



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
February 26, 2024
6:30 PM**

I. CALL TO ORDER - ROLL CALL

II. PUBLIC COMMENT

The "PUBLIC COMMENT" item posted on the agenda is reserved for members of the public who would like to address the Planning and Zoning Commission regarding posted agenda items or non-agenda items. Individuals requesting to speak or address the Planning and Zoning Commission 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 Commission, to the Secretary prior to commencement of the Commission 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 Commission Members but not read out loud.**

Speaker comments are limited to three (3) minutes. No formal action can be taken by the Planning and Zoning Commission 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 Commission 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 Commission Member, Staff Member, other individual, or group.

III. CONSENT AGENDA

The Consent Agenda includes non-controversial and routine items that are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion, one second, and one vote. Any member of the Commission may pull any item from the Consent Agenda in order that the Commission discuss and act upon it individually as a part of the Regular Agenda.

1. January 22, 2024 Minutes

IV. NEW BUSINESS

1. **Election of Chair and Vice-Chair**
2. **Project #202300067: A replat for "Re-Plat of E. Alamo St. Estates Subdivision out of the Jonathan Burleson Survey, Abstract No. 18, J.S. Smith Addition Plat" located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel Number 12846 and being 0.895 acres of land in order to create four (4) new lots out of one (1) existing lot located at 601 Old McDade Road at the corner of East Alamo Street and Old McDade Road, City of Elgin, Bastrop County, Texas.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Open Public Hearing
 - D. Close Public Hearing
 - E. Discussion
 - F. Consideration
3. **Project #202300240: A Final Plat for "Trinity Ranch Phase 2, Section 3" located on a parcel of land known by Bastrop County Appraisal District as Parcel 8722871, located adjacent to and south of Trinity Ranch Phase 2, Section 2 for a total of 179 lots on 25.131 acres of land.**
 - A. Staff Presentation
 - B. Applicant Presentaton
 - C. Discussion
 - D. Consideration
4. **Project #202300261: A "Final Plat Of Primavesta Subdivision Phase 1A" located on a parcel of land known by the Bastrop County Appraisal District as Parcel number 15312 located on North Avenue C (a.k.a. F.M. 1100) across from the Shenandoah Subdivision for a total of 115 lots on 30.71 acres of land.**
 - A. Staff Presentation
 - B. Aplicant Presentation
 - C. Discussion
 - D. Consideration

V. WORKSHOP

1. **Review, discuss, and provide input regarding Amendment No. 1 to Northside Meadows Development and Consent Agreement.**

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 February, 22, 2024, in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in blue ink, appearing to read "Beau Perry", with a stylized flourish at the end.

Beau Perry, Interim Development Services Director

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, JANUARY 22, 2024

- I. CALL TO ORDER – ROLL CALL:** The Chair called the meeting to order at 6:30 P.M. at the Library Annex (Civic Center) located at 404 N. Main St., Elgin, TX.

COMMISSION PRESENT: Vice-Chair Ronnie Creppon, Jason Tatum, Dorothy McCarther, David Lanford, and Scott Mackay.

COMMISSION ABSENT: Antonio Prete, Bernie Williams

STAFF PRESENT: Beau Perry, City Engineer and Interim Development Services Director; Melissa Lipiec, Secretary.

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

III. CONSENT AGENDA

1. December 18, 2023 Minutes.
Scott Mackay moved that the Commission approve the consent agenda. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

IV. NEW BUSINESS

1. Project #: 202300095: An ordinance granting a specific use for the construction and operation of an automatic car wash facility located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel number 83256 located at 1391 West Highway 290 on one acre of land.
 - A. Staff Presentation – Beau Perry explained that the current zoning code does not allow car wash facilities as a sole use so the applicant is required to apply for a specific use permit. He also stated that staff has no issues with this request.
 - B. Applicant Presentation – Drew Donosky of Clay Moore Engineering gave a brief description of how the business will operate and are requesting the permit to be issued for an indefinite period. He also stated that he was present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:41 P.M. There were no members of the public present to offer comments.
 - D. Close Public Hearing – The public hearing was closed at 6:41 P.M.
 - E. Discussion – The Commission and Staff discussed access to the site, stormwater detention and water reclaim system.
 - F. Recommendation – Scott Mackay moved that the Commission recommend approval of the project for an infinite period. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.
2. Project #: 202300259: An amended preliminary plat for “Amended Preliminary Plat Altessa Subdivision” located on parcels of land known by the Travis County Appraisal District as Parcels 358761, 965056, & 965082 & Bastrop County Appraisal district as Parcel 15378, and numerous lots within the plat, located east of County Line Road & across from the Eagles Landing

IV. NEW BUSINESS (Cont.)

2. Development to add eight (8) single-family residential lots and 40,770 linear feed of R.O.W. for rear loaded alley lots on 283.12 acres of land.
 - A. Staff Presentation – Beau Perry stated that the purpose of amending the preliminary plat was to clean up and match recent final plats.
 - B. Applicant Presentation – Richard Pham of BGE, Inc. stated that he was the engineer for the project and was present for any questions.
 - C. Discussion – There was discussion between the Commission and the applicant about the rear load lots and whether residents would be allowed to park in the alleys.
 - D. Consideration – David Landford moved that the Commission approve the project. Dorothy McCarther seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.

The Chairman announced a brief recess at 7:14 P.M.

The Chairman reconvened the meeting at the workshop table at 7:17 P.M.

V. WORKSHOP

1. Triada Development Agreement
Beau Perry conducted a presentation of the proposed development. Beau Perry presented a large scale map of the proposed concept plan for the development which will cover 271.4 acres and be bounded by FM 1100 to the south and Carlson Lane to the north and be located west of Stone Creek Ranch, the Elgin High School complex, Homestead Subdivision and Eagles Landing Phase 4 Subdivision. This developer is proposing to create a Municipal Utility District which will be outside city limits. Staff and Commission discussed site location, proposed use of land, park improvements including sports complex, utility upgrades, and connectivity to the north-south major roadway which will be dedicated to the city and alleviate traffic on County Line Road. The Commission was generally in favor of the development.

VI. ANNOUNCEMENTS

Melissa Lipiec announced that the regular February meeting will be held on the 26th. Beau Perry announced that the Commission will vote on a Chair and Vice Chair position at the next meeting.

VII. ADJOURNMENT

The meeting was adjourned at 8:02 P.M.

Antonio Prete, Chairman

ATTEST: _____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____
the foregoing instrument was passed and approved on this 26th day of February, 2024.



Development Services Department

STAFF REPORT

Consideration of a replat

Project #202300067

Date: February 15, 2024

Applicant: Wesley Seigmund

Hearing Date: February 26, 2024

Location: Bastrop Co. Appraisal District Parcel Number 12846, a.k.a. 601 Old McDade Road located on the corner of Old McDade Road and East Alamo Street.

APPLICATION SUMMARY

Consideration of a replat for Lot 2 in the J. S. Smith Addition which divides the lot into four lots on 0.895 acres of land. The request does not require the construction of new roads.

DEPARTMENT COMMENTS

The parcel is zoned R-2 and each proposed lot exceeds the required 7,500 square feet lot area. In addition, each lot fronts a street for more than the minimum 35 feet requirement and each proposed lot exceeds the 60 foot lot width requirement.

ATTACHMENTS

1. Application
2. Owner's Authorization
3. Proposed Re-Plat
4. TRC approval letter
5. 200' Notice to property owners

RE-PLAT APPLICATION

Date: 3/30/23

SITE INFORMATION

Project Address: 601 Old McDade Rd Elgin

Parcel Identification Number (if no address): _____

APPLICANT

Name: Wesley Seigmund

Postal Address: 5530 County Road 309
Lexington TX 78947

E-Mail Address: WesleySeigmund@yahoo.com Phone Number: (512) 988-4070

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.

Wesley Seigmund Wesley Seigmund 3/30/23
Signature Printed Name Date

Project Description:

Replat of R12846



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



Wesley Seigmund
5530 CR 309
Lexington, Texas 78947
512-988-4070

March 7, 2023

City of Elgin, Texas
Development Services Department
804 N. Ave C
Elgin, Texas 78621

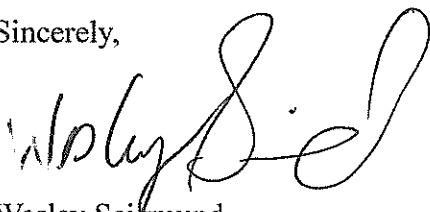
RE: Purpose and Justification of Replat.

To Whom it May Concern:

Please accept this letter is confirm the desire to replat R12846, location of 601 Old McDade Road in Elgin.

The .895 acre lot will be divided into 4 lots with one facing Old McDade Road and 3 facing Alamo street.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wesley Seigmund', with a large, stylized loop at the end.

Wesley Seigmund
owner

wesleyseigmund@yahoo.com
512-988-4070

RE-PLAT OF
E ALAMO ST ESTATES SUBDIVISION
OUT OF THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 18,
J.S. SMITH ADDITION PLAT (CABINET NO. 1, PAGE 100B), PRBC
CITY OF ELGIN, BASTROP COUNTY, TEXAS

PLAT NOTES AND ACKNOWLEDGEMENTS:

- a. RESTRICTIVE COVENANTS IMPOSED ON THE LAND IF ESTABLISHED BY THE APPLICANT.
- b. DRIVEWAYS AND SIDEWALKS. AN IMPROVED IMPERVIOUS DRIVEWAY SHALL BE CONSTRUCTED FOR EACH DWELLING UNIT, AND EACH DRIVEWAY SHALL INCLUDE ENOUGH AREA FOR TWO PARKING SPACES. SIDEWALKS SHALL BE CONSTRUCTED AS SPECIFIED IN SECTION 36-140. ALTERNATIVELY, THE CITY MAY REQUIRE A CASH PAYMENT BY THE DEVELOPER IN LIEU OF CONSTRUCTION OF A SIDEWALK IF THE CITY DETERMINES THAT THE SIDEWALK SHOULD NOT BE BUILT.
- c. THIS ENTIRE PLAT IS WITHIN THE CITY LIMITS OF ELGIN.
- d. THE PROPERTY DEPICTED HEREON **IS NOT** WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANEL NO. 48021C 0100E, EFFECTIVE DATE JANUARY 19, 2006, LOCATED IN ZONE "X" (UNSHADED).
- e. HOMEBUILDER MUST VERIFY DEPTH OF WASTEWATER MAIN TO ESTABLISH THE FLOWLINE OF THE SERVICES PRIOR TO SETTING THE FOUNDATION ELEVATIONS.

ENGINEER CERTIFICATE:

STATE OF TEXAS
COUNTY OF BASTROP/TRAVIS

I, LINA CHTAY, 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.

LINA CHTAY
REGISTERED PROFESSIONAL ENGINEER
NO. 107211 STATE OF TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 20____, A.D.

BASTROP COUNTY ADDRESSING COORDINATOR

CITY OF ELGIN CERTIFICATE:

THIS RE-PLAT WAS APPROVED BY THE CITY OF ELGIN ON THIS _____

DAY OF _____, 20____.

PLANNING AND ZONING COMMISSION:

ACCEPTED AND APPROVED FOR RECORD BY THE PLANNING AND ZONING COMMISSION,
CITY OF ELGIN ON THIS _____ DAY OF _____, 20____ A.D.

CHAIRMAN

DATE: _____

SECRETARY

DATE: _____

COUNTY CLERK'S CERTIFICATION

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BASTROP §

THAT I, _____, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF _____ A.D. 20____, AT _____ O'CLOCK ____M. AND DULY RECORDED ON THE ____DAY OF _____, A.D. 20____ AT _____O'CLOCK ____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT

NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN BASTROP, TEXAS, THE DATE LAST ABOVE WRITTEN.

_____, CLERK, COUNTY COURT OF
BASTROP COUNTY, TEXAS

BY: _____
DEPUTY

SURVEYOR CERTIFICATE:

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF BASTROP OR TRAVIS COUNTY

THAT I, BRUCE L. BRYAN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS.

RELEASED: 12/29/2023 FOR REVIEW

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

BRUCE L. BRYAN
REGISTERED PROFESSIONAL SURVEYOR
NO. 4249 STATE OF TEXAS



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

January 12, 2024

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

RE: E Alamo St Estates Subdivision – Re-Plat Review

Dear Ms. Lipiec:

TRC has reviewed the following documents listed below submitted on January 11, 2024, by Bryan Technical Services, Inc.

1. Re-Plat dated January 11, 2024.
2. Other supporting documents submitted with the re-plat: Comment response letter.

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

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

Derek Klenke, P.E.
Sr. Project Engineer

cc: Michael Turner, R.P.L.S, Bryan Technical Services, Inc.



February 7, 2024

NOTICE OF A REPLAT REQUEST

You are being notified because your property is located within two hundred (200) feet of this request. The attached map shows the lot making the request (red solid shape) and your lot within the notice area (blue circle). This notice is to inform you of a public hearing to be held by Planning & Zoning Commissions as noted below:

Project #202300067: A replat for “Re-Plat of E. Alamo St. Estates Subdivision out of the Jonathan Burleson Survey, Abstract No. 18, J.S. Smith Addition Plat” located on a parcel of land known by the Bastrop County Central Appraisal District as Parcel Number 12846 and being 0.895 acres of land in order to create four (4) new lots out of one (1) existing lot located at 601 Old McDade Road at the corner of East Alamo Street and Old McDade Road, City of Elgin, Bastrop County, Texas.

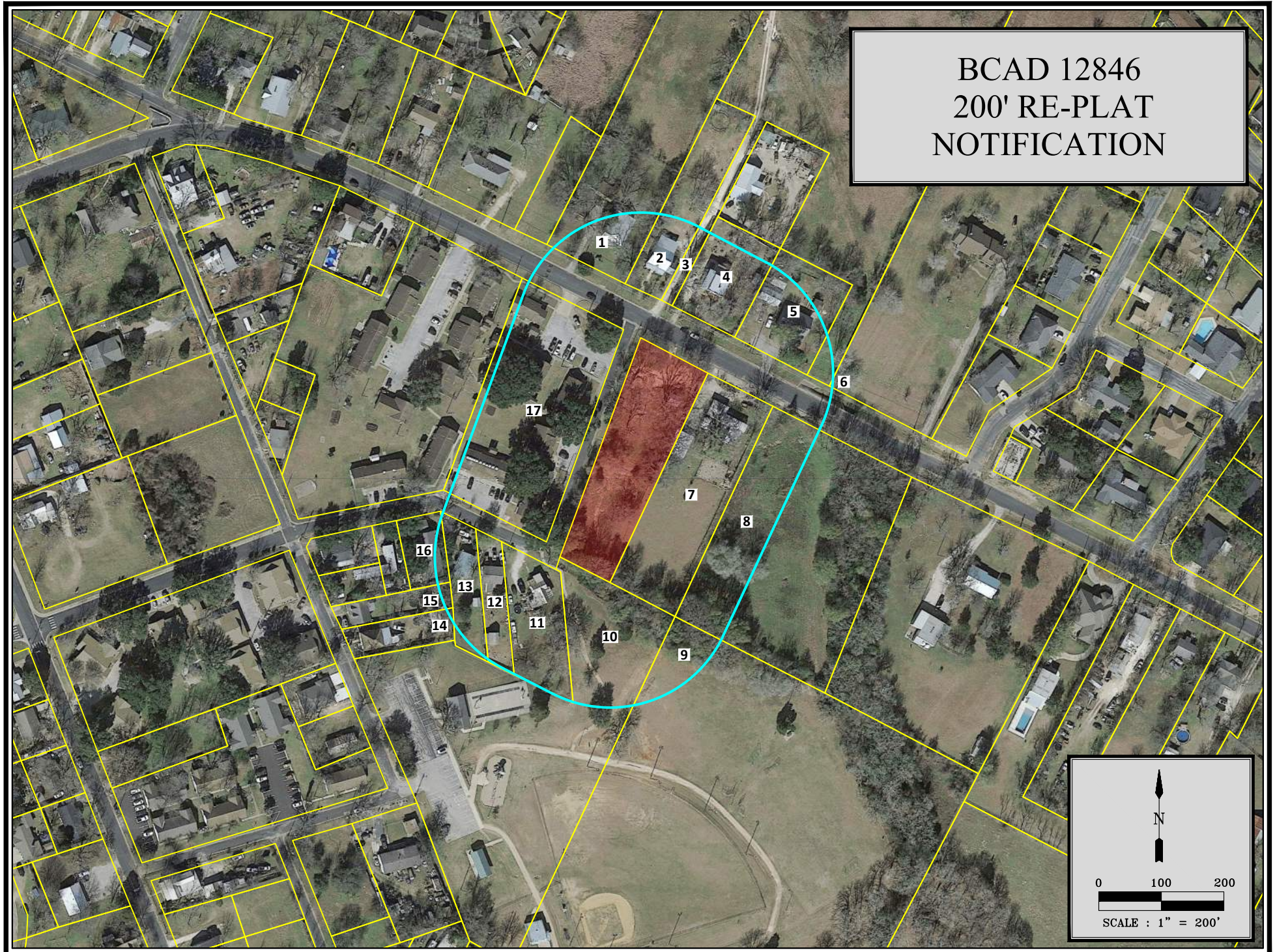
Notice is given of a public hearing to be held by the Planning & Zoning Commission on February 26, 2024, beginning at 6:30 P.M. Central Standard Time for consideration. This meeting is to be held at Elgin Public Library Annex (Civic Center) at 404 N. Main St. Elgin, TX, 78621, U.S.A. The public is welcome to attend and may give a public comment on this item. Any person may be represented by another person, neighbor, or attorney.

Any interested person may also express written comments by emailing the Development Services Department at planninganddevelopment@elgintexas.gov or by postal mail at the following:

City of Elgin
Development Services Department
P.O. Box 591
Elgin, TX 78621 U.S.A.

Requests for any additional information may be directed to planninganddevelopment@elgintexas.gov or to (512) 281-0119 or may be requested from the Development Services Department, Fleming Center, 802 N. Avenue C, Elgin, TX 78621 U.S.A. from 8:30 A.M – 4:00 P.M. Central Standard Time, Monday – Friday.

BCAD 12846
200' RE-PLAT
NOTIFICATION





Development Services Department

STAFF REPORT

Consideration of a final plat

Project #202300240

Date: February 15, 2024
Applicant: Century Land Holdings II, LLC
Agent: BGE Inc.
Hearing Date: February 26, 2024
Location: Bastrop Co. Appraisal District Parcel Number 8722871, located adjacent to and south of Trinity Ranch Phase 2, Section 2.

APPLICATION SUMMARY

Consideration of a final plat for Phase 2 of the Trinity Ranch Subdivision for a total of 179 lots on 25.131 acres of land.

DEPARTMENT COMMENTS

Trinity Ranch Subdivision is in the City of Elgin ETJ and is served for water by Elgin Municipal District #1 and is served for wastewater by the City of Elgin. The proposed plat has been reviewed by TRC with input from Bastrop County Development Services Department.

ATTACHMENTS

1. Application
2. Owner's Authorization
3. Proposed Re-Plat
4. TRC approval letter

Date: 11/17/2023

Project Address: Swenson & Upper Elgin River Road

Name: Chelsea Osbourn

Chelsea Gunn

11/17/2023

Subdivision final plat for 176 lots.

April 27, 2022

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

RE: Trinity Ranch

To Whom It May Concern:

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

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'BGE' or similar, written in a stylized, cursive manner.

Vice President
GRBK Edgewood LLC

PAUL MOGONYE & SANDRA MOGONYE
CALLED 18.08 ACRES
DOC. NO. 201515453
O.P.R.B.C.T.

LOT 138, BLOCK H
CALLED 1.11 ACRES
TRINITY RANCH
PHASE 1, SECTION 1
CABINET 5, SLIDE
65-A

CENTURY LAND HOLDINGS II LLC
& GRBK EDGEWOOD LLC
(TRACT ONE)
REMAINDER OF A CALLED
382.741 ACRES
DOC. NO. 202202686
O.P.R.B.C.T.

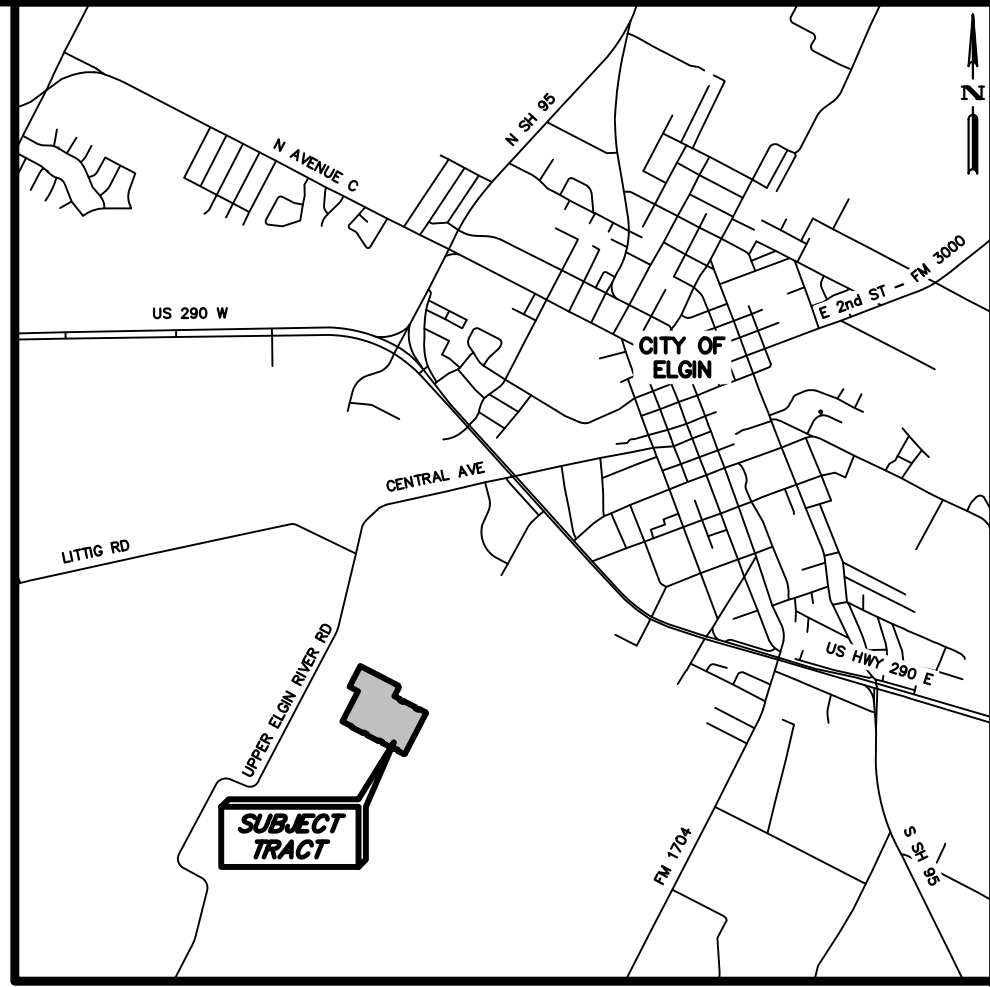
UPPER ELGIN RIVER ROAD
R.O.W. WIDTH VARIES
(NO REFERENCE FOUND)

DETAIL
NOT TO SCALE

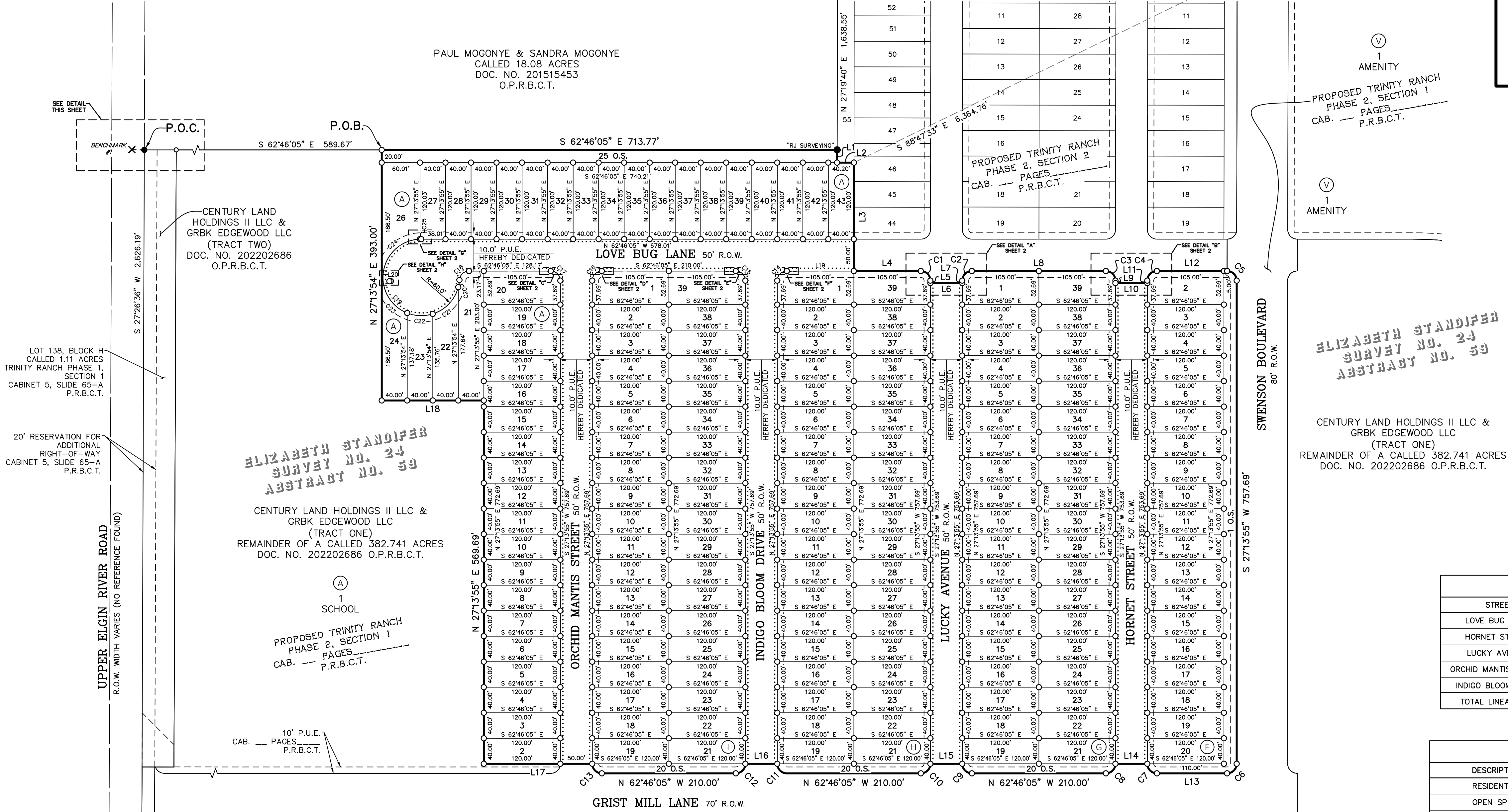
ELGIN BREEDING SERVICE
REMAINDER OF A CALLED 45.063 ACRES
VOL. 319, PG. 257
AS DESCRIBED IN
VOL. 200, PG. 249
D.R.B.C.T.

CUTBERTO V. PINEDA
& JULIETA ARELLANO PINEDA
CALLED 11.500 ACRES
DOC. NO. 201701186
O.P.R.B.C.T.

CENTURY LAND HOLDINGS II LLC &
GRBK EDGEWOOD LLC
(TRACT ONE)
REMAINDER OF A CALLED 382.741 ACRES
DOC. NO. 202202686 O.P.R.B.C.T.



VICINITY MAP
NOT TO SCALE



ELIZABETH STANDIFER
SURVEY NO. 24
ABSTRACT NO. 59

CENTURY LAND HOLDINGS II LLC &
GRBK EDGEWOOD LLC
(TRACT ONE)
REMAINDER OF A CALLED 382.741 ACRES
DOC. NO. 202202686 O.P.R.B.C.T.

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
LOVE BUG LANE	50 FT.	713 FT.
HORNET STREET	50 FT.	754 FT.
LUCKY AVENUE	50 FT.	754 FT.
ORCHID MANTIS STREET	50 FT.	798 FT.
INDIGO BLOOM DRIVE	50 FT.	798 FT.
TOTAL LINEAR FEET		3,817 FT.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	174	19.667 AC.
OPEN SPACE	5	0.968 AC.
RIGHT-OF-WAY	-	4.496 AC.
TOTAL	179	25.131 AC.

PARKLAND REQUIREMENT (ALL VALUES IN ACRES)					
DESCRIPTION	REQUIRED	PREVIOUS	PROPOSED	FUTURE	TOTAL
PARKLAND	7	0	0	7	7
OPEN SPACE (NO FP)	17	17.15	0	>0	>17
OPEN SPACE (FP)	23	0	0	23	23

DATE: NOVEMBER 7, 2023

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

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

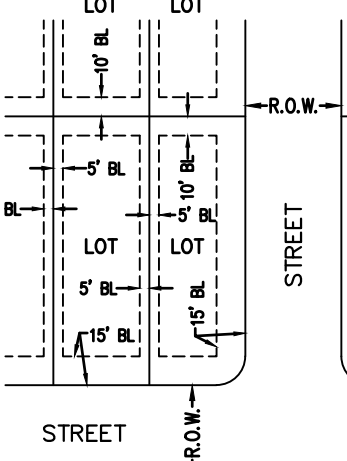
ENGINEER:
BGE, INC.
1701 DIRECTORS BLVD., SUITE 1000
AUSTIN, TEXAS, 78744
512-879-0400

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

TYPICAL BUILDING
SETBACK LINES

N.T.S.

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



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

SHEET 1 OF 4

FINAL PLAT TRINITY RANCH PHASE 2, SECTION 3

A SUBDIVISION OF 25.131 ACRES OF
LAND LOCATED IN THE
ELIZABETH STANDIFORD SURVEY NO. 24,
ABSTRACT NO. 59, BASTROP COUNTY, TEXAS

LEGEND

- CAB CABINET
- DOC. DOCUMENT
- D.R.B.C.T. DEED RECORDS OF BASTROP COUNTY, TEXAS
- ELEC. ELECTRIC
- ESMT. EASEMENT
- NO. NUMBER
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS
- O.R.B.C.T. OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.B.C.T. PLAT RECORDS BASTROP COUNTY, TEXAS
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
- FOUND 1/2" IRON ROD
- FOUND 3" STEEL POST
- EXISTING LOT
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED SIDEWALK
- PROPERTY BOUNDARY
- PHASE LINE/ADJACENT PROPERTY
- PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY

PROPOSED BLOCK

LOT SIZE

LOT SIZE	NUMBER OF LOTS
<6,000 SQ FT	164
6,000 - 7,500	9
7,500 - 9,000	1
>9,000	0
TOTAL NUMBER OF LOTS	174

THE ESTIMATED SINGLE-FAMILY LOTS SIZES:
LESS THAN 6,000 SQUARE FEET EQUALS 164 LOTS;
6,000 - 7,500 SQUARE FEET EQUALS 9 LOTS;
7,500 - 9,000 SQUARE FEET EQUALS 1 LOT;
GREATER THAN 9,000 SQUARE FEET EQUALS 0 LOT

REVISIONS

JANUARY 4, 2024

BENCHMARK #1

MAG NAIL SET AT THE INTERIOR CORNER OF A PAINTED CHEVRON
ON ASPHALT ON THE EAST SIDE OF UPPER ELGIN RIVER ROAD
LOCATED ±20 FEET NORTHWEST OF THE POINT OF
COMMENCEMENT, AS SHOWN HEREON.

ELEVATION: 554.16 FEET

NAVD-88

\\bge\planning\land\Region1\Projects\Century Land\Trinity Ranch\Plat\12335-00\Trinity Ranch Ph. 2_Sec. 3\330\Cal_Fresh\Main\Plat\12335-00\Trinity Ranch Ph. 2_Sec. 3\330\Cal_Fresh\Main\Plat\12335-00\Trinity Ranch Ph. 2_Sec. 3.dwg, 1/4/2024 10:56:56 AM, Gerald Neumann

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FINAL PLAT
TRINITY RANCH
PHASE 2, SECTION 3

A SUBDIVISION OF 25.131 ACRES OF
LAND LOCATED IN THE
ELIZABETH STANDIFORD SURVEY NO. 24,
ABSTRACT NO. 59, BASTROP COUNTY, TEXAS

DESCRIPTION OF A 25.131 ACRE TRACT OF LAND

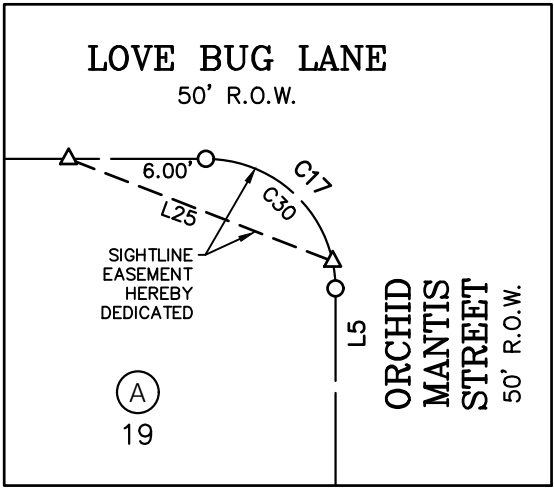
FIELD NOTES FOR A 25.131 ACRE TRACT OF LAND IN THE ELIZABETH STANDIFER SURVEY NO. 24, ABSTRACT NO. 59, SITUATED IN BASTROP COUNTY, TEXAS; BEING OUT OF A REMAINDER OF A CALLED 382.741 ACRE TRACT (TRACT 1) AS CONVEYED UNTO CENTURY LAND HOLDINGS II, LLC, AND GRBK EDGEWOOD, LLC, IN DOCUMENT NUMBER 202202686 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 25.131 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING FOR POINT OF REFERENCE AT A 1/2-INCH IRON ROD WITH CAP STAMPED "RJ SURVEYING" FOUND ON THE EAST RIGHT-OF-WAY LINE OF UPPER ELGIN RIVER ROAD (R.O.W. VARIES - NO REFERENCE FOUND), AT THE NORTHWEST CORNER OF LOT 138, BLOCK H, TRINITY RANCH PHASE 1, SECTION 1, A SUBDIVISION AS RECORDED IN CABINET 5, SLIDE 65-A, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS AND THE SOUTHERLY CORNER OF A CALLED 18.08 ACRE TRACT AS CONVEYED UNTO PAUL MOGONYE AND SANDRA MOGONYE IN DOCUMENT NUMBER 201515453 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, FROM WHICH A 3-INCH STEEL FENCE POST FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID UPPER ELGIN RIVER ROAD, ON A NORTHERLY LINE OF A CALLED 103.11 ACRE TRACT OF LAND AS CONVEYED TO LINDA JACKSON AND SHEILA HARRISON BY EXECUTOR'S DEED RECORDED IN VOLUME 968, PAGE 194 OF THE OFFICIAL RECORDS OF BASTROP COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID CENTURY LAND HOLDINGS II AND GRBK EDGEWOOD 382.741-ACRE TRACT BEARS S 27°26'36" W, A DISTANCE OF 2,626.19 FEET, THENCE, COINCIDENT WITH THE SOUTHERLY LINE OF SAID MOGONYE 18.08-ACRE TRACT, AND PARTIALLY WITH THE NORTHWEST LINE OF SAID LOT 138 AND THE NORTHWEST LINE OF SAID CENTURY LAND HOLDINGS II AND GRBK EDGEWOOD 382.741-ACRE TRACT, S 62°46'05" E, A DISTANCE OF 589.67 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE, INC" SET FOR THE WEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

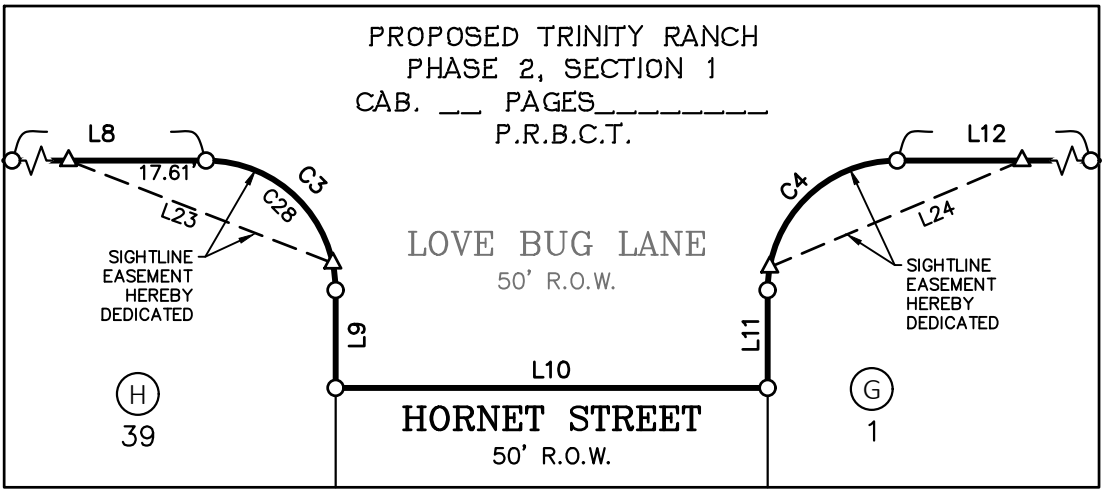
THENCE, S 62°46'05" E, COINCIDENT WITH THE NORTH LINE OF SAID CENTURY LAND HOLDINGS II AND GRBK EDGEWOOD 382.741-ACRE TRACT AND THE SOUTH LINE OF SAID MOGONYE 18.08-ACRE TRACT, A DISTANCE OF 713.77 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "RJ SURVEYING" FOUND AT A REENTRANT CORNER OF SAID CENTURY LAND HOLDINGS II AND GRBK EDGEWOOD 382.741-ACRE TRACT AND THE SOUTHEAST CORNER OF SAID MOGONYE 18.08-ACRE TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHERN CORNER OF SAID CENTURY LAND HOLDINGS II 382.741-ACRE TRACT, THE NORTHEAST CORNER OF A CALLED 11.500 ACRE TRACT OF LAND AS CONVEYED UNTO CUTBERTO V. PINEDA AND JULIETA AELLANO PINEDA IN DOCUMENT NUMBER 201701186 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, ON THE SOUTH LINE OF THE REMAINDER OF A CALLED 45.063 ACRE TRACT OF LAND AS CONVEYED UNTO ELGIN BREEDING SERVICE IN VOLUME 319, PAGE 257 AND DESCRIBED IN VOLUME 200, PAGE 249, BOTH OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS, BEARS N 27°19'40" E, A DISTANCE OF 1,638.55 FEET

THENCE, DEPARTING SAID COMMON LINE, OVER AND ACROSS SAID CENTURY LAND HOLDINGS II AND GRBK EDGEWOOD 382.741-ACRE TRACT THE FOLLOWING THIRTY-SEVEN (37) COURSES:

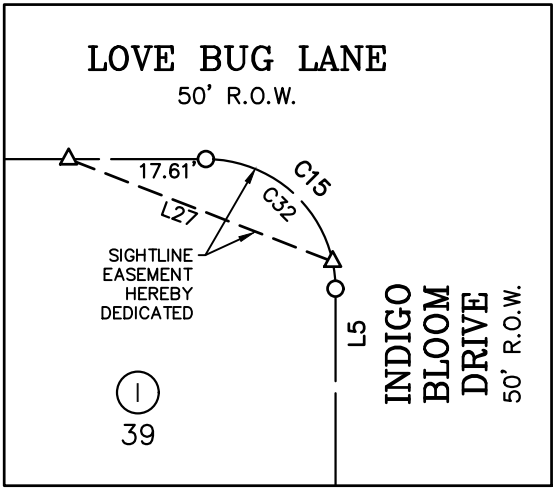
- 1) S 27°19'40" W, A DISTANCE OF 20.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A REENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 2) S 62°46'05" E, A DISTANCE OF 26.47 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 3) S 27°19'40" W, A DISTANCE OF 170.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A REENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 4) S 62°46'05" E, A DISTANCE OF 105.08 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE BEGINNING OF A TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 5) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 17°46'05" E, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 6) S 27°13'55" W, A DISTANCE OF 4.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A REENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 7) S 62°46'05" E, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A REENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 8) N 27°13'55" E, A DISTANCE OF 4.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE BEGINNING OF A TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 9) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N 72°13'55" E, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 10) S 62°46'05" E, A DISTANCE OF 210.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE BEGINNING OF A TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 11) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 17°46'05" E, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 12) S 27°13'55" W, A DISTANCE OF 4.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A REENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 13) S 62°46'05" E, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A REENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 14) N 27°13'55" E, A DISTANCE OF 4.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE BEGINNING OF A TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 15) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N 72°13'55" E, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 16) S 62°46'05" E, A DISTANCE OF 110.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE BEGINNING OF A TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 17) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 17°46'05" E, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 18) S 27°13'55" W, A DISTANCE OF 757.69 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE BEGINNING OF A TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 19) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 72°13'55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 20) N 62°46'05" W, A DISTANCE OF 110.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE BEGINNING OF A TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 21) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N 17°46'05" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A REENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 22) N 62°46'05" W, 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 OF THE HEREIN DESCRIBED TRACT;
- 23) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 72°13'55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 24) N 62°46'05" W, A DISTANCE OF 210.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF CURVATURE OF THE HEREIN DESCRIBED TRACT;
- 25) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N 17°46'05" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A REENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 26) N 62°46'05" W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 27) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 72°13'55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 28) N 62°46'05" W, A DISTANCE OF 210.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 29) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N 17°46'05" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A REENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 30) N 62°46'05" W, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR THE BEGINNING OF A NON-TANGENT CURVE OF THE HEREIN DESCRIBED TRACT;
- 31) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S 72°13'55" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 32) N 62°46'05" W, A DISTANCE OF 210.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;
- 33) CURVING TO THE RIGHT, WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N 17°46'05" W, AND A CHORD DISTANCE OF 21.21 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET AT THE END OF THIS CURVE FOR A REENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 34) N 62°46'05" W, A DISTANCE OF 170.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;
- 35) N 27°13'55" E, A DISTANCE OF 569.69 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR A REENTRANT CORNER OF THE HEREIN DESCRIBED TRACT;
- 36) N 62°46'05" W, A DISTANCE OF 160.00 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "BGE INC" SET FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT; AND
- 37) N 27°13'54" E, A DISTANCE OF 393.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.131 ACRES OF LAND, MORE OR LESS.



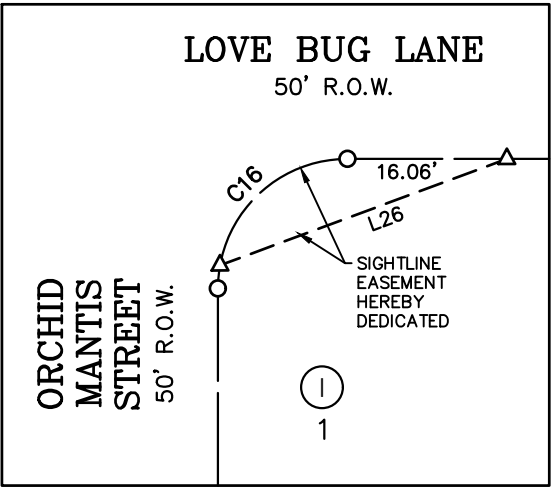
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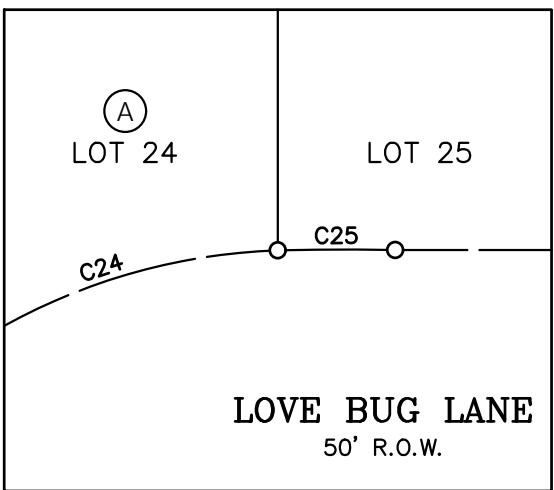
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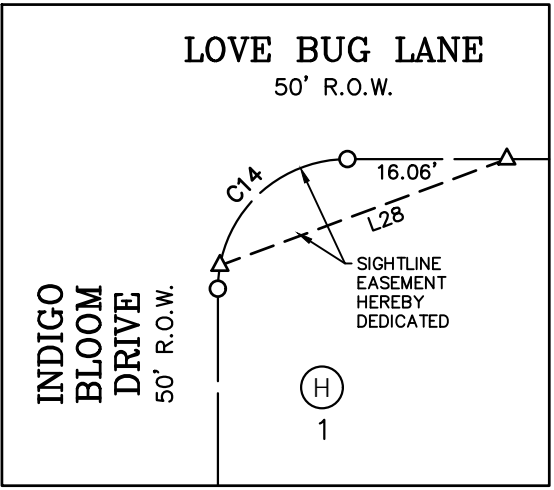
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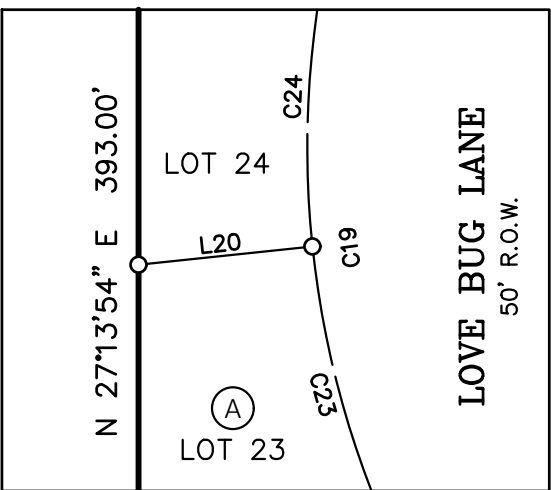
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DETAIL "E"
NOT TO SCALE



DETAIL "F"
NOT TO SCALE



DETAIL "G"
NOT TO SCALE



BGE, Inc.
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San Antonio, TX 78216
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FINAL PLAT
TRINITY RANCH
PHASE 2, SECTION 3

A SUBDIVISION OF 25.131 ACRES OF
LAND LOCATED IN THE
ELIZABETH STANDIFORD SURVEY NO. 24,
ABSTRACT NO. 59, BASTROP COUNTY, TEXAS

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.56'	15.00'	90°00'00"	S 17°46'05" E	E 21.21'
C2	23.56'	15.00'	90°00'00"	N 72°13'55" E	E 21.21'
C3	23.56'	15.00'	90°00'00"	S 17°46'05" E	E 21.21'
C4	23.56'	15.00'	90°00'00"	N 72°13'55" E	E 21.21'
C5	23.56'	15.00'	90°00'00"	S 17°46'05" E	E 21.21'
C6	23.56'	15.00'	90°00'00"	S 72°13'55" W	E 21.21'
C7	23.56'	15.00'	90°00'00"	N 17°46'05" W	E 21.21'
C8	23.56'	15.00'	90°00'00"	S 72°13'55" W	E 21.21'
C9	23.56'	15.00'	90°00'00"	N 17°46'05" W	E 21.21'
C10	23.56'	15.00'	90°00'00"	S 72°13'55" W	E 21.21'
C11	23.56'	15.00'	90°00'00"	N 17°46'05" W	E 21.21'
C12	23.56'	15.00'	90°00'00"	S 72°13'55" W	E 21.21'
C13	23.56'	15.00'	90°00'00"	N 17°46'05" W	E 21.21'
C14	23.56'	15.00'	90°00'00"	S 72°13'55" W	E 21.21'
C15	23.56'	15.00'	90°00'00"	N 17°46'05" W	E 21.21'
C16	23.56'	15.00'	90°00'00"	S 72°13'55" W	E 21.21'
C17	23.56'	15.00'	90°00'00"	N 17°46'05" W	E 21.21'
C18	22.56'	15.00'	86°10'39"	S 74°08'35" W	E 20.49'
C19	278.74'	60.00'	266°10'39"	S 15°51'25" E	E 87.64'
C20	11.53'	60.00'	11°00'43"	N 36°33'37" E	E 11.51'
C21	60.43'	60.00'	57°42'27"	N 70°55'13" E	E 57.91'
C22	40.81'	60.00'	38°58'04"	S 60°44'32" E	E 40.03'
C23	65.46'	60.00'	62°30'19"	S 10°00'20" E	E 62.26'
C24	98.52'	60.00'	94°04'52"	S 68°17'15" W	E 87.82'
C25	1.99'	60.00'	1°54'13"	N 63°43'12" W	E 1.99'
C26	8.30'	15.00'	31°41'57"	S 46°55'07" E	E 8.19'
C27	9.05'	15.00'	34°34'23"	S 80°03'17" E	E 8.91'
C28	8.30'	15.00'	31°41'57"	S 46°55'07" E	E 8.19'
C29	5.65'	15.00'	21°34'35"	S 73°33'22" E	E 5.62'
C30	6.31'	15.00'	24°05'38"	S 50°43'18" E	E 6.26'
C31	9.05'	15.00'	34°34'23"	S 80°03'17" E	E 8.91'
C32	8.30'	15.00'	31°41'57"	S 46°55'07" E	E 8.19'
C33	9.05'	15.00'	34°34'23"	S 80°03'17" E	E 8.91'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 27°19'40" W	20.00'
L2	S 62°46'05" E	26.47'
L3	S 27°19'40" W	170.00'
L4	S 62°46'05" E	105.08'
L5	S 27°13'55" W	4.00'
L6	S 62°46'05" E	50.00'
L7	N 27°13'55" E	4.00'
L8	S 62°46'05" E	210.00'
L9	S 27°13'55" W	4.00'
L10	S 62°46'05" E	60.00'
L11	N 27°13'55" E	4.00'
L12	S 62°46'05" E	110.00'
L13	N 62°46'05" W	110.00'
L14	N 62°46'05" W	50.00'
L15	N 62°46'05" W	50.00'
L16	N 62°46'05" W	50.00'
L17	N 62°46'05" W	170.00'
L18	N 62°46'05" W	160.00'
L19	S 62°46'05" E	105.00'
L20	S 68°45'24" E	2.34'
L21	N 57°45'02" W	25.59'
L22	N 68°55'14" W	24.72'
L23	N 57°45'02" W	25.59'
L24	N 51°37'07" W	7.04'
L25	N 76°37'05" W	12.20'
L26	N 68°55'14" W	24.72'
L27	N 57°45'02" W	25.59'
L28	N 68°55'14" W	24.72'

LOT AREA TABLE				
LOT	BLOCK	SQUARE	FEET	TYPE
2	A	4,800		R
3	A	4,800		R
4	A	4,800		R
5	A	4,800		R
6	A	4,800		R
7	A	4,800		R
8	A	4,800		R
9	A	4,800		R
10	A	4,800		R
11	A	4,800		R
12	A	4,800		R
13	A	4,800		R
14	A	4,800		R
15	A	4,800		R
16	A	4,800		R
17	A	4,800		R
18	A	4,800		R
19	A	4,800		R
20	A	6,274		R
21	A	8,033		R
22	A	5,977		R
23	A	5,367		R
24	A	6,169		R
25	A	14,275		O.S.
26	A	8,107		

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
27	A	4,800	R
28	A	4,800	R
29	A	4,800	R
30	A	4,800	R
31	A	4,800	R
32	A	4,800	R
33	A	4,800	R
34	A	4,800	R
35	A	4,800	R
36	A	4,800	R
37	A	4,800	R
38	A	4,800	R
39	A	4,800	R
40	A	4,800	R
41	A	4,800	R
42	A	4,800	R
43	A	4,812	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	F	17,409	O.S.
2	F	6,274	R
3	F	4,800	R
4	F	4,800	R
5	F	4,800	R
6	F	4,800	R
7	F	4,800	R
8	F	4,800	R
9	F	4,800	R
10	F	4,800	R
11	F	4,800	R
12	F	4,800	R
13	F	4,800	R
14	F	4,800	R
15	F	4,800	R
16	F	4,800	R
17	F	4,800	R
18	F	17,409	R
19	F	4,800	R
20	F	4,800	R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	G	6,274	R
2	G	4,800	R
3	G	4,800	R
4	G	4,800	R
5	G	4,800	R
6	G	4,800	R
7	G	4,800	R
8	G	4,800	R
9	G	4,800	R
10	G	4,800	R
11	G	4,800	R
12	G	4,800	R
13	G	4,800	R
14	G	4,800	R
15	G	4,800	R
16	G	4,800	R
17	G	4,800	R
18	G	4,800	R
19	G	4,800	R
20	G	3,563	O.S.

LOT AREA TABLE				
LOT	BLOCK	SQUARE FEET	TYPE	
21	G	4,800		R
22	G	4,800		R
23	G	4,800		R
24	G	4,800		R
25	G	4,800		R
26	G	4,800		R
27	G	4,800		R
28	G	4,800		R
29	G	4,800		R
30	G	4,800		R
31	G	4,800		R
32	G	4,800		R
33	G	4,800		R
34	G	4,800		R
35	G	4,800		R
36	G	4,800		R
37	G	4,800		R
38	G	6,274		R
39	G	6,274		R

LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	TYPE
1	H	6,274	R
2	H	4,800	R
3	H	4,800	R
4	H	4,800	R
5	H	4,800	R
6	H	4,800	R
7	H	4,800	R
8	H	4,800	R
9	H	4,800	R
10	H	4,800	R
11	H	4,800	R
12	H	4,800	R
13	H	4,800	R
14	H	4,800	R
15	H	4,800	R
16	H	4,800	R
17	H	4,800	R
18	H	4,800	R
19	H	4,800	R
20	H	3,503	O.S.

LOT AREA TABLE				
LOT	BLOCK	SQUARE FEET	TYPE	
21	H	4,800	R	
22	H	4,800	R	
23	H	4,800	R	
24	H	4,800	R	
25	H	4,800	R	
26	H	4,800	R	
27	H	4,800	R	
28	H	4,800	R	
29	H	4,800	R	
30	H	4,800	R	
31	H	4,800	R	
32	H	4,800	R	
33	H	4,800	R	
34	H	4,800	R	
35	H	4,800	R	
36	H	4,800	R	
37	H	4,800	R	
38	H	4,800	R	
39	H	6,274	R	

LOT AREA TABLE				
LOT	BLOCK	SQUARE FEET	TYPE	
1	1	6,274		R
2	1	4,800		R
3	1	4,800		R
4	1	4,800		R
5	1	4,800		R
6	1	4,800		R
7	1	4,800		R
8	1	4,800		R
9	1	4,800		R
10	1	4,800		R
11	1	4,800		R
12	1	4,800		R
13	1	4,800		R
14	1	4,800		R
15	1	4,800		R
16	1	4,800		R
17	1	4,800		R
18	1	4,800		R
19	1	4,800		R
20	1	3,503		O.S.

LOT AREA TABLE				
LOT	BLOCK	SQUARE FEET	TYPE	
21	I	4,800		R
22	I	4,800		R
23	I	4,800		R
24	I	4,800		R
25	I	4,800		R
26	I	4,800		R
27	I	4,800		R
28	I	4,800		R
29	I	4,800		R
30	I	4,800		R
31	I	4,800		R
32	I	4,800		R
33	I	4,800		R
34	I	4,800		R
35	I	4,800		R
36	I	4,800		R
37	I	4,800		R
38	I	4,800		R
39	I	6,274		R



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

STATE OF TEXAS §
COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS:

THAT CENTURY LAND HOLDINGS II, LLC (1/2 INTEREST), AND GRBK EDGEWOOD, LLC (1/2 INTEREST), BEING THE OWNERS OF A CALLED 382.741 ACRE TRACT OF LAND (TRACT 1) OUT OF THE ELIZABETH STANDIFORD SURVEY, ABSTRACT NO. 59 SITUATED IN BASTROP COUNTY, TEXAS AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202202686 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 25.131 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOW AS:

TRINITY RANCH PHASE 2, SECTION 3

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

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

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

STATE OF TEXAS §
COUNTY OF BASTROP §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

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

STATE OF TEXAS §
COUNTY OF BASTROP §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, CHELSEA OSBOURN, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLY WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

PRELIMINARY PENDING FINAL REVIEW

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

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

PRELIMINARY PENDING FINAL REVIEW

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

GENERAL NOTES:

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

CERTIFICATE OF APPROVAL:

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

CHAIRPERSON, PLANNING & ZONING COMMISSION DATE

SECRETARY, PLANNING & ZONING COMMISSION DATE

STATE OF TEXAS §
COUNTY OF BASTROP §

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

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

KRISTA BARTSCH, COUNTY CLERK, BASTROP COUNTY, TEXAS

DEPUTY

FINAL PLAT
TRINITY RANCH
PHASE 2, SECTION 3

A SUBDIVISION OF 25.131 ACRES OF
LAND LOCATED IN THE
ELIZABETH STANDIFORD SURVEY NO. 24,
ABSTRACT NO. 59, BASTROP COUNTY, TEXAS



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



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

February 12, 2024

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

RE: Trinity Ranch Phase 2 Section 3 – Final Plat Review

Dear Ms. Lipiec:

TRC has reviewed the following documents listed below submitted on January 25, 2024, by BGE, Inc (BGE).:

1. Final Plat, dated November 7, 2023.
2. Other supporting documents submitted with the final plat: Comment response letter.

Our review finds that this document has been prepared in general conformance with the City of Elgin's Code of Ordinances and the Development Agreement for Trinity Ranch.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Derek Klenke".

Derek Klenke, P.E.,
Senior Project Engineer

cc: Mr. Pablo Martinez, P.E., BGE, Inc.
Mr. Wes Jasek, P.E., BGE, Inc.



Development Services Department

STAFF REPORT

Consideration of a final plat

Project #202300261

Date: February 15, 2024
Applicant: PrimaVesta Land Company, LLC
Agent: Victor Ostiguin, P.E., Doucet/Kleinfelder
Hearing Date: February 26, 2024
Location: Bastrop Co. Appraisal District Parcel Number 15312, located on North Avenue C across from the Shenandoah Subdivision.

APPLICATION SUMMARY

Consideration of a final plat for Phase 1A of the PrimaVesta Subdivision consisting of 104 residential lots, 6 HOA lots, 2 open space lots, 2 ROW dedication lots and 1 commercial lot for a total of 115 lots on 6 blocks on 30.71 acres of land.

DEPARTMENT COMMENTS

The Preliminary Plat for the PrimaVesta Subdivision was approved by the Planning and Zoning Commission at the June 2023 meeting. The PDD rezoning was approved on April 15, 2022.

ATTACHMENTS

1. Application
2. Owner's Authorization
3. Approved Preliminary Plat
4. Proposed Final Plat for Phase 1A
5. TRC approval letter

FINAL PLAT APPLICATION

Date: 12-8-23

SITE INFORMATION

Project Address: 1500 North Avenue C, Elgin, TX 78621

Parcel Identification Number (if no address): _____

APPLICANT

Name: Doucet (Victor Ostiguin, P.E.)

Postal Address: 829 N St. Joseph St. Gonzales, TX 78629

E-Mail Address: vostiguin@kleinfelder.com; Phone Number: 512-566-4076

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.



Victor Ostiguin, P.E.

12-8-23

Signature

Printed Name

Date

Project Description:

PrimaVesta Suvbdicision Phase 1A Final Plat of 30.71 acres comprised of 115 total
lots, 104 residential lots, 1 commercial lot, 2 open space lots, 6 HOA lots, and 2 ROW
lots.



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



(512) 281-0119



www.elgintexas.gov

PrimaVesta Land Company, LLC

6475 Camden Ave Suite# 202
San Jose, CA 95120

August 16, 2021

David Harrell, Planning and Development Director
City of Elgin
310 North Main Street
Elgin, Texas 78621

Re: Agent Authorization Letter
Larson Tract (188.7 acres)
Elgin, Texas

To Whom It May Concern:

As the owner of the above-referenced tract of land, more particularly described as 188.7 acres out of the Thomas Christian Survey, Block 26, Abstract No. 20, Bastrop County, Texas; is hereby granting Doucet & Associates, Inc. the right to act as Authorized Agents on development applications associated with this property. This includes, but is not limited to, Zoning, Subdivision Platting, Construction Documents, Site Development permits, and related applications as may be required.

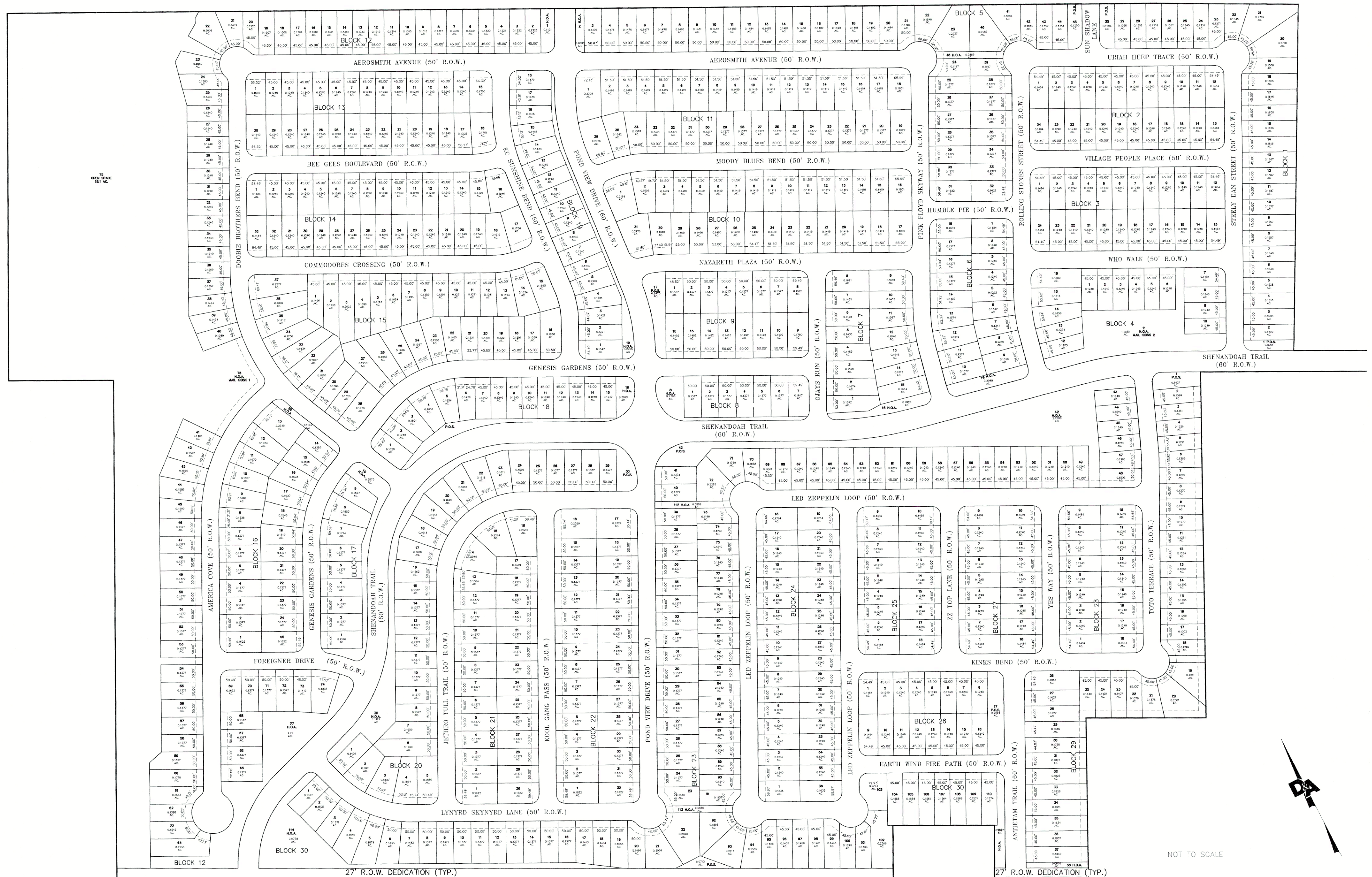
Please contact me if you have any questions.

Sincerely,



Garrett Rajkovich
PrimaVesta Land Company, LLC

AREA AND 20' FRONT SETBACK DISTANCE



NUMBER	REVISION	DATE	 DOUCET Civil Engineering // Entitlements // Geospatial 7401 B. Highway 71 W. Ste. 160 Austin, TX 78735, Tel: (512)-583-2600 www.doucetengineers.com TBPE Firm Number: 3937 TBPELS Firm Number: 10105800	Date: 05/25/2023
				Scale: 1" = 250'
				Drawn by: SWP
				Reviewer: DF
				Project: 1028-006
				Sheet: 9 OF 14
				Field Book: N/A
				Party Chief: ADM
				Survey Date: 11/22/2020

CLAYTON PROPERTIES GROUP INC
CALLED 234.288 ACRES
DOC. NO. 201807699
O.P.R.B.C.T.

AMY MONOGYE DARSEY, A.K.A. AMY LEE
DARSEY & PAUL DOUGLAS MOGONYE
CALLED 69.0550 AC
NO. 201410215
O.P.R.B.C.T.

ELGIN INDEPENDENT
SCHOOL DISTRICT
CALLED 27.89 ACRES
VOL. 1677, PG. 883
DOC. NO. 200614873
O.P.R.B.C.T.

ELGIN MEADOWS
PLAT BOOK 1, PG. 120B
P.R.B.C.T.

PEPPERGRASS PHASE 2
DOC. NO. 202125440
O.P.R.B.C.T.

BLOCK A
LOT 94

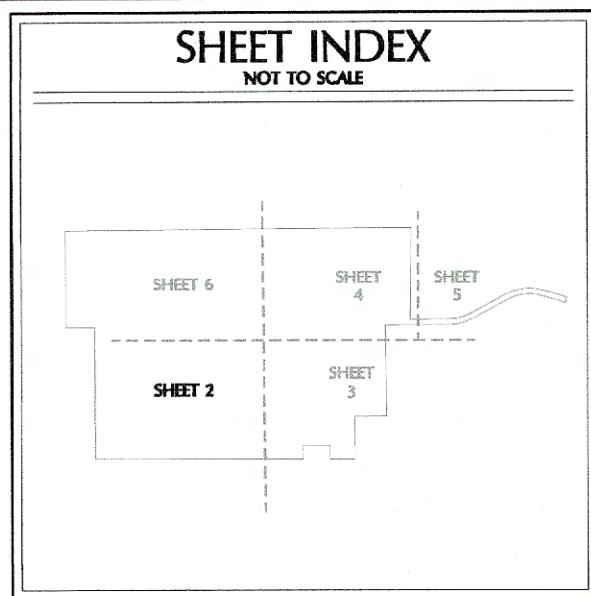
VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT OF
PRIMAVERA SUBDIVISION
BASTROP COUNTY, TEXAS

NUMBER	REVISION	DATE

DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

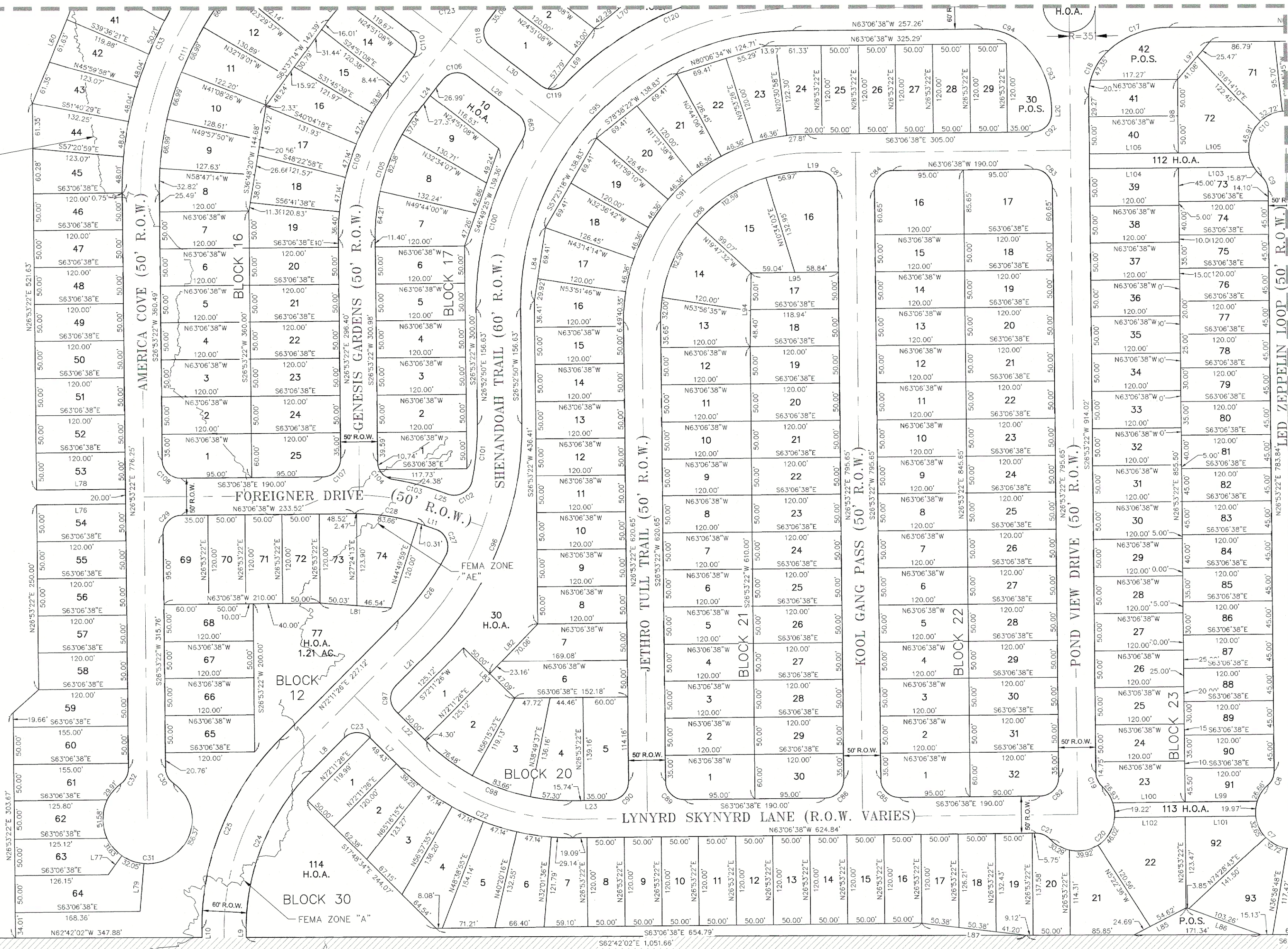
Date: 05/25/2023
Scale: 1" = 250'
Drawn by: SWP
Reviewed: DF
Project: 1028-006
Sheet: 1 OF 14
Field Book: N/A
Party Chief: ADM
Survey Date: 11/22/2020



CLAYTON PROPERTIES GROUP INC
CALLED 48.827 ACRES
DOC. NO. 201903261
O.P.R.B.C.T.

LEGEND	
	PROPERTY BOUNDARY
	EXISTING EASEMENT
	BUILDING SETBACK LINE
	ADJOINER PROPERTY LINE
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD FOUND WITH CAP STAMPED "PAYNE 6064" (UNLESS NOTED)
	BENCHMARK FOUND
	POINT OF BEGINNING
P.O.B.	DOCUMENT NUMBER
DOC. NO.	VOLUME
VOL.	PAGE
PG.	RIGHT-OF-WAY
R.O.W.	PUBLIC OPEN SPACE
P.O.S.	CONTROL POINT
C.P.	BUILDING SETBACK LINE
B.S.L.	OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
O.P.R.B.C.T.	DEED RECORDS, BASTROP COUNTY, TEXAS
D.R.B.C.T.	ACRES
AC.	

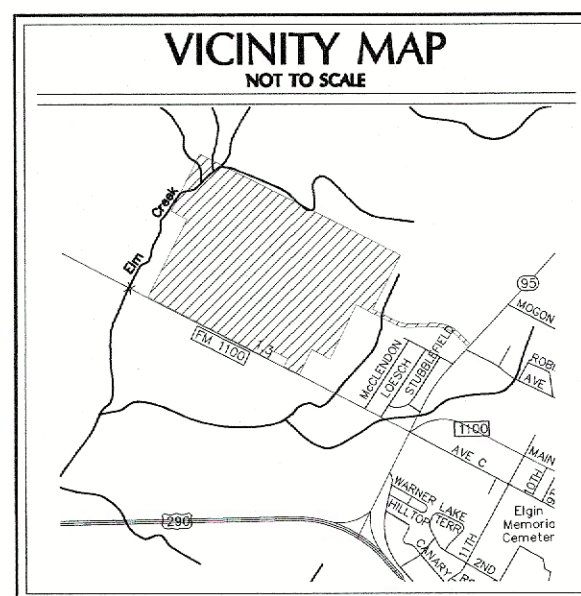
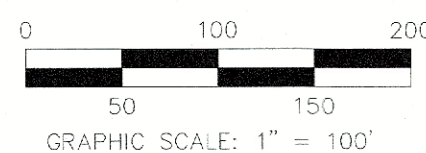
N27°01'24"E 1,428.72'
1,401.72'



THOMAS CHRISTIAN
SURVEY NO. 26
ABSTRACT NO. 20

JONATHAN BURLESON
SURVEY NO. 25
ABSTRACT NO. 18

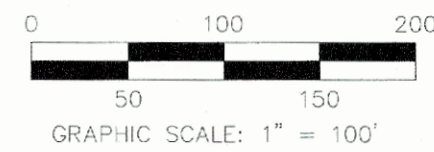
C.P. #1
GRID NORTHING: 10,107,598'
GRID EASTING: 3,222,341'
ELEV: 506.58'



PRELIMINARY PLAT OF PRIMAVERA SUBDIVISION BASTROP COUNTY, TEXAS

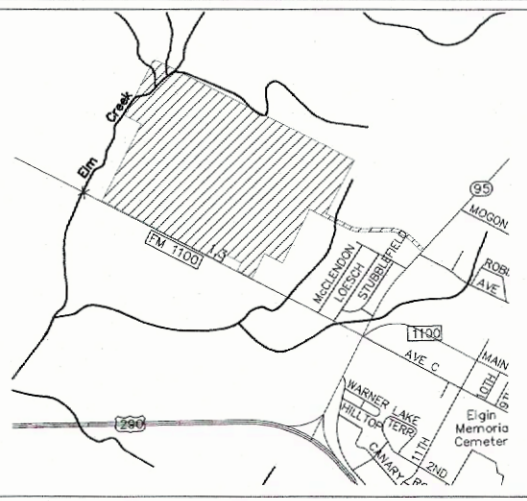
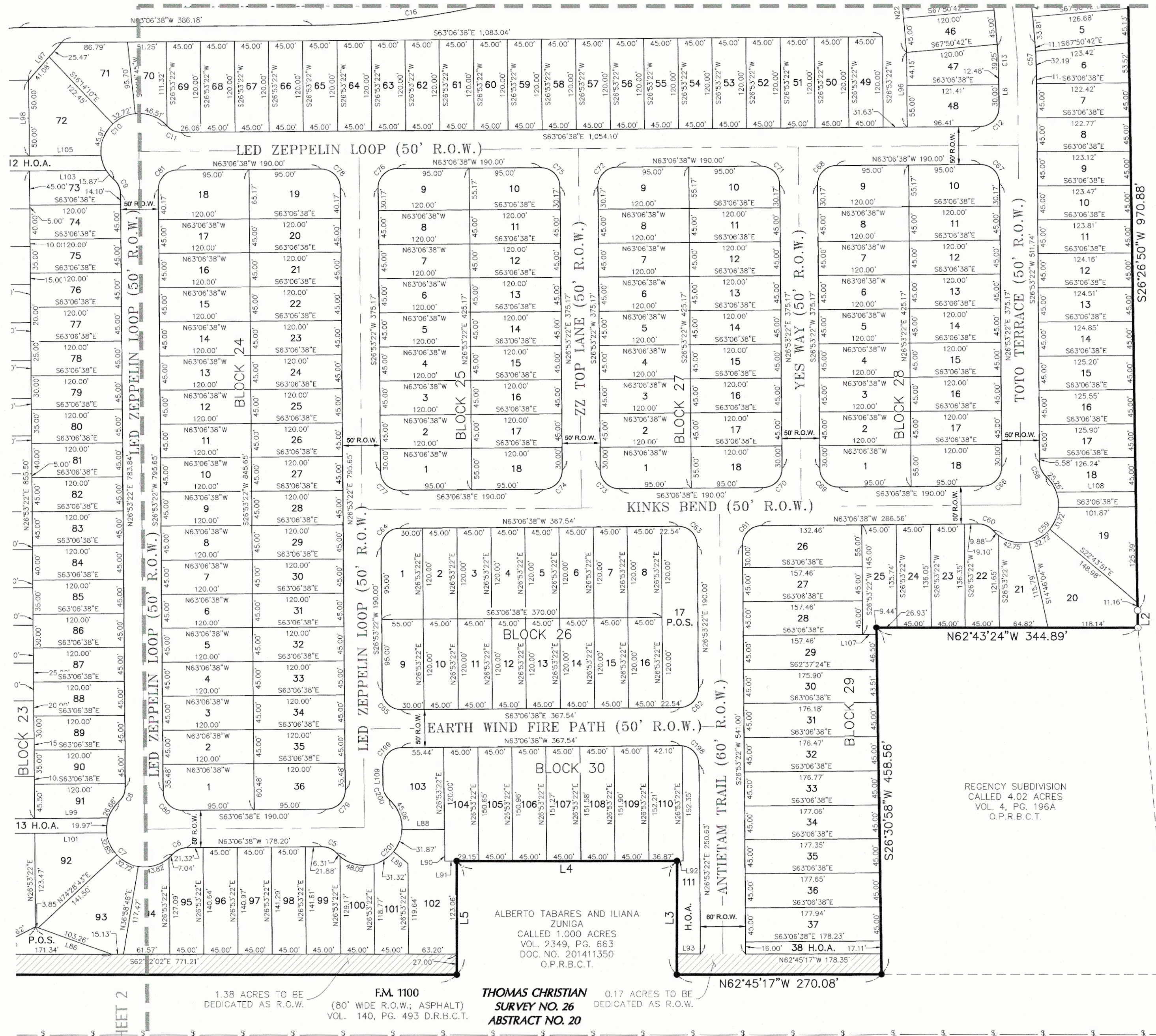
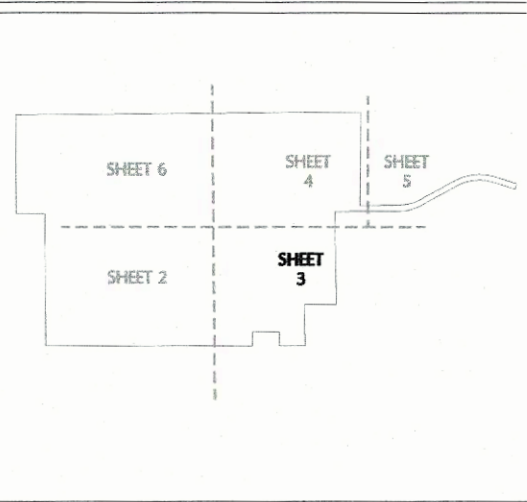
DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
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Project:	1028-006
Sheet:	2 OF 14
Field Book:	N/A
Party Chief:	ADM
Survey Date:	11/22/2020



LEGEND

—	PROPERTY BOUNDARY
- - -	EXISTING EASEMENT
- - -	BUILDING SETBACK LINE
- - -	ADJOINER PROPERTY LINE
●	1/2" IRON ROD WITH "DOUCET" CAP SET
○	1/2" IRON ROD FOUND WITH CAP STAMPED "PAYNE 6064" [UNLESS NOTED]
⊙	BENCHMARK FOUND
P.O.B.	POINT OF BEGINNING
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C.P.	CONTROL POINT
B.S.L.	BUILDING SETBACK LINE
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS, BASTROP COUNTY, TEXAS
AC.	ACRES

VICINITY MAP
NOT TO SCALESHEET INDEX
NOT TO SCALE

ELGIN INDEPENDENT SCHOOL
DISTRICT
CALLED 27.89 ACRES
VOL. 1677, PG. 883
DOC. NO. 200614873
O.P.R.B.C.T.

ALBERTO TABARES AND ILIANA
ZUNIGA
CALLED 1.000 ACRES
VOL. 2349, PG. 663
DOC. NO. 20141350
O.P.R.B.C.T.

JONATHAN BURLISON

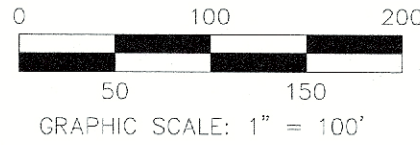
PRELIMINARY PLAT OF PRIMAVESTA SUBDIVISION BASTROP COUNTY, TEXAS

DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date: 05/25/2023
Scale: 1" = 100'
Drawn by: SWP
Reviewed: DF
Project: 1028-006
Sheet: 3 OF 14
Field Book: N/A
Party Chief: ADM
Survey Date: 11/22/2020

DA

CLAYTON PROPERTIES GROUP INC
CALLED 234.288 ACRES
DOC. NO. 201807699
O.P.R.B.C.T.

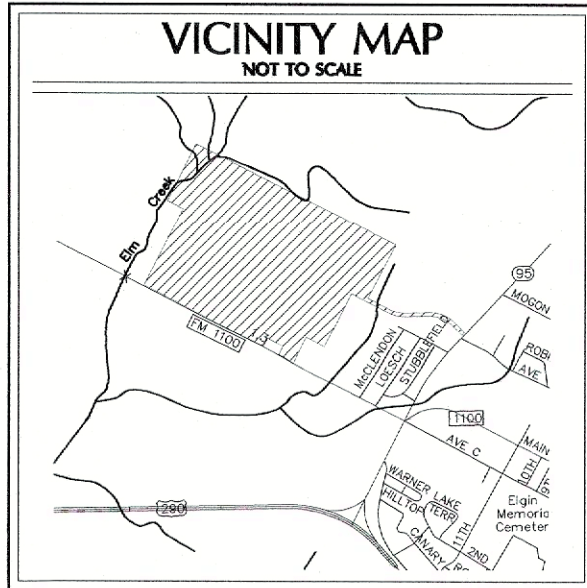


LEGEND

- PROPERTY BOUNDARY
- - - EXISTING EASEMENT
- BUILDING SETBACK LINE
- - - ADJOINER PROPERTY LINE
- BENCHMARK FOUND
- POINT OF BEGINNING
- DOC. NO. DOCUMENT NUMBER
- VOL. VOLUME
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- P.O.S. PUBLIC OPEN SPACE
- C.P. CONTROL POINT
- B.S.L. BUILDING SETBACK LINE
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS, BASTROP COUNTY, TEXAS
- AC. ACRES

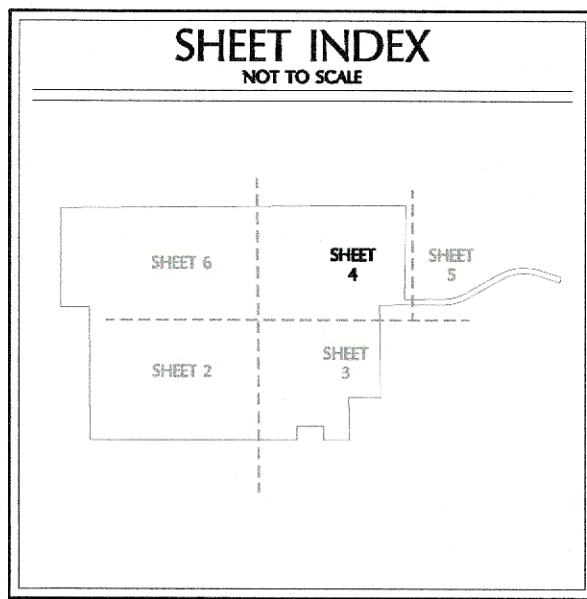
VICINITY MAP

NOT TO SCALE

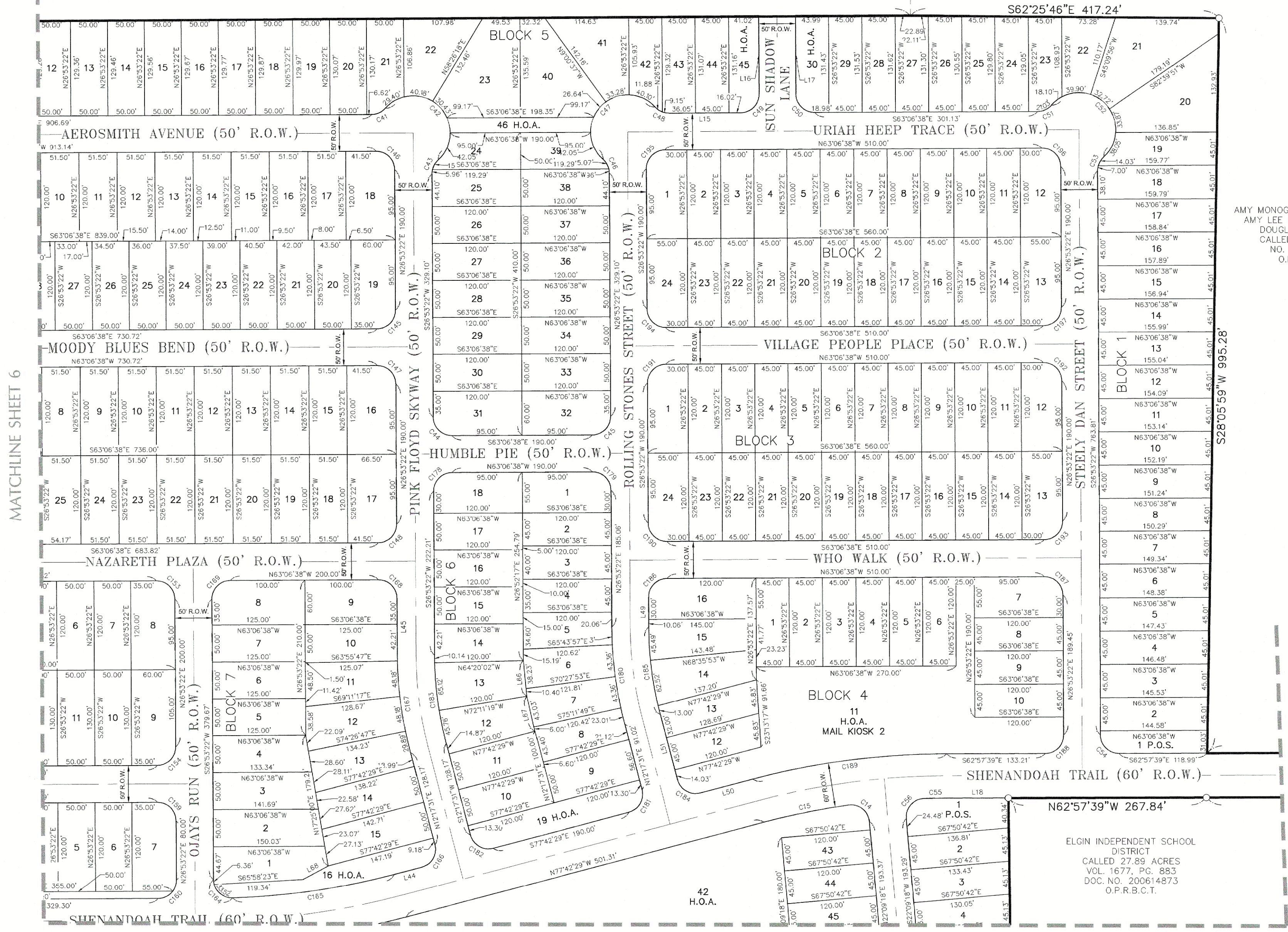


SHEET INDEX

NOT TO SCALE



MATCHLINE SHEET 6



MATCHLINE SHEET 5

AMY MONOGYE DARSEY, A.K.A.
AMY LEE DARSEY & PAUL
DOUGLAS MOGONYE
CALLED 69.055 AC.
NO. 201410215
O.P.R.B.C.T.

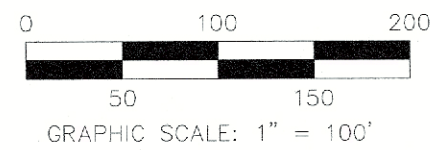
PRELIMINARY PLAT OF PRIMAVESTA SUBDIVISION BASTROP COUNTY, TEXAS

MATCHLINE SHEET 3



Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date:	05/25/2023
Scale:	1" = 100'
Drawn by:	SWP
Reviewer:	DF
Project:	1028-006
Sheet:	4 OF 14
Field Book:	N/A
Party Chief:	ADM
Survey Date:	11/22/2020

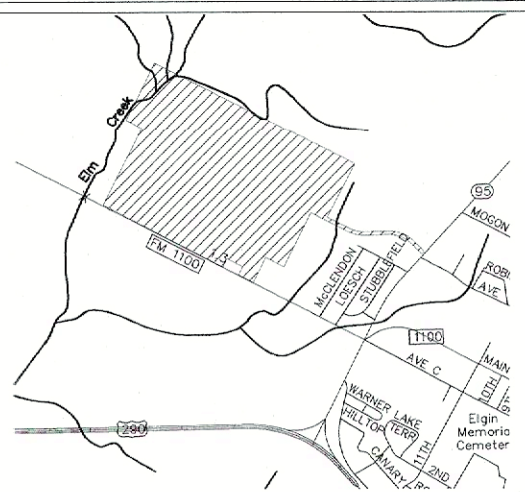


LEGEND

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	BUILDING SETBACK LINE
	ADJOINER PROPERTY LINE
	1/2" IRON ROD WITH "DOUCET" CAP SET
	1/2" IRON ROD FOUND WITH CAP STAMPED "PAYNE 6064" [UNLESS NOTED]
	BENCHMARK FOUND
P.O.B.	POINT OF BEGINNING
DOC. NO.	DOCUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
P.O.S.	PUBLIC OPEN SPACE
C.P.	CONTROL POINT
B.S.L.	BUILDING SETBACK LINE
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS, BASTROP COUNTY, TEXAS
AC.	ACRES

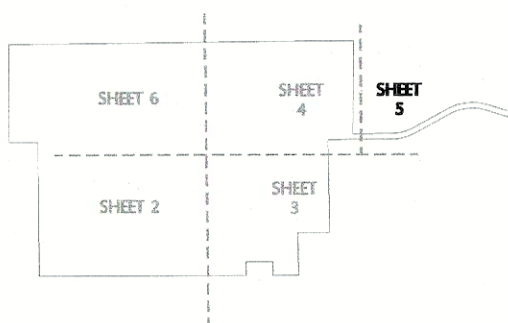
VICINITY MAP

NOT TO SCALE



SHEET INDEX

NOT TO SCALE



MATCHLINE SHEET 4

S62°56'26"E 423.40'

N62°56'26"W 424.49'

ELGIN INDEPENDENT SCHOOL DISTRICT
CALLED 27.89 ACRES
VOL. 1677, PG. 883
DOC. NO. 200614873
O.P.R.B.C.T.

ELGIN MEADOWS
PLAT BOOK 1, PG. 120B
P.R.B.C.T.

AMY MONOGYE DARSEY, A.K.A.
AMY LEE DARSEY & PAUL
DOUGLAS MOGONYE
CALLED 69.055 AC.
NO. 201410215
O.P.R.B.C.T.

60' ACCESS EASEMENT
DOC. NO. 202212532
O.P.R.B.C.T.

N88°55'00"E 440.22'
SHENANDOAH TRAIL (60' R.O.W.)
S88°55'00"W 440.22'

S45°18'09"E 252.31'
N45°18'09"W 254.43'

SH. 95
(VARIABLE WIDTH R.O.W.)

PRELIMINARY PLAT OF PRIMAVERA SUBDIVISION BASTROP COUNTY, TEXAS

 **DOUCET**
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date: 05/25/2023
Scale: 1" = 100'
Drawn by: SWP
Reviewer: DF
Project: 1028-006
Sheet: 5 OF 14
Field Book: N/A
Party Chief: ADM
Survey Date: 11/22/2020

CLAYTON PROPERTIES GROUP INC
CALLED 48.827 ACRES
DOC. NO. 201903261
O.P.R.B.C.T.

CLAYTON PROPERTIES GROUP INC
CALLED 234.288 ACRES
DOC. NO. 201807699
O.P.R.B.C.T.

BLOCK 12
OPEN SPACE
18.1 AC

FEMA ZONE "A"

75
OPEN SPACE
18.1 AC.

FEMA ZONE "A"

FEMA ZONE "AE"

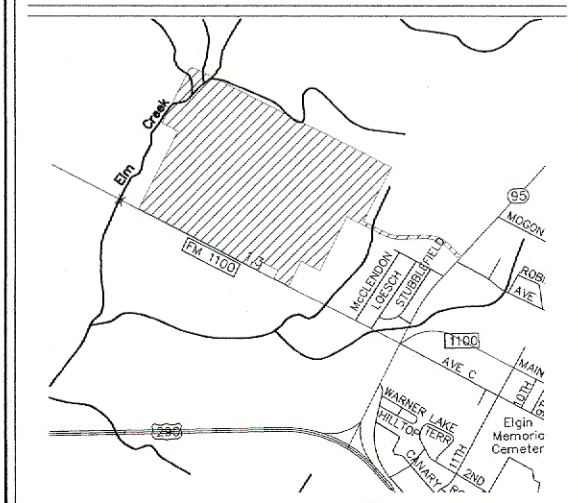
N62°58'36"W 300.58'

CLAYTON PROPERTIES GROUP INC
CALLED 48.827 ACRES
DOC. NO. 201903261
O.P.R.B.C.T.

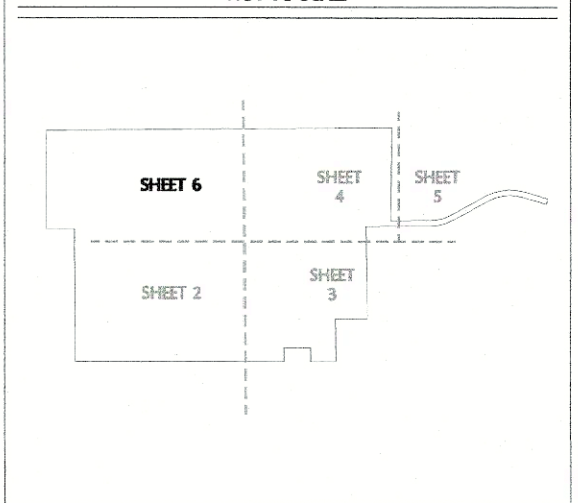
LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- BUILDING SETBACK LINE
- ADJOINER PROPERTY LINE
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- 1/2" IRON ROD FOUND WITH CAP STAMPED "PAYNE 6064" [UNLESS NOTED]
- BENCHMARK FOUND
- POINT OF BEGINNING
- DOCUMENT NUMBER
- VOLUME
- PAGE
- RIGHT-OF-WAY
- PUBLIC OPEN SPACE
- CONTROL POINT
- BUILDING SETBACK LINE
- OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
- DEED RECORDS, BASTROP COUNTY, TEXAS
- ACRES

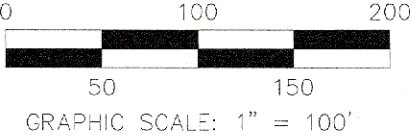
VICINITY MAP NOT TO SCALE



SHEET INDEX NOT TO SCALE



MATCHLINE SHEET 2



PRELIMINARY PLAT OF PRIMAVERA SUBDIVISION BASTROP COUNTY, TEXAS

DOUCET
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W. Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Date:	05/25/2023
Scale:	1" = 100'
Drawn by:	SWP
Reviewed by:	DF
Project:	1028-006
Sheet:	6 OF 14
Field Book:	N/A
Party Chief:	ADM
Survey Date:	11/22/2020

X:\Departments\Geospatial\Projects\1028-006 188ac Elgin\CAD\swg\Active - Exhibits\Plat\1028-006 Primavera Prelim Plat Surf.dwg

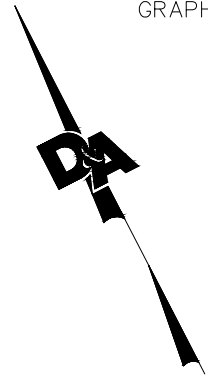
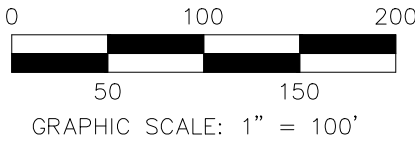
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S42°40'18"W	60.04'
L2	S26°30'58"W	22.89'
L3	N27°23'51"E	149.98'
L4	N62°42'55"W	291.02'
L5	S27°17'38"W	150.06'
L6	N26°53'22"E	42.48'
L7	N17°48'34"W	57.80'
L8	S72°11'26"W	62.81'
L9	S27°33'29"W	11.64'
L10	N27°33'29"E	11.91'
L11	N43°01'06"W	14.89'
L12	N77°03'52"E	3.70'
L13	N27°12'03"E	102.62'
L14	S27°12'03"W	102.44'
L15	S63°06'38"E	97.07'
L16	N26°53'22"E	106.24'
L17	S26°53'22"W	106.35'
L18	N62°57'39"W	83.25'
L19	N63°06'38"W	15.00'
L20	N26°53'22"E	6.95'
L21	S72°11'26"W	64.31'
L22	S17°48'34"E	57.80'
L23	S63°06'38"E	50.74'
L24	S65°08'52"W	54.36'
L25	S43°01'06"E	14.89'
L26	N24°51'08"W	84.72'
L27	N65°08'52"E	54.36'
L28	S77°03'52"W	3.70'
L29	S65°08'52"W	86.66'
L30	S24°51'08"E	84.72'
L31	N26°53'22"E	18.81'
L32	N65°08'52"E	86.66'
L33	N26°53'22"E	84.09'
L34	N04°46'17"E	75.65'
L35	N85°13'43"W	19.66'
L36	S85°13'43"E	19.66'
L37	N04°46'17"E	192.97'
L38	N27°12'03"E	72.30'
L39	S27°12'03"W	47.11'
L40	S04°46'17"W	24.69'
L41	S85°13'43"E	13.53'
L42	N85°13'43"W	13.53'
L43	S26°53'22"W	9.50'
L44	S77°42'29"E	38.27'
L45	N26°53'22"E	77.21'
L46	N27°12'03"E	46.51'
L47	S27°12'03"W	72.84'
L48	S26°53'22"W	84.09'
L49	S26°53'22"W	40.06'
L50	S77°42'29"E	73.04'
L51	S12°17'31"W	91.02'
L52	N24°51'08"W	127.99'
L53	S24°51'08"E	127.99'
L54	S84°27'25"E	57.38'
L55	S68°03'38"E	42.36'
L56	S54°10'42"W	22.17'
L57	S22°36'53"W	13.38'
L58	S56°53'45"W	42.68'
L59	S54°06'57"W	35.97'
L60	S49°45'40"W	179.74'
L61	S27°11'54"W	94.93'
L62	N23°24'00"E	43.77'
L63	N16°19'54"E	43.77'
L64	N09°16'36"E	43.60'
L65	S66°26'47"E	49.57'
L66	N21°44'20"E	48.63'
L67	N14°12'56"E	49.04'
L68	N89°01'20"E	39.02'
L69	S65°08'52"W	102.79'
L70	S78°31'39"W	84.17'

LINE TABLE		
LINE	BEARING	DISTANCE
L71	N71°11'36"W	85.46'
L72	S13°27'04"W	67.45'
L73	S31°53'07"E	105.25'
L74	S26°53'22"W	127.28'
L75	S77°12'48"E	104.32'
L76	N63°06'38"W	120.00'
L77	N62°50'23"E	31.73'
L78	S63°06'38"E	120.00'
L79	N32°14'20"E	64.80'
L80	N66°30'39"E	34.01'
L81	N58°37'58"W	96.57'
L82	S71°21'26"W	93.22'
L83	N17°48'34"W	97.09'
L84	S36°08'14"W	99.34'
L85	S89°53'02"E	79.31'
L86	S42°55'46"E	107.11'
L87	S56°01'30"E	141.97'
L88	N63°06'38"W	55.53'
L89	N23°09'16"W	24.65'
L90	N26°53'22"E	12.25'
L91	N62°42'55"W	15.85'
L92	S62°42'55"E	8.13'
L93	N62°45'17"W	31.32'
L94	N28°05'57"E	100.02'
L95	S63°06'38"E	117.89'
L96	S26°53'22"W	99.15'
L97	N68°11'11"E	66.55'
L98	N26°53'22"E	100.00'
L99	N63°06'38"W	97.35'
L100	N63°15'28"W	97.27'
L101	S63°06'38"E	95.19'
L102	S63°06'38"E	95.19'
L103	S63°06'38"E	101.70'
L104	S63°06'38"E	120.00'
L105	N63°06'38"W	95.25'
L106	N63°06'38"W	120.00'
L107	S63°06'38"E	18.13'
L108	N63°06'38"W	104.39'
L109	S26°53'22"W	24.58'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	230.84'	470.00'	28°08'27"	S77°00'47"E	228.53'
C2	423.48'	530.00'	45°46'51"	S68°11'35"E	412.31'
C3	375.54'	470.00'	45°46'51"	N68°11'35"W	365.63'
C4	260.31'	530.00'	28°08'27"	N77°00'47"W	257.70'
C5	21.03'	25.00'	48°11'23"	N39°00'56"W	20.41'
C6	21.03'	25.00'	48°11'23"	N87°12'19"W	20.41'
C7	162.65'	50.00'	186°22'46"	N18°06'38"W	99.85'
C8	21.03'	25.00'	48°11'23"	N50°59'04"E	20.41'
C9	21.03'	25.00'	48°11'23"	N02°47'41"E	20.41'
C10	162.65'	50.00'	186°22'46"	N71°53'22"E	99.85'
C11	21.03'	25.00'	48°11'23"	S39°00'56"E	20.41'
C12	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C13	39.25'	475.00'	4°44'04"	N24°31'20"E	39.24'
C14	40.57'	25.00'	92°59'23"	N24°20'25"W	36.27'
C15	116.35'	970.00'	6°52'22"	N74°16'18"W	116.28'
C16	262.42'	1,030.00'	14°35'51"	N70°24'33"W	261.71'
C17	89.06'	125.00'	40°49'27"	N83°31'21"W	87.19'
C18	68.33'	80.00'	48°56'05"	S51°21'25"W	66.27'
C19	21.03'	25.00'	48°11'23"	S02°47'41"W	20.41'
C20	162.65'	50.00'	186°22'46"	S71°53'22"W	99.85'
C21	21.03'	25.00'	48°11'23"	N39°00'56"W	20.41'
C22	256.96'	325.00'	45°18'04"	N40°27'36"W	250.32'
C23	39.27'	25.00'	90°00'00"	N62°48'34"W	35.36'
C24	236.03'	303.00'	44°37'57"	S49°52'27"W	230.11'
C25	282.77'	363.00'	44°37'57"	N49°52'27"E	275.68'
C26	108.98'	370.00'	16°52'33"	N63°45'09"E	108.59'
C27	42.91'	25.00'	98°19'59"	N06°08'53"E	37.83'
C28	96.44'	275.00'	20°05'32"	N53°03'52"W	95.94'
C29	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C30	23.55'	25.00'	53°58'05"	S00°05'41"E	22.69'
C31	301.53'	60.00'	287°56'10"	N63°06'38"W	70.59'
C32	23.55'	25.00'	53°58'05"	N53°52'25"E	22.69'
C33	424.72'	485.00'	50°10'30"	N51°58'37"E	411.28'
C34	36.99'	25.00'	84°47'03"	N34°40'21"E	33.71'
C35	317.12'	525.00'	34°36'32"	N09°35'06"E	312.32'
C36	21.03'	25.00'	48°11'23"	N02°47'41"E	20.41'
C37	162.65'	50.00'	186°22'46"	N71°53'22"E	99.85'
C38	21.03'	25.00'	48°11'23"	S39°00'56"E	20.41'
C39	39.13'	25.00'	89°41'20"	N72°02'42"E	35.26'
C40	39.41'	25.00'	90°18'40"	S17°57'18"E	35.45'
C41	21.03'	25.00'	48°11'23"	S87°12'19"E	20.41'
C42	162.65'	50.00'	186°22'46"	S18°06'38"E	99.85'
C43	21.03'	25.00'	48°11'23"	S50°59'04"W	20.41'
C44	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C45	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C46	21.03'	25.00'	48°11'23"	N02°47'41"E	20.41'
C47	162.65'	50.00'	186°22'46"	N71°53'22"E	99.85'
C48	21.03'	25.00'	48°11'23"	S39°00'56"E	20.41'
C49	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C50	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C51	20.99'	25.00'	48°06'05"	S87°09'40"E	20.38'
C52	162.69'	50.00'	186°25'25"	S18°07'57"E	99.84'
C53	21.03'	25.00'	48°11'23"	S50°59'04"W	20.41'
C54	39.20'	25.00'	89°51'01"	S18°02'09"E	35.31'
C55	30.62'	970.00'	1°48'30"	N63°51'54"W	30.61'
C56	40.61'	25.00'	93°04'30"	S68°41'35"W	36.29'
C57	43.38'	525.00'	4°44'04"	S24°31'20"W	43.37'
C58	21.03'	25.00'	48°11'23"	S02°47'41"W	20.41'
C59	162.65'	50.00'	186°22'46"	S71°53'22"W	99.85'
C60	21.03'	25.00'	48°11'23"	N39°00'56"W	20.41'
C61	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C62	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C63	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C64	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C65	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C66	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C67	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C68	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C69	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C70	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C71	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C72	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C73	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C74	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C75	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C76	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C77	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C78	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C79	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C80	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C81	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C82	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C83	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C84	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C85	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C86	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C87	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C88	314.16'	200.00'	90°00'00"	S71°53'22"W	282.84'
C89	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C90	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C91	392.70'	250.00'	90°00'00"	N71°53'22"E	353.55'
C92	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C93	91.58'	120.75'	43°27'15"	N05°09'44"E	89.40'
C94	65.02'	80.00'	46°34'03"	N39°49'36"W	63.25'
C95	581.25'	370.00'	90°00'32"	S71°53'06"W	523.30'
C96	340.05'	430.00'	45°18'36"	S49°32'08"W	331.26'
C97	39.27'	25.00'	90°00'00"	S27°11'26"W	35.36'
C98	217.43'	275.00'	45°18'04"	S40°27'36"E	211.81'
C99	36.52'	25.00'	83°41'28"	N16°59'36"E	33.36'
C100	239.84'	430.00'	31°57'30"	N42°51'35"E	236.75'
C101	75.99'	370.00'	11°46'05"	N32°45'52"E	75.86'
C102	42.91'	25.00'	98°19'59"	N87°48'54"E	37.83'
C103	61.29'	325.00'	10°48'20"	S48°25'16"E	61.20'
C104	35.22'	25.00'	80°42'48"	S13°28'02"E	32.38'
C105	183.63'	275.00'	38°15'30"	S46°01'07"W	180.23'
C106	39.27'	25.00'	90°00'00"	N69°51'08"W	35.36'
C107	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C108	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C109	217.01'	325.00'	38°15'30"	N46°01'07"E	213.00'
C110	39.27'	25.00'	90°00'00"	N20°08'52"E	35.36'
C111	380.94'	435.00'	50°10'30"	S51°58'37"W	368.88'
C112	61.40'	525.00'	6°42'03"	N21°30'06"W	61.36'
C113	36.99'	25.00'	84°47'03"	N60°32'36"W	33.71'
C114	77.74'	102.50'	43°27'21"	S84°50'16"E	75.89'
C115	65.02'	80.00'	46°34'02"	N50°10'24"E	63.25'
C116	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C117	248.34'	275.00'	51°44'30"	N88°58'53"W	239.99'
C118	39.27'	25.00'	90°00'00"	S20°08'52"W	35.36'
C119	36.52'	25.00'	83°41'28"	S66°41'52"E	33.36'
C120	340.97'	430.00'	45°25'58"	S85°49'37"E	332.11'
C121	41.01'	25.00'	93°59'10"	S69°53'47"W	36.56'
C122	395.91'	475.00'	47°45'20"	S00°58'28"E	384.55'
C123	39.27'	25.00'	90°00'00"	S69°51'08"E	35.36'
C124	293.50'	325.00'	51°44'30"	S88°58'53"E	283.62'
C125	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C126	86.86'	225.00'	22°07'05"	N15°49'50"E	86.32'
C127	39.27'	25.00'	90°00'00"	N40°13'43"W	35.36'
C128	106.16'	275.00'	22°07'05"	N74°10'10"W	105.50'
C129	86.86'	225.00'	22°07'05"	S74°10'10"E	86.32'
C130	39.27'	25.00'	90°00'00"	N49°46'17"E	35.36'
C131	35.87'	25.00'	82°12'42"	N36°20'04"W	32.87'
C132	81.28'	325.00'	14°19'46"	N70°16'31"W	81.07'
C133	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C134	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C135	64.56'	275.00'	13°27'04"	S69°50'10"E	64.41'
C136	38.34'	25.00'	87°51'30"	N59°30'33"E	34.69'
C137	106.48'	525.00'	11°37'14"	N21°23'25"E	106.30'
C138	39.41'	25.00'	90°18'40"	N17°57'18"W	35.45'
C139	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C140	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C2	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C3	40.57'	25.00'	92°59'28"	N24°20'25"W	36.27'
C4	123.55'	1,030.00'	6°52'22"	N74°16'18"W	123.48'
C5	39.27'	25.00'	90°00'00"	N32°42'29"W	35.36'
C6	39.20'	25.00'	89°51'01"	S18°02'08"E	35.31'
C7	230.84'	470.00'	28°08'27"	S77°00'47"E	228.53'
C8	423.48'	530.00'	45°46'51"	S68°11'35"E	412.31'
C9	32.19'	525.00'	3°30'48"	S25°07'58"W	32.19'
C10	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C11	21.03'	25.00'	48°11'23"	N39°00'56"W	20.41'
C12	162.65'	50.00'	186°22'46"	S71°53'22"W	99.85'
C13	21.03'	25.00'	48°11'23"	S02°47'41"W	20.41'
C14	43.38'	525.00'	4°44'04"	S24°31'20"W	43.37'
C15	40.61'	25.00'	93°04'32"	S68°41'35"W	36.29'
C16	30.62'	970.00'	1°48'30"	N63°51'54"W	30.61'
C17	39.34'	25.00'	90°08'59"	N71°57'51"E	35.40'
C18	141.56'	1,030.00'	7°52'28"	S66°53'53"E	141.44'
C19	39.25'	475.00'	4°44'04"	S24°31'20"W	39.24'
C20	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C21	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C22	39.27'	25.00'	90°00'00"	S71°53'22"W	35.36'
C23	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C24	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C25	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C26	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C27	39.27'	25.00'	90°00'00"	N18°06'38"W	35.36'
C28	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C29	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C30	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C34	21.03'	25.00'	48°11'23"	S39°00'56"E	20.41'
C35	162.65'	50.00'	186°22'46"	N71°53'22"E	99.85'
C36	21.03'	25.00'	48°11'23"	N02°47'41"E	20.41'
C37	39.27'	25.00'	90°00'00"	N71°53'22"E	35.36'
C38	39.27'	25.00'	90°00'00"	S18°06'38"E	35.36'
C45	6.38'	50.00'	7°18'49"	N18°29'40"W	6.38'
C46	48.09'	50.00'	55°06'38"	N49°42'18"W	46.26'
C47	31.32'	50.00'	35°53'39"	S84°47'33"W	30.81'
C48	31.87'	50.00'	36°30'53"	S48°35'17"W	31.33'
C49	45.17'	50.00'	51°45'44"	S04°26'58"W	43.65'
C52	13.00'	50.00'	14°53'46"	N22°20'50"W	12.96'
C53	39.65'	50.00'	45°26'13"	N52°30'49"W	38.62'
C54	32.72'	50.00'	37°29'55"	S86°01'06"W	32.14'
C55	31.72'	50.00'	36°20'41"	S49°05'48"W	31.19'
C56	20.32'	50.00'	23°16'54"	S19°17'01"W	20.18'
C57	25.31'	50.00'	29°00'11"	S06°51'32"E	25.04'
C58	11.19'	525.00'	1°13'16"	S22°45'56"W	11.19'
C59	260.31'	530.00'	28°08'27"	S77°00'47"E	257.70'
C60	375.54'	470.00'	45°46'51"	S68°11'35"E	365.63'



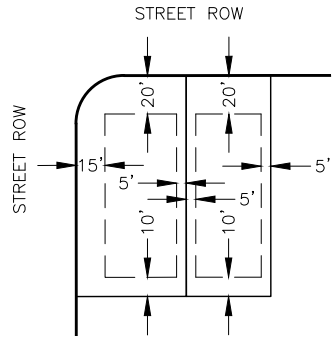
THOMAS CHRISTIAN SURVEY NO. 26
ABSTRACT NO. 20

R15312
PRIMAVESTA LAND COMPANY, LLC
CALLED 188.7 ACRES
DOC. NO. 202107414
O.P.R.B.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27°23'51"E	149.98'
L2	S27°17'38"W	150.06'
L3	N26°53'22"E	140.51'
L4	N26°53'22"E	50.00'
L5	S63°06'38"E	101.18'
L6	N26°53'22"E	35.65'
L7	S63°06'38"E	120.00'
L8	S26°53'22"W	4.75'
L9	S63°06'38"E	50.00'
L10	S26°53'22"W	5.90'
L11	S63°06'38"E	95.00'
L12	N26°53'22"E	150.48'
L13	S63°06'38"E	120.00'
L14	N26°53'22"E	5.00'
L15	S63°06'38"E	50.00'
L16	N26°53'22"E	95.00'
L17	N26°53'22"E	120.00'
L18	S26°53'22"W	22.54'
L19	N26°53'22"E	50.00'
L20	S63°06'38"E	17.46'
L21	S63°06'38"E	95.00'
L22	N26°53'22"E	50.00'
L23	S63°06'38"E	26.96'
L24	N26°53'22"E	120.00'
L25	S63°06'38"E	164.90'
L26	N22°09'18"E	159.08'
L27	S67°50'42"E	120.00'

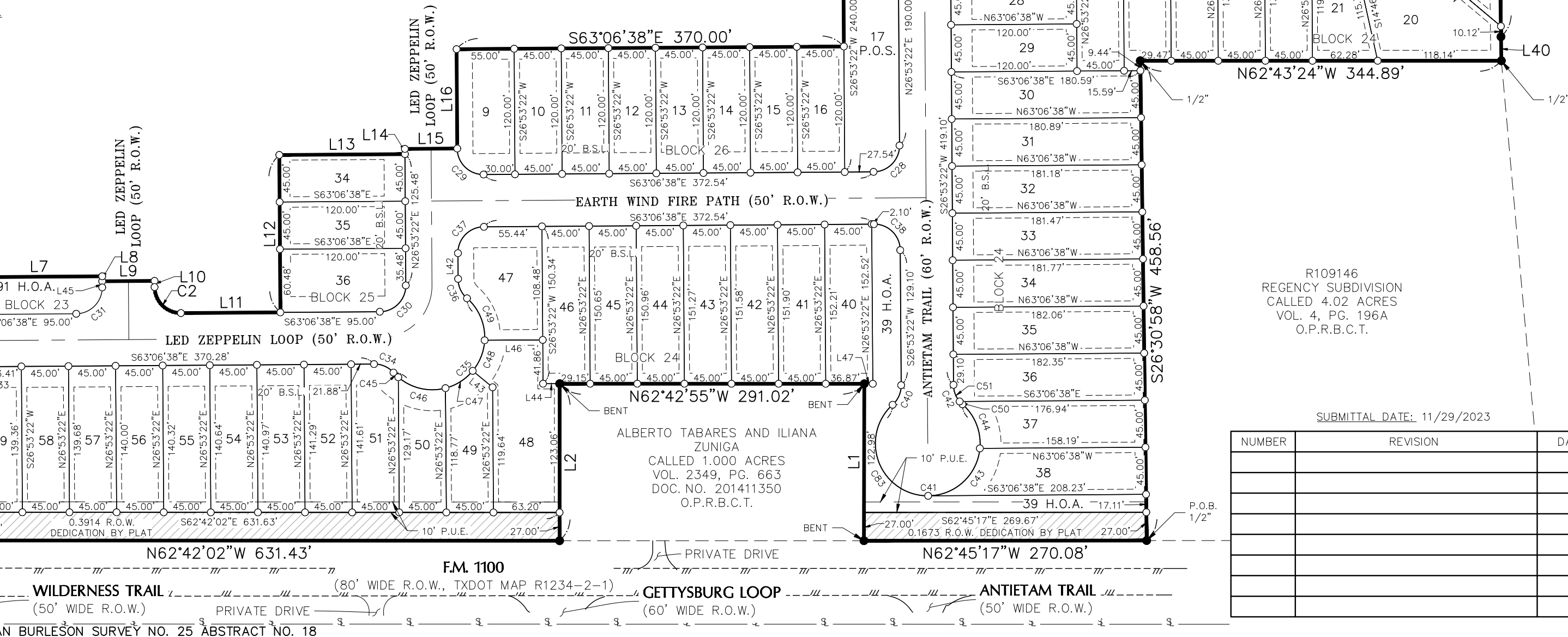
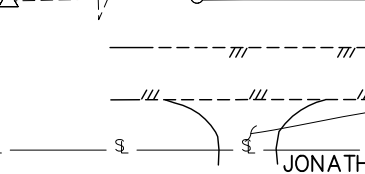
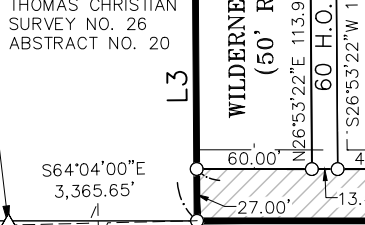
LINE TABLE		
LINE	BEARING	DISTANCE
L28	N22°09'18"E	10.99'
L29	N19°09'53"E	60.00'
L30	N77°42'29"W	73.04'
L31	N12°17'31"E	14.03'
L32	S77°42'29"E	120.00'
L33	N23°13'17"E	91.66'
L34	N26°53'22"E	17.57'
L35	S26°53'22"W	70.00'
L36	S63°06'38"E	120.00'
L37	S26°53'22"W	24.45'
L38	S62°48'40"E	50.00'
L39	S62°57'39"E	118.99'
L40	S26°30'58"W	22.89'
L41	S26°53'22"W	55.00'
L42	N26°53'22"E	24.58'
L43	N23°09'16"W	24.65'
L44	N62°42'55"W	15.85'
L45	S26°53'22"W	5.90'
L46	N63°06'38"W	55.53'
L47	S62°42'55"E	8.13'
L48	N63°06'38"W	104.39'
L49	N63°06'38"W	101.87'
L50	S22°09'18"W	20.92'
L51	S26°53'22"W	44.15'
L52	N62°57'39"W	83.25'
L53	S26°53'22"W	42.48'

BUILDING SETBACK DETAIL

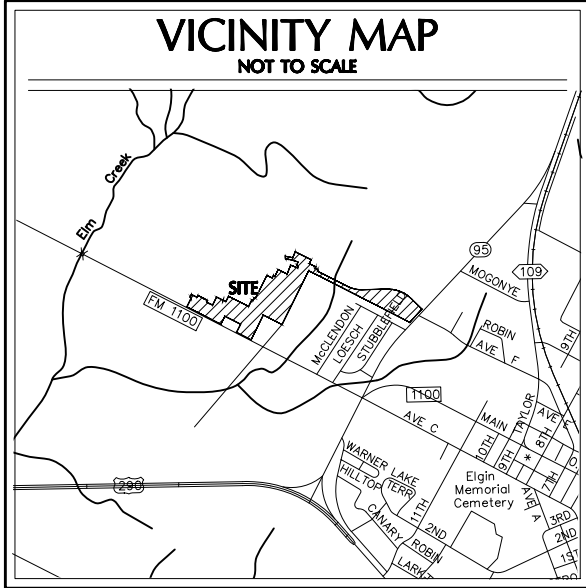


PROPOSED STORMWATER EASEMENT
DOC. NO.

APPROXIMATE SOUTHWEST CORNER OF THOMAS CHRISTIAN SURVEY NO. 26 ABSTRACT NO. 20



R62896
AMY MONOGNYE DARSEY,
A.K.A. AMY LEE DARSEY &
PAUL DOUGLAS MOGONYE
CALLED 69.055 AC.
NO. 201410215
O.P.R.B.C.T.
S62°56'26"E 423.40'



LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINE
- EDGE OF ASPHALT
- ADJOINER PROPERTY LINE
- APPROXIMATE SURVEY LINE
- EASEMENT
- BUILDING SETBACK LINE
- 5/8" IRON ROD FOUND [UNLESS NOTED]
- 1/2" IRON ROD WITH "DOUCET" CAP SET
- 60D NAIL FOUND
- POINT OF BEGINNING
- DOCUMENT NUMBER
- VOLUME
- PAGE
- RIGHT-OF-WAY
- B.S.L.
- P.R.B.C.T.
- OFFICIAL PUBLIC RECORDS, BASTROP COUNTY, TEXAS
- DEED RECORDS, BASTROP COUNTY, TEXAS
- R.O.W. DEDICATION

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

SECRETARY, PLANNING & ZONING COMMISSION DATE

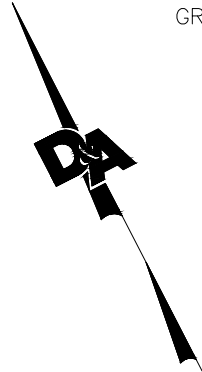
CHAIRMAN, PLANNING & ZONING COMMISSION DATE

FINAL PLAT OF PRIMAVESTA SUBDIVISION PHASE 1A CITY OF ELGIN BASTROP COUNTY, TEXAS

NUMBER	REVISION	DATE

DOUCET
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial
7401 B. Highway 71 W, Ste. 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10194551

Date: 02/13/2024
Scale: 1" = 100'
Drawn by: SWP
Reviewer: JA
Project: 1455-005
Sheet: 1 OF 3
Field Book: N/A
Party Chief: ADM
Survey Date: 08/24/2023



FLOODPLAIN NOTE:
THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48021C0075E, DATED JANUARY 19, 2006, FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS, AND UPDATED BY LETTER OF MAP REVISION (L.O.M.R.) NO. 07-06-07779P-480023, DATED AUGUST 30, 2007, FOR CITY OF ELGIN, BASTROP COUNTY, TEXAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. SOURCE OF FLOODPLAIN DATA: FEMA WEBSITE.

I, CHRISTOPHER A. REID, PE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS

THE STATE OF TEXAS
KNOWN ALL MEN BY THESE PRESENTS
COUNTY OF BASTROP

JOSHUA P. ARMENDARIZ
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6822
DOUCET & ASSOCIATES
JARMENDARIZ@KLEINFELDER.COM
TBPELS FIRM REGISTRATION NO. 10194551

LOT SUMMARY:	
TOTAL PHASE ACREAGE:	30.71 ACRES
TOTAL LOT ACREAGE:	22.73 ACRES
TOTAL ROW ACREAGE:	7.98 ACRES
TOTAL NUMBER OF BLOCKS	7
HOA LOTS:	6
OPEN SPACE LOTS:	2
R.O.W. DEDICATION LOTS:	2
COMMERCIAL LOTS:	1
RESIDENTIAL DISTRICT LOTS:	104
TOTAL LOTS:	115

TOTAL LOTS: 104

<u>LINEAR FEET OF NEW STREET:</u>	
LED ZEPPLEIN LOOP	1,091
EARTH WIND FIRE PATH	473
ANTIETAM TRAIL	525
KINKS BEND	442
YES WAY	475
TOTO TERRACE	848
SHENANDOAH TRAIL	2,252
WILDERNESS TRAIL	164
TOTAL	6,270

 DOUCET A Kleinfelder Company Civil Engineering // Entitlements // Geospatial 7401 B. Highway 71 W, Ste. 160 Austin, TX 78735, Tel: (512)-583-2600 www.doucetengineers.com TBPE Firm Number: 3937 TBPELS Firm Number: 10194551	Date: 02/13/2024 Scale: 1" = 100' Drawn by: SWP Reviewer: JA Project: 1455-005 Sheet: 2 OF 3 Field Book: N/A Party Chief: ADM Survey Date: 08/24/2023
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LEGAL DESCRIPTION

DESCRIPTION OF A 30.71 ACRE TRACT OUT OF THE THOMAS CHRISTIAN SURVEY NUMBER 26, ABSTRACT NUMBER 20, BASTROP COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 188.7 ACRE TRACT CONVEYED TO PRIMAVESTA LAND COMPANY, RECORDED IN DOCUMENT NUMBER 202107414 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS [O.P.R.B.C.T.], AND BEING A PORTION OF A CALLED 69.055 ACRE TRACT CONVEYED TO AMY MOGONYE DARSEY, A.K.A. AMY LEE DARSEY, AND PAUL DOGLAS MOGONYE, AS CO–TRUSTEES OF THE JIM MOGOHYE BYPASS TRUST, RECORDED IN DOCUMENT NUMBER 201410215 [O.P.R.B.C.T.], SAID 30.71 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2–INCH IRON ROD FOUND ON THE NORTHEAST RIGHT–OF–WAY LINE OF FARM TO MARKET ROAD (FM) 1100 (80 FOOT RIGHT–OF–WAY WIDTH) AS DESCRIBED AND RECORDED IN VOLUME 140, PAGE 488 OF THE DEED RECORDS OF BASTROP COUNTY, TEXAS [D.R.B.C.T.], BEING AN ANGLE POINT ON THE SOUTH LINE OF SAID 188.7 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 4.02 ACRE TRACT, KNOWN AS REGENCY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 196A OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS [P.R.B.C.T.];

THENCE, N62°45'17"W, WITH THE NORTHEAST RIGHT–OF–WAY LINE OF SAID FM 1100, BEING A SOUTHWEST LINE OF SAID 188.7 ACRE TRACT, A DISTANCE OF 270.08 FEET TO A BENT 5/8–INCH IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID 188.7 ACRE TRACT, BEING THE EAST CORNER OF A CALLED 1.000 ACRE TRACT, RECORDED IN VOLUME 2349, PAGE 663, OR DOCUMENT NUMBER 201411350 OF SAID O.P.R.B.C.T.;

THENCE, LEAVING THE NORTHEAST RIGHT–OF–WAY LINE OF SAID FM 1100, WITH THE COMMON LINE OF SAID 188.7 ACRE TRACT AND SAID 1.000 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N27°23'51"E, A DISTANCE OF 149.98 FEET TO A BENT 5/8–INCH IRON ROD FOUND,
- N62°42'55"W, A DISTANCE OF 291.02 FEET TO A BENT 5/8–INCH IRON ROD FOUND, AND
- S27°17'38"W, A DISTANCE OF 150.06 FEET TO A 5/8–INCH IRON ROD FOUND IN THE NORTHEAST RIGHT–OF–WAY LINE OF SAID FM 1100, BEING AN ANGLE POINT IN THE SOUTH LINE OF SAID 188.7 ACRE TRACT, SAME BEING THE WEST CORNER OF SAID 1.000 ACRE TRACT;

THENCE N62°42'02"W, WITH THE NORTHEAST RIGHT–OF–WAY LINE OF SAID FM 1100, BEING A SOUTHWEST LINE OF SAID 188.7 ACRE TRACT, A DISTANCE OF 631.43 FEET TO 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET;

THENCE LEAVING THE NORTHEAST RIGHT–OF–WAY LINE OF SAID FM 1100, OVER ACROSS SAID 188.7 ACRE TRACT, THE FOLLOWING FORTY–SIX (46) COURSES AND DISTANCES:

- N26°53'22"E, A DISTANCE OF 140.51 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET AT THE BEGINNING OF A CURVE TO THE LEFT,
- WITH SAID CURVE TURNING TO THE LEFT, DEFINED BY AN ARC LENGTH OF 39.27 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N18°06'38"W, A DISTANCE OF 35.36 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR A POINT OF TANGENT,
- N26°53'22"E, A DISTANCE OF 50.00 FEET A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S63°06'38"E, A DISTANCE OF 101.18 FEET A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- N26°53'22"E, A DISTANCE OF 35.65 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S63°06'38"E, A DISTANCE OF 120.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S26°53'22"W, A DISTANCE OF 4.75 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S63°06'38"E, A DISTANCE OF 50.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S26°53'22"W, A DISTANCE OF 5.90 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,THE BEGINNING OF A CURVE TO THE LEFT,
- WITH SAID CURVE TURNING TO THE LEFT, DEFINED BY AN ARC LENGTH OF 39.27 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD WHICH BEARS S18°06'38"E, A DISTANCE OF 35.36 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S63°06'38"E, A DISTANCE OF 95.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- N26°53'22"E, A DISTANCE OF 150.48 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S63°06'38"E, A DISTANCE OF 120.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- N26°53'22"E, A DISTANCE OF 5.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S63°06'38"E, A DISTANCE OF 50.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- N26°53'22"E, A DISTANCE OF 95.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S63°06'38"E, A DISTANCE OF 370.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- N26°53'22"E, A DISTANCE OF 120.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S63°06'38"E, A DISTANCE OF 22.54 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- N26°53'22"E, A DISTANCE OF 50.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S63°06'38"E, A DISTANCE OF 17.46 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- N26°53'22"E, A DISTANCE OF 425.17 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S63°06'38"E, A DISTANCE OF 95.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- N26°53'22"E, A DISTANCE OF 50.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S63°06'38"E, A DISTANCE OF 26.96 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- N26°53'22"E, A DISTANCE OF 120.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S63°06'38"E, A DISTANCE OF 164.90 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- N22°09'18"E, A DISTANCE OF 159.08 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S67°50'42"E, A DISTANCE OF 120.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- N22°09'18"E, A DISTANCE OF 10.99 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET, AND THE BEGINNING OF A CURVE TO THE LEFT,
- WITH SAID CURVE TURNING TO THE LEFT, DEFINED BY AN ARC LENGTH OF 40.57 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 92°59'28", AND A CHORD WHICH BEARS N24°20'25"W, A DISTANCE OF 36.27 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR A POINT OF TANGENT,
- N19°09'53"E, A DISTANCE OF 60.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET, AND THE BEGINNING OF A CURVE TO THE LEFT,
- WITH SAID CURVE TURNING TO THE LEFT, DEFINED BY AN ARC LENGTH OF 123.55 FEET, A RADIUS OF 1,030.00 FEET, A DELTA ANGLE OF 06°52'22", AND A CHORD WHICH BEARS N74°16'18"W, A DISTANCE OF 123.48 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR A POINT OF TANGENT,
- N77°42'29"W, A DISTANCE OF 73.04 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET, AND THE BEGINNING OF A CURVE TO THE RIGHT,
- WITH SAID CURVE TURNING TO THE RIGHT, DEFINED BY AN ARC LENGTH OF 39.27 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°00'00", AND A CHORD WHICH BEARS N32°42'29"W, A DISTANCE OF 35.36 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR A POINT OF TANGENT,
- N121°7'31"E, A DISTANCE OF 14.03 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S77°42'29"E, A DISTANCE OF 120.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- N231°13'17"E, A DISTANCE OF 91.66 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- N26°53'22"E, A DISTANCE OF 17.57 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S63°06'38"E, A DISTANCE OF 295.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S26°53'22"W, A DISTANCE OF 70.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S63°06'38"E, A DISTANCE OF 120.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S26°53'22"W, A DISTANCE OF 24.45 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET,
- S62°48'40"E, A DISTANCE OF 50.00 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET, AND THE BEGINNING OF A NON–TANGENTIAL CURVE TO THE LEFT,
- WITH SAID CURVE TURNING TO THE LEFT, DEFINED BY AN ARC LENGTH OF 39.20 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89°51'01", AND A CHORD WHICH BEARS S18°02'08"E, A DISTANCE OF 35.31 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET FOR A POINT OF TANGENT, AND
- S62°57'39"E, A DISTANCE OF 118.99 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET ON THE EAST LINE OF SAID 188.7 ACRE TRACT, BEING ON THE NORTHWEST LINE OF SAID 69.055 ACRE TRACT;

THENCE LEAVING THE COMMON LINE OF SAID 188.7 ACRE TRACT AND SAID 69.055 ACRE TRACT, AND CONTINUING OVER AND ACROSS SAID 69.055 ACRE TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- S62°56'26"E, A DISTANCE OF 423.40 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET AT THE BEGINNING OF A CURVE TO THE LEFT
- WITH SAID CURVE TO THE LEFT, DEFINED BY AN ARC LENGTH OF 230.84 FEET, A RADIUS OF 470.00 FEET, A DELTA ANGLE OF 28°08'27", AND A CHORD WHICH BEARS S77°00'47"E, FOR A DISTANCE OF 228.53 FEET, TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET ,
- N88°55'00"E, A DISTANCE OF 440.22 FEET, TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET AND THE BEGINNING OF A CURVE TO THE RIGHT,
- WITH SAID CURVE TO THE RIGHT, DEFINED BY AN ARC LENGTH OF 423.48 FEET, A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 45°46'51", AND A CHORD WHICH BEARS S68°11'35"E, FOR A DISTANCE OF 412.31 FEET, TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET , AND
- S45°18'09"E, A DISTANCE OF 252.31 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" SET ON THE EAST LINE OF SAID 69.055 ACRE TRACT AND ON THE NORTHWEST RIGHT–OF–WAY OF S.H. 95, A VARIABLE WIDTH RIGHT–OF–WAY (NO RECORD INFORMATION FOUND);

THENCE S42°40'18"W, WITH THE NORTHWEST RIGHT–OF–WAY OF SAID S.H. 95, A DISTANCE OF 296.46 FEET TO A 1/2–INCH IRON ROD FOUND ON THE NORTHWEST RIGHT–OF–WAY OF SAID S.H. 95, SAME BEING THE NORTHEAST CORNER OF ELGIN MEADOWS SUBDIVISION BY PLAT OR MAP RECORDED IN BOOK 1, PAGE 120B, OF THE PLAT RECORDS OF BASTROP COUNTY, TEXAS [P.R.B.C.T.];

THENCE LEAVING THE NORTHWEST RIGHT–OF–WAY OF SAID S.H. 95 AND ACRE TRACT AND CONTINUING WITH THE COMMON LINE OF SAID 66.936 ACRE TRACT AND THE NORTH LINE OF SAID ELGIN MEADOWS SUBDIVISION THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N62°49'29"W, A DISTANCE OF 489.38 FEET TO A 1/2–INCH IRON ROD FOUND, AND
- N62°56'08"W, A DISTANCE OF 442.89 FEET TO A 1/2–INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID ELGIN MEADOWS SUBDIVISION AND FOR THE NORTHEAST CORNER OF CALLED 27.89 ACRE TRACT CONVEYED TO ELGIN INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NUMBER 200614873 [O.P.R.B.C.T.];

THENCE N62°56'26"W, WITH THE COMMON LINE OF SAID 66.936 ACRE TRACT AND SAID 27.89 ACRE TRACT, A DISTANCE OF 673.29 FEET TO A 1/2–INCH IRON ROD WITH CAP STAMPED "DOUCET" FOUND FOR AN ANGLE POINT IN THE EAST LINE OF SAID 188.7 ACRE TRACT, BEING THE MOST SOUTHERLY WEST CORNER OF SAID 69.055 ACRE TRACT, SAME BEING ON THE NORTHEAST LINE OF A SAID 27.89 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 188.7 ACRE TRACT AND SAID 27.89 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N62°57'39"W, A DISTANCE OF 267.84 FEET TO A 60D NAIL FOUND,
- S26°26'50"W, A DISTANCE OF 970.88 FEET TO A 5/8–INCH IRON ROD FOUND, AND
- S26°30'58"W, A DISTANCE OF 22.89 FEET TO A 1/2–INCH IRON ROD FOUND FOR AN ANGLE POINT IN THE EAST LINE OF SAID 188.7 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID REGENCY SUBDIVISION;

THENCE WITH THE COMMON LINE OF SAID 188.7 ACRE TRACT AND SAID REGENCY SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N62°43'24"W, A DISTANCE OF 344.89 FEET TO A 1/2–INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID REGENCY SUBDIVISION, AND
- S26°30'58"W, A DISTANCE OF 458.56 FEET TO THE POINT OF BEGINNING HEREIN AND CONTAINING APPROXIMATELY 30.71 ACRES.

OWNER’S CERTIFICATION

STATE OF TEXAS
COUNTY OF BASTROP

KNOWN ALL MEN BY THESE PRESENTS,

THAT PRIMAVESTA LAND COMPANY, LLC, BEING THE OWNER OF A CALLED 188.7 ACRES OF LAND, OUT OF THE THOMAS CHRISTIAN SURVEY NUMBER 26, ABSTRACT NUMBER 20, CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 202107414 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS [O.P.R.B.C.T.], AND THAT AMY MOGONYE DARSEY, A.K.A. AMY LEE DARSEY & PAUL DOUGLAS MOGONYE, OWNERS OF A CALLED 69.055 ACRES OF LAND, OUT OF THE THOMAS CHRISTIAN SURVEY NUMBER 26, ABSTRACT NUMBER 20, CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 201410215 [O.P.R.B.C.T.];

DO HEREBY SUBDIVIDE 30.71 ACRES AS SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS

PRIMAVESTA SUBDIVISION PHASE 1A

AND DO HEREBY DEDICATE ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC USE, OR WHEN THE SUBDIVIDOR HAD MADE PROVISION FOR PERPETUAL MAINTENANCE THEREOF, TO THE INHABITANTS OF THE SUBDIVISION.

IN WITNESS WHEREOF, PRIMAVESTA LAND COMPANY, LLC, HAVE CAUSED THESE PRESENTS TO BE

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

PRIMAVESTA LAND COMPANY, LLC
6475 CAMDEN AVE
SAN JOSE, CA 95120

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 AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

IN WITNESS WHEREOF, AMY MOGONYE–DARSEY HAVE CAUSED THESE PRESENTS TO BE

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

AMY MOGONYE–DARSEY
THE JIM V & KATHERINE L. MOGONYE REVOCABLE LIVING TRUST &
JIM MOGONYE BYPASS TRUST
12971 RR 1631
FREDERICKSBURG, TX 78624

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 AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

IN WITNESS WHEREOF, PAUL D. MOGONYE HAVE CAUSED THESE PRESENTS TO BE

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

PAUL D. MOGONYE
THE JIM V & KATHERINE L. MOGONYE REVOCABLE LIVING TRUST &
JIM MOGONYE BYPASS TRUST
12971 RR 1631
FREDERICKSBURG, TX 78624

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 AND HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY FOR THE PURPOSED AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF BASTROP

I, KRISTA BARTSCH, CLERK OF COUNTY COURT WITH AND FOR THE COUNTY AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ OF 20____ A.D. AT _____ O’CLOCK ____M AND WAS DULY RECORDED ON THIS THE _____ DAY OF _____, 20____ A.D. AT _____ O’CLOCK ____M. PLAT RECORDS OF SAID COUNTY AND SATE IN DOCUMENT NUMBER _____, WITNESS BY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTIES, AT MY OFFICE IN AUSTIN, TEXAS THE LAST DATE WRITTEN ABOVE

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

BY: _____
DEPUTY

- NOTES:**
- PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 - PRIOR TO CONSTRUCTION ON ANY LOT IN THE SUBDIVISION, DRAINAGE PLANS SHALL BE UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
 - NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF ELGIN.
 - THIS SUBDIVISION IS LOCATED IN THE ELM CREEK WATERSHED.
 - EROSION/ SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
 - THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF ELGIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL FROM THE CITY OF ELGIN.
 - THE LANDOWNER DEVELOPER WILL SERVE EACH LOT WITH WATER & WASTEWATER FROM THE CITY OF ELGIN.
 - WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF ELGIN AND STATE HEALTH DEPARTMENTS.
 - NO PORTION OF THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - THE DEVELOPER SHALL GRANT A PUBLIC ACCESS EASEMENT FOR THE OPEN SPACE, PER THE PLANNED DEVELOPMENT DISTRICT WITH THE CITY OF ELGIN, THE DEVELOPER AGREES THAT THE PUBLIC PARK AND PUBLIC OPEN SPACE LAND SHOWN ON THE CONCEPT PLAN WILL BE DEDICATED TO THE HOME OWNERS ASSOCIATION. THE CITY AGREES THAT DEVELOPER WILL RECEIVE A 100% CREDIT FOR SUCH DEDICATION AGAINST THE CITY’S PARKLAND DEDICATION REQUIREMENTS, TO THE EXTENT SUCH REQUIREMENTS APPLY TO THE PROPERTY NOW OR IN THE FUTURE, AND THE CITY FURTHER AGREES THAT NO ADDITIONAL PARKLAND DEDICATION OR PARK FEES WILL BE REQUIRED.
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ASSIGNS.
 - ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
 - MUNICIPAL JURISDICTION: THIS FINAL PLAT BOUNDARY LIES WHOLLY WITHIN THE CITY OF ELGIN FULL PURPOSE JURISDICTION.
 - THERE ARE NO CEMETERY SITES WITHIN THIS FINAL PLAT.
 - THOSE LOTS DESIGNATED AS COMMON AREA/HOA LOTS WILL BE DEDICATED TO AND MAINTAINED BY HOME OWNER’S ASSOCIATION OR ITS ASSIGNS.
 - THIS PROJECT IS SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT ORDINANCE NUMBER 2022–04–05–15
 - THIS FINAL PLAT CONFORMS WITH THE APPROVED PRELIMINARY PLAT DATED MAY 25, 2023.
 - A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ADJACENT TO ALL INTERIOR STREET ROW ON ALL LOTS, UNLESS OTHERWISE NOTED.
 - ALL RESIDENTIAL LOTS ASSUMED TO BE 65% IMPERVIOUS COVER.

OWNER/DEVELOPER:
PRIMAVESTA LAND COMPANY, LLC
6475 CAMDEN AVE
SAN JOSE, CA 95120

AMY MOGONYE–DARSEY & PAUL D. MOGONYE
THE JIM V & KATHERINE L. MOGONYE
REVOCABLE LIVING TRUST &
JIM MOGONYE BYPASS TRUST
12971 RR 1631
FREDERICKSBURG, TX 78624

ENGINEER:
DOUCET & ASSOCIATES, INC.
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TX 78735
512–583–2600

SURVEYOR:
JOSHUA P. ARMENDARIZ, R.P.L.S. NO. 6822
DOUCET & ASSOCIATES, INC.
7401 B HWY. 71 WEST, SUITE 160
AUSTIN, TX 78735
512–583–2600

FINAL PLAT
PRIMAVESTA
SUBDIVISION
PHASE 1A

CITY OF ELGIN
BASTROP COUNTY, TEXAS

NUMBER	REVISION	DATE	 DOUCET ***** A Kleinfelder Company Civil Engineering // Entitlements // Geospatial 7401 B. Highway 71 W, Ste. 160 Austin, TX 78735, Tel: (512)-583-2600 www.doucetengineers.com TBPE Firm Number: 3937 TBPELS Firm Number: 10194551	Date: 02/13/2024
				Scale: N/A
				Drawn by: SWP
				Reviewer: JA
				Project: 1455–005
				Sheet: 3 OF 3
				Field Book: N/A
				Party Chief: ADM
				Survey Date: 08/24/2023



505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

February 14, 2024

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

RE: PrimaVesta Phase 1A – Final Plat Plan Review

Dear Ms. Lipiec:

TRC has reviewed the following documents listed below submitted on February 13, 2024, by Doucet.

1. Final Plat plans dated February 13, 2024.
2. Other supporting documents submitted with the plans: Comment response letter.

Our review finds that these documents have been prepared in general conformance with the City of Elgin's Code of Ordinances.

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

Derek Klenke, P.E.
Senior Project Engineer

cc: Mr. Christopher Reid, P.E., Doucet.
Mr. Victor Ostigui, P.E., Doucet.



Development Services Department

STAFF REPORT

Review, Discuss, and provide Input regarding amendment to Northside Meadows PDD Agreement

Date: February 15, 2024

Applicant: Hariharan Kuppuraj

Representative: Shiva Shankar, P.E. – Paradise Engineers, LLC

WORKSHOP SUMMARY

The purpose of this meeting is to allow the Commission to review what has been submitted so far, discuss, and offer input on this proposed item. The owner of the Northside Meadows development has purchased an additional ten acres of land just west of Travis County Parcel number 947820 and would like to include it in the PDD. In addition to incorporating the ten additional acres, this amendment seeks to revise the concept plan to 306 single-family lots instead of 181 duplex lots and establish direct thoroughfare access to Klaus Lane. The have requested annexation for the 10 acres.

PDD REZONING APPLICATION

Date: 1/29/24 New Modification X

Modification of Northside Meadows Subdivision

SITE INFORMATION

Project Address: F M RD 1100

Parcel Identification Number (if no address): 947820, 248220, 248234

APPLICANT

Name: Shiva Shankar - Paradise Engineers LLC

Postal Address: 13423 Blanco Road #889

San Antonio, TX 78216

E-Mail Address: sshankar@paradise-engineers.com; Phone Number: 919.917.6675

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.

Shiva Shankar Shiva Shankar 1/29/24

Signature

Printed Name

Date

Project Description:

The applicant has proposed a modification to a previously approved PPD for the
Northside Meadows Subdivision. The revised plan now focuses on 306 single-family homes,
as opposed to the initial PDD approval for 181 single-family lots with duplexes, totaling
362 units. This adjustment also includes the incorporation of an additional 10 acres into
the development (property ID: 248220 & 248234) and the establishment of direct thoroughfare
access from Klaus Lane to the adjacent property to the West.



310 North Main Street
P.O. Box 591
Elgin, Texas, 78621



(512) 281-0119



www.elgintx.com

AGREEMENT AND DEVELOPMENT PLAN

Northside Meadows Planned Development

PLANNED DEVELOPMENT DISTRICT ("PDD")

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS AGREEMENT AND DEVELOPMENT PLAN (this "Agreement") is made and entered by and between the CITY OF ELGIN, TEXAS, a Texas municipal corporation, (hereinafter referred to as the "City"), and Hariharan Kuppuraj, Property Owner, its successors and assigns, (hereafter referred to as the "Owner"); provided, however, upon sale, transfer or conveyance of portions of the hereinafter described property, the duties and obligations of the Owner, as it relates to the respective property, shall be assumed by the new owner, and the Owner shall have no further liability relating to their respective property.

WHEREAS, the Owner is the owner of certain real property consisting of approximately 59.93 acres, as more particularly described in **Exhibit "A"** (hereinafter referred to as the "Property") attached hereto and made a part hereof.

WHEREAS, the Owner has submitted a request to the City to zone the Property as a Planned Development District (the "PDD"), and those portions of the Property currently lie within City Limits.

WHEREAS, pursuant to Chapter 46, Article IV, Division 10, Code of Ordinances, City of Elgin, Texas, the Owner has submitted a Development Plan setting forth the development conditions and requirements within the PDD, which Development Plan is contained in Section II of this Agreement; and

WHEREAS, the City has held public hearings required by law to solicit input from all interested citizens and affected parties; and

WHEREAS, on _____ the City's Planning and Zoning Commission recommended approval of the Owner's application for a PDD; and

WHEREAS, the City Council has reviewed the proposed Development Plan and determined that it promotes the health, safety, and general welfare of the citizens of Elgin and that it complies with the intent of the Planned Development District Ordinance of the City;

NOW THEREFORE BY THIS AGREEMENT WITNESSETH that, in consideration of the covenants and conditions set forth herein, the City and the Owner agree as follows:

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT PLAN

All uses and development within the Property shall conform to the Development Plan included in Section II herein the "Plan."

2. CHANGES AND MODIFICATIONS

No changes or modifications will be made to this Development Plan unless all provisions pertaining to changes or modifications as stated herein are followed.

3. ZONING VIOLATION

The Owner, his successors and assigns understand that any person, firm, corporation or other entity violating any conditions or terms of the Development Plan shall be subject to any and all penalties for the violation of any zoning ordinance provisions as stated in the Code of Ordinances, City of Elgin, Texas, as amended. This Plan will be filed in the Official Records of Travis Counties, thereby placing future purchasers of the property on notice of all of the terms and conditions of this Plan.

4. MISCELLANEOUS PROVISIONS

4.1 Assignment.

Neither party may assign its rights and obligations under this Agreement without having first obtained the prior written consent of the other which consent shall not be unreasonably withheld. This section shall not prevent the Owner from selling the Property or portions of the Property, together with all development rights and obligations contained in this Development Plan, and no consent shall be required in connection with any sale provided the purchaser assumes Owner's obligations in writing as to such portions of the Property.

4.2 Necessary Documents and Action.

Each party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.

4.3 Severability.

In case one or more provisions contained herein are deemed invalid, illegal or unenforceable in any respect such invalidity, illegality or unenforceability shall not affect any other provisions hereof and in such event, this agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

4.4 Entire Agreement.

This Agreement constitutes the entire agreement of the parties and supersedes any prior or contemporaneous oral or written understandings or representations of the parties respecting the subject matter hereof.

4.5 Applicable Law.

This Agreement shall be construed under and in accordance with the laws of the State of Texas.

4.6 Venue.

All obligations of the parties created hereunder are performable in Travis Counties, Texas and venue for any action arising hereunder shall be in Travis Counties.

4.7 No Third-Party Beneficiaries.

Nothing in this Agreement, express or implied, is intended to confer upon any person or entity, other than the parties hereto (and their respective successors and assigns), any rights, benefits or remedies under or by reason of this Agreement.

4.8 Duplicate Originals.

This Agreement may be executed in duplicate original, each of equal dignity.

4.9 Notices.

Until changed by written notice thereof any notice required under this Agreement may be given to the respective parties, by certified mail, postage prepaid or by hand delivery to the address of the other party shown below:

OWNER
Hariharan Kuppuraj
77 Chaponis Way
South Windsor, Connecticut 06074
ATTN: Hari Kuppuraj

CITY OF ELGIN, TEXAS
City of Elgin, Texas
P.O. Box 591
Elgin, Texas 78621
Attn: City Manager

4.10 Effective Date.

This Agreement shall be effective from and after the date of due execution hereof by all parties.

4.11 Appeal of Administrative Decisions.

Administrative decisions provided for in this Agreement may be appealed to the City Council in writing within 30 days following receipt by the Owner of the written confirmation of the decision.

4.12 Binding Effect.

This Agreement and the Development Plan binds and benefits the Owner and its successors and assigns.

4.13 Sunset Provision.

In the event that this Planned Development Plan is not recorded within five (5) years from the date the Planned Development Plan is approved by the City Council, then the Planned Development Plan shall be automatically voided and the zoning shall revert to R-1 (the zoning ordinances in effect at the time of approval of this PDD).

II

DEVELOPMENT PLAN “Plan”

1. DEFINITIONS

Words and terms used herein shall have their usual force and meaning, or as defined in the Code of Ordinances, as amended, City of Elgin, Texas, hereinafter referred to as "the Code."

2. PROPERTY

This Development Plan (hereinafter referred to as "Plan") covers approximately 59.93 acres of land, all of which is located within the city limits of Elgin, Texas, and more particularly described by metes and bounds in **Exhibit "A"**, attached hereto.

3. PURPOSE

The purpose of this Plan is to insure a PDD that 1) is equal to or superior to development that would occur under the standard ordinance requirements, 2) does not have an undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utilities or any other matters affecting the public health, safety and welfare, 3) is adequately provisioned by essential public facilities and services, and 4) will be developed and maintained so as not to dominate, by scale or massing of structures, the immediate neighboring properties or interfere with their development or use in accordance with any existing zoning district.

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

The Property shall be regulated for purposes of zoning and subdivision by this Plan. All aspects not specifically covered by this Plan shall be regulated by applicable sections of the Code. This PDD serves to augment and/or modify the standards for development outlined in the Code to implement the vision for the Property and ensure a quality development not otherwise achieved solely by the underlying base zoning district. Refer to **Exhibit "C"**, Development Standards, for additional design standards set forth in the PDD document. If there is a conflict between this Agreement and Plan and the Code, this Agreement and Plan shall supersede the specific conflicting provisions of the Code. If there is a conflict between this Agreement and **Exhibit "C"**, this Agreement shall supersede the specific conflicting provisions of the **Exhibit "C"**.

4.2 Other Ordinances

All other Ordinances within the Code shall apply to the Property, except as clearly modified by this Plan.

5. PERMITTED USES

The Property shall be used and developed as shown in the Concept Plan, **Exhibit "B"** attached hereto and incorporated herein. **Exhibit "C"**, Development Standards, depicts the development standards for the Residential parcels within the Property and one (1) designated commercial lot.

6. UNDERGROUND UTILITY SERVICE

All utility lines must be underground to connection points provided by the utility service provider.

7. ROADWAY IMPACTS

Developer shall design and construct roads and thoroughfares, on behalf of the Northside Meadows Subdivision Planned Development, to serve the Development, as depicted on the attached **Exhibit "C"**. Such road improvements shall include (i) an east-west collector road connecting to the adjacent Briarwood Development to the East and the Klaus Lane to the West, in accordance with all City standards for collector roads, unless otherwise noted in this Agreement, (ii) a north-south collector road connecting the Creeks Crossing Subdivision to the South, in accordance with all City standards for collector roads, utilizing typical collector road width.

Developer will obtain all driveway permits from the Texas Department of Transportation ("TXDOT") relating to road construction at FM 1100.

7.1 City Participation

City agrees the developer will not be responsible for costs associated and related to the design and construction of adjacent roadway improvements, including, but not limited to improvements to FM 1100 ("Adjacent Roadway Project" or "Adjacent Roadway Project Costs") in accordance with the design plans as provided by the City, which shall include curbed and guttered roadway and associated storm sewer and utility improvements.

7.2 Developer Participation

Developer agrees to pay for all costs related to the design and construction of all roadway improvements within the Project, which includes a new east and west Minor collector with a Right of Way dedication of sixty feet (80') (the "Boulevard Project") interior to the Project identified in the City's current Comprehensive Plan dated May 2016. Developer also agrees to pay for acquisition and improvements of the offsite Right of Way necessary to extend the Boulevard Project from the current project boundary to the Briarwood MUD project to the east. Developer's contribution of the Boulevard Project Costs shall be in lieu of, and Developer shall not be subject to an impact fee for the Adjacent Roadway Project or any other City roadway projects in mitigation of project generated traffic.

7.3 Developer Participation Schedule

As noted above, as consideration for the Boulevard Extension Project, Developer shall not be required to participate in the Adjacent Roadway Project or required to pay any impact fees for offsite roadway projects.

8. PARKLAND DEDICATION

The parkland dedication requirements for the Property shall be met in full by providing the following:

8.1 Open Space Plan

The Project will not provide areas of public open space. Areas shown on **Exhibit "B"** Conceptual indicate green areas required for required drainage throughout this site.

8.2 Parkland Fee in Lieu of Required

A parkland fee of \$800 per lot must be paid in accordance with the fee schedule as the parkland dedication requirements are not met. Total lots proposed for this development are 306 total residential lots, 9 drainage easement lots/open Space Lots and 1 commercial lot.

8.3 Tree Preservation Plan

Due to the project site having no trees onsite, no Tree Preservation Plan will be required. A registered Landscape Architect, Engineer, or Surveyor shall provide a sealed letter stating no trees are onsite that are 8" in diameter or greater that are considered native or protected per City of Elgin code.

8.4 Postal Station

Postal delivery standards are met in accordance with Section 36-60 of the City Subdivision Ordinance.

9. SIGNS

The Project shall incorporate the Development Standards for signage as depicted on **Exhibit "E"** – **Master Sign Plan**.

10. WATER AND WASTEWATER

The City of Elgin will provide water and sewer service to the site based on the location of existing infrastructure. The Developer will be responsible for extending any existing utilities to the site. The general utility plan is depicted on **Exhibit "D"**.

10.1 Sewer Service

A 8" wastewater line is currently under design, located approximately directly south of the project at the Creeks Crossing subdivision. The City represents that the 8" wastewater line is of sufficient capacity to serve the Project. Any costs associated with increasing the size of the existing infrastructure, as necessary to serve any expansion of the Project Concept Plan described in Exhibit B, shall be paid for by the Developer. The City will cost participate in the event it elects to upsize the required infrastructure.

10.2 Water Service

A 8" water line is currently under design, located approximately directly south of the project at the Creeks Crossing subdivision. The City represents that the 8" wastewater line is of sufficient capacity to serve the Project. Any costs associated with increasing the size of the existing infrastructure, as necessary to serve any expansion of the Project Concept Plan described in Exhibit B, shall be paid for by the Developer. The City will cost participate in the event it elects to upsize the required infrastructure.

10.3 CCN Territory

The Project as shown in **Exhibit “B”** is wholly within the City of Elgin’s sewer CCN territory as regulated by the Public Utility Commission (PUC). The Project as shown in **Exhibit “B”** is wholly within the Aqua Water Supply Corporation CCN territory as regulated by the Public Utility Commission (PUC). Developer agrees to pay for fees associated with transferring the water CCN from Aqua WSC to the City of Elgin. The area in question constitutes approximately 59.93 acres. The Developer at the time of final plat shall pay the City of Elgin \$3,900 per acre for the area within the final plat. Total costs shall not exceed \$233,727.00 for the entirety of the development as shown in **Exhibit “B”**.

10.4 Oversizing of Water and Wastewater Facilities.

Utilities to be oversized include an 18” wastewater interceptor to extend east and west along the collector roadway to be constructed in accordance with the City’s Thoroughfare Plan. 12” water connections will also be required at the tie in points to the Briarwood MUD at the east side of the site, and Creeks Crossing Subdivision to the south.

11. WATER QUALITY, AND DETENTION, AND IMPERVIOUS COVER

The Project will follow the City’s Code and specifically will be required to provide stormwater runoff controls (detention), erosion control measures, permanent BMP’s, grading, and related infrastructure to prevent increased or adverse affects downstream of the Project. Water quality will not be required for this project.

The Project will be designed utilizing rainfall intensities relative to the Project area. There is no existing FEMA floodplain reflected on the Property and therefore the Project will include grading, re-grading, channelization, and modification as needed to accommodate existing offsite upland flows passing through the Property, onsite drainage ways, and overall stormwater conveyance leaving the Property. Open channels are not acceptable for on-site drainage but can be used for off-site flow.

Impervious cover will be limited to sixty (60%) of the total gross acreage for the Project. Decomposed granite trails, mulch, or other pervious surfaces will not be counted as impervious cover. Pools with at least 4 inches of height between coping and water surface will not be counted as impervious cover.

12. DESIGN OF INGRESS OR EGRESS FOR DRIVEWAYS

This project will not provide mutual access agreements on parking lots, driveways, and adjoining properties as encouraged on Section 36-514.8 of the Code of Ordinances. This project will, however, provide connectivity to the Briarwood project directly to the east via a planned collector street with a Right of Way minimum width of 80’-0” and access as allowed to FM 1100 via a collector street as shown on **Exhibit “B”**. An additional connection will be available to the south at the Creek Crossing Subdivision as shown on **Exhibit “B”**.

13. STREETS, BLOCKS, LOTS, SIDEWALKS, BUILDING LINES, AND SETBACKS, DRAINAGE AND STORM SEWERS AND OTHER MATTERS

13.1 Development Standards

The Project shall incorporate the Development Standards as depicted on **Exhibit "C"**.

13.2 Buffer Zones

The City of Elgin required buffer zones per Sec. 36-312(b)(2) are hereby removed where Single Family Lots are located per the concept plan and preliminary plan.

13.3 Sidewalk-In-Lieu Fees

The Project will not be responsible for constructing a sidewalk the length of the parcel width at FM 1100, but Sidewalk-In-Lieu fees for the FM1100 frontage are required.

13.4 Traffic

The Owner shall not be required to perform a Traffic Impact Analysis (TIA) for the Project for the City of Elgin. The City of Elgin agrees to reasonably negotiate with TxDOT and the Developer to reduce or eliminate the need for a TIA for connection along FM 1100.

13.5 Thoroughfare Plan

The Owner shall include the right of way acquisition, design and construction of the east-west collector to extend east approximately 320 feet to the western boundary of the Briarwood development. Additionally, the Owner will coordinate with the adjacent Briarwood and Creeks Crossing projects to ensure that roadways line up for the interconnection of developments.

14. PERIMETER IMPROVEMENTS

The project will dedicate fifteen feet (15'-0") at the FM 1100 Right of Way for the future widening of FM 1100 for the Texas Department of Transportation (TXDOT). The Project Homeowner's Association will maintain these areas until the widening work commences. The perimeter fencing along FM 1100 shall be a six (6) foot masonry wall constructed with brick, natural stone, simulated stone, split-faced or architectural concrete masonry unit (CMU), decorative reinforced concrete, for which the Homeowner's Association will be responsible to maintain the exterior appearance.

15. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

15.1 Minor Changes

Minor changes to this Agreement or Plan, which do not substantially alter the proposed street circulation, increase the lot count above the limit set in **Exhibit "C"** or alter the Residential Development Standards in Exhibit "C", may be approved administratively, if approved in writing, by the City Engineer, the Director of Planning, the Director of Public Works, and the City Attorney.

15.2 Major Changes

All changes not permitted under section 15.1 above, shall be resubmitted following the same procedure required by the original PDD application; provided, however, that nothing herein or otherwise shall require an owner of a portion of the Property (the "Rezoning Owner") to obtain the consent or approval of any other owner of a portion of the Property for a change in zoning (including amending this Agreement) as it applies to the land of the Rezoning Owner.

15.3 Deed Restrictions and Creation of a Homeowner's Association

The Owner shall create a Homeowner's Association responsible for, among other things, enforcement of deed restrictions required under this Agreement. The Association shall be created, and deed restrictions recorded before the issuance of building permits for residential building construction on the Property. The Association shall be duly authorized, under applicable laws, to enforce the deed restrictions against all owners and developers of land within the Property. Any deed restrictions, and amendments thereto, regulating development of the Property shall be recorded in the Official Public Records of Travis Counties, Texas. Any deed restrictions regulating development of the Property, and any amendments thereto, shall be subject to this Agreement. Such deed restrictions shall further include a statement that they are subject to this Agreement and that, in the event of a conflict between the deed restrictions and this Agreement, this Agreement shall govern.

[Signature Page Follows]

OWNER:

Hariharan Kuppuraj

By: _____

STATE OF TEXAS

_____ COUNTY

Sworn and subscribed before me this the _____ day of _____
by Hariharan Kuppuraj, Property Owner of Northside Meadows Planned Development.

SEAL

Signature of Notary

CITY OF ELGIN

By: _____
Theresa McShan, Mayor

ATTEST:

By: _____
Jennifer Stubbs, City Secretary

STATE OF TEXAS

BASTROP COUNTY

Sworn and subscribed before me this the _____ day of _____, 2022 by Ron Ramirez,
Mayor, City of Elgin, Texas.

SEAL

Signature of Notary

STATE OF TEXAS

BASTROP COUNTY

Sworn and subscribed before me this the _____ day of _____, 2022 by
Jennifer Stubbs, City Secretary, City of Elgin, Texas.

SEAL

Signature of Notary

LIST OF EXHIBITS

EXHIBIT "A" -Metes & Bounds Description of the Property

EXHIBIT "B" - Concept Plan

EXHIBIT "C" - Development Plan

EXHIBIT "D" - Utility Concept Plan

EXHIBIT "E" – Master Sign Plan

EXHIBIT "F" - Roadway Cross Section Details

EXHIBIT "A"
Metes & Bounds Description of the Property

EXHIBIT "A"
LEGAL DESCRIPTION

BEING 10.00 ACRES OF LAND, OUT OF THE WILLIAM HINES SURVEY NUMBER 53, ABSTRACT NUMBER 345, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN KLAUS ESTATES ELGIN, LLC. 10.000 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 2023106195, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 10.00 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING at an iron rod found, in the easterly right-of-way line of Klaus Lane, at the southwest corner of that certain Iglesia De La Gracia De Austin Grace Church of Austin 10.00 Acre Tract, recorded in Document Number 2016089279, Official Public Records, Travis County, Texas, same being the northwest corner of said 10.000 Acre Tract, for the northwest corner hereof; from which an iron rod found, at the northwest corner of said 10.00 Acre Tract bears, North 26 degrees 57 minutes 36 seconds East, 461.92 feet;

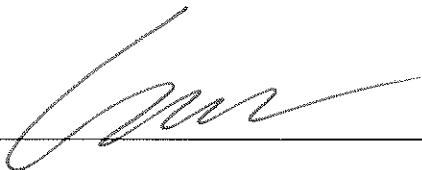
THENCE South 65 degrees 37 minutes 58 seconds East, along the southerly line of said 10.00 Acre Tract, along the northerly line of said 10.000 Acre Tract, 943.83 feet to an iron rod set, in the westerly line of that certain Hariharan Kuppuraj 49.93 Acre Tract, recorded in Document Number 2022053875, Official Public Records, Travis County, Texas, at the southeast corner of said 10.00 Acre Tract, same being the northeast corner of said 10.000 Acre Tract, for the northeast corner hereof; from which an iron rod found, at the northeast corner of said 10.00 Acre Tract bears, North 26 degrees 57 minutes 36 seconds East, 496.92 feet;

THENCE South 26 degrees 57 minutes 36 seconds West, along the westerly line of said 49.93 Acre Tract, along the easterly line of said 10.000 Acre Tract, 461.92 feet to an iron rod set, in the northerly line of that certain George Eckrich & Robert A. Cunningham, Co-Trustees of the Robert A. Cunningham Descendant's Trust Tract, recorded in Document Number 2015148838, Travis County, Texas, at the southwest corner of said 49.93 Acre Tract, same being the southeast corner of said 10.000 Acre Tract, for the southeast corner hereof;

THENCE North 65 degrees 37 minutes 58 seconds West, along the northerly line of that certain Garret S. Wilkinson 1.882 Acre Tract, recorded in Document Number 2004092511, Official Public Records, Travis County, Texas, along the northerly line of said Eckrich & Cunningham Tract, along the southerly line of said 10.000 Acre Tract, passing an iron rod found at 641.13 feet, passing and iron rod found at 273.03 feet, and in all 943.83 feet to an iron rod set, in the easterly right-of-way line of said Klaus Lane, same being the southwest corner of said 10.000 Acre Tract, for the southwest corner hereof;

THENCE North 26 degrees 57 minutes 36 seconds East, along the easterly right-of-way line of said Klaus Lane, along the westerly line of said 10.000 Acre Tract, 461.92 feet to the POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ATTACHED SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.



EDWARD RUMSEY

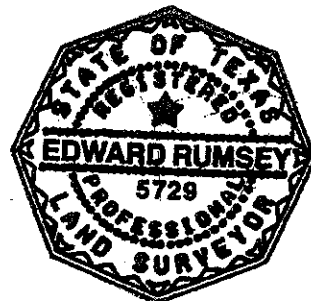
02/08/2024

DATE

TX R.P.L.S. NO. 5729

JOB # A0230024

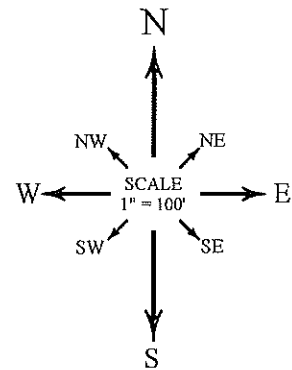
FIRM # 10135000



LEGEND

- 1/2" ROD FOUND
1/2" ROD W/CAP SET "ALLSTAR 5729"
M METAL FENCE
X WIRE FENCE
BL BUILDING LINE
WLE WATER LINE ESMT
() RECORD INFORMATION
AIR CONDITIONER
WATER METER
WATER VALVE
SEPTIC
CLEAN OUT
UTILITY POLE
DOWN GUY
OH OVERHEAD UTILITY LINE(S)
ON INSIDE OF SUBJECT BOUNDARY
OFF OUTSIDE OF SUBJECT BOUNDARY
P.O.B. POINT OF BEGINNING
TREE
(M) MULTI-STEMMED TREE
(P) PROTECTED TREE (OVER 19")
(H) HERITAGE TREE (OVER 24")
WOOD
CONCRETE
WATER
GRAVEL/DIRT

NOTICE
BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY
THE OWNER SHOULD CHECK THE LOCAL GOVERNING
AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER
BUILDING REQUIREMENTS.



BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS
COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203)
NAD83 HARN HORIZONTAL CONTROL.

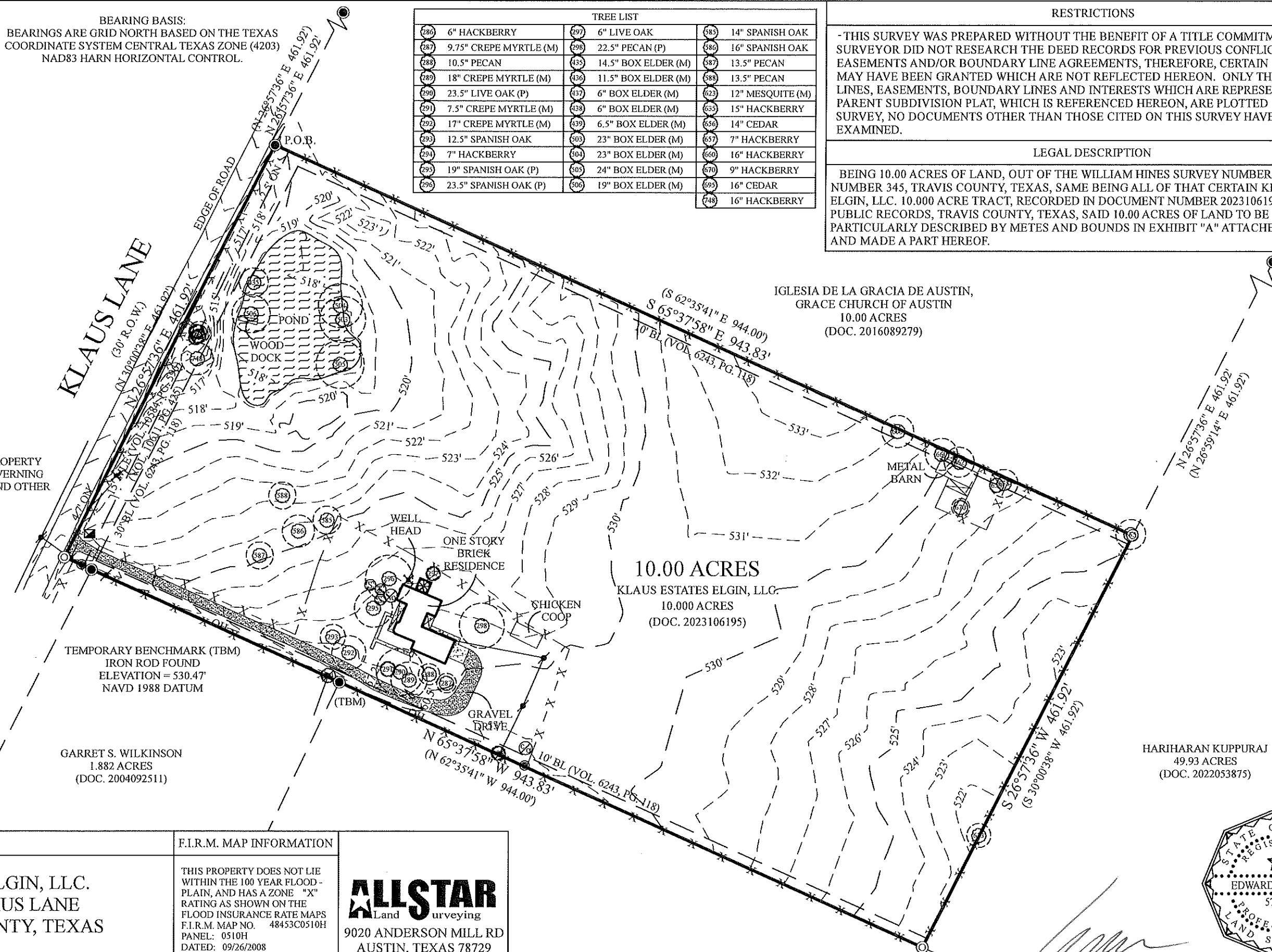
TREE LIST					
286	6" HACKBERRY	297	6" LIVE OAK	583	14" SPANISH OAK
287	9.75" CREPE MYRTLE (M)	298	22.5" PECAN (P)	586	16" SPANISH OAK
288	10.5" PECAN	435	14.5" BOX ELDER (M)	587	13.5" PECAN
289	18" CREPE MYRTLE (M)	436	11.5" BOX ELDER (M)	588	13.5" PECAN
290	23.5" LIVE OAK (P)	437	6" BOX ELDER (M)	623	12" MESQUITE (M)
291	7.5" CREPE MYRTLE (M)	438	6" BOX ELDER (M)	653	15" HACKBERRY
292	17" CREPE MYRTLE (M)	439	6.5" BOX ELDER (M)	656	14" CEDAR
293	12.5" SPANISH OAK	503	23" BOX ELDER (M)	657	7" HACKBERRY
294	7" HACKBERRY	504	23" BOX ELDER (M)	660	16" HACKBERRY
295	19" SPANISH OAK (P)	505	24" BOX ELDER (M)	670	9" HACKBERRY
296	23.5" SPANISH OAK (P)	506	19" BOX ELDER (M)	693	16" CEDAR
				748	16" HACKBERRY

RESTRICTIONS

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS
SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE,
EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS
MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK
LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE
PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS
SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN
EXAMINED.

LEGAL DESCRIPTION

BEING 10.00 ACRES OF LAND, OUT OF THE WILLIAM HINES SURVEY NUMBER 53, ABSTRACT
NUMBER 345, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN KLAUS ESTATES
ELGIN, LLC. 10.000 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 2023106195, OFFICIAL
PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 10.00 ACRES OF LAND TO BE MORE
PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF.



ADDRESS

KLAUS ESTATES ELGIN, LLC.
13905 & 13907 KLAUS LANE
ELGIN, TRAVIS COUNTY, TEXAS

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE
WITHIN THE 100 YEAR FLOOD -
PLAIN, AND HAS A ZONE "X"
RATING AS SHOWN ON THE
FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO. 48453C0510H
PANEL: 0510H
DATED: 09/26/2008

ALLSTAR
Land surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

THIS CERTIFICATION IS FOR
INSURANCE PURPOSES ONLY AND IS
NOT A GUARANTEE THAT THIS
PROPERTY WILL OR WILL NOT FLOOD.
CONTACT YOUR LOCAL FLOOD PLAIN
ADMINISTRATOR FOR THE CURRENT
STATUS OF THIS TRACT.

SURVEY DATE:	FEBRUARY 06, 2024	FIELD BY:	CHRIS ZOTTER	02/04/2024
TITLE CO.:	-	CALC. BY:	CHRIS ZOTTER	02/05/2024
G.F. NO.:	-	DRAWN BY:	DAVID BAK	02/06/2024
JOB NO.:	A0230024	UPDATE BY:	-	-
		RPLS CHECK:	EDWARD RUMSEY	02/06/2024

HARIHARAN KUPPURAJ
49.93 ACRES
(DOC. 2022053875)



GEORGE ECKRICH & ROBERT A. CUNNINGHAM,
CO-TRUSTEES OF THE ROBERT A. CUNNINGHAM DESCENDANT'S TRUST
REMAINDER OF 90.00 ACRES
(DOC. 2015148838)

TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED
I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES
WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 6, CONDITION 4,
TOPOGRAPHIC SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF AN ABSTRACT OF TITLE.

NETS AND BOUNDS ON CATION
45 ACRES OF LAND
SITUATE IN THE
WILLIAM HINES SURVEY, ABSTRACT NO. 53
TARRANT COUNTY, TEXAS

Description of a parcel of land containing 45.93 acres, situated in the WILLIAM HINES SURVEY, Abstract No. 53, located in Tarrant County, Texas, subject tract being described as deeded by Davis Tronny Smith as recorded under Document No. 200217733, Office of Public Records of Tarrant County, Texas (20 P.T.C.) and 45.93 acre tract being referred to hereinafter as the above referenced tract and further being more particularly described with all considerations, bearings, distances and area in being and, referred to the Texas Coordinate System of 1983, Central Zone no. 15, Tarrant East as shown on a State Professional Surveyor's (S.P.S.) survey performed under the direct supervision of James E. Grant, Registered Professional Surveyor No. 4742, during the month of January, 2022, as follows:

888891895 is a 1/2-inch-diameter iron rod found marking the northeast corner of said above referenced tract, also being a point on the southwesterly right of way line of FM 3110, eighty-four feet wide, and the northeast corner of a 1.947 acre tract of land described as deeded to Davis Tronny Smith as recorded under Document No. 200217733, (20 P.T.C.).

THENCE along the common line, S 17° 13' 13" E, a distance of 379.71 feet to a 1/2-inch-diameter iron rod found marking the southeast corner of the above referenced tract, also being the northeast corner of a 1.947-acre tract as described as deeded to Davis Tronny Smith as recorded under Document No. 200217733, (20 P.T.C.).

THENCE S 24° 57' 15" W, a distance of 588.72 feet to a 1/2-inch-diameter iron rod with pin cap stamped "RPLS 1542" found marking an angle corner of the above referenced tract and the west corner of said 1.947-acre tract.

THENCE along the common line, S 6° 15' 13" E, a distance of 331.85 feet to a 1/2-inch-diameter iron rod with pin cap stamped "RPLS 1541" found marking an angle corner of the above referenced tract, said 1.947-acre tract and the northeast corner of said 1.947-acre tract as described as deeded to Davis Tronny Smith as recorded under Document No. 200217733, (20 P.T.C.).

THENCE along the common line, S 10° 53' 10" W, a distance of 335.90 feet to a 1/2-inch-diameter iron rod with pin cap stamped "RPLS 1540" found marking an angle corner of the above referenced tract and the southwest corner of said 1.947-acre tract.

THENCE along the common line, S 6° 15' 13" E, a distance of 346.05 feet to a 1/2-inch-diameter iron rod with pin cap stamped "RPLS 1541" found marking an angle corner of the above referenced tract, the southeast corner of said 1.947-acre tract, and the northeast corner of a 1.947-acre tract as described as deeded to Davis Tronny Smith as recorded under Document No. 200217733, (20 P.T.C.).

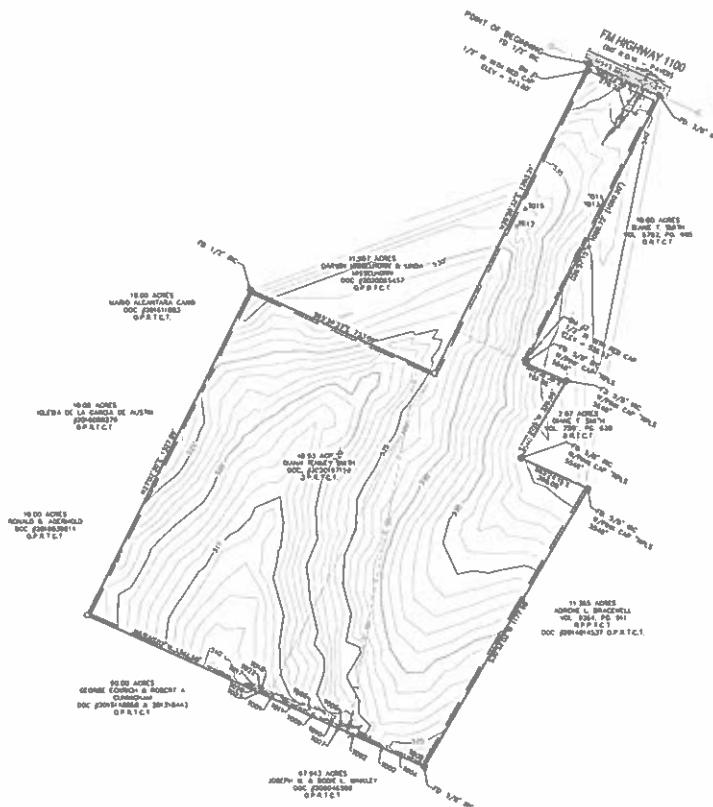
THENCE along the common line, S 10° 53' 10" W, a distance of 1177.50 feet to a 1/2-inch-diameter iron rod with pin cap stamped "RPLS 1541" found marking the southwest corner of the above referenced tract, the southeast corner of said 1.947-acre tract, and a point on the north line of a 1.947-acre tract as described as deeded to Davis Tronny Smith as recorded under Document No. 200217733, (20 P.T.C.).

THENCE along the common line, N 6° 49' 02" W, a distance of 1341.56 feet to a 1/2-inch-diameter iron rod with pin cap stamped "RPLS 1542" found marking the southeast corner of the above referenced tract, a point on the north line of a 1.947-acre tract as described as deeded to Davis Tronny Smith as recorded under Document No. 200217733, (20 P.T.C.), and the southeast corner of a 1.947-acre tract as described as deeded to Davis Tronny Smith as recorded under Document No. 200217733, (20 P.T.C.).

THENCE along the common line, N 7° 10' 10" E, a distance of 1337.88 feet to a 1/2-inch-diameter iron rod with pin cap stamped "RPLS 1542" found marking an angle corner of the above referenced tract, a point on the north line of a 1.947-acre tract as described as deeded to Davis Tronny Smith as recorded under Document No. 200217733, (20 P.T.C.), and the south corner of said 1.947-acre tract.

THENCE along the common line, S 6° 15' 13" E, a distance of 733.08 feet to a 1/2-inch-diameter iron rod found marking an angle corner of the above referenced tract and said 1.947-acre tract.

THENCE along the common line, N 24° 57' 15" E, a distance of 1283.23 feet to the POINT OF BEGINNING, enclosing according to the dimensions herein stated, an area of 45.93 acres, more or less.



NO.	DATE	SPECIES
1001	11/1	OW
1002	10/1	OW
1003	12/1	OW
1004	11/1	OW
1005	12/1	OW
1006	11/1	OW
1007	12/1	OW
1008	11/1	OW
1009	12/1	OW
1010	11/1	OW
1011	12/1	OW
1012	11/1	OW
1013	12/1	OW
1014	11/1	OW
1015	12/1	OW
1016	11/1	OW
1017	12/1	OW
1018	11/1	OW
1019	12/1	OW
1020	11/1	OW
1021	12/1	OW
1022	11/1	OW
1023	12/1	OW

BUYER'S NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE NO. 15, TARRANT EAST AS SHOWN ON A STATE PROFESSIONAL SURVEYOR'S (S.P.S.) SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF JAMES E. GRANT, REGISTERED PROFESSIONAL SURVEYOR NO. 4742.

2. THE S.P.S. DATA SHOWN FOR THIS SURVEY WAS BASED UPON NAVD83.

BOUNDARY, TOPOGRAPHIC
& TREE SURVEY

FM 1100 - ELYN TEXAS
45.93 ACRES
WILLIAM HINES SURVEY
ABSTRACT NO. 53
TARRANT COUNTY, TEXAS

NO.	DATE	REVISIONS	BY
DRAWN BY: JCS		CHECKED BY: RT	
SCALE: 1" = 300'		APPROVED BY: JCS	
PROJECT NO.		DATE: JANUARY 27, 2002	

EXHIBIT "B"
Concept Plan

Z:\Shared\Paradise\Paradise Engineers\Project\20230509 - Northside Meadows Subdivision\CAD\POD\EXHIBIT A - CONCEPT PLAN.dwg, SITE, January 29, 2024, 9:46 PM, shankar

NORTHSIDE MEADOWS SUBDIVISION

"EXHIBIT B" - CONCEPT PLAN

PROJECT ADDRESS:

- THE PROJECT ADDRESS IS TBD FM-1100 CITY OF ELGIN, TX
- TRAVIS COUNTY CAD PROPERTY ID #'S & LEGAL DESCRIPTION:
 - 947820 - LEGAL DESCRIPTION: ABS 345 SUR 53 HINES W ACR 49.93 (1-D-1)
 - 248220 - LEGAL DESCRIPTION: ABS 345 SUR 53 HINES W ACR 7.00
 - 248234 - LEGAL DESCRIPTION: ABS 345 SUR 53 HINES W ACR 3.00

UTILITIES:

- WATER & WASTEWATER PROVIDER: ELGIN UTILITY DEPARTMENT
- ADDRESS: 310 N. MAIN STREET, PO BOX 591, ELGIN, TX 78621
- PHONE: 512.281.5724

SITE NOTES:

- DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE AGREEMENT AND DEVELOPMENT PLAN FOR NORTH SIDE MEADOWS PLANNED DEVELOPMENT DISTRICT (PDD)
- TOTAL ACREAGE: 59.93 ACRES
 - RESIDENTIAL LOTS: 37.38 ACRES
 - DRAINAGE EASEMENTS & OPEN SPACE LOTS: 3.41 ACRES
 - PRIVATE COMMUNITY MAIL KIOSK & COMMON AREA: 1.10 ACRES
 - FUTURE COMMERCIAL LOT: 1.12 ACRES
 - PUBLIC RIGHT OF WAY (R.O.W.): 16.93 ACRES
- TOTAL LOTS: 316 LOTS
 - RESIDENTIAL LOTS: 306 LOTS
 - DRAINAGE EASEMENTS & OPEN SPACE LOTS: 8 LOTS
 - PRIVATE COMMUNITY MAIL KIOSK & COMMON AREA LOTS: 1 LOT
 - FUTURE COMMERCIAL LOT: 1 LOT
- TOTAL NUMBER OF BLOCKS: 16 BLOCKS
- LINEAR FEET OF STREET: 11,902-LF (SEE TABLE BELOW)

STREET TABLE							
STREET NAME	R.O.W. WIDTH	STREET WIDTH	DESIGN SPEED	ROAD TYPE	STREET CLASSIFICATION	STREET OWNERSHIP	STREET LENGTH (FT)
STREET A	60'-0"	40'-0"	20 MPH	C & G	LOCAL	PUBLIC	2,183
STREET B	60'-0"	40'-0"	20 MPH	C & G	LOCAL	PUBLIC	750
STREET C	60'-0"	40'-0"	20 MPH	C & G	LOCAL	PUBLIC	2,257
STREET D	60'-0"	40'-0"	20 MPH	C & G	LOCAL	PUBLIC	1,036
STREET E	60'-0"	40'-0"	20 MPH	C & G	LOCAL	PUBLIC	1,057
STREET F	60'-0"	40'-0"	20 MPH	C & G	LOCAL	PUBLIC	598
STREET G	80'-0"	60'-0"	35 MPH	C & G	COLLECTOR	PUBLIC	3,406
STREET H	60'-0"	40'-0"	20 MPH	C & G	LOCAL	PUBLIC	150
STREET I	60'-0"	40'-0"	20 MPH	C & G	LOCAL	PUBLIC	965
TOTAL STREET LENGTH							11,902

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

APPROVED:

PLANNING & ZONING COMMISSION CHAIRMAN _____ [DATE] _____

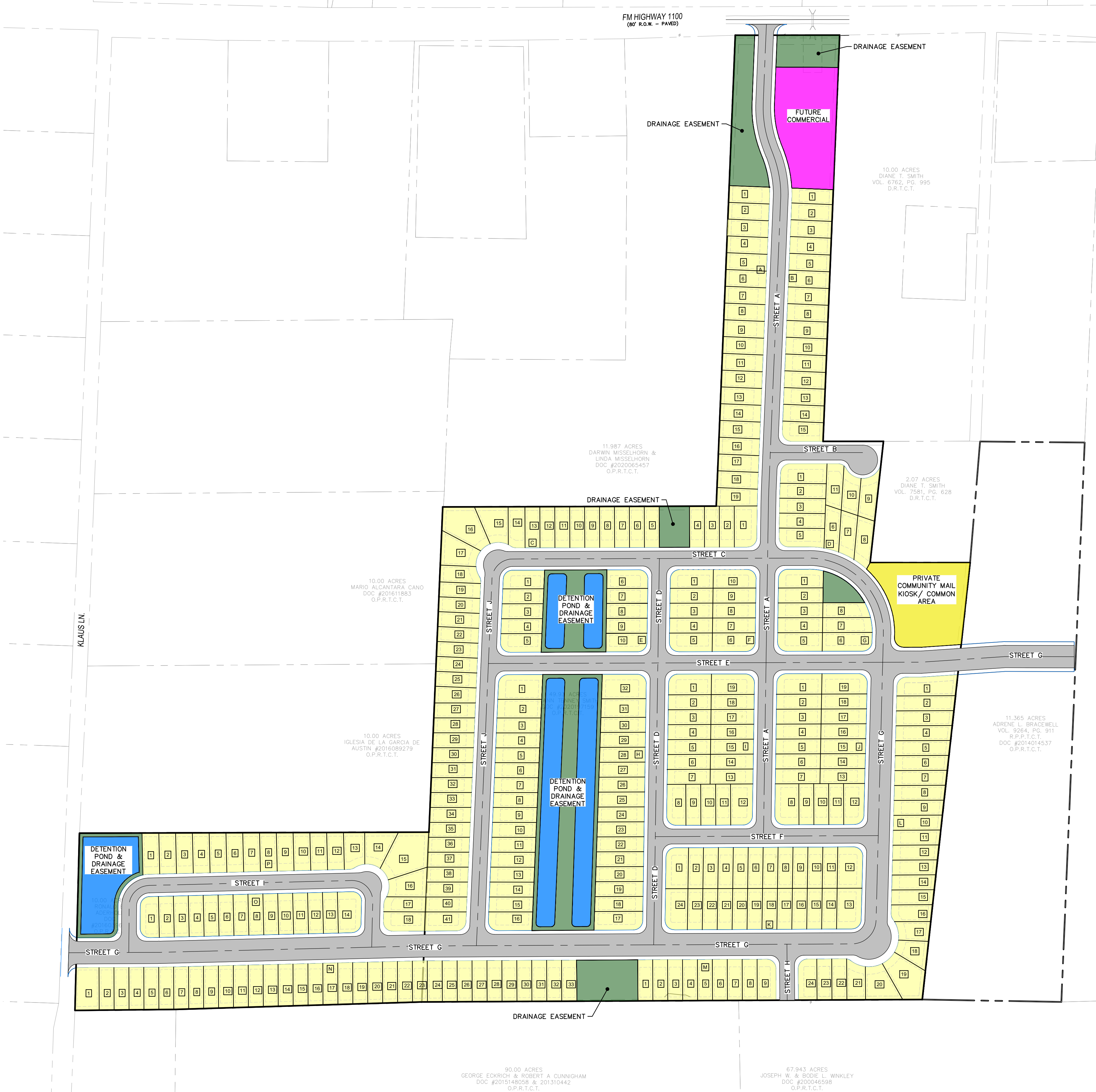
APPROVED:

PLANNING & ZONING COMMISSION SECRETARY _____ [DATE] _____

OWNER:
HARI KUPPURAJ
TRIVIK BUILDERS
Phone: 860.682.0175
Email: Hari@trivikbuilders.com
Address: 77 Chaponis Way
South Windsor, CT 06074

SURVEYOR:
KENNDY T. CONSULTING
KENNEDY TEMBE
Address: 219 Peruna Dr.
Marble Falls, TX 78654

ENGINEER:
PARADISE ENGINEERS LLC
SHIVA SHANKAR, P.E.
TX LICENSE NO. 143787
Phone: 919.917.6675
Email: sshankar@paradise-engineers.com
Address: 5900 Balcones Drive Suite 100
Austin, TX 78731



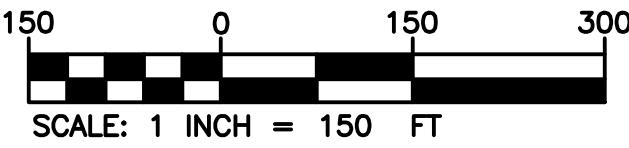
VICINITY MAP
SCALE: 1" = 2,000'

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING DESCRIPTION

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- ROAD CENTERLINE
- PROPERTY LOT LINE
- PROPERTY SETBACK LINE
- [Green Box] DRAINAGE EASEMENT & OPEN SPACE
- [Pink Box] FUTURE COMMERCIAL
- [Yellow Box] PRIVATE COMMUNITY MAIL KIOSK & COMMON AREA
- [Light Yellow Box] SINGLE-FAMILY RESIDENTIAL LOTS



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PARADISE ENGINEERS

INFO@PARADISE-ENGINEERS.COM WWW.PARADISE-ENGINEERS.COM TYPED BY: M. F. 2/2/21

REVISIONS	DESCRIPTION	DATE			
		JAN 29, 24			
1ST PDD SUBMITTAL					
REVISION	0				

"EXHIBIT B" - CONCEPT PLAN

NORTHSIDE MEADOWS SUBDIVISION
FM 1100
CITY OF ELGIN, TX

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF SHIVA SHANKAR, P.E. #143787 ON JANUARY 29, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
SS	SS	MSD
JOB No. 2023059		
SHEET		
1	OF	1

EXHIBIT "C"
DEVELOPMENT PLAN
NORTHSIDE MEADOWS PLANNED DEVELOPMENT

A. Applicability and Base Zoning

All aspects regarding the development of this Property shall comply with the City of Elgin Code of Ordinances in effect on (THE EFFECTIVE DATE) except as established in this exhibit, titled **Exhibit "C"**.

All development within the Property will comply with the modified development standards of **Exhibit "C"**. In the case that this exhibit does not address a specific City requirement, the Elgin Code of Ordinances shall apply. In the event of a conflict between this exhibit and the identified base zoning district as defined in the Code of Ordinance on (THE EFFECTIVE DATE), this exhibit shall control.

B. Single Family Residential Lot Design Standards

The development of the Property will not exceed 306 single-family residential units. The potential product shall be developed in compliance with Table B.1 Residential Design Standards

In addition to the design standards outlined in **Table B.1**, the following standards shall also apply:

1. Residential lot widths shall be measured from the front setback building line as established below.
2. Building height shall be measured as the vertical distance from the front door threshold to the highest point of the roof.

Table B.1 Residential Design Standards	
Lot Width Minimum	40'-0"
Lot Depth Minimum	80'-0"
Setbacks	
Front (min.)	15'-0"
Rear (min.)	10'-0"
Garage Setback (min.)	20'-0"
Side (min.)	5'-0"
Corner (min.)	15'-0"
Building Height	35'-0"
Minimum Lot Area	4,500-SF

C. Non-Residential Lot Design Standards

The development of the Property will not exceed one (1) commercial, Non-Residential lot. The potential product shall be developed in compliance with Table C.1 Non-Residential Design Standards. The purpose of this lot is to encourage pedestrian walkability to a convenient and accessible location within the planned development that is also accessible from the main entry of the Northside Meadows Planned Development. Persons living in the community and in the surrounding communities may require direct and frequent access. Traffic generated by the uses will be primarily passenger vehicles and only those trucks and commercial vehicles required for stocking and delivery of retail goods.

In addition to the design standards outlined in Table C.1, the following standards shall also apply:

1. Building height shall be measured as the vertical distance from the front door threshold to the highest point of the roof.
2. No article or material stored or offered for sale in connection with uses permitted shall be stored or displayed outside of a building unless it is so screened by permanent ornamental walls, fences or planting that it cannot be seen from adjoining streets or lots when viewed by a person standing on ground level; provided, however, that no screening in excess of seven feet in height shall be required.
3. Buildings shall be provided with a yard area adequate to meet the off-street parking requirements as described under the City of Elgin's code of ordinances.

Table C.1 Non-Residential Design Standards	
Setbacks	
Front (min.)	25'-0"
Rear (min.)	10'-0"
Side (min.)	15'-0"
Building Height	35'-0"

D. Roadway Standards

1. Collector streets shall have a minimum centerline radius of 300 feet (300'-0").
2. Minor streets shall not have a maximum centerline radius.
3. Residential streets may be designed with a six-inch (6") rollover curb consistent with the Typical Cross Section exhibits found on **Exhibit "F"**.
4. The block length requirements per City of Elgin Sec. 36-202 are modified as shown in the Concept Plan for the perimeter blocks of the subdivision and are approved with this agreement. Approved modifications to the Concept Plan that affect block length will also be permitted per this agreement.
5. Sidewalks in front of residential lots will be installed during the installation of the residential landscape on said residential lot

6. Sidewalks along roadways in which there is not a residential lot shall be constructed during installation of associated landscaping. Sidewalks and landscaping shall be installed along roadways within three years of construction of said roadway.
7. This development shall not be subject to a Traffic Impact Analysis from the City of Elgin. A major collector is included with the Elgin Development PDD as seen on **Exhibit “B”**. Dedication of the required Right-of-Way (80’-0”) will occur during the subdivision review process. The development will be required to meet any requirements presented by TxDOT.

E. Drainage and Grading

1. Drainage collection facilities may be constructed with a mix of open channel and underground storm sewers. Open channel construction will only be allowed for conveying off-site flows. On-site flows must be conveyed via underground storm sewers. Design criteria shall be as stated in the Construction Standards.
2. All cut and fill land balancing shall be limited to a maximum of twelve feet (12'), except when filling of the existing stock tanks.

F. Signage

The control and placement of all signs is especially important to the aesthetic harmony of the Project. A critical component of a cohesive community is the sense of place and identity.

1. Primary Community Entry Signs - Primary community entry signs (total not to exceed two (2)) may be located at each entrance into the Project as seen on **Exhibit “E”** of the Northside Meadows Planned Development.
2. Special Secondary Signs - The Directional/Lifestyle Signs category includes a series of signs (total not to exceed six (6)) used to create a strong sense of place and guide people within the Project. These shall be constructed as shown in **Exhibit “E”** of the Northside Meadows Planned Development.

G. Sign Lighting

All signs constructed within the Project may be illuminated in order to increase visibility and/or enhance the aesthetics of the sign design. Sign lighting shall adhere to the following standards:

1. Illumination shall be shielded so there is no glare in the public right-of-way and adjacent properties.
2. Illumination may include lighted cabinet, halo lighting, wall wash up-lighting, landscape up-lighting, and under cap lighting.
3. Illumination may be white or colored.
4. Illumination must be steady. Flashing, moving, and intermittent lights are prohibited.

EXHIBIT "D"
Utility Concept Plan

NORTHSIDE MEADOWS SUBDIVISION
"EXHIBIT D" - UTILITY CONCEPT PLAN

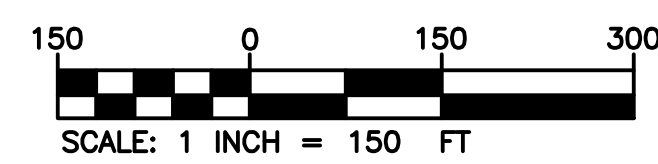


VICINITY MAP
SCALE: 1" = 2,000'

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING	DESCRIPTION
---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	ROAD CENTERLINE
---	PROPERTY LOT LINE
---	PROPOSED STORM SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED WASTEWATER LINE
---	PROPOSED FIRE HYDRANT



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PARADISE ENGINEERS

INFO@PARADISE-ENGINEERS.COM WWW.PARADISE-ENGINEERS.COM

TYPE: FINAL E 2017

REVISIONS	DATE	DESCRIPTION
0	JAN 29, 24	1ST PDD SUBMITTAL

"EXHIBIT D - UTILITY CONCEPT PLAN

NORTHSIDE MEADOWS SUBDIVISION

FM 1100

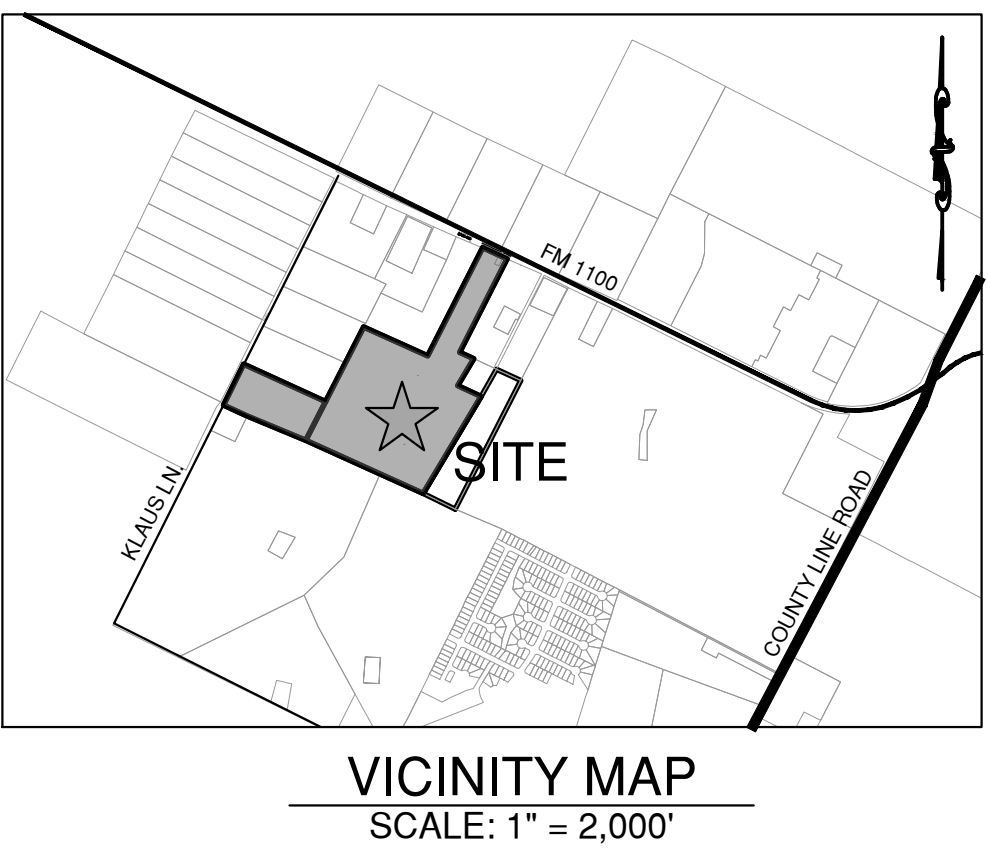
CITY OF ELGIN, TX

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DESIGN	DRAWN	CHKD
SS	SS	MSD
JOB No.	2023059	
SHEET	1 OF 1	

EXHIBIT "E"
Master Sign Plan

NORTHSIDE MEADOWS SUBDIVISION
"EXHIBIT E" - MASTER SIGN PLAN



DRAWING LEGEND

SYMBOL/ABBREVIATION

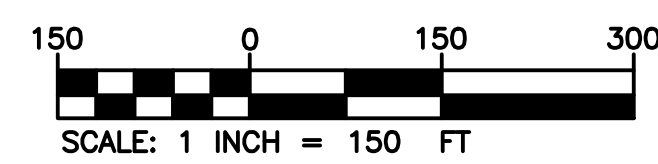
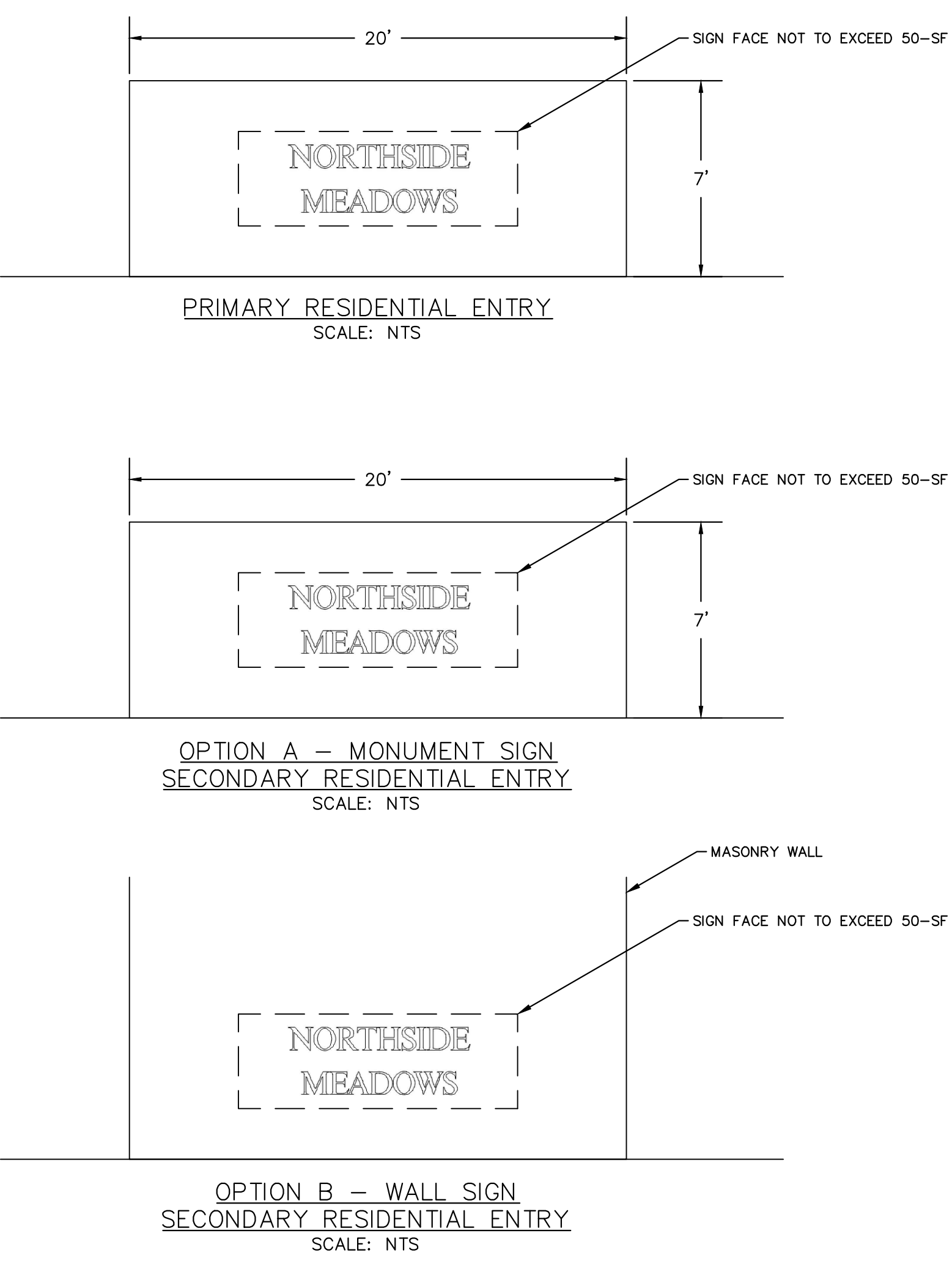
EXISTING DESCRIPTION

▲ PRIMARY RESIDENTIAL ENTRY

● NEIGHBORHOOD ENTRY

NOTES

1. DETAILED SIGN LOCATION PLAN TO BE SUBMITTED AT TIME OF SIGN PERMIT APPLICATION. SIGN NOT TO ENCR OACH INTO P.U.E.'S



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

PARADISE ENGINEERS

INFO@PARADISE-ENGINEERS.COM WWW.PARADISE-ENGINEERS.COM

REVISIONS	DATE	DESCRIPTION
0	JAN 29, 24	1ST PDD SUBMITTAL

"EXHIBIT E - MASTER SIGN PLAN"

NORTHSIDE MEADOWS SUBDIVISION

FM 1100

CITY OF ELGIN, TX

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DESIGN	DRAWN	CHKD
SS	SS	MSD

JOB No. 2023059

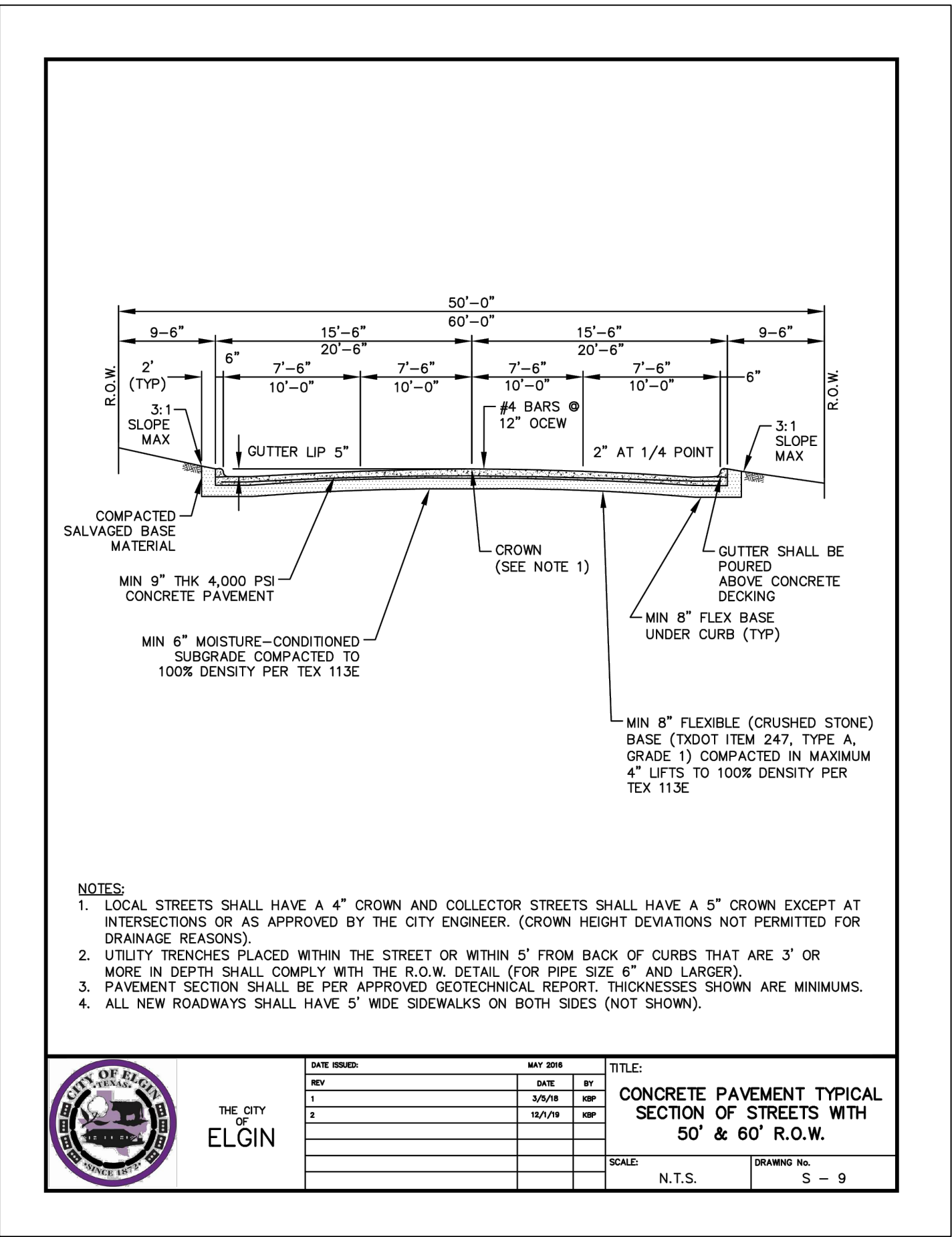
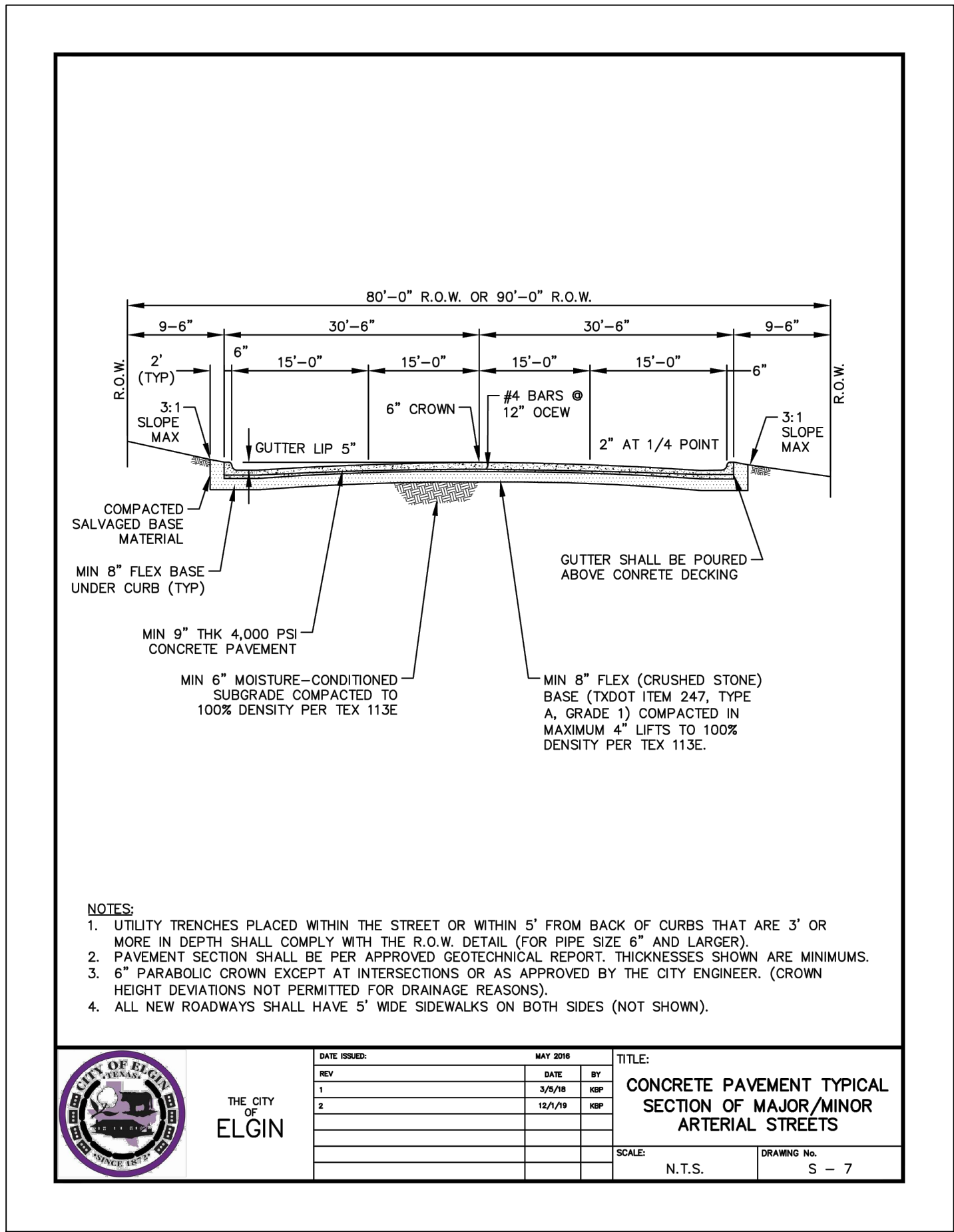
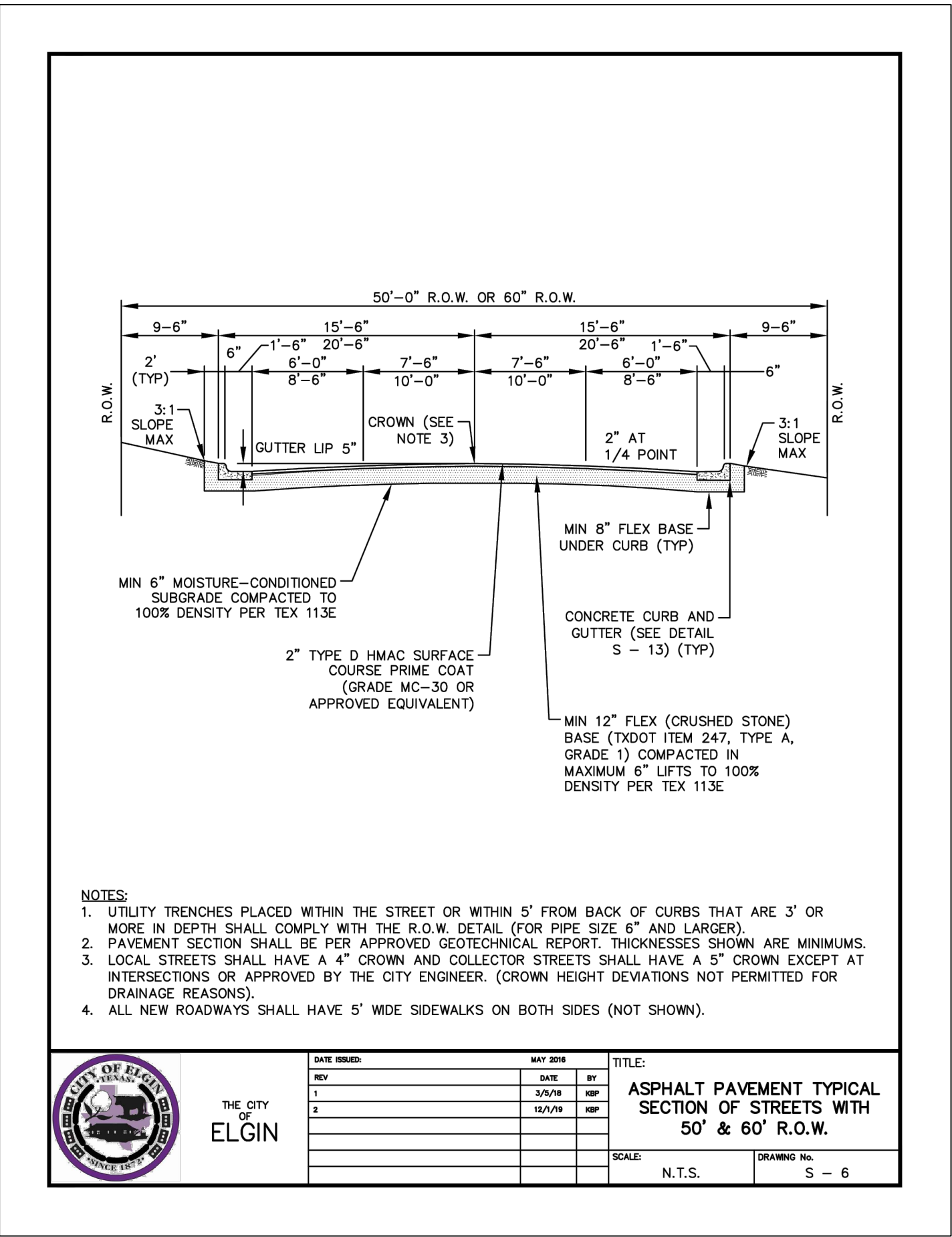
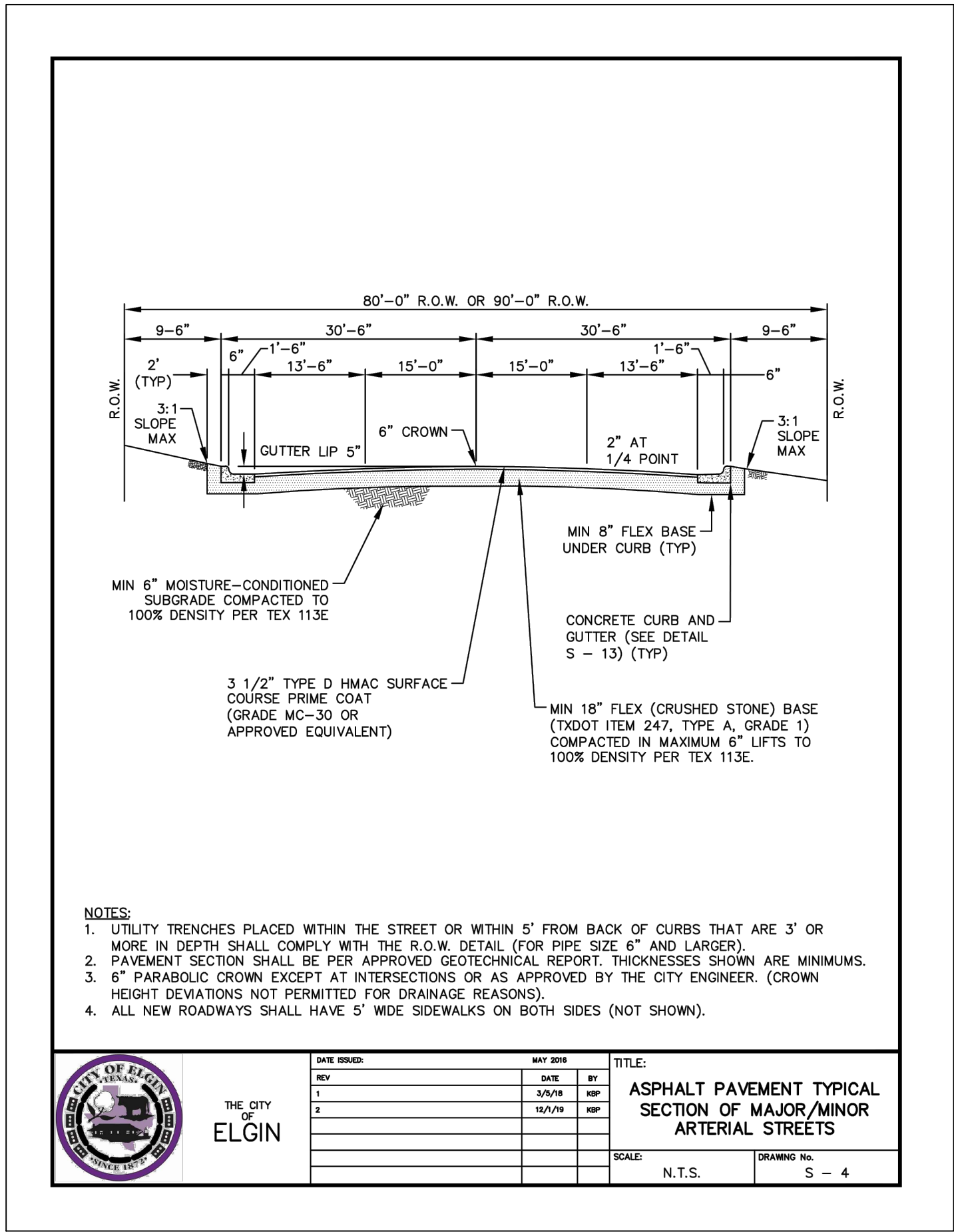
SHEET 1 OF 1

EXHIBIT "F"
Roadway Cross Section Details

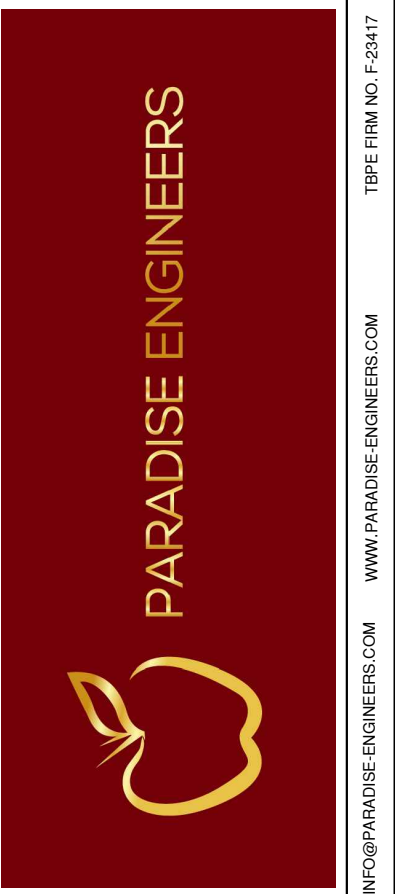
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NORTHSIDE MEADOWS SUBDIVISION

"EXHIBIT F" - ROADWAY CROSS SECTION DETAILS



- NOTES
- A GEOGRAPHICAL REPORT SPECIFIC TO THE SUBDIVISION WILL BE NECESSARY, AND ALL ROADWAYS WILL BE DESIGNED IN ACCORDANCE WITH THE CRITERIA OUTLINED IN THE CITY OF ELGIN CODE.



REVISIONS		DATE	DESCRIPTION
REVISION	0	JAN 29, 24	1ST PDD SUBMITTAL

"EXHIBIT F" - ROADWAY CROSS SECTION DETAILS

NORTHSIDE MEADOWS SUBDIVISION

FM 1100

CITY OF ELGIN, TX

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DESIGN	DRAWN	CHKD
SS	SS	MSD

JOB No. 2023059

SHEET 1 OF 1

January 29, 2024

City of Elgin, TX
310 N. Main Street
Elgin, Texas, 78621

Re: Northside Meadows Subdivision
Travis County Property ID No's: 947820, 248220, 248234
City of Elgin, TX

To Whom it May Concern:

As the land owner of record for the below-referenced properties, I authorize Paradise Engineers, LLC to submit the necessary permit application(s) and to conduct the work and associated land disturbing activities on my property as necessary to construct the referenced Subdivision and associated improvements.

Authorized Agents:

Shiva Shankar, P.E.
Paradise Engineers, LLC
sshankar@paradise-engineers.com
919-917-6675

Sam Dehaybi, P.E.
Paradise Engineers, LLC
sdehaybi@paradise-engineers.com
(520) 461-7085

Property Information:

Property ID: 947820
Legal: ABS 345 SUR 53 HINES W ACR 49.93 (1-d-1)

Property ID: 248220
Legal: ABS 345 SUR 53 HINES W ACR 7.00

Property ID: 248234
Legal: ABS 345 SUR 53 HINES W ACR 3.00

Sincerely,



[Hariharan Kuppuraj \(Property Owner\)](#)

PETITION FOR VOLUNTARY ANNEXATION
INTO THE CITY OF ELGIN, TEXAS

Pursuant to the provisions of Section 43.0671 of the Local Government Code and our agreement with the City of Elgin under the provisions of Section 212.172 of the Local Government Code, KLAUS ESTATES ELGIN requests voluntary annexation in the City of Elgin, Texas of the following described property attached as Exhibit "A."

EXECUTED on this 5 day of Feb, 2024.

S. Haritharan

Printed Name: HARITHARAN KUPPURAJ

Printed Name: _____

Printed Name: _____

STATE OF ~~TEXAS~~ Connecticut
COUNTY OF ~~BASTROP~~ Hartford

§
§
§

Santa W. Wilson

This instrument was acknowledged before me on the 5 day of February, 2024, by DAVID ROYCE.

David Royce
Notary Public, State of ~~Texas~~
CT

