



**ELGIN BOARD OF ADJUSTMENT AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
December 18, 2023
6:00 PM**

I. CALL TO ORDER

II. OATH OF OFFICE

- 1. Darren Mogonye and Stephen Kylberg are the last Board Members who need to take the Oath of Office.**

III. PUBLIC COMMENT

The "PUBLIC COMMENT" item posted on the agenda is reserved for members of the public who would like to address the Board of Adjustments (the Board) regarding posted agenda items or non-agenda items. Individuals requesting to speak or address the Board during the meeting shall do so under the "PUBLIC COMMENT" agenda item. Speakers shall be required to fill out a "PUBLIC COMMENT FORM" and present it, along with any material, handouts, or information for the Board, to the Board Secretary prior to commencement of the Board of Adjustments meeting. **As of May 1, 2022, all such public comments will be done IN PERSON. You may email public comments and they will be distributed to each of the Board Members but not read out loud.**

Speaker comments are limited to three (3) minutes. No formal action can be taken by the Board on items not posted on the agenda. Items requiring a PUBLIC HEARING will allow a member of the public an opportunity to speak during the Public Hearing and does not require a "PUBLIC COMMENT FORM".

Speakers must address their comments to the Chairperson or Presiding Officer rather than to an individual Board Member or Staff Member. All speakers must limit their comments to the specific subject matter noted on the "PUBLIC COMMENT FORM" and refrain from any personal attacks or derogatory comments directed at any Board Member, Staff Member, other individual, or group.

IV. CONSENT AGENDA

The Consent Agenda includes non-controversial and routine items that are considered to be self-explanatory by the Board of Adjustments (the Board) and will be enacted with one motion, one second, and one vote. Any member of the Board may pull any item from the Consent

Agenda in order that the Board discuss and act upon it individually as a part of the Regular Agenda.

1. October 12, 2023 Minutes

V. NEW BUSINESS

- 1. Project No. 202300253 A request for variance to Section 32-166 – Determination of sign height allowing the nine (9) foot high Entry Monument Columns to be measured from the grade level of the monument, while being placed within thirty (30) feet of the southwest corner of FM 1100 and Corner Brake Lane and within thirty (30) feet of the north side of Suttles Drive near the intersection of Endless Narrow Lane; a variance to Section 32-193 to increase the maximum allowed sign size from fifty (50) square feet to ninety-five (95) square feet and increase the allowed sign height from seven feet (7') to an approximate height of eleven point fifty (11.50) feet from grade level; and an additional variance to Section 32-193 to increase the maximum allowed sign height for the proposed Entry Monument Columns to be increased from seven (7) feet to nine (9) feet in height measured from the top of the foundation.**
 - A. Staff Presentation**
 - B. Applicant Presentation**
 - C. Open Public Hearing**
 - D. Close Public Hearing**
 - E. Discussion**
 - F. Consideration**

VI. ANNOUNCEMENTS

VII. ADJOURNMENT

Attendance By Other Elected or Appointed Officials: It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance.

The members of the boards, commissions and/or committees may participate in discussions on the same items listed the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

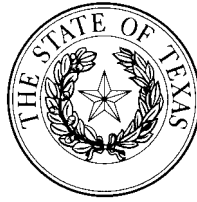
Notice of Assistance at Public Meetings, the City of Elgin is committed to compliance with the Americans with Disabilities Act. Elgin City Hall and Council Chambers are wheelchair accessible and special marked parking is available. Persons with Disabilities who plan to attend this meeting and who may need assistance are requested to contact the City Secretary's Office at (512) 229-3222. Please provide forty-eight hours' notice when feasible.

I, Beau Perry, City Engineer for the City of Elgin, hereby certify this notice was posted at the City Hall Annex of the City of Elgin, Texas on or before December, 15, 2023, in accordance with Chapter 551 of the Texas Government Code.



Beau Perry, Interim Development Services Director

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: _____

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

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 _____ 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 _____

County of _____

Sworn to and subscribed before me on this _____ day of _____, 20____.

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

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

Printed or Typed Name

**MINUTES
CITY OF ELGIN BOARD OF ADJUSTMENTS
REGULAR MEETING
MONDAY, OCTOBER 12, 2023**

I. CALL TO ORDER-ROLL CALL: The Chair called the meeting to order at 6:34 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX, U.S.A.

BOARD PRESENT: Chair Regan Dumbeck, Stephen Finley, David Lanford, Junior Alternate and Suzannah DesRoches, Senior Alternate.

BOARD ABSENT: Stephen Kyleberg, Darren Mogonye, S.H. McShan.

STAFF PRESENT: Melissa Lipiec, Secretary.

II. NEW BUSINESS

1. Oath of Office – The following Board Members were sworn into office: Regan Dumbeck, Stephen Finley, David Lanford and Suzannah DesRoches.

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

IV. CONSENT AGENDA

1. September 14, 2023, Minutes.

Stephen Finley moved that the Board approve the consent agenda. Suzannah DesRoches seconded the motion. The motion passed unanimously with a vote of four (4) for and zero (0) against.

V. PRESENTATION OF PLAQUES TO RUBY SIMMS AND FRANKLIN BOETTCHER

Board Secretary Melissa Lipiec presented a plaque to Ruby Simms in appreciation of her forty-three years of service as a Board of Adjustments member. Franklin Boettcher was presented a plaque in appreciation of his thirty-four years of service as a Board of Adjustments member. Mr. Boettcher served as Chairman of the Board of Adjustments from 1995 to 2019. Members of the Simms and Boettcher families were present and a cake and punch reception was held at the meeting.

ANNOUNCEMENTS

Stephen Finley announced that his family is currently holding a fund raiser benefitting the VFW at Sip, Shop and Stroll tonight.

ADJOURNMENT

David Lanford moved for adjournment. Stephen Finley seconded the motion, and a vote was taken. The motion passed with a vote of four (4) for and zero (0) against. The meeting was adjourned at 6:41 P.M.

Regan Dumbeck, Chair

ATTEST: _____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____
the foregoing instrument was passed and approved on this 14th day of December 2023.



Board of Adjustment

STAFF REPORT

Project #: 202300253

Date: December 13, 2023

Hearing Dates: Board of Adjustments – December 18, 2023

CASE SUMMARY

Bruno Land Design submitted a sign permit application for one primary entry monument sign and two secondary monument signs for the Briarwood Subdivision on November 3, 2023. Upon review of the application, it was discovered that the proposed signs did not meet the City's sign ordinance. The Development Services department issued a notice to the applicant informing them that the plans were denied. In accordance with Section 32-102 – Procedures, the applicant has requested a variance to Section 32-166 – Determination of sign height allowing the nine (9) foot high Entry Monument Columns to be measured from the grade level of the monument, while being placed within thirty (30) feet of the southwest corner of FM 1100 and Corner Brake Lane and within thirty (30) feet of the north side of Suttles Drive near the intersection of Endless Narrow Lane; a variance to Section 32-193 to increase the maximum allowed sign size from fifty (50) square feet to ninety-five (95) square feet and increase the allowed sign height from seven feet (7') to an approximate height of eleven point fifty (11.50) feet from grade level; and an additional variance to Section 32-193 to increase the maximum allowed sign height for the proposed Entry Monument Columns to be increased from seven (7) feet to nine (9) feet in height measured from the top of the foundation.

DEPARTMENT COMMENTS

The Commission will be considering variances for one (1) primary entry and two (2) secondary entry monument signs at three locations in the Briarwood Subdivision. Construction on improvements including streets, drainage, utilities, etc. for Phase 1 began in April of 2023. In preparation for construction of the homes in this subdivision, the developer would like to place the Subdivision Monument signs at the entrances to the subdivision.

Per Section 32-193 of our Code of Ordinances: Signs that identify the name of a single-family residential subdivision, located at any street entrance to the subdivision, shall be erected as follows: (1) *Number*. Two per entrance, not to exceed eight per subdivision. (2) *Type*. Monument sign, which shall include masonry for all non-lettered areas. Landscaping and irrigation shall be installed within three feet from the base of the sign along the front of the sign. (3) *Maximum size and height*. Up to 50 square feet in area and seven feet in height.

STAFF ANALYSIS

Per Section 32-100 The board of adjustment may grant variances for the following reasons:

- (1) To allow a setback for a sign that is less than the required setback.
- (2) To allow the area or height of a sign to be increased by up to 40 percent of the maximum height or area allowed.

Section 32-101 lists the Standard of review:

The board of adjustment shall consider applications for variances only in situations where the applicant has been denied a sign permit by the administrator. The board of adjustment may grant a variance authorized by this chapter if it finds that the following special physical conditions exist:

- (1) The zoning lot on which an activity is located is unusually shaped or exhibits unusual topography; and
- (2) Such physical characteristics prevent legal signage from identifying the activity as compared to legal signage identifying other activities in the immediate area.

Note that there will be a total of two primary and four secondary entry signs for the entire subdivision.

ATTACHMENTS

Additional information is provided through the attached exhibits.

1. Sign Variance Application
2. Request for Variance
3. Presentation
4. Briarwood Phase 1 Final Plat



Sign Variance Packet

Section 101: Submission Requirements:

Sign Variances may only be filed to reduce a sign setback or allow sign area increase of a maximum forty percent (40%) of sign area or height.

All schematics shall be drawn in accordance with the 2021 International Building Code Standards and 2020 National Electrical Code as adopted by the city. The following items shall be provided in order to begin completeness review, as applicable based on the types of signage:

- A. Submittal of appropriate filing fees for the application. **\$600.00 + 115% for any City third-party review, as needed.** **Note: All of the aforementioned fees are non-refundable.**
- B. Copy of the application with all information completely filled out and all applicable signatures.
- C. Narrative and evidence regarding how the project meet each of the following findings of fact:
 1. The lot on which the activity is located is unusually shaped or exhibits unusual topography; and
 2. Such physical characteristics prevent legal signage from identifying the activity as compared to legal signage identifying other activities in the immediate area.

Failure to provide evidence supporting variance request may result in denial.

- D. Site plan showing at minimum a scale and north arrow and any other information related to the variance request or placement of the signs.
- E. Schematics showing types of signage and general description of structural design, wiring diagrams, construction materials, height, width, lettering, perimeter and area dimensions (by square footage), means of support, method of illumination (may require separate electrical permit) and information relating to the variance request.

One (1) of each item shall be submitted in electronic format to planninganddevelopment@elgintexas.gov

Section 102: Submittal Review

This review is conducted by the Sign Administrator and may include other City Staff as necessary based on the types of signage with the application. This type of review will determine whether everything necessary has been submitted regarding the request. The City shall have ten (10) business days to review for applicable requirements. If the Administrator determines additional information is needed, the applicant will be sent notice of the deficiency with appropriate references to the application, City Code requirements, or other agreements. One (1) copy of any additional information must be submitted for review to the City.

Section 103: Board of Adjustment Consideration (Action)

Within thirty (30) days of application submittal by the applicant, the item shall be scheduled for the Board of Adjustment for a consideration (action), unless agreed upon longer by the applicant and City in writing.

SIGN VARIANCE APPLICATION

Date: _____

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): _____

APPLICANT / SIGN CONTRACTOR

Contractor License Number: _____

Name: _____

Postal Address: _____

E-Mail Address: _____; Phone Number: _____

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. Granting a permit does not give authority to violate or cancel provisions of any other state or local law.

_____	_____	_____
Signature	Printed Name	Date

BUSINESS OWNER / TENANT

Name: _____

Postal Address: _____

E-Mail Address: _____; Phone Number: _____



November 28, 2023

Board of Adjustments
City of Elgin
310 N. Main St.
Elgin, Texas 78621

RE: Briarwood Subdivision Monument Signs – Variance Request

To Whom It May Concern,

In response to TRC comments provided November 8, 2023, Bruno Land Design is submitting a variance for the following:

- 1.1. Update plan to show proposed landscaping and irrigation within 3 feet from the base of the sign along the front of the sign in accordance with Section 32-193 (2), City of Elgin Code of Ordinances.
[No action requested.](#)
- 1.2. Sheet L101: Provide a dimension showing the distance from the base of the monuments to the nearest street on all applicable sheets (i.e., County Line Road, Briar Brush Lane, Suttles Drive, and Corner Brake Lane).
[No action requested.](#)
- 1.3. Sheet L101: Revise the location of the Monument Column shown in Detail “C” to be farther than 30’ from Corner Brake Lane; otherwise, the corresponding detail on Sheet L103 will need to show the height being measured from the elevation of the nearest curb of Corner Brake Lane to the top of the column.
[We request the Monument Columns be admitted to be within the 30’ distance.](#)
- 1.4. Sheet L102: Revise the Face of the sign which contains the word “Briarwood” to a maximum area of 50 square feet, in accordance with Section 32-193 (3), City of Elgin Code of Ordinances.
[We request permission to provide a sign Face which contains the word “Briarwood” to be approximately 95 square feet.](#)
- 1.5. Sheet L102: Revise the monument sign structure (sign structure not including the tower column) to have a maximum height of 7 feet from the grade level (this would be from the “Finished Grade level” shown on Exhibit 1 labelled “N”) where the sign is erected to the top of the sign or sign structure, whichever is greater in accordance with Section 32-193 (3). NOTE: the determination of the sign height is contingent on the distance of the monument itself from the nearest

adjacent street in accordance with Section 32-166, City of Elgin Code of Ordinances.

We request permission to exceed the maximum height of 7 feet to have an approximate height of 11.50 feet from grade level.

- 1.6. Sheet L103: Revise total height of the proposed “Entry Monument Columns” to be a maximum of 7’ in accordance with Section 32-193 (3), City of Elgin Code of Ordinances.

We request that the total height of the proposed “Entry Monument Columns” to be 9 feet tall measured from the top of the foundation.

We thank you for your consideration. If there are any questions or concerns, we will be happy to coordinate with you further.

Sincerely,

A handwritten signature in black ink, appearing to read 'KB', with a long horizontal line extending to the right.

Kyle Bruno, RLA
Owner/Bruno Land Design

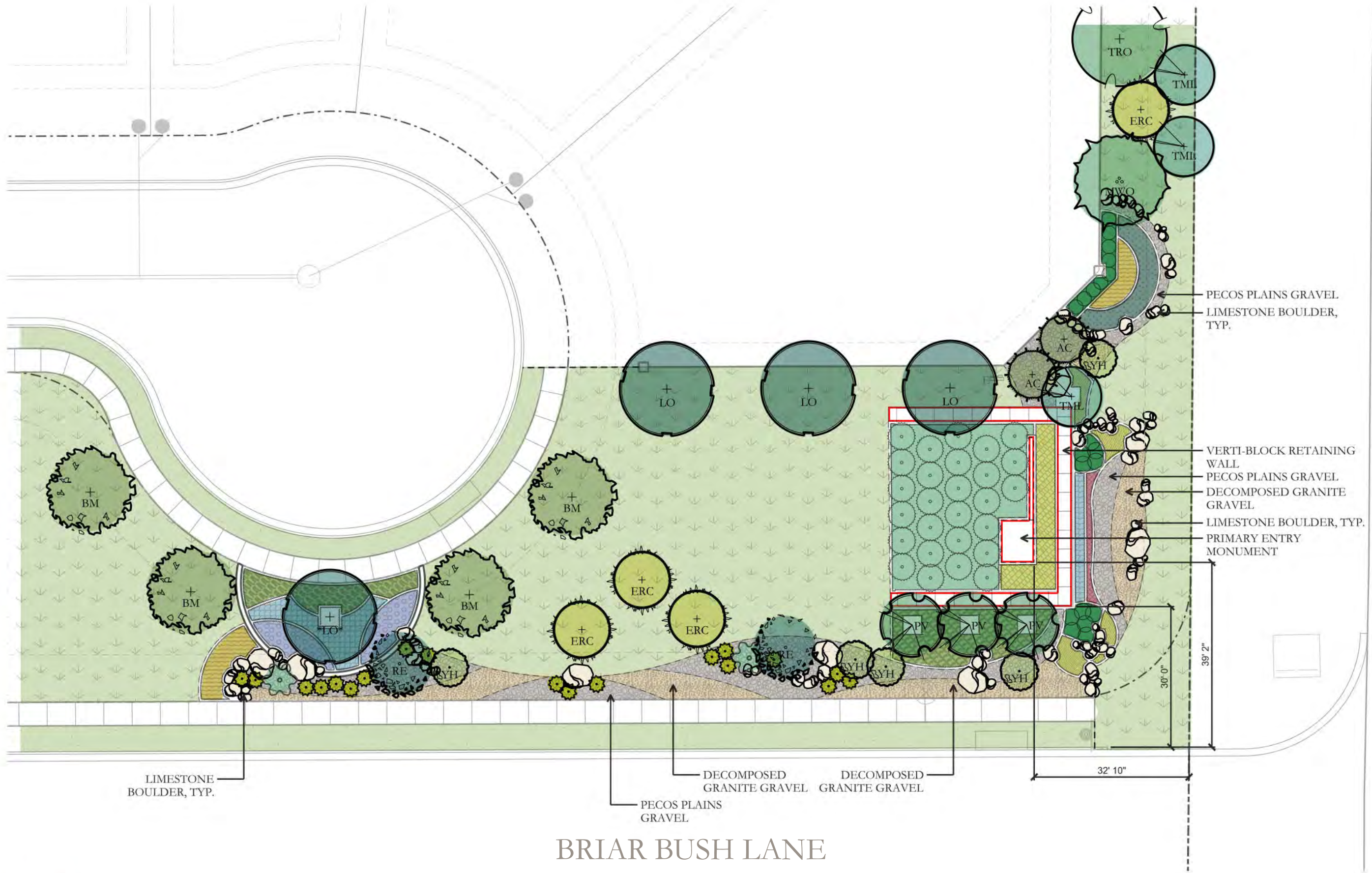


The Briarwood Subdivision development will be a new master-planned community that will include the following features:

- * Total of approximately 773 Residential Units
- * Comprehensive Amenity Center
- * Public Parking Lot
- * Multiple Playgrounds
- * Resort Style Pool
- * Lap Pool
- * Connectivity to Extensive Trail System
- * Upgraded Fencing of the Units
- * Masonry Fence Columns
- * Enhanced Landscape Design

KEY

- P** Primary Entry Monument
- S** Secondary Entry Monument



LIMESTONE BOULDER, TYP.

PECOS PLAINS GRAVEL
 DECOMPOSED GRANITE GRAVEL
 DECOMPOSED GRANITE GRAVEL

PECOS PLAINS GRAVEL
 LIMESTONE BOULDER, TYP.
 VERTI-BLOCK RETAINING WALL
 PECOS PLAINS GRAVEL
 DECOMPOSED GRANITE GRAVEL
 LIMESTONE BOULDER, TYP.
 PRIMARY ENTRY MONUMENT

BRIAR BUSH LANE

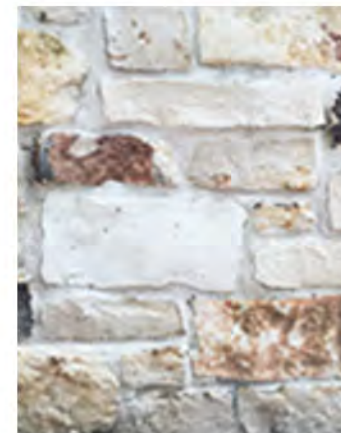
COUNTY LINE ROAD





ENTRY MONUMENT MATERIALS

Natural Stone Veneer
Legends Architectural Stone
Thin Veneer
Austin County Blend



Dimensional Architectural Tile Veneer
Legends Architectural Stone
Stone Cladding
Ivory



Stucco
Omega
Heavy Dash Texture
Milky Quartz



Verti-block Gravity Wall Block
Verti-crete
Canyon Ledge Stone Gravity Block
Sepia



Faux Weathered Steel
RS Industrial
Painted Steel Panel
6 months



Grout
Custom Building Products
Polyblend Grout
#381 Bright White

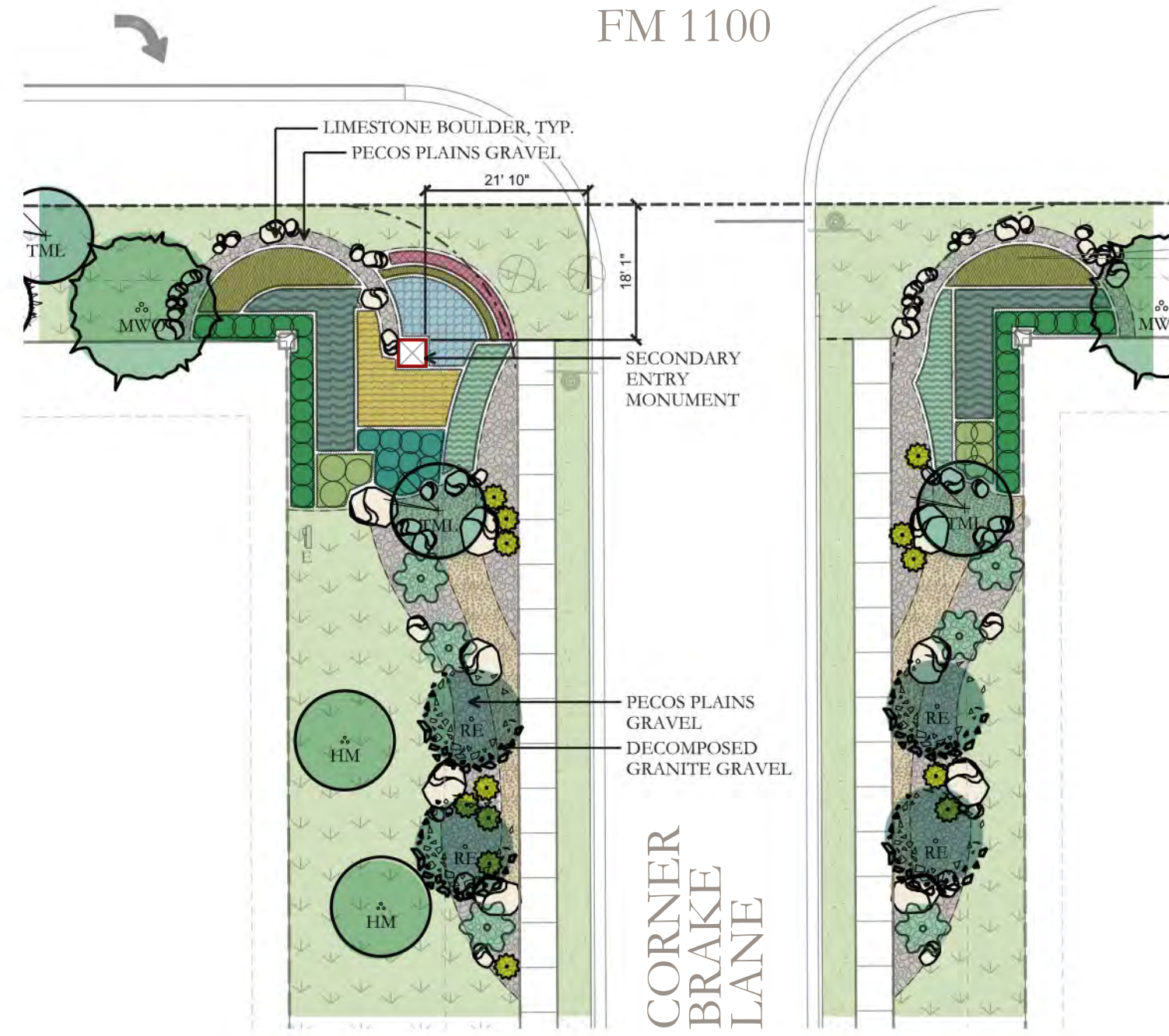


Metal Accent Color
Sherwin Williams
Exterior Paint
Freshwater SW 6774

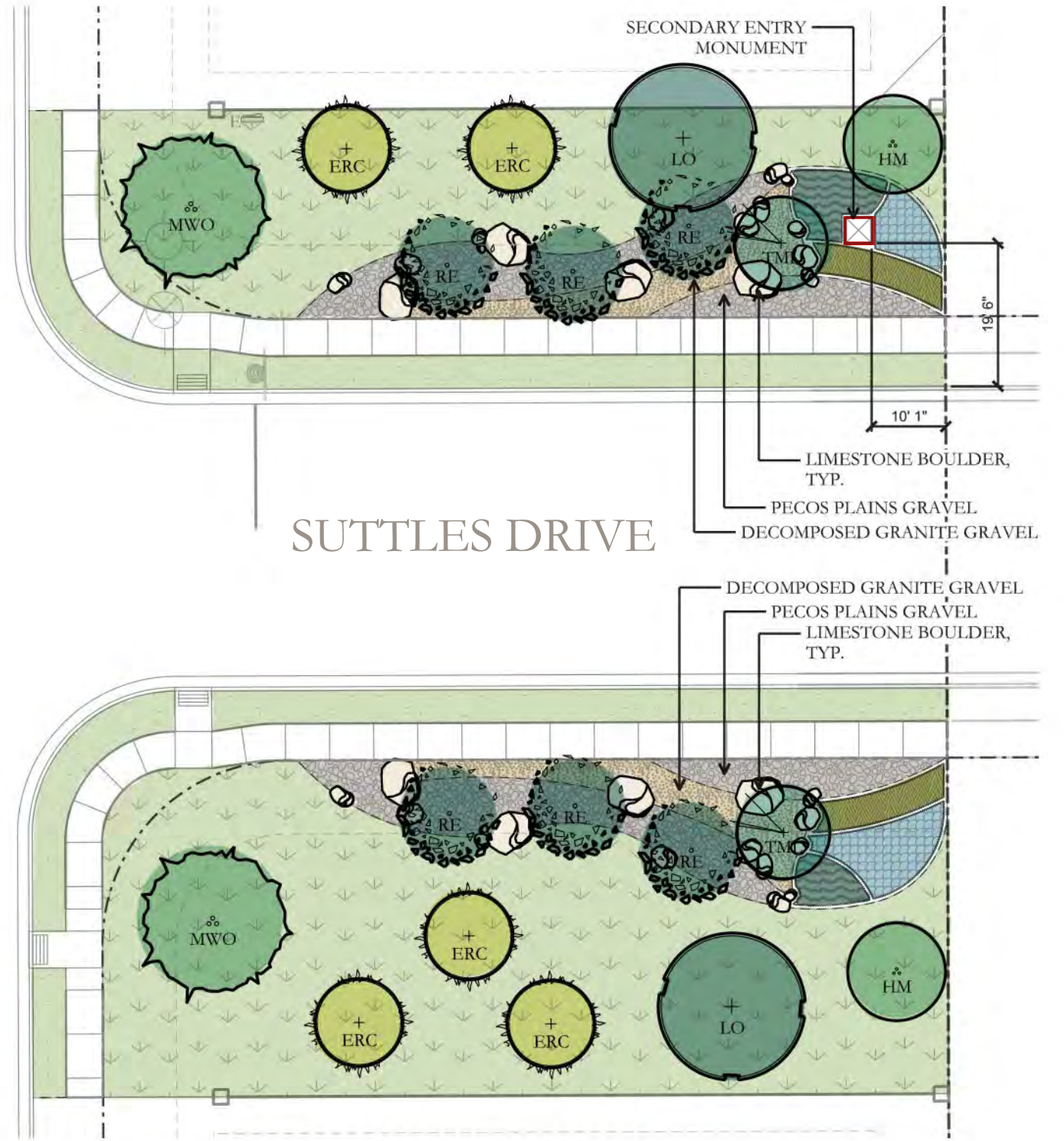


Wood Stain Color
Sherwin Williams
Exterior Semi-Solid Stain
Mountain Ash SW 3540SS





ENDLESS NARROW LANE

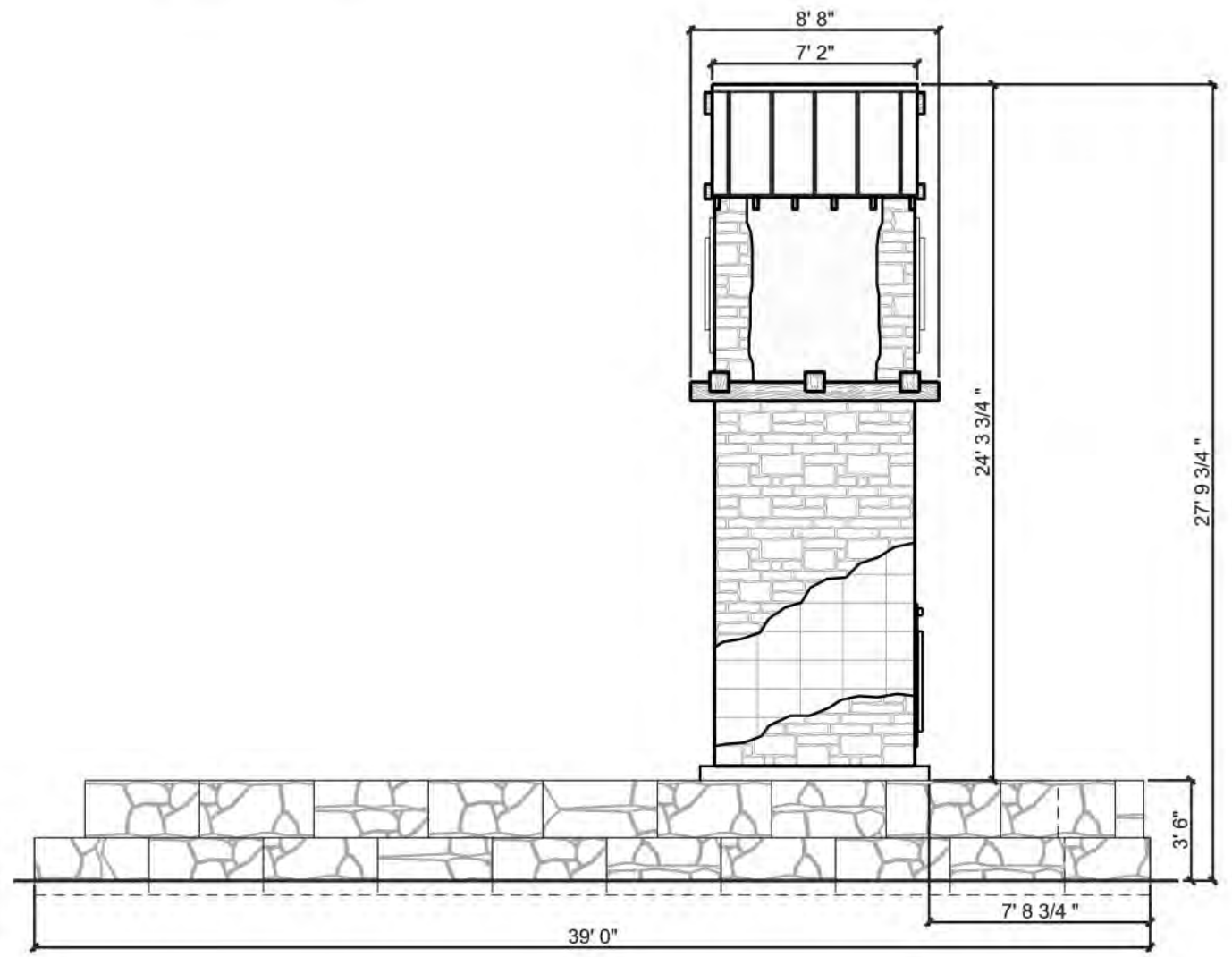
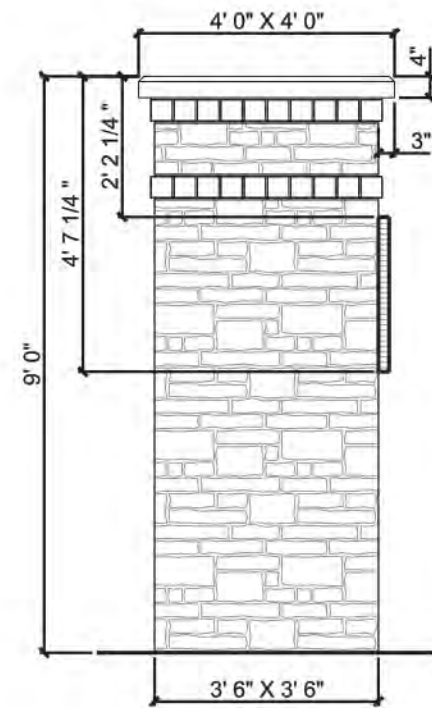
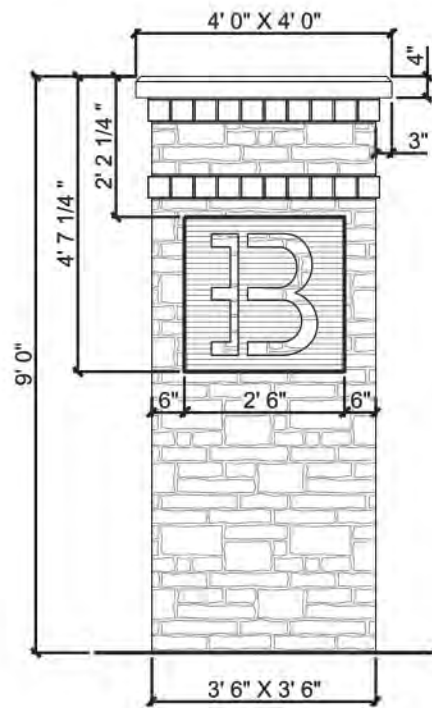


SECONDARY MONUMENT @ FM 1100



SECONDARY MONUMENT @ SUTTLES DRIVE







6 pgs 202300185

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: BRIARWOOD PHASE 1

OWNERS NAME: ATX ELGIN DEV, LLC

ADDITIONAL RESTRICTIONS / COMMENTS:

TAX CERTIFICATE: 2023101609

RETURN:

STAYS IN FILE



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

202300185

Sep 05, 2023 09:41 AM

Fee: \$183.00

ESPINOZAY

91523
HENRY MARTIN
SURVEY NO. 35

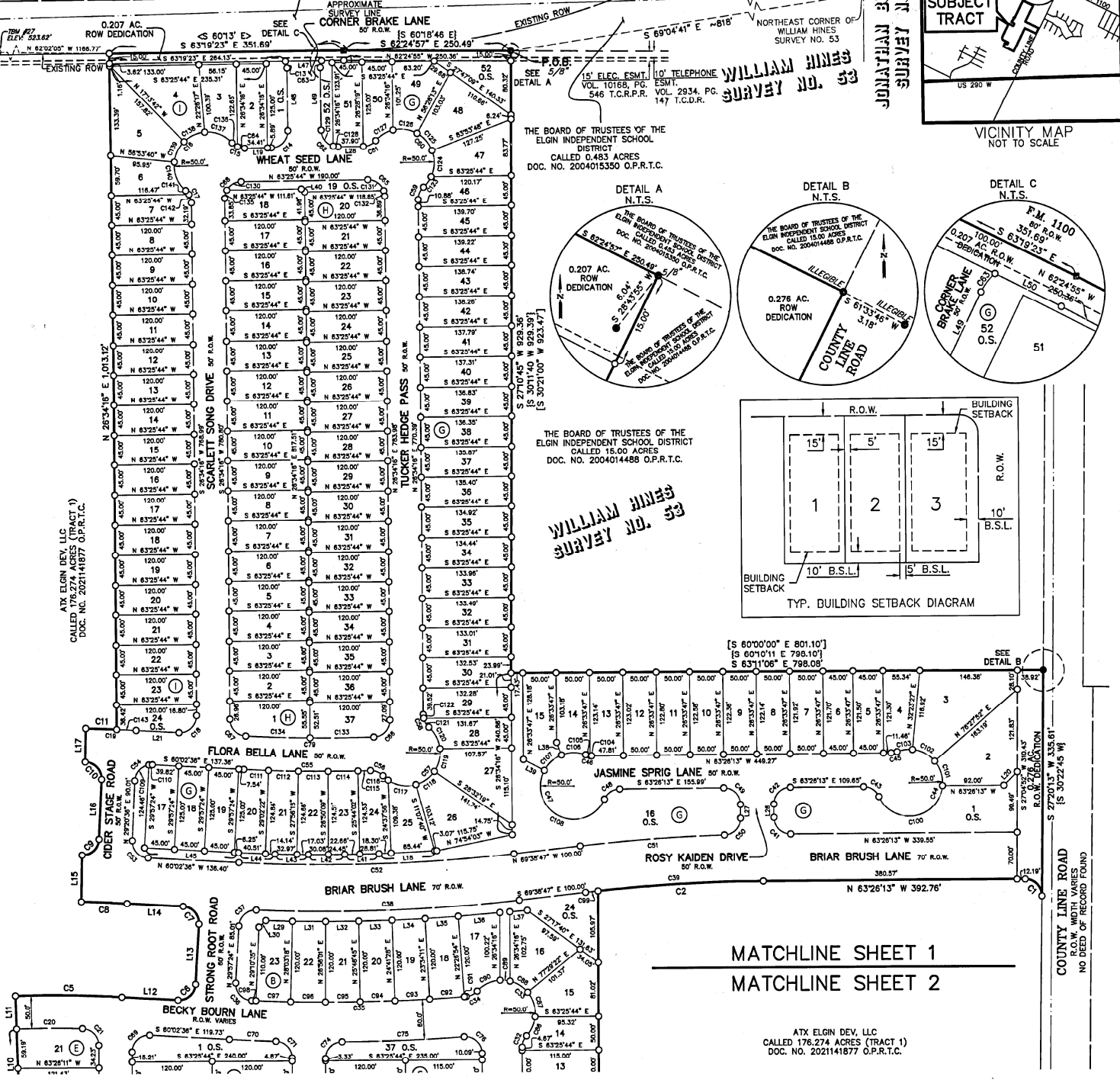
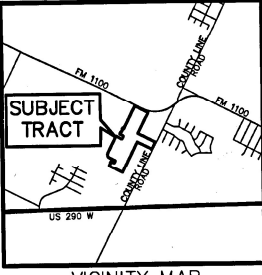
ITEX PARTNERS HOLDING, LLC
CALLED 68.992 ACRES
DOC. NO. 2021264285 O.P.R.T.C.

F.M. 1100
80' R.O.W.
VOL. 482, PG. 422 D.R.T.C.
VOL. 1536, PG. 126 D.R.T.C.

HENRY MARTIN
SURVEY NO. 35

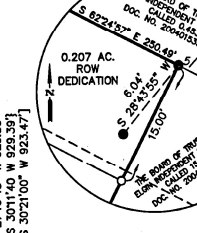
WILLIAM HINES
SURVEY NO. 53

JONATHAN BURLESON
SURVEY NO. 25

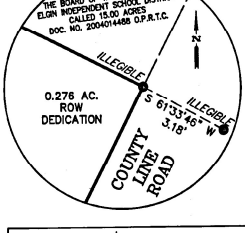


THE BOARD OF TRUSTEES OF THE
ELGIN INDEPENDENT SCHOOL
DISTRICT
CALLED 0.483 ACRES
DOC. NO. 2004015350 O.P.R.T.C.

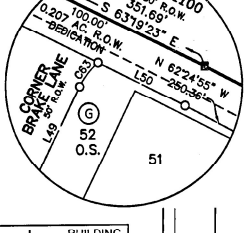
DETAIL A
N.T.S.



DETAIL B
N.T.S.

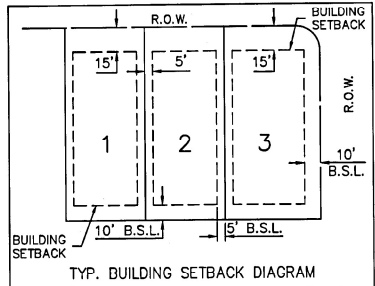


DETAIL C
N.T.S.



THE BOARD OF TRUSTEES OF THE
ELGIN INDEPENDENT SCHOOL DISTRICT
CALLED 15.00 ACRES
DOC. NO. 2004014488 O.P.R.T.C.

WILLIAM HINES
SURVEY NO. 53



MATCHLINE SHEET 1
MATCHLINE SHEET 2

ATX ELGIN DEV. LLC
ADDRESS: 176.274 ACRES (TRACT 1)
DOC. NO. 2021141877 O.P.R.T.C.

SITE BENCHMARKS				
POINT NO.	GRID NORTHING	GRID EASTING	ELEVATION	DESCRIPTION
27	10,108,525.67	3,217,374.46	523.62'	CUT SQUARE WITH "X" IN CONCRETE
28	10,105,303.21	3,218,704.98	508.49'	CUT SQUARE WITH "X" IN CONCRETE
29	10,105,775.83	3,216,659.83	513.17'	CUT SQUARE WITH "X" IN CONCRETE

TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83, NAVD88 (GEOID 18)

DATE SUBMITTED: DECEMBER 20, 2022
REVISED: FEBRUARY 21, 2023
MARCH 15, 2023
MARCH 30, 2023
APRIL 25, 2023

OWNER: ATX ELGIN DEV. LLC
ADDRESS: 101 FABRIKLANE BLVD., SUITE 102
SUGAR LAND, TX 77478
PHONE: _____ FAX: _____
ACREAGE: 46.878 ACRES
SURVEY: WILLIAM HINES SURVEY, ABSTRACT NO. 53
NUMBER AND ACREAGE BY LOT TYPE: (SEE LAND USE SCHEDULE, SHEET 3)
SURVEYOR: BGE, INC. (DAMIAN G. FISHER, RPLS)
PHONE: 512-878-0400
ENGINEER: BGE, INC. (JOHN KIM, PE)
PHONE: 512-878-0477



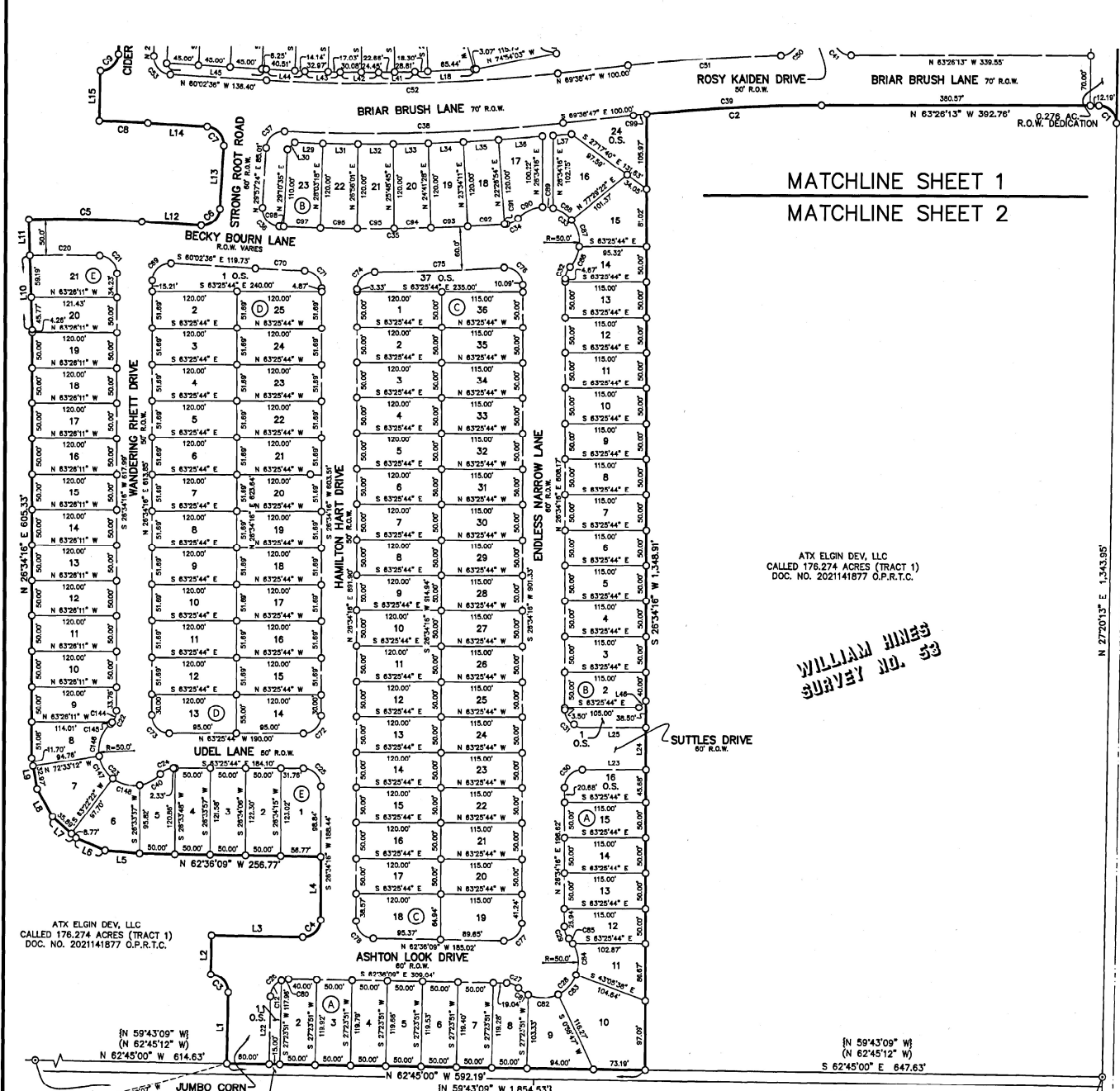
BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-878-0400 • www.bgeinc.com
TBPELS Registration No. F-1645
TBPELS Licensed Surveying Firm No. 10160552

SHEET 1 OF 6

FINAL PLAT BRIARWOOD PHASE 1

A SUBDIVISION OF 46.878 ACRES OF LAND
LOCATED IN THE WILLIAM HINES SURVEY
ABSTRACT NO. 53 TRAVIS COUNTY, TEXAS

- LEGEND**
- B.S.L. BUILDING SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - DOC. DOCUMENT
 - D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
 - ESMT. EASEMENT
 - L.S. LANDSCAPE
 - 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.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - T.C.D.R. TRAVIS COUNTY DEED RECORDS
 - T.C.R.P.R. TRAVIS COUNTY REAL PROPERTY RECORDS
 - VOL. VOLUME
 - RECORD INFORMATION, DOC. NO. 2021141877 O.P.R.T.C.
 - RECORD INFORMATION, DOC. NO. 2014001775 O.P.R.T.C.
 - RECORD INFORMATION, DOC. NO. 2004014488 O.P.R.T.C.
 - RECORD INFORMATION, TEXAS STATE HIGHWAY DEPARTMENT R.O.W. MAP OF FM 1100 DATED OCTOBER 1954
 - FOUND TXDOT TYPE I CONCRETE MONUMENT
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - CALCULATED POINT
 - SET 1/2" IRON ROD W/ "BGE, INC." CAP
 - FOUND 1/2" IRON PIPE
 - TEMPORARY BENCHMARK
 - SCALE BREAK SYMBOL



MATCHLINE SHEET 1
 MATCHLINE SHEET 2

ATX ELGIN DEV, LLC
 CALLED 176.274 ACRES (TRACT 1)
 DOC. NO. 2021141877 O.P.R.T.C.

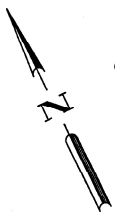
**WILLIAM HINES
 SURVEY NO. 53**

ATX ELGIN DEV, LLC
 CALLED 176.274 ACRES (TRACT 1)
 DOC. NO. 2021141877 O.P.R.T.C.

WESTWIND SUBDIVISION SECTION 3
 DOC. NO. 201400175 O.P.R.T.C.

ALICE ANN NEIDIG
 REMAINDER OF A CALLED 19.10 ACRES
 (EXHIBIT "B")
 DOC. NO. 2019009560 O.P.R.T.C.

MARC A. DUBEC
 REMAINDER OF A CALLED 2.00 ACRES
 DESC. IN VOL. 4085, P. 646 D.R.T.C.



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

FINAL PLAT BRIARWOOD PHASE 1

A SUBDIVISION OF 46.878 ACRES OF LAND
 LOCATED IN THE WILLIAM HINES SURVEY
 ABSTRACT NO. 53 TRAVIS COUNTY, TEXAS



BGE, Inc.
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 TBPELS Registration No. F-1045
 TBPELS Licensed Surveying Firm No. 10106502

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	90°46'26"	39.61'	N 18°03'00" W	35.59'
C2	2465.00'	5°46'10"	248.21'	N 66°19'18" W	248.11'
C3	25.00'	90°00'00"	39.27'	N 17°36'09" W	35.36'
C4	25.00'	90°55'49"	39.68'	N 71°55'57" E	35.64'
C5	1825.00'	5°01'20"	159.97'	N 62°33'16" W	159.92'
C6	25.00'	90°00'00"	39.27'	N 74°57'24" E	35.36'
C7	25.00'	90°00'00"	39.27'	N 15°02'36" W	35.36'
C8	1965.00'	2°00'15"	68.74'	N 61°02'43" W	68.73'
C9	25.00'	88°36'33"	38.66'	N 73°38'52" E	34.92'
C10	25.00'	91°19'57"	39.85'	N 16°19'23" W	35.76'
C11	2225.00'	1°11'43"	46.42'	N 61°23'30" W	46.42'
C12	25.00'	66°25'19"	28.98'	S 60°36'30" W	27.39'
C13	25.00'	23°28'20"	10.24'	N 14°50'06" E	10.17'
C14	25.00'	90°00'00"	39.27'	N 71°34'16" E	35.36'
C15	25.00'	48°11'23"	21.03'	S 39°20'03" E	20.41'
C16	50.00'	186°22'46"	162.65'	S 71°34'16" W	99.85'
C17	25.00'	48°11'23"	21.03'	N 2°28'34" E	20.41'
C18	25.00'	93°23'09"	40.75'	N 73°15'50" E	36.38'
C19	2225.00'	1°56'46"	75.57'	N 61°00'59" W	75.57'
C20	1775.00'	3°11'42"	98.98'	N 63°28'05" W	98.97'
C21	25.00'	89°26'29"	38.59'	N 17°35'59" W	34.87'
C22	25.00'	48°11'23"	21.03'	N 50°39'57" E	20.41'
C23	50.00'	186°22'46"	162.65'	S 18°25'44" E	99.85'
C24	25.00'	48°11'23"	21.03'	N 87°31'26" W	20.41'
C25	25.00'	90°00'00"	39.27'	N 18°25'44" W	35.36'
C26	25.00'	90°00'00"	39.27'	S 72°23'51" W	35.36'
C27	25.00'	42°50'00"	18.69'	N 41°11'09" W	18.26'
C28	50.00'	176°29'36"	154.02'	N 71°59'03" E	99.95'
C29	25.00'	42°50'00"	18.69'	S 5°09'15" W	18.26'
C30	25.00'	90°00'02"	39.27'	S 71°34'16" W	35.36'
C31	25.00'	89°59'58"	39.27'	S 18°25'44" E	35.36'
C32	25.00'	42°50'00"	18.69'	S 47°59'16" W	18.26'
C33	50.00'	180°23'50"	157.43'	N 20°47'39" W	100.00'
C34	24.82'	43°22'00"	18.79'	S 89°28'16" E	18.34'
C35	2665.00'	6°55'27"	322.06'	S 64°08'58" E	321.87'
C36	25.00'	90°38'38"	39.55'	S 15°21'55" E	35.55'
C37	25.00'	89°19'43"	38.98'	S 74°37'16" W	35.15'
C38	2535.00'	8°55'54"	395.17'	S 65°10'50" E	394.77'
C39	2465.00'	6°12'34"	267.14'	N 66°32'30" W	267.01'
C40	50.00'	38°42'18"	33.78'	N 87°44'02" E	33.14'
C41	25.00'	90°00'00"	39.27'	N 18°26'13" E	35.36'
C42	25.00'	90°00'00"	39.27'	S 71°33'47" W	35.36'
C43	25.00'	66°25'19"	28.98'	N 30°13'34" W	27.39'
C44	50.00'	267°27'41"	233.40'	S 49°15'15" E	72.26'
C45	25.00'	21°02'22"	9.18'	S 73°57'24" E	9.13'
C46	25.00'	21°02'21"	9.18'	S 62°55'02" E	8.13'
C47	50.00'	267°27'40"	233.40'	S 35°21'18" W	72.26'
C48	25.00'	66°25'19"	28.98'	S 83°11'08" W	27.39'
C49	25.00'	90°00'00"	39.27'	N 18°26'13" W	35.36'
C50	25.00'	88°41'38"	38.70'	N 70°54'36" E	34.95'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C51	2535.00'	4°54'12"	216.95'	N 67°11'41" W	216.88'
C52	2465.00'	9°36'11"	413.15'	S 64°50'41" E	412.66'
C53	25.00'	89°23'12"	39.00'	S 15°21'00" E	35.17'
C54	25.00'	90°36'48"	39.54'	S 74°39'00" W	35.54'
C55	2325.00'	4°41'10"	190.16'	S 62°23'11" E	190.11'
C56	25.00'	47°30'16"	20.73'	N 40°58'38" W	20.14'
C57	50.00'	184°23'37"	160.91'	N 70°34'41" E	99.93'
C58	25.00'	48°11'23"	21.03'	S 2°28'34" W	20.41'
C59	25.00'	48°11'23"	21.03'	S 50°39'57" W	20.41'
C60	50.00'	186°22'46"	162.65'	N 18°25'44" W	99.85'
C61	25.00'	48°11'23"	21.03'	S 87°31'26" W	20.41'
C62	25.00'	90°00'00"	39.27'	S 18°25'44" E	35.36'
C63	25.00'	23°41'03"	10.33'	S 38°24'47" W	10.26'
C64	25.00'	25°03'47"	10.94'	S 50°53'51" E	10.85'
C65	25.00'	90°00'00"	39.27'	N 18°25'44" W	35.36'
C66	25.00'	88°32'11"	38.63'	N 70°50'21" E	34.90'
C67	25.00'	86°37'24"	37.80'	S 16°44'26" E	34.30'
C68	25.00'	90°00'00"	39.27'	N 71°34'16" W	35.36'
C69	25.00'	93°23'09"	40.75'	S 73°15'50" W	36.38'
C70	2665.00'	1°30'12"	69.92'	S 60°46'16" E	69.92'
C71	25.00'	88°04'39"	38.43'	N 17°28'04" W	34.76'
C72	25.00'	90°00'00"	39.27'	N 71°34'16" E	35.36'
C73	25.00'	90°00'00"	39.27'	S 18°25'44" E	35.36'
C74	25.00'	89°50'19"	39.20'	S 71°29'25" W	35.31'
C75	2725.00'	3°51'28"	183.47'	S 65°31'09" E	183.44'
C76	25.00'	94°01'09"	41.02'	N 20°26'19" W	36.57'
C77	25.00'	90°49'35"	39.63'	N 71°59'03" E	35.61'
C78	25.00'	89°10'25"	38.91'	S 18°00'57" E	35.10'
C79	2275.00'	4°50'26"	192.20'	S 62°28'21" E	192.14'
C80	25.00'	23°34'41"	10.26'	N 74°23'30" W	10.22'
C81	50.00'	191°3'03"	16.77'	S 29°22'40" E	16.69'
C82	50.00'	50°02'01"	43.66'	S 64°00'12" E	42.29'
C83	50.00'	44°04'25"	38.46'	N 68°56'35" E	37.52'
C84	50.00'	52°55'27"	46.19'	N 20°26'39" E	44.56'
C85	50.00'	101°44'00"	8.94'	N 11°08'25" W	8.93'
C86	50.00'	36°19'47"	31.70'	N 51°14'22" E	31.18'
C87	50.00'	45°35'07"	39.78'	N 10°16'56" E	38.74'
C88	50.00'	36°26'27"	31.80'	N 30°43'52" W	31.27'
C89	50.00'	17°20'37"	15.14'	N 57°37'24" W	15.08'
C90	50.00'	44°41'52"	39.01'	N 88°38'36" W	38.02'
C91	2665.00'	0°03'36"	2.79'	S 67°34'53" E	2.79'
C92	2665.00'	1°07'17"	52.15'	S 66°59'27" E	52.15'
C93	2665.00'	1°07'17"	52.15'	S 65°52'10" E	52.15'
C94	2665.00'	1°07'17"	52.15'	S 64°44'54" E	52.15'
C95	2665.00'	1°07'17"	52.15'	S 63°37'37" E	52.15'
C96	2665.00'	1°07'17"	52.15'	S 62°30'21" E	52.15'
C97	2665.00'	1°07'17"	52.15'	S 61°23'04" E	52.15'
C98	2665.00'	0°08'12"	6.35'	S 60°45'20" E	6.35'
C99	2465.00'	0°26'24"	18.93'	N 88°25'35" W	18.93'
C100	50.00'	151°14'50"	131.99'	S 72°38'19" E	96.87'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C101	50.00'	45°16'24"	39.51'	N 9°06'04" E	38.49'
C102	50.00'	44°04'25"	38.46'	N 35°34'20" W	37.52'
C103	50.00'	26°52'02"	23.45'	N 71°02'34" W	23.23'
C104	25.00'	5°02'00"	2.20'	S 60°55'13" E	2.20'
C105	25.00'	16°00'21"	6.98'	S 50°24'02" E	6.96'
C106	50.00'	42°11'56"	36.83'	N 63°29'50" W	36.00'
C107	50.00'	40°33'21"	35.39'	S 75°07'31" W	34.66'
C108	50.00'	184°42'22"	161.19'	S 37°30'21" E	99.92'
C109	25.00'	78°39'33"	34.52'	S 68°40'23" W	31.69'
C110	25.00'	11°57'15"	5.22'	N 66°01'13" W	5.21'
C111	2325.00'	0°55'02"	37.22'	S 60°30'07" E	37.22'
C112	2325.00'	1°06'07"	44.71'	S 61°30'41" E	44.71'
C113	2325.00'	1°06'07"	44.71'	S 62°36'48" E	44.71'
C114	2325.00'	1°06'07"	44.71'	S 63°42'54" E	44.71'
C115	2325.00'	0°27'40"	18.81'	S 64°29'52" E	18.81'
C116	50.00'	11°43'54"	10.24'	S 23°05'27" E	10.22'
C117	50.00'	49°54'57"	43.56'	S 53°54'52" E	42.20'
C118	50.00'	39°39'59"	34.62'	N 81°17'40" E	33.93'
C119	50.00'	41°06'41"	35.88'	N 40°54'21" E	35.11'
C120	50.00'	41°58'08"	36.62'	N 03°08'03" W	35.81'
C121	25.00'	35°31'09"	15.50'	S 35°13'33" E	15.25'
C122	25.00'	12°40'14"	5.53'	S 20°14'09" W	5.52'
C123	50.00'	22°21'58"	19.52'	N 63°34'40" W	19.39'
C124	50.00'	46°17'29"	40.40'	N 29°14'56" E	39.31'
C125	50.00'	39°39'59"	34.62'	N 13°43'47" W	33.93'
C126	50.00'	42°42'50"	37.27'	N 54°55'12" W	36.42'
C127	50.00'	35°20'31"	30.84'	S 66°03'08" W	30.35'
C128	25.00'	17°00'48"	7.42'	S 54°55'20" E	7.40'
C129	25.00'	72°59'12"	31.85'	S 9°55'20" E	29.74'
C130	25.00'	59°40'37"	26.10'	S 86°39'27" W	24.03'
C131	25.00'	71°04'09"	31.01'	N 27°53'40" W	29.06'
C132	25.00'	18°55'51"	8.26'	N 17°06'20" E	8.22'
C133	2275.00'	23°07'32"	95.65'	S 63°41'18" E	95.64'
C134	2275.00'	2°25'54"	96.55'	S 61°16'05" E	96.54'
C135	25.00'	30°10'23"	13.17'	S 41°39'27" W	13.01'
C136	25.00'	23°07'36"	10.09'	S 26°48'09" E	10.02'
C137	50.00'	52°19'21"	45.66'	N 41°24'02" W	44.09'
C138	50.00'	39°39'59"	34.62'	N 87°23'42" W	33.93'
C139	50.00'	39°39'59"	34.62'	S 52°56'19" W	33.93'
C140	50.00'	54°43'27"	47.76'	S 54°43'36" W	45.96'
C141	25.00'	17°21'11"	7.57'	N 12°56'32" W	7.54'
C142	25.00'	30°50'12"	13.46'	N 11°09'10" E	13.29'
C143	2225.00'	0°45'03"	29.15'	N 60°25'07" W	29.15'
C144	25.00'	40°30'44"	17.68'	N 46°49'38" E	17.31'
C145	25.00'	7°40'39"	3.35'	N 70°55'19" E	3.35'
C146	50.00'	57°18'16"	50.01'	S 48°08'30" W	47.89'
C147	50.00'	44°04'25"	38.46'	S 43°34'50" E	37.52'
C148	50.00'	46°17'46"	40.40'	S 49°45'56" E	39.31'

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N27°23'51"E	100.24'
L2	N27°23'51"E	55.00'
L3	S62°36'09"E	129.20'
L4	N26°34'16"E	89.60'
L5	N58°58'13"W	49.13'
L6	N40°45'12"W	44.67'
L7	N21°42'32"W	44.67'
L8	N2°39'52"W	44.67'
L9	N16°22'06"E	44.67'
L10	N24°46'36"E	104.96'
L11	N24°56'04"E	50.00'
L12	S60°02'36"E	84.34'
L13	N29°57'24"E	90.00'
L14	N60°02'36"W	84.34'
L15	N27°57'09"E	70.00'
L16	N29°20'36"E	90.03'
L17	N28°00'39"E	50.00'
L18	S66°00'43"E	86.81'
L19	N63°25'44"W	40.30'
L20	S71°49'19"W	28.41'
L21	N60°02'36"W	64.52'
L22	N27°23'51"E	95.08'
L23	S63°25'44"E	90.00'
L24	N26°34'16"E	60.00'
L25	N63°25'44"W	90.00'

LINE DATA		
NUMBER	BEARING	DISTANCE
L26	N26°33'47"E	20.00'
L27	S26°33'47"W	20.67'
L28	N63°25'44"W	37.90'
L29	N61°22'45"W	39.80'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	A	1,674
2	A	5,992
3	A	5,993
4	A	5,986
5	A	5,990
6	A	5,973
7	A	5,967
8	A	5,760
9	A	6,951
10	A	11,533
11	A	6,079
12	A	5,647
13	A	5,750
14	A	5,750
15	A	5,750
16	A	5,119

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	B	3,193
2	B	5,700
3	B	5,750
4	B	5,750
5	R	5,750
6	B	5,750
7	B	5,750
8	B	5,750
9	B	5,750
10	B	5,750
11	B	5,750
12	B	5,750
13	B	5,750
14	B	5,289
15	B	7,641
16	B	7,672
17	B	6,388
18	B	6,121
19	B	6,121
20	B	6,121
21	B	6,121
22	B	6,121
23	B	6,072
24	B	18,030

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	C	6,000
2	C	6,000
3	C	6,000
4	C	6,000
5	C	6,000
6	C	6,000
7	C	6,000
8	C	6,000
9	C	6,000
10	C	6,000
11	C	6,000
12	C	6,000
13	C	6,000
14	C	6,000
15	C	6,000
16	C	6,000
17	C	6,000
18	C	7,560
19	C	7,425
20	C	5,750
21	C	5,750
22	C	5,750
23	C	5,750
24	C	5,750
25	C	5,750
26	C	5,750
27	C	5,750
28	C	5,750

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
29	C	5,750
30	C	5,750
31	C	5,750
32	C	5,750
33	C	5,750
34	C	5,750
35	C	5,750
36	C	5,750
37	C	6,995

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	D	8,084
2	D	6,203
3	D	6,203
4	D	6,203
5	D	6,203
6	D	6,203
7	D	6,203
8	D	6,203
9	D	6,203
10	D	6,203
11	D	6,203
12	D	6,203
13	D	6,466
14	D	6,466
15	D	6,203
16	D	6,203
17	D	6,203
18	D	6,203
19	D	6,203
20	D	6,203
21	D	6,203
22	D	6,203
23	D	6,203
24	D	6,203
25	D	6,203

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	E	6,872
2	E	6,133
3	E	6,097
4	E	6,060
5	E	5,440
6	E	6,831
7	E	7,341
8	E	5,477
9	E	5,969
10	E	6,000
11	E	6,000
12	E	6,000
13	E	6,000
14	E	6,000
15	E	6,000
16	E	6,000
17	E	6,000
18	E	6,000
19	E	6,000
20	E	6,033
21	E	7,155

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	G	22,039
2	G	10,541
3	G	13,472
4	G	5,859
5	G	5,463
6	G	5,472
7	G	6,090
8	G	6,101
9	G	6,112
10	G	6,123
11	G	6,134
12	G	6,145
13	G	6,156
14	G	5,943
15	G	6,844
16	G	39,420
17	G	5,624
18	G	5,625
19	G	5,625
20	G	5,714
21	G	5,730
22	G	5,720
23	G	5,718
24	C	5,583
25	G	5,418
26	G	9,391
27	G	8,445
28	G	5,300
29	G	5,951
30	G	5,955
31	G	5,975
32	G	5,996
33	G	6,018
34	G	6,039
35	G	6,061
36	G	6,082
37	G	6,104
38	G	6,125
39	G	6,147
40	G	6,168
41	G	6,190
42	G	6,211
43	G	6,233
44	G	6,254
45	G	6,276
46	G	6,018
47	G	7,226
48	G	8,075
49	G	6,631
50	G	5,096
51	G	5,636
52	G	7,067

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	H	6,305
2	H	5,400
3	H	5,400
4	H	5,400
5	H	5,400
6	H	5,400
7	H	5,400
8	H	5,400
9	H	5,400
10	H	5,400
11	H	5,400
12	H	5,400
13	H	5,400
14	H	5,400
15	H	5,400
16	H	5,400
17	H	5,400
18	H	5,545
19	H	3,279
20	H	5,396
21	H	5,400
22	H	5,400
23	H	5,400
24	H	5,400
25	H	5,400
26	H	5,400
27	H	5,400
28	H	5,400
29	H	5,400
30	H	5,400
31	H	5,400
32	H	5,400
33	H	5,400
34	H	5,400
35	H	5,400
36	H	5,400
37	H	6,168

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	I	4,618
2	I	5,617
3	I	5,606
4	I	9,110
5	I	8,892
6	I	5,458
7	I	5,385
8	I	5,400
9	I	5,400
10	I	5,400
11	I	5,400
12	I	5,400
13	I	5,400
14	I	5,400
15	I	5,400
16	I	5,400
17	I	5,400
18	I	5,400
19	I	5,400
20	I	5,400
21	I	5,400
22	I	5,400
23	I	5,400
24	I	4,621

FINAL PLAT BRIARWOOD PHASE 1

A SUBDIVISION OF 46.878 ACRES OF LAND
LOCATED IN THE WILLIAM HINES SURVEY
ABSTRACT NO. 53 TRAVIS COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-678-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TRPELS Licensed Surveying Firm No. 10106502

METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 46.878 ACRE TRACT OF LAND OUT OF THE WILLIAM HINES SURVEY NO. 53, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CALLED 176.274 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AS CONVEYED TO ATX ELGIN DEV, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021141877 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 46.878 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod found disturbed on the southwest line of a called 0.483 acre tract of land as conveyed to the Board of Trustees of the Elgin Independent School District by General Warranty Deed recorded in Document Number 2004015350 of the Official Public Records of Travis County, Texas, at the northeast corner of said ATX Elgin Tract 1, and at the northwest corner of a called 15.00 acre tract of land as conveyed to the Board of Trustees of the Elgin Independent School District by Warranty Deed recorded in Document Number 2004014488 of the Official Public Records of Travis County, Texas, for the northeast corner and POINT OF BEGINNING of the herein described tract, from which a 1/2-inch iron rod found disturbed bears S 28°43'55" W a distance of 6.04 feet;

THENCE, with a southeast line of said ATX Elgin Tract 1 and the northwest line of said 15.00 acre Elgin Independent School District Tract, S 27°10'45" W a distance of 929.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at an interior corner of said ATX Elgin Tract 1, and at the southwest corner of said 15.00 acre Elgin Independent School District Tract, for an interior corner of the herein described tract;

THENCE, with a northeast line of said ATX Elgin Tract 1 and the southwest line of said 15.00 acre Elgin Independent School District Tract, S 63°11'09" E a distance of 798.08 feet to a 5/8-inch iron rod with an illegible cap found on the northwest right-of-way line of County Line Road (right-of-way width varies, no deed of record found) at the most easterly corner of said ATX Elgin Tract 1, and at the southeast corner of said 15.00 acre Elgin Independent School District Tract, for the most easterly corner of the herein described tract, from which a 1/2-inch iron rod with an illegible cap found bears S 61°33'46" E a distance of 3.18 feet;

THENCE, with the northwest right-of-way line of said County Line Road and the southeast line of said ATX Elgin Tract 1, S 27°20'13" W a distance of 335.61 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left, for the most easterly southeast corner of the herein described tract, from which a 1/2-inch iron pipe found on the northwest right-of-way line of said County Line Road, at the southeast corner of said ATX Elgin Tract 1, and at the most easterly corner of Lot 136 of WESTWIND SUBDIVISION SECTION 3, a subdivision as recorded in Document Number 201400175 of the Official Public Records of Travis County, Texas, bears S 27°20'13" W a distance of 1,343.95 feet;

THENCE, over and across said ATX Elgin Tract 1, along said curve to the left, an arc distance of 39.61 feet, having a radius of 25.00 feet, a central angle of 90°46'26" and a chord which bears N 18°33'00" W a distance of 35.59 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of tangency;

THENCE, continuing over and across said ATX Elgin Tract 1, N 63°26'13" W a distance of 392.76 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the left, an arc distance of 248.21 feet, having a radius of 2,465.00 feet, a central angle of 05°46'10" and a chord which bears N 66°19'18" W a distance of 248.11 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, S 26°34'16" W a distance of 1,348.91 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the southwest line of said ATX Elgin Tract 1 and the northeast line of said WESTWIND SUBDIVISION SECTION 3, for the most southerly corner of the herein described tract;

THENCE, with the southwest line of said ATX Elgin Tract 1 and the northeast line of said WESTWIND SUBDIVISION SECTION 3, N 62°45'00" W a distance of 592.19 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the southwest corner of the herein described tract, from which a 1/2-inch iron pipe found at the northeast corner of said Lot 136 of said WESTWIND SUBDIVISION SECTION 3, bears N 62°45'00" W a distance of 647.63 feet;

THENCE, leaving the northeast line of said WESTWIND SUBDIVISION SECTION 3, over and across said ATX Elgin Tract 1, N 27°23'51" E a distance of 100.24 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at a point of curvature of a curve to the left;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 17°36'09" W a distance of 35.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 27°23'51" E a distance of 55.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, S 62°36'09" E a distance of 129.20 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the left, an arc distance of 39.68 feet, having a radius of 25.00 feet, a central angle of 90°55'49" and a chord which bears N 71°55'57" E a distance of 35.64 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said ATX Elgin Tract 1 N 26°34'16" E a distance of 89.80 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 62°36'09" E a distance of 256.77 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 58°58'13" W a distance of 49.13 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 40°45'12" W a distance of 44.67 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 21°42'32" W a distance of 44.67 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 02°39'52" W a distance of 44.67 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 16°22'06" E a distance of 44.67 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 26°34'16" E a distance of 605.33 feet to a 1/2-inch iron rod with cap stamped "BGE INC" for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1 N 24°46'36" E a distance of 104.96 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 24°56'04" E a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the beginning of a non-tangent curve to the right, for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the right, an arc distance of 159.97 feet, having a radius of 1,825.00 feet, a central angle of 05°01'20" and a chord which bears S 62°33'16" E a distance of 159.92 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said ATX Elgin Tract 1, S 60°02'36" E a distance of 84.34 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 74°57'24" E a distance of 35.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said ATX Elgin Tract 1, N 29°57'24" E a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the left, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears N 74°57'24" E a distance of 35.36 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said ATX Elgin Tract 1, N 60°02'36" W a distance of 84.34 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the left, an arc distance of 68.74 feet, having a radius of 1,965.00 feet, a central angle of 02°00'15" and a chord which bears N 61°02'43" W a distance of 68.73 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 27°57'09" E a distance of 70.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the beginning of a non-tangent curve to the left for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the left, an arc distance of 38.66 feet, having a radius of 25.00 feet, a central angle of 88°36'33" and a chord which bears N 73°38'52" E a distance of 34.92 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

THENCE, continuing over and across said ATX Elgin Tract 1, N 29°20'36" E a distance of 90.03 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for a point of curvature of a curve to the left;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the left, an arc distance of 39.85 feet, having a radius of 25.00 feet, a central angle of 91°10'57" and a chord which bears N 16°10'23" W a distance of 35.78 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 28°00'39" E a distance of 50.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the beginning of a non-tangent curve to the right for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the right, an arc distance of 46.42 feet, having a radius of 2,225.00 feet, a central angle of 01°11'43" and a chord which bears S 61°23'30" E a distance of 46.42 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 26°34'16" E a distance of 1,013.12 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the northeast line of said ATX Elgin Tract 1 and the southwest right-of-way line of F.M. 1100 (80 feet wide) as dedicated by Volume 482, Page 422 and Volume 1536, Page 126, both of the Deed Records of Travis County, Texas, and as shown on the Texas State Highway Department Right-of-Way Map dated October 1954, for the most northerly corner of the herein described tract;

THENCE, with the northeast line of said ATX Elgin Tract 1 and the southwest right-of-way line of said F.M. 1100, S 63°19'23" E a distance of 351.69 feet to a broken TxDOT Type I concrete monument found at an angle point in the northeast line of said ATX Elgin Tract 1, and at the northwest corner of said 0.483 acre Elgin Independent School District tract, for an angle point;

THENCE, departing the southwest right-of-way line of said F.M. 1100, with the northeast line of said ATX Elgin Tract 1 and the southwest line of said 0.483 acre Elgin Independent School District Tract, S 62°24'57" E a distance of 250.49 feet to the POINT OF BEGINNING and containing 46.878 acres of land, more or less.

**FINAL PLAT
BRIARWOOD
PHASE 1**

A SUBDIVISION OF 46.878 ACRES OF LAND
LOCATED IN THE WILLIAM HINES SURVEY
ABSTRACT NO. 53 TRAVIS COUNTY, TEXAS



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STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT ATX ELGIN DEV, LLC, BEING THE OWNER OF A 46.878 ACRE TRACT OF LAND IN THE WILLIAM HINES SURVEY, ABSTRACT NO. 53, TRAVIS COUNTY, TEXAS, BEING OUT OF CALLED 176.274 ACRE TRACT OF LAND (TRACT 1) AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021141877 OF THE THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, DOES HEREBY SUBDIVIDE THE AFOREMENTIONED 46.878 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:

BRIARWOOD PHASE 1

AND DOES HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 26th DAY OF July, 2023 A.D.

ATX ELGIN DEV, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: ATX ELGIN MANAGER LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS MANAGER

BY: SVAG INVESTMENTS LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS MANAGER

BY: SVAG ASSET MANAGEMENT LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS MANAGER

[Signature]
SUDHARSHAN R. VEMBUTTY, MANAGER
ATX ELGIN DEV, LLC
101 PARKLANE BLVD., SUITE 102
SUGAR LAND, HARRIS COUNTY, TEXAS 77478

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED SUDHARSHAN R. VEMBUTTY, MANAGER, 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.

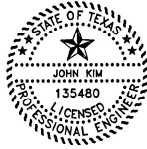
[Signature]
NOTARY PUBLIC, STATE OF TEXAS
Ethan Zenzen
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 6/15/2027



STATE OF TEXAS §
COUNTY OF TRAVIS §

I, JOHN KIM, 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.

[Signature] 7/22/2023
DATE
JOHN KIM, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 135480
BSE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728



STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DAMIAN G. FISHER, 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, PRIOR TO RECORDEATION OF THE FINAL PLAT.

[Signature] 7/22/2023
DATE
DAMIAN G. FISHER, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6928
BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728



GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN'S FULL PURPOSE CITY LIMITS, WITHIN TRAVIS COUNTY.
- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83
- THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 4845300501H, EFFECTIVE SEPTEMBER 26, 2008. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
- THIS FINAL PLAT IS IN GENERAL CONFORMANCE WITH THE PRELIMINARY PLAT.
- NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL.
- ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, AND SIMILAR UTILITY SERVICE LINES SHALL BE PLACED UNDERGROUND, SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE.
- NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER. APPROVAL OF THIS PLAT BY THE CITY OF ELGIN DOES NOT REMOVE THESE RESPONSIBILITIES.
- THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 6,033 S.F.

A. <6,000 S.F.	118
B. 6,000 - 7,500 S.F.	95
C. 7,500 - 9,000 S.F.	6
D. >9,000 S.F.	5
- PARKLAND REQUIREMENTS FOR THE DEVELOPMENT WILL BE SATISFIED AS FOLLOWS:
 REQUIRED PER DEVELOPMENT AGREEMENT: 32.61 AC.
 PREVIOUSLY DEDICATED: 0.00 AC.
 PROPOSED THIS PHASE: 3.15 AC.

 REMAINING PARKLAND DEDICATION WILL BE INCORPORATED INTO FUTURE FINAL PLATS
- A TEN FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL RIGHTS-OF-WAY IS HEREBY DEDICATED.

CITY OF ELGIN:
CERTIFICATE OF APPROVAL:

THIS FINAL PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING & ZONING COMMISSION ON THIS 24 DAY OF APRIL, 2023

A.A.R. 28 Aug 23 Melissa Lipiec 28 AUG 23
CHAIRPERSON DATE RECORDING SECRETARY DATE
Antonio A. Pate CHAIR MELISSA LPIEC SECRETARY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 5 DAY OF Sept, 2023 A.D., DULY RECORDED ON THIS THE 5 DAY OF Sept, 2023 A.D., AT O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 202300185 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, ON THIS THE 5 DAY OF Sept, 2023 A.D.,

[Signature]
DYANA LIMON-MERCADO
COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: [Signature]
DEPUTY
YESENIA E.
DEPUTY



**FINAL PLAT
BRIARWOOD
PHASE 1**

A SUBDIVISION OF 46.878 ACRES OF LAND
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