



**ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
March 25, 2024
6:30 PM**

I. CALL TO ORDER

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. February 26, 2024 Minutes

IV. NEW BUSINESS

1. **Project No. 202400012: A final plat for "Briarwood Phase 2" located on a parcel of land known by the Travis County Appraisal District as Parcel 248232, located west of Briarwood Phase 1, bounded by the Westwind Subdivision to the south and F.M. 1100 to the north for a total of 221 lots on 62.780 acres of land.**
 - A. Staff Presentation
 - B. Applicant Presentation
 - C. Discussion
 - E. Consideration

V. WORKSHOP

1. **Review, discuss, and provide input for Rhode Tract Planned Development District (PDD)**
2. **Review, discuss, and provide input for Elgin Rolling Meadows Planned Development District.**

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 March, 21, 2024, in accordance with Chapter 551 of the Texas Government Code.



Beau Perry, Interim Development Services Director

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, FEBRUARY 26, 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: Chair Antonio Prete, Vice-Chair Ronnie Creppon, Jason Tatum, Dorothy McCarther, and Scott Mackay.

COMMISSION ABSENT: Berney Williams and David Lanford.

STAFF PRESENT: Beau Perry. Interim Development Services Director and 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. January 22, 2024, Minutes.
Jason Tatum 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. Election of Chair and Vice-Chair.
Scott Mackay moved that the current Chair (Antonio Prete) and Vice-Chair (Ronnie Creppon) remain. Ronnie Creppon suggested that a term date of September 30th be added to the motion. Scott Mackay added the term date to his motion and Jason Tatum seconded the motion and a vote was taken. The motion passed unanimously with a vote of five (5) for and zero (0) against.
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 – Beau Perry stated that there is no new infrastructure required for this re-plat and each of the proposed lots meets or exceeds the R-2 requirements and staff has no issues with the proposed re-plat.
 - B. Applicant Presentation – Jeff Carter of 1005 Red Town Road indicated that he was present as a representative of the owner and had no presentation but was present to answer any questions.
 - C. Open Public Hearing – The public hearing was opened at 6:40 P.M. Marilyn Jones of 614 Old McDade Road addressed the Commission and stated that she was not opposed to the subdivision but wanted the Commission to consider the fact that Alamo Street is very narrow, and the addition of more lots will add to the traffic on the road.
 - D. Close Public Hearing – The public hearing was closed at 6:42 P.M.

IV. NEW BUSINESS (Cont.)

- E. Discussion – There was some discussion between the Commission and Staff regarding street width versus right-of-way width. Tony Prete pointed out that there is no tie to the original survey on the plat.
 - F. Consideration – Jason Tatum moved that the Commission approve the project contingent upon the addition of showing the tie to the original survey. Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of five (5) for and zero (0) against.
3. Project #: 202300240: A final plat for “Trinity Ranch Phase 2, Section 3” located on a parcel of land known by the 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 – Beau Perry reminded the Commission that Trinity Ranch is an ETJ MUD and the City will be providing wastewater services for this development.
 - B. Applicant Presentation – The project engineer indicated that he had no presentation but was present to answer any questions.
 - C. Discussion – Tony Prete asked whether Swenson Blvd. and Grist Mill Lane had been platted. Beau Perry responded that those streets were part of Trinity Ranch Phase 2, Section 1 plat which has already been approved by the Commission. There was more discussion between the Commission and Staff regarding County review of the plat and proposed TXDot improvements related to Trinity Ranch.
 - D. Consideration – Ronnie Creppon 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.
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 – Beau Perry reminded the Commission that PrimaVesta is under a Planned Development District and the Preliminary Plat for Phase 1A was recently approved. This development will provide access to Highway 95 across from North Avenue F. Beau Perry mentioned that there was a minor change to a roadway which did not interfere with TXDot’s plans for FM 1100.
 - B. Applicant Presentation – Chris Reid of Doucet/Kleinfelder stated that he was the engineer for the project but did not have a presentation and was present to answer any questions.
 - C. Discussion – There was some discussion between the Commission and Staff regarding the entrance at Wilderness Trail into the subdivision. There was also a question about what the initials P.O.S. meant on the plat and the intended use of the open space lots as related to Note #11.
 - D. Consideration – Scott Mackay moved that the Commission approve the project contingent upon 1. Revise legend to include the meaning of P.O.S., 2. Correct Note #s 2 and 11 and 3. Verify/revise the signature blocks. Ronnie Creppon seconded the motion and a vote was taken and the motion passed unanimously with a vote of five (5) for and zero (0) against.

V. WORKSHOP

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

Beau Perry informed the Commission that this project is under a Planned Development District (PDD) and they have purchased ten additional acres which they want to bring into the PDD thus requiring the amendment. He also stated that he was in discussions with another property owner adjacent to Northside Meadows to coordinate the development of a thru way to Klaus Lane. The Commission generally were in favor of the amendment adding the ten acres and of the location of the collector road across Briarwood to the East and Cano Subdivision to the West connecting to Klaus Lane.

VI. ANNOUNCEMENTS

Melissa Lipiec announced that the next regular meeting would be March 26, 2024.

VII. ADJOURNMENT

The meeting was adjourned at 7:56 P.M.

Antonio Prete, Chairman

ATTEST: _____
Melissa Lipiec, Secretary

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



Development Services Department

STAFF REPORT

Consideration of a final plat

Project #202400012

Date: March 19, 2024
Applicant: ATX Elgin Dev LLC
Agent: John Kim, BGE, Inc.
Hearing Date: March 25, 2024
Location: Travis Co. Appraisal District Parcel Number 248232, located on County Line Road north of the Westwind Subdivision and south of FM 1100.

APPLICATION SUMMARY

Consideration of a final plat for Phase 2 of the Briarwood Subdivision consisting of 212 residential lots, 5 open space lots, 2 open space/drainage easement lots, 1 amenity center lot, 9.460 acres of ROW and .459 acres of ROW dedication for a total of 221 lots on 62.780 acres of land.

DEPARTMENT COMMENTS

The Preliminary Plat for the Briarwood Subdivision was approved by the Planning and Zoning Commission at the October 2022 meeting. The PDD rezoning was approved by Council on June 6, 2022.

ATTACHMENTS

1. Application
2. Owner's Authorization
3. Approved Preliminary Plat
4. Proposed Final Plat for Phase 1A
5. Proposed Access Easement for Suttles Drive

OWNER:
ATX ELGIN DEV, LLC
101 PARKLANE BLVD., SUITE 102
SUGAR LAND, TX. 77478

ENGINEER:
BGE INC.
101 WEST LOUIS HENNA BLVD.
SUITE 400
AUSTIN, TX 78728
512-879-0400
CONTACT:
JOSEPH YAKLIN, PE

SURVEYOR:
BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TX 78728
512-879-0400
CONTACT:
DAMIAN FISHER, RPLS

WASTEWATER:
ELGIN UTILITY DEPT
310 N MAIN STREET
PO BOX 591
ELGIN, TX 78621
512-281-5724

WATER:
ELGIN UTILITY DEPT
310 N MAIN STREET
PO BOX 591
ELGIN, TX 78621
512-281-5724

BRIARWOOD PRELIMINARY PLAT

SUBMITTAL DATE: JUNE 13, 2022

VICINITY MAP

NOT TO SCALE

NOTES:

1. DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE BRIARWOOD DEVELOPMENT AND CONSENT AGREEMENT.
2. THIS SUBDIVISION IS LOCATED WITHIN THE BRIARWOOD MUNICIPAL UTILITY DISTRICT.
3. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF ELGIN.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. THIS PROJECT IS LOCATED IN THE WILLBARGER CREEK-COLORADO RIVER WATERSHED.
6. THIS PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 4845C0510H; EFFECTIVE DATE: SEPTEMBER 26, 2008.
7. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL INTERIOR LOTS IS 45% AND 50% FOR CORNER LOTS PER R-3 ZONING CODE (SEC. 46, CITY CODE).
8. ALL SIDEWALKS ARE TO BE MAINTAINED BY THE MUD.
9. A 10' P.U.E. SHALL BE DEDICATED ADJACENT TO ALL ROAD FRONTAGES.
10. THIS PRELIMINARY PLAT CONFORMS TO THE ADOPTED CONCEPT PLAN.
11. TOTAL ACREAGE: 205.433 AC
12. TOTAL LOTS: 804
 - a. SINGLE FAMILY LOTS: 774
 - b. OPEN SPACE LOTS: 28
 - c. COMMERCIAL LOTS: 2
13. NUMBER OF BLOCKS: 20
14. LINEAR FEET OF STREETS: 33,394 (SEE TABLE)
15. ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
16. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 6091.47 SF
 - a. < 6,000 SF 435
 - b. 6,000 - 7,500 SF 284
 - c. 7,500 - 9,000 SF 32
 - d. > 9,000 SF 23

PARKING DEDICATION CALCULATIONS:

1. DWELLING UNITS PER ACRE: MORE THAN 6 AND NOT MORE THAN 12
2. RESIDENTS IN EACH DWELLING UNIT: 2.2
3. THE AMOUNT OF PARKLAND REQUIRED TO BE DEDICATED BY THE APPLICANT TO THE CITY IS SIX ACRES FOR EVERY 1,000 RESIDENTS, AS DETERMINED BY THE FOLLOWING FORMULA:

$(6 \times \frac{774}{1000} \times 2.2) = 10.22$ ACRES OF PARKLAND

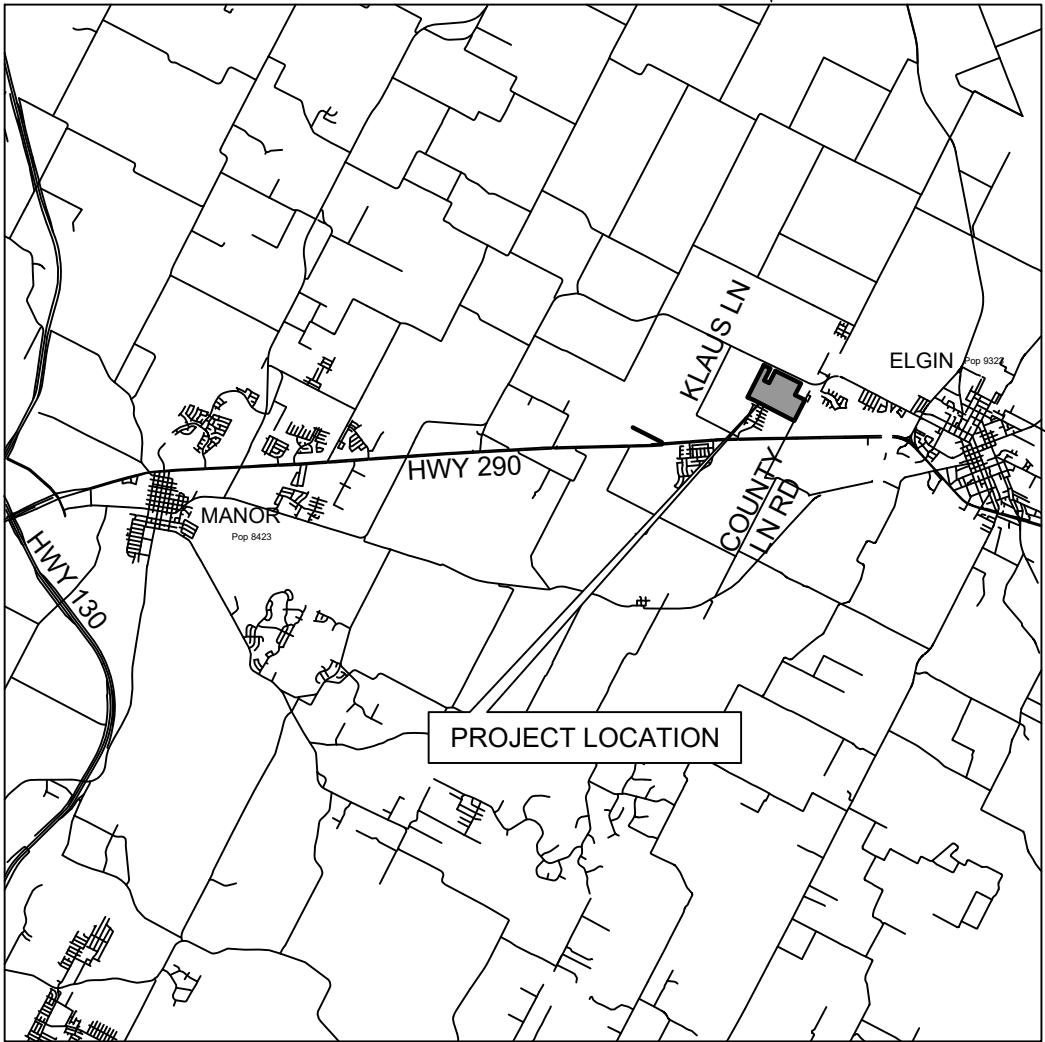
THIS PRELIMINARY PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING &

ZONING COMMISSION ON THIS _____ DAY OF _____, 20_____.

PLANNING AND ZONING COMMISSION:

CHAIR SIGNATURE: _____

SECRETARY SIGNATURE: _____



LEGAL DESCRIPTION

A 205.433 ACRE TRACT OF LAND OUT OF THE WILLIAM HINES SURVEY NO. 53, TRAVIS COUNTY, TEXAS; BEING ALL OF A CALLED 176.274 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF A CALLED 29.107 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AS CONVEYED TO ATX ELGIN DEV, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021141877 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

REV. NO	SHT. NO	DESCRIPTION OF REVISION	TCMUD # 14		COUNTY OF TRAVIS	
			ACCEPTED	DATE	ACCEPTED	DATE

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT (1 OF 3)
3	PRELIMINARY PLAT (2 OF 3)
4	PRELIMINARY PLAT (3 OF 3)
5	WATER UTILITY PLAN (1 OF 2)
6	WATER UTILITY PLAN (2 OF 2)
7	WASTEWATER UTILITY PLAN (1 OF 2)
8	WASTEWATER UTILITY PLAN (2 OF 2)

SUBMITTED BY



10/7/2022

DATE

JOHN KIM, P.E.
BGE, INC. TBPE NO. F-1046
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400 (MAIN)

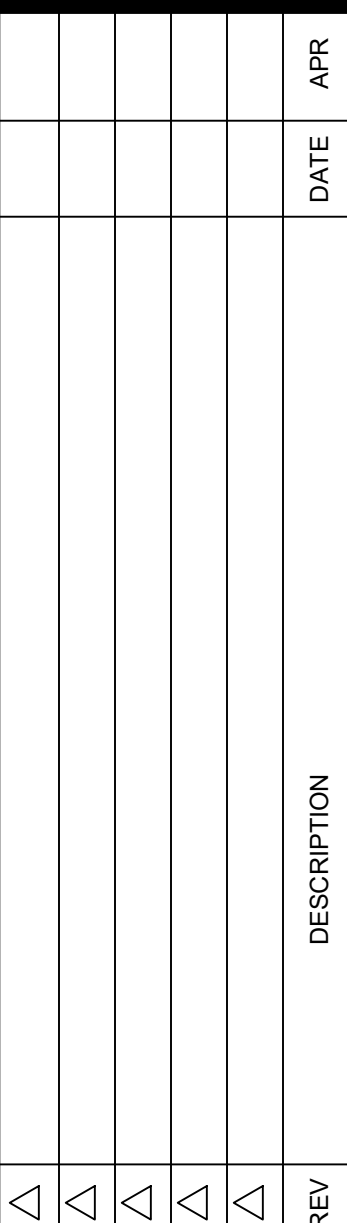
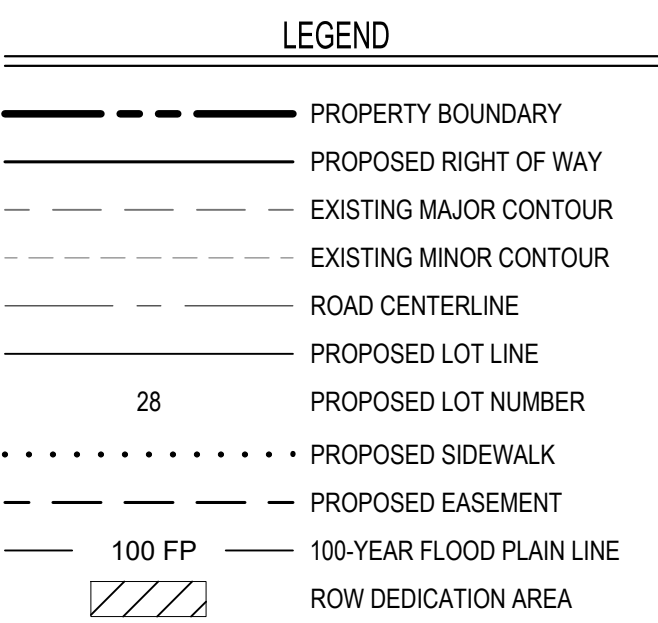


BGE, Inc.
101 W Louis Henna Blvd, Suite 400
Austin, TX 78728
Tel: 512-879-0400 • www.browngay.com
TBPE Registration No. F-1046



SHEET # OF 8

The diagram illustrates the components of a Z-plasty procedure. On the left, a needle is shown with a suture thread. In the center, a Z-plasty flap is depicted, showing the characteristic Z-plasty pattern with its central island and two triangular flaps. On the right, a suture line is shown, representing the closure of the wound after the flap has been transposed.



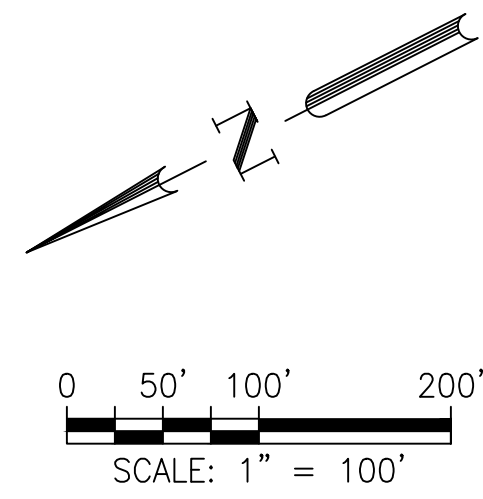
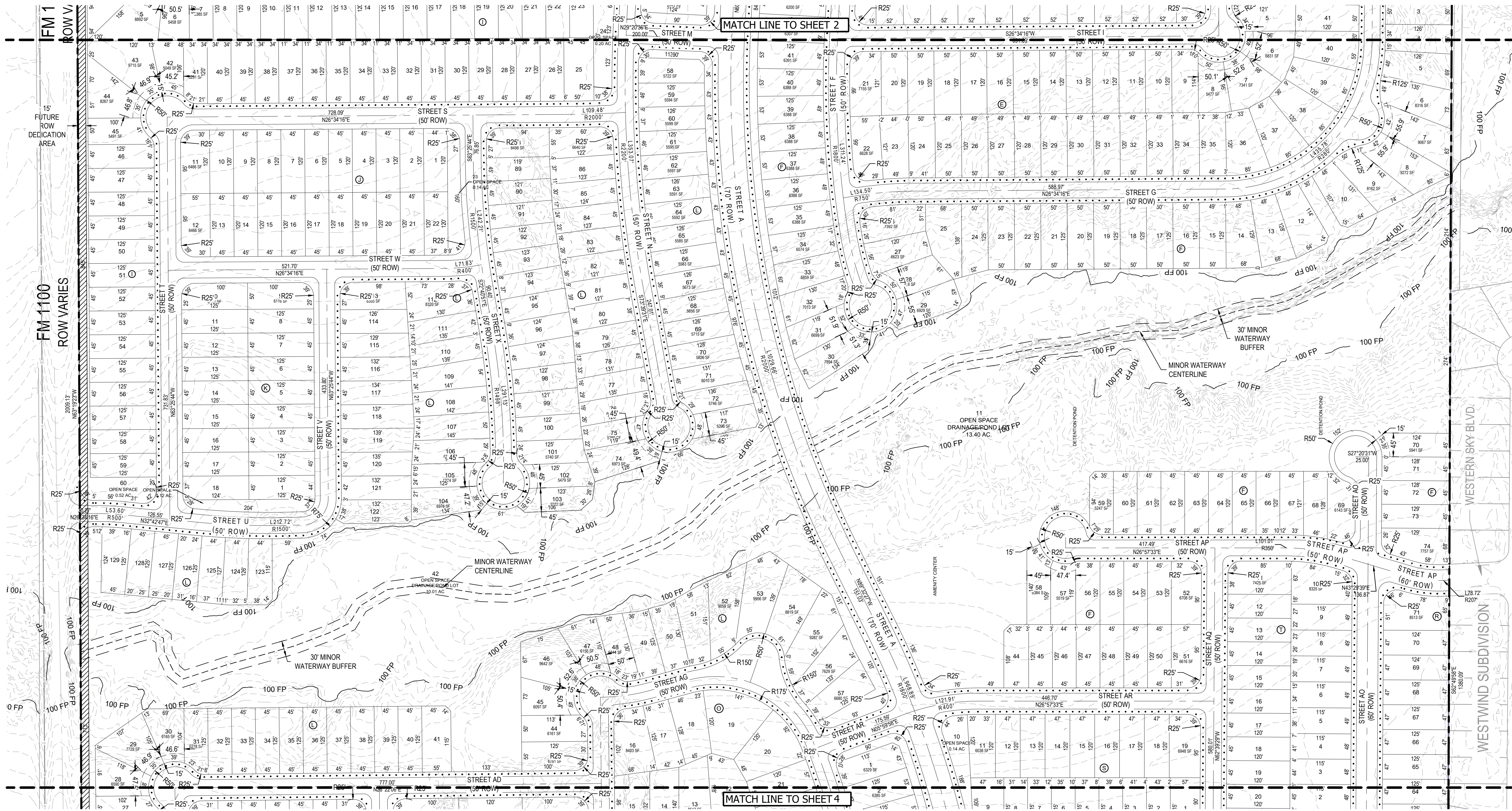
**BRIARWOOD
ELGIN, TEXAS**

PRELIMINARY PLAT (1 OF 3)



Page 8 of 7

BRIARWOOD
PRELIMINARY PLAT



LEGEND	
	PROPERTY BOUNDARY
	PROPOSED RIGHT OF WAY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	ROAD CENTERLINE
	PROPOSED LOT LINE
	PROPOSED LOT NUMBER
	PROPOSED SIDEWALK
	PROPOSED EASEMENT
	100 FP
	100-YEAR FLOOD PLAIN LINE
	ROW DEDICATION AREA

DESIGNED BY: TDM	
REVIEWED BY: JAY	
DRAWN BY: LCG	



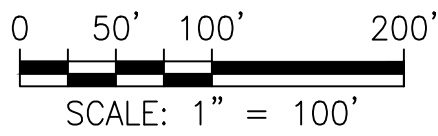
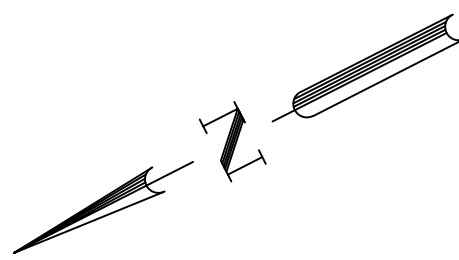
BGE, INC.
101 W. Louis-Hanna Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL 512.675.9460 www.bgeinc.com

BRIARWOOD
ELGIN, TEXAS
PRELIMINARY PLAT (2 OF 3)



BRIARWOOD
PRELIMINARY PLAT

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	11419.16'	000°16'54"	56.12'	N65°18'56"W	56.12'
C2	11419.16'	000°57'32"	191.12'	N63°48'09"W	191.12'



LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- PROPOSED LOT NUMBER
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- 100-YEAR FLOOD PLAIN LINE
- ROW DEDICATION AREA
- POINT OF BEGINNING (FOUND 1/4" ROD)

DESIGNED BY: TDM
REVIEWED BY: JAY
DRAWN BY: LCG

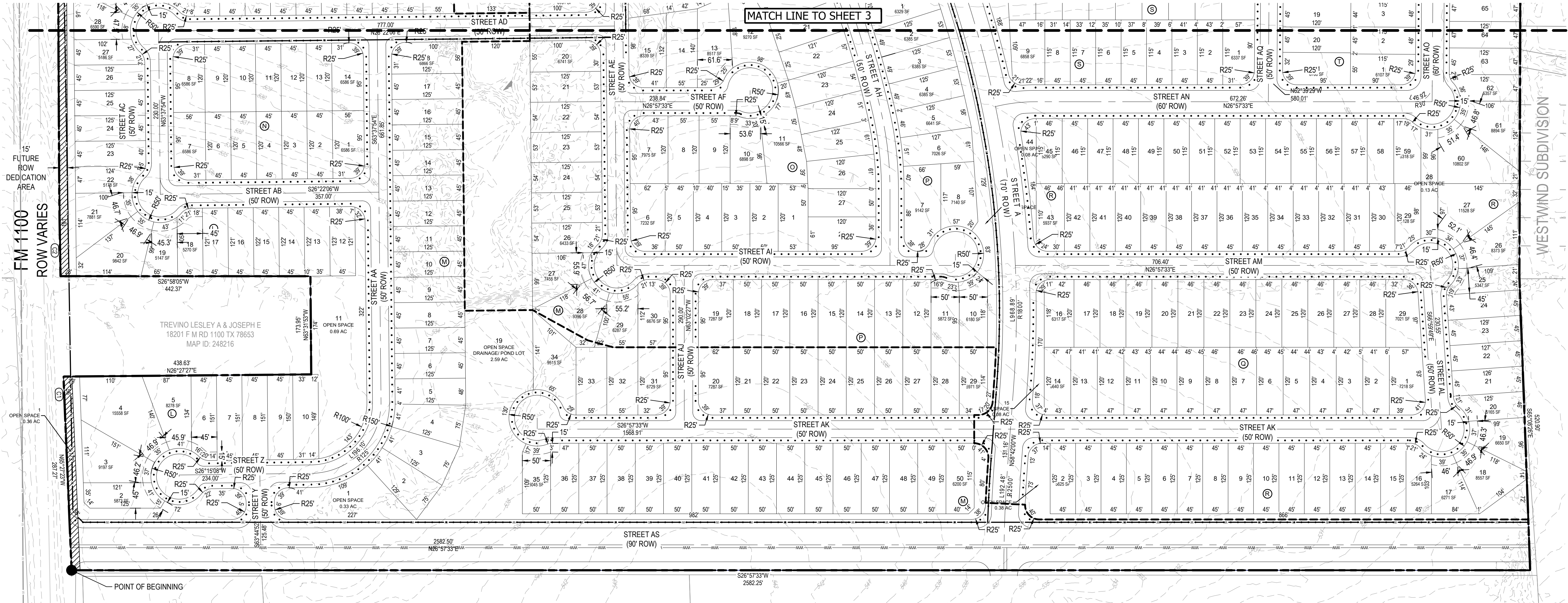


BGE, INC.
101 W. Louis Henna Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL. 512.679.9460 www.bgeinc.com

BRIARWOOD
ELGIN, TEXAS
PRELIMINARY PLAT (3 OF 3)



SHEET
4 OF 8



STREET TABLE						
STREET NAME	ROW WIDTH	STREET WIDTH	DESIGN SPEED	TYPE	STREET CLASSIFICATION	STREET OWNERSHIP
STREET A	70'-0"	48'-0"	40	C&G	ARTERIAL	PUBLIC
STREET B	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET C	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET D	60'-0"	40'-0"	35	C&G	COLLECTOR	PUBLIC
STREET E	60'-0"	40'-0"	30	C&G	LOCAL	PUBLIC
STREET F	50' & 60"	30' & 40"	30 & 35	C&G	LOCAL/COLLECTOR	PUBLIC
STREET G	50' & 60"	30' & 40"	30 & 35	C&G	LOCAL/COLLECTOR	PUBLIC
STREET H	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET I	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET J	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET K	60'-0"	40'-0"	35	C&G	COLLECTOR	PUBLIC
STREET L	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET M	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET N	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET O	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET P	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET Q	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET R	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET S	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET T	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET U	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET V	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET W	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET X	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET Y	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET Z	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET AA	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET AB	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET AC	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET AD	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET AE	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET AF	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET AG	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET AH	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET AI	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET AJ	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET AK	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC
STREET AL	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC

STREET AM	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	734
STREET AN	60'-0"	40'-0"	35	C&G	COLLECTOR	PUBLIC	774
STREET AO	50' & 60"	30' & 40"	30 & 35	C&G	LOCAL/COLLECTOR	PUBLIC	777
STREET AP	50' & 60"	30' & 40"	30 & 35	C&G	LOCAL/COLLECTOR	PUBLIC	754
STREET AQ	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	580
STREET AR	50'-0"	30'-0"	30	C&G	LOCAL	PUBLIC	769
STREET AS	90'-0"	60'-0"	35	C&G	ARTERIAL	PUBLIC	2583
TOTAL LF							33394

NOTE: ALL STREET SECTIONS WILL COMPLY WITH THE CITY OF ELGIN STANDARD DETAILS.

METES AND BOUNDS DESCRIPTION

FIELD NOTES FOR A 205.433 ACRE TRACT OF LAND OUT OF THE WILLIAM HINES SURVEY NO. 53, TRAVIS COUNTY, TEXAS; BEING ALL OF A CALLED 176.274 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF A CALLED 29.107 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AS CONVEYED TO ATX ELGIN DEV, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021141877 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 205.433 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/4-INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF F.M. 1100 (80 FEET WIDE) AS DEDICATED BY VOLUME 482, PAGE 422 AND VOLUME 1536, PAGE 126, BOTH OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND AS SHOWN ON THE TEXAS STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY MAP DATED OCTOBER 1954, AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED ATX ELGIN TRACT 2 AND AT THE NORTHEAST CORNER OF A CALLED 7.000 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AS CONVEYED TO ADRENE L. BRACEWELL BY INDEPENDENT EXECUTOR'S DEED RECORDED IN DOCUMENT NUMBER 2014014537 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 5813, PAGE 761 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 1100 AND THE NORTHEAST LINE OF SAID ATX ELGIN TRACT 2, S 65°27'23" E A DISTANCE OF 287.27 FEET TO A 1/2-INCH IRON ROD FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH THE SOUTHWEST RIGHT-OF-WAY OF SAID F.M. 1100 AND THE NORTHEAST LINE OF SAID ATX ELGIN TRACT 2, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 56.12 FEET, HAVING A RADIUS OF 11,419.16 FEET, A CENTRAL ANGLE OF 00°16'54" AND A CHORD WHICH BEARS S 65°18'56" E A DISTANCE OF 56.12 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RL SURVEY RPLS 4532" FOUND AT THE NORTHEAST CORNER OF SAID ATX ELGIN TRACT 2 AND THE NORTHWEST CORNER OF A CALLED 1.783 ACRE TRACT OF LAND AS CONVEYED TO LESLEY A. TREVINO AND JOSEPH E. TREVINO BY TEXAS GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2017007321 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 1100 WITH A SOUTHEAST LINE OF SAID ATX ELGIN TRACT 2 AND THE NORTHWEST LINE OF SAID TREVINO TRACT, S 26°27'27" W A DISTANCE OF 438.63 FEET TO A 5/8-INCH IRON ROD WITH AN ILLEGIBLE CAP FOUND AT AN INTERIOR CORNER OF SAID ATX ELGIN TRACT 2 AND AT THE SOUTHWEST CORNER OF SAID TREVINO TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A NORTHEAST LINE OF SAID ATX ELGIN TRACT 2 AND THE SOUTHWEST LINE OF SAID TREVINO TRACT, S 63°31'53" E A DISTANCE OF 173.95 FEET TO A 5/8-INCH IRON ROD FOUND ON THE NORTHWEST LINE OF THE ABOVE DESCRIBED ATX ELGIN TRACT 1, AT AN EXTERIOR CORNER OF SAID ATX ELGIN TRACT 2 AND AT THE SOUTHEAST CORNER OF SAID TREVINO TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHEAST LINE OF SAID TREVINO TRACT AND THE NORTHWEST LINE OF SAID ATX ELGIN TRACT 2, N 26°58'05" E A DISTANCE OF 442.37 FEET TO A 1/2-INCH IRON ROD FOUND ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 1100, AT THE NORTHEAST CORNER OF SAID TREVINO TRACT, AT THE NORTHWEST CORNER OF SAID ATX ELGIN TRACT 1, AND AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 1100 AND THE NORTHEAST LINE OF SAID ATX ELGIN TRACT 2, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 191.12 FEET, HAVING A RADIUS OF 11,419.16 FEET, A CENTRAL ANGLE OF 00°57'32" AND A CHORD WHICH BEARS S 63°48'09" E A DISTANCE OF 191.12 FEET TO A CALCULATED ANGLE POINT;

THENCE, CONTINUING WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 1100 AND THE NORTHEAST LINE OF SAID ATX ELGIN TRACT 2, S 63°19'23" E A DISTANCE OF 2,009.13 FEET TO A BROKEN TxDOT TYPE I CONCRETE MONUMENT FOUND AT AN ANGLE POINT IN THE NORTHEAST LINE OF SAID ATX ELGIN TRACT 2 AND AT THE NORTHWEST CORNER OF A CALLED 0.483 ACRE TRACT OF LAND AS CONVEYED TO THE BOARD OF TRUSTEES OF THE ELGIN INDEPENDENT SCHOOL DISTRICT BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2004015350 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR AN ANGLE POINT;

THENCE, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID F.M. 1100, WITH THE NORTHEAST LINE OF SAID ATX ELGIN TRACT 2 AND THE SOUTHWEST LINE OF SAID 0.483 ACRE ELGIN INDEPENDENT SCHOOL DISTRICT TRACT, S 62°24'57" E A DISTANCE OF 250.49 FEET TO 5/8-INCH IRON ROD FOUND DISTURBED AT THE NORTHEAST CORNER OF SAID ATX ELGIN TRACT 2 AND AT THE NORTHWEST CORNER OF A CALLED 15.00 ACRE TRACT OF LAND AS CONVEYED TO THE BOARD OF TRUSTEES OF THE ELGIN INDEPENDENT SCHOOL DISTRICT BY WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2004014488 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD FOUND DISTURBED BEARS S 28°43'55" W A DISTANCE OF 6.04 FEET;

THENCE, WITH A SOUTHEAST LINE OF SAID ATX ELGIN TRACT 2 AND THE NORTHWEST LINE OF SAID 15.00 ACRE ELGIN INDEPENDENT SCHOOL DISTRICT TRACT, S 27°10'45" W A DISTANCE OF 929.36 FEET TO A CALCULATED POINT AT AN INTERIOR CORNER OF SAID ATX ELGIN TRACT 2 AND AT THE SOUTHWEST CORNER OF SAID 15.00 ACRE ELGIN INDEPENDENT SCHOOL DISTRICT TRACT, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A NORTHEAST LINE OF SAID ATX ELGIN TRACT 2 AND THE SOUTHWEST LINE OF SAID 15.00 ACRE ELGIN INDEPENDENT SCHOOL DISTRICT TRACT, S 63°11'06" E A DISTANCE OF 798.08 FEET TO A 5/8-INCH IRON ROD WITH AN ILLEGIBLE CAP FOUND ON THE NORTHWEST RIGHT-OF-WAY LINE OF COUNTY LINE ROAD [RIGHT-OF-WAY WIDTH VARIES, NO DEED OF RECORD FOUND] AT THE MOST EASTERLY CORNER OF SAID ATX ELGIN TRACT 2 AND AT THE SOUTHEAST LINE OF SAID 15.00 ACRE ELGIN INDEPENDENT SCHOOL DISTRICT TRACT, FOR THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH AN ILLEGIBLE CAP FOUND BEARS S 61°33'46" E A DISTANCE OF 3.18 FEET;

THENCE, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD AND THE SOUTHEAST LINE OF SAID ATX ELGIN TRACT 2, S 27°21'13" W A DISTANCE OF 1,679.56 FEET TO A 1/2-INCH IRON PIPE FOUND AT THE SOUTHEAST CORNER OF SAID ATX ELGIN TRACT 2 AND AT THE MOST EASTERLY CORNER OF LOT 136 OF WESTWIND SUBDIVISION SECTION 3, A SUBDIVISION AS RECORDED IN DOCUMENT NUMBER 201400175 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTHWEST RIGHT-OF-WAY LINE OF SAID COUNTY LINE ROAD, WITH THE SOUTHWEST LINE OF SAID ATX ELGIN TRACT 2 AND THE NORTHEAST LINE OF SAID WESTWIND SUBDIVISION SECTION 3, N 62°45'00" W A DISTANCE OF 1,854.45 FEET TO A 1/2-INCH IRON PIPE FOUND AT THE NORTHWEST CORNER OF SAID LOT 136 OF SAID WESTWIND SUBDIVISION SECTION 3, FOR AN ANGLE POINT;

THENCE, CONTINUING WITH THE SOUTHWEST LINE OF SAID ATX ELGIN TRACT 2 AND THE NORTHEAST LINE OF SAID WESTWIND SUBDIVISION SECTION 3, N 62°49'58" W A DISTANCE OF 1,380.09 FEET TO A 1/2-INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SAID ATX ELGIN TRACT 2, AT THE NORTHWEST CORNER OF SAID WESTWIND SUBDIVISION SECTION 3, AT THE SOUTHEAST CORNER OF SAID ATX ELGIN TRACT 1, AND AT THE NORTHEAST CORNER OF A CALLED 67.971 ACRE TRACT OF LAND AS CONVEYED TO CREEKS CROSSING LAND PARTNERS LLC BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2021095645 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR AN ANGLE POINT;

THENCE, WITH THE SOUTHEAST LINE OF SAID ATX ELGIN TRACT 1 AND THE NORTHEAST LINE OF SAID CREEKS CROSSING TRACT, N 65°08'26" W A DISTANCE OF 520.90 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID ATX ELGIN TRACT 1, AT AN ANGLE POINT IN THE NORTH LINE OF SAID CREEKS CROSSING TRACT, AND AT THE SOUTHEAST CORNER OF A CALLED 11.365 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 AS CONVEYED TO ADRENE L. BRACEWELL BY INDEPENDENT EXECUTOR'S DEED RECORDED IN DOCUMENT NUMBER 2014014537 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 9264, PAGE 911 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHWEST LINE OF SAID ATX ELGIN TRACT 1 AND THE SOUTHEAST LINES OF SAID BRACEWELL TRACT 2 AND TRACT 1, N 26°57'33" E A DISTANCE OF 2,582.25 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 205.433 ACRES OF LAND, MORE OR LESS.

BRIARWOOD
PRELIMINARY PLAT

COUNTY LINE ROAD
ROW VARIES

TIE TO EXISTING 12"
WATER LINE

CONNECT TO EXISTING 12"
CITY OF ELGIN WATER LINE

N 28°02' E ~ 1,014'

ELGIN INDEPENDENT SCHOOL DISTRICT
13700 COUNTY LINE ROAD
MAP ID: 576923

EXISTING 6" WATER LINE
(SURVEY TO CONFIRM
LOCATION)

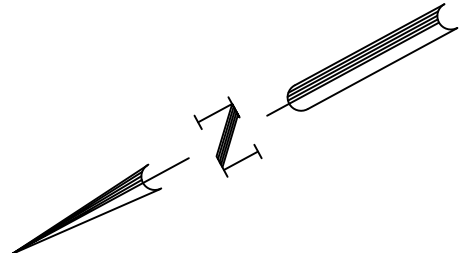
CONNECT TO EXISTING
6" WATER LINE

NEDIG ALICE ANN
13326 COUNTY LINE ROAD
MAP ID: 358763

NEDIG ALICE ANN
13314 COUNTY LINE ROAD
MAP ID: 358764

CONNECT TO
EXISTING 12"
CITY OF ELGIN
WATER LINE

MATCH LINE TO SHEET #



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

LEGEND

- PROPERTY BOUNDARY
- PROPOSED RIGHT OF WAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- ROAD CENTERLINE
- PROPOSED LOT LINE
- 28 PROPOSED LOT NUMBER
- PROPOSED EASEMENT
- W PROPOSED WATER LINE

DESIGNED BY: TDM
REVIEWED BY: JAY
DRAWN BY: LCG



BGE, INC.
101 W. Louis Henna Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1646
TEL 512.675.0460 www.bgeinc.com

BRIARWOOD
ELGIN, TEXAS

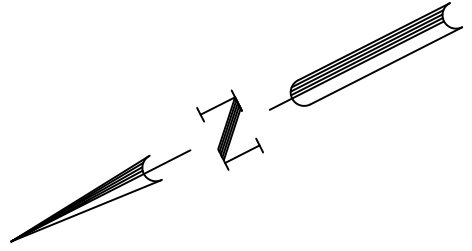
WATER UTILITY PLAN (1 OF 2)



SHEET
5 OF 8

BRIARWOOD
PRELIMINARY PLAT

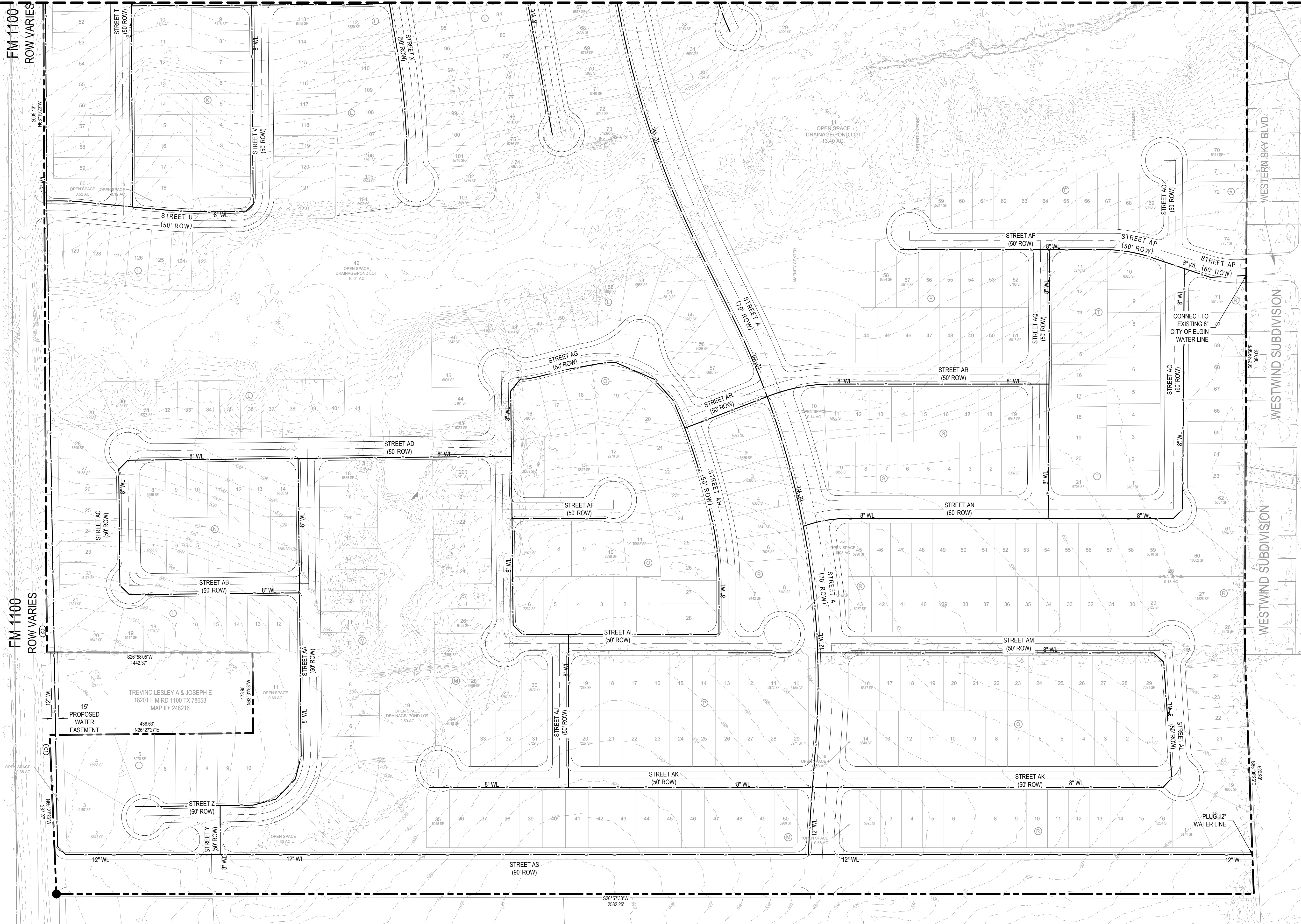
MATCH LINE TO SHEET #



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

LEGEND

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



DATE	DESCRIPTION
APR	
REV	
DESIGNED BY:	TDM
REVIEWED BY:	JAY
DRAWN BY:	LCG

BGE, INC.
101 W. Louis-Hanna Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1646
TEL 512.675.9460 www.bgeinc.com

**BRIARWOOD
ELGIN, TEXAS**

WATER UTILITY PLAN (2 OF 2)

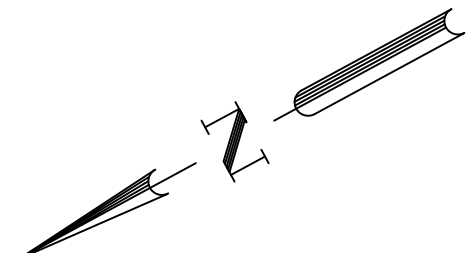
JOHN KIM
135480
LICENSED PROFESSIONAL ENGINEER

SHEET
6 OF 8

BRIARWOOD
PRELIMINARY PLAT

COUNTY LINE ROAD
ROW VARIES

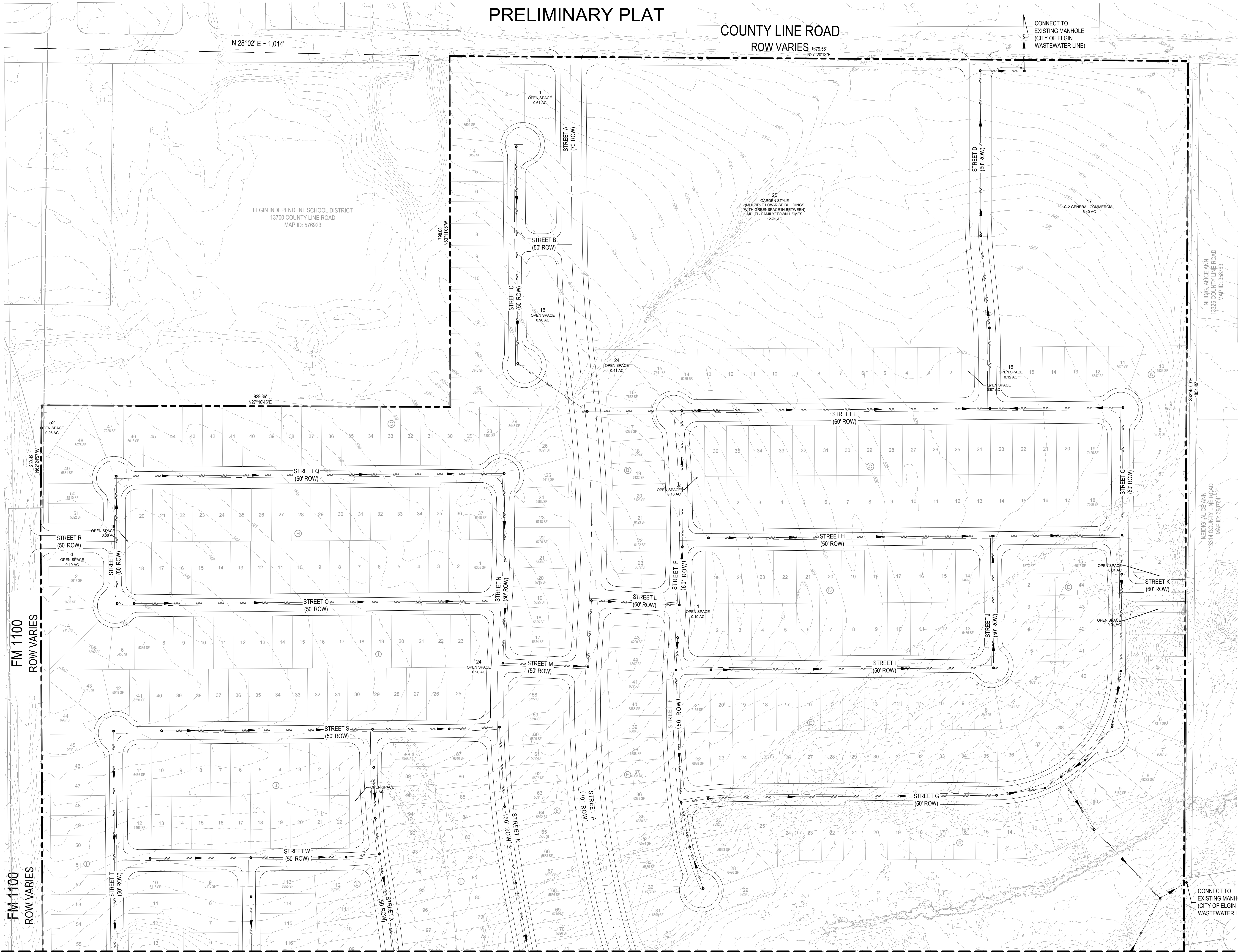
CONNECT TO
EXISTING MANHOLE
(CITY OF ELGIN
WASTEWATER LINE)



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

LEGEND

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



DATE	REV	DESCRIPTION
APR		



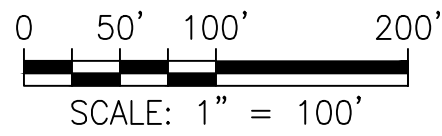
BGE, INC.
101 W. Louis Henna Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL 512.679.9460 www.bgeinc.com

BRIARWOOD
ELGIN, TEXAS
WASTEWATER UTILITY PLAN (1 OF 2)

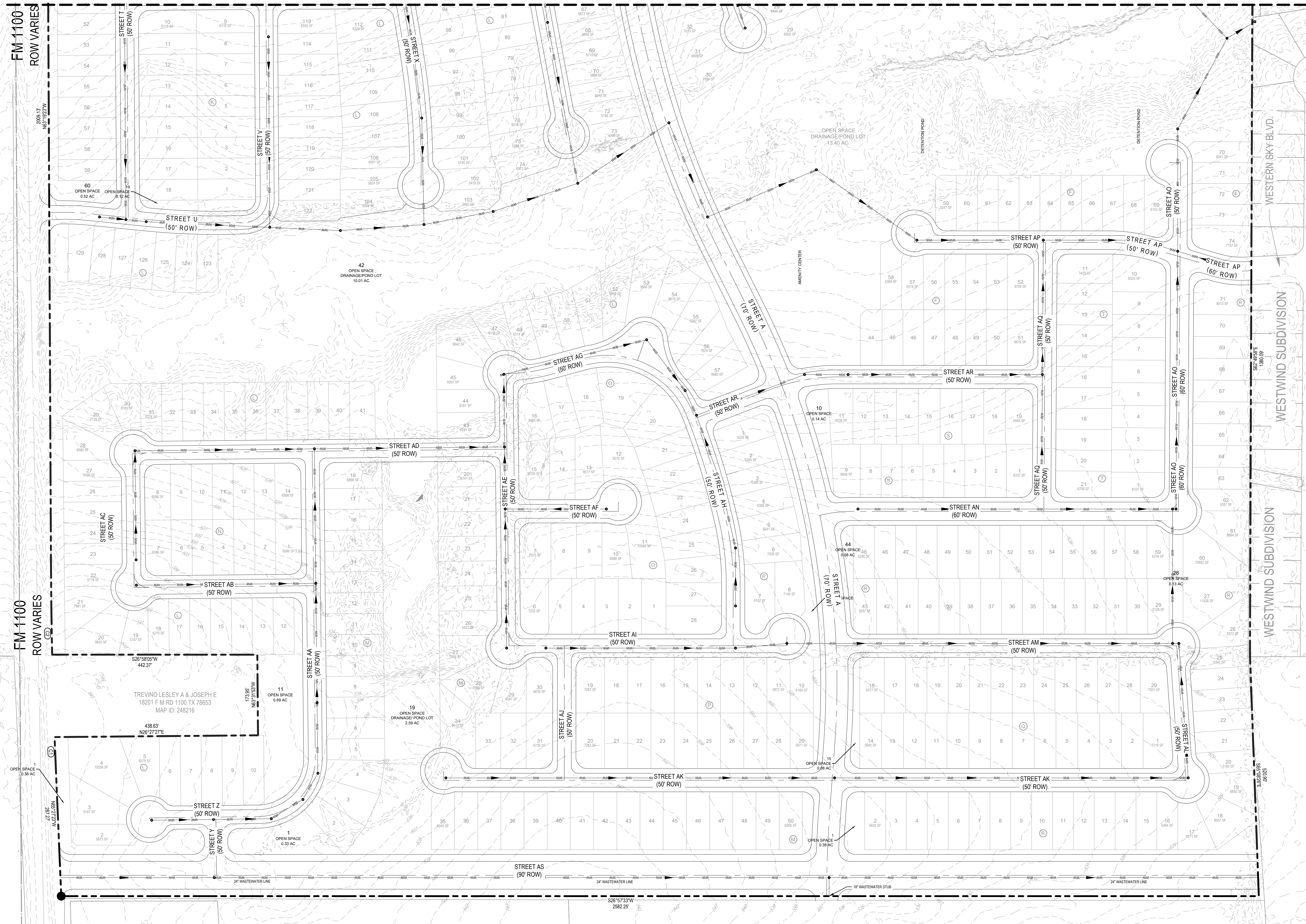


SHEET
7 OF 8

MATCH LINE TO SHEET 7



—————	PROPERTY BOUNDARY
—————	PROPOSED RIGHT OF WAY
—————	EXISTING MAJOR CONTOUR
—————	EXISTING MINOR CONTOUR
—————	ROAD CENTERLINE
—————	PROPOSED LOT LINE
28	PROPOSED LOT NUMBER
—————	PROPOSED EASEMENT
~~~~~	PROPOSED WASTEWATER LINE



△			
△			
△			
△			
△			
REV	DESCRIPTION	DATE	APR

DESIGNED BY:	TDM
REVIEWED BY:	JAY
DRAWN BY:	LCG



**BGE, INC.**  
101 W Louis Henna Blvd, Suite 400  
AUSTIN, TX 78728  
TBPE Registration No. F-1046  
TEL: 512-879-0400 [www.bgeinc.com](http://www.bgeinc.com)

**BRIARWOOD  
ELGIN, TEXAS**

WASTEWATER UTILITY PLAN (2 OF 2)



SHEET  
8 OF 8



**FINAL PLAT APPLICATION**

**Date:** 11/8/2023

**SITE INFORMATION**

**Project Address:** 18407 FM 1100, Elgin, TX 78653

**Parcel Identification Number (if no address):** _____

**APPLICANT**

**Name:** John Kim

**Postal Address:** 101 W Louis Henna Blvd, Suite 400

Austin, TX 78728

**E-Mail Address:** jkim@bgeinc.com ; **Phone Number:** (512) 879-0477

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.

<u></u>	<u>John Kim</u>	<u>11/8/2023</u>
<b>Signature</b>	<b>Printed Name</b>	<b>Date</b>

**Project Description:**

Final plat for 212 single-family lots in Section 2 of the Briarwood subdivision

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____



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



(512) 281-0119



[www.elgintexas.gov](http://www.elgintexas.gov)





June 15, 2022

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

**RE: Briarwood**

To Whom It May Concern:

As property owner of record, ATX Elgin Dev LLC & Ashton Gray Development hereby authorizes BGE, Inc. to submit and process all development applications for the proposed Briarwood subdivision.

Sincerely,

**Ashton Gray Development**

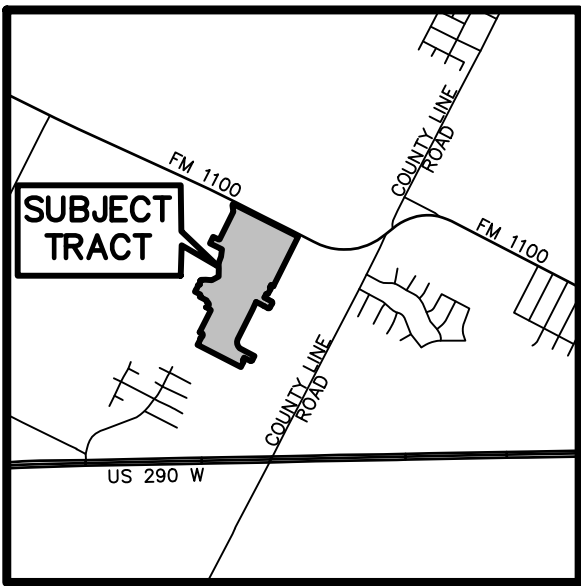
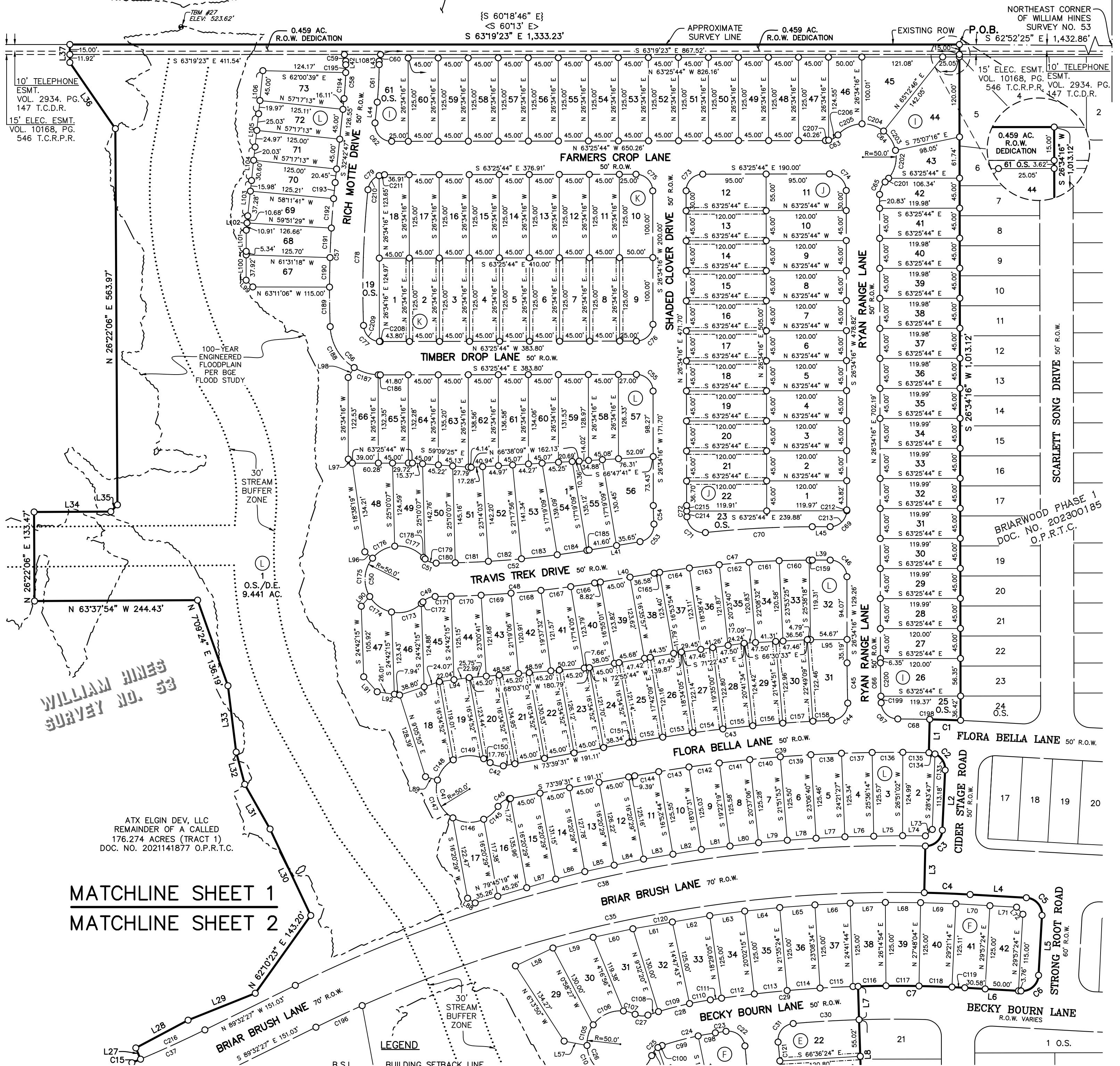
**Mark Janik**  
*Vice President of Land*  
[mark@ashtongraydev.com](mailto:mark@ashtongraydev.com)



HENRY MARTIN  
SURVEY NO. 55

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

ITEX PARTNERS HOLDING, LLC  
CALLED 68.992 ACRES  
DOC. NO. 2021264265 O.P.R.T.C.



VICINITY MAP  
NOT TO SCALE

## FINAL PLAT BRIARWOOD PHASE 2

A SUBDIVISION OF 62.780 ACRES OF LAND  
LOCATED IN THE WILLIAM HINES SURVEY  
ABSTRACT NO. 53 TRAVIS COUNTY, TEXAS

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

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

DATE SUBMITTED: DECEMBER 12, 2023  
DATE REVISED: MARCH 5, 2024

### BEARING BASIS:

BEARING ORIENTATION IS BASED ON THE TEXAS  
STATE PLANE COORDINATE SYSTEM, CENTRAL  
ZONE 4203, NAD83.

OWNER: ATX ELGIN DEV, LLC  
ADDRESS: 101 PARKLANE BLVD., SUITE 102  
SUGAR LAND, TX. 77478  
PHONE: FAX:

ACREAGE: 62.780 ACRES  
SURVEY: WILLIAM HINES SURVEY, ABSTRACT NO. 53

NUMBER AND ACREAGE (SEE LAND USE SCHEDULE, SHEET 4)  
BY LOT TYPE:

SURVEYOR: BGE, INC. (DAMIAN G. FISHER, RPLS)

PHONE: 512-879-0400

ENGINEER: BGE, INC. (JOHN KIM, PE)

PHONE: 512-879-0477



### BGE, Inc.

101 West Louis Henna Blvd., Suite 400  
Austin, Texas 78728

Tel: 512-879-0400 • www.bgeinc.com

TBPELS Registration No. F-1046

TBPELS Licensed Surveying Firm No. 10106502



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

MATCHLINE SHEET 1  
MATCHLINE SHEET 2

1  
O.S./D.E.  
9.441 AC.

44  
AMENITY CENTER  
2.364 AC.

WILLIAM HINES  
SURVEY NO. 53

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

43  
O.S./D.E.  
11.037 AC.

100-YEAR  
ENGINEERED  
FLOODPLAIN  
PER BGE  
FLOOD STUDY

30'  
STREAM  
BUFFER  
ZONE

FLORA BELLA LANE

BRIAR BRUSH LANE 70' R.O.W.

BECKY BOURN LANE 50' R.O.W.

BECKY BOURN LANE  
R.O.W. VARIES

WANDERING RHETT DRIVE  
50' R.O.W.

UDEL LANE 50' R.O.W.

ASHTON LOOK DRIVE 50' R.O.W.

JUMBO CORN  
DRIVE  
O.S.

COUNTY LINE ROAD  
R.O.W. WIDTH VARIES  
NO DEED OF RECORD FOUND

N 62°49'58" W 1,106.31'

N 62°49'58" W 273.78'  
N 59°43'09" W 1,854.53'  
(N 62°45'12" W 1,854.33')

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

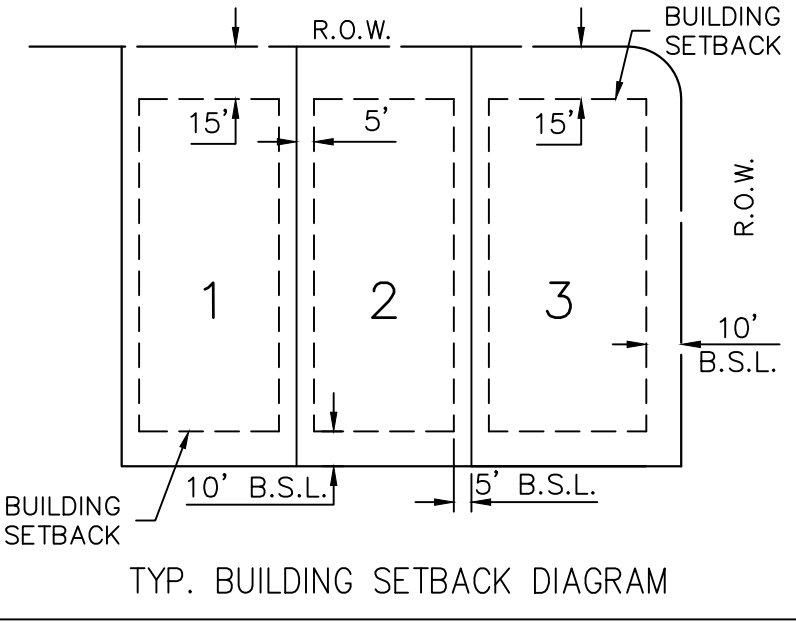
TM #29  
ELEV. 513.17'

LOT 136

0 100 200 300

BEARING BASIS:

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



**BGE, Inc.**  
101 West Louis Henna Blvd., Suite 400  
Austin, Texas 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502



CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	2225.00'	1°11'43"	46.42'	N 61°23'30" W	46.42'
C2	25.00'	91°19'57"	39.85'	N 16°19'23" W	35.76'
C3	25.00'	88°36'33"	38.66'	N 73°38'52" E	34.92'
C4	1965.00'	2°00'15"	68.74'	N 61°02'43" W	68.73'
C5	25.00'	90°00'00"	39.27'	N 15°02'36" W	35.36'
C6	25.00'	90°00'00"	39.27'	N 74°57'24" E	35.36'
C7	1825.00'	5°01'20"	159.97'	N 62°33'16" W	159.92'
C8	25.00'	90°55'49"	39.68'	N 71°55'57" E	35.64'
C9	25.00'	90°00'00"	39.27'	N 17°36'09" W	35.36'
C10	50.00'	173°44'09"	151.61'	N 9°37'00" W	99.85'
C11	50.00'	169°37'57"	148.03'	N 7°15'43" E	99.59'
C12	425.00'	10°12'38"	75.74'	N 21°51'14" E	75.64'
C13	25.00'	77°57'13"	34.01'	S 55°43'32" W	31.45'
C14	1835.00'	0°20'58"	11.20'	S 85°28'21" E	11.20'
C15	1765.00'	0°27'17"	14.01'	S 85°52'28" E	14.01'
C16	305.00'	12°02'04"	64.06'	S 56°35'07" E	63.94'
C17	125.00'	30°34'27"	66.70'	N 65°51'19" W	65.91'
C18	50.00'	96°29'58"	84.21'	S 32°53'33" E	74.61'
C19	125.00'	30°34'27"	66.70'	N 0°04'12" E	65.91'
C20	305.00'	41°47'17"	222.45'	S 5°40'37" W	217.55'
C21	725.00'	6°23'34"	80.89'	N 23°22'28" E	80.85'
C22	25.00'	91°42'47"	40.02'	N 25°40'42" W	35.88'
C23	1775.00'	0°31'11"	16.10'	N 71°47'41" W	16.10'
C24	475.00'	9°53'49"	82.05'	N 76°40'50" W	81.95'
C25	25.00'	51°39'25"	22.54'	S 72°32'33" W	21.78'
C26	50.00'	276°13'06"	241.05'	S 4°49'23" W	66.77'
C27	25.00'	45°12'26"	19.73'	S 59°40'16" E	19.22'
C28	525.00'	10°31'37"	96.46'	N 77°00'41" W	96.32'
C29	1825.00'	6°59'05"	222.48'	N 68°33'28" W	222.34'
C30	1775.00'	3°11'42"	98.98'	N 66°39'47" W	98.97'
C31	25.00'	91°34'15"	39.96'	S 65°57'15" W	35.84'
C32	775.00'	6°24'08"	86.60'	N 23°22'11" E	86.56'
C33	255.00'	96°15'27"	428.40'	S 21°33'28" E	379.77'
C34	400.00'	7°05'02"	49.46'	N 66°08'40" W	49.42'
C35	1965.00'	27°29'36"	942.90'	N 75°47'39" W	933.88'
C36	1835.00'	3°53'37"	124.70'	S 87°35'38" E	124.68'
C37	1765.00'	3°53'37"	119.94'	S 87°35'38" E	119.92'
C38	2035.00'	27°29'36"	976.49'	N 75°47'39" W	967.15'
C39	2175.00'	11°40'09"	442.98'	N 67°49'26" W	442.21'
C40	25.00'	48°11'23"	21.03'	S 82°14'48" W	20.41'
C41	50.00'	276°22'46"	241.19'	S 16°20'29" W	66.67'
C42	25.00'	48°11'23"	21.03'	S 49°33'49" E	20.41'
C43	2225.00'	7°53'28"	306.44'	N 69°42'47" W	306.20'
C44	25.00'	89°21'54"	38.99'	N 69°33'00" E	35.16'
C45	2025.00'	1°42'12"	60.20'	S 25°43'10" W	60.20'
C46	25.00'	90°00'00"	39.27'	N 18°25'44" W	35.36'
C47	1475.00'	9°15'07"	238.18'	N 68°03'18" W	237.92'
C48	1523.00'	9°01'55"	240.08'	S 68°09'54" E	239.83'
C49	25.00'	47°08'48"	20.57'	N 87°13'20" W	20.00'
C50	50.00'	276°21'41"	241.17'	S 27°23'07" W	66.68'
C51	25.00'	49°17'11"	21.51'	S 39°04'38" E	20.85'
C52	1473.00'	8°57'37"	230.36'	S 68°12'02" E	230.13'
C53	25.00'	84°29'42"	36.87'	N 65°04'18" E	33.62'
C54	425.00'	3°44'49"	27.79'	S 24°41'51" W	27.79'
C55	25.00'	90°00'00"	39.27'	N 18°25'44" W	35.36'
C56	75.00'	88°00'59"	115.21'	S 19°25'15" E	104.21'
C57	1525.00'	8°07'32"	216.27'	S 28°39'01" W	216.09'
C58	475.00'	6°08'31"	50.92'	N 29°38'31" E	50.90'
C59	25.00'	23°28'20"	10.24'	N 14°50'06" E	10.17'
C60	25.00'	23°41'03"	10.33'	S 38°24'47" W	10.26'
C61	525.00'	6°08'31"	56.28'	N 29°38'31" E	56.25'
C62	25.00'	96°08'31"	41.95'	S 15°21'29" E	37.20'
C63	25.00'	48°11'23"	21.03'	S 87°31'26" E	20.41'
C64	50.00'	186°22'46"	162.65'	N 18°25'44" W	99.85'
C65	25.00'	48°11'23"	21.03'	S 50°39'57" W	20.41'
C66	1975.00'	1°44'10"	59.84'	S 25°42'11" W	59.84'
C67	25.00'	88°03'20"	38.42'	S 19°11'34" E	34.75'
C68	2225.00'	1°13'53"	47.82'	N 62°36'18" W	47.81'
C69	25.00'	90°00'00"	39.27'	N 71°34'16" E	35.36'
C70	1525.00'	6°01'44"	160.46'	N 66°26'36" W	160.39'
C71	25.00'	93°27'28"	40.78'	S 22°43'44" E	36.41'
C72	375.00'	2°34'16"	16.83'	S 25°17'08" W	16.83'
C73	25.00'	90°00'00"	39.27'	S 71°34'16" W	35.36'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C74	25.00'	90°00'00"	39.27'	N 18°25'44" W	35.36'
C75	25.00'	90°00'00"	39.27'	N 18°25'44" W	35.36'
C76	25.00'	90°00'00"	39.27'	N 71°34'16" E	35.36'
C77	25.00'	88°00'59"	38.40'	S 19°25'15" E	34.74'
C78	1475.00'	7°54'50"	203.73'	S 28°32'40" W	203.57'
C79	25.00'	84°04'11"	36.68'	S 74°32'10" W	33.48'
C80	25.00'	66°10'23"	28.87'	N 5°41'21" W	27.30'
C81	25.00'	23°49'37"	10.40'	N 50°41'21" W	10.32'
C82	305.00'	2°50'04"	15.09'	S 61°11'07" E	15.09'
C83	305.00'	8°57'09"	47.66'	S 55°17'31" E	47.61'
C84	305.00'	0°14'51"	1.32'	S 50°41'31" E	1.32'
C85	125.00'	22°40'10"	49.46'	N 61°54'10" W	49.14'
C86	125.00'	7°54'17"	17.25'	N 77°11'24" W	17.23'
C87	50.00'	48°07'29"	42.00'	S 57°04'47" E	40.77'
C88	50.00'	48°22'29"	42.21'	S 8°49'48" E	40.97'
C89	125.00'	7°47'46"	17.01'	N 11°27'33" E	17.00'
C90	125.00'	22°46'41"	49.69'	N 3°49'41" W	49.37'
C91	305.00'	0°12'40"	1.12'	S 15°06'41" E	1.12'
C92	305.00'	8°57'05"	47.65'	S 10°31'49" E	47.60'
C93	305.00'	5°38'17"	30.01'	S 3°14'08" E	30.00'
C94	305.00'	8°57'05"	47.65'	S 4°03'33" W	47.60'
C95	305.00'	8°57'09"	47.66'	S 13°00'40" W	47.61'
C96	305.00'	8°57'09"	47.66'	S 21°57'49" W	47.61'
C97	305.00'	0°07'53"	0.70'	S 26°30'19" W	0.70'
C98	475.00'	3°08'46"	26.08'	N 73°18'19" W	26.08'
C99	475.00'	6°45'03"	55.97'	N 78°15'13" W	55.93'
C100	25.00'	16°13'04"	7.08'	N 89°44'17" W	7.05'
C101	25.00'	35°26'21"	15.46'	S 64°26'01" W	15.22'
C102	50.00'	57°07'26"	49.85'	N 75°16'34" E	47.81'
C103	50.00'	53°29'03"	46.67'	S 49°25'12" E	45.00'
C104	50.00'	47°11'18"	41.18'	S 0°54'59" W	40.03'
C105	50.00'	37°39'54"	32.87'	S 43°20'35" W	32.28'
C106	50.00'	59°50'46"	52.23'	N 87°54'05" W	49.88'
C107	50.00'	20°54'39"	18.25'	N 47°31'23" W	18.15'
C108	525.00'	1°48'49"	16.62'	N 81°22'05" W	16.62'
C109	525.00'	5°15'23"	48.17'	N 77°49'59" W	48.15'
C110	525.00'	3°27'25"	31.68'	N 73°28'34" W	31.67'
C111	1825.00'	0°32'06"	17.04'	N 71°46'58" W	17.04'
C112	1825.00'	1°33'10"	49.46'	N 70°44'20" W	49.46'
C113	1825.00'	1°33'10"	49.46'	N 69°11'11" W	49.46'
C114	1825.00'	1°33'10"	49.46'	N 67°38'01" W	49.46'
C115	1825.00'	1°33'10"	49.46'	N 66°04'51" W	49.46'
C116	1825.00'	1°33'10"	49.46'	N 64°31'41" W	49.46'
C117	1825.00'	1°33'10"	49.46'	N 62°58'31" W	49.46'
C118	1825.00'	1°33'10"	49.46'	N 61°25'21" W	49.46'
C119	1825.00'	0°36'11"	19.21'	N 60°20'41" W	19.21'
C120	1965.00'	27°15'53"	935.06'	N 73°40'32" W	926.27'
C121	775.00'	2°06'35"	28.54'	N 21°13'25" E	28.53'
C122	775.00'	3°37'49"	49.11'	N 24°05'37" E	49.10'
C123	775.00'	0°39'44"	8.96'	N 26°14'23" E	8.96'
C124	255.00'	0°40'07"	2.98'	S 26°14'12" W	2.98'
C125	255.00'	19°02'40"	84.76'	S 16°22'48" W	84.37'
C126	255.00'	19°02'40"	84.76'	S 2°39'52" E	84.37'
C127	255.00'	19°02'40"	84.76'	S 21°42'32" E	84.37'
C128	255.00'	19°02'40"	84.76'	S 40°45'12" E	84.37'
C129	255.00'	16°52'18"	75.09'	S 58°42'42" E	74.82'
C130	255.00'	2°32'21"	11.30'	S 68°25'01" E	11.30'
C131	400.00'	5°34'11"	38.88'	N 66°54'06" W	38.87'
C132	400.00'	1°30'52"	10.57'	N 63°21'35" W	10.57'
C133	25.00'	69°40'40"	30.40'	N 5°29'44" W	28.56'
C134	25.00'	21°39'17"	9.45'	N 51°09'43" W	9.39'
C135	2175.00'	1°01'43"	39.04'	N 62°30'13" W	39.04'
C136	2175.00'	1°12'41"	45.99'	N 63°37'25" W	45.98'
C137	2175.00'	1°12'40"	45.97'	N 64°50'05" W	45.97'
C138	2175.00'	1°12'38"	45.96'	N 66°02'44" W	45.96'
C139	2175.00'	1°12'37"	45.94'	N 67°15'22" W	45.94'
C140	2175.00'	1°12'36"	45.93'	N 68°27'58" W	45.93'
C141	2175.00'	1°12'35"	45.92'	N 69°40'33" W	45.92'
C142	2175.00'	1°12'34"	45.91'	N 70°53'07" W	45.91'
C143	2175.00'	1°12'32"	45.90'	N 72°05'40" W	45.89'
C144	2175.00'	0°57'34"	36.43'	N 73°10'44" W	36.43'
C145	50.00'	33°34'15"	29.30'	N 74°56'14" E	28.88'
C146	50.00'	54°58'50"	47.98'	S 60°47'13" E	46.16'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C147	50.00'	75°30'44"	65.90'	S 4°27'34" W	61.23'
C148	50.00'	45°10'08"	39.42'	S 64°48'00" W	38.40'
C149	50.00'	54°01'47"	47.15'	N 65°36'03" W	45.42'
C150	50.00'	13°07'01"	11.45'	N 32°01'38" W	11.42'
C151	2225.00'	0°10'17"	6.66'	N 73°34'22" W	6.66'
C152	2225.00'	1°09'37"	45.05'	N 72°54'25" W	45.05'
C153	2225.00'	1°10'27"	45.60'	N 71°44'23" W	45.60'
C154	2225.00'	1°09'58"	45.29'	N 70°34'11" W	45.29'
C155	2225.00'	1°09'40"	45.10'	N 69°24'21" W	45.09'
C156	2225.00'	1°09'49"	45.19'	N 68°14'37" W	45.19'
C157	2225.00'	1°09'46"	45.16'	N 67°04'49" W	45.16'
C158	2225.00'	0°43'53"	28.40'	N 66°07'59" W	28.40'
C159	1475.00'	0°11'05"	4.76'	N 63°31'17" W	4.76'
C160	1475.00'	1°44'53"	45.00'	N 64°29'16" W	45.00'
C161	1475.00'	1°44'53"	45.00'	N 66°14'09" W	45.00'
C162	1475.00'	1°44'53"	45.00'	N 67°59'02" W	45.00'
C163	1475.00'	1°44'53"	45.00'	N 69°43'55" W	45.00'
C164	1475.00'	1°44'53"	45.00'	N 71°28'47" W	45.00'
C165	1475.00'	0°19'37"	8.42'	N 72°31'02" W	8.42'
C166	1523.00'	1°21'40"	36.18'	S 72°00'01" E	36.18'
C167	1523.00'	1°41'35"	45.00'	S 70°28'23" E	45.00'



STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
ASHTON LOOK DRIVE	VARIES	269 FT.
BECKY BOURN LANE	50 FT.	365 FT.
BRIAR BRUSH LANE	70 FT.	1,233 FT.
FARMERS CROP LANE	50 FT.	762 FT.
FLORA BELLA LANE	50 FT.	695 FT.
GRAY LANDING	50 FT.	1,014 FT.
SHADED CLOVER DRIVE	50 FT.	594 FT.
TIMBER DROP LANE	50 FT.	472 FT.
TRAVIS TREK DRIVE	50 FT.	701 FT.
RYAN RANGE LANE	50 FT.	868 FT.
RICH MOTTE DRIVE	50 FT.	447 FT.
TOTAL LINEAR FEET		7,420 FT.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	212	29.405 AC.
AMENITY CENTER	1	2.364 AC.
OPEN SPACE	5	0.613 AC.
OPEN SPACE/DRAINAGE ESMT.	2	20.479 AC.
RIGHT-OF-WAY	—	9.460 AC.
ROW DEDICATION	—	0.459 AC.
TOTAL	221	62.780 AC.

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	S28°00'39"W	50.00'
L2	S29°20'36"W	90.03'
L3	S27°57'09"W	70.00'
L4	S60°02'36"E	84.34'
L5	S29°57'24"W	90.00'
L6	N60°02'36"W	84.34'
L7	S24°56'04"W	50.00'
L8	S24°46'36"W	104.96'
L9	S16°22'06"W	44.67'
L10	S2°39'52"E	44.67'
L11	S21°42'32"E	44.67'
L12	S40°45'12"E	44.67'
L13	S58°58'13"E	49.13'
L14	S26°34'16"W	89.60'
L15	N62°36'09"W	129.20'
L16	S27°23'51"W	55.00'
L17	S27°23'51"W	100.24'
L18	N12°44'56"W	20.62'
L19	N18°02'27"W	14.14'
L20	N63°02'27"W	93.96'
L21	N1°09'22"E	27.75'
L22	N26°57'33"E	31.61'
L23	N18°02'27"W	16.97'
L24	N63°02'27"W	108.00'
L25	S26°57'33"W	49.03'
L26	N4°21'10"E	70.00'
L27	N3°53'53"E	18.20'
L28	N88°37'23"E	88.69'
L29	S85°08'50"E	108.45'
L30	N1°27'41"E	143.19'
L31	N2°47'31"W	77.02'
L32	N11°47'25"E	50.00'
L33	N19°37'55"E	100.13'
L34	S63°37'54"E	115.00'
L35	N71°22'06"E	14.14'
L36	N7°52'27"W	120.44'
L37	N26°40'37"E	26.92'
L38	S62°36'09"E	43.29'
L39	S63°25'44"E	26.85'
L40	S72°40'51"E	90.40'
L41	N72°40'51"W	77.25'
L42	S26°34'16"W	5.37'
L43	N26°34'16"E	5.18'
L44	N32°42'47"E	31.33'
L45	N63°25'44"W	26.85'
L46	S43°33'42"W	14.58'
L47	S46°27'19"E	13.70'
L48	S0°19'29"W	63.50'
L49	S12°00'14"W	67.72'
L50	S24°52'47"W	36.62'
L51	S63°25'44"E	50.68'
L52	N78°40'32"W	47.02'
L53	S75°50'52"W	61.34'
L54	S82°28'23"E	45.00'
L55	S37°28'23"E	14.14'

LINE DATA		
NUMBER	BEARING	DISTANCE
L56	S67°19'20"W	20.00'
L57	S52°34'03"E	34.94'
L58	N88°50'43"W	62.27'
L59	N78°11'00"W	62.30'
L60	N75°28'04"W	60.98'
L61	N73°03'42"W	60.05'
L62	N72°57'05"W	56.75'
L63	N70°44'20"W	52.84'
L64	N69°11'11"W	52.84'
L65	N67°38'01"W	52.84'
L66	N66°04'51"W	52.84'
L67	N64°31'41"W	52.84'
L68	N62°58'31"W	52.84'
L69	N61°32'23"W	52.85'
L70	N60°02'36"W	51.11'
L71	N60°02'36"W	40.00'
L72	N15°02'36"W	14.14'
L73	S73°43'47"W	14.14'
L74	N62°50'36"W	34.20'
L75	N64°22'14"W	43.26'
L76	N64°31'48"W	43.24'
L77	N66°11'17"W	43.23'
L78	N67°17'28"W	43.21'
L79	N68°09'38"W	43.20'
L80	N70°03'08"W	43.19'
L81	N70°07'40"W	43.19'
L82	N72°45'49"W	43.17'
L83	N72°45'49"W	44.64'
L84	N75°00'36"W	45.01'
L85	N75°39'05"W	45.03'
L86	N77°56'12"W	45.13'
L87	N79°45'19"W	45.26'
L88	N31°42'25"W	13.37'
L89	S47°47'04"E	18.67'
L90	N67°50'11"E	19.27'
L91	S15°19'08"E	30.18'
L92	S55°00'26"E	33.94'
L93	S81°50'56"E	62.87'
L94	S71°12'11"E	45.03'
L95	S63°40'19"E	59.46'
L96	S23°56'29"E	15.00'
L97	S18°25'44"E	8.49'
L98	S58°02'16"W	17.34'
L99	N18°11'06"W	14.14'
L100	N26°48'54"E	43.25'
L101	N26°48'54"E	31.75'
L102	N32°42'47"E	21.58'
L103	N32°42'47"E	53.26'
L104	S32°42'47"W	50.64'
L105	S32°42'47"W	50.00'
L106	S32°23'45"W	64.97'
L107	S82°44'17"E	81.37'
L108	N63°19'23"W	54.17'
L109	S62°45'00"E	1239.82'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
22	E	6,628
23	E	6,220
24	E	6,052
25	E	6,000
26	E	6,000
27	E	6,000
28	E	6,000
29	E	6,000
30	E	6,000
31	E	6,000
32	E	6,000
33	E	6,000
34	E	6,000
35	E	6,056
36	E	7,833
37	E	7,833
38	E	7,833
39	E	7,833
40	E	7,500
41	E	5,841
42	E	5,750
43	E	5,750
44	E	5,750

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	F	1,739
2	F	6,260
3	F	6,274
4	F	6,581
5	F	7,499
6	F	8,316
7	F	9,067
8	F	9,272
9	F	8,162
10	F	7,357
11	F	7,510
12	F	7,372
13	F	7,282
14	F	6,264
15	F	6,250
16	F	6,250
17	F	6,250
18	F	6,250
19	F	6,250
20	F	6,250
21	F	6,250
22	F	6,250
23	F	6,584
24	F	7,869
25	F	7,392
26	F	6,623
27	F	6,426
28	F	6,929
29	F	7,894
30	F	6,699
31	F	7,013
32	F	6,859
33	F	6,574
34	F	6,388
35	F	6,388
36	F	6,388
37	F	6,388
38	F	6,388
39	F	6,388
40	F	6,391
41	F	6,307
42	F	6,200
43	F	480,779

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
25	I	4,005
26	I	6,751
27	I	5,400
28	I	5,400
29	I	5,400
30	I	5,400
31	I	5,400
32	I	5,400
33	I	5,400
34	I	5,399
35	I	5,399
36	I	5,399
37	I	5,399
38	I	5,399
39	I	5,399
40	I	5,399
41	I	5,399
42	I	5,290
43	I	5,048
44	I	9,712
45	I	8,267
46	I	5,491
47	I	5,624
48	I	5,625
49	I	5,625
50	I	5,625
51	I	5,625
52	I	5,625
53	I	5,625
54	I	5,625
55	I	5,625
56	I	5,625
57	I	5,625
58	I	5,625
59	I	5,625
60	I	5,625
61	I	9,524

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	J	5,400
2	J	5,400
3	J	5,400
4	J	5,400
5	J	5,400
6	J	5,400
7	J	5,400
8	J	5,400
9	J	5,400
10	J	5,400
11	J	6,466
12	J	6,466
13	J	5,400
14	J	5,400
15	J	5,400
16	J	5,400
17	J	5,400
18	J	5,400
19	J	5,400
20	J	5,400
21	J	5,400
22	J	5,400
23	J	6,129

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	K	5,625
2	K	5,625
3	K	5,625
4	K	5,625
5	K	5,625
6	K	5,625
7	K	5,625
8	K	5,625
9	K	6,116
10	K	6,116
11	K	5,625
12	K	5,625
13	K	5,625
14	K	5,625
15	K	5,625
16	K	5,625
17	K	5,625
18	K	5,621
19	K	5,292

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	L	411,268
2	L	5,722
3	L	5,594
4	L	5,599
5	L	5,595
6	L	5,597
7	L	5,591
8	L	5,592
9	L	5,585
10	L	5,583
11	L	5,673
12	L	5,656
13	L	5,715
14	L	5,826
15	L	6,010
16	L	5,746
17	L	5,396
18	L	6,973
19	L	5,288
20	L	6,018
21	L	5,973
22	L	5,775
23	L	5,576
24	L	5,464
25	L	5,598
26	L	5,655
27	L	5,675
28	L	5,718
29	L	5,726
30	L	5,678
31	L	6,640
32	L	6,498
33	L	5,178
34	L	5,213
35	L	5,222
36	L	5,287
37	L	5,314
38	L	5,518
39	L	5,609
40	L	5,621
41	L	5,827
42	L	5,667
43	L	5,669
44	L	5,756
45	L	5,740
46	L	5,479
47	L	5,682

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
48	L	6,978
49	L	5,824
50	L	6,591
51	L	6,771
52	L	6,720
53	L	6,879
54	L	6,175
55	L	5,975
56	L	8,320
57	L	6,355
58	L	5,744
59	L	5,862
60	L	5,976
61	L	6,089
62	L	6,202
63	L	6,160
64	L	6,010
65	L	5,953
66	L	6,107
67	L	5,722
68	L	5,833
69	L	5,800
70	L	5,701
71	L	5,625
72	L	5,626
73	L	6,264

FINAL PLAT  
BRIARWOOD  
PHASE 2

A SUBDIVISION OF 62.780 ACRES OF LAND  
LOCATED IN THE WILLIAM HINES SURVEY  
ABSTRACT NO. 53 TRAVIS COUNTY, TEXAS



**BGE, Inc.**  
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Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502



METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 62.780 ACRE TRACT OF LAND OUT OF THE WILLIAM HINES SURVEY NO. 53, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THE REMAINDER OF A CALLED 176.274 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AS CONVEYED TO ATX ELGIN DEV, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021141877 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 1.000 ACRE TRACT OF LAND AS CONVEYED TO BRENT COOKE (1/7TH INTEREST) BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022108869 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 1.000 ACRE TRACT OF LAND AS CONVEYED TO STEPHEN RYE (1/7TH INTEREST) BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022109321 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 1.000 ACRE TRACT OF LAND AS CONVEYED TO JONATHAN PAUL FLEMING (1/7TH INTEREST) BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022109888 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF A CALLED 1.000 ACRE TRACT OF LAND AS CONVEYED TO MELANIE WELLS (1/7TH INTEREST) BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022110114 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A CALLED 1.000 ACRE TRACT OF LAND AS CONVEYED TO ROSS HAMBRIGHT (1/7TH INTEREST) BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023083299 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 62.780 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2–inch iron rod found on the southwest right–of–way line of F.M. 1100 (80 feet wide) as dedicated by Volume 482, Page 422 and Volume 1536, Page 126, both of the Deed Records of Travis County, Texas, and by Document Number 202300185 of the Official Public Records of Travis County, Texas, and as shown on the Texas State Highway Department Right–of–Way Map dated October 1954, at the most easterly corner of the remainder of the above described ATX Elgin Tract 1, and at the most northerly corner of BRIARWOOD PHASE 1, a subdivision as recorded in Document Number 202300185 of the Official Public Records of Travis County, Texas, for the most easterly corner of the herein described tract, from which a broken TXDOT Type I concrete monument found on the southwest right–of–way line of said F.M. 1100, at an angle point in the northeast line of said BRIARWOOD PHASE 1, and at the northwest corner of a called 0.483 acre tract of land as conveyed to The Board of Trustees of the Elgin Independent School District by General Warranty Deed recorded in Document Number 2004015350 of the Official Public Records of Travis County, Texas, bears S 63°19'23" E a distance of 351.69 feet;

THENCE, with the southwest right–of–way line of said F.M. 1100, the northwest line of said BRIARWOOD PHASE 1 and the southeast line of the remainder of said ATX Elgin Tract 1, S 26°34'16" W, at a distance of 15.00 feet pass a 1/2–inch iron rod with cap stamped "BGE Inc" set on the southwest right–of–way line of said F.M. 1100, at the northwest corner of Block I of said BRIARWOOD PHASE 1, and continuing on with the northwest line of said BRIARWOOD PHASE 1 and the southeast line of the remainder of said ATX Elgin Tract 1, for a total distance of 1,013.12 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set at the beginning of a non–tangent curve to the left, for an exterior corner of the herein described tract;

THENCE, with the northwest lines of said BRIARWOOD PHASE 1 and the southeast lines of the remainder of said ATX Elgin Tract 1, the following twenty eight (28) courses:

- 1)Along said curve to the left, an arc distance of 46.42 feet, having a radius of 2,225.00 feet, a central angle of 01°11'43" and a chord which bears N 61°23'30" W a distance of 46.42 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;
- 2)S 28°00'39" 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 to the right, for an interior corner of the herein described tract;
- 3)Along said curve to the right, an arc distance of 39.85 feet, having a radius of 25.00 feet, a central angle of 91°19'57" and a chord which bears S 16°19'23" E a distance of 35.76 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for a point of tangency;
- 4)S 29°20'36" W a distance of 90.03 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the right;
- 5)Along said curve to the right, an arc distance of 38.66 feet, having a radius of 25.00 feet, a central angle of 88°36'33" and a chord which bears S 73°38'52" W a distance of 34.92 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;
- 6)S 27°57'09" W a distance of 70.00 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set at the beginning of a non–tangent curve to the right, for an interior corner of the herein described tract;
- 7)Along said curve to the right, an arc distance of 68.74 feet, having a radius of 1,965.00 feet, a central angle of 02°00'15" and a chord which bears S 61°02'43" E a distance of 68.73 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for a point of tangency;
- 8)S 60°02'36" E a distance of 84.34 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the right;
- 9)Along said curve to the right, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears S 15°02'36" E a distance of 35.36 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for a point of tangency;
- 10)S 29°57'24" W a distance of 90.00 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the right;
- 11)Along said curve to the right, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears S 74°57'24" W a distance of 35.36 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for a point of tangency;
- 12)N 60°02'36" W a distance of 84.34 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for a point of curvature of a curve to the left;
- 13)Along said curve to the left, an arc distance of 159.97 feet, having a radius of 1,825.00 feet, a central angle of 05°01'20" and a chord which bears N 62°33'16" W a distance of 159.92 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;
- 14)S 24°56'04" W a distance of 50.00 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 15)S 24°46'36" W a distance of 104.96 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 16)S 26°34'16" W a distance of 605.33 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 17)S 16°22'06" W a distance of 44.67 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 18)S 02°39'52" E a distance of 44.67 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 19)S 21°42'32" E a distance of 44.67 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 20)S 40°45'12" E a distance of 44.67 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 21)S 58°58'13" E a distance of 49.13 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;
- 22)S 62°36'09" E a distance of 256.77 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;
- 23)S 26°34'16" W a distance of 89.60 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for the beginning of a non–tangent curve to the right;
- 24)Along said curve to the right, an arc distance of 39.68 feet, having a radius of 25.00 feet, a central angle of 90°55'49" and a chord which bears S 71°55'57" W a distance of 35.64 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for a point of tangency;
- 25)N 62°36'09" W a distance of 129.20 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;
- 26)S 27°23'51" W a distance of 55.00 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set at the beginning of a non–tangent curve to the right, for an interior corner of the herein described tract;
- 27)Along said curve to the right, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and a chord which bears S 17°36'09" E a distance of 35.36 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for a point of tangency; and
- 28)S 27°23'51" W a distance of 100.24 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set on the northeast line of WESTWIND SUBDIVISION SECTION 3, a subdivision as recorded in Document Number 201400175 of the Official Public Records of Travis County, Texas, at the most southerly corner of the remainder of said ATX Elgin Tract 1, and at the southwest corner of said BRIARWOOD PHASE 1, for the most southerly corner of the herein described tract, from which a 1/2–inch iron pipe found on the northwest right–of–way line of County Line Road (right–of–way width varies, no deed of record found), at the most southerly corner of said ATX Elgin Tract 1, and at the most easterly corner of Lot 136, Block E of said WESTWIND SUBDIVISION SECTION 3, bears S 62°45'00" W a distance of 1,239.82 feet;

FINAL PLAT  
BRIARWOOD  
PHASE 2

A SUBDIVISION OF 62.780 ACRES OF LAND  
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THENCE, with southwest line of said ATX Elgin Tract 1 and the northeast line of said WESTWIND SUBDIVISION SECTION 3, N 62°45'00" W a distance of 614.63 feet to a 1/2–inch iron found at the most northerly corner of said Lot 136, and at the most easterly corner of Lot 126, Block E of said WESTWIND SUBDIVISION SECTION 3, for an angle point;

THENCE, continuing with southwest line of said ATX Elgin Tract 1 and the northeast line of said WESTWIND SUBDIVISION SECTION 3, N 62°49'58" W a distance of 273.78 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for the southwest corner of the herein described tract, from which a 1/2–inch iron pipe found at the most westerly corner of said ATX Elgin Tract 1, and at the most northerly corner of said WESTWIND SUBDIVISION SECTION 3, bears N 62°49'58" W a distance of 1,106.31 feet;

THENCE, leaving the northeast line of said WESTWIND SUBDIVISION SECTION 3 and over and across said ATX Elgin Tract 1, N 27°20'31" E a distance of 124.12 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 12°44'56" W a distance of 20.62 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set at the beginning of a non–tangent curve to the left, for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the left, an arc distance of 151.61 feet, having a radius of 50.00 feet, a central angle of 173°44'09" and a chord which bears N 09°37'00" W a distance of 99.85 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 26°57'33" E a distance of 451.68 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 18°02'27" W a distance of 14.14 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 63°02'27" W a distance of 93.96 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set at the beginning of a non–tangent curve to the left, for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the left, an arc distance of 148.03 feet, having a radius of 50.00 feet, a central angle of 169°37'57" and a chord which bears N 07°15'43" E a distance of 99.59 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 01°09'22" E a distance of 27.75 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 63°02'27" W a distance of 140.39 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 26°57'33" E a distance of 31.61 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 18°02'27" W a distance of 16.97 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 63°02'27" W a distance of 108.00 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for the most westerly corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 26°57'33" E a distance of 49.03 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for the point of curvature of a curve to the left;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the left, an arc distance of 75.74 feet, having a radius of 425.00 feet, a central angle of 10°12'38" and a chord which bears N 21°51'14" E a distance of 75.64 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for a point of reverse curvature;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the right, an arc distance of 34.01 feet, having a radius of 25.00 feet, a central angle of 77°57'13" and a chord which bears S 85°28'21" E a distance of 31.45 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set set for a point of reverse curvature;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the left, an arc distance of 11.20 feet, having a radius of 1,835.00 feet, a central angle of 00°20'58" and a chord which bears N 55°43'32" E a distance of 11.20 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 04°21'10" E a distance of 70.00 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set at the beginning of a non–tangent curve to the left, for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, along said curve to the left, an arc distance of 14.01 feet, having a radius of 1,765.00 feet, a central angle of 00°27'17" and a chord which bears S 85°52'28" E a distance of 14.01 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 03°53'53" E a distance of 18.20 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 88°37'23" E a distance of 88.69 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, S 85°08'50" E a distance of 108.45 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 62°10'23" E a distance of 143.20 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 01°27'41" E a distance of 143.19 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 02°47'31" W a distance of 77.02 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 11°47'25" E a distance of 50.00 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 19°37'55" E a distance of 100.13 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 07°09'24" E a distance of 136.19 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 63°37'54" W a distance of 244.43 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 26°22'06" E a distance of 133.47 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an exterior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, S 63°37'54" E a distance of 115.00 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 71°22'06" E a distance of 14.14 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an interior corner of the herein described tract;

THENCE, continuing over and across said ATX Elgin Tract 1, N 26°22'06" E a distance of 563.97 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 07°52'27" W a distance of 120.44 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set for an angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 26°40'37" E a distance of 26.92 feet to a 1/2–inch iron rod with cap stamped "BGE Inc" set on the southwest right–of–way line of said F.M. 1100 and the northeast line of said ATX Elgin Tract 1, for the most northerly corner of the herein described tract;

THENCE, with the southwest right–of–way line of said F.M. 1100 and the northeast line of said ATX Elgin Tract 1, S 63°19'23" E a distance of 1,333.23 feet to the POINT OF BEGINNING and containing 62.780 acres (2,734,717 square feet) of land, more or less.



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TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502



STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT ATX ELGIN DEV, LLC, BEING THE OWNER OF A 62.780 ACRE TRACT OF LAND IN THE WILLIAM HINES SURVEY, ABSTRACT NO. 53, TRAVIS COUNTY, TEXAS, BEING OUT OF CALLED 176.274 ACRE TRACT OF LAND (TRACT 1) AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021141877 OF THE THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND THAT BRENT COOKE, OWNER OF AN UNDIVIDED 1/7TH INTEREST IN A 1.000 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022108869, AND THAT MELANIE WELLS, OWNER OF AN UNDIVIDED 1/7TH INTEREST IN A 1.000 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022101114, AND THAT WILL ROLLO, OWNER OF AN UNDIVIDED 1/7TH INTEREST IN A 1.000 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2023083299, AND THAT JOHN PAUL FLEMING, THE OWNER OF AN UNDIVIDED 1/7TH INTEREST IN A 1.000 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022109888, AND THAT STEPHEN RYE, OWNER OF AN UNDIVIDED 1/7TH INTEREST IN A 1.000 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022109321, ALL OF IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, DOES HEREBY SUBDIVIDE THE FOREMENTIONED 62.780 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

BRIARWOOD PHASE 2

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

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

ATX ELGIN DEV, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

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

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

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

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

STATE OF TEXAS §  
COUNTY OF TRAVIS §

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

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY’S NAME  
MY COMMISSION EXPIRES

TO CERTIFY WHICH, WITNESS MY HAND, THIS THE DAY OF , 20,

BRENT COOKE  
C/O ATX ELGIN DEV, LLC  
101 PARKLANE BLVD., SUITE 102  
SUGAR LAND, FORT BEND COUNTY, TEXAS 77478

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED BRENT COOKE, 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 DATE

PRINT NOTARY’S NAME  
MY COMMISSION EXPIRES

TO CERTIFY WHICH, WITNESS MY HAND, THIS THE DAY OF , 20,

MELANIE WELLS  
C/O ATX ELGIN DEV, LLC  
101 PARKLANE BLVD., SUITE 102  
SUGAR LAND, FORT BEND COUNTY, TEXAS 77478

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MELANIE WELLS, 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 DATE

PRINT NOTARY’S NAME  
MY COMMISSION EXPIRES

FINAL PLAT  
BRIARWOOD  
PHASE 2

A SUBDIVISION OF 62.780 ACRES OF LAND  
LOCATED IN THE WILLIAM HINES SURVEY  
ABSTRACT NO. 53 TRAVIS COUNTY, TEXAS

TO CERTIFY WHICH, WITNESS MY HAND, THIS THE DAY OF , 20,

WILL ROLLO  
C/O ARMBRUST & BROWN, PLLC  
100 CONGRESS AVENUE, SUITE 1300,  
AUSTIN, TEXAS 78701101

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED WILL ROLLO, 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 DATE

PRINT NOTARY’S NAME  
MY COMMISSION EXPIRES

TO CERTIFY WHICH, WITNESS MY HAND, THIS THE DAY OF , 20,

JONATHAN PAUL FLEMING  
C/O ATX ELGIN DEV, LLC  
101 PARKLANE BLVD., SUITE 102  
SUGAR LAND, FORT BEND COUNTY, TEXAS 77478

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JONATHAN PAUL FLEMING, 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 DATE

PRINT NOTARY’S NAME  
MY COMMISSION EXPIRES

TO CERTIFY WHICH, WITNESS MY HAND, THIS THE DAY OF , 20,

STEPHEN RYE  
C/O ATX ELGIN DEV, LLC  
101 PARKLANE BLVD., SUITE 102  
SUGAR LAND, FORT BEND COUNTY, TEXAS 77478

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED STEPHEN RYE, 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 DATE

PRINT NOTARY’S NAME  
MY COMMISSION EXPIRES  
STATE OF TEXAS §  
COUNTY OF TRAVIS §

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

PRELIMINARY PENDING  
FINAL REVIEW

JOHN KIM, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 135480  
BGE, INC.  
101 WEST LOUIS HENNA BLVD, SUITE 400  
AUSTIN, TEXAS 78728

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DAMIAN G. FISHER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ELGIN, TEXAS, PRIOR TO RECORDATION OF THE FINAL PLAT.

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

DAMIAN G. FISHER, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6928  
BGE, INC.  
101 WEST LOUIS HENNA BLVD, SUITE 400  
AUSTIN, TEXAS 78728



BGE, Inc.  
101 West Louis Henna Blvd., Suite 400  
Austin, Texas 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502



GENERAL NOTES:

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF ELGIN'S FULL PURPOSE CITY LIMITS, WITHIN TRAVIS COUNTY.
2. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83
3. THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS, MAP NUMBER 48453C0510H, EFFECTIVE SEPTEMBER 26, 2008. ANY FLOODPLAIN BOUNDARIES SHOWN HEREON ARE APPROXIMATE AND ARE NOT DEPICTED AS A RESULT OF AN ON THE GROUND SURVEY.
4. THIS FINAL PLAT IS IN GENERAL CONFORMANCE WITH THE PRELIMINARY PLAT.
5. NO DWELLING STRUCTURE MAY BE OCCUPIED UNTIL SUCH TIME AS WATER AND WASTEWATER CONNECTIONS ARE FULLY OPERATIONAL.
6. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, AND SIMILAR UTILITY SERVICE LINES SHALL BE PLACED UNDERGROUND, SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE.
7. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.
8. ALL RESPONSIBILITY FOR THE ADEQUACY OF THIS PLAT REMAINS WITH THE ENGINEER. APPROVAL OF THIS PLAT BY THE CITY OF ELGIN DOES NOT REMOVE THESE RESPONSIBILITIES.
9. THE ESTIMATED AVERAGE SINGLE FAMILY LOT SIZE IS 6,043 S.F.

A. <6,000 S.F.125

B. 6,000 –7,500 S.F.72

C. 7,500 –9,000 S.F.12

D. >9,000 S.F.3
10. PARKLAND REQUIREMENTS FOR THE DEVELOPMENT WILL BE SATISFIED AS FOLLOWS:

REQUIRED PER DEVELOPMENT AGREEMENT:32.61 AC.

PREVIOUSLY DEDICATED:3.15 AC.

PROPOSED THIS PHASE:23.89 AC.

REMAINING PARKLAND DEDICATION WILL BE INCORPORATED INTO FUTURE FINAL PLATS
11. A TEN FOOT PUBLIC UTILITY EASEMENT ADJACENT TO ALL RIGHTS-OF-WAY IS HEREBY DEDICATED.
12. FIVE FOOT WIDE DRAINAGE EASEMENTS ALONG THE SIDE OR REAR LOT LINES ARE DEDICATED AS SHOWN HEREON AND SHALL BE FOR THE BENEFIT OF THE HOMEOWNERS' ASSOCIATION (HOA). LOTS AFFECTED BY SAID DRAINAGE EASEMENTS SHALL RECEIVE AND CONVEY DRAINAGE FROM OUTSIDE THE LOT BOUNDARY AND SHALL BE GRADED SO THAT DRAINAGE IS CONVEYED TO THE DRAINAGE EASEMENTS DEPICTED ON THE PLAT AND NO IMPROVEMENT SHALL RESTRICT OR IMPAIR THE FLOW OF WATER WITHIN A DRAINAGE EASEMENT.

CITY OF ELGIN:  
CERTIFICATE OF APPROVAL:

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

CHAIRPERSONDATE

_____, CHAIR

RECORDING SECRETARYDATE

_____, SECRETARY

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS THE ____ DAY OF _____, 20__ A.D., DULY RECORDED ON THIS THE ____ DAY OF _____, 20__ A.D., AT O'CLOCK __.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, ON THIS THE ____ DAY OF _____, 20__ A.D.,

_____  
DYANA LIMON-MERCADO  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: _____  
DEPUTY

FINAL PLAT

BRIARWOOD

PHASE 2

A SUBDIVISION OF 62.780 ACRES OF LAND  
LOCATED IN THE WILLIAM HINES SURVEY  
ABSTRACT NO. 53 TRAVIS COUNTY, TEXAS



**BGE, Inc.**  
101 West Louis Henna Blvd., Suite 400  
Austin, Texas 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502



## METES &amp; BOUNDS DESCRIPTION

FIELD NOTES FOR A 0.926 ACRE TRACT OF LAND OUT OF THE WILLIAM HINES SURVEY NO. 53, TRAVIS COUNTY, TEXAS; BEING OUT OF THE REMAINDER OF A CALLED 176.274 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AS CONVEYED TO ATX ELGIN DEV, LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021141877 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.926 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

**COMMENCING for POINT OF REFERENCE** at a 1/2-inch iron pipe found on the northwest right-of-way line of County Line Road (right-of-way width varies, no deed of record found) at southeast corner of the remainder of the above described ATX Elgin Tract 1, and at the most easterly corner of Lot 136, Block E of WESTWIND SUBDIVISION SECTION 3, a subdivision as recorded in Document Number 201400175 of the Official Public Records of Travis County, Texas; Thence, with the northwest right-of-way line of said County Line Road and the southeast line of the remainder of said ATX Elgin Tract 1, N 27°20'13" E a distance of 398.24 feet, to a calculated point for the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, departing the northwest right-of-way line of said County Line Road, over and across said ATX Elgin Tract 1, N 18°25'44" W a distance of 46.53 feet to a calculated angle point;

THENCE, continuing over and across said ATX Elgin Tract 1, N 63°25'44" W a distance of 620.01 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the most easterly corner of Lot 16, Block A of BRIARWOOD PHASE 1, a subdivision recorded in Document Number 202300185 of the Official Public Records of Travis County, Texas, at the southeast terminus of Suttles Drive (60 feet wide) as dedicated by said BRIARWOOD PHASE 1 for the southwest corner of the herein described tract from which a 1/2-inch iron rod with cap stamped "BGE INC" set on the north line of said Lot 136, at the southwest corner of the remainder of said ATX Elgin Tract 1, and at the most southerly corner of said BRIARWOOD PHASE 1, bears S 26°34'16" W a distance of 423.43 feet;

THENCE, with the east terminus line of said Suttles Drive, N 26°34'16" E a distance of 60.00 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set at the most southerly corner of Lot 1, Block B of said BRIARWOOD PHASE 1, and at the northeast terminus of said Suttles Drive, for northwest corner of the herein described tract from which a 1/2-inch iron rod with cap stamped "BGE INC" set on the south right-of-way line of Briar Brush Lane (70 feet wide), as dedicated by said BRIARWOOD PHASE 1, at the northwest corner of the remainder of said ATX Elgin Tract 1, and at the most easterly corner of Lot 24, Block B of said BRIARWOOD PHASE 1, bears N 26°34'16" E distance of 865.48 feet;

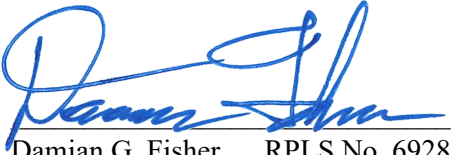
THENCE, departing the terminus line of said Suttles Drive, over and across said ATX Elgin Tract 1, S 63°25'44" E a distance of 620.54 feet to a calculated angle point;



THENCE, continuing over and across said ATX Elgin Tract 1, N 71°34'16" E a distance of 48.18 feet to a calculated point on the northwest right-of-way line of said County Line Road and the southeast line of the remainder of said ATX Elgin Tract 1, for the northeast corner of the herein described tract from which a 1/2-inch iron rod with cap stamped "BGE INC" set on the northwest right-of-way line of said County Line Road, at the northeast corner of the remainder of said ATX Elgin Tract 1, and at the southeast terminus of said Briar Brush Lane, bears N 27°20'13" E a distance of 818.73 feet;

THENCE, with the northwest right-of-way line of said County Line Road and the southeast line of the remainder of said ATX Elgin Tract 1, S 27°20'13" W a distance of 126.98 feet to the **POINT OF BEGINNING** and containing 0.926 acres (40,346 square feet) of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on September 8, 2021 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone 4203. Distances shown hereon are in surface and can be converted to grid by multiplying by the combined scale factor of 0.9999262575. A sketch accompanies this description.

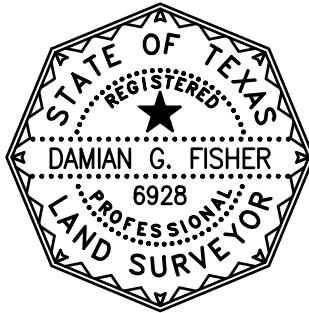
  
Damian G. Fisher RPLS No. 6928

BGE, Inc.

101 West Louis Henna Blvd, Suite 400  
Austin, Texas 78728

Telephone: (512) 879-0400

TBPLS Licensed Surveying Firm No. 10106502



02/08/2024

Date

Client: Ashton Gray  
Date: February 8, 2024  
Job No: 10446-00



# LEGEND

DOC. NO. 202300185  
O.P.R.T.C. P.O.B. P.O.R.  
DOCUMENT NUMBER  
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY  
POINT OF BEGINNING  
POINT OF REFERENCE  
CALCULATED POINT  
1/2-INCH IRON ROD SET WITH CAP STAMPED "BGE INC"  
FOUND 1/2-INCH IRON PIPE  
SCALE BREAK SYMBOL

BRIAR BRUSH LANE 70' R.O.W.  
DOC. NO. 202300185 O.P.R.T.C.

## LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 18°25'44" W	46.53'
L2	N 26°34'16" E	60.00'
L3	N 71°34'16" E	48.18'
L4	S 27°20'13" W	126.98'

BRIARWOOD PHASE 1  
DOC. NO. 202300185  
O.P.R.T.C.

0.926 ACRE  
40,346 SQUARE FEET  
TEMPORARY ACCESS  
EASEMENT

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

SUTTLES DRIVE  
60' R.O.W.  
DOC. NO. 202300185  
O.P.R.T.C.

COUNTY LINE ROAD  
R.O.W. WIDTH VARIES  
NO DEED OF RECORD FOUND

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

WILLIAM HINES  
SURVEY NO. 53

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

BEARING BASIS

BEARING ORIENTATION IS BASED ON  
THE TEXAS STATE PLANE  
COORDINATE SYSTEM, CENTRAL  
ZONE 4203, NAD83



**BGE, Inc.**

101 West Louis Henna Blvd, Suite 400, Austin, TX 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Licensed Surveying Firm No. 10106502

SCALE: 1"=100'

SHEET 3

OF 3

Copyright 2024





# Development Services Department

## STAFF REPORT

### Review, Discuss, and provide Input regarding Rhode Tract PDD

**Date:** March 19, 2024

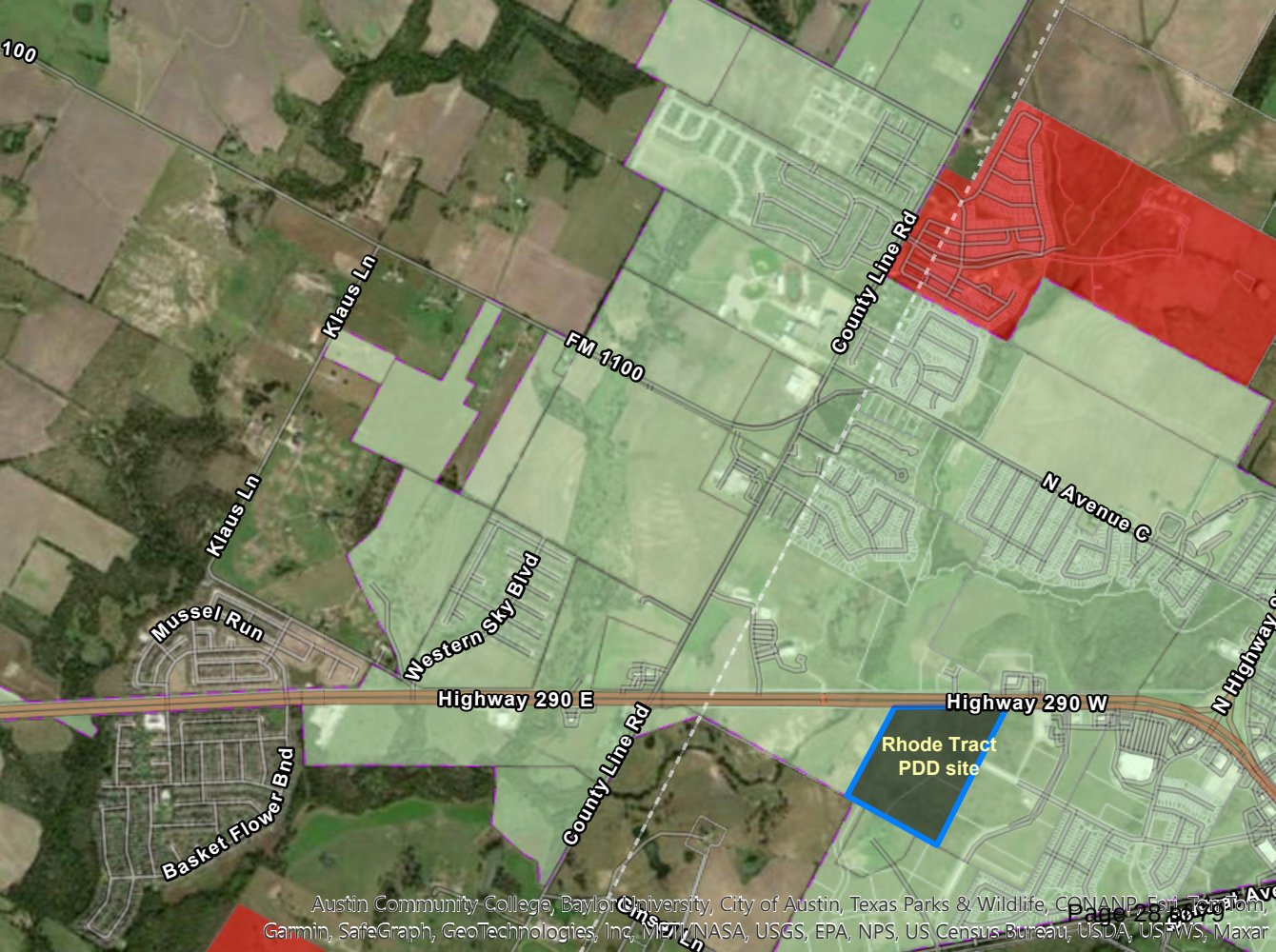
**Applicant:** Erin Welch, BGE, Inc.

**Location:** Parcel Numbers 11945 and 8731878 (~860' west of Roy Rivers Road)

#### 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. Staff has also provided a City Limits Map to assist with the overall development pattern of the area and its location. The lot outlined in blue lines is making the request.





## PDD REZONING APPLICATION

Date: 3/8/2024

New ☒ Modification ☐

Modification of _____

### SITE INFORMATION

Project Address: US 290 Frontage, Elgin, TX 78621 (~860' west of Roy Rivers Road)

Parcel Identification Number (if no address): 11945 8731878

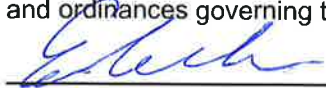
### APPLICANT

Name: Erin Welch - BGE, Inc.

Postal Address: 1701 Directors Boulevard, Suite 1000, Austin, TX 78744

E-Mail Address: ewelch@bgeinc.com; Phone Number: (512) 879-0431

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.

 Erin Welch 3/8/2024

Signature

Printed Name

Date

### Project Description:

Commercial center with pad sites, hotel, anchors, junior anchors

_____  
_____  
_____  
_____  
_____  
_____  
_____  
_____



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



(512) 281-0119



[www.elgintexas.gov](http://www.elgintexas.gov)



# OWNER'S AUTHORIZATION LETTER

Project Site Address: US 290 Frontage, Elgin, TX 7861 (~860' west of Roy Rivers Rd.)

I/we hereby certify that I/we am/are the owner(s) of the above-described property. I/we am/are respectfully requesting processing and approval of permit(s) and/or project(s) reviews. I/we hereby authorize the Applicant listed on this letter to act on my/our behalf during the processing, review, presentation of this request and any inspections associated with this request. They shall be the principal contact with the City during the processing, review, presentation of this request and any inspections associated with this request

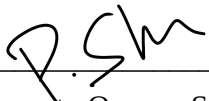
Erin Welch - BGE, Inc.

3/8/2024

Name of Permit Applicant or Company (Print)

Date

---

  
1st Property Owners Signature 3-6-24  
Date

AV Elgin 46 LP

Shravan Parsi, it's Manager

1st Property Owners Printed Name Date

  
2nd Property Owners Signature 3-6-24  
Date

AV Elgin 46 QOF LP

Shravan Parsi, it's Manager

2nd Property Owners Printed Name Date

  
3rd Property Owners Signature 3-6-24  
Date

MRRM QOZP, LP

Shravan Parsi, it's Manager

3rd Property Owners Printed Name Date

**Additional owners please provide their signatures, date, printed name, and date on separate letter. Failure to provide additional property owner(s) and/or produce incorrectly may result in delay.**

**Be aware the person(s) who represent a corporation, limited liability company (LLC), or similar type of corporation regarding property ownership must provide documentation along with this letter indicating they have authority to sign for said corporation. Failure to provide may result in delay.**



March 8, 2024

Beau Perry, P.E.  
Planning & Development Review  
City of Elgin  
802 N. Avenue C  
Elgin, Texas 78621

**RE: Rhode Tract PDD**

Dear Beau:

BGE, Inc. is pleased to submit the Rhode Tract Planned Development District for review. The following information provides a general framework of the proposed commercial development.

**The Property**

The subject property consists of approximately 60 acres, located on the south side of US 290. Lee Dildy Boulevard right-of-way currently terminates at the property's eastern boundary. The Elgin Business Park is located adjacent to the southern boundary of the property. The site is in Elgin's full-purpose jurisdiction and is currently zoned C-3 (Commercial Highway).

**The Development**

The proposed Rhode Tract commercial center will be comprised of anchors, junior anchors, pad sites, and a hotel, with associated parking, utilities, access, and circulation. Access will be provided by multiple new public roadways. The project proposes two (2) new public connections along the northern property boundary from US 290 for ingress and egress. Offsite transportation improvements may be required and will be detailed in the Traffic Impact Analysis to be submitted subsequently to this application. Lee Dildy Boulevard is proposed to extend through the site from the current terminus on the eastern property boundary (matching the existing 80' right-of-way), then bending southward and widening slightly to connect to the newly replatted right-of-way in the Elgin Business Park (matching the platted 90' right-of-way). Access to the southeastern parcel within the commercial center will be provided via a private drive, to be designed and constructed to public roadway standards, and contained within an associated access easement. The City of Elgin will provide both retail water and wastewater service to the property. It is assumed that the project will be removed from Aqua WSC's CCN and added to the City of Elgin's CCN for water service to the site. The proposed development will meet the commercial needs of this growing area of Elgin.

**The PDD**

The Rhode Tract PDD includes multiple modifications to the City of Elgin's Code of Ordinances. These modifications are detailed within the PDD document as Exhibit "C", and include elements such as setbacks, building height, impervious cover, prohibited land uses, parking, street standards, utilities, drainage and storm sewers, stormwater quality, and landscaping.



Rhode Tract Narrative Description  
March 7, 2024  
Page 2

We look forward to your review of the Rhode Tract PDD and are available to answer any questions or comments you may have.

Sincerely,



Erin Welch  
Project Manager, Site Development

Attachments

cc: John Kaschak, William Little, Shravan Parsi  
(AV Elgin Investors, 46 / AF Elgin 46 QOF Investors / MRRM QOZP)  
Nathan Siems, Bailey Sullivan, Patrick Weber – MarketSquare Architects  
Thomas Pharr, P.E. – BGE, Inc.

**AGREEMENT AND DEVELOPMENT PLAN**  
**RHODE TRACT**  
**PLANNED DEVELOPMENT DISTRICT (“PDD”)**

**THE STATE OF TEXAS     §**

**COUNTY OF BASTROP     §**

**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 AV Elgin Investors 46, LLC, a Texas limited liability company, and AV Elgin 46 QOF Investors, LLC, a Texas limited liability company, and MRRM QOZP, LP, a Texas limited partnership, their 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 sixty (60) 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 **Exhibit “C”** of this Agreement; and

**WHEREAS**, on _____, 2024, 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 **Exhibit “C”** herein the “Plan”.

#### 2. **REZONING**

The Owner, as part of the City’s consideration for the PDD, voluntarily requests that the Property’s zoning be changed from C-3 (Highway Commercial) to PDD (Planned Development District). The Property will retain C-3 as the base zoning district.

#### 3. **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.

#### 4. **ZONING VIOLATION**

The Owner, its 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 Public Records of Bastrop County, thereby placing future purchasers of the property on notice of all of the terms and conditions of this Plan.

#### 5. **MISCELLANEOUS PROVISIONS**

##### 5.1 **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.

##### 5.2 **Necessary Documents and Actions.**

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.

**5.3 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.

**5.4 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.

**5.5 Applicable Law.**

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

**5.6 Venue.**

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

**5.7 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.

**5.8 Duplicate Originals.**

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

**5.9 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 part shown below:

OWNER:  
American Ventures  
1801 Lavaca Street, Suite 116  
Austin, Texas 78701  
Attn: John Kaschak

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



**5.10 Effective Date.**

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

**5.11 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.

**5.12 Binding Effect.**

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

**5.13 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 C-3 (the zoning ordinances in effect at the time of approval of this PDD).

## II

### DEVELOPMENT: GENERAL INFORMATION

#### 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 sixty (60) 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 Plan**, 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. The Concept Plan depicts the Development Plan (**Exhibit “C”**) for the property.

**Exhibit “C”, Development Plan**, depicts the development standards for the Commercial parcels within the Property.

#### **6. TREE PRESERVATION PLAN**

A tree preservation plan per Section 36-30(n) will be provided with the preliminary plat application for the project.

#### **7. DEVELOPMENT STANDARDS, TRAFFIC IMPACT ANALYSIS, PERIMETER IMPROVEMENTS**

##### **7.1 Development Standards**

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

##### **7.2 Traffic Impact**

The Owner will pay for and will provide the City a free copy of a Traffic Impact Analysis (TIA, see **Exhibit “D”**) as it relates to the direct impact of projected new traffic created by this Project. Any recommendation for improvements to City roadways will be evaluated and negotiated with the City, separate from this Agreement, however any such improvements that involve costs to the Owner will be prorated based on the direct impact of this Project. Any recommendation for improvement to TxDOT roadways will be evaluated and negotiated with TxDOT, separate from this Agreement, however any such improvements that involve costs to the Owner will be prorated based on the direct impact of this Project.

The Owner will also provide a copy of the TIA to the State, however the State is not a party to this Agreement. The City agrees to not withhold or delay the Owner in the City entitlement process for the Project for any offsite State roadway improvement recommendations.

### **7.3 Perimeter Improvements**

No perimeter or offsite improvements are required for this Project, except those required for existing utility connections, connections to existing roadways, and signage for the subdivision.

## **8. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN**

### **8.1 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 “B”** or alter the Commercial 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. Minor alterations to the Concept Plan may be made administratively as part of the Final Plat and/or Construction Plan application processing.

### **8.2 Major Changes**

All changes not permitted under Section 8.1 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.



**OWNER:**

**AV Elgin Investors 46, LLC, a Texas limited liability company**

**By:** _____  
**Shravan Parsi, Manager**

**AV Elgin 46 QOF Investors, LLC, a Texas limited liability company**

**By:** _____  
**Shravan Parsi, Manager**

**MRRM QOZP, LP, a Texas limited partnership**

**By:** _____  
**Shravan Parsi, Manager**

**STATE OF TEXAS**

**BASTROP COUNTY**

**Sworn and subscribed before me this the ____ day of _____, 2024 by Shravan Parsi, Manager of AV Elgin Investors 46, LLC, a Texas limited liability company.**

_____  
**Signature of Notary Public**

**STATE OF TEXAS**

**BASTROP COUNTY**

**Sworn and subscribed before me this the ____ day of _____, 2024 by Shravan Parsi, Manager of AV Elgin 46 QOF Investors, LLC, a Texas limited liability company.**

_____  
**Signature of Notary Public**

**STATE OF TEXAS**

**BASTROP COUNTY**

Sworn and subscribed before me this the _____ day of _____, 2024 by Shravan Parsi, Manager of MRRM QOZP, LP, a Texas limited partnership.

_____  
Signature of Notary Public

**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 _____, 2024 by Theresa McShan, Mayor, City of Elgin, Texas.

_____  
Signature of Notary Public

**STATE OF TEXAS**

**BASTROP COUNTY**

Sworn and subscribed before me this the _____ day of _____, 2024 by Jennifer Stubbs, City Secretary, City of Elgin, Texas.

_____  
Signature of Notary Public



## **LIST OF EXHIBITS**

Exhibit “A” – Metes and Bounds Description

Exhibit “B” – Concept Plan

Exhibit “C” – Development Plan (with Development Standards)

Exhibit “D” – Proposed Lotting and Access Scenario with ROW Sections

Exhibit “E” – Traffic Impact Analysis

**EXHIBIT “A”**

**METES AND BOUNDS DESCRIPTION OF THE PROPERTY**



METES & BOUNDS DESCRIPTION

FIELD NOTES FOR A 59.987 ACRE TRACT OF LAND OUT OF THE ELIZABETH STANDIFER SURVEY, ABSTRACT NO. 59, AND THE JONATHAN BURLESON SURVEY, ABSTRACT NO. 18, BOTH OF BASTROP COUNTY, TEXAS; BEING ALL OF A CALLED 45.555 ACRE TRACT OF LAND AS CONVEYED TO AV ELGIN 46 QOF LP and AV ELGIN 46 LP BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 202309924 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS AND BEING ALL OF A 14.432 ACRE TRACT OF LAND AS CONVEYED TO TRIDENT INFRA LLC BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 202311153 OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS; SAID 59.987 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found on the south right-of-way line of U.S. Highway 290 (240 feet wide) as shown on the State of Texas State Department of Highways and Public Transportation map Control No. 114-4-37, at the northeast corner of the above described 45.555 acre tract and at the northwest corner of Lot 2, Block A of Elgin Business Park II, a subdivision as recorded in Cabinet 6, Page 116A of the Plat Records of Bastrop County, Texas, for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

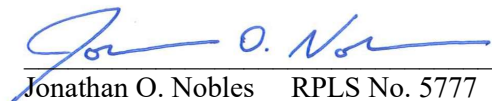
THENCE, partially with the east line of said 45.555 acre tract, partially with the east line of the above described 14.432 acre tract and with the west line of said Elgin Business Park II, S 24°45'58" W, pass a 1/2-inch iron rod with cap stamped "Sherwood Survey" found at the north corner of the westerly terminus of Lee Dildy Boulevard (80 feet wide) as dedicated by said plat of Elgin Business Park II, and at the southeast corner of said Lot 2, Block A at a distance of 805.54 feet, pass a 1/2-inch iron rod with cap stamped "Sherwood Survey" found at the south corner of the westerly terminus of said Lee Dildy Boulevard and at the northwest corner of Lot 3, Block B of said Elgin Business Park II at a distance of 885.64, pass a 1/2-inch iron rod found at the southwest corner of said Lot 3, Block B and at the northwest corner of Lot 4, Block B of said Elgin Business Park II at a distance of 1,647.49 feet, and continuing on for a total distance of 2,178.49 feet to a 1/2-inch iron rod found on the north line of Lot 1, Block A of Elgin Business Park III, a subdivision as recorded in Cabinet 6, Page 116B of the Plat Records of Bastrop County, Texas, at the southeast corner of said 14.432 acre tract and at the southwest corner of said Lot 4, Block B, for the southeast corner of the herein described tract;

THENCE, partially with the south line of said 14.432 acre tract, partially with the south line of said 45.555 acre tract, partially with the north line of said Lot 1, Block A of Elgin Business Park III and partially with the north line of Elgin Business Park III Phase III, a subdivision as recorded in Cabinet 7, Page 150A of the Plat Records of Bastrop County, Texas, N 62°52'11" W, pass a 5/8-inch iron rod found at a distance of 1,184.48 feet, pass a 1/2-inch iron rod found at the northwest corner of said Elgin Business Park III Phase III and at the northeast corner of a called 206.8 acre tract of land as conveyed to PRN Properties, LP by General Warranty Deed recorded in Document Number 2012016371 of the Official Public Records of Travis County, Texas, at a distance of 1,354.69 feet and continuing on with the north line of said PRN 206.8 acre tract for a total distance of 1,490.06 feet to a punch mark in concrete found on the north line of said PRN 206.8 acre tract, at the southwest corner of said 45.555 acre tract and at the southeast corner of a called 109.36 acre tract of land as conveyed to Elsie E. Neidig Family Partnership by Warranty Deed recorded in Volume 530, Page 558 of the Official Records of Bastrop County, Texas, for the southwest corner of the herein described tract;

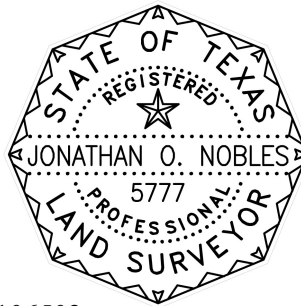
THENCE, with the west line of said 45.555 acre tract and the east line of said Neidig 109.36 acre tract, N 27°31'55" E a distance of 1,431.71 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set on the south right-of-way line of said U.S. Highway 290, at the northwest corner of said 45.555 acre tract and at the northeast corner of said Neidig 109.36 acre tract, for the northwest corner of the herein described tract, from which a TXDOT Type I concrete right-of-way monument found bears S 88°56'39" W a distance of 1,120.37 feet, also from which a 1/2-inch iron rod found bears N 55°22'15" E a distance of 2.72 feet;

THENCE, with the south right-of-way line of said U.S. Highway 290 and the north line of said 45.555 acre tract, N 88°56'39" E, pass a TXDOT Type I concrete right-of-way monument found at a distance of 1,378.47 feet, and continuing on for a total distance of 1,577.19 feet to the **POINT OF BEGINNING** and containing 59.987 acres of land, more or less.

I hereby certify that these notes were prepared from a survey made on the ground by BGE Inc., under my supervision on February 18, 2023 and are true and correct to the best of my knowledge. Bearing orientation is based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone 4203. This document was prepared under 22 Texas Administrative Code §138.95, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

  
Jonathan O. Nobles RPLS No. 5777

BGE, Inc.  
101 West Louis Henna Blvd, Suite 400  
Austin, Texas 78728  
Telephone: (512) 879-0400  
TBPLS Licensed Surveying Firm No. 10106502



3/6/2024

Date

Client: American Ventures  
Date: March 6, 2024  
Job No: 12515-00, 11387-00

**EXHIBIT “B”**  
**CONCEPT PLAN**



## 60 ACRES IN ELGIN, TX

RETAIL PARCEL NUMBER	SQ FT	OUTPARCEL NUMBER	SQ FT	HOTEL	SQ FT
1	5,000	1	68,975	24	31,400
2	5,000	2	31,570	TOTAL	31,400
3	10,000	3	36,400		
4	10,000	4	31,470		
5	5,000	5	50,960		
6	5,000	6	18,500		
7	5,000	7	34,305		
8	5,000	8	23,693		
9	6,475	TOTAL	295,873		
10	10,000				
11	9,250				
12	91,550				
13	10,000				
14	18,300				
15	7,760				
16	5,000				
17	5,000				
18	5,000				
19	17,030				
20	16,170				
21	57,220				
22	20,000				
23	20,000				
TOTAL	348,665				

RETAIL= 200 SQ FT / SPACE  
OFFICE= 300 SQ FT / SPACE  
HOTEL = 1.5 x PER ROOM

TOTAL PARKING REQUIRED = 1,999  
TOTAL PARKING PROVIDED = 2,009

OUTPARCEL NUMBER	SQ FT
1	68,975
2	31,570
3	36,400
4	31,470
5	50,960
TOTAL	219,375

PARCEL NUMBER	SQ FT
7	5,000
8	5,000
9	6,475
10	10,000
11	9,250
12	91,550
13	10,000
14	18,300
15	7,670
16	5,000
17	5,000
18	5,000
TOTAL	178,245

PARKING REQUIRED :  $178,245 / 200 = 892$   
PARKING PROVIDED = 892

OUTPARCEL NUMBER	SQ FT
7	32,380



PARCEL NUMBER	SQ FT
1	5,000
2	5,000
3	10,000
4	10,000
5	5,000
6	5,000
TOTAL	40,000

PARKING REQUIRED :  $40,000 / 200 = 200$   
PARKING PROVIDED = 219

OUTPARCEL NUMBER	SQ FT
6	18,500
TOTAL	18,500

HOTEL	SQ FT
24	31,400
TOTAL	31,400

PARKING REQUIRED : 170 ROOMS X 1.5 = 255  
PARKING PROVIDED = 246

PARCEL NUMBER	SQ FT
19	17,030
20	16,170
21	57,220
22	20,000
23	20,000
TOTAL	130,420

PARKING REQUIRED :  $130,420 / 200 = 652$   
PARKING PROVIDED = 652

OUTPARCEL NUMBER	SQ FT
8	23,693

## EXHIBIT “C”

### DEVELOPMENT PLAN (The “Plan”)

#### A. Applicability and Base Zoning

The base zoning district of the Project is C-3 (Commercial Highway). All aspects regarding the development of this Property shall comply with the City of Elgin Code of Ordinances in effect on the effective date of this PDD except as established in this exhibit, title **Exhibit “C”** and described in this Agreement.

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 Code of Ordinance on the effective date of this PDD, this PDD shall control.

#### B. Commercial Lot Design Standards

All lots within the Property shall be developed in compliance with **Table B.1**. Lot standards not shown in **Table B.1** will comply with the Elgin Code of Ordinances.

<b>Table B.1</b> <b>Lot Development Standards</b>	
Minimum Setbacks	
Front	15’
Street Side	15’
Interior Side	15’
Rear	15’
Maximum Building Height	50’ (60’ for hotel use)
Maximum Impervious Cover *	80%

** Impervious cover shall be calculated on a per-lot basis using gross site area.*

#### C. Prohibited Land Uses

The land uses permitted under C-3 (Commercial Highway) zoning are permitted for the Project, except the following land uses, which are prohibited:

Auto parking lot	Bus terminal
Cleaning plant/Commercial laundry	Golf course (mini/practice)
Ice storage locker plant	Labs (testing/experimental)
New/Use auto sales and service	Pawn shop
Research labs	Storage warehouse
Trailers for hauling/rental/sales	Travel trailer park
Used auto sales	Wholesale distributing center

**D. Parking**

Parking will be provided based on the following ratios:

**D.1. Commercial/Retail Parking**

Commercial/Retail development will be parked at a ratio of 1 space per 200 square feet of gross building area.

**D.2. Hotel Parking**

Hotel development will be parked at a ratio of 1.5 spaces per room.

**E. Public Roadway Access to U.S. Highway 290, Lee Dildy Boulevard, Platted Right-of-Way in Elgin Business Park Property and Private Internal Access**

**E.1. Public Access**

The Owner agrees to provide four (4) public roadway connections into the Property, as depicted on **Exhibit “D”**. The Owner agrees to connect at the existing public right-of-way of U.S. Highway 290 in two (2) locations along the northern boundary of the Property, agrees to connect at the existing public right-of-way of Lee Dildy Boulevard on the eastern boundary of the Property, and agrees to connect at the public right-of-way platted in the Elgin Business Park Replat on the southern boundary.

**E.2. Private Access**

Sec. 36-172(a) is modified for this Project such that the Owner agrees to provide one (1) private access drive, as depicted on **Exhibit “D”**, to be contained within a private access easement, to Parcel E in the southeast quadrant of the Property. This private access drive will be constructed to public roadway standards as described in Section F, Street Standards, for access the referenced Parcel E.

**F. Street Standards**

**F.1. City Thoroughfare Plan**

The Owner agrees to provide for a Collector with 80 feet of Right-of-Way starting at the current terminus of Lee Dildy Boulevard on the eastern boundary of the Project, extending through the Project and connecting to the property to the south, where it will have 90 feet of Right-of-Way to match the platted Right-of-Way of that property. As depicted on **Exhibit “D”**, the Collector will include two (2) lanes in each direction with onsite storm sewer, divided by a median and a five foot (5') wide sidewalk on each side of the Right-of-Way, as required by Sec. 36-141 and



matching the configuration of the existing Lee Dildy Boulevard. The Owner also agrees to provide for two (2) Collectors with 60 feet of Right-of-Way starting at the US Highway 290 frontage. As depicted on **Exhibit “D”**, the Collectors will include two (2) lanes in each direction with onsite storm sewer and a five foot (5’) wide sidewalk on each side of the Right-of-Way, as required by Sec. 36-141. No utility extensions, no additional drainage or detention for offsite areas, no pedestrian facilities, and no other pass-through services that are not directly required for the Project will be required of the Owner as it pertains to the dedication of the Right-of-Way and construction of the Collector through the Project.

**F.1. Curve Radius on Collector Roads**

Collector roads within the Project will have a minimum horizontal radius of four hundred feet (400’). This curve radius matches the curve metrics reflected in the adjacent Elgin Business Park Replat.

**G. Block Length**

The Project will have no block length minimum or maximum requirement, and no pass-through block requirement as referenced in Sec. 36-202.

**H. SIGNS**

The Project will comply with the signage regulations described in Chapter 32.

**I. Water and Wastewater**

**I.1. Water**

As of the effective date of this PDD, the Property is in Aqua Water Supply Corporation’s (“Aqua”) Certificate of Convenience and Necessity (“CCN”). It is the intent of the Owner to request release of the Property from Aqua’s CCN and request inclusion in the City’s CCN for water service. Thereafter, the City will be the retail water provider. The proposed water service improvements include installing a twelve-inch (12”) waterline extending from the 12” waterline in the Elgin Business Park property to the south and connecting to the 12” waterline in Lee Dildy Boulevard to the east, to provide a loop system to serve the Property.

**I.2. Wastewater**

The City will be the retail wastewater provider. The proposed wastewater service improvements include utilizing the existing easement containing a sixteen-inch (16”) force main along the southern boundary with the Elgin Business Park and installing a new wastewater line to connect to the Elm Creek Interceptor to the west.

**J. Utility Location**

All utility lines must be underground to connection points provided by the utility service provider. All transformers must be visually screened. Utilities within the right-of-way may be located beneath pavement when necessary. Otherwise, utility locations will comply with Sec. 36-79(C).

**K. Drainage and Storm Sewers**

**K.1. Open Channels**

Sec. 36-285(6) is modified for this Project such that open channels shall be designed to contain runoff from a storm with a design frequency of 100 years and shall have a minimum of one foot (1') of freeboard to top of bank.

**K.2. Detention Pond Volume Calculations**

Sec. 36-288(3) is modified for this Project such that a detention pond(s) shall have a volume greater than or equal to the required volume with zero-foot (0') of freeboard from a storm with a design frequency of 100 years.

**K.3. Manholes, Inlets, Junction Boxes**

Sec. 36-288(11) is modified for this Project such that manholes (inlets or junction boxes) shall be provided at all changes in grade and at a maximum of one thousand feet (1,000').

**L. Stormwater Quality**

The Project will follow the City's Code and specifically will be required to provide stormwater runoff controls (detention), erosion control measures, grading, and related infrastructure to prevent increased or adverse effects downstream of the Project.

The Project will be designed utilizing Atlas 14 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.

**L.1. Water Quality Controls**

Impervious cover will be limited to eighty percent (80%) of the total gross acreage for each lot within the Project and therefore water quality controls will not be required. Decomposed granite trails, mulch, or other pervious surfaces will not be counted as impervious cover.

L.2. Buffer Zones

The project site contains an area of jurisdictional waters of the U.S. in the northeast corner. However, the drainage area associated with that feature is less than 64 acres, and therefore no city-related buffer zones are required for development under Sec. 36-312. The Project will comply with applicable federal buffer requirements.

M. Interior Parking Lot Landscaping

- M.1. Sec. 44-81(C)(2)(a) is modified for this Project such that a landscaped end island with a minimum width of eight feet (8') from back of curb to back of curb shall be provided at the terminus of each parking bay. All end islands shall be landscaped with a minimum of one large tree.
- M.2. Sec. 44-81(C)(2)(b) is modified for this Project such that a median island, peninsula or landscape island with a minimum width of eight feet (8') from back of curb to back of curb shall be sited between every 12 single parking bays and along primary internal and external access drives. Median intervals may be expanded in order to preserve existing trees, provided an alternative median location has been approved by the director of planning.

M. Platting and Subdivision

The Project is anticipated to be platted as depicted in **Exhibit "E"**. Any changes to the platting scenario after approval of the Plan will be processed in accordance with the requirements of Section I, 8.1 and Section I, 8.2 of this document.



**EXHIBIT “D”**

**PROPOSED LOTTING AND ACCESS SCENARIO  
WITH  
RIGHT-OF-WAY DETAILS AND SECTIONS**



**EXHIBIT “E”**

**TRAFFIC IMPACT ANALYSIS**

*(To be provided after submittal, per coordination with City Engineer)*





# Development Services Department

## STAFF REPORT

### Review, Discuss, and provide Input regarding Elgin Rolling Meadows PDD

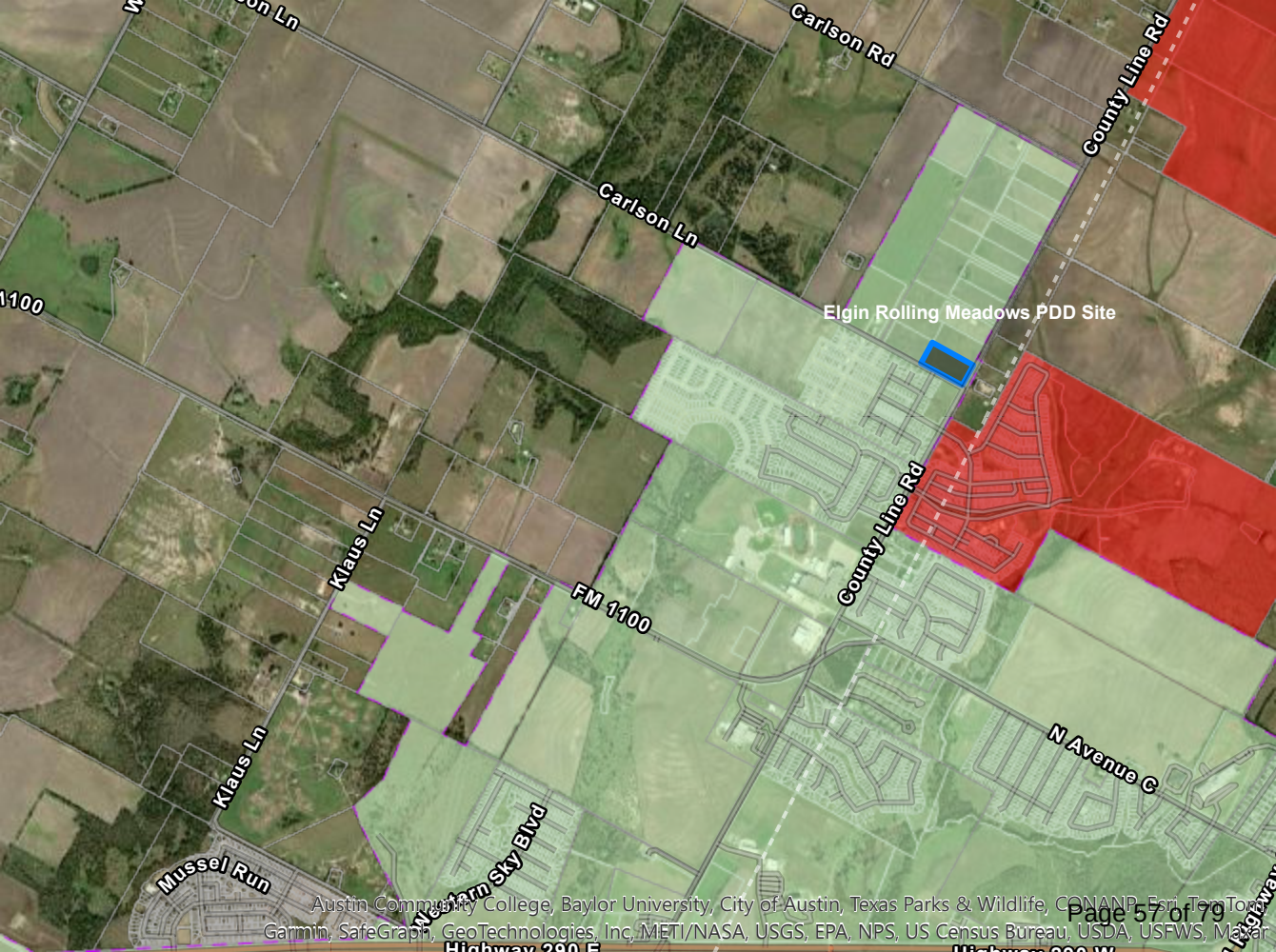
**Date:** March 19, 2024

**Applicant:** Samir Maredia

**Location:** Parcel Number 920526 (Corner of Carlson Lane and County Line Road)

#### 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. Staff has also provided a City Limits Map to assist with the overall development pattern of the area and its location. The lot outlined in blue lines is making the request.



1100

on Ln

Carlson Rd

County Line Rd

Carlson Ln

Elgin Rolling Meadows PDD Site

Klaus Ln

County Line Rd

FM 1100

Klaus Ln

N Avenue C

Mussel Run

Neckam Sky Blvd



PDD REZONING APPLICATION

Date: February 23, 2024  
New ☒ Modification ☐  
Modification of N/A

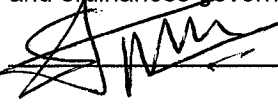
SITE INFORMATION

Project Address: 5.01 acres at the intersection of County Line Road and Carlson Lane  
Parcel Identification Number (if no address): 920526

APPLICANT

Name: Samir Maredia  
Postal Address: 5522 Jenolan Ridge Lane  
Sugar Land, Texas 77479  
E-Mail Address: samirmsmaredia@gmail.com; Phone Number: (832)713-4985

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.

 Samir Maredia 02/23/2024  
Signature Printed Name Date

Project Description:  
The 5-acre commercial developed proposes a convenience store, five (5) gas pumps, retail and restaurant space, and medical office building(s). Please refer to concept plan.





February 23, 2024

City of Elgin  
310 N Main Street  
P.O. Box 591  
Elgin, Texas 78621

RE: Engineer's Summary Letter for Rezoning of 5-acre Elgin Tract  
LJA Project No. A3954-0405

To Whom it May Concern:

On behalf of Adolfo and Martha Alice Cabrera, the current owners of the 5.01 acres out of the Harvey Martin Survey, Abstract 518 in Travis County, Texas and being a portion of land conveyed to Elgin Rolling Meadows, LLC. recorded in Document No. 2017085788, Travis County, Texas, we hereby are submitting the Planned Development District (PDD) Rezoning Application for the proposed 5-acre Commercial Development project to obtain approval of rezoning for this tract.

This tract is one of ten 5-acre lots within the Rolling Meadows subdivision that are currently zoned as Single Family Dwelling District (R-1). We are seeking the desired zoning of General Commercial District (C-2).

The project proposes the following uses, as permitted in a C-2 General Commercial District:

- Automobile retail gasoline service station
- Convenience store
- Medical office
- Restaurant and / or Retail

If you have any questions or comments, please do not hesitate to call 512-439-4700 or email [chager@LJA.com](mailto:chager@LJA.com).

Sincerely,

A handwritten signature in blue ink that reads 'CR Hager'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Charles R. Hager V, P.E.  
Sr. Project Manager  
LJA Engineering FRN F-1386

# AGREEMENT AND DEVELOPMENT PLAN

*[NAME OF DEVELOPMENT - TBD]*

## 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 Adolfo and Martha A. Cabrera, 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 5.012 acres, as more particularly described in **Exhibit "A"**, (herein after 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 TBD, the City's Planning and Zoning Commission provided input 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:

## **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. ANNEXATION**

The Property is within the Elgin City Limits and does not require annexation.

### **3. 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.

### **4. 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 County, thereby placing future purchasers of the property on notice of all of the terms and conditions of this Plan.

### **5. MISCELLANEOUS PROVISIONS**

#### **5.1 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.

#### **5.2 Necessary Documents and Actions.**

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.



**5.3 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.

**5.4 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.

**5.5 Applicable Law.**

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

**5.6 Venue.**

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

**5.7 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.

**5.8 Duplicate Originals.**

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

**5.9 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

Adolfo and Martha A. Cabrera  
5804 Caroline Lane  
Austin, Texas 78724

CITY OF ELGIN, TEXAS

City of Elgin, Texas  
P.O. Box 591  
Elgin, Texas 78621  
Attn: City Manager

**5.10 Effective Date.**

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

**5.11 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.

**5.12 Binding Effect.**

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

**5.13 Sunset Provision**

In the event that this Planned Development Plan is not recorded within TBD ( ) 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 Single Family Dwelling District.

## 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 5.012 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. 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.

##### 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 **Exhibit "B"** attached hereto and incorporated herein. **Exhibit “B”** depicts the Development Plan for the property. **Exhibit “C”** depicts the “Concept Plan” for the entire parcel which depicts the physical layout and development standards listed in **Exhibit “B”**. A property owner’s association governing the



residential and commercial properties will be developed before certificate of occupancy.

**6. UNDERGROUND UTILITY SERVICE**

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

**7. DRIVEWAY ACCESS TO CARLSON LANE**

The Owner agrees to position driveway access to Carlson Lane opposite the existing Gurney's Eagle Drive.

**8. WATER AND WASTEWATER**

**8.1 Water Service**

The Property is fully within Aqua Water Supply Corporation's (WSC) Zone 6 Service Area. Request and approval of water service for this Project shall be fully coordinated with Aqua WSC.

**8.2 Sewer Service**

The Property is fully within the City of Elgin's Sewer CCN Service Area. Sewer service will be provided by the City of Elgin to the Property Line.

**9. WATER QUALITY, DETENTION, AND IMPERVIOUS COVER**

**9.1** This development will be required to provide water quality. Water quality design shall follow current City of Elgin requirements. The City will allow for detention to be "stacked" on top of water quality storage.

**10. DESIGN OF INGRESS OR EGRESS FOR DRIVEWAYS**

**10.1** 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 not provide connectivity to adjacent properties.

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

**11.1 Development Standards**

The Project shall incorporate the Development Standards as shown on **Exhibit "B"** and **Exhibit "C"**.

### **11.2 City Road Improvements**

The City plans to construct widening improvements along Carlson Lane. As consideration for the future Carlson Lane construction, the Owner shall not be required to participate in any improvements to Carlson Lane or to pay any impact fees for any Carlson Lane improvements or other offsite road projects.

### **11.3 Traffic Impact**

As consideration for the future Carlson Lane construction, the Owner shall not be required to perform a Traffic Impact Analysis for the Project.

### **11.4 Sidewalk Fee in Lieu**

The Project shall not be required to construct sidewalks along Carlson Lane and County Line Road. The Owner shall fund future sidewalk construction. Fee in lieu funds shall be determined based on the City's approval of sidewalk design and layout, and cost estimate. Funds must be spent within ten (10) years, and any money not spent within this timeframe can be returned to the developer upon request.

## **12. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN**

### **12.1 Minor Changes**

Minor changes to this Agreement or Plan, which do not substantially and adversely change this Plan, 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.

### **12.2 Major Changes**

All changes not permitted under section 11.1 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.

### **12.3 Deed Restrictions and Creation of a Home Owner's Association**

The Owner shall create a Condominium Association responsible for, among other things, enforcement of deed restrictions required under this Agreement. The Association shall be created and deed restrictions recorded before commencement of any development on all or any portion of the Property. The deed restrictions shall

be submitted to the City for review to determine consistency with this Agreement before recording. The Association shall be duly authorized, under applicable laws, to enforce the deed restrictions against all owners and Owners 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 County, 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. City shall review any proposed changes for consistency.



**Adolfo and Martha A. Cabrera  
5804 Caroline Lane  
Austin, Texas 78724**

**Manager:**

**BOYD DEVELOPMENT, INC.**

**By: _____  
Gavin Boyd, President**

**CITY OF ELGIN**

**By: _____  
Teresa Y. McShan, Mayor**

**ATTEST:**

**By: _____  
Jennifer Stubbs, City Secretary**

**STATE OF TEXAS  
_____ COUNTY**

**Sworn and subscribed before me this the ____ day of _____, 20____ by Blake Reed.**

**SEAL**

_____  
**Signature of Notary**

**STATE OF TEXAS  
_____ COUNTY**

**Sworn and subscribed before me this the ____ day of _____, 20____ by Teresa Y. McShan, Mayor, City of Elgin, Texas.**

**SEAL**

_____  
**Signature of Notary**

STATE OF TEXAS  
_____ COUNTY

Sworn and subscribed before me this the ____ day of _____, 20____ by Jennifer Stubbs,  
City of Elgin, Texas.

SEAL  
_____  
Signature of Notary

## **LIST OF EXHIBITS**

**EXHIBIT “A”** – Legal Description of the Property

**EXHIBIT “B”** – Development Standards

**EXHIBIT “C”** – Concept Plan



## **EXHIBIT A – “LEGAL DESCRIPTION OF THE PROPERTY”**

**JAMES E. GARON  
& ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

P.O. Box 1917  
Bastrop, Texas 78602  
512-303-4185  
Firm Reg. #10058400  
jgaron@austin.rr.com

September 5, 2017

**TRACT 1**

**LEGAL DESCRIPTION:** BEING A 5.012 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT OF THE HENRY MARTIN SURVEY, ABSTRACT 518 IN TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 105.254 ACRE TRACT OF LAND CONVEYED TO ELGIN ROLLING MEADOWS, LLC BY DEED RECORDED IN DOCUMENT #2017085788, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 5.012 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN AUGUST, 2017:

**BEGINNING** at a 1/2" iron rod with cap stamped "Brown & Gay" found on the westerly line of County Line Road at the intersection with the northerly line of Carlson Lane for the southeasterly corner hereof and said Elgin Rolling Meadows, LLC 105.254 acre tract;

THENCE N 63°09'59" W a distance of 660.90 feet along Carlson Lane to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for the southwesterly corner hereof;

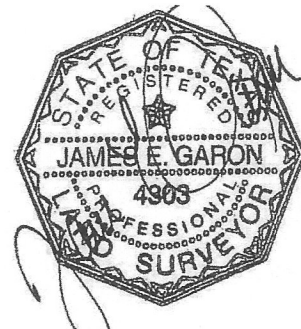
THENCE crossing said Elgin Rolling Meadows, LLC 105.254 acre tract, N 27°10'52" E a distance of 332.35 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set for the northwest corner hereof and S 62°49'08" E a distance of 660.89 feet to a 1/2" iron rod with cap stamped "JE Garon RPLS4303" set on the westerly line of County Line Road for the northeasterly corner hereof;

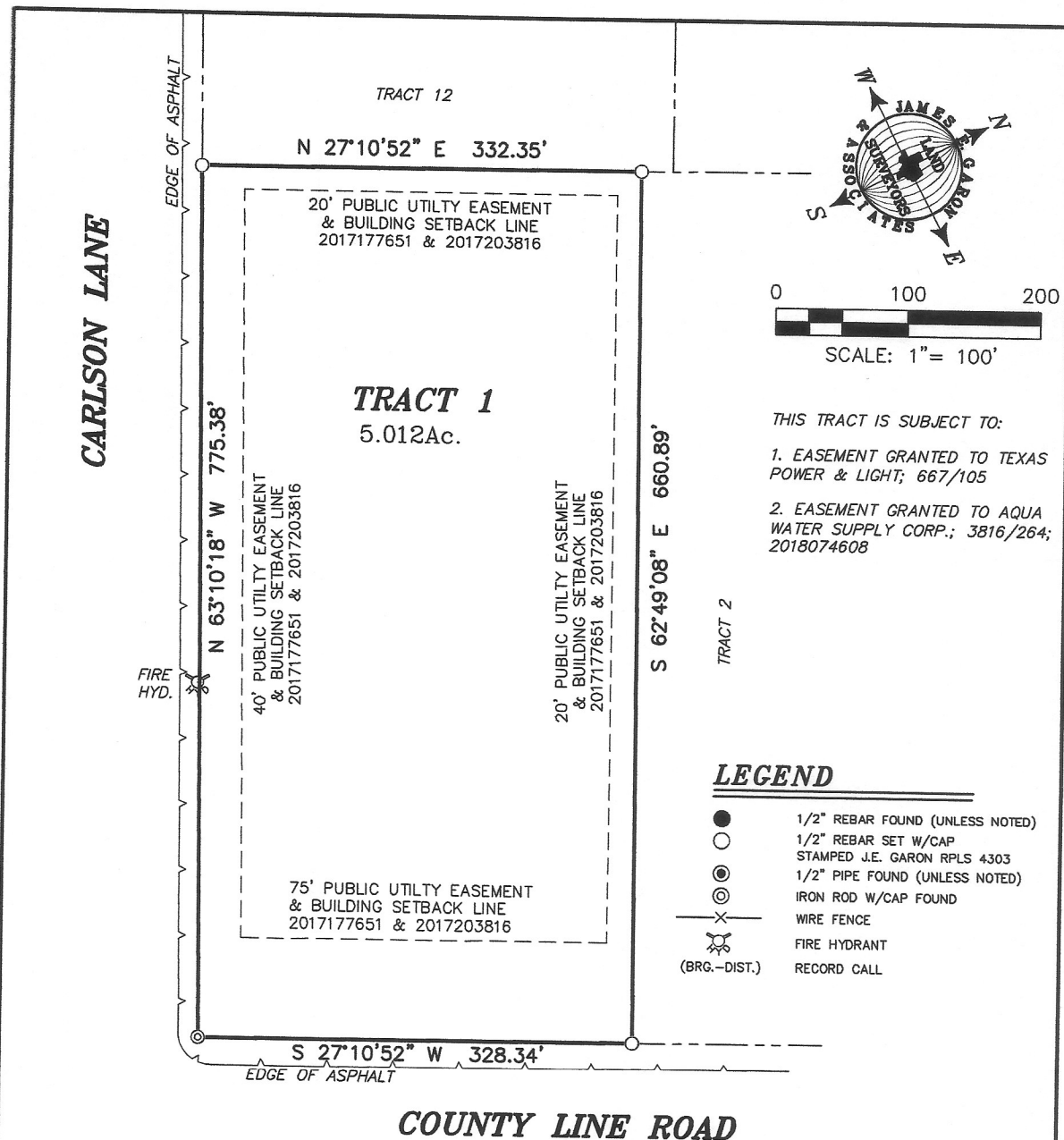
THENCE S 27°10'52" W a distance of 328.34 feet along said line to the **POINT OF BEGINNING**, containing 5.012 acres of land, more or less and as shown on map of survey prepared herewith.

Surveyed by:

James E. Garon  
Registered Professional Land Surveyor

co\Travis\sur\Henry Martin a518\53517-tr1





TO THE OWNERS, LIENHOLDERS AND AUSTIN TITLE COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY LOOD INSURANCE RATE MAP, PANEL NO. 48453C0510H, EFFECTIVE SEPTEMBER 26, 2008.



JUNE 25, 2018

G.F. NO.: AUT18005038



**JAMES E. GARON & ASSOC.**  
PROFESSIONAL LAND SURVEYORS

Firm Reg. #10058400

P.O. Box 1917  
Bastrop, Texas 78602  
(512) 303-4185

jgaron@austin.rr.com  
www.jamesegaronsurveyors.com

REFERENCE: ADOLFO CABRERA

ADDRESS: COUNTY LINE ROAD

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FIELD BOOK:

FILE: S:\Counties\Travis\Surveys\Henry Martin Sur A-518\53517\TITLE SURVEY\TR 1 & 12.dwg

## EXHIBIT B – “DEVELOPMENT STANDARDS”

### 1. Standards for Land Uses

Proposed land uses shall include gas station, convenience store, medical office, and retail and/or restaurant uses.

A building used for any of the C-2 permitted uses may not have more than 40% of its floor area devoted to purposed incidental to the primary use.

### 2. Basic Building Standards

#### Setbacks:

Front: 25'  
Side: 10'  
Rear: 10'

#### Height Regulations:

No building in the C-2 General Commercial District shall exceed 50 feet in height. (Sec. 46-392)

#### Easements:

A minimum 10-foot public utility easement (PUE) shall be provided along all public street frontages. If a Right of Way dedication of at least 10 feet is provided, then a 5-foot PUE may be provided.

#### Right of Way Dedication:

Right of Way (ROW) dedication of 10 feet will be required along Carlson Lane.

ROW dedication of 20 feet will be required along County Line Road.

### 3. Site Standards

#### Minimum on-site parking and loading standards:

Land Use	Minimum Parking
Restaurant	1 space / 100 SF
Retail	1 space / 200 SF
Medical Office	1 space / 200 SF

A landscaped end island with a minimum of ten (10) feet from back of curb to back of curb shall be provided at the terminus of each parking bay. (Sec. 44-81)



A median island, peninsula or landscape island with a minimum width of ten (10) feet from back of curb to back of curb shall be sited between every 12 single parking bays and along primary internal and external access drives. (Sec. 44-81)

Screening and landscaping:

In all cases when a side or rear yard of a commercial or industrial use is adjacent to a residential use, a wall of not less than six (6) feet shall be constructed of brick, stone, masonry, fencecrete, or other cementitious material along that property line. (Sec. 46-542)

**4. Development Schedule**

Date of Construction: TBD

Date of Development Completion: TBD

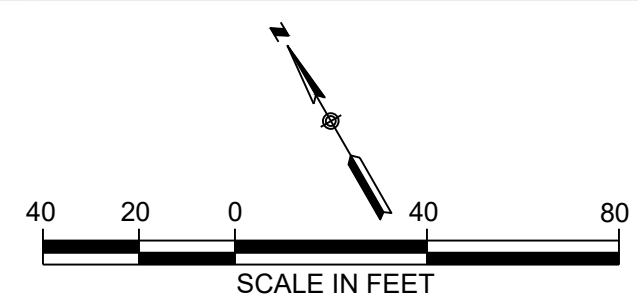
## **EXHIBIT C – “CONCEPT PLAN”**



ELGIN - Site Development Plan Summary				
Site: 5-AC 107				
Address: CARLSON LANE & COUNTRY ROAD, ELGIN, TEXAS				
Site Area	=	5.007	Ac.	
PCN Dedication	=	0.297	Ac.	
Net (Resultant) Site Area	=	4.710	Ac.	
Land Use Summary				
Building	=	C3 or PUD		
Proposed Use	=	C-Store/gas station, Restaurant, Retail, & Medical Office		
Existing Use	=	Vacant		
Side Setback	=	25	FT	
Rear Setback	=	10	FT	
Front Setback	=	25	FT	
Maximum Bldg Height	=	50	FT	
Impervious Cover Summary				
Total Imp Cover	=	3.386	Ac.	71.9%
Total Bldg Coverage	=	0.735	Ac.	15.4%
Total Parking/Drives	=	2.476	Ac.	52.4%
Total Walks/Decks	=	0.163	Ac.	3.5%
Total Transformers/Condensers/Misc.	=	0.011	Ac.	0.2%
				500 SF
Building Summary				
Bldg. Height / Gross Floor Area		Height	GFA	No. of Each
RESTAURANT / RETAIL	=	20' (1-story)	3,000 SF	1
C-STORE / RETAIL	=	20' (1-story)	4,000 SF	1
MEDICAL OFFICE	=	20' (1-story)	25,000 SF	1
		Total =	32,000 SF (GFA)	
Parking Calculations				
Required Parking			Total Req'd Off Street Spaces	
	Land Use	Area (SF)	Space / SF	
	RESTAURANT	1,500	1 per 300	5
	RETAIL	5,500	1 per 200	28
	MEDICAL OFFICE	25,000	1 per 200	125
Required Parking (Total)	=			138 Spaces
Provided Parking				
	Standard	Accessible	Van Accessible	Total
Surface Spaces	=	197	9	209
Total Provided Parking	=	209	Spaces	(=138 Required Spaces)

5-AC ELGIN SITE  
CONCEPTUAL SITE PLAN  
JANUARY 31, 2024

LJA Engineering, Inc.   
7500 Rialto Boulevard  
Building II, Suite 100  
Austin, Texas 78735  
Phone 512.439.4700  
Fax 512.439.4716  
FRN-F-1386



**JAMES E. GARON  
& ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS

P.O. Box 1917  
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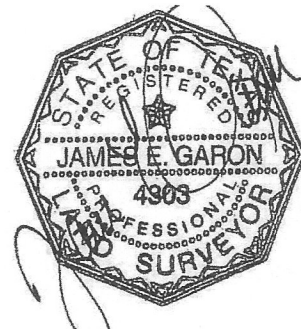
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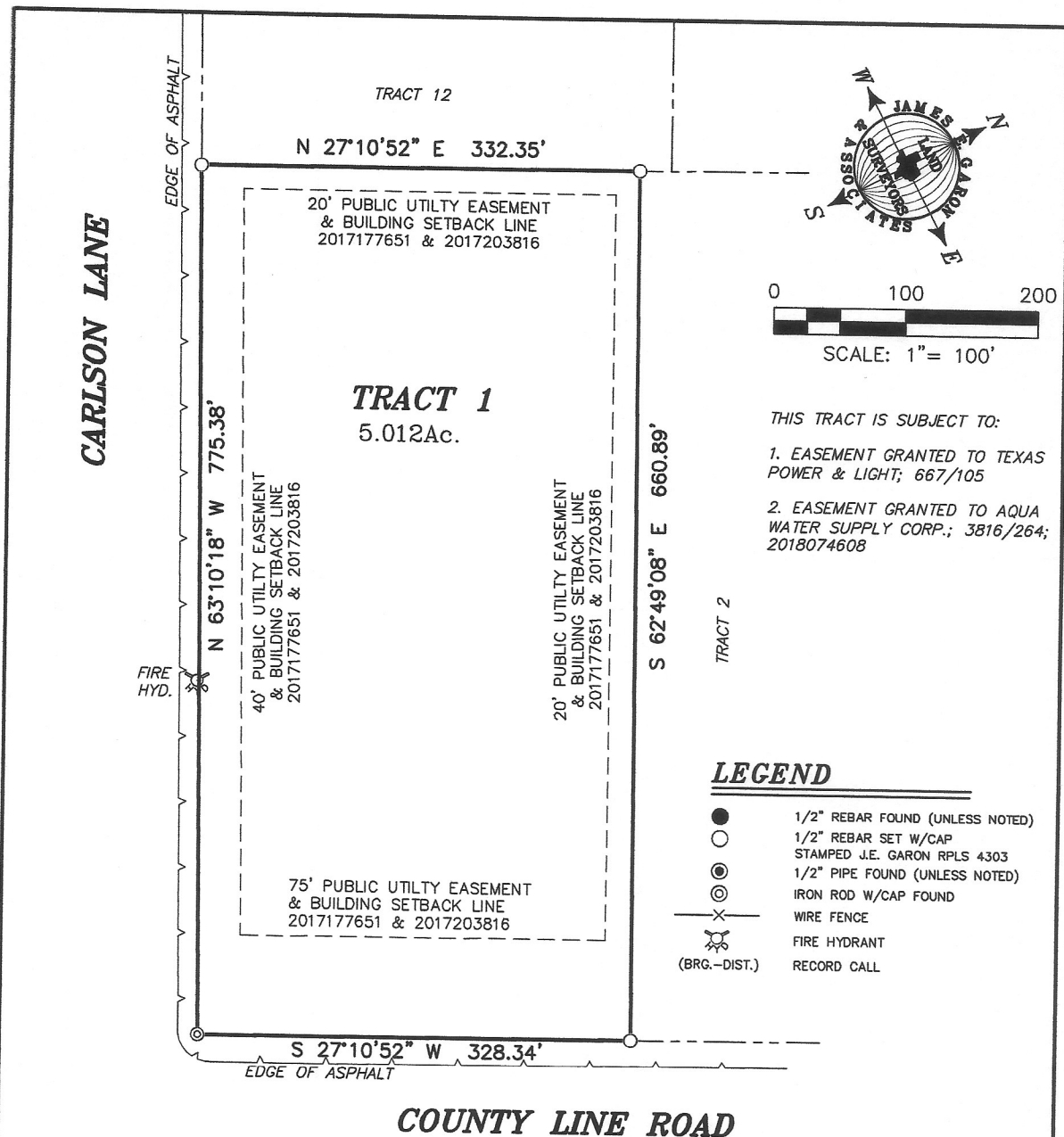
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co\Travis\sur\Henry Martin a518\53517-tr1







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FIELD BOOK:

FILE: S:\Counties\Travis\Surveys\Henry Martin Sur A-518\53517\TITLE SURVEY\TR 1 & 12.dwg

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Use of this survey for any purposes other than this transaction is prohibited