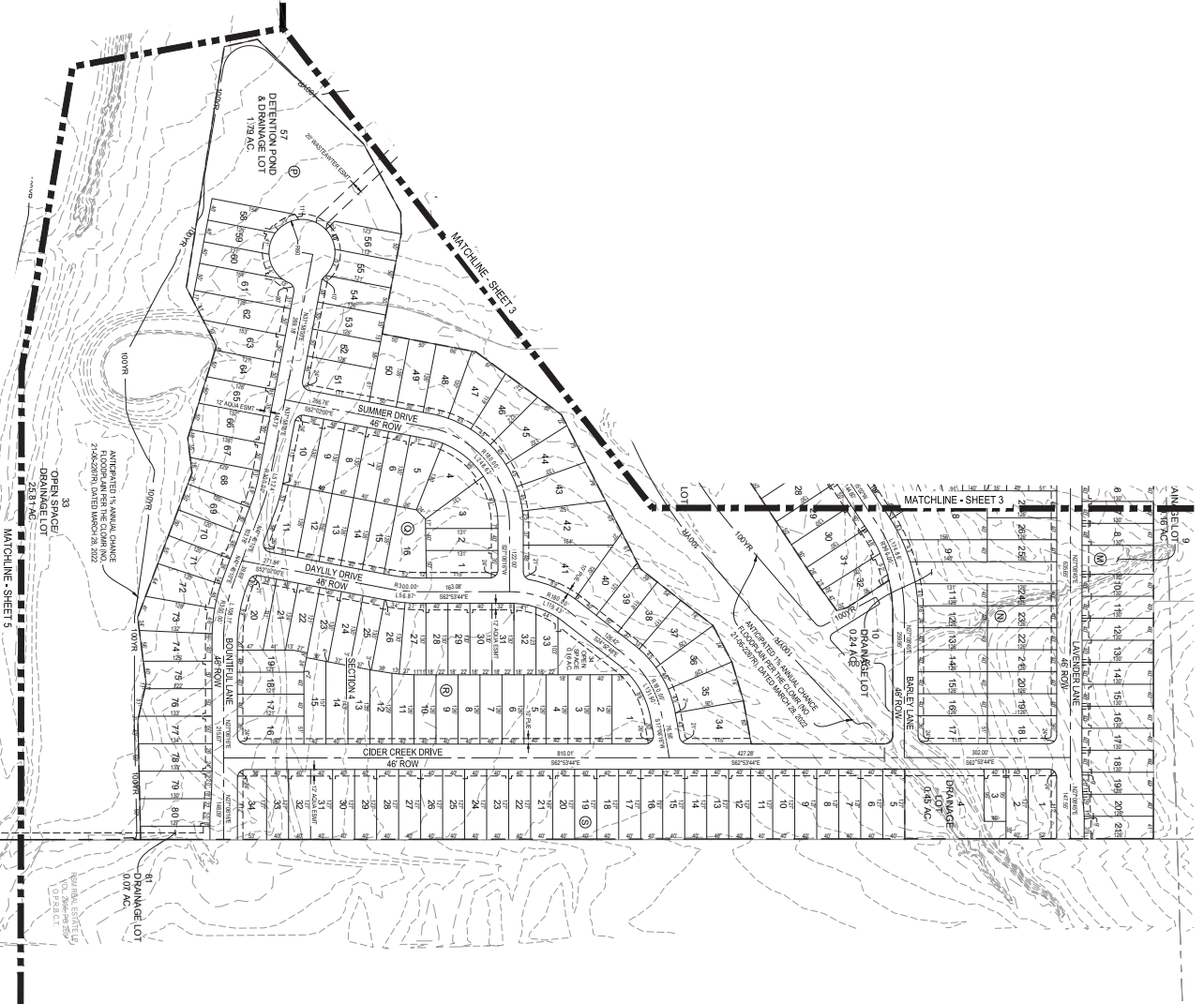


ALTESSA SUBDIVISION
ELGIN, TEXAS
PRELIMINARY PLAN
(SHEET 1 OF 4)

BGE, INC.
101 W. LOUISIANA BLVD., SUITE 400
AUSTIN, TX 78701
TYPE Registration No. F-1048
TEL: 817-875-0400 www.bgeinc.com



ALTESSA SUBDIVISION
AMENDED PRELIMINARY PLAT

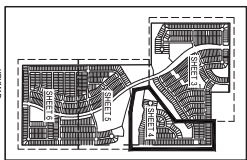


0 50' 100' 200'
SCALE: 1" = 100'

- NOTES:
1. A typical 12' easement measured from the ROW shall be reserved to the water supply corporation along the public utility easement shall be dedicated along the setbacks on lots shall conform to the following:
 2. All lots located in front of a street, or public street, shall be dedicated to the public street.
 3. Preliminary plat generally conforms to the adopted concept plan.

LEGEND

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



ALTESSA SUBDIVISION
ELGIN, TEXAS
PRELIMINARY PLAN
(SHEET 2 OF 4)

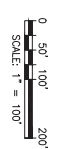
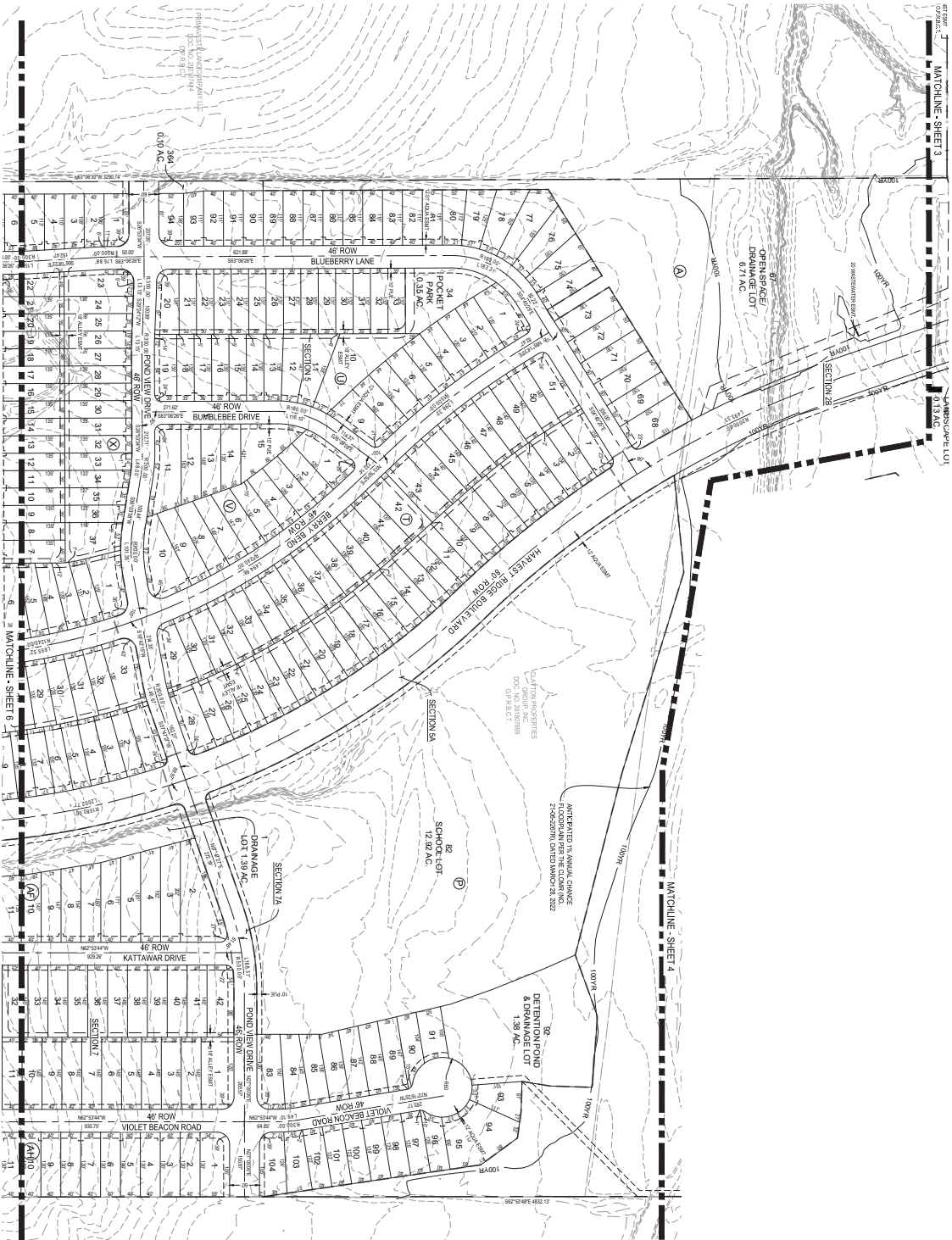
BGE, INC.
101 W. LOUIS KENNA BLVD., SUITE 400
AUSTIN, TX 78758
TXPE Registration No. F-1048
TEL: 817-875-0465 www.bgeinc.com



DESIGNED BY: JMS
REVIEWED BY: JMB
DRAWN BY: JMS

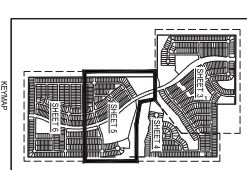
REV	DESCRIPTION	DATE	APR

ALTESSA SUBDIVISION
AMENDED PRELIMINARY PLAT



- NOTES:
1. A TYPICAL 27' EASEMENT MEASURED FROM THE ROW, SHALL BE RESERVES TO ALLOW WATER SUPPLY COMPANIES TO ALONG PUBLIC UTILITY EASEMENT SHALL BE DEPOSITED ALONG THE SETBACKS ON LOTS SHALL CONFORM TO THE FOLLOWING:
ALLEY LOCATED 10' FROM 1' SIDE, 10' REAR, 10' PUBLIC STREET
NON-ALLEY 20' FROM 1' SIDE, 10' REAR, 10' PUBLIC STREET
PRELIMINARY PLAT GENERALLY CONFORMS TO THE ADOPTED CONCEPT PLAN.
 - 2.
 - 3.

- LEGEND
- PROPERTY BOUNDARY
 - PROPOSED RIGHT OF WAY
 - EXISTING ROAD CENTERLINE
 - EXISTING UTILITY CENTERLINE
 - PROPOSED LOT LINE
 - PROPOSED EASEMENT
 - PROPOSED LOT NUMBER



SCALE

5 OF 9



ALTESSA SUBDIVISION
ELGIN, TEXAS
PRELIMINARY PLAN
(SHEET 3 OF 4)

BGE, INC.
101 W. LOUISIANA BLVD., SUITE 400
AUSTIN, TX 78701
TEL: 512-875-0400 www.bgeinc.com



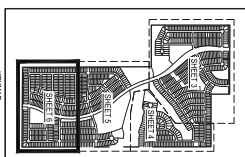
DESIGNED BY: JMS
REVIEWED BY: JMS
DRAWN BY: JMS

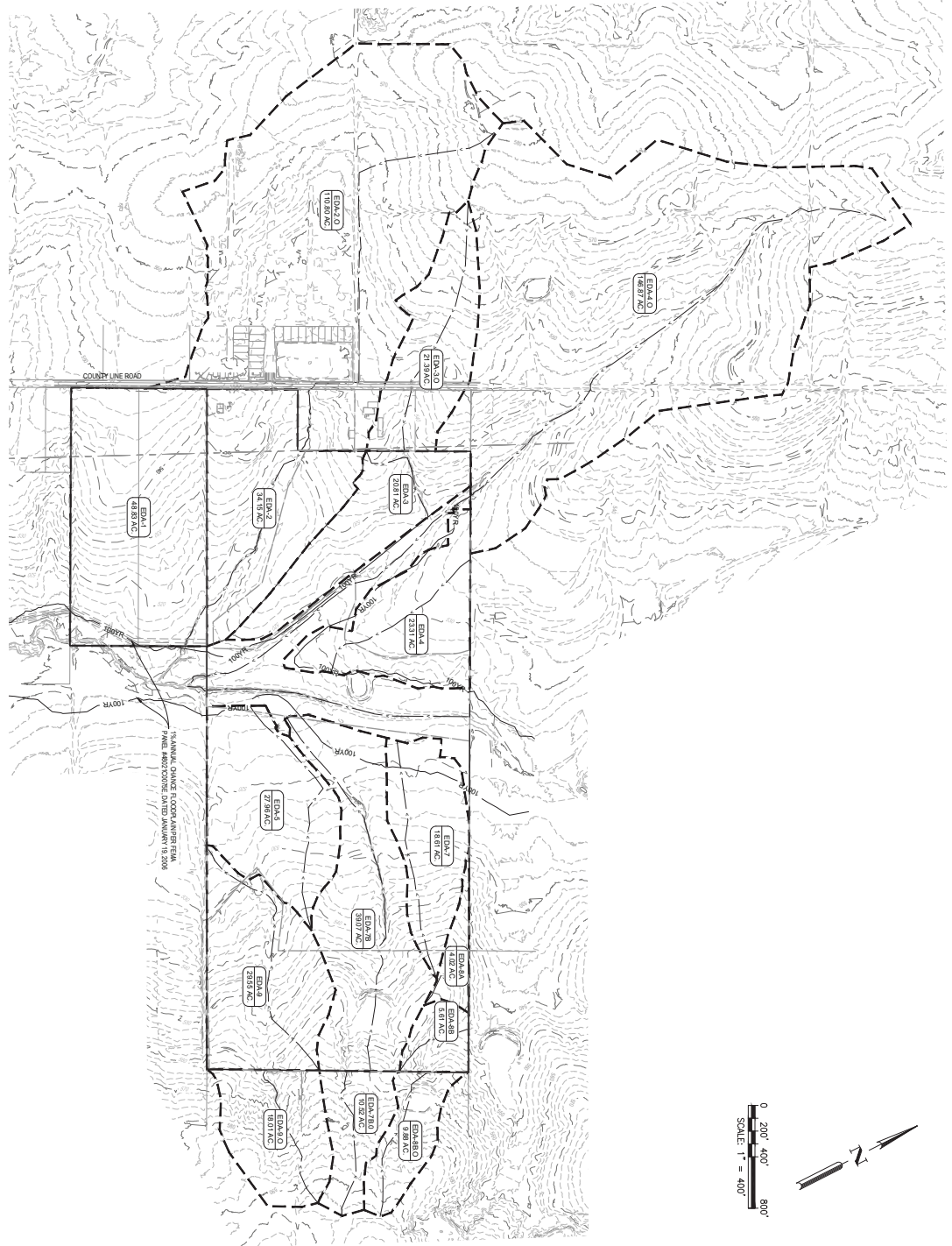
REV	DESCRIPTION	DATE	APR



1. A TYPICAL 12' EASEMENT, MEASURED FROM THE ROW, SHALL BE REQUIRED FOR ALL STREETS.
2. ONE SIDE OF THE ROW OF STREETS IS SHOWN A TYPICAL "UP PUBLIC UTILITY EASEMENT" SHALL BE DEDICATED ALONG THE OPPOSITE SIDE OF SAID STREETS.
3. SETBACKS ON LOTS SHALL CONFORM TO THE FOLLOWING:
ALLEY LOADED: 10' FRONT; 5' SIDE; 10' REAR.
PUBLIC STREET SIDE
NON-ALLEY: 20' FRONT; 5' SIDE; 10' REAR.
PUBLIC STREET SIDE
4. PRELIMINARY PLAN GENERALLY CONFORMS TO THE ADOPTED CONCEPT PLAN.

_____ PROPOSED RIGHT OF WAY
 _____ EXISTING MAJOR CONTOUR
 _____ EXISTING MINOR CONTOUR
 _____ PHASE BOUNDARY
 _____ ROAD CENTERLINE
 _____ PROPOSED LOT LINE
 _____ PROPOSED EASEMENT
 _____ PROPOSED LOT NUMBER





ALTESSA SUBDIVISION
ELGIN, TEXAS
PRE-DEVELOPED
HYDROLOGY MAP

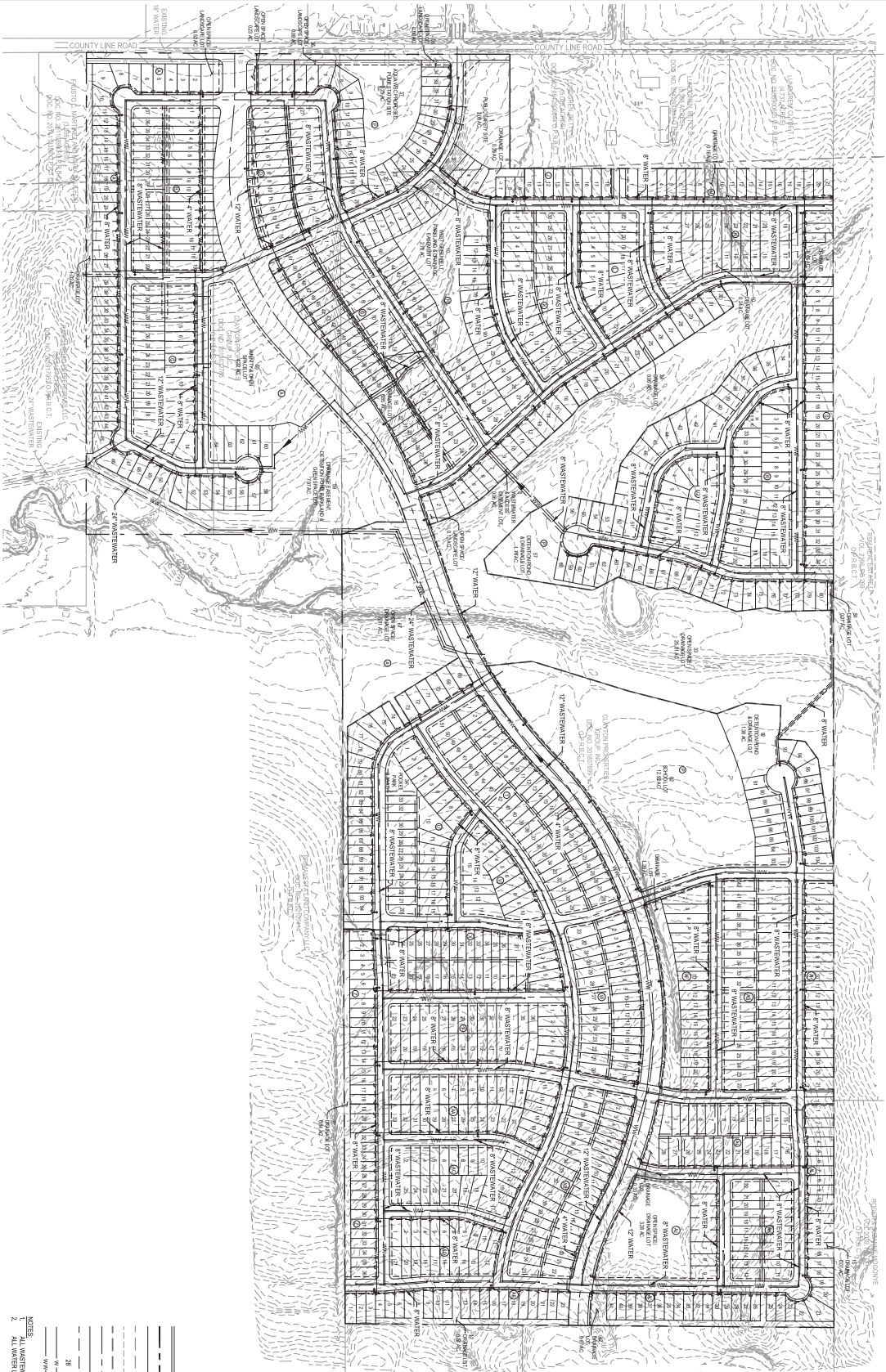
BGE, INC.
101 W. LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TBPB Registration No. F-1048
TEL: 817-875-0460 www.bgeinc.com



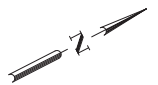
DESIGNED BY: MMS
REVIEWED BY: JMB
DRAWN BY: MMS

REV	DESCRIPTION	DATE	APR

ALTESSA SUBDIVISION
AMENDED PRELIMINARY PLAT



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



- LEGEND
- PROPERTY BOUNDARY
 - PROPOSED RIGHT OF WAY
 - EXISTING MAJOR CONTIGUA
 - EXISTING MINOR CONTIGUA
 - PHASE BOUNDARY
 - PROPOSED LOT LINE
 - PROPOSED LOT NUMBER
 - PROPOSED WATER LINE
 - PROPOSED WASTEWATER LINE
- NOTES
- ALL WASTEWATER LINES ARE 8" WASTES OVERHUNG KTER.
 - ALL WATER LINES ARE 8" DUALS OVERHUNG KTER.

ALTESSA SUBDIVISION
ELGIN, TEXAS
OVERALL WATER &
WASTEWATER PLAN

BGE, INC.
101 W. LOUISIANA BLVD., SUITE 400
AUSTIN, TX 78701
TYPE Registration No. F-1048
TEL: 817-875-0400 www.bgeinc.com



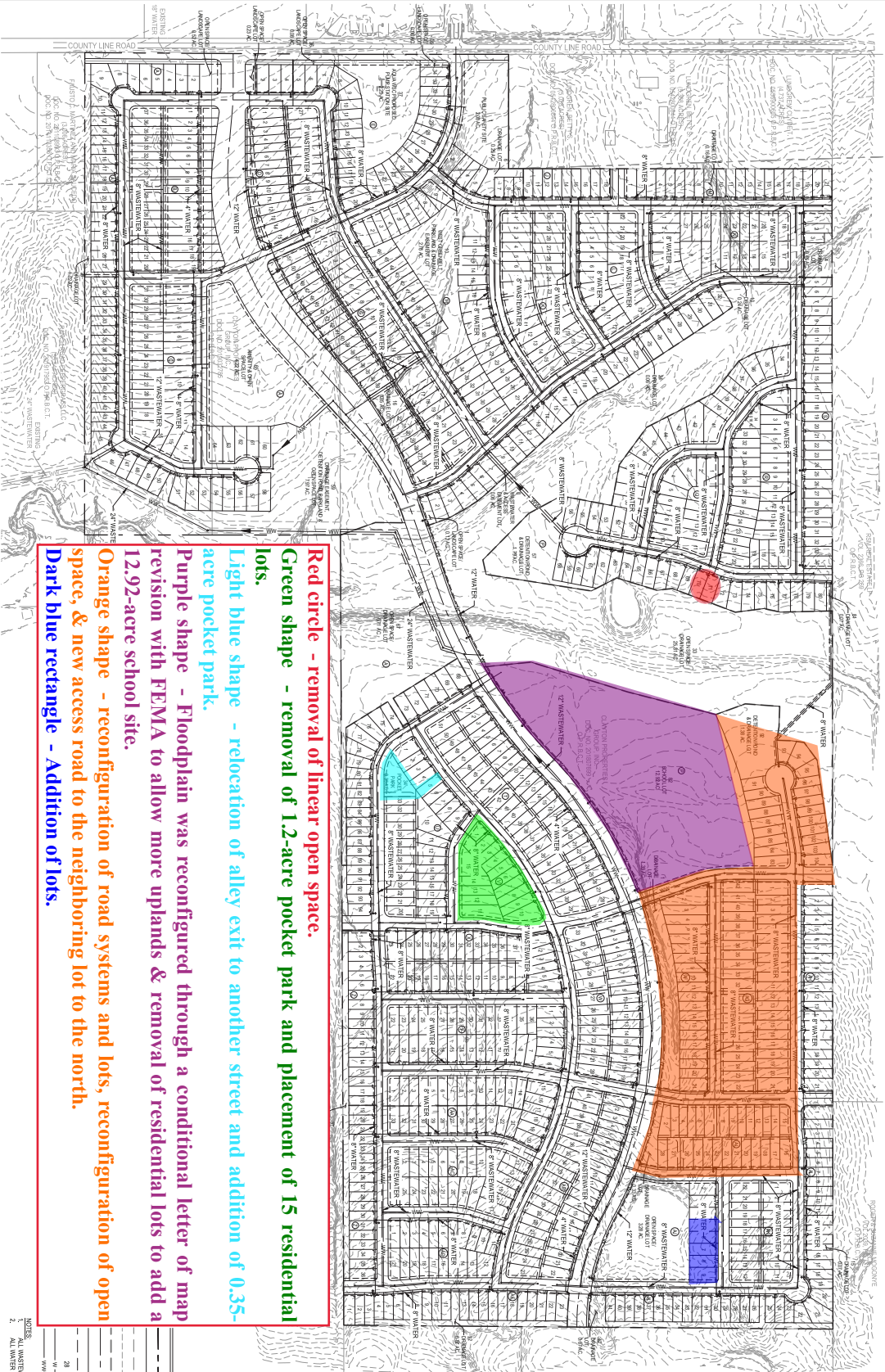
DESIGNED BY: JMS
REVIEWED BY: JMB
DRAWN BY: JMS

REV	DESCRIPTION	DATE	APR



Attachment 5
Proposed Amended Preliminary Plat with
Marked Up Changes.

ALTESSA SUBDIVISION
AMENDED PRELIMINARY PLAT



- Red circle - removal of linear open space.
- Green shape - removal of 1.2-acre pocket park and placement of 15 residential lots.
- Light blue shape - relocation of alley exit to another street and addition of 0.35-acre pocket park.
- Purple shape - Floodplain was reconfigured through a conditional letter of map revision with FEMA to allow more uplands & removal of residential lots to add a 12.92-acre school site.
- Orange shape - reconfiguration of road systems and lots, reconfiguration of open space, & new access road to the neighboring lot to the north.
- Dark blue rectangle - Addition of lots.

LEGEND

---	PROPERTY BOUNDARY
---	PROPOSED RIGHT OF WAY
---	EXISTING MAJOR CONTIGUA
---	EXISTING MINOR CONTIGUA
---	PHASE BOUNDARY
---	PROPOSED LOT LINE
---	PROPOSED LOT NUMBER
---	PROPOSED WATER LINE
---	PROPOSED WASTEWATER LINE

NOTES:

1. ALL WASTEWATER LINES ARE 8" WASTES OTHER THAN 12" WASTES.
2. ALL WATER LINES ARE 8" WATER OTHER THAN 12" WASTES.

ALTESSA SUBDIVISION
ELGIN, TEXAS
OVERALL WATER &
WASTEWATER PLAN

BGE, INC.
101 W. LOUISIANA BLVD., SUITE 400
AUSTIN, TX 78701
TYPE Registration No. F-1048
TEL: 817-875-0400 www.bgeinc.com



DESIGNED BY: JMS
REVIEWED BY: JMB
DRAWN BY: JMS

REV	DESCRIPTION	DATE	APR



Attachment 6
TRC Approval Letter



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

November 18, 2022

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

RE: Harvest Ridge – Amended Preliminary Plat Review

Dear Mr. Harrell:

TRC has reviewed the following documents listed below submitted on November 15, 2022 by BGE, Inc. (BGE).:

1. Amended Preliminary Plat dated November 15, 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 and Consent Agreement between Bohn Homes, Altessa Municipal Utility District and the City of Elgin.

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

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

Sincerely,

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

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

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



Development Services Department

STAFF REPORT

Harvest Ridge Section 7A Final Plat

File Number: 202200141

Date: December 3, 2022

Applicant: Adam Berry c/o BGE, Inc.

Representative: SAME

Hearing Dates: Planning & Zoning Commission – December 19, 2022.

Location: BCAD Parcel R15378 & R15672; located adjacent to the east of Harvest Ridge Section 5A.

APPLICATION SUMMARY

Consideration of Harvest Ridge Section 7A Final Plat which consists of a 46' wide right-of-way. This will connect to Harvest Ridge Blvd. which was platted as Section 5A (see attachment 2) and approved by the Commission on September 26, 2022. The roadways in Sections 5A and 7A will abut a proposed school lot.

DEPARTMENT COMMENTS

This Final Plat is within a Municipal Utility District (MUD) and the City ETJ. The development agreement (DA) for Harvest Ridge was approved by the Council in August 2019 which set the overall development pattern for the site. The new Harvest Ridge Amended Preliminary Plat, if approved by the Commission, will set the new development pattern for the site. This Final Plat will match the Amended Preliminary Plat, if approved by the Commission.

STAFF ANALYSIS

Based on the information provided by the applicant, which is included with the packet, review of the proposed Amended Preliminary Plat, review of applicable City Codes, and review of the Harvest Ridge Development Agreements, Staff believes there are no issues or concerns with approving the request. The Commission may approve, approve with conditions, or deny the request.

ATTACHMENTS

Additional information is provided through attached exhibits.

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

Attachment 1

Application

Date: 9/26/2022

Project Address: HARVEST RIDGE SECTION 7-A

Parcel Identification Number (if no address): 15378

Name: J. ADAM BERRY

Postal Address: 101 W. LOUIS HENNA BLVD. SUITE 400
AUSTIN TX, 78728

E-Mail Address: ABerry@bgeinc.com; **Phone Number:** 512-879-0464

[Signature]

09/29/2022

Date

HARVEST RIDGE SECTION 7-A

Owner Authorization Form

February 3, 2021

Site Development Plan Authority

Re: Site Development Plan Application
~~Harvest Ridge Amenity Center~~
Elgin, Texas

Harvest Ridge All Phases Platist Plan

I, *Adam Boenig*, *Vice President* of Clayton Properties Group, Inc., do hereby make and/or authorize J. Adam Berry, to represent Clayton Properties Group, Inc. for submittal and subsequent processing of the Subdivision Construction Plans application for all Sections of Harvest Ridge.

Sincerely,



Clayton Properties Group, Inc.
6700 Vaught Ranch Road, Suite #200
Austin, TX 78730

Attachment 2
Approved Preliminary Plat

ALTESSA SUBDIVISION
AMENDED PRELIMINARY PLAT



9 OF 9

ALTESSA SUBDIVISION
ELGIN, TEXAS
OVERALL WATER &
WASTEWATER PLAN

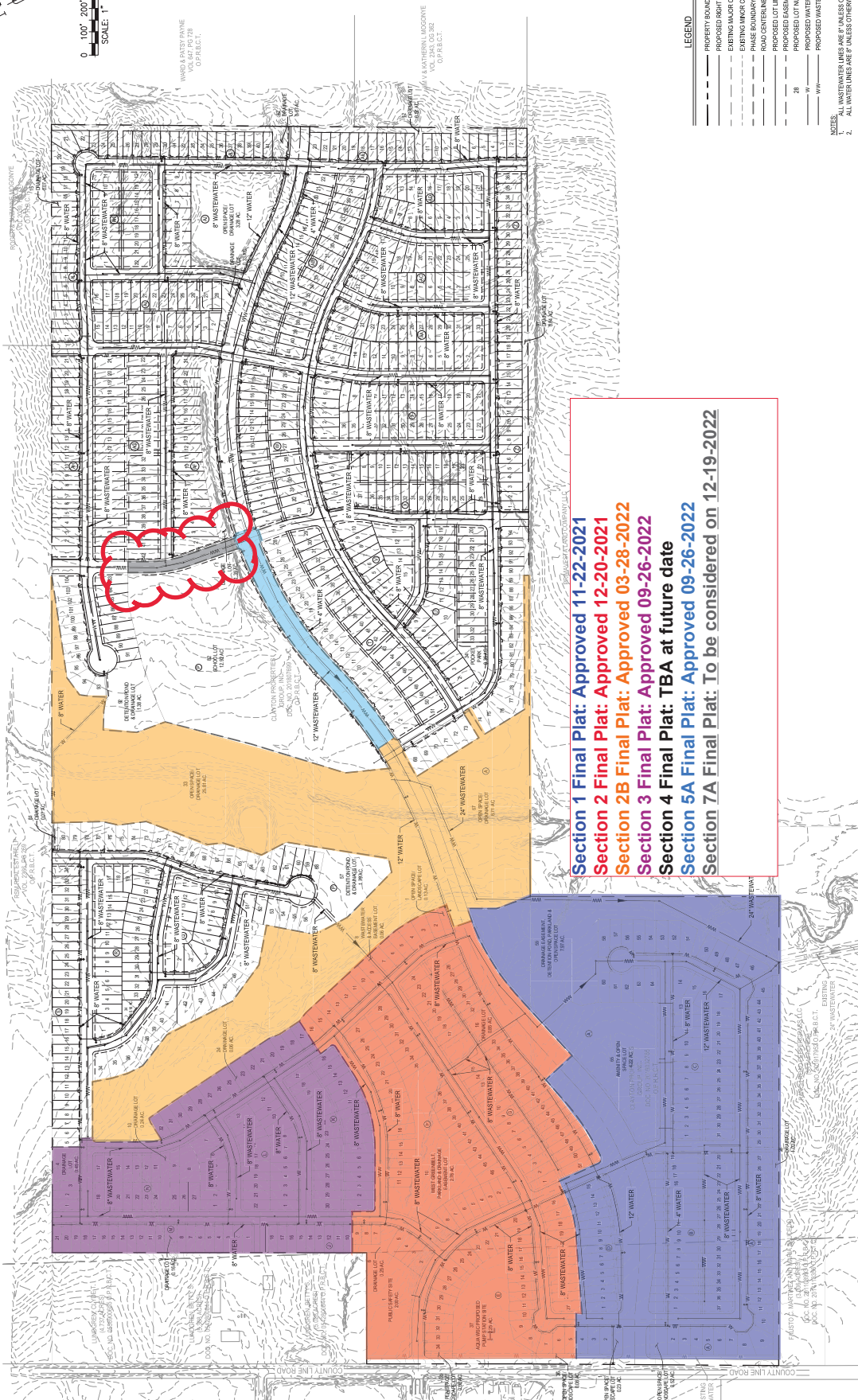
BCE, INC.
191 W. LUGAN BLVD., SUITE 400
ALSTUTZ, TX 77228
REGISTRATION NO. 26,000
TEL: 713-875-0400 www.bceinc.com

DESIGNED BY: MMS
REVIEWED BY: JAB
DRAWN BY: MMS

DATE	APP



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



- LEGEND
- PROPERTY BOUNDARY
 - PROPOSED RIGHT OF WAY
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PHASE BOUNDARY
 - PHASE CENTERLINE
 - PROPOSED LOT LINE
 - PROPOSED LOT NUMBER
 - PROPOSED WATER LINE
 - PROPOSED WASTEWATER LINE

NOTES:
1. ALL WASTEWATER LINES ARE 8\"/>

Section 1 Final Plat: Approved 11-22-2021
Section 2 Final Plat: Approved 12-20-2021
Section 2B Final Plat: Approved 03-28-2022
Section 3 Final Plat: Approved 09-26-2022
Section 4 Final Plat: TBA at future date
Section 5A Final Plat: Approved 09-26-2022
Section 7A Final Plat: To be considered on 12-19-2022

Attachment 3
Proposed Final Plat

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
POND VIEW DRIVE	46 FT.	476 FT.
TOTAL LINEAR FEET		476 FT.

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RIGHT-OF-WAY	—	0.530 AC.
TOTAL		0.530 AC.

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	525.00'	19°17'38"	176.79'	N 17°26'16" E	175.96'
C2	479.00'	4°15'27"	35.59'	S 24°57'21" W	35.59'
C3	15.00'	85°43'21"	22.44'	S 20°02'03" E	20.41'
C4	15.00'	103°47'27"	27.17'	S 65°12'33" W	23.61'
C5	479.00'	5°31'22"	46.17'	S 10°33'08" W	46.15'

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.530 OF ONE ACRE TRACT OF LAND IN THE T. CHRISTIAN SURVEY, ABSTRACT NO. 20, BASTROP COUNTY, TEXAS, BEING OUT OF A CALLED 234.288 ACRE TRACT OF LAND AS CONVEYED UNTO CLAYTON PROPERTIES GROUP, INC., DBA BROHN HOMES IN DOCUMENT NUMBER 2018175490 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.530 OF ONE ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH A CAP STAMPED 'ZWA' FOUND ON THE NORTHEAST LINE OF A CALLED 188.7 ACRE TRACT OF LAND AS CONVEYED UNTO PRIMAVESTA LAND COMPANY, LLC BY DEED OF TRUST, SECURITY AGREEMENT & FINANCING STATEMENT IN DOCUMENT NUMBER 202107415 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; AT THE COMMON CORNER OF SAID 234.288 ACRE TRACT AND A CALLED 69.058 ACRE TRACT OF LAND AS CONVEYED UNTO AMY MOONEY DARSEY AND PAUL DOUGLAS MOONEY BY TRUSTEE'S DEED IN DOCUMENT NUMBER 201410215 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; THENCE, N 14°45'32" E, A DISTANCE OF 1,291.48 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED 'BGE INC.' SET FOR THE SOUTHEASTERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 234.288 ACRE TRACT, N 82°12'33" W, A DISTANCE OF 46.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC.' SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 234.288 ACRE TRACT, N 7°47'27" E, A DISTANCE OF 217.61 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC.' SET FOR THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

THENCE, OVER AND ACROSS SAID 234.288 ACRE TRACT, ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 176.79 FEET, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 19°17'38" AND CHORD WHICH BEARS N 17°26'16" E, A DISTANCE OF 175.96 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC.' SET FOR THE POINT OF TANGENCY;

THENCE, OVER AND ACROSS SAID 234.288 ACRE TRACT, N 27°05'05" E, A DISTANCE OF 89.84 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC.' SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 234.288 ACRE TRACT, S 62°54'55" E, A DISTANCE OF 46.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC.' SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 234.288 ACRE TRACT, S 27°05'05" W, A DISTANCE OF 89.84 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC.' SET AT THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

THENCE, OVER AND ACROSS SAID 234.288 ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 35.59 FEET, HAVING A RADIUS OF 479.00 FEET, A CENTRAL ANGLE OF 4°15'27" AND CHORD WHICH BEARS S 24°57'21" W, A DISTANCE OF 35.59 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC.' SET AT A POINT OF COMPOUND CURVATURE;

THENCE, OVER AND ACROSS SAID 234.288 ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 22.44 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 85°43'21" AND CHORD WHICH BEARS S 20°02'03" E, A DISTANCE OF 20.41 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC.' SET FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 234.288 ACRE TRACT, S 62°53'44" E, A DISTANCE OF 12.08 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC.' SET FOR EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 234.288 ACRE TRACT, S 27°06'16" W, A DISTANCE OF 46.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC.' SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, OVER AND ACROSS SAID 234.288 ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 27.17 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 103°47'27" AND CHORD WHICH BEARS S 65°12'33" W A DISTANCE OF 23.61 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC.' SET AT A POINT OF COMPOUND CURVATURE;

THENCE, OVER AND ACROSS SAID 234.288 ACRE TRACT, ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 46.17 FEET, HAVING A RADIUS OF 479.00 FEET, A CENTRAL ANGLE OF 5°31'22" AND CHORD WHICH BEARS S 10°33'08" W, A DISTANCE OF 46.15 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED 'BGE INC.' SET AT A THE POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 234.288 ACRE TRACT, S 7°47'27" W, A DISTANCE OF 217.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.530 OF ONE ACRE (23,081 SQUARE FEET) OF LAND, MORE OR LESS.

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N82°12'33"W	46.00'
L2	N7°47'27"E	217.61'
L3	N27°05'05"E	89.84'
L4	S62°54'55"E	46.00'
L5	S27°05'05"W	89.84'
L6	S62°53'44"E	12.08'
L7	S27°06'16"W	46.00'
L8	S7°47'27"W	217.61'

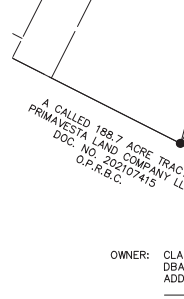
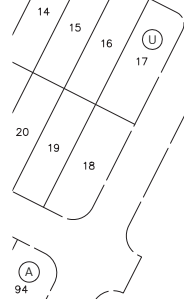
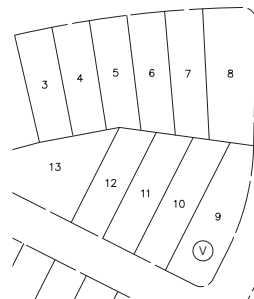
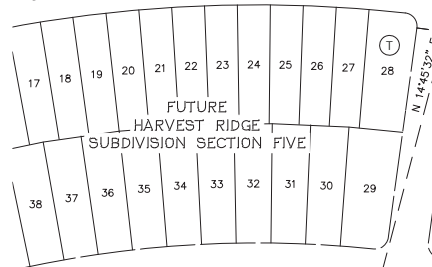
A CALLED 234.288 ACRE TRACT
CLAYTON PROPERTIES GROUP, INC.
DBA BROHN HOMES
DOC. NO. 2018175490, O.P.R.T.C.

T. CHRISTIAN
SURVEY,
ABSTRACT NO.
20

HARVEST RIDGE SUBDIVISION
SECTION FIVE-A

HARVEST RIDGE
BOULEVARD
80' R.O.W.

P.O.B.



LEGEND

O.P.R.B.C.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○	CALCULATED POINT
△	SET 1/2" IRON ROD W/ "BGE, INC." CAP
⊙	BLOCK SYMBOL

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

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

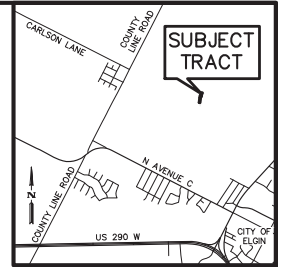
ACREAGE: 0.530 OF ONE ACRE
SURVEY: T. CHRISTIAN SURVEY, ABSTRACT NO. 20
NUMBER AND ACREAGE BY LOT TYPE: (SEE LAND USE SCHEDULE, SHEET 1)

PLAT PREPARED: 9/23/2022
PLAT SUBMITTED: 9/29/2022
PLAT REVISED: 10/24/2022

SURVEYOR: BGE, INC. (DION P. ALBERTSON, RPLS)
PHONE: 210-581-3600 FAX: _____
ENGINEER: BGE, INC. (ADAM BERRY, PE)
PHONE: 512-878-0400 FAX: _____

FINAL PLAT HARVEST RIDGE SUBDIVISION SECTION SEVEN-A

A SUBDIVISION OF 0.530 OF ONE ACRE OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS



VICINITY MAP
NOT TO SCALE



BEARING BASIS:

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



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

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CLAYTON PROPERTIES GROUP, INC. D.B.A. BROHN HOMES, BEING THE OWNER OF A CALLED 234.288 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018175490 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, BEING IN THE T. CHRISTIAN SURVEY, ABSTRACT NO. 20 LOCATED IN BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 0.530 OF ONE ACRE OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

HARVEST RIDGE SUBDIVISION SECTION SEVEN-A

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

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

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

PRELIMINARY PENDING FINAL REVIEW

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

DATE: _____

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

STATE OF TEXAS §
COUNTY OF BEXAR §

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

PRELIMINARY PENDING FINAL REVIEW

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

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN CITY OF ELGIN'S CORPORATE CITY LIMITS, ONLY FOR THE LIMITED PURPOSE SET FORTH IN CITY OF ELGIN ORDINANCE NO. 2021-05-18-13, WITHIN BASTROP COUNTY.
- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83
- THE PROPERTY DOES NOT LIE IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND SHADED ZONE "A" (AREAS DETERMINED TO BE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR BASTROP COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48021C0079E, EFFECTIVE JANUARY 19, 2006. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
- THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.
- NO LOT SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
- THIS SUBDIVISION IS IN AND SERVED BY AQUA WATER SUPPLY CORPORATION CCN FOR WATER SERVICE.
- THE SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN'S WASTEWATER CCN. ALTESSA MUD WILL PROVIDE RETAIL WASTEWATER SERVICE TO THE SUBDIVISION PURSUANT TO A WASTEWATER SERVICE AGREEMENT WITH THE CITY OF ELGIN APPROVED IN CITY OF ELGIN RESOLUTION NO. 2020-12-15-60.
- NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL.
- PUBLIC UTILITY EASEMENTS ARE TO BE USED FOR UTILITY SERVICE, INCLUDING TELECOMMUNICATION, GAS, AND ELECTRICITY PROVIDED TO LOTS WITHIN THIS SUBDIVISION AND THE OVERALL HARVEST RIDGE DEVELOPMENT ONLY. PUE'S ARE NOT ALLOWED FOR PASS-THRU OR PRIMARY MAINS SERVING OUTSIDE DEVELOPMENT, UNLESS AGREED UPON IN WRITING WITH THE DEVELOPER/OWNER (CLAYTON PROPERTIES GROUP, INC.).
- ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, AND SIMILAR UTILITY SERVICE LINES SHALL BE PLACED UNDERGROUND, SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE.
- NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT: UTILITIES, GRASS, LANDSCAPING AND DRIVEWAY OR SIDEWALK PAVING.
- UNDER NO CIRCUMSTANCES WILL THE CITY BE OBLIGATED TO ACCEPT STREETS, ROADWAYS, ALLEYS, CURBS, GUTTERS/DRAINAGE SYSTEMS, SIDEWALKS, STREET LIGHTS, AND/OR RELATED IMPROVEMENTS WITHIN THE DISTRICT FOR OWNERSHIP, OPERATION, AND MAINTENANCE UNTIL SUCH TIME OF FULL PURPOSE ANNEXATION. WITH RESPECT TO SUCH STREETS AND ROADWAYS WITHIN THE DISTRICT, THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE STREETS AND ROADWAYS SOLELY TO THE CITY'S APPLICABLE STANDARDS, AS MODIFIED BY THE DEVELOPMENT AGREEMENT. THE DISTRICT WILL BE OBLIGATED TO ACCEPT, OPERATE, AND MAINTAIN THE STREETS AND ALL OTHER COMPONENTS THEREOF, INCLUDING BUT NOT LIMITED TO CURBS, GUTTER/DRAINAGE SYSTEMS, SIDEWALKS AND STREET LIGHTS.

CITY OF ELGIN:
CERTIFICATE OF APPROVAL:

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

_____, 20 ____.

CHAIRPERSON DATE

RECORDING SECRETARY DATE

PRINTED NAME:

PRINTED NAME:

STATE OF TEXAS §
COUNTY OF BASTROP COUNTY §

I, KRISTA BARTSCH, CLERK OF THE COUNTY COURT OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF BASTROP COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN ENTERED INTO THE MINUTES OF SAID COURT.

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

KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS
BY: _____
DEPUTY

STATE OF TEXAS §
COUNTY OF BASTROP §

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____M, IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____

FILED FOR RECORD ON THE ____ DAY OF _____, 20____, A.D.

KRISTA BARTSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS
BY: _____
DEPUTY

FINAL PLAT
**HARVEST RIDGE
SUBDIVISION SECTION
SEVEN-A**

A SUBDIVISION OF 0.530 OF ONE ACRE OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS



BGE, Inc.
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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490