AGENDA
PLANNING & ZONING COMMISSION
REGULAR MEETING
MONDAY, JULY 24, 2023, 6:30 P.M.
PUBLIC LIBRARY ANNEX, CIVIC CENTER
404 NORTH MAIN STREET

I. CALL TO ORDER - ROLL CALL

II. PUBLIC COMMENT 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 refrain from personal attacks or derogatory comments directed at any Commissioner, Staff, or others.

III. 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 item can be removed from the consent agenda and will be considered separately as a new business item.

1. June 26, 2023, Minutes.

IV. NEW BUSINESS

1. Project #: 202200082: A final plat for "Harvest Ridge Subdivision Section 4" located on a parcel of land known by the Bastrop County Appraisal District as Parcel 15378, located adjacent to the east of Harvest Ridge Phase 3. for a total of 128 lots on 4 blocks on 23.324 acres of land.
    A. Staff Presentation
    B. Applicant Presentation
    C. Open Public Hearing
    D. Close Public Hearing
    E. Discussion
    F. Consideration

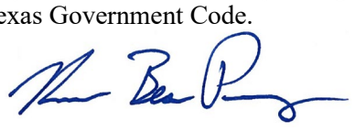
2. Project # 202300070: A final plat for "Trinity Ranch Phase 2, Section 2" located on a parcel of land known by the Bastrop County Appraisal District as Parcel 8722871, located adjacent to west of Trinity Ranch Phase 1, Section 1 and to the north of Trinity Ranch Phase 2, Section 1 for a total of 150 lots on 26.193 acres of land.
    a. Staff Presentation
    b. Applicant Presentation
    c. Open Public Hearing
    d. Close Public Hearing
    e. Discussion
    f. Consideration

V. ANNOUNCEMENTS

VI. ADJOURNMENT

NOTICE

I, the undersigned, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before July 21, 2023, at 6:30 P.M. in accordance with Chapter 551 of the Texas Government Code.



_____
Beau Perry, Interim Development Services Director

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 board 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 información en español favor de llamar 512-281-0119. Servicios de traducción disponible en la reunión.

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JUNE 26, 2023

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.

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

COMMISSION ABSENT: Jason Tatum.

STAFF PRESENT: Melissa Lipiec, Secretary and Beau Perry, City Engineer.

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

III. CONSENT AGENDA

1. May 22, 2023 Minutes.

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

IV. NEW BUSINESS

1. Project #: 202200080: A final plat for "Trinity Ranch Phase 1, Section 3" located on parcels of land known by the Bastrop County Appraisal District as Parcel 11949, located adjacent to the east and south of Trinity Ranch Phase 1, Sections 1 & 2, for a total of 207 lots on 32.507 acres of land.
    A. Staff Presentation –Beau Perry presented the item to the Commission.
    B. Applicant Presentation – None.
    C. Open Public Hearing – The public hearing was opened at 6:33 P.M. There were no members of the public present to offer comments.
    D. Close Public Hearing – The public hearing was closed at 6:33 P.M.
    E. Discussion –Berney Williams asked if the change to add the school tripped the Traffic Impact Analysis (TIA). Beau Perry responded that the changes are being tracked by the County since these roads will belong to the MUD and/or the County.
    F. Consideration – Scott Mackay moved that the Commission approve the project. David Lanford seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

2. Project #: 202200167: A final plat for "Trinity Ranch Phase 2, Section 1" located on parcels of land known by the Bastrop County Appraisal District as Parcels 872871 & 11949, located adjacent to the south and west of Trinity Ranch Phase 1, Section 2, to plat right-of-way (ROW) for Grist Mill Ln., extend Swenson Blvd. ROW, and add a school site on 24.13 acres of land.
    A. Staff Presentation – Beau Perry presented the item to the Commission.
    B. Applicant Presentation – None.
    C. Open Public Hearing – The public hearing was opened at 6:38 P.M. There were no members of the public present to offer comments.
    D. Close Public Hearing – The public hearing was closed at 6:38 P.M.

V. NEW BUSINESS (Cont.)

E. Discussion –There was a brief discussion between the Commission and Staff regarding the open space (Tract two) and how many driveway entrances the school will have.

F. Consideration – Scott Mackay moved that the Commission approve the project. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

3. Project #: 202200107: A preliminary plat for "Preliminary Plat of Primavesta Subdivision" located on parcels of land known by the Bastrop County Appraisal District as Parcels 15312 & 62896, located at the intersections of Shenandoah Tr. & FM 1100 (Ave. C) and Ave F. & SH 95, for a total of 864 lots (838 single family, 25 common area/HOA/drainage lots, & 1 ROW dedication lot) on 30 blocks on 191.13 acres of land.
   A. Staff Presentation – Beau Perry presented the item to the Commission.
   B. Applicant Presentation – Chris Reed of Doucet & Associates stated that he was the Engineer of record for the project and was present to answer any questions.
   C. Open Public Hearing – The public hearing was opened at 6:49 P.M. There were no members of the public present to offer comments.
   D. Close Public Hearing – The public hearing was closed at 6:49 P.M.
   E. Discussion – There was a brief discussion between the Commission and staff regarding how many access points along FM 1100 are planned. It was noted that TXDot may require a Traffic Impact Analysis for the portion of this development along State Highway 95.
   F. Consideration – Ronnie Creppon moved that project #202200107 be approved. Scott Mackay seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

4. Project #202300004: An ordinance granting a specific use for expansion of a day care center on a neighboring lot & modification of an existing specific use for a day care center (Ordinance 2019-04-02-07) regarding the parking lot layout located at 700 Bull Run (SOPKO & KEELING SUBDIVISION, LOT 1, ACRES 0.8230 & LOT 2, ACRES 0.5510), City of Elgin, Texas, Bastrop County, Texas, and providing for a savings clause and repealing conflicting ordinances and resolutions.
   A. Staff Presentation – Beau Perry presented the item to the Commission.
   B. Applicant Presentation – Gabriel Hovdey of Southwest Engineers sated that he did not have a presentation but was present to answer any questions the Commission may have.
   C. Open Public Hearing - The public hearing was opened at 7:09 P.M. There were no members of the public present to offer comments.
   D. Close Public Hearing – The public hearing was closed at 7:09 P.M.
   E. Discussion – David Lanford asked how many students would be added with the new building. Andrea Navarro, responded that the new building would house 180 students and the existing building houses 81 students. David Lanford then expressed concerns about traffic during drop off and pick up hours. Beau Perry responded that the intersection of Bull Run Road and Swenson Boulevard is being re-configured as part of the Trinity Ranch development. Motorists would only be able to turn right onto Swenson Boulevard from Bull Run Road.
   F. Recommendation – David Lanford moved that project #202300004 be recommended for approval for a period of five (5) years. Ronnie Creppon seconded the motion and a vote was taken. The motion passed with a vote of six (6) for and zero (0) against.

The Chair called a brief recess at 7:24 P.M.

The Chair re-convened the meeting at 7:29 P.M. at the workshop tables.

V. WORKSHOP

1. Review, discuss, and provide input for Sacred Heart PDD Rezoning.
   Beau Perry conducted a presentation of the proposed Development Agreement comprised of 10.3635 acres. Beau also noted that the proposed Development Agreement would require the City to vacate portions of right-of-way on North Avenue B and West 12th Street. Ronnie Creppon asked if the City would be required to relocate the utilities that are in the right-of-way and Beau responded that the existing utilities will remain in place and an easement will be recorded allowing for that. It was noted that the new church would have 650 seats with room for 450 more seats at subsequent phases. The street parking along West 11th will remain but those parking spaces will not count toward the required number of off-street parking spaces for the development. Beau stated that if the Planned Development District is approved all lots will be re-platted. In addition to the vacated right-of-ways Sacred Hart Catholic Church is asking for 65% maximum impervious cover, 45% maximum building cover, 9'X18' sized parking spaces and a parking ratio of 1:4 on phase 1 and 1:5.25 on phase 2.

VI. ANNOUNCEMENTS

Beau Perry announced that David Harrell has resigned his position with the City of Elgin and he will be filling in as the Interim Director.

VII. ADJOURNMENT

The meeting was adjourned at 7:51 P.M.

_____
Antonio Prete, Chairman

ATTEST:_____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____
the foregoing instrument was passed and approved on this 24th day of July, 2023.

Project No. 202200082
Harvest Ridge Subdivision
Section 4

Attachment 1
Application

CITY OF ELGIN

FINAL PLAT CHECKLIST FOR COMPLETENESS REVIEW

Subdivision Name: Harvest Ridge Section 4

NOTE: THE FINAL PLAT WILL NOT BE CONSIDERED COMPLETE OR FILED UNLESS THE FOLLOWING COMPLETENESS REVIEW REQUIREMENTS ARE MET. **IF AN ITEM IS MISSING FROM THE APPLICATION, THE FINAL PLAT WILL BE REJECTED IN THE COMPLETENESS REVIEW**. THE CHECKLIST MUST BE COMPLETELY FILLED OUT WITH A Y (YES), N (NO) OR N/A (NOT APPLICABLE) IN EACH BLANK. THIS CHECKLIST MUST BE INCLUDED WITH THE INITIAL SUBMITTAL.

_____ Completeness review date.

_____ Submittal date_____ (per submittal calendar formal submittal after everything is provided per Completeness review).

_____ Planning and Zoning Meeting date (Note: Items will not be placed on the agenda unless approval has been obtained by the City Engineer & City Development Services Director)._____

1. APPLICATION REQUIREMENTS

Y _____ One (1) electronic version of all items on checklist emailed to the City at planninganddevelopment@ci.elgin.tx.us. Information to be forwarded onto by City to third-parties after receiving it.

N/A _____ Updated Traffic Impact Analysis in accordance with Section 36-53, City Code. This shall be in generally consistent with the initial traffic impact analysis approved with the concept plan and preliminary plat.

Y _____ Copy of the pre-application meeting application with signed City staff signatures indicating the meeting has been conducted or documentation from the City the pre-application meeting is not needed for this project. (Should be within a two-week window of submitting application for completeness review or City may request another pre-application meeting during the completeness review comments). A pre-application meeting is only required when a plat will generate public improvements.

Y _____ Copy of the application with all information completely filled out and all applicable signatures.

Y _____ Copy of the Deed showing ownership. Proof of signatory authority for corporations is required.

ELGIN FINAL PLAT CHECKLIST

Y Copy of owner's authorization for agent giving the applicant permission to file on behalf of the owner or the signatory authority if it is a corporation. This must be submitted on letterhead.

Y Narratives indicating all design professionals with postal address and contact information (phone & e-mail) associated with the application, not including the applicant.

Y Voluntary annexation application of this final plat if under an annexation development agreement, if applicable.

_____ Submit a recent Title Commitment (dated within one year). If the Title Commitment is older than one (1) year, submit a property report or a Nothing Further Certificate.

Y Letter from the applicable agencies certifying water and wastewater capacity exists for the plat.

2. INFORMATION SHOWN ON THE FINAL PLAT

Y A title including the name of the subdivision with the words "Final Plat" which must be included somewhere in the title.

Y The name, address and contact information of the owner. If owner is a partnership, corporation, or other entity other than an individual, the name of the responsible individual such as President of Vice President must be given.

Y The name, address and contact information of the registered professional engineer or registered professional land surveyor responsible for the preparation of the plat.

Y Scale: 1" = 100'. Prior written consent from the Development Services Director will be required for use of a smaller scale.

Y Vicinity map

Y Date submitted.

N/A Dated revision block (each revision shall bear a new date).

Y North arrow: North to be at the top of the sheet if possible.

Y A tie to an original corner of the original survey of which said land is a part.

Y Legend defining line-types and symbols shown.

Y Point of beginning.

Y Total acreage of right-of-way within the subdivision.

Y Total acreage and total number of lots and blocks within the subdivision.

Y A note specifying the tracts location in regard to the 100-year floodplain.

ELGIN FINAL PLAT CHECKLIST

Y _____ A statement that the final plat conforms to the approved preliminary plat.

Y _____ A complete legal description by metes and bounds of the land being subdivided.

Y _____ Designation of any sites for special uses including churches, sewage disposal plants, water plants, business, industry, or other special land uses. If proposed use is unknown, designate as unrestricted. Where a proposed site in the area taken in by a proposed addition or subdivision is planned for a school, park or public building such site shall be reserved on the plat for the proposed facility.

Y _____ If developing residential lots, a table which shows the amount of required total parkland for the entire subdivision in acreage and the provided parkland within this plat. Including a note which indicates that future parkland will be incorporated into future final plats if it is to be commenced in more than one (1) phase.

Y _____ Statement outlining the estimated average, single family lot size and the estimated range of lot sizes by grouping of less than 6,000 square feet, 6,000-7,500 square feet, 7,500-9,000 square feet, greater than 9,000 square feet.

Y _____ The certification statement and seal of the registered professional engineer or registered professional land surveyor who surveyed, mapped and monumented the land shall be placed on the face of the plat as follows:

The State of Texas
Know All Men by These Presents
County of Bastrop or Travis County

That I, _____, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Elgin, Texas.

_____

Signature and Seal
of Registered Professional Engineer or
Registered Professional Land Surveyor

Y _____ A certificate of ownership and dedication to the public of all streets, easements, alleys, parks, playgrounds, or other dedicated public uses, signed and acknowledged before a notary public by the owners and any holders of liens against the land and shall be placed on the face of the plat.

Y _____ An accurate on-the-ground boundary survey of the property with bearings and distances and showing the lines of all adjacent land, dedicated right of ways, easements and alleys with their names and width. (Streets, alleys, and lot lines in adjacent subdivisions shall be shown dashed.) All necessary data to reproduce the plat on the ground must be shown on the plat.

Y _____ On the first page the following language: This Final Plat was approved by the City of Elgin Planning & Zoning Commission on this _____ day of _____, 20___.". Also, provide separate individual signatory blocks for the Chair and Secretary of the Planning & Zoning Commission.

ELGIN FINAL PLAT CHECKLIST

Y _____ If located within Travis County and outside the City limits, individual signatory blocks for the applicable County approval authorities with the date of approval.

Y _____ The plat shall show all existing features within the area being subdivided, such as existing watercourses, railroads, street right of ways, alleys and easements to be retained and other physical features deemed pertinent to the subdivision.

Streets, alleys, easements and right of ways that are to be dedicated shall be shown with the following engineering data:

Y _____ For Streets and Right of Ways: Complete curve data (delta, length of curve, radius, point of curvature, point of reverse curvature, point of tangency) shown on the centerline of each side of the street; length and bearing of all tangents; dimensions from all angle points of curve to an adjacent side lot line shall be provided. The number of feet of roadway shall also be shown on the plat.

Y _____ For Watercourses and Easements: Distances to be provided along the side lot lines from the front lot line or the high bank of a stream. Traverse line to be provided along the edge of all large watercourses in a convenient location, preferably along a utility easement if paralleling the drainage easement of stream.

Y _____ Lot and block lines and numbers of all proposed lots and blocks with complete dimensions for front, rear and side lot lines.

Y _____ Building set back lines shall be shown on all lots.

Y _____ Be aware a set of subdivision construction plans and specifications prepared and sealed by a registered engineer shall be provided for the installation of water, sewer, paving and drainage, and said plans and specifications must be approved by the City Engineer prior to the beginning of any construction of the subdivision. This is a separate application process with the City.

Y _____ Limits of the 25-year and 100-year floodplain. For waterways draining sixty-four (64) acres or more.

Y _____ Environmental buffer zones, easements and dedications.

Y _____ Minimum finished floor slab elevations, at a minimum of one (1) foot above the 100-year floodplain level, for all lots adjacent to or affected by the floodplain.

Y _____ A certificate of a registered professional engineer shall be placed on the face of the plat as follows:

State of Texas
County of Bastrop/Travis

I, _____, 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.

_____
Signature and Seal
of Registered Professional Engineer

ELGIN FINAL PLAT CHECKLIST

3. ACCOMPANYING REQUIREMENTS

_____ Ownership and Lien Certificate dated no earlier than thirty (30) days prior to the submission of the plat.

_____ Letter of credit / performance bond (if applicable).

_____ Dedication instruments deeding parkland to the City for any required parkland in the subdivision unless paying in-lieu fee.

4. FEES

_____ All associated flat fees or fees for the number of lots and acreage of right-of-way in accordance with the fee schedule have been paid to the City. TRC to confirm with the City before completeness review. Third-party review fees will occur later in the process.

_____ LUE fees and reimbursement fees.

DISCLAIMER

THIS CHECKLIST IS USED BY THE ELGIN CITY ENGINEER (TRC) FOR THE REVIEW OF PROPOSED DEVELOPMENTS IN THE CITY OF ELGIN. THIS DOCUMENT DOES NOT GOVERN OVER OR SUPERSEDE ANY REQUIREMENTS OF THE CITY'S SUBDIVISION ORDINANCE OR CONSTRUCTION STANDARDS. ALL REQUIREMENTS IN THE ORDINANCE AND STANDARDS MUST BE MET BY THE DEVELOPER AND THE DEVELOPER'S ENGINEER.

SUBDIVISION REQUIREMENTS CAN BE FOUND AT:
https://library.municode.com/tx/elgin/codes/code_of_ordinances?nodeId=PTIICOOR_CH36SU_ARTIINGE

THE LATEST PARKLAND DEDICATION AND FEES ORDINANCE CAN BE FOUND AT:
https://library.municode.com/tx/elgin/ordinances/code_of_ordinances?nodeId=891710

THE COMPLETE CONSTRUCTION STANDARDS CAN BE FOUND AT:
http://elgintx.com/DocumentCenter/View/100/Construction-Standards

"This institution is an equal opportunity provider"

Revised: 4-13-2020

FINAL PLAT APPLICATION

Date: 05-19-2022

SITE INFORMATION

Project Address: _____

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

APPLICANT

Name: J. Adam Berry, PE

Postal Address: BGE, Inc.

101 W. Louis Henna Blvd. Suite 400, Austin TX, 78728

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

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

Signature	Printed Name	Date
	J. Adam Berry	05-19-2022

Project Description:

Proposed final plat for Section 4 of Harvest Ridge subdivision. Consisting of 125 residential lots, 1 open space / drainage lots, 1 open space lot, 1 detention lot, public ROW, private alleys, and standard subdivision easements for utilities.

Owner Authorization Form

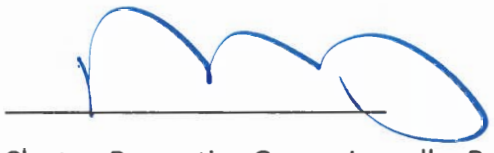
July 12, 2023

Site Development Plan Authority

Re: Site Development Plan Application
Harvest Ridge All Phases (Plat & Plans)
Elgin, Texas

I, Adam Berry, Vice President of Clayton Properties Group, Inc., dba Brohn Homes, do hereby make and/or authorize J. Adam Berry and/or Aaron Corn to represent Clayton Properties Group, Inc. for submittal and subsequent procession of the Subdivision Construction Plans application for all Sections of Harvest Ridge.

Sincerely.



Clayton Properties Group, Inc., dba Brohn Homes

6700 Vaught Ranch Road, Suite #200

Austin, TX 78730

Project No. 202200082
Harvest Ridge Subdivision
Section 4

Attachment 2
Proposed Final Plat

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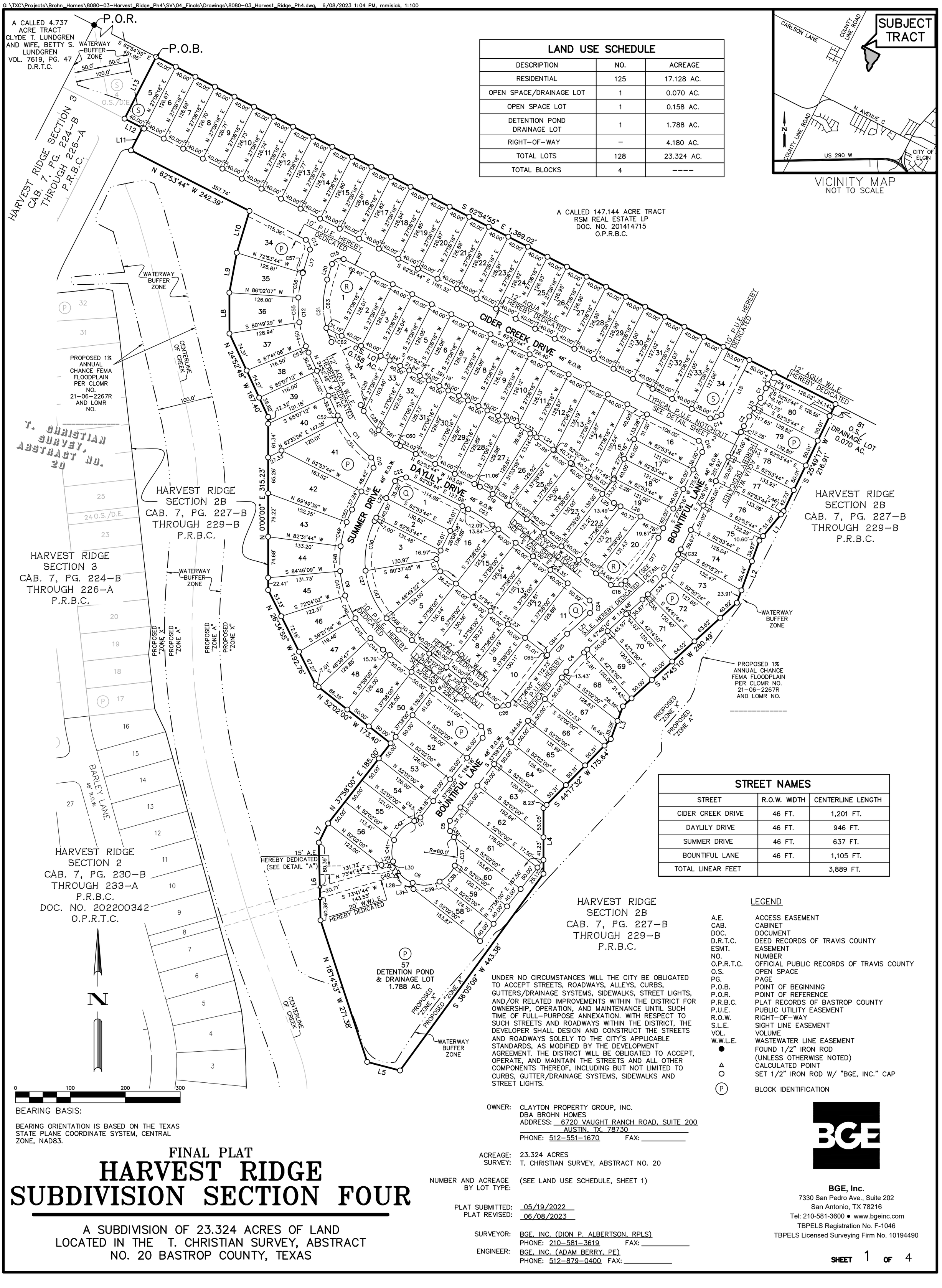


VICINITY MAP
NOT TO SCALE

LAND USE SCHEDULE

DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	125	17.128 AC.
OPEN SPACE/DRAINAGE LOT	1	0.070 AC.
OPEN SPACE LOT	1	0.158 AC.
DETENTION POND DRAINAGE LOT	1	1.788 AC.
RIGHT-OF-WAY	–	4.180 AC.
TOTAL LOTS	128	23.324 AC.
TOTAL BLOCKS	4	----

STREET NAMES

STREET	R.O.W. WIDTH	CENTERLINE LENGTH
CIDER CREEK DRIVE	46 FT.	1,201 FT.
DAYLILY DRIVE	46 FT.	946 FT.
SUMMER DRIVE	46 FT.	637 FT.
BOUNTIFUL LANE	46 FT.	1,105 FT.
TOTAL LINEAR FEET		3,889 FT.

LEGEND

A.E.	ACCESS EASEMENT
CAB.	CABINET
DOC.	DOCUMENT
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
ESMT.	EASEMENT
NO.	NUMBER
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
O.S.	OPEN SPACE
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.R.B.C.	PLAT RECORDS OF BASTROP COUNTY
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
S.L.E.	SIGHT LINE EASEMENT
VOL.	VOLUME
W.W.L.E.	WASTEWATER LINE EASEMENT
●	FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
△	CALCULATED POINT
○	SET 1/2" IRON ROD W/ "BGE, INC." CAP
(P)	BLOCK IDENTIFICATION

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.

BEARING BASIS:

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

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

ACREAGE: 23.324 ACRES
SURVEY: T. CHRISTIAN SURVEY, ABSTRACT NO. 20

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

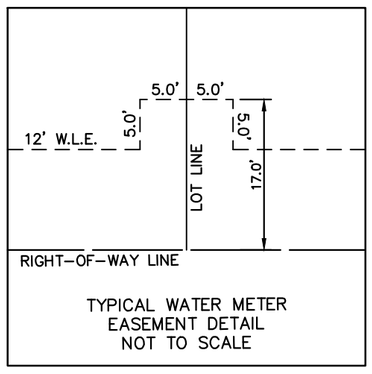
PLAT SUBMITTED: 05/19/2022
PLAT REVISED: 06/08/2023

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

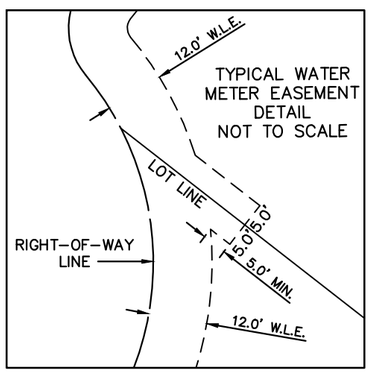
FINAL PLAT
HARVEST RIDGE SUBDIVISION SECTION FOUR

A SUBDIVISION OF 23.324 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS

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



TYPICAL WATER METER EASEMENT DETAIL
NOT TO SCALE



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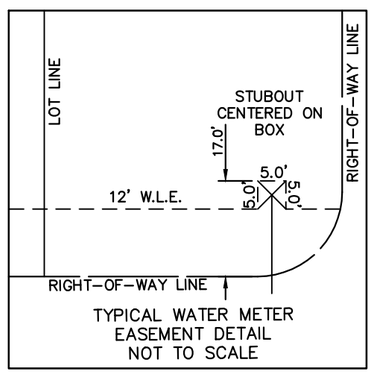
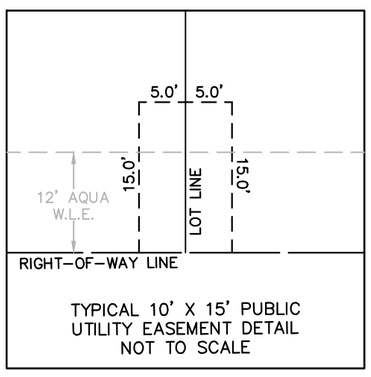
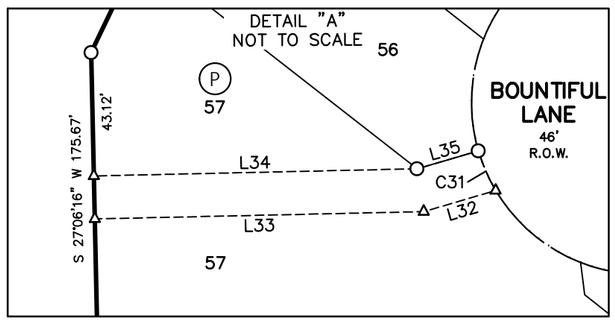
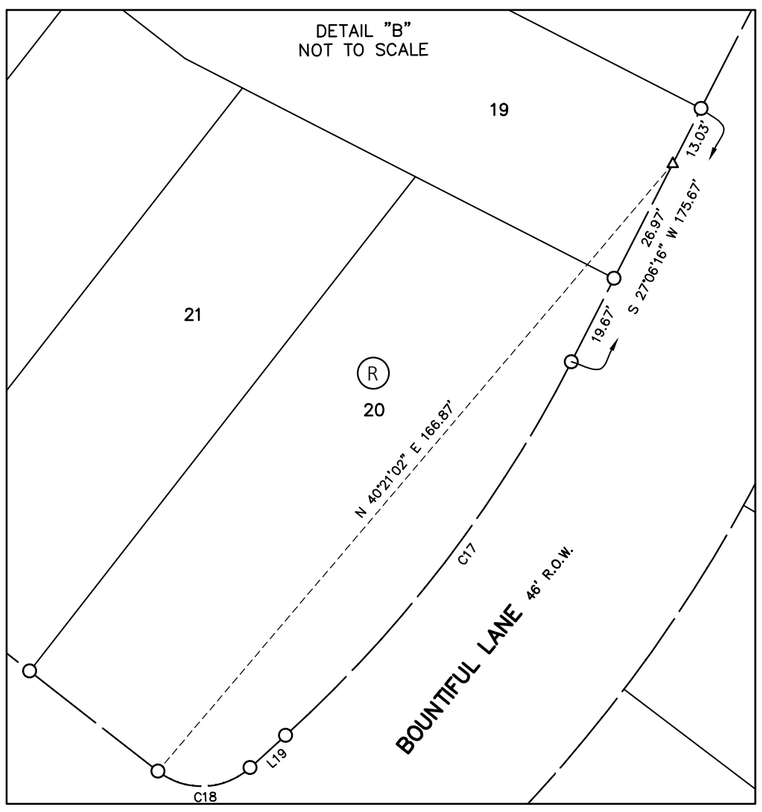


TYPICAL WATER METER EASEMENT DETAIL
NOT TO SCALE



TYPICAL 10' X 15' PUBLIC UTILITY EASEMENT DETAIL
NOT TO SCALE





LINE DATA

NUMBER	BEARING	DISTANCE
L1	S39°30'38"W	69.25'
L2	S19°51'15"W	120.32'
L3	S20°16'15"W	63.67'
L4	S0°00'00"W	119.44'
L5	N75°15'51"W	61.76'
L6	N1°16'10"W	141.49'
L7	N25°45'18"E	38.93'
L8	N0°12'32"W	74.43'
L9	N10°32'05"E	74.01'
L10	N16°57'41"E	79.53'
L11	N27°06'16"E	46.00'
L12	N62°53'44"W	36.68'
L13	N27°06'16"E	126.66'
L14	S27°06'16"W	32.25'
L15	S30°57'19"W	39.39'
L16	N27°06'16"E	85.67'
L17	N17°06'16"E	43.00'
L18	N27°06'16"E	112.08'
L19	S47°45'10"W	10.06'
L20	N17°06'16"E	29.60'
L21	S47°45'10"W	56.29'
L22	N27°06'16"E	82.00'
L23	S58°58'43"E	40.09'
L24	S53°54'45"E	40.50'
L25	N52°02'00"W	26.75'
L26	S62°53'44"E	101.00'
L27	S17°05'16"E	23.67'
L28	S37°58'00"W	8.56'
L29	S73°40'50"W	22.27'
L30	N37°58'00"E	11.47'
L31	S7°02'00"E	11.33'
L32	N73°39'35"E	26.16'
L33	N88°43'50"E	114.94'
L34	S88°43'50"W	112.95'
L35	S73°39'35"W	22.27'

CURVE DATA

NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	300.00'	3°51'02"	20.16'	N 29°01'48" E	20.16'
C2	299.95'	3°51'04"	20.16'	S 29°01'48" W	20.16'
C3	321.00'	20°38'54"	115.68'	N 37°25'43" E	115.06'
C4	279.00'	9°47'11"	47.65'	S 42°51'35" W	47.60'
C5	15.00'	77°40'56"	20.34'	S 0°52'28" E	18.81'
C6	60.00'	294°33'08"	308.45'	S 72°26'23" E	64.87'
C7	15.00'	36°52'12"	9.65'	N 56°24'06" E	9.49'
C8	15.00'	90°00'00"	23.56'	N 7°02'00" W	21.21'
C9	205.00'	79°08'17"	283.15'	S 12°27'52" E	261.17'
C10	15.00'	79°31'28"	20.82'	N 12°39'27" W	19.19'
C11	205.00'	27°32'23"	98.53'	S 38°39'00" E	97.59'
C12	205.00'	41°59'05"	150.22'	S 3°53'16" E	146.88'
C13	15.00'	80°00'00"	20.94'	N 22°53'44" W	19.28'
C14	15.00'	90°00'00"	23.56'	N 72°06'16" E	21.21'
C15	15.00'	100°00'00"	26.18'	S 67°06'16" W	22.98'
C16	15.00'	90°00'00"	23.56'	N 17°53'44" W	21.21'
C17	275.00'	20°38'54"	99.10'	N 37°25'43" E	98.57'
C18	15.00'	80°12'49"	21.00'	N 87°51'35" E	19.33'
C19	321.00'	10°51'43"	60.85'	N 57°27'52" W	60.76'
C20	159.00'	38°00'55"	105.50'	S 43°53'16" E	103.57'
C21	159.00'	41°59'05"	116.51'	S 3°53'16" E	113.92'
C22	15.00'	90°00'00"	23.56'	S 72°06'16" W	21.21'
C23	275.00'	10°51'43"	52.13'	N 57°27'52" W	52.06'
C24	15.00'	99°47'11"	26.12'	N 2°08'25" W	22.95'
C25	325.00'	9°47'11"	55.51'	S 42°51'35" W	55.44'
C26	15.00'	90°00'00"	23.56'	N 82°58'00" E	21.21'
C27	159.00'	79°08'17"	219.61'	S 12°27'52" E	202.57'
C28	159.00'	16°01'58"	44.49'	S 37°18'52" E	44.35'
C29	159.00'	4°25'05"	12.26'	S 27°05'21" E	12.26'
C30	159.00'	33°31'42"	93.04'	S 10°20'26" W	91.72'
C31	60.00'	14°28'39"	15.16'	N 23°34'45" W	15.12'
C32	321.00'	1°50'40"	10.33'	N 28°01'36" E	10.33'
C33	321.00'	8°12'40"	46.00'	N 33°03'16" E	45.96'
C34	321.00'	8°08'39"	45.63'	N 41°13'56" E	45.59'
C35	321.00'	2°26'55"	13.72'	N 46°31'43" E	13.72'
C36	60.00'	12°26'54"	13.04'	N 33°29'29" W	13.01'
C37	60.00'	51°16'02"	53.69'	N 1°38'02" W	51.91'
C38	60.00'	39°08'13"	40.98'	N 43°34'06" E	40.19'
C39	60.00'	48°14'58"	50.53'	N 87°15'41" E	49.05'
C40	60.00'	21°12'28"	22.21'	S 26°57'07" E	22.08'
C41	60.00'	38°02'05"	39.83'	S 2°40'09" W	39.10'
C42	60.00'	49°51'11"	52.21'	S 46°36'47" W	50.57'
C43	60.00'	3°17'48"	3.45'	S 73°11'17" W	3.45'
C44	205.00'	8°41'47"	31.12'	S 47°41'07" E	31.09'
C45	205.00'	12°42'07"	45.45'	S 36°59'10" E	45.35'
C46	205.00'	12°42'07"	45.45'	S 24°17'02" E	45.35'
C47	205.00'	12°42'07"	45.45'	S 11°34'55" E	45.35'
C48	205.00'	12°42'07"	45.45'	S 1°07'13" W	45.35'
C49	205.00'	12°42'07"	45.45'	S 13°49'20" W	45.35'
C50	205.00'	6°55'53"	24.80'	S 23°38'20" W	24.78'
C51	205.00'	24°58'35"	89.36'	S 39°55'54" E	88.66'
C52	205.00'	2°33'48"	9.17'	S 26°09'42" E	9.17'
C53	205.00'	3°30'18"	12.54'	S 23°07'39" E	12.54'
C54	205.00'	12°40'57"	45.38'	S 15°02'01" E	45.28'
C55	205.00'	12°39'26"	45.29'	S 2°21'50" E	45.19'
C56	205.00'	12°39'26"	45.29'	S 10°17'36" W	45.19'
C57	205.00'	0°28'58"	1.73'	S 16°51'48" W	1.73'
C58	321.00'	6°04'02"	33.99'	N 55°04'01" W	33.98'
C59	321.00'	4°47'42"	26.86'	N 60°29'53" W	26.86'
C60	159.00'	2°52'41"	7.99'	S 61°27'23" E	7.99'
C61	159.00'	14°41'12"	40.76'	S 52°40'27" E	40.65'
C62	159.00'	9°45'31"	27.08'	S 20°00'03" E	27.05'
C63	159.00'	32°13'33"	89.43'	S 0°59'30" W	88.26'
C64	325.00'	9°23'14"	53.25'	S 43°03'33" W	53.19'
C65	325.00'	0°23'56"	2.26'	S 38°09'58" W	2.26'
C66	159.00'	10°51'22"	30.13'	S 46°36'19" E	30.08'
C67	159.00'	34°45'13"	96.44'	S 23°48'02" E	94.97'

FINAL PLAT

HARVEST RIDGE SUBDIVISION SECTION FOUR

A SUBDIVISION OF 23.324 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS

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

LEGAL DESCRIPTION

FIELD NOTES FOR A 23.324 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 23.324 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the south line of a called 147.144 acre tract of land as conveyed unto RSM Real Estate LP in Document Number 201414715 of the Official Public Records of Bastrop County, Texas, at the common corner of said 234.288 acre tract and a called 4.737 acre tract of land as conveyed unto Clyde T. Lundgren and Wife, Betty S. Lundgren in Volume 7619, Page 47 of the Deed Records of Travis County, Texas; THENCE,
S 62°54'55" E, coincident with the common line of said 234.288 acre tract and said 147.144 acre tract, a distance of 451.95 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the most northerly corner and POINT OF BEGINNING of the herein described tract:

THENCE, S 62°54'55" E, coincident with said common line, a distance of 1389.02 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the most easterly corner of the herein described tract:

THENCE, departing said common line, over and across the 234.288 acre tract the following twenty-four (24) courses:

1. S 25°49'17" W, a distance of 216.91 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
2. S 39°30'38" W, a distance of 69.25 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
3. S 19°51'15" W, a distance of 120.32 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
4. S 47°45'10" W, a distance of 280.49 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
5. S 20°16'15" W, a distance of 63.67 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
6. S 44°17'32" W, a distance of 175.64 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
7. S 00°00'00" W, a distance of 119.44 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
8. S 36°05'09" W, a distance of 443.38 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a south corner of the herein described tract:
9. N 75°15'51" W, a distance of 61.76 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a south corner of the herein described tract:
10. N 18°14'53" W, a distance of 271.38 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
11. N 01°16'10" W, a distance of 141.49 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
12. N 25°45'18" E, a distance of 38.93 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
13. N 37°58'00" E, a distance of 185.00 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:
14. N 52°02'00" W, a distance of 173.40 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
15. N 26°34'55" W, a distance of 192.76 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
16. N 00°00'00" W, a distance of 315.23 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
17. N 24°52'48" W, a distance of 167.40 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
18. N 00°12'32" W, a distance of 74.43 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
19. N 10°32'05" E, a distance of 74.01 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for an angle point of the herein described tract:
20. N 16°57'41" E, a distance of 79.53 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract:
21. N 62°53'44" W, a distance of 242.39 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a westerly corner of the herein described tract:
22. N 27°06'16" E, a distance of 46.00 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for a re-entrant corner of the herein described tract:
23. N 62°53'44" W, a distance of 36.68 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the most westerly corner of the herein described tract:
24. N 27°06'16" E, a distance of 126.66 feet to the POINT OF BEGINNING and containing 23.324 acres of land, more or less.

FINAL PLAT

HARVEST RIDGE SUBDIVISION SECTION FOUR

A SUBDIVISION OF 23.324 ACRES OF LAND
LOCATED IN THE T. CHRISTIAN SURVEY, ABSTRACT
NO. 20 BASTROP COUNTY, TEXAS

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G:\TXC\Projects\Brohn_Homes\8080-03-Harvest_Ridge_Ph4\SV\04_Finals\Drawings\8080-03_Harvest_Ridge_Ph4.dwg, 6/08/2023 1:04 PM, mmisiak, 1:100

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 23.324 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

HARVEST RIDGE SECTION 4

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, MANAGING PARTNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

STATE OF TEXAS §
COUNTY OF BASTROP §

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

PRELIMINARY PENDING FINAL REVIEW

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

DATE: _____

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

STATE OF TEXAS §
COUNTY OF 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

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

GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN'S CORPORATE CITY LIMITS, ONLY FOR THE LIMITED PURPOSE SET FORTH IN CITY OF ELGIN ORDINANCE NO. 2021-05-18-13, WITHIN BASTROP COUNTY.
2. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83
3. THE PROPERTY LIES IN PROPOSED UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR BASTROP COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48021C0075E, EFFECTIVE JANUARY 19, 2006, AND PER CLOMR NO. 21-06-2267R AND LOMR NO. _____. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
4. FINAL PLAT IS IN GENERAL CONFORMANCE WITH THE PRELIMINARY PLAT.
5. THIS SUBDIVISION IS IN AND SERVED BY AQUA WATER SUPPLY CORPORATION CCN FOR WATER SERVICE.
6. THE SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN'S WASTEWATER CCN, ALTESSA MUD WILL PROVIDE RETAIL WASTEWATER SERVICE TO THE SUBDIVISION PURSUANT TO A WASTEWATER SERVICE AGREEMENT WITH THE CITY OF ELGIN APPROVED IN CITY OF ELGIN RESOLUTION NO. 2020-12-15-60.
7. NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL.
8. PUBLIC UTILITY EASEMENTS ARE TO BE USED FOR UTILITY SERVICE, INCLUDING TELECOMMUNICATION, GAS, AND ELECTRICITY PROVIDED TO LOTS WITHIN THIS SUBDIVISION AND THE OVERALL HARVEST RIDGE DEVELOPMENT ONLY, PUE'S ARE NOT ALLOWED FOR PASS-THRU OR PRIMARY MAINS SERVICING OUTSIDE DEVELOPMENT, UNLESS AGREED UPON IN WRITING WITH THE DEVELOPER/OWNER (CLAYTON PROPERTIES GROUP, INC.)
9. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, AND SIMILAR UTILITY SERVICE LINES SHALL BE PLACED UNDERGROUND, SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE.
10. NO STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN OR OVER THE UTILITY EASEMENTS EXCEPT; UTILITIES, GRASS, LANDSCAPING, AND DRIVEWAY OR SIDEWALK PAVING, AQUA WATER SUPPLY CORPORATION SHALL NOT BE REQUIRED TO REPLACE OR PROVIDE REIMBURSEMENT FOR THE COST OF REPLACING ANY OBSTRUCTION, PAVING OR PLANTING THAT IS REMOVED DURING THE COURSE OF MAINTAINING, CONSTRUCTING, OR RECONSTRUCTING ANY UTILITIES.
11. LOTS 57 & 81, BLOCK P, & LOT 34, BLOCK R WILL BE CONVEYED TO ALTESSA MUD AND SHALL BE MAINTAINED BY ALTESSA MUD OR A HOMEOWNERS' ASSOCIATION.
12. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 5,969 SF. THERE ARE 73 SINGLE FAMILY LOTS UNDER 6,000 SF, 38 BETWEEN 6,000-7,500 SF, 12 BETWEEN 7,500-9,000, AND 2 GREATER THAN 9,000 SF.
13. WATERWAY BUFFER ZONE, AS SHOWN ON PLAT, SHALL NOT RESTRICT INSTALLATION AND MAINTENANCE OF FENCING, RESIDENTIAL DRIVEWAYS, AND SIDEWALKS WITHIN BUFFER ZONE

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.

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

FINAL PLAT
HARVEST RIDGE SUBDIVISION SECTION FOUR

A SUBDIVISION OF 23.324 ACRES OF LAND
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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10194490

Project No. 202200082
Harvest Ridge Subdivision
Section 4

Attachment 3
TRC Approval

505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

June 22, 2023

Ms. Melissa Lipiec, Planning Technician
City of Elgin
310 N. Main St.
Elgin, Texas 78621

RE: Harvest Ridge Section 4 – Final Plat Review

Dear Ms. Lipiec:

TRC has reviewed the following documents listed below submitted on June 09, 2023, by BGE, Inc. (BGE).

1. Final plat, dated June 08, 2023.
2. Other documents submitted as reference for the final plat: Comment response letter, street name reservation.

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

As TRC did not provide the detailed design of the submitted documents, TRC and the City of Elgin must rely on the adequacy of the 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,

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

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

Project No. 202300070
Trinity Ranch Phase 2,
Section 2

Attachment 1
Application

CITY OF ELGIN

FINAL PLAT CHECKLIST FOR COMPLETENESS REVIEW

Subdivision Name: Trinity Ranch Phase 2, Section 2

NOTE: THE FINAL PLAT WILL NOT BE CONSIDERED COMPLETE OR FILED UNLESS THE FOLLOWING COMPLETENESS REVIEW REQUIREMENTS ARE MET. **IF AN ITEM IS MISSING FROM THE APPLICATION, THE FINAL PLAT WILL BE REJECTED IN THE COMPLETENESS REVIEW**. THE CHECKLIST MUST BE COMPLETELY FILLED OUT WITH A Y (YES), N (NO) OR N/A (NOT APPLICABLE) IN EACH BLANK. THIS CHECKLIST MUST BE INCLUDED WITH THE INITIAL SUBMITTAL.

_____ Completeness review date.

_____ Submittal date_____ (per submittal calendar formal submittal after everything is provided per Completeness review).

_____ Planning and Zoning Meeting date (Note: Items will not be placed on the agenda unless approval has been obtained by the City Engineer & City Development Services Director)._____

1. APPLICATION REQUIREMENTS

x One (1) electronic version of all items on checklist emailed to the City at planninganddevelopment@ci.elgin.tx.us. Information to be forwarded onto by City to third-parties after receiving it.

x Updated Traffic Impact Analysis in accordance with Section 36-53, City Code. This shall be in generally consistent with the initial traffic impact analysis approved with the concept plan and preliminary plat.

x Copy of the pre-application meeting application with signed City staff signatures indicating the meeting has been conducted or documentation from the City the pre-application meeting is not needed for this project. (Should be within a two-week window of submitting application for completeness review or City may request another pre-application meeting during the completeness review comments). A pre-application meeting is only required when a plat will generate public improvements.

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

x Copy of the Deed showing ownership. Proof of signatory authority for corporations is required.

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x Copy of owner's authorization for agent giving the applicant permission to file on behalf of the owner or the signatory authority if it is a corporation. This must be submitted on letterhead.

x Narratives indicating all design professionals with postal address and contact information (phone & e-mail) associated with the application, not including the applicant.

N/A Voluntary annexation application of this final plat if under an annexation development agreement, if applicable.

_____ Submit a recent Title Commitment (dated within one year). If the Title Commitment is older than one (1) year, submit a property report or a Nothing Further Certificate.

MUD Letter from the applicable agencies certifying water and wastewater capacity exists for the plat.

2. INFORMATION SHOWN ON THE FINAL PLAT

x A title including the name of the subdivision with the words "Final Plat" which must be included somewhere in the title.

x The name, address and contact information of the owner. If owner is a partnership, corporation, or other entity other than an individual, the name of the responsible individual such as President of Vice President must be given.

x The name, address and contact information of the registered professional engineer or registered professional land surveyor responsible for the preparation of the plat.

x Scale: 1" = 100'. Prior written consent from the Development Services Director will be required for use of a smaller scale.

x Vicinity map

x Date submitted.

x Dated revision block (each revision shall bear a new date).

x North arrow: North to be at the top of the sheet if possible.

x A tie to an original corner of the original survey of which said land is a part.

x Legend defining line-types and symbols shown.

x Point of beginning.

x Total acreage of right-of-way within the subdivision.

x Total acreage and total number of lots and blocks within the subdivision.

x A note specifying the tracts location in regard to the 100-year floodplain.

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x A statement that the final plat conforms to the approved preliminary plat.

x A complete legal description by metes and bounds of the land being subdivided.

N/A Designation of any sites for special uses including churches, sewage disposal plants, water plants, business, industry, or other special land uses. If proposed use is unknown, designate as unrestricted. Where a proposed site in the area taken in by a proposed addition or subdivision is planned for a school, park or public building such site shall be reserved on the plat for the proposed facility.

_____ If developing residential lots, a table which shows the amount of required total parkland for the entire subdivision in acreage and the provided parkland within this plat. Including a note which indicates that future parkland will be incorporated into future final plats if it is to be commenced in more than one (1) phase.

x Statement outlining the estimated average, single family lot size and the estimated range of lot sizes by grouping of less than 6,000 square feet, 6,000-7,500 square feet, 7,500-9,000 square feet, greater than 9,000 square feet.

x The certification statement and seal of the registered professional engineer or registered professional land surveyor who surveyed, mapped and monumented the land shall be placed on the face of the plat as follows:

The State of Texas
Know All Men by These Presents
County of Bastrop or Travis County

That I, _____, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Elgin, Texas.

_____
Signature and Seal
of Registered Professional Engineer or
Registered Professional Land Surveyor

x A certificate of ownership and dedication to the public of all streets, easements, alleys, parks, playgrounds, or other dedicated public uses, signed and acknowledged before a notary public by the owners and any holders of liens against the land and shall be placed on the face of the plat.

x An accurate on-the-ground boundary survey of the property with bearings and distances and showing the lines of all adjacent land, dedicated right of ways, easements and alleys with their names and width. (Streets, alleys, and lot lines in adjacent subdivisions shall be shown dashed.) All necessary data to reproduce the plat on the ground must be shown on the plat.

x On the first page the following language: This Final Plat was approved by the City of Elgin Planning & Zoning Commission on this _____ day of _____, 20___.". Also, provide separate individual signatory blocks for the Chair and Secretary of the Planning & Zoning Commission.

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N/A If located within Travis County and outside the City limits, individual signatory blocks for the applicable County approval authorities with the date of approval.

x The plat shall show all existing features within the area being subdivided, such as existing watercourses, railroads, street right of ways, alleys and easements to be retained and other physical features deemed pertinent to the subdivision.

Streets, alleys, easements and right of ways that are to be dedicated shall be shown with the following engineering data:

x For Streets and Right of Ways: Complete curve data (delta, length of curve, radius, point of curvature, point of reverse curvature, point of tangency) shown on the centerline of each side of the street; length and bearing of all tangents; dimensions from all angle points of curve to an adjacent side lot line shall be provided. The number of feet of roadway shall also be shown on the plat.

x For Watercourses and Easements: Distances to be provided along the side lot lines from the front lot line or the high bank of a stream. Traverse line to be provided along the edge of all large watercourses in a convenient location, preferably along a utility easement if paralleling the drainage easement of stream.

x Lot and block lines and numbers of all proposed lots and blocks with complete dimensions for front, rear and side lot lines.

x Building set back lines shall be shown on all lots.

x Be aware a set of subdivision construction plans and specifications prepared and sealed by a registered engineer shall be provided for the installation of water, sewer, paving and drainage, and said plans and specifications must be approved by the City Engineer prior to the beginning of any construction of the subdivision. This is a separate application process with the City.

x Limits of the 25-year and 100-year floodplain. For waterways draining sixty-four (64) acres or more.

x Environmental buffer zones, easements and dedications.

x Minimum finished floor slab elevations, at a minimum of one (1) foot above the 100-year floodplain level, for all lots adjacent to or affected by the floodplain.

x A certificate of a registered professional engineer shall be placed on the face of the plat as follows:

State of Texas
County of Bastrop/Travis

I, _____, 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.

_____
Signature and Seal
of Registered Professional Engineer

ELGIN FINAL PLAT CHECKLIST

3. ACCOMPANYING REQUIREMENTS

x Ownership and Lien Certificate dated no earlier than thirty (30) days prior to the submission of the plat.

N/A Letter of credit / performance bond (if applicable).

N/A Dedication instruments deeding parkland to the City for any required parkland in the subdivision unless paying in-lieu fee.

4. FEES

x All associated flat fees or fees for the number of lots and acreage of right-of-way in accordance with the fee schedule have been paid to the City. TRC to confirm with the City before completeness review. Third-party review fees will occur later in the process.

N/A LUE fees and reimbursement fees.

DISCLAIMER

THIS CHECKLIST IS USED BY THE ELGIN CITY ENGINEER (TRC) FOR THE REVIEW OF PROPOSED DEVELOPMENTS IN THE CITY OF ELGIN. THIS DOCUMENT DOES NOT GOVERN OVER OR SUPERSEDE ANY REQUIREMENTS OF THE CITY'S SUBDIVISION ORDINANCE OR CONSTRUCTION STANDARDS. ALL REQUIREMENTS IN THE ORDINANCE AND STANDARDS MUST BE MET BY THE DEVELOPER AND THE DEVELOPER'S ENGINEER.

SUBDIVISION REQUIREMENTS CAN BE FOUND AT:
https://library.municode.com/tx/elgin/codes/code_of_ordinances?nodeId=PTIICOOR_CH36SU_ARTIINGE

THE LATEST PARKLAND DEDICATION AND FEES ORDINANCE CAN BE FOUND AT:
https://library.municode.com/tx/elgin/ordinances/code_of_ordinances?nodeId=891710

THE COMPLETE CONSTRUCTION STANDARDS CAN BE FOUND AT:
http://elgintx.com/DocumentCenter/View/100/Construction-Standards

"This institution is an equal opportunity provider"

Revised: 4-13-2020

FINAL PLAT APPLICATION

Date: 5/9/2023

SITE INFORMATION

Project Address: Swenson & Upper Elgin River Road

Parcel Identification Number (if no address): _____

APPLICANT

Name: Tim Holland

Postal Address: 1701 Directors Blvd., Suite 1000

Austin, TX 78744

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

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

Signature	Printed Name	Date
Tim M Holland	Timothy M. Holland	5/9/2023

Project Description:

Subdivision final plat for 144 lots.

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

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.

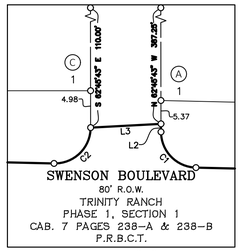
Project No. 202300070 Trinity Ranch Phase 2, Section 2

Attachment 2
Proposed Final Plat

PARKLAND REQUIREMENT (ALL VALUES IN ACRES)					
DESCRIPTION	REQUIRED	PREVIOUS	PROPOSED	FUTURE	TOTAL
PARKLAND	7	0	0	7	7
OPEN SPACE (NO FP)	17	16.14	1.01	–	>17
OPEN SPACE (FP)	23	0	0	23	23

LOT SIZE	
LOT SIZE	NUMBER OF LOTS
<6,000 SQ FT	138
6,000 – 7,500	3
7,500 – 9,000	2
>9,000	1
TOTAL NUMBER OF LOTS	144

THE ESTIMATED SINGLE–FAMILY LOTS SIZES:
LESS THAN 6,000 SQUARE FEET EQUALS 138 LOTS;
6,000 – 7,500 SQUARE FEET EQUALS 3 LOTS;
7,500 – 9,000 SQUARE FEET EQUALS 2 LOTS;
GREATER THAN 9,000 SQUARE EQUALS 1 LOT

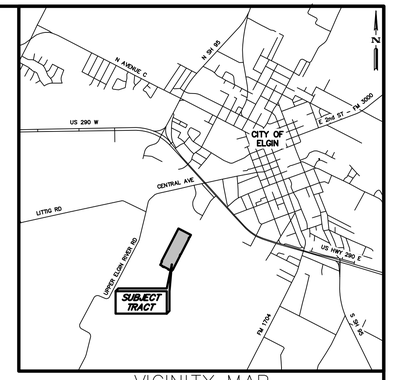


DETAIL "A"
NOT TO SCALE

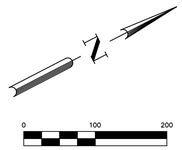
LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	144	16.453 AC.
UTILITY	1	2.146 AC.
OPEN SPACE	5	2.186 AC.
RIGHT–OF–WAY	–	5.408 AC.
TOTAL	150	26.193 AC.

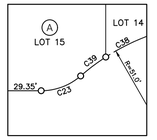
TOTAL NUMBER OF BLOCKS	5

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
HORNET STREET	50 FT.	1,678 FT.
LOVE BUG LANE	50 FT.	585 FT.
LUCKY AVENUE	50 FT.	1,273 FT.
TOLO DRIVE	50 FT.	1,254 FT.
TOTAL LINEAR FEET		4,790 FT.

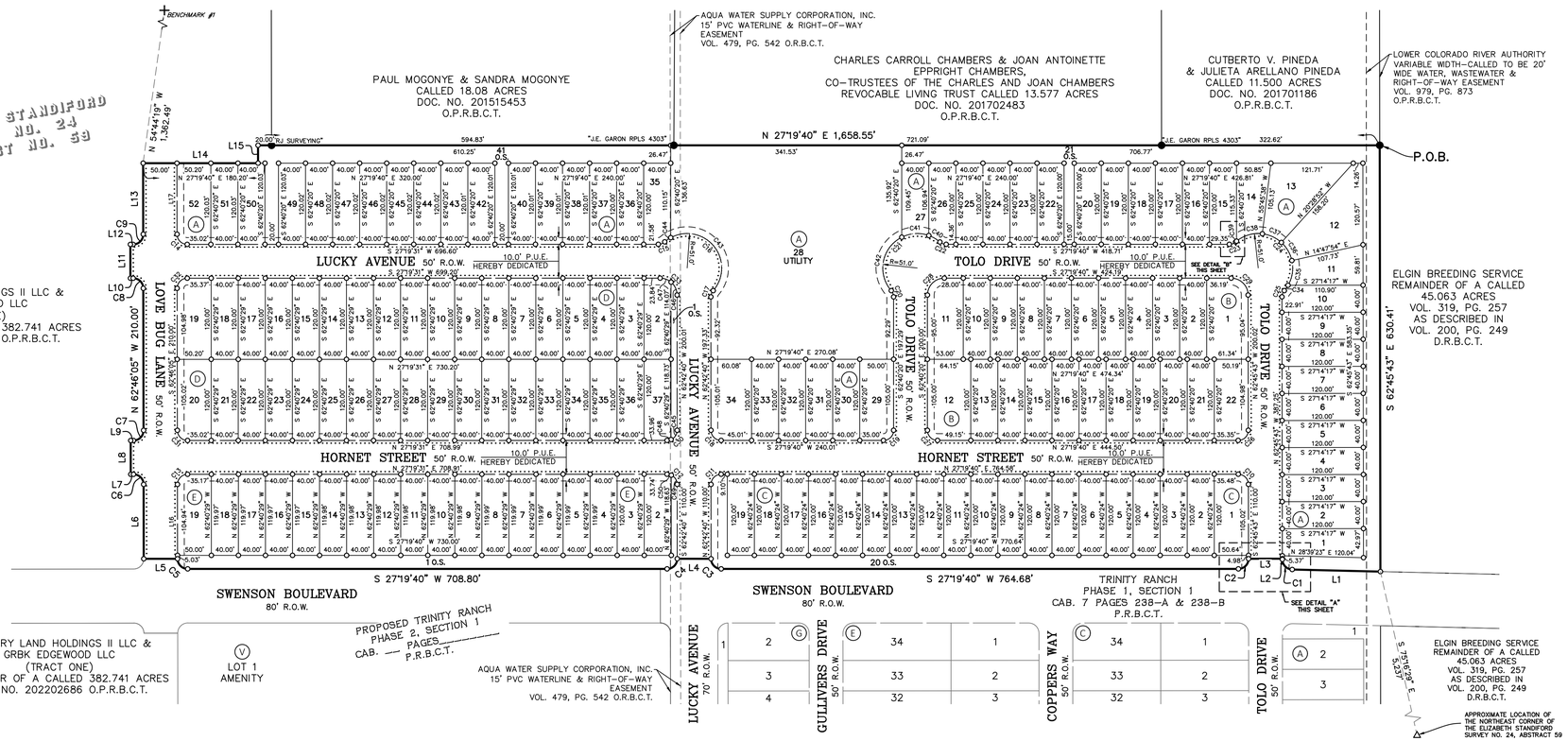


VICINITY MAP
NOT TO SCALE





DETAIL "B"
NOT TO SCALE



LEGEND

CAB	CABINET
DOC.	DOCUMENT
D.R.B.C.	DEED RECORDS OF BASTROP COUNTY
ELEC.	ELECTRIC
ESMT.	EASEMENT
NO.	NUMBER
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
O.R.B.B.T.	OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS
O.S.	OPEN SPACE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.R.B..T.	PLAT RECORDS BASTROP COUNTY, TEXAS
PG.	PAGE
R.O.W.	RIGHT–OF–WAY
VOL.	VOLUME
○	SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
●	FOUND 1/2" IRON ROD
	PROPOSED SIDEWALK
	PROPERTY BOUNDARY
	PHASE LINE/ADJACENT PROPERTY
	PUBLIC UTILITY EASEMENT (P.U.E.)
	PROPOSED LOT LINE
	PROPOSED RIGHT–OF–WAY
(A)	PROPOSED BLOCK

DATE: MAY 9, 2023

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

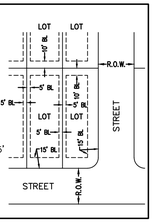
GRBK EDGEWOOD, LLC
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093

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

SURVEYOR:
BGE, INC.
7330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TEXAS 78216
210–581–3600

TYPICAL BUILDING SETBACK LINES
N.T.S.

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



REVISIONS

FINAL PLAT
TRINITY RANCH
PHASE 2, SECTION 2

A SUBDIVISION OF 26.193 ACRES OF LAND LOCATED IN THE ELIZABETH STANDIFORD SURVEY NO. 24, ABSTRACT NO. 59, BASTROP COUNTY, TEXAS

BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD–83. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 0.99992788

BENCHMARK #1

MAG NAIL SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON ON ASPHALT ON THE EAST SIDE OF UPPER ELGIN RIVER ROAD LOCATED ±1,362 FEET NORTHWEST OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON.

ELEVATION: 554.16 FEET NAVD–88

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

\\bgeinc.pvt\corpcon\Projects\Century_Homes\11527-00-Trinity_Ranch_Ph_2_Sec_2\SUV\04_Finals\Drawings\11527-00 Trinity Ranch PH-2 SEC-2.dwg, 6/22/2023 4:09 PM, Garret Meumann

FIELD NOTES FOR A 26.193 ACRE TRACT OF LAND IN THE ELIZABETH STANDIFORD SURVEY NO. 24, ABSTRACT NO. 59, SITUATED IN BASTROP COUNTY, TEXAS; BEING OUT OF A CALLED 382.741 ACRE TRACT (TRACT ONE) 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; SAID 26.193 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHERN CORNER OF SAID 382.741 ACRE TRACT (TRACT ONE), THE NORTHEAST CORNER OF 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, ON THE SOUTH LINE OF A THE REMAINDER OF A CALLED 45.063 ACRE TRACT OF LAND AS CONVEYED UNTO ELGIN BREEDING SERVICE IN VOLUME 319, PAGE 257 AND DESCRIBED IN VOLUME 200, PAGE 249 BOTH OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS FOR THE NORTHERN CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, S 62°45'43" E, COINCIDENT WITH THE SOUTHEAST LINE OF SAID ELGIN BREEDING SERVICE REMAINDER TRACT, A DISTANCE OF 630.41 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET ON THE WEST LINE OF TRINITY RANCH PHASE 1, SECTION 1 A SUBDIVISION RECORDED IN CABINET 7, PAGES 238-A & 238-B OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID COMMON LINE, COINCIDENT WITH THE WEST LINE OF SAID TRINITY RANCH PHASE 1, SECTION 1, THE FOLLOWING TWELVE (12) COURSES:

1)S 28°39'24" W, A DISTANCE OF 130.41 FEET A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR THE BEGINNING OF A TANGENT CURVE THE HEREIN DESCRIBED TRACT;

2) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00, AN ARC LENGTH OF 23.19 FEET, A CENTRAL ANGLE OF 88°34'53", A CHORD BEARING OF S 72°56'50" W, AND A CHORD DISTANCE OF 20.95 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

3) N 62°45'43" W, A DISTANCE OF 1.04 FEET TO A 1/2-INCH ROD WITH CAP STAMPED "BGE INC"SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

4) S 27°14'17" W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET 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 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

6) S 27°19'40" W, A DISTANCE OF 764.68 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR THE BEGINNING OF A TANGENT CURVE 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 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET AT THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;

8) S 27°21'04" W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

9) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.57 FEET, A CENTRAL ANGLE OF 90°02'20", A CHORD BEARING OF S 17°41'30" E, AND A CHORD DISTANCE OF 21.22 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

10)S 27°19'40" W, A DISTANCE OF 708.80 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR THE BEGINNING OF A TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

11) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.54 FEET, A CENTRAL ANGLE OF 89°54'14", A CHORD BEARING OF S 72°16'47" W, AND A CHORD DISTANCE OF 21.20 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET AT THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT; AND

12)S 27°16'12" W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR THE SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID 382.741 ACRE TRACT (TRACT ONE) THE FOLLOWING FIFTEEN (15) COURSES:

1)N 62°46'05" W, A DISTANCE OF 110.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR THE BEGINNING OF A TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

2) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 72°13'55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

3) S 27°13'55" W, A DISTANCE OF 4.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

4) N 62°46'05" W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

5) N 27°13'55" E, A DISTANCE OF 4.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR THE BEGINNING OF A TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

6) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N 17°46'05" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET AT THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;

7) N 62°46'05" W, A DISTANCE OF 210.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR THE BEGINNING OF A TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

8) CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 72°13'55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

9) S 27°13'55" W, A DISTANCE OF 4.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

10)N 62°46'05" W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

11)N 27°13'55" E, A DISTANCE OF 4.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR THE BEGINNING OF A TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;

12)CURVING TO THE LEFT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N 17°46'05" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET AT THE END OF THIS CURVE OF THE HEREIN DESCRIBED TRACT;

13)N 62°46'05" W, A DISTANCE OF 105.08 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

14)N 27°19'40" E, A DISTANCE OF 170.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; AND

15)N 62°46'05" W, A DISTANCE OF 26.47 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC"SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 27°19'40" E, CONTINUING OVER AND ACROSS SAID 382.741 ACRE TRACT (TRACT ONE), PASSING AT A DISTANCE OF 20.00 FEET A 1/2-INCH IRON ROD WITH CAP STAMPED "RJ SURVEYING"FOUND AT A REENTRANT CORNER OF SAID 382.741 ACRE TRACT (TRACT ONE) AND THE SOUTHEAST CORNER OF AN 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, CONTINUING A DISTANCE OF 594.83 FEET, COINCIDENT WITH A NORTHWEST LINE OF SAID 382.741 ACRE TRACT (TRACT ONE) AND THE SOUTHEAST LINE OF SAID MOGONYE TRACT, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "J.E. GARON RPLS 4303"FOUND ON A NORTHWEST LINE OF SAID 382.741 ACRE TRACT (TRACT ONE) AT THE CORNER COMMON TO SAID MOGONYE TRACT AND A CALLED 13.577 ACRE TRACT OF LAND AS CONVEYED UNTO CHARLES CARROL CHAMBERS AND JOAN ANTOINETTE EPPRIGHT CHAMBERS, CO-TRUSTEES OF THE CHARLES AND JOAN CHAMBERS REVOCABLE LIVING TRUST IN DOCUMENT NUMBER 201702483 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, CONTINUING A DISTANCE OF 721.09 FEET, COINCIDENT WITH A NORTHWEST LINE OF SAID 382.741 ACRE TRACT (TRACT ONE) AND THE SOUTHEAST LINE OF SAID CHAMBERS TRACT, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "J.E. GARON RPLS 4303"FOUND ON A NORTHWEST LINE OF SAID 382.741 ACRE TRACT (TRACT ONE) AT THE CORNER COMMON TO SAID CHAMBERS TRACT AND THE AFOREMENTIONED PINEDA TRACT, COINCIDENT WITH A NORTHWEST LINE OF SAID 382.741 ACRE TRACT (TRACT ONE) AND THE SOUTHEAST LINE OF SAID PINEDA TRACT, FOR A TOTAL DISTANCE OF 1,658.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.193 ACRES OF LAND, MORE OR LESS

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET	TYPE
1	A	4,978	R
2	A	4,800	R
3	A	4,800	R
4	A	4,800	R
5	A	4,800	R
6	A	4,800	R
7	A	4,800	R
8	A	4,800	R
9	A	4,800	R
10	A	4,739	R
11	A	5,089	R
12	A	9,648	R
13	A	8,632	R
14	A	4,748	R
15	A	4,784	R
16	A	4,800	R
17	A	4,800	R
18	A	4,800	R
19	A	4,800	R
20	A	4,800	R
21	A	37,958	O.S.
22	A	4,800	R
23	A	4,800	R
24	A	4,800	R
25	A	4,800	R
26	A	4,643	R
27	A	4,217	R
28	A	93,472	UTIL
29	A	5,952	R
30	A	4,800	R

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET	TYPE
31	A	4,800	R
32	A	4,800	R
33	A	4,800	R
34	A	7,157	R
35	A	4,726	R
36	A	4,800	R
37	A	4,800	R
38	A	4,800	R
39	A	4,800	R
40	A	4,800	R
41	A	20,956	O.S.
42	A	4,801	R
43	A	4,801	R
44	A	4,801	R
45	A	4,801	R
46	A	4,801	R
47	A	4,801	R
48	A	4,801	R
49	A	4,801	R
50	A	4,801	R
51	A	4,801	R
52	A	5,966	R

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET	TYPE
1	B	7,215	R
2	B	4,800	R
3	B	4,800	R
4	B	4,800	R
5	B	4,800	R
6	B	4,800	R
7	B	4,800	R
8	B	4,800	R
9	B	4,800	R
10	B	4,800	R
11	B	6,226	R
12	B	7,649	R
13	B	4,800	R
14	B	4,800	R
15	B	4,800	R
16	B	4,800	R
17	B	4,800	R
18	B	4,800	R
19	B	4,800	R
20	B	4,800	R
21	B	4,800	R
22	B	5,985	R

LOT SIZE

LOT SIZE	NUMBER OF LOTS
<6,000 SQ FT	138
6,000 – 7,500	3
7,500 – 9,000	2
>9,000	1
TOTAL NUMBER OF LOTS	144

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET	TYPE
1	C	6,018	R
2	C	4,800	R
3	C	4,800	R
4	C	4,800	R
5	C	4,800	R
6	C	4,800	R
7	C	4,800	R
8	C	4,800	R
9	C	4,800	R
10	C	4,800	R
11	C	4,800	R
12	C	4,800	R
13	C	4,800	R
14	C	4,800	R
15	C	4,800	R
16	C	4,800	R
17	C	4,800	R
18	C	4,800	R
19	C	4,800	R
20	C	18,637	O.S.

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET	TYPE
1	D	1,986	O.S.
2	D	4,770	R
3	D	4,800	R
4	D	4,800	R
5	D	4,800	R
6	D	4,800	R
7	D	4,800	R
8	D	4,800	R
9	D	4,800	R
10	D	4,800	R
11	D	4,800	R
12	D	4,800	R
13	D	4,800	R
14	D	4,800	R
15	D	4,800	R
16	D	4,800	R
17	D	4,800	R
18	D	4,800	R
19	D	5,987	R
20	D	5,964	R
21	D	4,800	R
22	D	4,800	R
23	D	4,800	R
24	D	4,800	R
25	D	4,800	R
26	D	4,800	R
27	D	4,800	R
28	D	4,800	R
29	D	4,800	R
30	D	4,800	R

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET	TYPE
31	D	4,800	R
32	D	4,800	R
33	D	4,800	R
34	D	4,800	R
35	D	4,800	R
36	D	4,800	R
37	D	4,797	R

LOT AREA TABLE

LOT	BLOCK	SQUARE FEET	TYPE
1	E	15,686	O.S.
2	E	4,797	R
3	E	4,800	R
4	E	4,800	R
5	E	4,800	R
6	E	4,800	R
7	E	4,800	R
8	E	4,799	R
9	E	4,799	R
10	E	4,799	R
11	E	4,799	R
12	E	4,799	R
13	E	4,799	R
14	E	4,799	R
15	E	4,799	R
16	E	4,799	R
17	E	4,799	R
18	E	4,799	R
19	E	5,962	R

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.19'	15.00'	88°34'53"	S 72°56'50" W	20.95'
C2	23.59'	15.00'	90°05'23"	S 17°43'02" E	21.23'
C3	23.55'	15.00'	89°57'40"	S 72°18'30" W	21.21'
C4	23.57'	15.00'	90°02'20"	S 17°41'30" E	21.22'
C5	23.54'	15.00'	89°54'14"	S 72°16'47" W	21.20'
C6	23.56'	15.00'	90°00'00"	S 72°13'55" W	21.21'
C7	23.56'	15.00'	90°00'00"	N 17°46'05" W	21.21'
C8	23.56'	15.00'	90°00'00"	S 72°13'55" W	21.21'
C9	23.56'	15.00'	90°00'00"	N 17°46'05" W	21.21'
C10	23.54'	15.00'	89°54'37"	S 72°16'58" W	21.20'
C11	23.57'	15.00'	90°02'20"	S 17°41'30" E	21.22'
C12	23.55'	15.00'	89°57'49"	S 72°18'26" W	21.21'
C13	23.59'	15.00'	90°05'37"	S 17°43'17" E	21.23'
C14	23.54'	15.00'	89°54'23"	N 72°16'43" E	21.20'
C15	10.04'	14.00'	41°04'31"	N 06°47'16" E	9.82'
C16	153.20'	51.00'	172°06'51"	S 72°18'26" W	101.76'
C17	10.04'	14.00'	41°04'31"	S 42°10'24" E	9.82'
C18	23.55'	15.00'	89°57'40"	N 72°18'30" E	21.21'
C19	23.56'	15.00'	90°00'00"	N 17°40'20" W	21.21'
C20	10.04'	14.00'	41°04'31"	N 83°12'36" W	9.82'
C21	153.23'	51.00'	172°09'03"	S 17°40'20" E	101.76'
C22	10.04'	14.00'	41°04'31"	N 47°51'56" E	9.82'
C23	10.04'	14.00'	41°04'31"	N 06°47'24" E	9.82'
C24	153.15'	51.00'	172°03'39"	S 72°16'58" W	101.76'
C25	10.04'	14.00'	41°04'31"	S 42°13'28" E	9.82'
C26	23.59'	15.00'	90°05'23"	N 17°43'02" W	21.23'
C27	23.56'	15.00'	90°00'00"	N 72°19'40" E	21.21'
C28	39.27'	25.00'	90°00'00"	S 17°40'20" E	35.36'
C29	39.23'	25.00'	89°54'37"	S 72°16'58" W	35.33'
C30	23.57'	15.00'	90°02'11"	N 17°41'34" W	21.22'

CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C31	23.54'	15.00'	89°54'23"	N 72°16'43" E	21.20'
C32	23.59'	15.00'	90°05'37"	S 17°43'17" E	21.23'
C33	39.25'	25.00'	89°57'49"	S 72°18'26" W	35.34'
C34	9.72'	51.00'	10°55'19"	N 27°08'51" W	9.71'
C35	37.91'	51.00'	42°35'35"	N 53°54'18" W	37.05'
C36	31.40'	51.00'	35°16'46"	S 87°09'31" W	30.91'
C37	31.40'	51.00'	35°16'46"	S 51°52'45" W	30.91'
C38	40.82'	51.00'	45°51'26"	S 11°18'40" W	39.74'
C39	1.90'	51.00'	2°07'48"	S 12°40'57" E	1.90'
C40	19.16'	51.00'	21°31'27"	S 57°38'28" W	19.05'
C41	41.19'	51.00'	46°16'24"	S 23°44'33" W	40.08'
C42	92.89'	51.00'	104°21'12"	S 51°34'15" E	80.57'
C43	141.95'	51.00'	159°28'29"	S 78°37'37" W	100.37'
C44	11.25'	51.00'	12°38'23"	S 07°25'49" E	11.23'
C45	17.36'	15.00'	66°18'34"	N 29°33'23" W	16.41'
C46	21.68'	25.00'	49°41'03"	N 87°33'12" W	21.01'
C47	17.58'	25.00'	40°16'45"	S 47°27'54" W	17.22'
C48	6.21'	15.00'	23°43'38"	N 15°27'42" E	6.17'
C49	17.09'	15.00'	65°17'15"	S 84°38'43" W	16.18'
C50	6.46'	15.00'	24°40'34"	S 39°39'48" W	6.41'

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 28°39'24" W	130.41'
L2	N 62°45'43" W	1.04'
L3	S 27°14'17" W	50.00'
L4	S 27°21'04" W	50.00'
L5	S 27°16'12" W	50.00'
L6	N 62°46'05" W	110.00'
L7	S 27°13'55" W	4.00'
L8	N 62°46'05" W	50.00'
L9	N 27°13'55" E	4.00'
L10	S 27°13'55" W	4.00'
L11	N 62°46'05" W	50.00'
L12	N 27°13'55" E	4.00'
L13	N 62°46'05" W	105.08'
L14	N 27°19'40" E	170.00'
L15	N 62°46'05" W	26.47'
L16	N 62°46'05" W	109.97'
L17	N 62°46'05" W	105.06'

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FINAL PLAT

TRINITY RANCH PHASE 2, SECTION 2

A SUBDIVISION OF 26.193 ACRES OF LAND LOCATED IN THE ELIZABETH STANDIFORD SURVEY NO. 24, ABSTRACT NO. 59, BASTROP COUNTY, TEXAS

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

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT CENTURY LAND HOLDINGS II, LLC (1/2 INTEREST), AND GRBK EDGEWOOD, LLC (1/2 INTEREST), BEING THE OWNERS OF A CALLED 382.741 ACRE TRACT OF LAND (TRACT 1) OUT OF THE ELIZABETH STANDIFORD SURVEY, ABSTRACT NO. 59 SITUATED IN BASTROP COUNTY, TEXAS AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202202686 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 26.193 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOW AS:

TRINITY RANCH PHASE 2, SECTION 2

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

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

_____
BRIAN BEKKER, VICE PRESIDENT
CENTURY LAND HOLDINGS II, LLC
6500 RIVER PLACE BOULEVARD
BUILDING 2, SUITE 200
AUSTIN, TEXAS 78730

STATE OF TEXAS §
COUNTY OF BASTROP §

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

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

_____
BOBBY SAMUEL, VICE PRESIDENT
GRBK EDGEWOOD, LLC
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093

STATE OF TEXAS §
COUNTY OF BASTROP §

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

_____
NOTARY PUBLIC, STATE OF TEXAS

_____
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, CHELSEA OSBOURN, 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

_____ _____
CHELSEA OSBOURN, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 140080
BGE, INC.
1701 DIRECTORS BOULEVARD, SUITE 1000
AUSTIN, TEXAS 78744

I, DION P. ALBERTSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND IN APRIL, 2019 AND THAT THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED OR FOUND UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS, UPON COMPLETION OF CONSTRUCTION.

PRELIMINARY PENDING FINAL REVIEW

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

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99992788
2. NO PORTION OF THIS PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR BASTROP COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48021C0075E, REVISED JANUARY 19, 2006. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
3. THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.
4. UPON APPROVAL OF THIS PLAT BY THE THE CITY OF ELGIN FOR FILING AND SUBSEQUENT ACCEPTANCE OF MAINTENANCE OF STREETS BY BASTROP COUNTY, IT IS UNDERSTOOD THAT PLACEMENT OF ANY AND ALL TRAFFIC CONTROL DEVICES REQUIRING SIGNAGE SUCH AS STREET NAMES, SPEED LIMITS, STOP SIGNS, YIELD SIGNS, ETC., SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER UNDER THE DIRECTION OF THE CITY AND/OR THE COUNTY ENGINEER.
5. NEITHER APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ELGIN, NOR THE FILING/RECORDING OF AN APPROVED SUBDIVISION PLAT CONSTITUTES ACCEPTANCE BY BASTROP COUNTY OF ANY DEDICATION OF THE ROADS/STREETS DEPICTED ON THE PLAT. ONLY THE BASTROP COUNTY COMMISSIONERS COURT, ACTING AS A BODY, HAS THE AUTHORITY TO ACCEPT ROADS/STREETS INTO THE BASTROP COUNTY ROAD SYSTEM FOR COUNTY MAINTENANCE. INDIVIDUAL MEMBERS OF THE BASTROP COUNTY COMMISSIONERS COURT HAVE NO AUTHORITY TO BIND BASTROP COUNTY BY SEPARATE ACTION. UNTIL BASTROP COUNTY, THROUGH ITS COMMISSIONERS COURT, ACCEPTS A ROAD/STREET THAT HAS BEEN DEDICATED IN A PLAT, SAID ROAD/STREET IS NOT A COUNTY ROAD, AND IS NOT SUBJECT TO COUNTY MAINTENANCE.
6. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO APPROVED ELECTRIC DISTRIBUTION SYSTEMS, WASTEWATER COLLECTION FACILITIES, AND UNTIL WATER IS SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY FOR THIS PROPOSED DEVELOPMENT.
7. NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED PUBLIC SEWER SYSTEM.
8. BASTROP COUNTY WILL ONLY ACCEPT THE STREETS AND ROADWAYS FOR OPERATION AND MAINTENANCE; THE DISTRICT WILL BE OBLIGATED TO MAINTAIN THE GUTTERS/DRAINAGE SYSTEMS AND STREETLIGHTS UPON RECEIPT OF AUTHORIZATION FROM THE COUNTY TO UTILIZE ITS RIGHT OF WAY FOR SUCH PURPOSES.
9. THIS DEVELOPMENT IS WITHIN THE ELGIN MUNICIPAL UTILITY DISTRICT (MUD) #1.
10. ALL SANITARY SEWER WITHIN THIS DEVELOPMENT IS TO BE PRIVATE. ELGIN MUNICIPAL UTILITY DISTRICT (MUD) #1.
11. 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.
12. NO STRUCTURES MAY BE BUILT IN ANY EASEMENT. ANY EXISTING STRUCTURES LOCATED IN A PUBLIC UTILITIES EASEMENT MUST BE REMOVED AT UTILITY DISCRETION.
13. ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE ALONG THE R.O.W. THE DEVELOPER AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF DRIVEWAYS IN ACCORDANCE WITH BASTROP COUNTY SPECIFICATIONS, WHICH MAY INCLUDE CULVERT PIPE INSTALLATION. A PERMIT MUST BE OBTAINED FROM BASTROP COUNTY PRIOR TO THE CREATION OF A DRIVEWAY. ACCESS TO STATE HIGHWAYS IS REGULATED BY TXDOT AND THEREFORE MUST BE APPROVED AND CONSTRUCTED TO ITS STANDARDS.
14. THIS SUBDIVISION LIES WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ELGIN.
15. ALL CORNER LOTS WITHIN THIS DEVELOPMENT MAY ACCESS ONLY ONE STREET AND MUST TAKE THEIR ACCESS FROM THE MINOR OF THE TWO STREETS.
16. FLOOD WARNING: THE DEGREE OF FLOOD PROTECTION REQUIRED BY THE CITY OF ELGIN FLOOD DAMAGE PREVENTION ORDER IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS BASED ON SCIENTIFIC AND ENGINEERING CONSIDERATIONS. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. ACCEPTANCE OF THIS PLAT BY THE CITY DOES NOT IMPLY THAT LAND OUTSIDE THE AREAS OF SPECIAL FLOOD HAZARDS OR USES PERMITTED WITHIN SUCH AREAS WILL BE FREE FROM FLOODING OF FLOOD DAMAGES. NOR SHALL ACCEPTANCE OF THIS PLAT CREATE LIABILITY ON THE PART OF CITY OF ELGIN OR ANY OFFICIAL OR EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT FROM RELIANCE ON THE INFORMATION CONTAINED WITHIN THIS PLAT OR ANY ADMINISTRATION DECISION LAWFULLY MADE THEREUNDER.
17. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY, DUPLEX, AND MULTI-FAMILY CONSTRUCTION.
18. NO STRUCTURES OR LAND USE INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING THAT NEGATIVELY IMPACTS STORM WATER FLOWS SHALL BE ALLOWED IN AREAS DESIGNATED AS PONDS, DRAINAGE EASEMENTS, OR DETENTION/RETENTION AREAS.
19. DRAINAGE EASEMENTS, STORM WATER FACILITIES/FEATURES, AND EROSION CONTROLS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND/OR BY INDIVIDUAL PROPERTY OWNERS. PROPERTY OWNERS AND THEIR ASSIGNS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY BASTROP COUNTY REPRESENTATIVES.
20. UTILITY PROVIDERS ARE AS FOLLOWS: BLUEBONNET ELECTRIC COOP., CENTERPOINT ENERGY, SPECTRUM/TIME WARNER CABLE, AT&T TELEPHONE AND ELGIN MUNICIPAL UTILITY DISTRICT (MUD) #1.

CERTIFICATE OF APPROVAL:

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

_____ _____
CHAIRPERSON, PLANNING & ZONING COMMISSION DATE

_____ _____
SECRETARY, PLANNING & ZONING COMMISSION DATE

STATE OF TEXAS §
COUNTY OF BASTROP §

I, KRISTA BARTSCH, CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20___, A.D., AT _____ O'CLOCK __M., AND DULY RECORDED ON THE _____ DAY OF _____, 20___, A.D., AT _____ O'CLOCK __M., OF SAID COUNTY AND STATE IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, IN PLAT CABINET ___, PAGE(S) _____,

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

KRISTA BARTSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS

_____
DEPUTY

FINAL PLAT
TRINITY RANCH
PHASE 2, SECTION 2

A SUBDIVISION OF 26.193 ACRES OF
LAND LOCATED IN THE
ELIZABETH STANDIFORD SURVEY NO. 24,
ABSTRACT NO. 59, BASTROP COUNTY, TEXAS

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

\\bgeinc.pw.net\projects\Regions\TX\Projects\Century_Homes\11527-00-Trinity_Ranch_Ph_2_Sec_2\SS\04_Finals\Drawings\11527-00_Trinity Ranch PH-2 SEC-2.dwg, 6/22/2023 4:09 PM, Garret Neumann

Project No. 202300070

Trinity Ranch Phase 2,

Section 2

Attachment 3

TRC Approval

505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

July 6, 2023

Ms. Melissa Lipiec, Planning Technician
City of Elgin
310 N. Main St.
Elgin, Texas 78621

RE: Trinity Ranch – Phase 2 Section 2 Final Plat

Dear Ms. Lipiec:

TRC has reviewed the following documents listed below submitted on June 23, 2023 by BGE, Inc (BGE).

1. Final Plat dated May 9, 2023.
2. Other supporting documents submitted with the final plat: Comment response letter.

Our review finds that this document has been prepared in general conformance with the City of Elgin's Code of Ordinances and the Development 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 Land Surveyor and the Registered Professional Engineer that prepared the document and all responsibility for the engineering design, survey, 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,

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

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