



AGENDA  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
MONDAY, OCTOBER 23, 2023, 6:30 P.M.  
PUBLIC LIBRARY ANNEX, CIVIC CENTER  
404 NORTH MAIN STREET

**I. CALL TO ORDER - ROLL CALL**

**II. OATH OF OFFICE**

**III. 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.

**IV. 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. August 28, 2023, Minutes.

**V. NEW BUSINESS**

1. Project #: 202300113: A replat of lots 7-11, and section of future right-of-way, Block A, Elgin Business Park III, Phase III recorded in Cabinet 7, Slide 150-A, plat records of Bastrop County, Texas located on parcels of land known by the Bastrop County Appraisal District as Parcel numbers 8725394, 8725395, 8725392, 8725396, 8725397, 8725398 & 8725402, located west of Lot 6 and north of the detention pond establishing lots 7A, 8A, and 11A.
  - A. Staff Presentation
  - B. Applicant Presentation
  - C. Open Public Hearing
  - D. Close Public Hearing
  - E. Discussion
  - F. Consideration

**VI. ANNOUNCEMENTS**

**VII. 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 October 20, 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.



# Development Service Department

## OATH OF OFFICE STAFF REPORT

**Date:** October 17, 2023

**Hearing Dates:** Planning and Zoning Commission – October 23, 2023

---

### DEPARTMENT COMMENTS

The Statement of Officer Form is a requirement that goes hand in hand with the Oath of Office and must be completed before the Oath of Office. Please complete and sign the form and bring it with you to the meeting.

The Oath of Office is a new requirement for this board because the powers and duties as outlined in Sec. 36-28 of our Code of Ordinances grants this board final action on Concept plans, Preliminary plats, Final plats, Re-plats, Vacating plats and Subdivision variances regarding the Subdivision code. The Oath will be administered by Melissa Lipiec who is authorized to do so as a Notary Public. **Please wait to sign the form as it must be done in the presence of Melissa.** Please bring your driver's license as you will be required to sign Melissa's Notary Public Record Book.

### ATTACHMENTS

Additional information is provided through the attached exhibits.

1. Statement of Officer Form
2. Oath of Office Form

# OATH OF OFFICE

Attachment #1

Statement of Officer Form

## Form 2201 - Statement of Officer (General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

### **Execution and Delivery Instructions**

A Statement of Officer required to be filed with the Office of the Secretary of State is considered filed once it has been received by this office.

**Mail:** P.O. Box 12887, Austin, Texas 78711-2887.

**Overnight mail or hand deliveries:** James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

**Fax:** (512) 463-5569.

**Email:** Scanned copies of the executed Statement may be sent to [register@sos.texas.gov](mailto:register@sos.texas.gov)

*NOTE: The Statement of Officer form, commonly referred to as the “Anti-Bribery Statement,” must be executed and filed with the Office of the Secretary of State before taking the Oath of Office (Form 2204).*

### **Commentary**

Article XVI, section 1 of the Texas Constitution requires all elected or appointed state and local officers to take the official oath of office found in section 1(a) and to subscribe to the anti-bribery statement found in section 1(b) before entering upon the duties of their offices.

Elected and appointed state-level officers required to file the anti-bribery statement with the Office of the Secretary of State include members of the Legislature, the Secretary of State, and all other officers whose jurisdiction is coextensive with the boundaries of the state or who immediately belong to one of the three branches of state government. Questions about whether a particular officer is a state-level officer may be resolved by consulting relevant statutes, constitutional provisions, judicial decisions, and attorney general opinions. For more information, see Op. Tex. Att’y Gen. No. JC-0575 (2002) (determining the meaning of “state officer” as it is used in Article XVI).

Effective September 1, 2017, Senate Bill 1329, which was enacted by the 85<sup>th</sup> Legislature, Regular Session, amended chapter 602 of the Government Code to require the following judicial officers and judicial appointees to file their oath and statement of officer with the secretary of state:

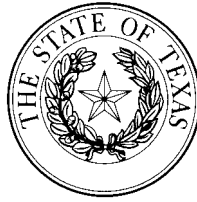
Officers appointed by the supreme court, the court of criminal appeals, or the State Bar of Texas; and  
Associate judges appointed under Subchapter B or C, Chapter 201, Family Code.

Local officers must retain the signed anti-bribery statement with the official records of the office. *As a general rule, city and county officials do not file their oath of office with the Secretary of State— these officials file at the local level. The Legislature amended the Texas Constitution, Article 16, Section 1, in November 2001 to no longer require local level elected officials to file with our office.* **The Office of the Secretary of State does NOT file Statements or Oaths from the following persons:** Assistant District Attorneys; City Officials, including City Clerks, City Council Members, Municipal Judges, Justices of the Peace, and Police/Peace Officers; Zoning/Planning Commission Members; County Officials, including County Clerks, County Commissioners, County Judges, County Tax Assessors, and District Clerks; and Officials of Regional Entities, such as, Appraisal Review Districts, Emergency Service Districts, and School Districts (ISD’s).

**Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or [register@sos.texas.gov](mailto:register@sos.texas.gov)**

Revised 05/2020

**Form #2201 Rev. 05/2020**  
**Submit to:**  
**SECRETARY OF STATE**  
**Government Filings**  
**Section P O Box 12887**  
**Austin, TX 78711-2887**  
**512-463-6334**  
**512-463-5569 - Fax**  
**Filing Fee: None**



**STATEMENT OF OFFICER**

**Statement**

I, \_\_\_\_\_, do solemnly swear (or affirm) that I have not directly or indirectly paid, offered, promised to pay, contributed, or promised to contribute any money or thing of value, or promised any public office or employment for the giving or withholding of a vote at the election at which I was elected or as a reward to secure my appointment or confirmation, whichever the case may be, so help me God.

Title of Position to Which Elected/Appointed: Planning and Zoning Commission Member

**Execution**

Under penalties of perjury, I declare that I have read the foregoing statement and that the facts stated therein are true.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Officer

# OATH OF OFFICE

Attachment #2

Oath of Office Form

## Form 2204 - Oath of Office (General Information)

The attached form is designed to meet minimal constitutional filing requirements pursuant to the relevant provisions. *This form and the information provided are not substitutes for the advice and services of an attorney.*

### **Execution and Delivery Instructions**

An Oath of Office that is required to be filed with the Office of the Secretary of State is considered filed once it has been received by this office. The Oath of Office may be administered to you by a person authorized under the provisions of Chapter 602 of the Texas Government Code. Authorized persons commonly used to administer oaths include notaries public and judges.

**Mail:** P.O. Box 12887, Austin, Texas 78711-2887.

**Overnight mail or hand deliveries:** James Earl Rudder Officer Building, 1019 Brazos, Austin, Texas 78701.

**Fax:** (512) 463-5569. If faxed, the original Oath should also be mailed to the appropriate address above.

**Email:** Scanned copies of the executed Oath may be sent to [register@sos.texas.gov](mailto:register@sos.texas.gov). If sent by email, the original Oath should also be mailed to the appropriate address above.

**NOTE:** *Do not have the Oath of Office administered to you before executing and filing the Statement of Officer (Form 2201 – commonly referred to as the “Anti-Bribery Statement”) with the Office of the Secretary of State.*

### **Commentary**

Pursuant to art. XVI, Section 1 of the Texas Constitution, the Oath of Office *may not* be taken until a Statement of Officer (see Form 2201) has been subscribed to and, as required, filed with the Office of the Secretary of State. Additionally, gubernatorial appointees who are appointed during a legislative session *may not* execute their Oath until after confirmation by the Senate. Tex. Const. art. IV, Section 12.

### ***Officers Required to File Oath of Office with the Secretary of State:***

Gubernatorial appointees

District attorneys

Appellate and district court judges

Officers appointed by the supreme court, the court of criminal appeals, or the State Bar of Texas

Associate judges appointed under subchapter B or C, chapter 201 of the Texas Family Code

Directors of districts operating pursuant to chapter 36 or 49 of the Texas Water Code file a duplicate original of their Oath of Office within 10 days of its execution. Texas Water Code, Sections 36.055(d) and 49.055(d)

### ***Officers Not Required to File Oath of Office with the Secretary of State:***

Members of the Legislature elected to a *regular* term of office will have their Oath of Office administered in chambers on the opening day of the session and recorded in the appropriate Journal. Members elected to an *unexpired* term of office should file their Oath of Office with either the Chief Clerk of the House or the Secretary of the Senate, as appropriate.

All other persons should file their Oaths locally. Please check with the county clerk, city secretary or board/commission secretary for the proper filing location.

*As a general rule, city and county officials do not file their oath of office with the Secretary of State—these officials file at the local level. The Legislature amended the Texas Constitution, Article 16, Section 1, in November 2001 to no longer require local level elected officials to file with our office.*

**The Office of the Secretary of State does NOT file Statements or Oaths from the following persons:** Assistant District Attorneys; City Officials, including City Clerks, City Council Members, Municipal Judges, Justices of the Peace, and Police/Peace Officers; Zoning/Planning Commission Members; County Officials, including County Clerks, County Commissioners, County Judges (*except County Court of Law Judges who file with the Elections Division*), County Tax Assessors, and District Clerks; and Officials of Regional Entities, such as, Appraisal Review Districts, Emergency Service Districts, and School Districts (ISD's). Questions about whether a particular officer is a state-level officer may be resolved by consulting relevant statutes, constitutional provisions, judicial decisions, and attorney general opinions.

All state or county officers, other than the governor, lieutenant governor, and members of the legislature, who qualify for office, are commissioned by the governor. Tex. Gov't Code, Section 601.005. The Secretary of State performs ministerial duties to administer the commissions issued by the governor, including confirming that officers are qualified prior to being commissioned. Submission of this oath of office to the Office of the Secretary of State confirms an officer's qualification so that the commission may be issued.

*Questions about this form should be directed to the Government Filings Section at (512) 463-6334 or [register@sos.texas.gov](mailto:register@sos.texas.gov).*

*Revised 9/2017*

Form #2204 Rev 9/2017

This space reserved for office use

Submit to:  
SECRETARY OF STATE  
Government Filings Section  
P O Box 12887  
Austin, TX 78711-2887  
512-463-6334  
FAX 512-463-5569  
Filing Fee: None



OATH OF OFFICE

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS,  
I, \_\_\_\_\_, do solemnly swear (or affirm), that I will faithfully  
execute the duties of the office of City of Elgin Planning and Zoning Commission Member of  
the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws  
of the United States and of this State, so help me God.

\_\_\_\_\_  
Signature of Officer

Certification of Person Authorized to Administer Oath

State of Texas  
County of Bastrop

Sworn to and subscribed before me on this 23rd day of October, 2023.

(Affix Notary Seal,  
only if oath  
administered by a  
notary.)

\_\_\_\_\_  
Signature of Notary Public or  
Signature of Other Person Authorized to Administer An  
Oath

Melissa Lipiec  
\_\_\_\_\_  
Printed or Typed Name

**MINUTES**  
**CITY OF ELGIN PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**MONDAY, AUGUST 28, 2023**

**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, Jason Tatum, Berney Williams, Dorothy McCarther, David Lanford and Scott Mackay.

**COMMISSION ABSENT:** None.

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

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

**CONSENT AGENDA**

1. July24, 2023 Minutes.

Ronnie Creppon moved that the Commission approve the minutes as presented. David Lanford seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.

**NEW BUSINESS**

1. Project #:202300080: A final plat for “Brickston Subdivision Phase 1A” located on a parcel of land known by the Travis County Appraisal District as Parcel 248187, located west of Poth Tract and north of US Highway 290 for a total of two (2) lots on seventy-five (75) acres of land.
  - A. Staff Presentation – Beau Perry presented the item to the Commission reminding them that this Subdivision is under a development agreement which was approved by Council in January 2019 along with the Concept Plan. The preliminary plat was approved by the Commission in September 2019.
  - B. Applicant Presentation – Richard Pham of Doucet Engineers had no presentation but was present to answer any questions.
  - C. Open Public Hearing – The public hearing was opened at 6:34 P.M. There were no members of the public present to offer comments.
  - D. Close Public Hearing – The public hearing was closed at 6:35 P.M.
  - E. Discussion – There was a brief discussion regarding secondary access to Klauss Lane and when it would be opened. Richar Pham responded that it would be the last phase of the project.
  - F. Consideration – Scott Mackay moved that the Commission approve the project. Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.
2. Project #: 202300083: A subdivision variance from Sec. 36-202 to allow for the creation of a 1-acre flag lot out of A20 Christian, Thomas, aka 114 Pistol Hill Lane, Bastrop County, Texas for a future subdivision plat (BCAD #11024).
  - A. Staff Presentation – Beau Perry presented the item to the Commission.
  - B. Applicant Presentation – Laura McCarty, representative for the applicants addressed the Commission and stated that the one-acre parcel was being gifted to the applicants for the purpose of building a home on the property.

### C. NEW BUSINESS (Cont.)

- D. Open Public Hearing – The public hearing was opened at 6:48 P.M. There were no members of the public present to offer comments on this item.
  - E. Close Public Hearing – The public hearing was closed at 6:48 P.M.
  - F. Discussion – Ronnie Creppon stated that Pistol Hill Lane is a dead-end road with not many residents, so he did not have any issues with granting the variance.
  - G. Consideration – Ronnie Creppon moved that the Commission approve the project. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.
3. Project # 202300068: A re-plat for “Sacred Heart Catholic Church Subdivision” located on parcels of land known by the Bastrop County Appraisal District as parcels R14760, R57239, R13484, R51150, R13488, R13490, R13472, and R73681 located on or near the intersection of W. 11th Street and N Avenue C for a total of one lot on approximately 10.3635 acres of land for use as a church campus.
- A. Staff Presentation – Beau Perry presented the item to the Commission
  - B. Applicant Presentation – Tammi Migl of Migl Engineering had no presentation but was present to answer any questions.
  - C. Open Public Hearing – The public hearing was opened at 6:58 PM and Linnelle Wilson of 1200 North Avenue C stated that she heard from some church members that they were going to build a school on the property behind hers. She wanted to know if that was true. Beau Perry stated to her that the Planned Development District which as been approved by the Elgin City Council does not include a school and it did not include any changes to the property formerly owned by the Bailey Family Trust.
  - D. Close Public Hearing – The public hearing was closed at 7:03 PM.
  - E. Discussion – There was a brief discussion between the Commission and staff regarding building setbacks and separation or buffer zones between the Church property and the neighboring residential properties.
  - F. Consideration – Berney Williams moved that the Commission approve the project. Scott Mackay seconded the motion. The motion passed unanimously with a vote of seven (7) for and zero (0) against.

### ANNOUNCEMENTS

Beau Perry announced that the Elgin City Council approved the Development and Consent Agreement with Lund Farms at the last meeting.

### ADJOURNMENT

The meeting was adjourned at 7:15 P.M.

---

Antonio Prete, Chairman

ATTEST: \_\_\_\_\_  
Melissa Lipiec, Secretary

On a motion by \_\_\_\_\_, seconded by \_\_\_\_\_  
the foregoing instrument was passed and approved on this \_\_\_\_ day of \_\_\_\_\_, 2023.



# Development Service Department

**PROJECT #202300113**

## **STAFF REPORT**

**Date:** October 17, 2023

**Hearing Dates:** Planning and Zoning Commission – October 23, 2023

---

### **APPLICATION SUMMARY**

The Elgin Economic Development Corporation has submitted a replat request for a 17-acre parcel within Elgin Business Park III, intended for the establishment of a new manufacturing company. This new enterprise is slated to build a 240,000 square-foot facility, leading to the creation of more than 100 job opportunities and an estimated project investment of \$42 million. Notably, a road adjustment was necessitated to accommodate this business venture.

### **DEPARTMENT COMMENTS**

This replat is within the Elgin Business Park III, Phase III subdivision which is located inside the Elgin city limits. The existing plat was approved by the Commission on November 22, 2021 (see attachment 3).

### **STAFF COMMENTS**

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

### **ATTACHMENTS**

Additional information is provided through the attached exhibits.

1. Application
2. Agent Authorization
3. Existing Elgin Business Park III, Phase III Final Plat
4. Proposed Replat of Lots 7-11 & section of future R.O.W., Block A, Elgin Business Park III, Phase III
5. Review letter/Staff approval

Project No. 202300113

Replat of lots 7-11, & Section of future R.O.W.,  
Block A Elgin Business Park III, Phase III  
Subdivision

Attachment #1  
Application

## RE-PLAT APPLICATION

Date: 10/10/2023

### SITE INFORMATION

Project Address: Lots 7-11, Elgin Business Park III, Phase III

Parcel Identification Number (if no address): 47326, 47326, 47326, 47326, 47326

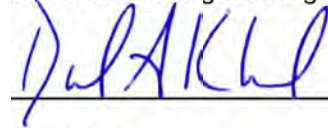
### APPLICANT

Name: Derek Klenke

Postal Address: 505 E Huntland Dr, Suite 250  
Austin, TX 78752

E-Mail Address: dklenke@trccompanies.com; Phone Number: 734-274-1828

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.



Derek Klenke

10/10/2023

Signature

Printed Name

Date

### Project Description:

A replat of lots 7-11 and section of future ROW, Block A, Elgin Business Park III,  
Phase III



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



(512) 281-0119



www.elgintexas.gov

Project No. 202300113

Replat of lots 7-11, & Section of future R.O.W.,  
Block A Elgin Business Park III, Phase III  
Subdivision

Attachment #2

Agent Authorization



October 10, 2023

Derek Klenke, PE  
TRC Engineers, Inc  
505 East Huntland Drive  
Suite 250  
Austin, TX 78752

RE: Agent Authorization Form

To Whom it May Concern:

I, Owen Rock, Director of Elgin Economic Development Corporation, do hereby authorize Derek Klenke, PE of TRC Companies, Inc. to represent and act on behalf of the above-named entity for the purpose of preparing and submitting all applications to the City of Elgin.

Sincerely,

A handwritten signature in black ink, appearing to read "Owen Rock".

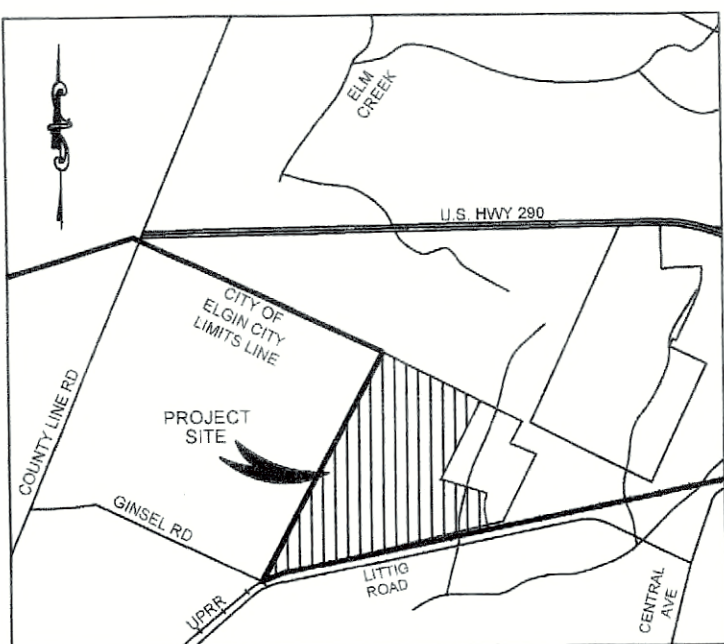
Owen Rock  
Director  
Elgin Economic Development Corp  
310 N. Main Street  
Elgin, TX 78621

Project No. 202300113

Replat of lots 7-11, & Section of future R.O.W.,  
Block A Elgin Business Park III, Phase III  
Subdivision

Attachment #3

Existing Elgin Business Park III, Phase III Plat



STATE OF TEXAS  
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS THAT OWEN ROCK, DIRECTOR OF ECONOMIC DEVELOPMENT, BEING OWNER OF THAT CERTAIN 75.95 ACRE TRACT OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, LOCATED IN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS, SAME BEING ALL OF LOT 3, BLOCK "A", REPLAT OF LOT 2, BLOCK A, ELGIN BUSINESS PARK III, SUBDIVISION OF RECORD IN CABINET 7, SLIDES 73A-74A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 75.95 ACRE OF LAND, IN ACCORDANCE WITH THE MAP OF PLAT, TO BE KNOWN AS

FINAL PLAT OF ELGIN BUSINESS PARK III PHASE III

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 10 DAY OF December 2021 A.D.

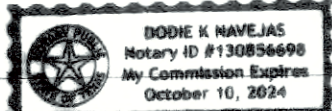
OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

DOUGLAS K. HENNINGER  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



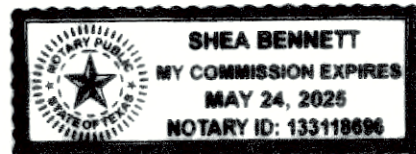
LIENHOLDER: First National Bank DATE: 12/10/21

BY: [Signature]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Lynn French KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 13 DAY OF December 2021

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THIS FINAL PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING AND ZONING COMMISSION ON THIS 22 DAY OF NOVEMBER 2021 A.D.

PLANNING AND ZONING COMMISSION, CITY OF ELGIN, TEXAS

CHAIRPERSON: Art A. Pratt SECRETARY: Melissa Lipiec

STATE OF TEXAS  
COUNTY OF BASTROP

I, ROSE PIETSCH, CLERK OF BASTROP COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF December 2021 A.D. AT 11:45 O'CLOCK A.M. AND DULY RECORDED ON THE 15th DAY OF December 2021 A.D. AT 11:45 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER: 7/150-A ; 7/15-A

WITNESS MY HAND, THIS THE 15th DAY OF December 2021 A.D.

ROSE PIETSCH COUNTY CLERK, BASTROP COUNTY, TEXAS

BY DEPUTY: [Signature] FILED FOR RECORD AT 11:45 O'CLOCK A.M. THIS THE 15th DAY OF December 2021 A.D.

ROSE PIETSCH COUNTY CLERK, BASTROP COUNTY, TEXAS

BY DEPUTY: [Signature]

STATE OF TEXAS  
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS THAT I, MELISSA T. HINTON, 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 REGULATION OF THE CITY OF ELGIN, TEXAS.

SURVEYED BY: Melissa T. Hinton DATE: 12/9/2021

REGISTERED PROFESSIONAL LAND SURVEYOR #6521  
SHERWOOD SURVEYING & SUE, LLC  
P.O. BOX 962  
SPRING BRANCH, TEXAS 78070



STATE OF TEXAS  
COUNTY OF BASTROP

DEREK KLENKE 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.

ENGINEERING BY: Derek Klenke DATE: 12/10/2021

505 E. HUNT LAND BLVD., SUITE 250  
AUSTIN, TX 78751

TRC ENGINEERS INC.

NOTES:

1. SIDEWALKS 6' IN WIDTH ARE REQUIRED ALONG BOTH SIDES OF ROY RIVERS RD.

2. BUILDING SETBACK DISTANCES ARE IN ACCORDANCE WITH THOSE SPECIFIED IN THE ELGIN BUSINESS PARK DEVELOPMENT STANDARDS (SEE SECTION 4.2.1 SETBACK YARDS).

3. A 10' P.U.E. IS HEREBY DEDICATED ADJACENT TO A 15' CITY OF ELGIN UTILITY EASEMENT AND PARALLEL WITH ALL THE STREETS IN THIS SUBDIVISION.

4. THE FINAL PLAT OF ELGIN BUSINESS PARK III PHASE III CONFORMS TO THE CITY OF ELGIN CODE OF ORDINANCES AND THE ELGIN BUSINESS PARK III DEVELOPMENT STANDARDS.

5. THE FINAL PLAT OF ELGIN BUSINESS PARK III PHASE III CONFORMS TO THE APPROVED PRELIMINARY PLAT OF ELGIN BUSINESS PARK III PHASE III.

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C 0075 E FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006.

LOT 4 5.89 AC.  
LOT 5 5.73 AC.  
LOT 6 5.00 AC.  
LOT 7 5.42 AC.  
LOT 8 5.86 AC.  
LOT 9 5.26 AC.  
LOT 10 5.46 AC.  
LOT 11 5.46 AC.  
LOT 12 5.88 AC.  
LOT 13 5.80 AC.  
LOT 14 5.72 AC.  
FUTURE 6.79 AC.  
R.O.W. 7.56 AC.  
POND 7.56 AC.  
TOTAL 75.95 AC.

BEING A 75.95 ACRE TRACT OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, LOCATED IN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS, SAME BEING ALL OF LOT 3, BLOCK "A", REPLAT OF LOT 2, BLOCK A, ELGIN BUSINESS PARK III, SUBDIVISION OF RECORD IN CABINET 7, SLIDES 73A-74A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAID 75.95 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD WITH "SHERWOOD SURVEYING" CAP SITUATED IN THE WESTERLY RIGHT OF WAY LINE OF ROY RIVERS ROAD, MARKING THE SOUTHEASTERN CORNER OF LOT 2A, BLOCK "A" OF SAID ELGIN BUSINESS PARK III; AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

THENCE, ALONG THE WESTERLY RIGHT OF WAY LINE OF ROY RIVERS ROAD, COMMON WITH THE EASTERLY LINE OF SAID LOT 3, THE FOLLOWING COURSES AND DISTANCES:

SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 555.00 FEET, A CENTRAL ANGLE OF 29° 05' 15", AN ARC LENGTH OF 281.76 FEET AND A CHORD BEARING S 02° 30' 50" W, A DISTANCE OF 278.74 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW "SHERWOOD SURVEYING" CAP AT THE END OF CURVE.

S 12° 01' 47" E, A DISTANCE OF 173.37 FEET TO A FOUND 1/2 INCH IRON ROD WITH YELLOW "SHERWOOD SURVEYING" CAP MARKING THE SOUTHEASTERN CORNER HEREOF.

THENCE, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 3, COMMON WITH THE NORTHERLY RIGHT OF WAY LINE OF THE 130' RAILROAD RIGHT OF WAY OF THE AUSTIN & NORTHWESTERN (CAPITAL METRO) RAILROAD, THE FOLLOWING COURSES AND DISTANCES:

S 77° 58' 13" W, DISTANCE OF 2197.71 TO A FOUND 1/2 INCH IRON ROD WITH CAP "RPLS 4428" AT A POINT OF CURVATURE OF A CURVE TO THE LEFT.

SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 1910.27 FEET, A CENTRAL ANGLE OF 10° 13' 57", AN ARC LENGTH OF 341.16 FEET AND A CHORD BEARING S 72° 55' 10" W, A DISTANCE OF 340.70 FEET TO A FOUND 1/2 INCH IRON ROD WITH BUDED CAP AT THE END OF CURVE, MARKING THE SOUTHWESTERLY CORNER OF SAID LOT 3 AND HEREOF, FROM WHICH A FOUND MAG NAIL IN CONCRETE PIPE BEARS S 32° 01' 14" W, A DISTANCE OF 2.55 FEET.

## FINAL PLAT OF ELGIN BUSINESS PARK III PHASE III

OWNER:  
OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

SURVEYOR:  
MELISSA T. HINTON  
REGISTERED PROFESSIONAL LAND SURVEYOR #6521  
SHERWOOD SURVEYING & SUE, LLC  
6477 FM 311  
SPRING BRANCH, TEXAS 78070  
(830)228-5446

ENGINEER:  
DEREK KLENKE, P.E.  
TRC ENGINEERS INC.  
505 E. HUNT LAND BLVD., SUITE 250  
AUSTIN, TEXAS 78752  
(512)329-6080

TOTAL ACREAGE: 75.95  
SURVEY: ELIZABETH STANDIFER SURVEY, ABSTRACT 59

TOTAL NO. OF COMMERCIAL LOTS: 11  
TOTAL NO. OF BLOCKS: 1

F.E.M.A. MAP NO. 48021C 0075 E  
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

LINEAR FOOTAGE OF FUTURE RIGHT-OF-WAY  
3.087

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

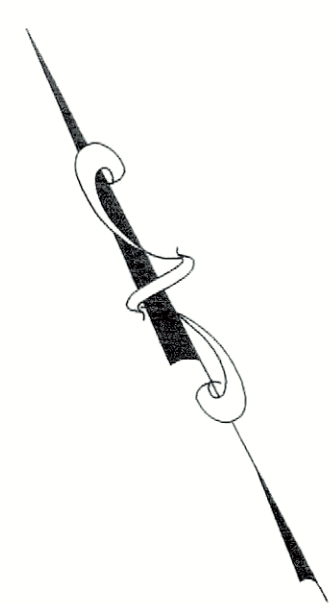
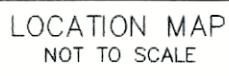
WITNESS MY HAND, THIS THE 10 DAY OF December 2021 A.D.

OWEN ROCK  
DIRECTOR OF ECONOMIC DEVELOPMENT  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP

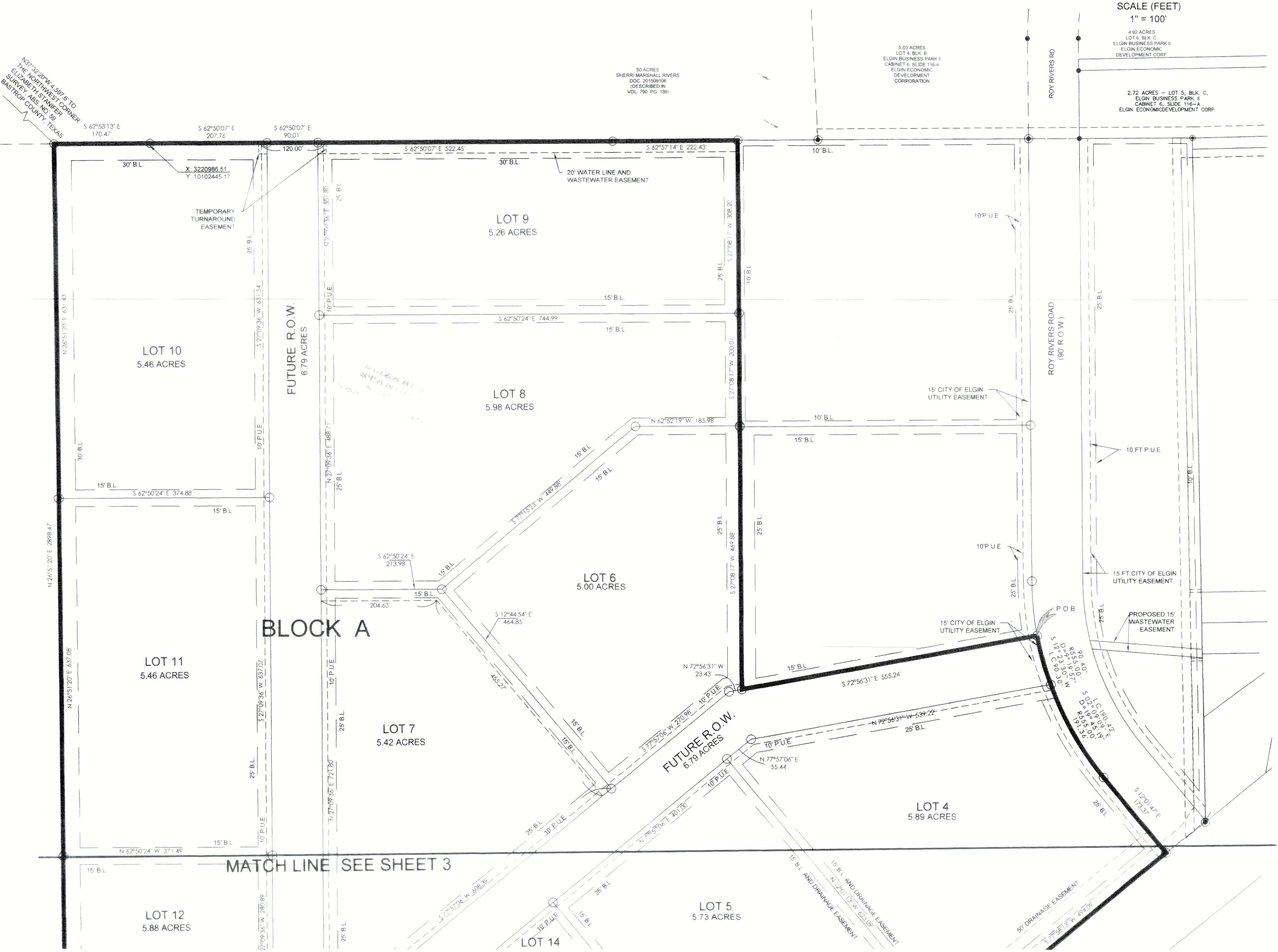
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: Owen Rock KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WR

7/150-B

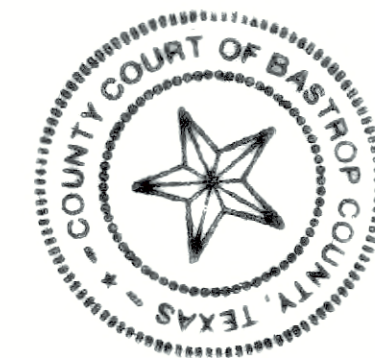


4.92 ACRES  
LOT 6, BLK. C,  
ELGIN BUSINESS PARK II  
ELGIN ECONOMIC  
DEVELOPMENT CORP.

2.72 ACRES - LOT 5, BLK. C,  
ELGIN BUSINESS PARK II  
CABINET 6, SLIDE 116-A  
ELGIN ECONOMIC DEVELOPMENT CORP.



| REVISION | DATE |
|----------|------|
|          |      |
|          |      |
|          |      |
|          |      |



FILED 12-15-21  
11:45A M  
Rose Pictorial  
COUNTY CLERK  
HARTCO COUNTY, TEX. S

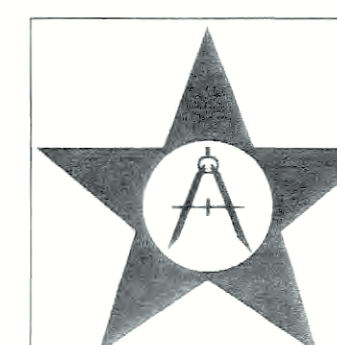
### LEGEND

|                    |                                                                       |
|--------------------|-----------------------------------------------------------------------|
| ●                  | X/ DIAMETER IRON PINS FOUND                                           |
| ○                  |                                                                       |
| X/                 | X/ DIAMETER IRON PINS SET WITH YELLOW CAP STAMPED: "SHERWOOD SURVEYS" |
| ____ R ____        | BUILDING DETACK LINE                                                  |
| D/E                | DRAINAGE EASEMENT                                                     |
| POINT OF BEGINNING |                                                                       |
| P/U/E              | PUBLIC UTILITY EASEMENT                                               |
| W/E                | WASTEWATER EASEMENT                                                   |
| C/M/P              | CORRUGATED METAL PIPE                                                 |
| _____              | RIGHT-OF-WAY                                                          |
| _____              | LOT LINES                                                             |
| _____              | SURVEY LINE                                                           |
| _____              | CENTERLINE OF RIGHT-OF-WAY EASEMENT LINES                             |

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|------------|--------|-------------|---------------|--------------|
| C1    | 154.51     | 90.01  | 98°21'27"   | N 8°59'49" E  | 136.23       |
| C2    | 30.74      | 45.00  | 39°07'59"   | N 58°23'05" E | 30.14        |
| C3    | 30.74      | 45.00  | 39°07'59"   | S 46°25'19" W | 30.14        |
| C4    | 170.93     | 90.01  | 108°48'46"  | S 11°34'55" W | 146.38       |
| C5    | 56.38      | 25.00  | 129°12'30"  | N 37°24'53" W | 45.17        |



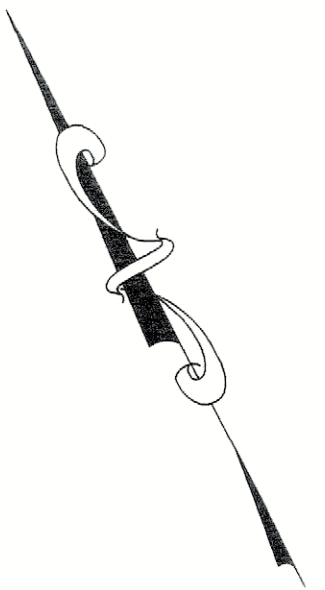
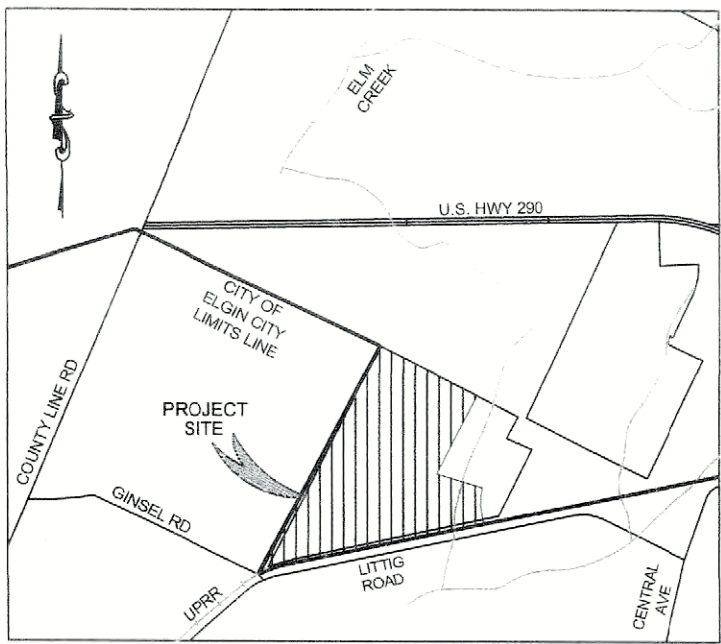
505 E. HUNTLAND DRIVE, STE. 250 AUSTIN, TX  
78752 T.B.P.E. FIRM REGISTRATION # F-8632  
(512) 329 - 6080



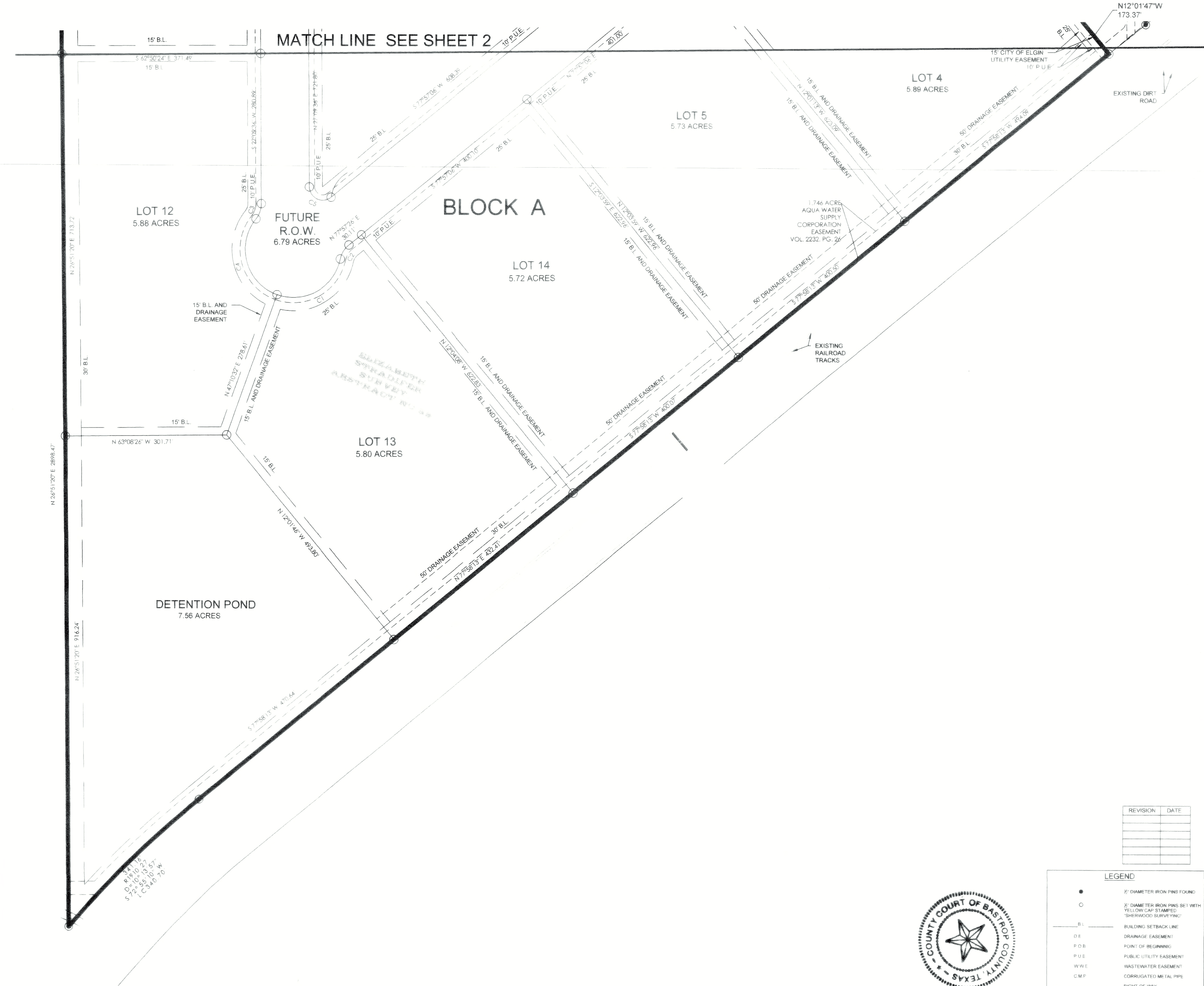
**SHERWOOD**  
**SURVEYING & S.U.E.**  
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL  
6477 FM 311 P.O. BOX 992 TEMPLER FIRM#10044200  
SPRING BRANCH, TEXAS 78070  
PHONE (830) 228-5788 FAX (830) 885-2170

FINAL PLAT OF ELGIN  
BUSINESS PARK III PHASE III

7/151-A



0 50 100 200  
SCALE (FEET)  
1" = 100'

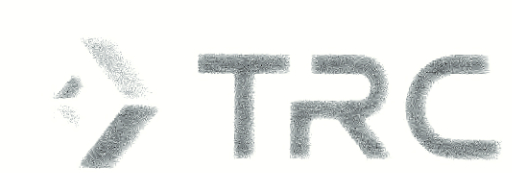


| REVISION | DATE |
|----------|------|
|          |      |
|          |      |
|          |      |
|          |      |

| LEGEND     |                                                                        |
|------------|------------------------------------------------------------------------|
| ●          | 2" DIAMETER IRON PINS FOUND                                            |
| ○          | 2" DIAMETER IRON PINS SET WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING" |
| — B.L. —   | BUILDING SETBACK LINE                                                  |
| — D.E. —   | DRAINAGE EASEMENT                                                      |
| — P.O.B. — | POINT OF BEGINNING                                                     |
| — P.U.E. — | PUBLIC UTILITY EASEMENT                                                |
| — W.W.E. — | WASTEWATER EASEMENT                                                    |
| — C.M.P. — | CORRUGATED METAL PIPE                                                  |
| — — —      | RIGHT-OF-WAY                                                           |
| — — —      | LOT LINES                                                              |
| — — —      | SURVEY LINE                                                            |
| — — —      | CENTERLINE OF RIGHT-OF-WAY                                             |
| — — —      | EASEMENT LINES                                                         |



| LINE TABLE |            |        |             |               |              |
|------------|------------|--------|-------------|---------------|--------------|
| CURVE      | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1         | 154.51'    | 90.01' | 98°21'27"   | N 87°59'49" E | 136.23'      |
| C2         | 30.74'     | 45.00' | 39°07'59"   | N 58°23'05" E | 30.14'       |
| C3         | 30.74'     | 45.00' | 39°07'59"   | S 46°25'19" W | 30.14'       |
| C4         | 170.93'    | 90.01' | 108°48'46"  | S 11°34'55" W | 146.38'      |
| C5         | 56.38'     | 25.00' | 129°12'30"  | N 37°26'39" W | 45.17'       |



505 E. HUNT LAND DRIVE, STE. 250 AUSTIN, TX  
78752 T.B.P.E. FIRM REGISTRATION # F-8632  
(512) 329 - 6080

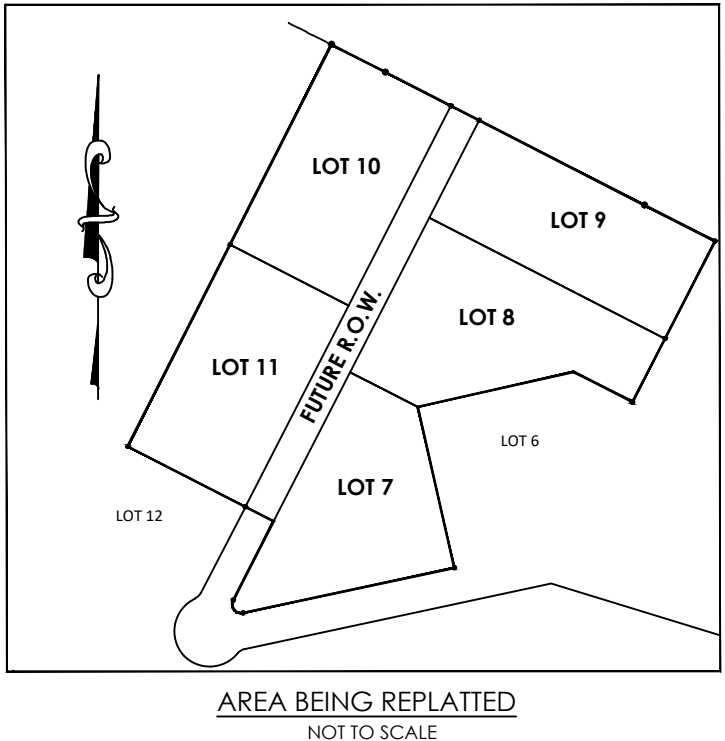
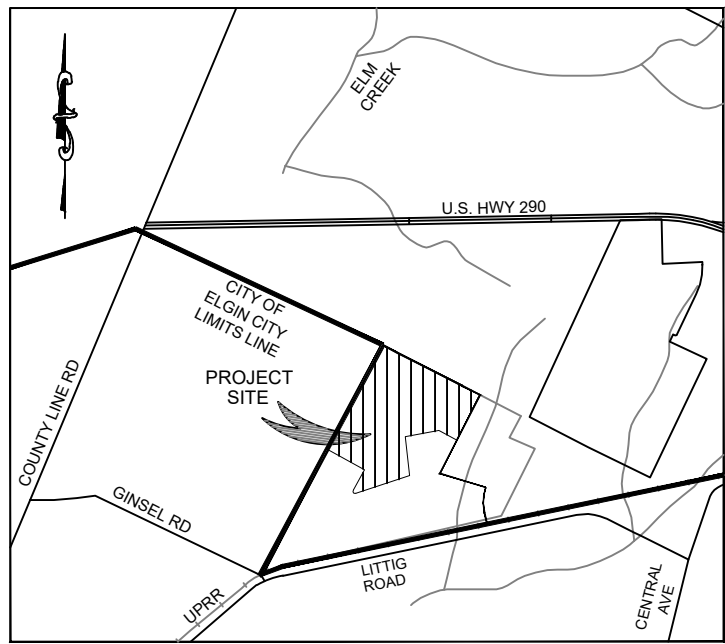
**SHERWOOD  
SURVEYING & S.U.E.**  
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL  
6477 FM 311, P.O. BOX 982 TBPLS FIRM#10044200  
SPRING BRANCH, TEXAS 78070  
PHONE (830) 228-5788 FAX (830) 885-2170

Project No. 202300113

Replat of lots 7-11, & Section of future R.O.W.,  
Block A, Elgin Business Park III, Phase III  
Subdivision

Attachment #4

Proposed Replat of lots 7-11 & section of Future  
R.O.W., Block A, Elgin Business Park III, Phase  
III



OWNER:  
ELGIN ECONOMIC DEVELOPMENT CORPORATION  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

SURVEYOR:  
RICHARD A. GOODWIN  
REGISTERED PROFESSIONAL LAND SURVEYOR #6521  
SHERWOOD SURVEYING & SUE, LLC  
6477 FM 311  
SPRING BRANCH, TEXAS 78070  
(830)228-5446

ENGINEER:  
DEREK KLENKE, P.E.  
TRC ENGINEERS INC.  
505 E. HUNTLAND BLVD., SUITE 250  
AUSTIN, TEXAS 78752  
(512)329-6080

TOTAL ACREAGE: 30.200  
SURVEY: ELIZABETH STANDIFER SURVEY, ABSTRACT 59  
TOTAL NO. OF COMMERCIAL LOTS: 3  
TOTAL NO. OF BLOCKS: 1

F.E.M.A. MAP NO. 48021C 0075 E  
BASTROP COUNTY, TEXAS DATED: JANUARY 19, 2006

LINEAR FOOTAGE OF FUTURE RIGHT-OF-WAY  
1,408.19

STATE OF TEXAS  
COUNTY OF BASTROP:

KNOW ALL MEN BY THESE PRESENTS: THAT, \_\_\_\_\_ BEING OWNER OF THAT CERTAIN 30.200 ACRE TRACT OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, LOCATED IN THE CITY OF ELGIN, BASTROP COUNTY, TEXAS, SAME BEING ALL OF LOTS 7-11, BLOCK A, ELGIN BUSINESS PARK III, PHASE III, SUBDIVISION OF RECORD IN CABINET 7, SLIDE 150-A, 150-B AND 151-A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 75.95 ACRE OF LAND, IN ACCORDANCE WITH THE MAP OF PLAT, TO BE KNOWN AS:

**REPLAT OF ELGIN BUSINESS PARK III PHASE III, LOTS 7-11, BLOCK 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.

OWEN ROCK  
ELGIN ECONOMIC DEVELOPMENT CORPORATION  
310 N. MAIN ST.  
ELGIN, TEXAS 78621

STATE OF TEXAS  
COUNTY OF BASTROP:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LIENHOLDER: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS REPLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING AND ZONING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

PLANNING AND ZONING COMMISSION, CITY OF ELGIN, TEXAS

CHAIRPERSON \_\_\_\_\_ SECRETARY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BASTROP

I, KRISTA BARTSCH, CLERK OF BASTROP COUNTY, 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. IN THE PLAT RECORDS OF \_\_\_\_\_

SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RICHARD A. GOODWIN, 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 REGULATION OF THE CITY OF ELGIN, TEXAS.

SURVEYED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
RICHARD A. GOODWIN  
REGISTERED PROFESSIONAL LAND SURVEYOR #4069

STATE OF TEXAS  
COUNTY OF BASTROP

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.

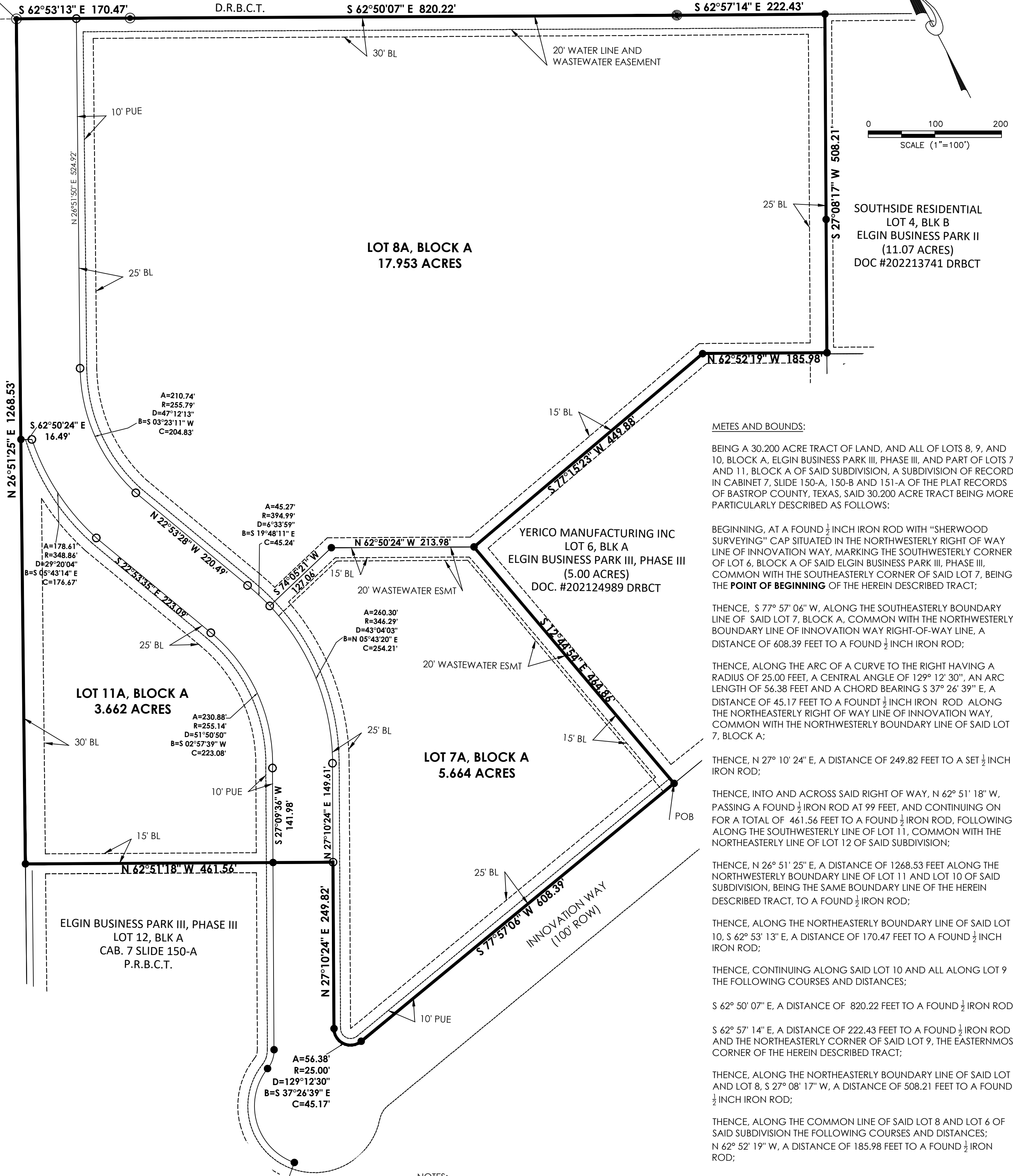
ENGINEERING BY: \_\_\_\_\_ DATE: \_\_\_\_\_

DEREK KLENKE, P.E.  
505 E. HUNTLAND DR., SUITE 250  
AUSTIN, TX 78752

REPLAT OF LOTS 7-11, & SECTION OF FUTURE  
R.O.W., BLOCK A  
ELGIN BUSINESS PARK III, PHASE III  
RECORDED IN CABINET 7, SLIDE 150-A,  
PLAT RECORDS OF BASTROP COUNTY, TEXAS  
ESTABLISHING LOTS 7A, 8A, 11A

UNPLATTED  
CAROL DAY RIVERS RHODE  
(60.00 ACRES)  
INST. 201509108  
D.R.B.C.T.

BLOCK A  
LOT 7A 5.664 AC.  
LOT 8A 17.953 AC.  
LOT 11A 3.662 AC.



**NOTES:**

1. SIDEWALKS 6' IN WIDTH ARE REQUIRED ALONG BOTH SIDES OF INNOVATION WAY.
2. BUILDING SETBACK DISTANCES ARE IN ACCORDANCE WITH THOSE SPECIFIED IN THE ELGIN BUSINESS PARK DEVELOPMENT STANDARDS. SEE SECTION 4.2.1 SETBACK YARDS.
3. A 10' P.U.E. IS HEREBY DEDICATED ADJACENT TO A 15' CITY OF ELGIN UTILITY EASEMENT AND PARALLEL WITH ALL THE STREETS IN THIS SUBDIVISION.
4. THE FINAL REPLAT OF ELGIN BUSINESS PARK III PHASE III CONFORMS TO THE CITY OF ELGIN CODE OF ORDINANCES AND THE ELGIN BUSINESS PARK III DEVELOPMENT STANDARDS.

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C 0075 E, FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006.

**METES AND BOUNDS:**

BEING A 30.200 ACRE TRACT OF LAND, AND ALL OF LOTS 8, 9, AND 10, BLOCK A, ELGIN BUSINESS PARK III, PHASE III, AND PART OF LOTS 7 AND 11, BLOCK A OF SAID SUBDIVISION, A SUBDIVISION OF RECORD IN CABINET 7, SLIDE 150-A, 150-B AND 151-A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS, SAID 30.200 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND  $\frac{1}{2}$  INCH IRON ROD WITH "SHERWOOD SURVEYING" CAP SITUATED IN THE NORTHWESTERLY RIGHT OF WAY LINE OF INNOVATION WAY, MARKING THE SOUTHWESTERLY CORNER OF LOT 6, BLOCK A OF SAID ELGIN BUSINESS PARK III, PHASE III, COMMON WITH THE SOUTHEASTERLY CORNER OF SAID LOT 7, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE,  $S 77^{\circ} 57' 06'' W$ , ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 7, BLOCK A, COMMON WITH THE NORTHWESTERLY BOUNDARY LINE OF INNOVATION WAY RIGHT-OF-WAY LINE, A DISTANCE OF 608.39 FEET TO A FOUND  $\frac{1}{2}$  INCH IRON ROD;

THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF  $129^{\circ} 12' 30''$ , AN ARC LENGTH OF 56.38 FEET AND A CHORD BEARING  $S 37^{\circ} 26' 39'' E$ , A DISTANCE OF 45.17 FEET TO A FOUND  $\frac{1}{2}$  INCH IRON ROD ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF INNOVATION WAY, COMMON WITH THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 7, BLOCK A;

THENCE,  $N 27^{\circ} 10' 24'' E$ , A DISTANCE OF 249.82 FEET TO A SET  $\frac{1}{2}$  INCH IRON ROD;

THENCE, INTO AND ACROSS SAID RIGHT OF WAY,  $N 62^{\circ} 51' 18'' W$ , PASSING A FOUND  $\frac{1}{2}$  IRON ROD AT 99 FEET, AND CONTINUING ON FOR A TOTAL OF 461.56 FEET TO A FOUND  $\frac{1}{2}$  IRON ROD, FOLLOWING ALONG THE SOUTHWESTERLY LINE OF LOT 11, COMMON WITH THE NORTHEASTERLY LINE OF LOT 12 OF SAID SUBDIVISION;

THENCE,  $N 26^{\circ} 51' 25'' E$ , A DISTANCE OF 1268.53 FEET ALONG THE NORTHWESTERLY BOUNDARY LINE OF LOT 11 AND LOT 10 OF SAID SUBDIVISION, BEING THE SAME BOUNDARY LINE OF THE HEREIN DESCRIBED TRACT, TO A FOUND  $\frac{1}{2}$  IRON ROD;

THENCE, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 10,  $S 42^{\circ} 53' 13'' E$ , A DISTANCE OF 170.47 FEET TO A FOUND  $\frac{1}{2}$  INCH IRON ROD;

THENCE, CONTINUING ALONG SAID LOT 10 AND ALL ALONG LOT 9 THE FOLLOWING COURSES AND DISTANCES:

$S 62^{\circ} 50' 07'' E$ , A DISTANCE OF 820.22 FEET TO A FOUND  $\frac{1}{2}$  IRON ROD;

$S 62^{\circ} 57' 14'' E$ , A DISTANCE OF 222.43 FEET TO A FOUND  $\frac{1}{2}$  IRON ROD AND THE NORTHEASTERLY CORNER OF SAID LOT 9, THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 9 AND LOT 8,  $S 27^{\circ} 08' 17'' W$ , A DISTANCE OF 508.21 FEET TO A FOUND  $\frac{1}{2}$  INCH IRON ROD;

THENCE, ALONG THE COMMON LINE OF SAID LOT 8 AND LOT 6 OF SAID SUBDIVISION THE FOLLOWING COURSES AND DISTANCES:  
 $N 62^{\circ} 52' 19'' W$ , A DISTANCE OF 185.98 FEET TO A FOUND  $\frac{1}{2}$  IRON ROD;

$S 77^{\circ} 57' 23'' W$ , A DISTANCE OF 449.88 FEET TO A FOUND  $\frac{1}{2}$  IRON ROD;

THENCE, ALONG THE COMMON LINE OF SAID LOTS 7 AND 6,  $S 12^{\circ} 44' 54'' E$ , A DISTANCE OF 464.86 FEET TO THE POINT OF BEGINNING, BEING 30.200 ACRES, MORE OR LESS.

| LEGEND |                                                                            |
|--------|----------------------------------------------------------------------------|
| ●      | 1/2" DIAMETER IRON PINS FOUND                                              |
| ○      | 1/2" DIAMETER IRON PINS SET WITH "YELLOW CAP STAMPED 'SHERWOOD SURVEYING'" |
| ---    | B.L. --- BUILDING SETBACK LINE                                             |
| D.E.   | DRAINAGE EASEMENT                                                          |
| P.O.B. | POINT OF BEGINNING                                                         |
| P.U.E. | PUBLIC UTILITY EASEMENT                                                    |
| W.W.E. | WASTEWATER EASEMENT                                                        |
| C.M.P. | CORRUGATED METAL PIPE                                                      |
| -----  | RIGHT-OF-WAY                                                               |
| ---    | LOT LINES                                                                  |
| ---    | SURVEY LINE                                                                |
| ---    | CENTERLINE OF RIGHT-OF-WAY                                                 |
| ---    | EASEMENT LINES                                                             |



505 E. HUNTLAND DRIVE, STE. 250 AUSTIN, TX  
78752 T.B.P.E. FIRM REGISTRATION # F-8632  
(512) 329 - 6080



JOB #: 23TRC002 DATE: SEPTEMBER 11, 2023 SHEET 1 OF 1

Project No. 202300113

Replat of lots 7-11, & Section of future R.O.W.,  
Block A, Elgin Business Park III, Phase III  
Subdivision

Attachment #5

Review letter/Staff approval



505 East Huntland Drive  
Suite 250  
Austin, Texas 78752

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

October 16, 2023

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

**RE: Elgin Business Park III, Phase III – Re-plat Review**

Dear Ms. Lipiec:

TRC has reviewed the following documents listed below submitted on October 12, 2023 by TRC Engineers, Inc. (TRC):

1. Re-plat dated October 12, 2023.
2. Other supporting documents submitted with the short form plat: Replat application, Agent authorization letter.

Our review finds that this document has been prepared in general conformance with the City of Elgin's Code of Ordinances.

The City of Elgin must rely on the adequacy of the Registered Professional Land Surveyor and Registered Professional Engineer that prepared the document and all responsibility for the surveying, engineering design and submitted 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: Derek Klenke, PE, TRC Engineers, Inc  
Richard A. Goodwin, RPLS, M & S Engineering