



**ELGIN CITY COUNCIL AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
April 2, 2024
6:30 PM**

Members of the public may watch the meeting at:

https://www.youtube.com/channel/UC3OGBV_loV0Nr3AqM1jJTzA

I. CALL TO ORDER

II. ROLL CALL

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. PUBLIC HEARING

- 1. Public Hearing On an ordinance of the City of Elgin, Texas to modify an existing Planned Development District (PDD) Ordinance (2022-11-15-37) to add ten (10) acres of land located on parcels of land known by the Travis County Appraisal District as Parcels 248220 and 248234, located on the east side of Klaus Lane, and west of the existing forty-nine point ninety three (49.93) acre Northside Meadows PDD being more particularly described in Exhibit "A"; and providing for a savings clause and repealing conflicting ordinances and resolutions.**

VI. PUBLIC COMMENT

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

Speaker comments are limited to three (3) minutes. No formal action can be taken by the City Council 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 Mayor or Presiding Officer rather than to an individual Council 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 Council Member, Staff Member, other individual, or group.

VII. PRESENTATION

- 1. A Proclamation Recognizing the Honorable Gladys Ward**

VIII. CITY MANAGERS REPORT

- 1. Review of the Proposed Rhode Tract Commercial Center Concept Plan**
- 2. Presentation of plans for establishing a "Depot District" in Historic Downtown Elgin**
- 3. Presentation of Veterans Memorial Park Expansion, Public Art Project**
- 4. Recognition of 2024 Elgin 101 Graduating Class**
- 5. General Activity Report and/or Project Update**

IX. CONSENT AGENDA

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

- 1. City Council Regular Meeting Minutes-March 5, 2024**
- 2. City Council Special Meeting Minutes- March 26, 2024**
- 3. CONSIDER REQUEST TO CLOSE STREETS FOR ELGIN LIGHTED HOLIDAY PARADE SATURDAY, DECEMBER 7, 2024.**
- 4. CONSIDER REQUEST TO CLOSE STREETS FOR WESTERN DAYS PARADE ON SATURDAY, JUNE 22, 2024.**
- 5. CONSIDER REQUEST TO WAIVE FEES FOR THE WESTERN DAYS PARADE & FESTIVAL ON SATURDAY, JUNE 22, 2024.**
- 6. CONSIDER REQUEST TO WAIVE OPEN CONTAINER REQUIREMENT FOR WESTERN DAYS THURSDAY, JUNE 20 FROM 6:00PM to 10:00PM AND SATURDAY, JUNE 22 FROM 9:00AM to 5:00PM IN ELGIN MEMORIAL PARK, AND FRIDAY, JUNE 21 FROM 4:00PM to 10:00PM ON MAIN STREET FROM LEXINGTON ROAD TO BRENHAM STREET; AND ON 2ND STREET, FIRST STREET, DEPOT STREET, CENTRAL AVENUE, AUSTIN STREET, BRENHAM STREET FROM MAIN STREET TO AVENUE C; AND ON AVENUE C FROM BRENHAM STREET TO 2ND STREET.**
- 7. CONSIDER REQUEST TO WAIVE OPEN CONTAINER ORDINANCE FOR SPRING FESTIVAL SPONSORED BY SACRED HEART CATHOLIC CHURCH IN ELGIN**

MEMORIAL PARK FRIDAY, MAY 10TH, FROM 6:00PM TO 10:00PM AND ON SATURDAY, MAY 11TH, FROM 10:00AM TO 10:00PM.

- 8. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO APPROVE PROFESSIONAL SERVICES FEES WITH BAIRD/WILLIAMS CONSTRUCTION, LTD RELATED TO THE ELGIN POLICE DEPARTMENT STATION PROJECT; AND MAKING CERTAIN FINDINGS RELATED THERETO.**
- 9. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE REALLOCATION AND RE-TITLING OF A COMMISSIONED POSITION WITHIN THE PUBLIC SAFETY DEPARTMENT TO A NON-COMMISSIONED POSITION.**
- 10. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY COUNCIL TO APPROVE AND ADOPT A WATER CONSERVATION PLAN ACCORDANCE WITH THE TEXAS ADMINISTRATIVE CODE AND MAKING CERTAIN FINDINGS RELATED THERTO.**
- 11. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY COUNCIL TO APPROVE A STREET RESURFACING PLAN FOR THE 2024 SEASON AND PROVIDING DIRECTION TO STAFF IF ANY.**

X. NEW BUSINESS

- 1. AN ORDINANCE ANNEXING ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF ELGIN, TEXAS, TO WIT: 10.00 ACRES OF LAND OUT OF THE WILLIAM HINES SURVEY NUMBER 53, ABSTRACT NUMBER 345, ACRES 10.0 IN TRAVIS COUNTY, TEXAS AND BEING FULLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**
- 2. AN ORDINANCE ASSIGNING NEWLY ANNEXED PROPERTY TO CITY COUNCIL WARD AREA NO. 2: PROVIDING FOR A SEVBERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.**
- 3. AN ORDINANCE OF THE CITY OF ELGIN, TEXAS TO MODIFY AN EXISTING PLANNED DEVELOPMENT DISTRICT (PDD) ORDINANCE (2022-11-15-37) TO ADD TEN (10) ACRES OF LAND LOCATED ON PARCELS OF LAND KNOWN BY THE TRAVIS COUNTY APPRAISAL DISTRICT AS PARCELS 248220 AND 248234, LOCATED ON THE EAST SIDE OF KLAUS LANE, AND WEST OF THE EXISTING FORTY-NINE POINT NINETY THREE (49.93) ACRE NORTHSIDE MEADOWS PDD BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.**

XI. EXECUTIVE SESSION

The City Council may announce that it will adjourn the public meeting at any time during the meeting and convene in Executive Session pursuant to Chapter 551 of the Texas Government Code to discuss any matter as specifically listed on the agenda and/or as permitted by Chapter 551 of the Texas Government Code.

XII. RECONVENE

The City Council will return to open session for possible discussion and action as a result of the Executive Session

XIII. ANNOUNCEMENTS

XIV. ADJOURNMENT

The City Council may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

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 on 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, Jennifer Stubbs, City Secretary 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 Thursday, March 28, 2024, in accordance with Chapter 551 of the Texas Government Code.

A handwritten signature in cursive script, reading "Jennifer Stubbs".

Jennifer Stubbs, City Secretary



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: Public Hearing On an ordinance of the City of Elgin, Texas to modify an existing Planned Development District (PDD) Ordinance (2022-11-15-37) to add ten (10) acres of land located on parcels of land known by the Travis County Appraisal District as Parcels 248220 and 248234, located on the east side of Klaus Lane, and west of the existing forty-nine point ninety three (49.93) acre Northside Meadows PDD being more particularly described in Exhibit "A"; and providing for a savings clause and repealing conflicting ordinances and resolutions.

DEPARTMENT: Development Services

PROPOSED ACTION: No Council Action Proposed or Requested at This Time; This Item is to Allow for Public Comments on the Requested Modification to the Planned Development District.

BACKGROUND:

The Planning and Zoning Commission held a workshop on February 26, 2024. At that meeting, the Commission provided input on the requested modification.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

None.

ATTACHMENTS:

1. Northside Meadows PDD Modification Ordinance
2. Northside Meadows Proposed PDD Modification Package

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

{X} Staff will provide brief comments and answer questions on this item at the meeting.

{ } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

ORDINANCE NO. 2024-04-02-_____

AN ORDINANCE OF THE CITY OF ELGIN, TEXAS TO MODIFY AN EXISTING PLANNED DEVELOPMENT DISTRICT (PDD) ORDINANCE (2022-11-15-37) TO ADD TEN (10) ACRES OF LAND LOCATED ON PARCELS OF LAND KNOWN BY THE TRAVIS COUNTY APPRAISAL DISTRICT AS PARCELS 248220 AND 248234, LOCATED ON THE EAST SIDE OF KLAUS LANE, AND WEST OF THE EXISTING FORTY-NINE POINT NINETY THREE (49.93) ACRE NORTHSIDE MEADOWS PDD BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of Elgin, Texas to modify existing PDD Ordinance 2022-11-15-37 to add the property described in Exhibit “A” attached hereto and incorporated herein, and

WHEREAS, the City Council has submitted the requested modification to the Planning and Zoning Commission for its input, and

WHEREAS, the Planning and Zoning Commission held a workshop concerning the requested change on February 26, 2024, and

WHEREAS, the Planning and Zoning Commission has provided their input on the proposed modification to PDD Ordinance 2022-11-15-37, and

WHEREAS, on April 2, 2024, after proper notification, the City Council held a public hearing on the requested zoning, and

WHEREAS, the City Council determined that the PDD modification provided for herein promote the health, safety, morals and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A, Texas Local Government Code, and Chapter 46, City of Elgin Ordinances, concerning public notices, hearings, and other procedural matters has been fully complied with,

NOW THEREFORE, BE IT ORDANED BY THE CITY COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:

I.

PDD Ordinance 2022-11-15-37 is hereby modified with this Ordinance in order to add ten (10) additional acres of land as described in Exhibit “A”.

II.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this Ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Ordinance was adopted was posted and that such

meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ, PASSED, AND ADOPTED this 2nd day of April, 2024.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

JENNIFER STUBBS, City Secretary

PDD REZONING APPLICATION

Date: 1/29/24 New Modification X

Modification of Northside Meadows Subdivision

SITE INFORMATION

Project Address: F M RD 1100

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

APPLICANT

Name: Shiva Shankar - Paradise Engineers LLC

Postal Address: 13423 Blanco Road #889

San Antonio, TX 78216

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

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

Shiva Shankar Shiva Shankar 1/29/24

Signature

Printed Name

Date

Project Description:

The applicant has proposed a modification to a previously approved PPD for the
Northside Meadows Subdivision. The revised plan now focuses on 318 single-family homes,
as opposed to the initial PDD approval for 181 single-family lots with duplexes, totaling
362 units. This adjustment also includes the incorporation of an additional 10 acres into
the development (property ID: 248220 & 248234) and the establishment of direct thoroughfare
access between Briarwood subdivision and Cano Subdivision.



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



(512) 281-0119



www.elgintx.com

AGREEMENT AND DEVELOPMENT PLAN

Northside Meadows Planned Development

PLANNED DEVELOPMENT DISTRICT ("PDD")

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

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

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

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

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

WHEREAS, on September 26, 2022 the City's Planning and Zoning Commission originally recommended approval of the Owner's application for a PDD that did not include the proposed changes; and

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

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

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT PLAN

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

2. ANNEXATION

The property was previously annexed into the City of Elgin.

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 Counties, 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 Action.

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

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 Counties, Texas and venue for any action arising hereunder shall be in Travis Counties.

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

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

4.10 Effective Date.

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

4.11 Appeal of Administrative Decisions.

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

4.12 Binding Effect.

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

4.13 Sunset Provision.

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

II

DEVELOPMENT PLAN “Plan”

1. DEFINITIONS

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

2. PROPERTY

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

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

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

4.2 Other Ordinances

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

5. PERMITTED USES

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

6. UNDERGROUND UTILITY SERVICE

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

7. ROADWAY IMPACTS

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

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

7.1 City Participation

City agrees the developer will not be responsible for costs associated and related to the design and construction of adjacent roadway improvements, including, but not limited to improvements to FM 1100 ("Adjacent Roadway Project" or "Adjacent Roadway Project Costs") in accordance with the design plans as provided by the City, unless improvements are required by TxDOT per the driveway permit.

7.2 Developer Participation

Developer agrees to pay for all costs related to the design and construction of all roadway improvements within the Project, which includes a new east and west Minor collector with a Right of Way dedication of seventy feet (70') (the "Boulevard Project") interior to the Project identified in the City's current Comprehensive Plan dated May 2016. Developer also agrees to pay for acquisition and improvements of the offsite Right of Way necessary to extend the Boulevard Project from the current project boundary to the Briarwood MUD project to the east. Developer's contribution of the Boulevard Project Costs shall be in lieu of, and Developer shall not be subject to an impact fee for the Adjacent Roadway Project or any other City roadway projects in mitigation of project generated traffic.

7.3 Developer Participation Schedule

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

8. PARKLAND DEDICATION

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

8.1 Open Space Plan

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

8.2 Parkland Fee in Lieu of Required

A parkland fee of \$800 per lot must be paid in accordance with the fee schedule as the parkland dedication requirements are not met. Total lots proposed for this development are 318 total residential Lots, 8 drainage easement lots/open Space Lots, 1 private community mail kiosk and common area Lot, 1 Commercial Lot, and 1 Lift Station Lot.

8.3 Tree Preservation Plan

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

The additional 10 acres is deemed insignificant in relation to the overall site and therefore does not warrant a tree preservation plan exemption letter.

8.4 Postal Station

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

9. SIGNS

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

10. WATER AND WASTEWATER

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

10.1 Sewer Service

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

10.2 Water Service

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

10.3 CCN Territory

The Project as shown in **Exhibit "B"** is wholly within the City of Elgin's sewer CCN territory as regulated by the Public Utility Commission (PUC). The Project as shown in **Exhibit "B"** is wholly within the Aqua Water Supply Corporation CCN territory as regulated by the Public Utility Commission (PUC). Developer agrees to pay for fees associated with transferring the water CCN from Aqua WSC to the City of Elgin. The area in question constitutes approximately 59.93 acres. The Developer at the time of final plat shall pay the City of Elgin \$3,900 per acre for the 49.93 acre area within the original PDD. For the additional 10.00 acre area being added with the PDD amended, the Developer at the time of the final plat shall pay the City of Elgin \$4,485 per acre. Total costs shall not exceed \$239,577.00 for the entirety of the development as shown in **Exhibit "B"**.

10.4 Oversizing of Water, Wastewater, and Liftstation

Utilities to be oversized include a 12" water connections which will be required at the tie in points to the Briarwood MUD at the east side of the site, and to a future connection at the intersection with FM1100 to the north.

A proposed lift station, located in the southern part of the site, is depicted in **Exhibit D**. The lift station is designed to accommodate approximately 284 single family homes (284 LUEs), resulting in a Wet Weather flow of 225 gallons per minute (gpm). It will include a 6" Force Main directly connecting to the Briarwood Subdivision's 24" Wastewater Line. Additionally, a 6" gravity line is proposed to connect the Cano Subdivision to the proposed lift station. The City will share costs in the event it chooses to upsize the proposed infrastructures.

11. WATER QUALITY, AND DETENTION, AND IMPERVIOUS COVER

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

The Project will be designed utilizing rainfall intensities relative to the Project area. Per F.I.R.M. Panel No. 48453C0510H, Travis County, Unincorporated Areas 481026, Texas dated September 26th, 2008, there is no existing FEMA floodplain reflected on the Property and therefore the Project will include grading, re-grading, channelization, and modification as needed to accommodate existing offsite upland flows passing through the Property, onsite drainage ways, and overall stormwater conveyance leaving the Property. Open channels are not acceptable for on-site drainage but can be used for off-site flow.

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

12. DESIGN OF INGRESS OR EGRESS FOR DRIVEWAYS

This project will not provide mutual access agreements on parking lots, driveways, and adjoining properties as encouraged on Section 36-514.8 of the Code of Ordinances. This project will, however, facilitate connectivity to the Briarwood project directly to the east through a planned collector street, with a Right of Way minimum width of 70'-0", extending to the Cano Subdivision. Access to FM 1100 will be provided via a local street, as depicted on **Exhibit "B"**. Additionally, another connection will be accessible to the south at the Creek Crossing Subdivision, as indicated on **Exhibit "B"**.

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

13.1 Development Standards

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

13.2 Buffer Zones

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

13.3 Sidewalk-In-Lieu Fees

The Project will not be responsible for constructing a sidewalk the length of the parcel width at FM 1100, but Sidewalk-In-Lieu fees for the FM1100 frontage are required. There will be no required Sidewalk-In-Lieu fees for frontage along Klaus Lane.

13.4 Traffic

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

13.5 Thoroughfare Plan

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

14. PERIMETER IMPROVEMENTS

The project will dedicate fifteen feet (15'-0") at the FM 1100 Right of Way for the future widening of FM 1100 for the Texas Department of Transportation (TXDOT) and fifteen (15'-0") at the Klaus Lane Right of Way for the future widening of Klaus Lane for Travis County. The Project Homeowner's Association will maintain these areas until the widening work commences. The perimeter fencing along FM 1100 & Klaus Lane shall be a Eight (8) foot masonry wall constructed with brick, natural stone, simulated stone, split-faced or architectural concrete masonry unit (CMU), decorative reinforced concrete, for which the Homeowner's Association will be responsible to maintain the exterior appearance.

15. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

15.1 Minor Changes

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

15.2 Major Changes

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

15.3 Deed Restrictions and Creation of a Homeowner's Association

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

[Signature Page Follows]

OWNER:

Hariharan Kuppuraj

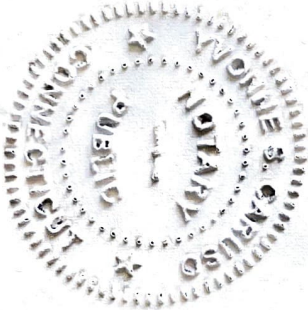
By: S. Hariharan

STATE OF ~~TEXAS~~ Connecticut

Hartford COUNTY

Sworn and subscribed before me this the 18 day of March, 2024
by Hariharan Kuppuraj, Property Owner of Northside Meadows Planned Development.

SEAL



Yvonne S. Caruso
Signature of Notary

YVONNE S. CARUSO
NOTARY PUBLIC - CT 0150536
MY COMMISSION EXPIRES JUNE 30, 2028

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.

SEAL

Signature of Notary

STATE OF TEXAS

BASTROP COUNTY

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

SEAL

Signature of Notary

LIST OF EXHIBITS

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

EXHIBIT "B" – Revised Concept Plan

EXHIBIT "C" - Development Plan

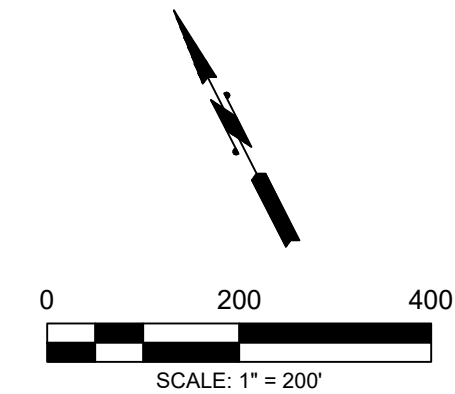
EXHIBIT "D" - Utility Concept Plan

EXHIBIT "E" – Master Sign Plan

EXHIBIT "F" - Roadway Cross Section Details

EXHIBIT "G" – Tree Preservation Variance Letter

EXHIBIT "A"
Metes & Bounds Description of the Property



BEARING BASIS
TEXAS STATE PLANE COORDINATE SYSTEM,
GRID NORTH, CENTRAL ZONE (4203), NAD 83.
DISTANCES IN US SURVEY FEET (GRID).

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - △ CALCULATED POINT
 - 1/2" IRON ROD SET WITH BLUE CAP STAMPED "LONE WOLF RPLS 6848"
 - PROPERTY LINE
 - - - ADJOINER LINE
 - ▨ TRACT 2 - 60' WIDE ACCESS EASEMENT
 - DOC NO DOCUMENT NUMBER
 - VOL, PG VOLUME AND PAGE
 - R.O.W. RIGHT OF WAY
 - D.R.T.C. DEED RECORDS TRAVIS COUNTY
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
 - P.O.B. POINT OF BEGINNING
 - B.S.L. BUILDING SETBACK LINE
 - T.E. TELEPHONE EASEMENT
 - E.U.E. ELECTRIC UTILITY EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - () RECORD INFORMATION PER DOC NO 2022053875
 - (()) RECORD INFORMATION PER DOC NO 2023106195
 - [] RECORD INFORMATION PER ADJOINER DEED
 - ON/OFF FENCELINE ON/OFF SUBJECT PROPERTY

GENERAL NOTES:

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
- 2) THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
- 3) SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
- 4) ANY UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.
- 5) OWNERSHIP DEED RECORDED IN DOCUMENT NO. 2023106195, AND DOCUMENT NO. 2022053875, TRAVIS COUNTY RECORDS.

FLOOD INFORMATION

PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48453C0510H, DATED 09/26/2008.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
GF NO.: 2856075-FW26
EFFECTIVE DATE: FEBRUARY 06, 2024

LEGAL DESCRIPTION OF LAND:
Being a total of 59.945 acres of land, and being comprised of:

Tract 1: Being a 49.937 acre tract of land out of the William Hines Survey No. 53, Abstract No. 345, being all of a called 49.93 acre tract of land conveyed to Hariharan Kuppuraj by General Warranty Deed with Vendor's Lien, as recorded in Document No. 2022053875, Official Public Records of Travis County, Texas.

Tract 2: Easement rights in and to that certain 60' wide access easement, containing 1.431 acres of land (out of Tract 3) and being out of the William Hines Survey No. 53, Abstract No. 345, in Travis County, Texas; said easement being the same tract described by metes and bounds in the Easement Agreement for Access recorded under Document No. 2018120989, Official Public Records of Travis County, Texas.

Tract 3: Being a 10.008 acre tract of land out of the William Hines Survey No. 53, Abstract No. 345, being all of a called 10.000 acre tract of land conveyed to Klaus Estates Elgin LLC by General Warranty Deed, as recorded in Document No. 2023106195, Official Public Records of Travis County, Texas.

(See Field Note "2024-021_Field Note_59.945 Acres" attached with this title survey.)

TO: STARLIGHT HOMES TEXAS LLC, AND FIRST AMERICAN TITLE GUARANTY COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.

DATE OF LAST FIELD WORK: MARCH 07, 2024

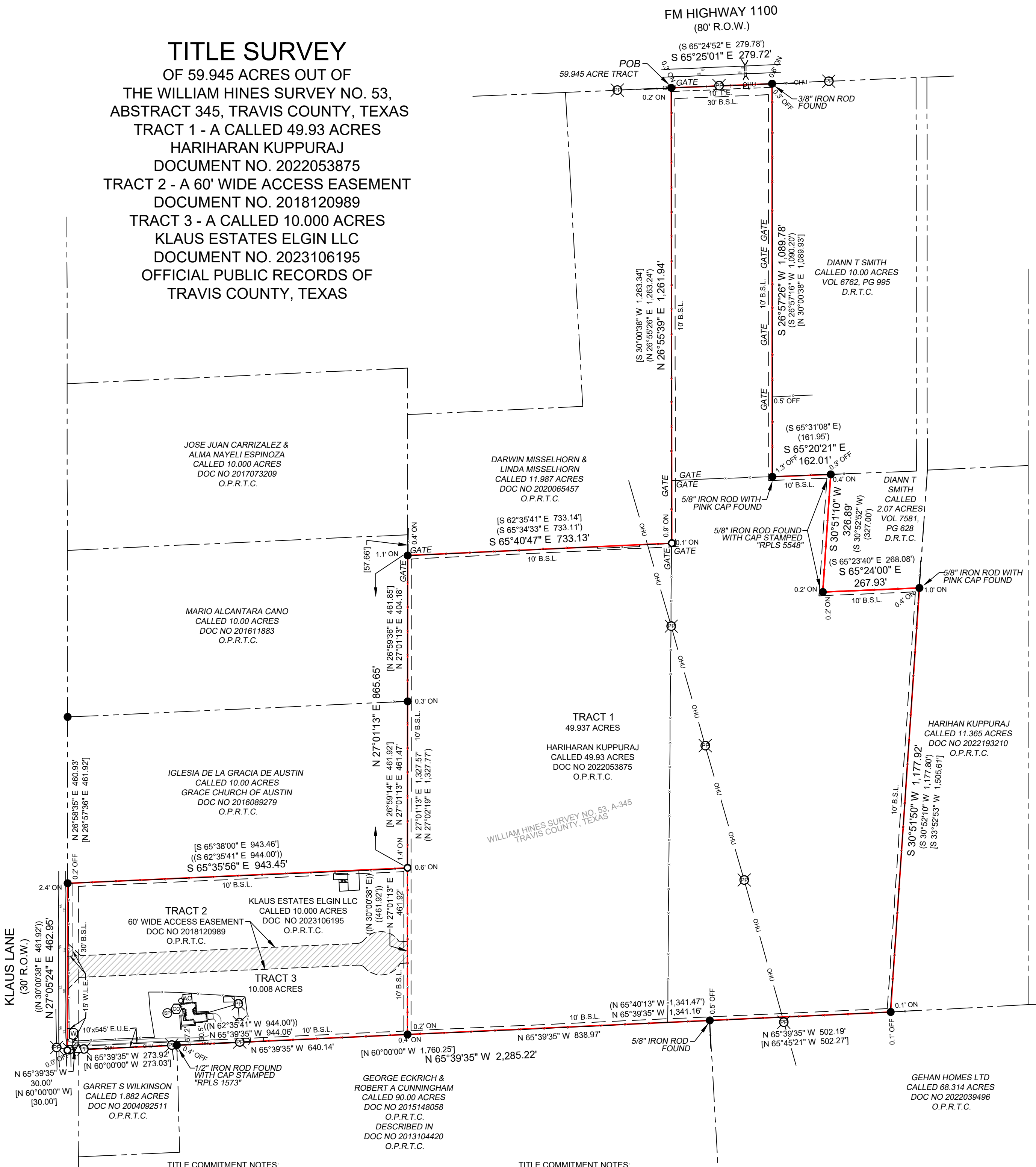
MATTHEW LEE TAYLOR, R.P.L.S. NO. 6848 3/07/2024
FIRM NO. 10194675

DRAWN BY: MT
FIELD CREW: JS
REVISION #:

REVIEWED BY: MLT



TITLE SURVEY
OF 59.945 ACRES OUT OF
THE WILLIAM HINES SURVEY NO. 53,
ABSTRACT 345, TRAVIS COUNTY, TEXAS
TRACT 1 - A CALLED 49.93 ACRES
HARIHARAN KUPPURAJ
DOCUMENT NO. 2022053875
TRACT 2 - A 60' WIDE ACCESS EASEMENT
DOCUMENT NO. 2018120989
TRACT 3 - A CALLED 10.000 ACRES
KLAUS ESTATES ELGIN LLC
DOCUMENT NO. 2023106195
OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS



TITLE COMMITMENT NOTES:

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [***]

B.(1) RESTRICTIVE COVENANTS:
See Item 10 (a) below.

B.(10)

(As to Tract 1)

- a. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c). Volume 6243, Page 118, Deed Records; County Clerk's File No. 2004194919, and 2020197159, Official Public Records, Travis County, Texas. [SUBJECT TO - 30' B.S.L. FRONT, AND 10' B.S.L. ANY SIDE LINE (6243,118)]
- d. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
- e. Easement:
Recorded: in Volume 2934, Page 149, of the Deed Records, Travis County, Texas. [DOES NOT AFFECT - AFFECTS THE EAST 10' OF 188 ACRE PARENT TRACT]
- f. Easement:
Recorded: in Volume 6510, Page 904, of the Deed Records, Travis County, Texas. [DOES NOT AFFECT - AFFECTS THE TRACT TO THE EAST R248229]
- g. Easement:
Recorded: in Volume 7025, Page 851, of the Deed Records, Travis County, Texas. [DOES NOT AFFECT - AFFECTS THE EAST 1' OF 188 ACRE PARENT TRACT]
- h. Easement:
Recorded: in Volume 10168, Page 537, of the Official Public Records, Travis County, Texas. [DOES NOT AFFECT - AFFECTS THE TRACT TO THE EAST R248218]
- i. Easement:
Recorded: in Volume 10611, Page 435, of the Official Public Records, Travis County, Texas. [DOES NOT AFFECT - AFFECTS THE TRACT TO THE WEST R248221]
- j. Easement:
Recorded: in Volume 13063, Page 2602, of the Official Public Records, Travis County, Texas. [DOES NOT AFFECT - AFFECTS THE TRACT TO THE WEST R248221]

TITLE COMMITMENT NOTES:

B.(10) continued...

(As to Tract 1...continued)

- k. Easement:
Recorded: in County Clerk's File No. 2016159888, of the Official Public Records, Travis County, Texas. [DOES NOT AFFECT - AFFECTS THE TRACT TO THE WEST R248221]
- o. Terms, Conditions and Stipulations in the Agreement:
Recorded: in County Clerk's File No. 2018120989, Official Public Records, Travis County, Texas. Type: Access Easement Agreement [SUBJECT TO - THIS DEED DESCRIBES TRACT 2]
- p. Ordinance No. 2022-05-03-17 as set forth and more fully described by instrument recorded on May 10, 2022, in County Clerk's File No. 2022084706, Official Public Records, Travis County, Texas. [SUBJECT TO]
- q. Ordinance No. 2022-11-15-37 as set forth and more fully described by instrument recorded on December 06, 2022, in County Clerk's File No. 2022187837, Official Public Records, Travis County, Texas. [SUBJECT TO]

(As to Tract 3)

- r. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c). Volume 6243, Page 118, and Volume 5910, Page 1333, Deed Records; Volume 10279, Page 430, and County Clerk's File No. 2004194919, Official Public Records, Travis County, Texas. [SUBJECT TO - 30' B.S.L. FRONT, & 10' B.S.L. ANY SIDE LINE (6243,118; 5910,1333; 10279,430; 5910,1333 DESCRIBES TRACT 3; 10279,430 DESCRIBES A 3.0 ACRE TRACT OUT OF TRACT 2)]
- u. Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
- v. Easement:
Recorded: in Volume 2934, Page 149, of the Deed Records, Travis County, Texas. [SUBJECT TO - AS DEPICTED, AFFECTS THE NORTH 10' OF TRACT 3]
- w. Easement: Easement and Right-of-Way
Recorded: in Volume 8918, Page 978, of the Official Public Records, Travis County, Texas. [SUBJECT TO - AS DEPICTED, AFFECTS THE SOUTH 10'x545' OF TRACT 3]
- x. Easement: Right-of-Way
Recorded: in Volume 10611, Page 423, of the Official Public Records, Travis County, Texas. [SUBJECT TO - AS DEPICTED]
- y. Easement: Right-of-Way
Recorded: in Volume 10584, Page 596, of the Official Public Records, Travis County, Texas. [SUBJECT TO - AS DEPICTED]

SURVEYED FOR:
STARLIGHT HOMES
TEXAS, LLC
TBD FM 1100 AND
13905 KLAUS LN
ELGIN, TX
PROJECT NO. 2024-021



LONE WOLF
LAND SURVEYING, LLC
163 Cool Water Drive
Bastrop, TX 78602
512-718-5868, Firm #10194675
Lonewolflandsurveying.com



Lone Wolf Land Surveying, LLC
163 Cool Water Drive
Bastrop, TX 78602
512-718-5868
Lonewolflandsurveying@gmail.com
Lonewolflandsurveying.com
TBPELS Reg. No: 10194675

FIELD NOTE DESCRIPTION

Survey for: TBD FM 1100 AND 13905 KLAUS LN, ELGIN TX 78621

BEING A 59.945 ACRE TRACT OF LAND OUT OF THE WILLIAM HINES SURVEY NO. 53, ABSTRACT 345, TRAVIS COUNTY, TEXAS, SAID 59.945 ACRE TRACT BEING COMPRISED OF "TRACT 1", A CALLED 49.93 ACRE TRACT OF LAND CONVEYED TO HARIHARAN KUPPURAJ BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NO. 2022053875, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, "TRACT 2", A 60' WIDE ACCESS EASEMENT APPURTENANT, AS RECORDED IN DOCUMENT NO. 2018120989, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND "TRACT 3", A CALLED 10.000 ACRE TRACT OF LAND CONVEYED TO KLAUS ESTATES ELGIN LLC BY GENERAL WARRANTY DEED, AS RECORDED IN DOCUMENT NO. 2023106195, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 59.945 ACRE TRACT OF LAND HAVING BEEN SURVEYED BY LONE WOLF LAND SURVEYING DURING THE MONTHS OF FEBRUARY AND MARCH 2024, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the southwest right-of-way line of Farm to Market Highway 1100 (80' wide right-of-way) for the northwest corner of the herein described tract and said 49.93 acre tract, the same being the northeast corner of a called 11.987 acre tract of land conveyed to Darwin and Linda Misselhorn by General Warranty Gift Deed, as recorded in Document No. 2020065457, Official Public Records of Travis County, Texas;

THENCE, with the southwest right-of-way line of Farm to Market Highway 1100, the same being the northeast line of said 49.93 acre tract, for the north line of the herein described tract, **S 65°25'01" E**, a distance of **279.72 feet** to a 3/8" iron rod found for the northeast corner of the herein described tract and said 49.93 acre tract, the same being the northwest corner of a called 10.00 acre tract of land conveyed to Diann T. Smith by Warranty Deed with Vendor's Lien, as recorded in Volume 6762, Page 995, Deed Records of Travis County, Texas;

THENCE, leaving the southwest right-of-way line of Farm to Market Highway 1100, with the common line of said 49.93 acre tract and said 10.00 acre Smith tract, for a portion of the east line of the herein described tract, the following two (2) courses:

1. **S 26°57'26" W**, a distance of **1089.78 feet** to a 5/8" iron rod with pink cap found for an interior corner of the herein described tract and said 49.93 acre tract, the same being the southwest corner of said 10.00 acre Smith tract;
2. **S 65°20'21" E**, a distance of **162.01 feet** to a 5/8" iron rod with cap stamped "RPLS 5548" found for an interior corner of the herein described tract and said 49.93 acre tract, the same being an ell-corner of a called 2.07 acre tract of land conveyed to Diann T. Smith by Warranty Deed with Vendor's Lien, as recorded in Volume 7581, Page 628, Deed Records of Travis County, Texas;

THENCE, leaving the southwest line of said 10.00 acre Smith tract, with the common line of said 49.93 acre tract and said 2.07 acre Smith tract, for a portion of the east line of the herein described tract, the following two (2) courses:

1. **S 30°51'10" W**, a distance of **326.89 feet** to a 5/8" iron rod with cap stamped "RPLS 5548" found for an interior corner of the herein described tract and said 49.93 acre tract, the same being the southwest corner of said 2.07 acre Smith tract;



Lone Wolf Land Surveying, LLC
163 Cool Water Drive
Bastrop, TX 78602
512-718-5868

Lonewolflandsurveying@gmail.com
Lonewolflandsurveying.com
TBPELS Reg. No: 10194675

2. **S 65°24'00" E**, a distance of **267.93 feet** to a 5/8" iron rod with pink cap found in the west line of a called 11.365 acre tract of land conveyed to Harihan Kuppuraj by Special Warranty Deed, as recorded in Document No. 2022193210, Official Public Records of Travis County, Texas, for an interior corner of the herein described tract and said 49.93 acre tract, the same being the southwest corner of said 2.07 acre Smith tract;

THENCE, with the common line of said 49.93 acre tract and said 11.365 acre tract, for the remaining portion of the east line of the herein described tract, **S 30°51'50" W**, a distance of **1177.92 feet** to a 1/2" iron rod found in the north line of a called 68.314 acre tract of land conveyed to Gehan Homes, LTD. by Special Warranty Deed, as recorded in Document No. 2022039496, Official Public Records of Travis County, Texas, for the southeast corner of the herein described tract and said 49.93 acre tract, the same being the southwest corner of said 11.365 acre tract;

THENCE, with the south line of said 49.93 acre tract and said 10.000 acre Klaus tract, for the south line of the herein described tract, **N 65°39'35" W**, passing at a distance of 502.19 feet a 5/8" iron rod found for the northwest corner of said 68.314 acre tract, the same being the northeast corner of a called 90.00 acre tract of land conveyed to George Eckrich and Robert A. Cunningham by General Warranty Deed with Vendor's Lien, as recorded in Document No. 2015148058, and described in Document No. 2013104420, both of the Official Public Records of Travis County, Texas, continuing 838.97 feet and passing at a distance of 1,341.16 feet the common south corner of said 49.93 acre tract and said 10.000 acre Klaus tract, continuing 640.14 feet and passing at a distance of 1,981.30 feet a 1/2" iron rod with cap stamped "RPLS 1573" found for an ell-corner of said 90.00 acre tract, the same being the northeast corner of a called 1.882 acre tract of land conveyed to Garret S. Wilkinson by Warranty Deed with Vendor's Lien, as recorded in Document No. 2004092511, Official Public Records of Travis County, Texas, continuing 273.92 feet and passing at a distance of 2,255.22 feet a calculated point for an angle point in the easterly right-of-way line of Klaus Lane (30' wide right-of-way) the for the northwest corner of said 1.882 acre tract, continuing 30.00 feet for a total distance of **2,285.22 feet** to a 1/2" iron rod with cap stamped "LONE WOLF RPLS 6848" set for the southwest corner of the herein described tract, the same being the southwest corner of said 10.000 acre Klaus tract, the same also being an angle point in the easterly right-of-way line of Klaus Lane;

THENCE, with the easterly right-of-way line of Klaus Lane, the same being the west line of said 10.000 acre Klaus tract, for a portion of the west line of the herein described tract, **N 27°05'24" E**, a distance of **462.95 feet** to a 1/2" iron rod found for a re-entrant corner of the herein described tract and northwest corner of said 10.000 acre Klaus tract, the same being the southwest corner of a called 10.00 acre tract of land conveyed to Iglesia de la Gracia de Austin (Church of Austin) by Warranty Deed with Vendor's Lien, as recorded in Document No. 2016089279, Official Public Records of Travis County, Texas;

THENCE, leaving the easterly right-of-way line of Klaus Lane, with the common line of said 10.000 acre Klaus tract and said 10.00 acre Church of Austin tract, for a portion of the west line of the herein described tract, **S 65°35'56" E**, a distance of **943.45 feet** to a 1/2" iron rod with cap stamped "LONE WOLF RPLS 6848" set in the west line of said 49.93 acre tract, for an angle point in the west line of the herein described tract, the same being the common east corner of said 10.000 acre Klaus tract and said 10.00 acre Church of Austin tract, from which said 1/2" iron rod found for the southeast corner of said 10.000 acre Klaus tract and southwest corner of said 49.93 acre tract, bears **S 27°01'13" W**, a distance of 461.92 feet;



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THENCE, with the west line of said 49.93 acre tract, for a portion of the west line of the herein described tract, **N 27°01'13" E**, passing at a distance of 461.47 feet a 1/2" iron rod found for the northeast corner of said 10.00 acre Church of Austin tract, the same being the southeast corner of a called 10.00 acre tract of land conveyed to Mario Alcantara Cano by General Warranty Deed, as recorded in Document No. 201611883, Official Public Records of Travis County, Texas, continuing 404.18 feet for a total distance of **865.65 feet** to a 1/2" iron rod found for an angle point of the herein described tract and said 49.93 acre tract, the same being the southwest corner of said 11.987 acre Misselhorn tract;

THENCE, leaving the east line of said 10.00 acre Cano tract, with the common line of said 49.93 acre tract and said 11.987 acre Misselhorn tract, for the remaining portion of the west line of the herein described tract, the following two (2) courses:

1. **S 65°40'47" E**, a distance of **733.13 feet** to a 1/2" iron rod with cap stamped "LONE WOLF RPLS 6848" set for an angle point of the herein described tract and said 49.93 acre tract, and for the southeast corner of said 11.987 Misselhorn tract;
2. **N 26°55'39" E**, a distance of **1,261.94 feet** to the **POINT OF BEGINNING**, having an area of **59.945 acres**, or **2,611,198 square feet**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Grid, NAD 1983.

This description is to accompany a plat of like date representing an on the ground survey during the months of February and March 2024, supervised by me Matthew Lee Taylor, Registered Professional Land Surveyor.

March 7, 2024

Matthew Lee Taylor
RPLS No. 6848
Job #2024-021



EXHIBIT "B"
Concept Plan

Z:\Shared\Paradise\Paradise Engineers\Projects\20230505 - Northside Meadows Subdivision\CAD\POD\SUBMIT A - CONCEPT PLAN.dwg, SITE, March 15, 2024, 1:53 PM, ashankar

NORTHSIDE MEADOWS SUBDIVISION

"EXHIBIT B" - REVISED CONCEPT PLAN

PROJECT ADDRESS:

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

UTILITIES:

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

SITE NOTES:

- DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE AGREEMENT AND DEVELOPMENT PLAN FOR NORTH SIDE MEADOWS PLANNED DEVELOPMENT DISTRICT (PDD)

- TOTAL ACREAGE: 59.93 ACRES
 - RESIDENTIAL LOTS: 37.58 ACRES
 - DRAINAGE EASEMENTS & OPEN SPACE LOTS: 5.64 ACRES
 - PRIVATE COMMUNITY MAIL KIOSK & COMMON AREA: 0.99 ACRES
 - FUTURE COMMERCIAL LOT: 1.15 ACRES
 - LIFT STATION LOT: 0.21 ACRES
 - PUBLIC RIGHT OF WAY (R.O.W.): 14.36 ACRES

- TOTAL LOTS: 329 LOTS
 - RESIDENTIAL LOTS: 318 LOTS
 - DRAINAGE EASEMENTS & OPEN SPACE LOTS: 8 LOTS
 - PRIVATE COMMUNITY MAIL KIOSK & COMMON AREA LOTS: 1 LOT
 - FUTURE COMMERCIAL LOT: 1 LOT
 - LIFT STATION LOT: 1 LOT

- TOTAL NUMBER OF BLOCKS: 17 BLOCKS

- LINEAR FEET OF STREET: 11,995-LF (SEE TABLE BELOW)

STREET TABLE						
STREET NAME	R.O.W. WIDTH	STREET WIDTH	DESIGN SPEED	ROAD TYPE	STREET CLASSIFICATION	STREET OWNERSHIP
STREET A	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET B	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET C	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET D	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET E	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET F	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET G	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET H	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET I	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET J	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET K	70'-0"	48'-0"	35 MPH	C & G	COLLECTOR	PUBLIC
TOTAL STREET LENGTH						11,995

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

APPROVED:

PLANNING & ZONING COMMISSION CHAIRMAN

[DATE]

APPROVED:

PLANNING & ZONING COMMISSION SECRETARY

[DATE]

OWNER:

HARI KUPPURAJ

TRIVIK BUILDERS

Phone: 860.682.0175

Email: Hari@trivikbuilders.com

Address: 77 Chaponis Way

South Windsor, CT 06074

SURVEYOR:

KENNDY T. CONSULTING

KENNEDY TEMBE

Address: 219 Peruna Dr.

Marble Falls, TX 78654

ENGINEER:

PARADISE ENGINEERS LLC

SHIVA SHANKAR, P.E.

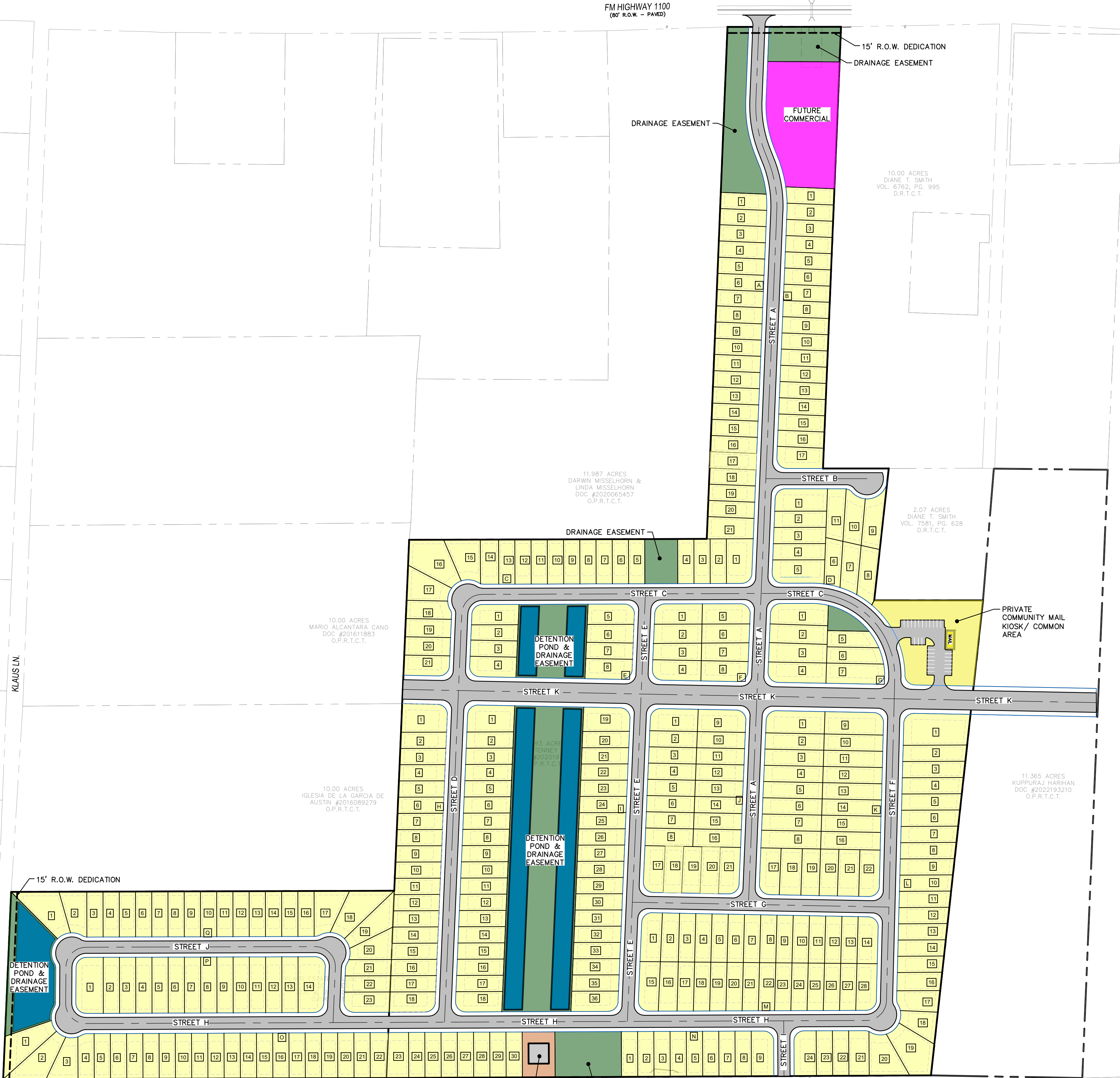
TX LICENSE NO. 143787

Phone: 919.917.6675

Email: sshankar@paradise-engineers.com

Address: 5900 Balcones Drive Suite 100

Austin, TX 78731



VICINITY MAP
SCALE: 1" = 2,000'

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING DESCRIPTION

PROPERTY LINE

ADJOINER PROPERTY LINE

ROAD CENTERLINE

PROPERTY LOT LINE

PROPERTY SETBACK LINE

DRAINAGE EASEMENT & OPEN SPACE

FUTURE COMMERCIAL

PRIVATE COMMUNITY MAIL KIOSK & COMMON AREA

SINGLE-FAMILY RESIDENTIAL LOTS

LIFT STATION



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

REVISIONS

REVISION	DESCRIPTION	DATE
0	1ST PDD SUBMITTAL	JAN 29, 24
1	2ND PDD SUBMITTAL	MAR 07, 24
2	3RD PDD SUBMITTAL	MAR 15, 24

"EXHIBIT B" - REVISED CONCEPT PLAN

NORTHSIDE MEADOWS SUBDIVISION

FM 1100

CITY OF ELGIN, TX

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF SHIVA SHANKAR, P.E. #143787 ON MARCH 15, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN SS DRAWN SS CHKD MSD

JOB No. 2023059

SHEET 1 OF 1

EXHIBIT "C"
DEVELOPMENT PLAN
NORTHSIDE MEADOWS PLANNED DEVELOPMENT

A. Applicability and Base Zoning

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

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

B. Single Family Residential Lot Design Standards

The development of the Property will not exceed 318 single-family residential units. The potential product shall be developed in compliance with Table B.1 Residential Design Standards

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

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

Table B.1 Residential Design Standards	
Lot Width Minimum*	40'-0"
Lot Depth Minimum*	90'-0"
Setbacks	
Front (min.)	15'-0"
Rear (min.)	10'-0"
Garage Setback (min.)	20'-0"
Side (min.)	5'-0"
Corner (min.)	15'-0"
Building Height	35'-0"
Minimum Lot Area*	4,500-SF

***Regardless of Lot Width and Lot Depth, the minimum Lot Area must be 4,500-SF**

C. Non-Residential Lot Design Standards

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

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

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

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

D. Roadway Standards

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

6. Sidewalks along roadways in which there is not a residential lot shall be constructed during installation of associated landscaping. Sidewalks and landscaping shall be installed along roadways within two (2) years of construction of said roadway.
7. This development shall not be subject to a Traffic Impact Analysis from the City of Elgin. A major collector is included with the Elgin Development PDD as seen on **Exhibit “B”**. Dedication of the required Right-of-Way (70’-0”) will occur during the subdivision review process. The development will be required to meet any requirements presented by TxDOT.

E. Drainage and Grading

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

F. Signage

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

1. Primary Community Entry Sign - Primary community entry sign (total not to exceed one (1)) to be located at the FM1100 entrance into the Project as seen on **Exhibit “E”** of the Northside Meadows Planned Development.
2. Special Secondary Sign - The Directional/Lifestyle Sign category sign (total not to exceed one (1)) used to create a strong sense of place and guide people within the Project. This shall be constructed as shown in **Exhibit “E”** of the Northside Meadows Planned Development.

G. Sign Lighting

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

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

EXHIBIT "D"
Utility Concept Plan

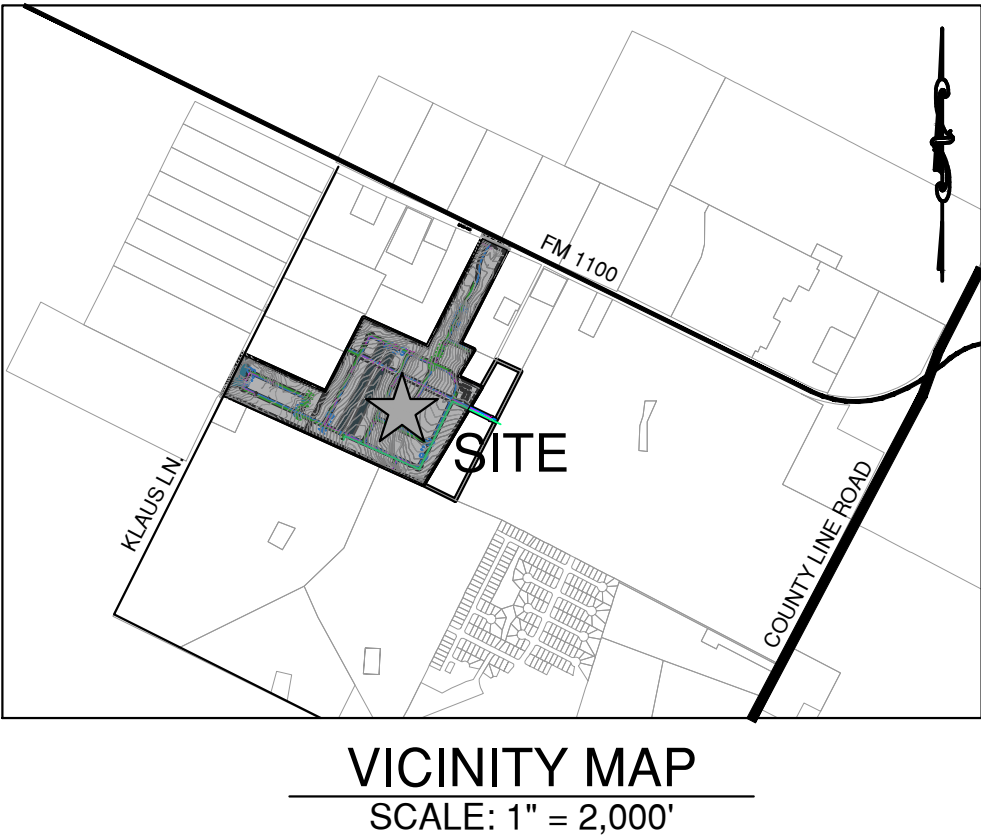
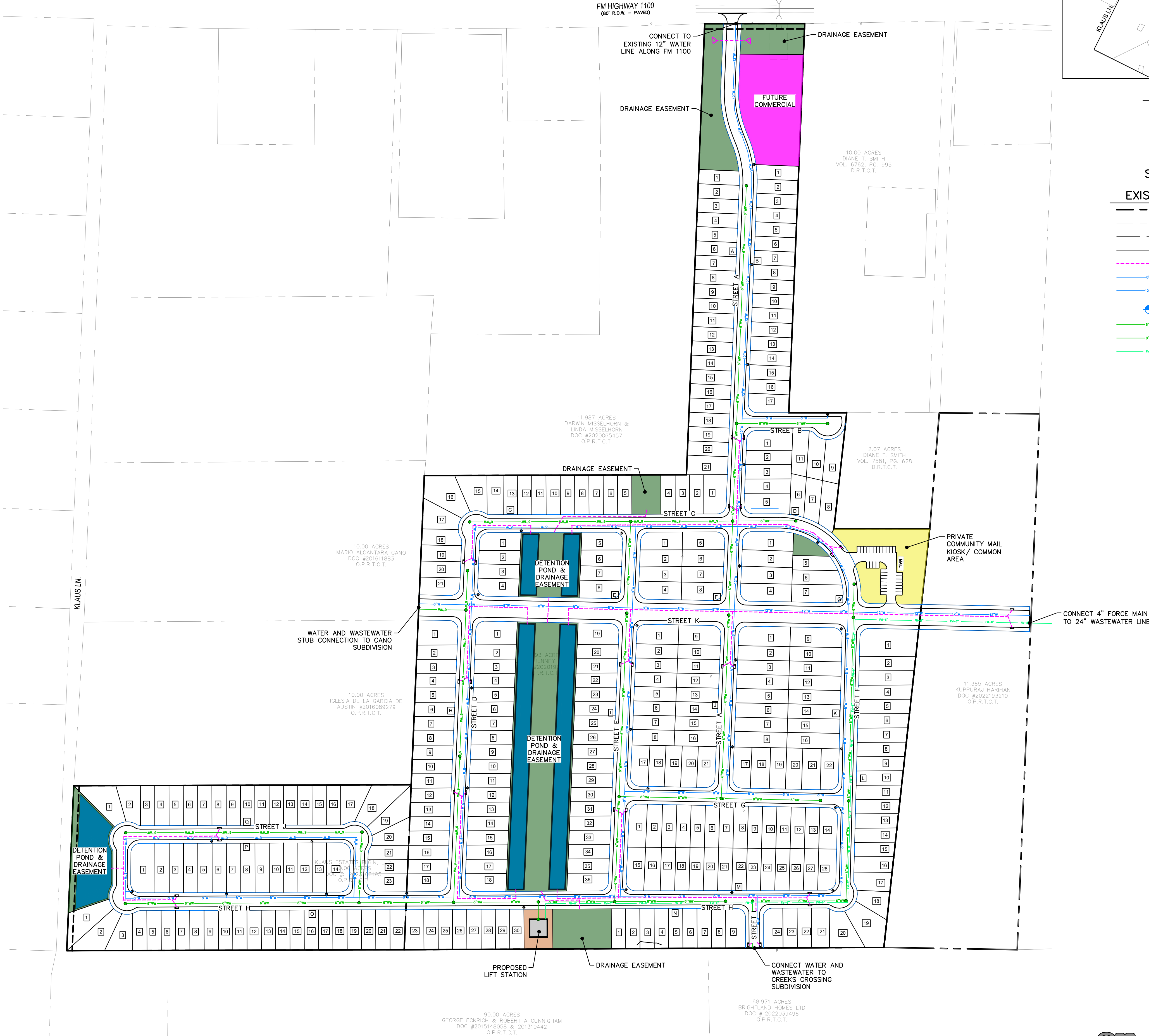
NORTHSIDE MEADOWS SUBDIVISION
"EXHIBIT D" - UTILITY CONCEPT PLAN

WASTEWATER UTILITY CAPACITY TO LIFTSTATION			
Type of Facility	No of Units / SF	L.U.E. per Unit & Units per L.U.E.	L.U.E.s
Single Family Home	284	1	284
Total Proposed LUEs			284

Average Dry Weather Flow (ADWF "F")	70 gal/person/day * # of LUE's * 3.5/1440	48.32	GPM
Peak Flow Factor (PFF)	$[(18+(0.0206 \times F)^{0.5})/(4+(0.0206 \times F)^{0.5})]$ (Max 4)	3.80	Use 4 Max
Peak Dry Weather Flow (PDWF)	ADWF x PFF	193.28	GPM
Population of service area		60.00	Acres
Inflow and Infiltration (I&I)	(750 gallons per acre served)	31.25	GPM
Peak Wet Weather Flow (PWWF) Design Flow	PDWF + I&I	224.53	GPM

WASTEWATER UTILITY CAPACITY TO CREEKS CROSSING			
Type of Facility	No of Units / SF	L.U.E. per Unit & Units per L.U.E.	L.U.E.s
Single Family Home	34	1	34
Creeks Crossing - Single Family Homes	109	1	109
Total Proposed LUEs			143

Average Dry Weather Flow (ADWF "F")	70 gal/person/day * # of LUE's * 3.5/1440	24.33	GPM
Peak Flow Factor (PFF)	$[(18+(0.0206 \times F)^{0.5})/(4+(0.0206 \times F)^{0.5})]$ (Max 4)	4.03	Use 4 Max
Peak Dry Weather Flow (PDWF)	ADWF x PFF	97.32	GPM
Population of service area		85.00	Acres
Inflow and Infiltration (I&I)	(750 gallons per acre served)	44.27	GPM
Peak Wet Weather Flow (PWWF) Design Flow	PDWF + I&I	141.59	GPM
8" Pipe Capacity	Flow Depth/ Diameter	0.32	CFS
		40.3%	



DRAWING LEGEND	
SYMBOL/ABBREVIATION	
EXISTING	DESCRIPTION
---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	ROAD CENTERLINE
---	PROPERTY LOT LINE
---	PROPOSED STORM DRAIN LINE
---	PROPOSED 8" WATER LINE
---	PROPOSED 12" WATER LINE
---	PROPOSED FIRE HYDRANT
---	PROPOSED 6" WASTEWATER LINE
---	PROPOSED 8" WASTEWATER LINE
---	PROPOSED 6" WW FORCEMAIN LINE

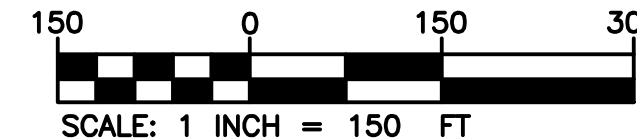
PARADISE ENGINEERS

REVISIONS	DATE	DESCRIPTION
0	JAN 29, 24	1ST PDD SUBMITTAL
1	MAR 07, 24	2ND PDD SUBMITTAL
2	MAR 15, 24	3RD PDD SUBMITTAL

"EXHIBIT D" - UTILITY CONCEPT PLAN
NORTHSIDE MEADOWS SUBDIVISION
FM 1100
CITY OF ELGIN, TX

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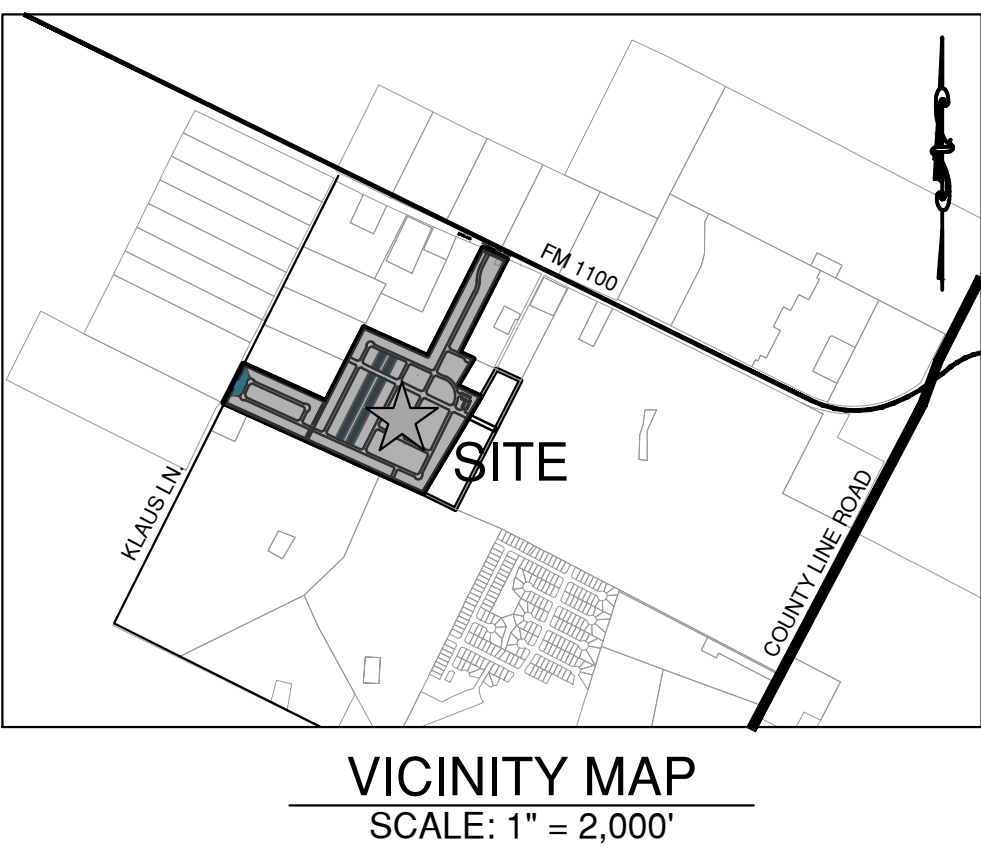
DESIGN	DRAWN	CHKD
SS	SS	MSD
JOB No. 2023059		
SHEET 2 OF 1		



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

EXHIBIT "E"
Master Sign Plan

NORTHSIDE MEADOWS SUBDIVISION
"EXHIBIT E" - MASTER SIGN PLAN



DRAWING LEGEND

SYMBOL/ABBREVIATION

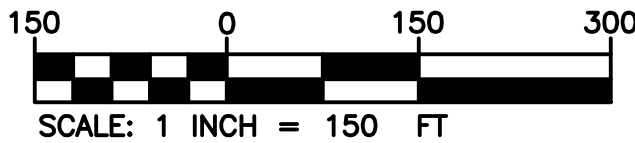
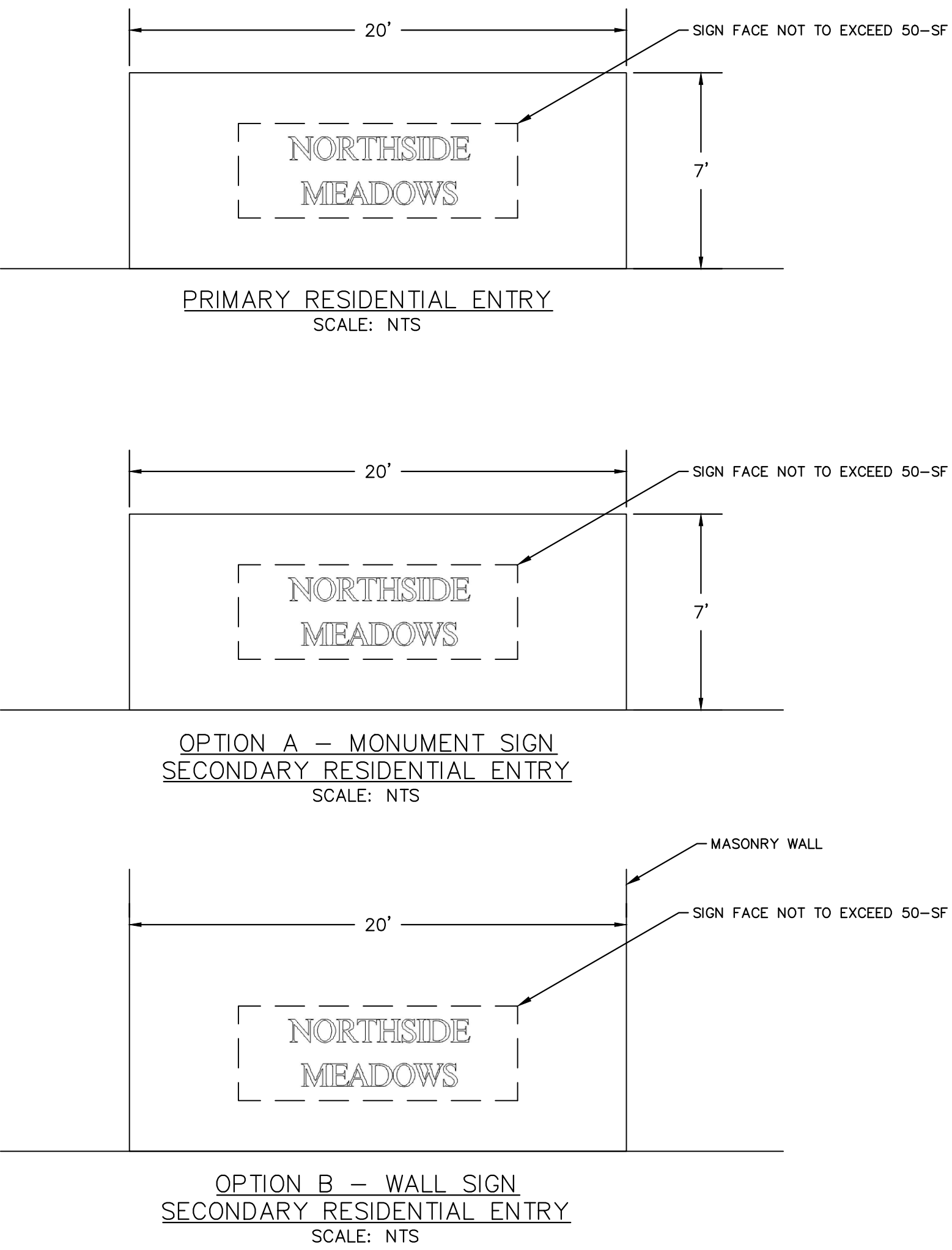
EXISTING DESCRIPTION

▲ PRIMARY RESIDENTIAL ENTRY

● NEIGHBORHOOD ENTRY

NOTES

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



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

REVISIONS		DATE
REVISION	DESCRIPTION	
0	1ST PDD SUBMITTAL	JAN 29, 24
1	2ND PDD SUBMITTAL	MAR 07, 24
2	3RD PDD SUBMITTAL	MAR 15, 24

"EXHIBIT E" - MASTER SIGN PLAN

NORTHSIDE MEADOWS SUBDIVISION

FM 1100

CITY OF ELGIN, TX

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DESIGN	DRAWN	CHKD
SS	SS	MSD
JOB No. 2023059		
SHEET 3 OF 1		

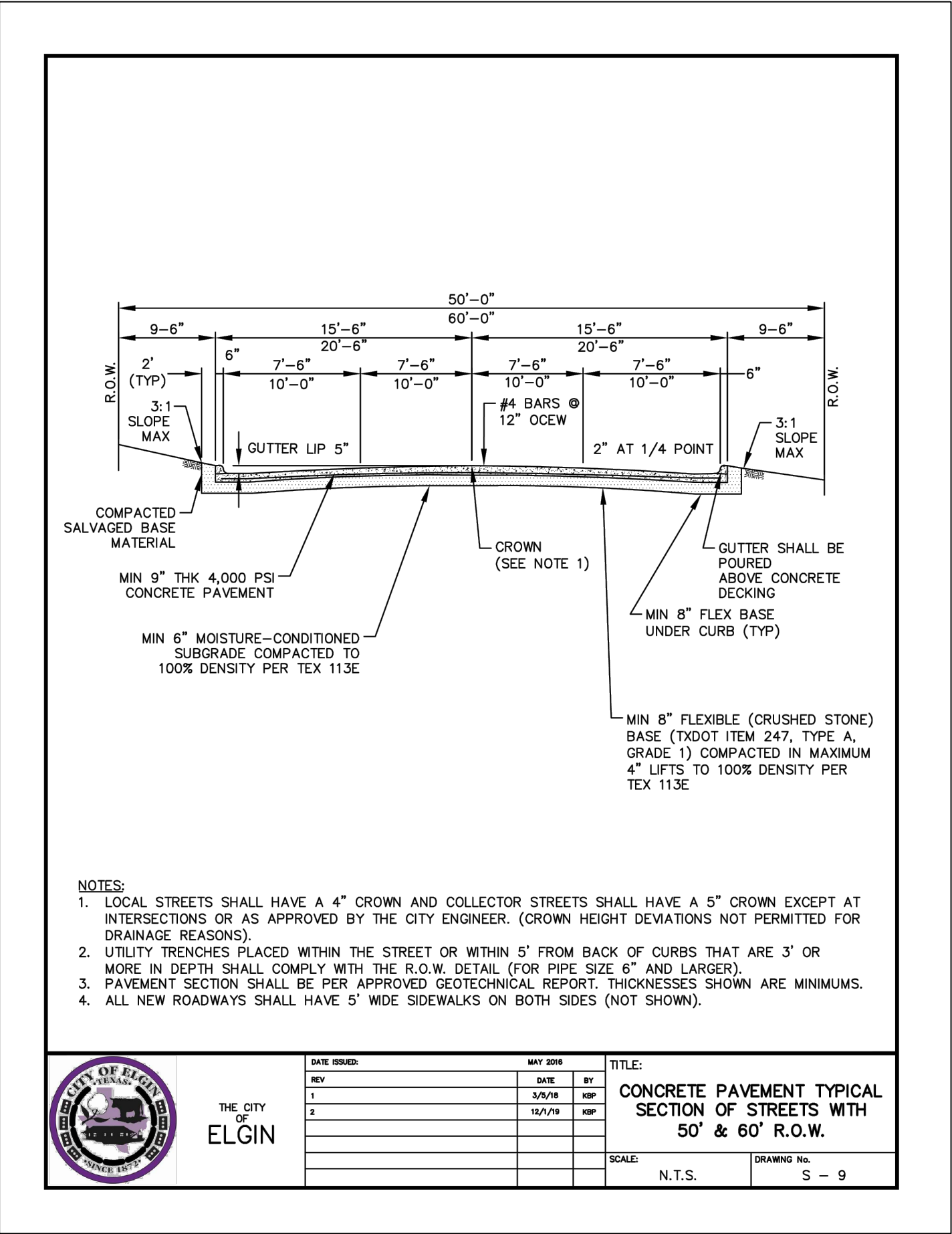
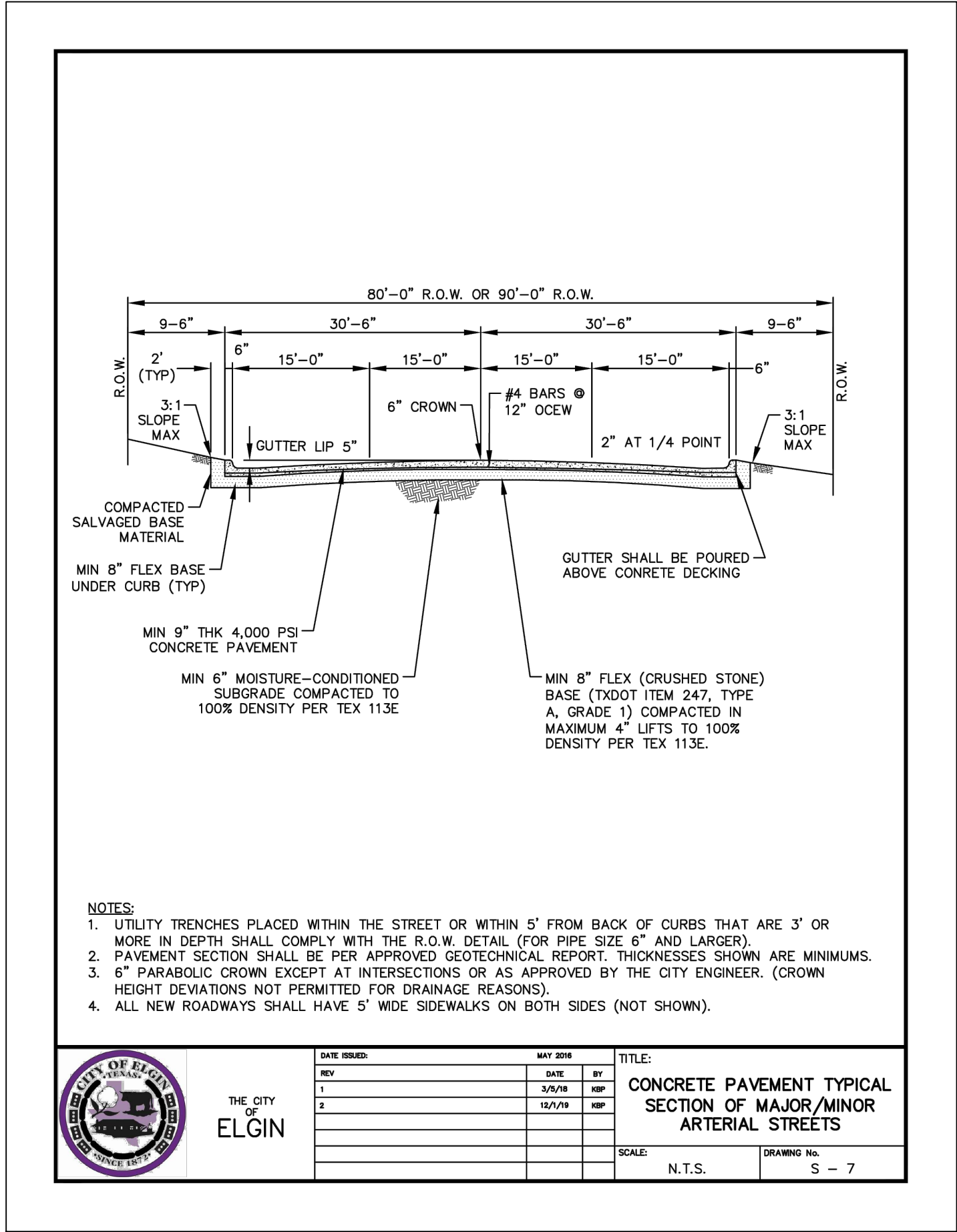
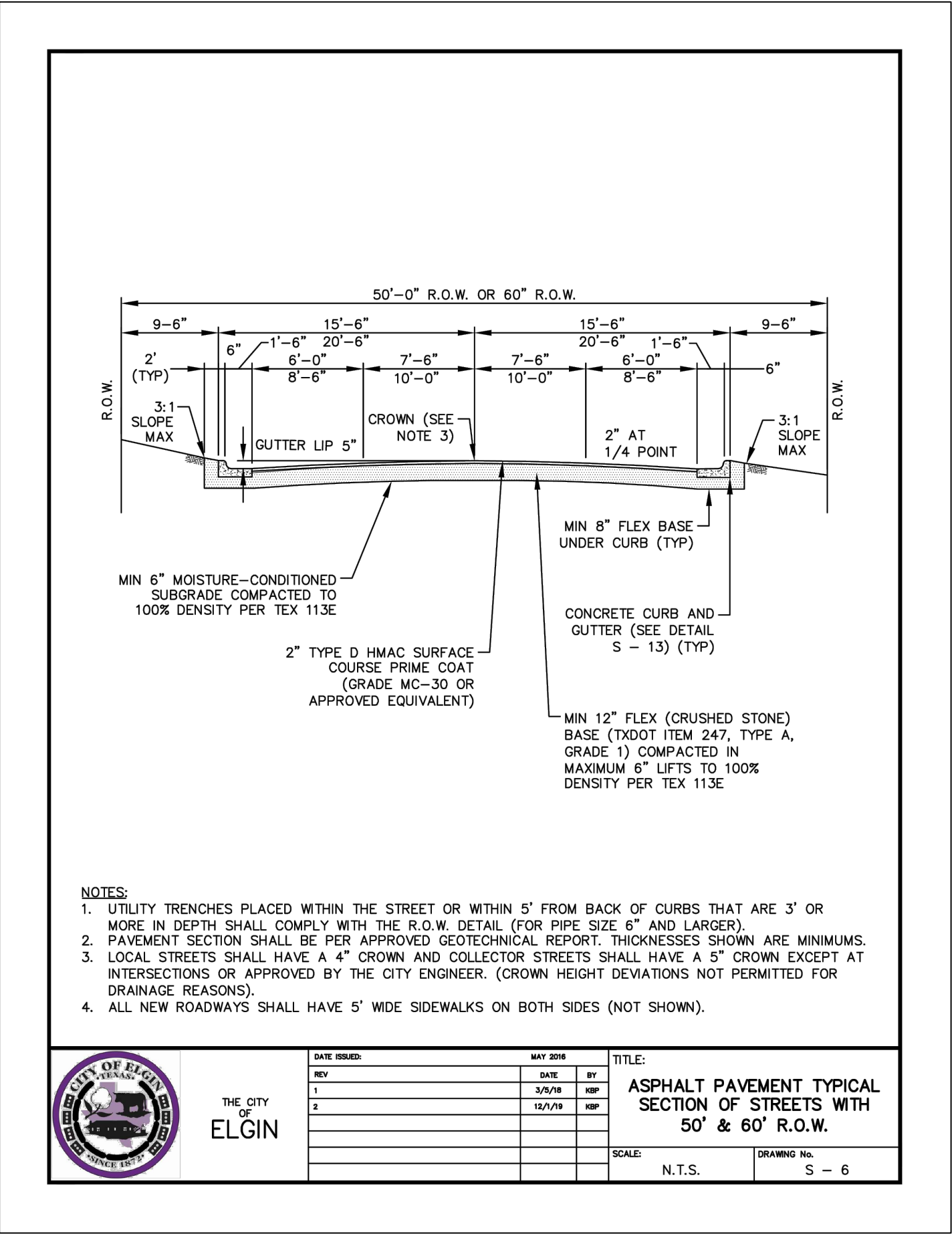
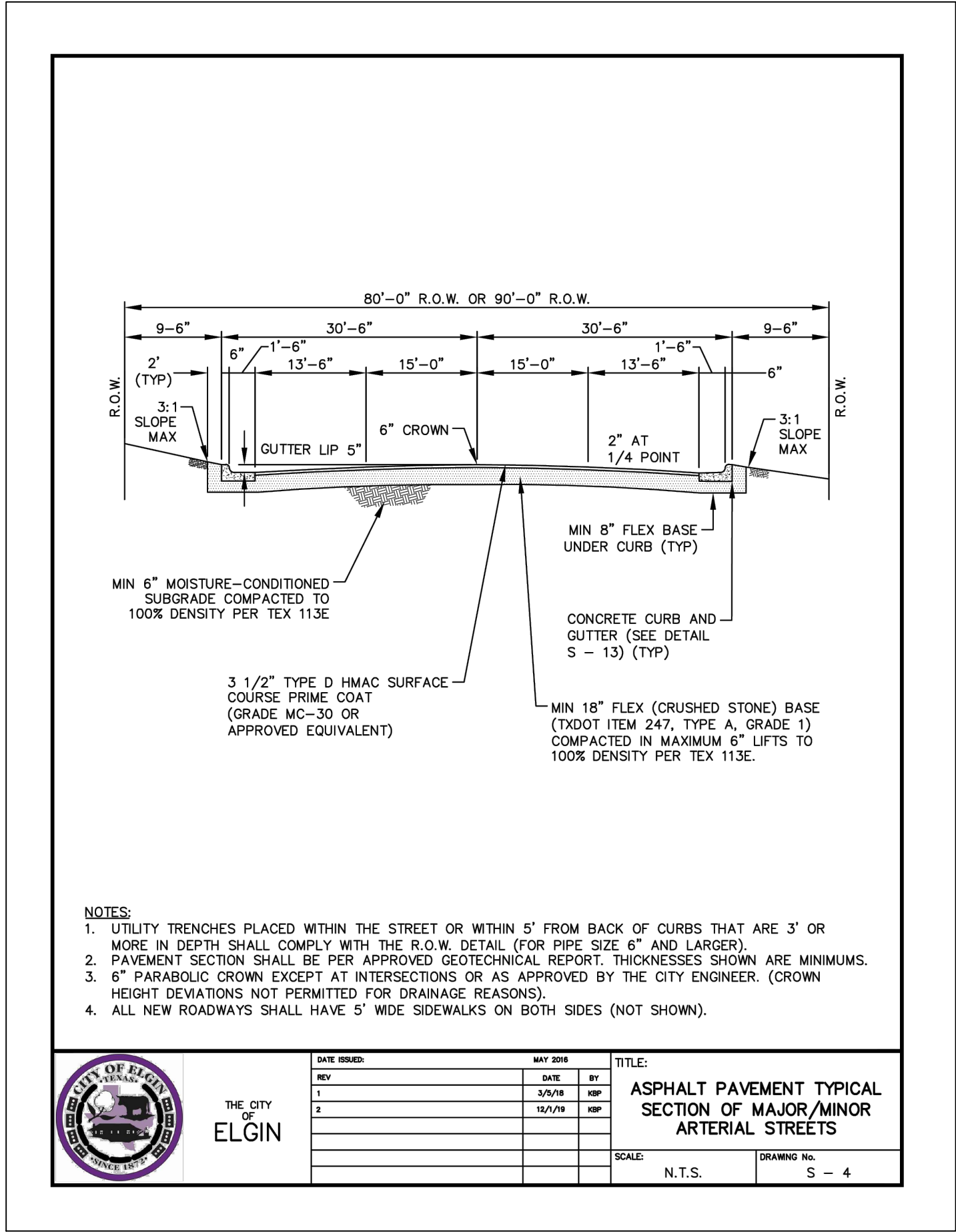


EXHIBIT "F"
Roadway Cross Section Details

Z:\Shared\Paradise Engineers\Project\2023059 - Northside Meadows Subdivision\CADD\POD\EXHIBIT F - ROADWAY DETAILS.dwg, SITE, March 15, 2024, 4:58 PM, satishkar

NORTHSIDE MEADOWS SUBDIVISION

"EXHIBIT F" - ROADWAY CROSS SECTION DETAILS



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



REVISIONS		DATE
REVISION	DESCRIPTION	
0	1ST PDD SUBMITTAL	JAN 29, 24
1	2ND PDD SUBMITTAL	MAR 07, 24
2	3RD PDD SUBMITTAL	MAR 15, 24

"EXHIBIT F" - ROADWAY CROSS SECTION DETAILS

NORTHSIDE MEADOWS SUBDIVISION

FM 1100

CITY OF ELGIN, TX

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

EXHIBIT "G"
Tree Preservation Variance Letter

July 22, 2022

Planning and Development Services Department
City of Elgin
310 North Main Street
Elgin, Texas 78621

Re: Request for Waiver Section 36-56 Tree Preservation Standards, Northside Meadows Subdivision

Dear Planning and Development Services Department:

As authorized by Hariharan Kuppuraj (the "Owner"), of the property location along FM 1100 in Elgin, Texas and legally described as ABS 345 SUR 53 HINES W ACR 49.93 (1-D-1), I am requesting a waiver to the City of Elgin Ordinances Section 36-56 Tree Preservation as there are no significant or heritage trees that would be impacted by the Northside Meadows Subdivision Planned Development. Attached is a tree certification letter prepared by a Registered Professional Land Surveyor (RPLS) that has provided an accurate listing of tree types, sizes and locations along the Southern boundary of the subject site and the Creeks Crossing Subdivision.

Please contact me should you have any questions regarding the request for waiver to Section 36-56.

Sincerely,



Diane Bernal
Development Consultant
DB Land Consulting LLC
512-215-1433

attachments:

- 1) Tree Cert letter (Matt Taylor, RPLS)
- 2) Tree Cert 2 (Matt Taylor, RPLS)
- 3) Tree Cert 3 (Matt Taylor, RPLS)



Lone Wolf Land Surveying, LLC
163 Cool Water Drive
Bastrop, TX 78602
512-718-5868
Lonewolflandsurveying@gmail.com
Lonewolflandsurveying.com
TBPELS Reg. No: 10194675

TREE CERTIFICATION LETTER
Survey for: FM RD 1100 Elgin, TX 78621 (Travis County)

July 22, 2022

To whom it may concern,

The following tract of land located at FM Road 1100 in Elgin, Texas (TCAD 947820) currently has the types and size trees shown on the accompanying three (3) attached exhibits:

"FM Rd 1100_tree cert 1_LWLS 7-22-22"

"FM Rd 1100_tree cert 2_LWLS 7-22-22"

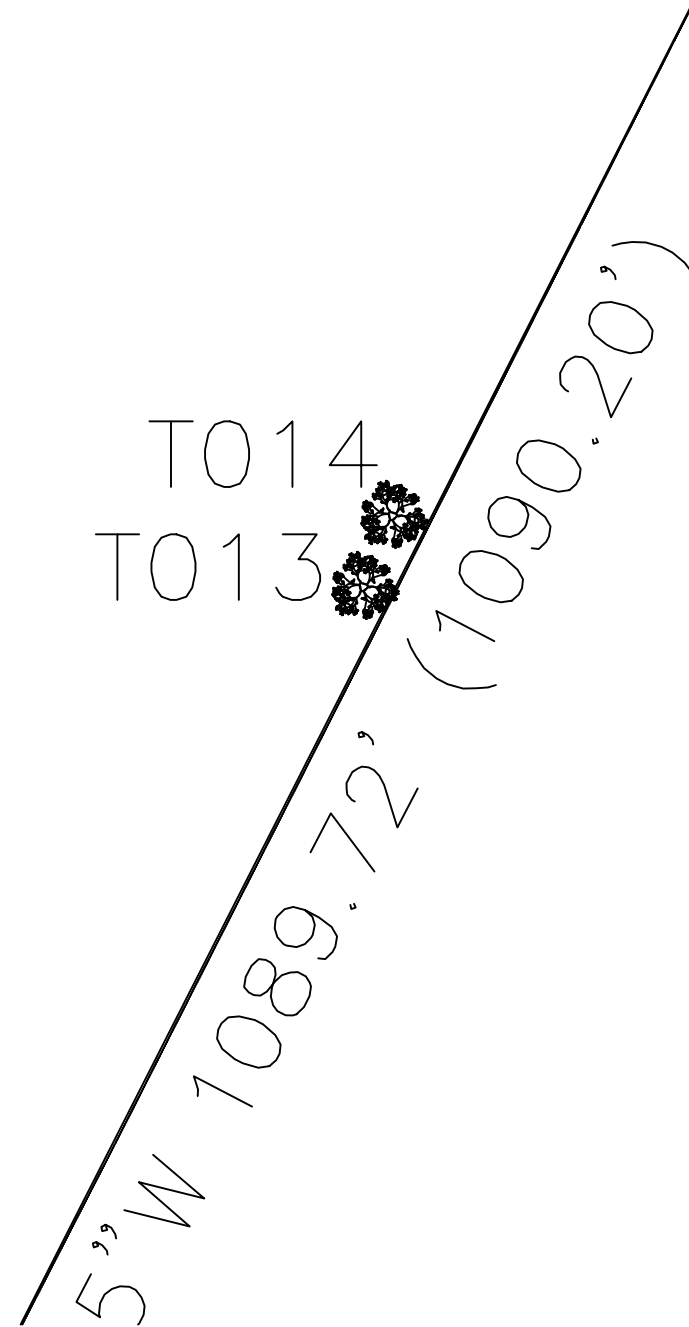
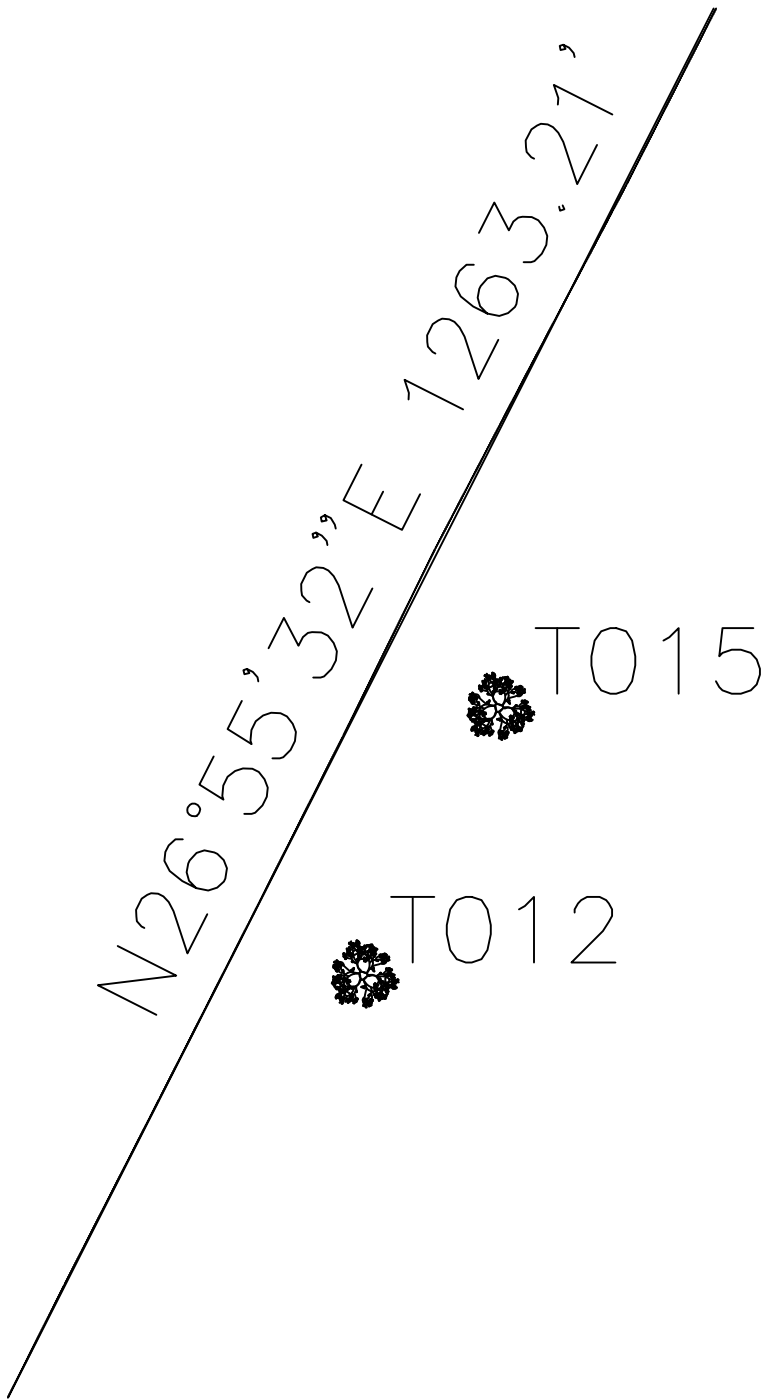
"FM Rd 1100_tree cert 3_LWLS 7-22-22"

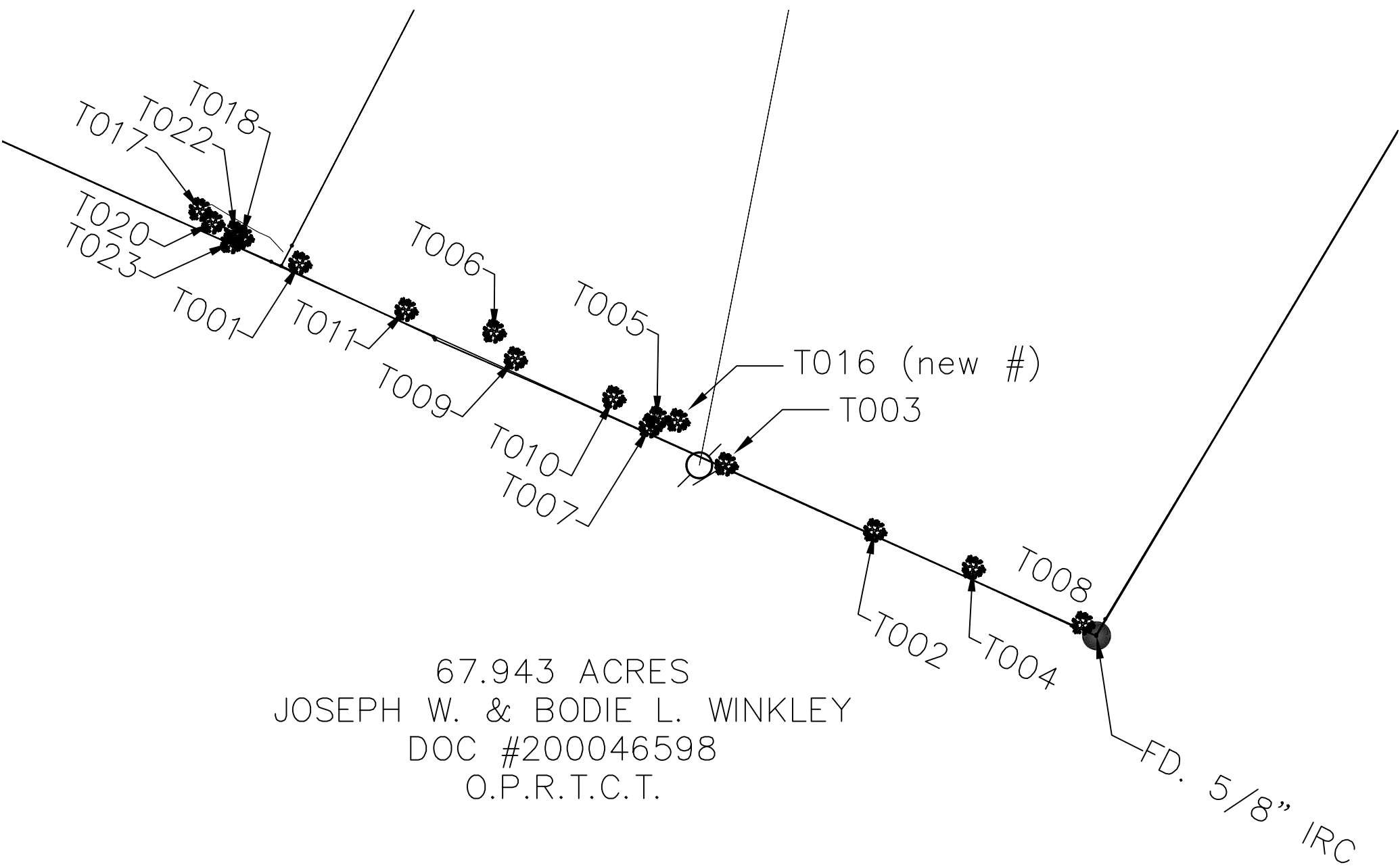
I certify that this survey has been completed in accordance with the current requirements of the standards of practice for surveying in the state of Texas to the best of my knowledge and belief, and is representing an on the ground survey supervised by me Matthew Lee Taylor, Registered Professional Land Surveyor.

July 22, 2022

Matthew Lee Taylor
RPLS No. 6848
Job #2022-123







67.943 ACRES
JOSEPH W. & BODIE L. WINKLEY
DOC #200046598
O.P.R.T.C.T.

TREE SURVEY TABLE
(7/22/2022 LWLS)

NO.	DBH	SPECIES
T001	11"	CEDAR ELM
T002	10"	CEDAR ELM
T003	12"	CEDAR ELM
T004	13"	CEDAR ELM
T005	15"	CEDAR ELM
T006	19"	CEDAR ELM
T007	13"	CEDAR ELM
T008	22"	CEDAR ELM
T009	10"	CEDAR ELM
T010	9"	CEDAR ELM
T011	14"	CEDAR ELM
T012	20"	PECAN
T013	11"	PECAN
T014	11"	PECAN
T015	13"	PECAN
*T016	*13"(9, 7)	*CEDAR ELM
T017	9"	CEDAR ELM
T018	10"	CEDAR ELM
T020	10"	CEDAR ELM
T022	11"	CEDAR ELM
T023	9"	CEDAR ELM



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: A Proclamation Recognizing the Honorable Gladys Ward

DEPARTMENT: Executive

PROPOSED ACTION: Read and present proclamation.

BACKGROUND:

N/A

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

N/A

ATTACHMENTS:

1. A PROCLAMATION RECOGNIZING THE HONORABLE GLADYS WARD

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

{X} Staff will provide brief comments and answer questions on this item at the meeting.

{ } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

**A PROCLAMATION RECOGNIZING THE HONORABLE GLADYS
WARD**

WHEREAS, Gladys Ward has been a long-time resident of Elgin, Texas; and

WHEREAS, Gladys Ward has served on the City Council from 1981 through 2002; and

WHEREAS, Gladys Ward has been a member of the Mt. Moriah Baptist Church for many years; and

WHEREAS, Gladys Ward was one of the founders of the Bastrop County Martin Luther King Holiday Commission Walk 35 years ago; and

WHEREAS, Partners of Bastrop County Martin Luther King, Jr. Holiday Commission recognize the honorable Gladys Ward; and

WHEREAS, Gladys Ward was recognized for their diligence and dedication to constitute the inaugural Bastrop County MLK, Jr. Holiday Commission Celebration and their support and sponsorship of the event.

NOW, THEREFORE, I, MAYOR THERESA Y. MCSHAN, Mayor of the City of Elgin, do hereby recognize and salute the contribution of Gladys Ward for her dedication to all she has accomplished.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Elgin, Texas to be affixed this 2nd day of April 2024.

Theresa Y. McShan, Mayor
City of Elgin, Texas



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: Review of the Proposed Rhode Tract Commercial Center Concept Plan

DEPARTMENT: Executive

PROPOSED ACTION: No Council action requested or anticipated at this time; This item is for a preliminary review of a proposed 60-acre commercial center within the City adjacent to HWY290.

BACKGROUND:

City staff is currently engaged in development deliberations with the owners of the Rhode Tract, a property of approximately 60 acres, located on the south side of US 290, just west of Whataburger. Lee Dildy Boulevard currently terminates at the property's eastern boundary and the City's Elgin Business Park is adjacent to the southern boundary of the property. The developers have shared that their project is anticipated to include "anchors, junior anchors, pad sites, and a hotel, with associated parking, utilities, access, and circulation."

The property is currently zoned C-3 (Commercial Highway) and the owners have submitted a request to change the zoning to a Planned Development District (PDD); and is currently working with the staff to that end. At this time, it is anticipated that the PDD zoning change and Development Agreement will be ready for Council's formal consideration within the next 30–45 days. Staff would like to review with Council current plans for the project given its uniqueness and its potential impact for retail and commercial development.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {} X {} N/A

RECOMMENDATION:

Review and consideration of information as presented by staff.

ATTACHMENTS:

1. RhodeTract324

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
- {X} Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.



RHODE TRACT



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: Presentation of plans for establishing a "Depot District" in Historic Downtown Elgin

DEPARTMENT: Community Services

PROPOSED ACTION: N/A

BACKGROUND:

Elgin's Depot District is a grassroots, community-driven initiative to increase tourism and interest in the downtown district. Our historical downtown plays a vital social role in fostering a sense of community. The Elgin Main Street Board, Chamber of Commerce and the joint Tourism Promotion committee worked together to create the Depot District- a social district. A social district is a designated area where people can walk around with open containers of alcoholic beverages to increase social vitality and bring more people and businesses to the downtown district. A thriving social district acts as a catalyst for economic growth and development. Creating a social district would expand Sip Shop and Stroll, a successful, popular, lucrative, and viable concept, to seven days per week from 10:00am to midnight in the downtown commercial business district. The City Council currently waives the open container ordinance for thirty-one days of the year.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

N/A

ATTACHMENTS:

None

- {X} Staff will be making a detailed presentation on this agenda item at the meeting.
- { } Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: Presentation of Veterans Memorial Park Expansion, Public Art Project

DEPARTMENT: Community Services

PROPOSED ACTION: N/A

BACKGROUND:

The stage and outdoor classroom in Veterans Memorial Park has a wall for items like the electric and irrigation panels. The wall is proposed to be a public art piece utilizing Elgin Butler Tile. Margo Sawyer has lived in Elgin since 1997 and is a sculpture professor at the University of Texas. She is a Guggenheim Fellow and an internationally renowned artist whose work is located at the American Embassy in Kosovo, Discovery Green in Houston, Texas, the Austin Convention Center, universities, and more. Sawyer would use Elgin Butler Tile to create a multicolored art wall as the featured backdrop of the stage/ classroom. The Public Art Plan for Downtown Elgin provides guidance for review of public art projects including: supporting local artists, businesses and property owners, artwork being accessible to the public, artwork that illustrates the strength of artist's concept, demonstrating technical skills and experience, artwork appropriate to the architecture, application, cultural and historic setting, feasible budget, timeline, qualified participants, and artwork that demonstrates unique expression. The proposed design has been reviewed and approved by the Parks & Recreation Advisory Board, Main Street Board and the Historic Review Board. The wall would be installed by a qualified mason with the artistic direction of Margo Sawyer and her representative. Private fundraising is underway to support the project.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

N/A

ATTACHMENTS:

1. 05_01_19 Elgin MS Design_ Public Art Plan (002)

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
- {X} Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

A PUBLIC ART PLAN FOR DOWNTOWN ELGIN

A project by the Elgin Main Street Board Design Committee



Online at elgintx.com & on Facebook at VisitElginTX



“Art is too important not to share”

– Romero Britto

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About the Plan

The Design Committee is one of the structured Four Point committees created as part of implementation of the Main Street Four Point Approach™ by the Elgin Main Street Program. We work to further the Elgin Main Street Board's overall downtown revitalization efforts by focusing on design and placemaking in the district. The committee is all-volunteer with support from the city's Community Development Director. We focus on Downtown Elgin's Historic District. See map on page 24.

The committee was refreshed in late 2017 and at that time decided on public art as a focus given the experience and interest of the members. After a public process that included installations and events to generate a community conversation, this plan was drafted. It is meant to guide downtown stakeholders about what kind of art the community wants and establish a process for artists, business owners, and property owners to create and install works of art.

How to Get Involved

We'd love everyone interested in art and making their community better to get involved. Whether you are an artist, business owner or property owner, the Design Committee can serve as an advocate for you and your project. We can offer: 1.) guidance with the application process; 2.) design expertise through the Texas Main Street program; 3) volunteers; 4) a small budget for materials; and 5) media exposure and promotional support. We may also issue special calls for artists for funded projects.

To discuss a project with the committee or begin an application, contact Amy Miller at amiller@ci.elgin.tx.us or 512-229-3213.

Committee Members

Krystal Carlson. *community member at large*

Jerry Garcia. *downtown property owner, developer*

Katy Gassaway. *downtown business owner, main street board member*

Melissa Ladd. *downtown property owner, artist*

Emily Koller. *committee chair, historic review board member*

Amy Miller. *community development director*

Ellyn Rivers. *youth liaison, artist*

Margo Sawyer. *downtown property owner, artist*

Partners

All Public Art Lovers in Elgin

Community Development Department, City of Elgin

Downtown Business and Property Owners

Elgin Arts Association

Elgin Art Studio Tour Committee

Elgin Main Street Board

Elgin Historic Review Board

Parks and Recreation Department, City of Elgin

April 29, 2019

What is Public Art?

Public art is exactly that, art in public spaces. It can take a wide range of forms, sizes, and scales—and can be temporary or permanent. Public art can include murals, sculpture, memorials, integrated architectural or landscape architectural work, community art, digital new media, and even performances and festivals.

What distinguishes public art is the unique association of how it is made, where it is, and what it means. Public art can express community values, enhance our environment, transform a landscape, heighten our awareness, or question our assumptions. Placed in public sites, this art is there for everyone, a form of collective community expression.

The Knight Foundation's Soul of the Community initiative surveyed some 43,000 people in 43 cities and found that "social offerings, openness and welcome-ness," and, importantly, the "aesthetics of a place – its art, parks, and green spaces," ranked higher than education, safety, and the local economy as a "driver of attachment."

<https://knightfoundation.org/sotc/>



Why Public Art Matters

Adapted from the Americans for the Arts, 2018

1. Economic Growth and Sustainability. By engaging in public art as a tool for growth and sustainability, communities can thrive economically. Seventy percent of Americans believe that the “arts improve the image and identity” of their community.

2. Attachment and Cultural Identity. Public art directly influences how people see and connect with a place, providing access to aesthetics that support its identity and making residents feel appreciated and valued. Aesthetics is one of the top three characteristics why residents attach themselves to a community.

3. Artists as Contributors. Providing a public art ecosystem supports artists and other creatives by validating them as important contributors to the community. Artists are highly entrepreneurial. They are 3.5 times more likely than the total U.S. work force to be self-employed.

4. Social Cohesion and Cultural Understanding. Public art provides a visual mechanism for understanding other cultures and perspectives, reinforcing social connectivity with others. Seventy-three percent of Americans agree that the arts “helps me understand other cultures better.”

5. Public Health and Belonging. Public art addresses public health and personal illness by reducing stress, providing a sense of belonging, and addressing stigmas towards those with mental health issues. Public art is noted as slowing pedestrians down to enjoy their space and providing a positive impact on mood.



Public Art Plan Summary

Short-Term Goals:

1. Engage the community in a conversation about public art.
2. Create temporary art installations that allow everyone to contribute to them and enjoy.

Long-Term Goals:

1. Enhance the overall appeal and vibrancy of downtown through public art in order to increase economic development and community attachment.
2. Celebrate Elgin's uniqueness by engaging local artists, craftspeople, business owners, and property owners to create permanent works in downtown.
3. Create a sustainable source of funds for public art and placemaking projects.

Activities to Date:

Fall 2017: Design committee refresh, selected public art as focus.

December 2017: Snowflake pop-up installation.

January 2018: Public art open house with community preference activity.

May 2018: Love Elgin TX pop-up installation during studio tour.

Fall 2018: Benches and trashcan painting and installation.

December 2018: Holiday light mini-installations.

Community Preferences:

Type of Art

1. Landscape Installations
2. Functional Art (benches, bike racks, etc.)
3. Light Installations

Location

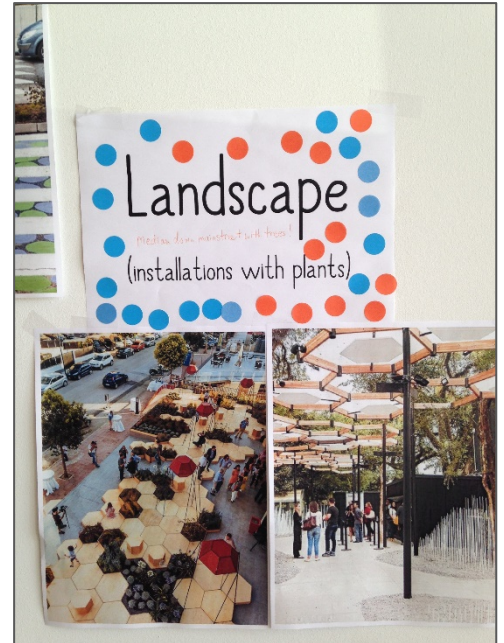
1. Streetscape
2. Building Exteriors
3. Gateways to Downtown

Community Input

Below are the community preference vote tallies from the January 2018 Open House and accompanying Facebook Album posted on the city's page.

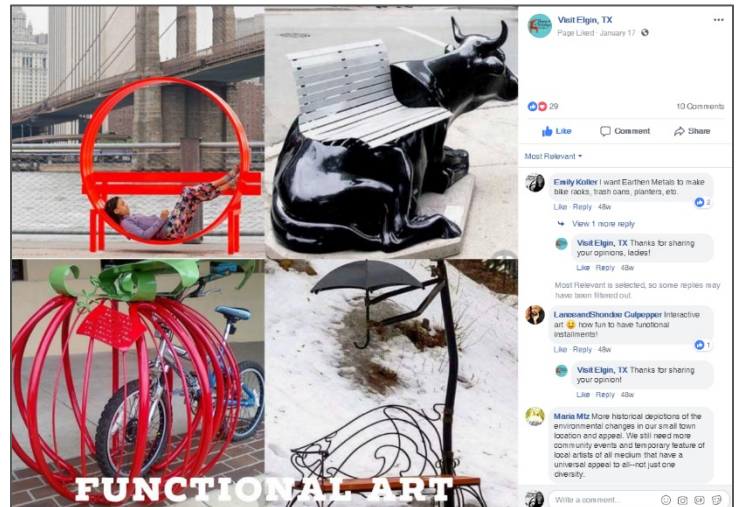
Project Types

1. Landscape (Installations with Plants) – 55
2. Functional Art (Benches, bike racks, etc.) – 52
3. Light Installations – 45
4. Murals (Traditional) – 41
5. Murals (Abstract/Contemporary) – 32
6. Sculpture (Abstract/Contemporary) – 28
7. Changing/Temporary – 20
8. Water Feature – 18
9. Sculpture (Traditional) – 15
10. Memorials – 9



Project Locations

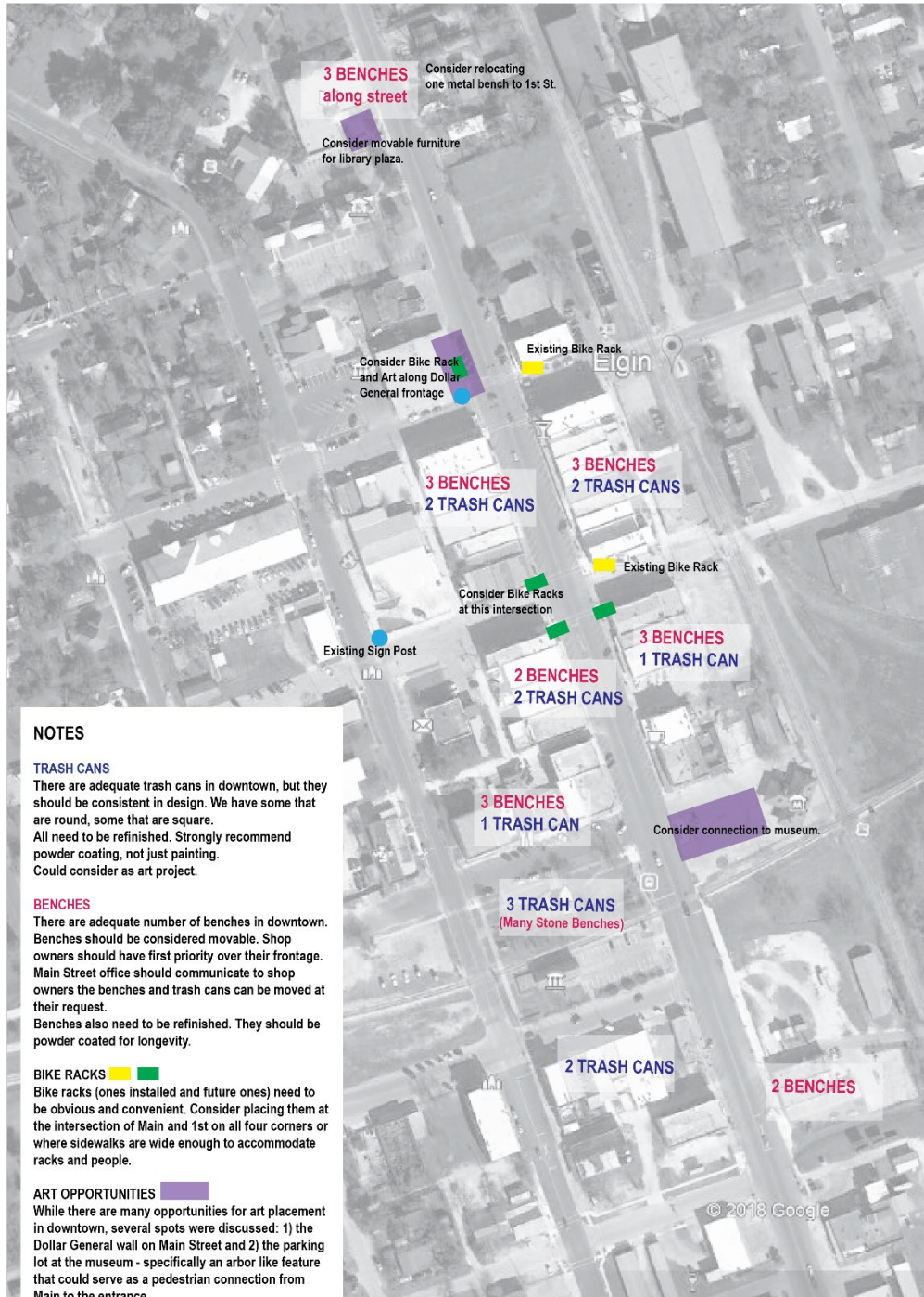
1. Streetscape (sidewalks) – 35
2. Building Exteriors – 22
3. Gateways to Downtown – 14
4. Vacant Lots – 11
5. Alleys – 10
6. Gateways to Elgin – 6



Inventory

Elgin Main Street Board Design Committee Walking Inventory Notes

Wednesday, January 24, 2018



NOTES

TRASH CANS

There are adequate trash cans in downtown, but they should be consistent in design. We have some that are round, some that are square. All need to be refinished. Strongly recommend powder coating, not just painting. Could consider as art project.

BENCHES

There are adequate number of benches in downtown. Benches should be considered movable. Shop owners should have first priority over their frontage. Main Street office should communicate to shop owners the benches and trash cans can be moved at their request. Benches also need to be refinished. They should be powder coated for longevity.

BIKE RACKS

Bike racks (ones installed and future ones) need to be obvious and convenient. Consider placing them at the intersection of Main and 1st on all four corners or where sidewalks are wide enough to accommodate racks and people.

ART OPPORTUNITIES

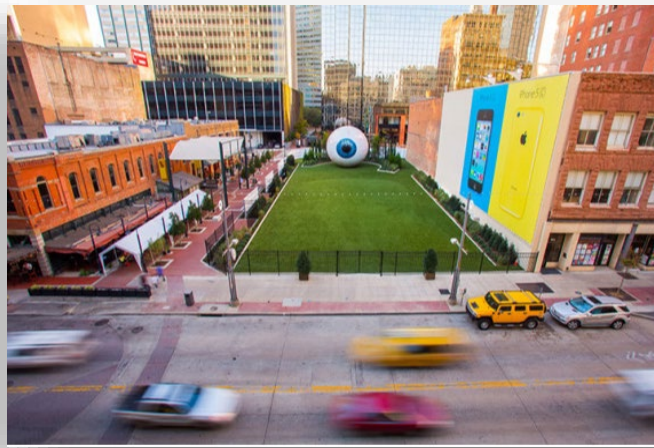
While there are many opportunities for art placement in downtown, several spots were discussed: 1) the Dollar General wall on Main Street and 2) the parking lot at the museum - specifically an arbor like feature that could serve as a pedestrian connection from Main to the entrance.

OTHER NOTES

Consider:

- Clustering street furniture like Georgetown square
- Using decommissioned utility poles for signage

Inspiration



Project Photos

Snowflake Pop-Up: January 2017



Open House: January 2018



Love Elgin TX heart-making at Sip, Shop and Stroll: April 2018



Colorful Benches and Landscaping Pop-Up: May 2018



Bench and Trashcan Installation: Fall 2018



Future Funding

The Public Art committee will work on grant applications to fund specific projects. However, one of the goals is to establish a permanent source of funds to support installation and maintenance. Options may include:

- Municipal Hotel Occupancy Taxes (HOT)

This would direct a fixed amount or fixed percentage annually of the collected HOT funds to public art activities. The distribution of these funds could be managed either through the Main Street Board (downtown only) or an appointed Arts Commission (community-wide). Criteria, in addition to the guidelines in this plan, could be established.

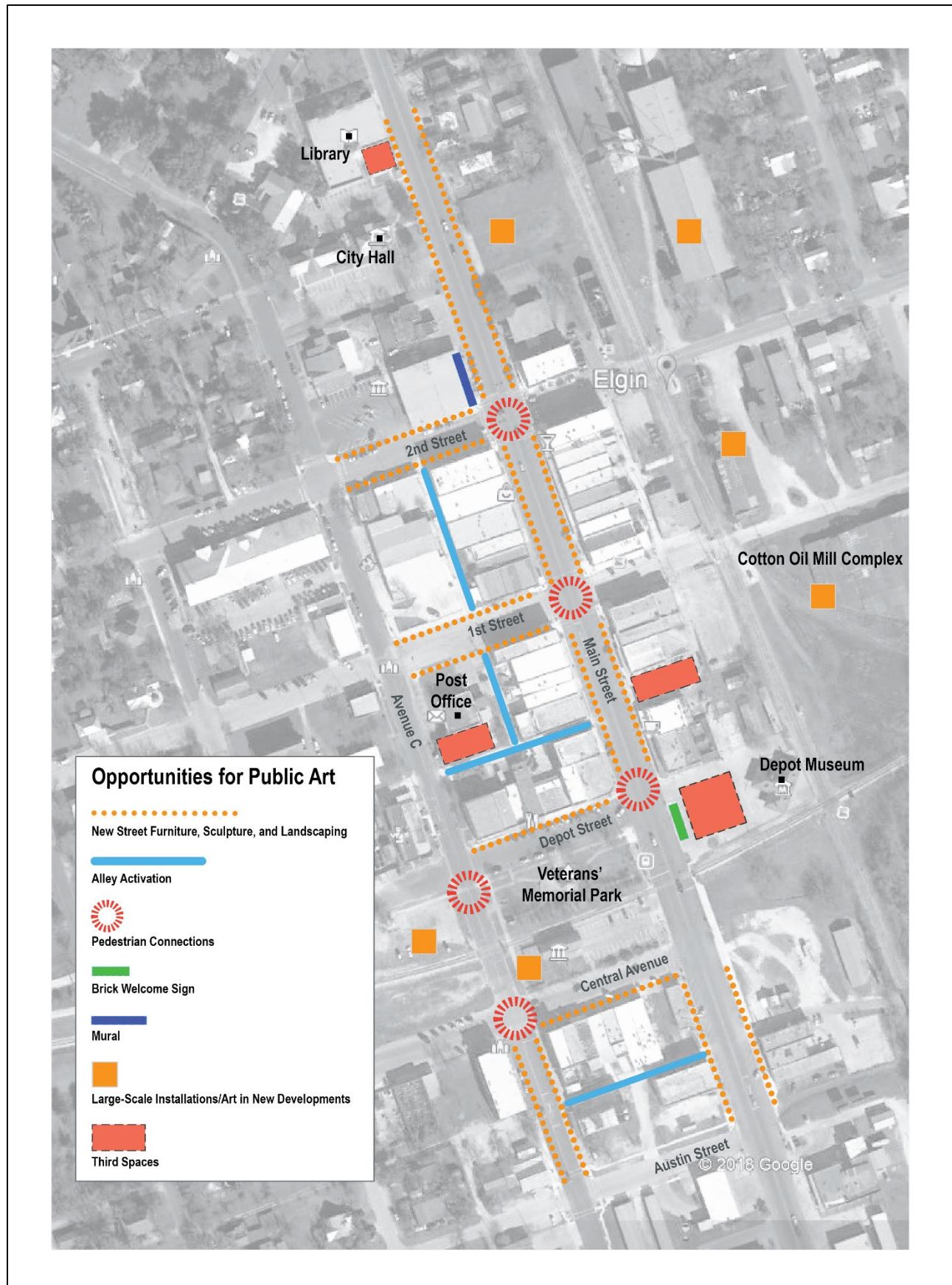
- Percent for Art Program

Through city ordinance, this establishes that a fixed percentage of the total cost for capital improvement projects be dedicated to works of art. Typically a portion of funds is spent on art within the improvement and a portion is deposited into a separate account that can be used on art anywhere.

- Developer Partnerships

Public art can be used as an incentive for new development. An installation can be used as a way of meeting certain requirements (such as street trees, parking, and sidewalks) or a fee-in-lieu program could be established similar to parkland dedication requirements.

Map of Opportunities



Future Projects

The following pages feature a list of projects to guide interested artists, business owners, and property owners, as well as the Design Committee's work. These align with the plan goals and the community's preferences. The projects generally fall under two categories:

- Creating a more vibrant streetscape.
- Engaging the community and visitors through public art.

The committee strives to work on one big project a year while continuously doing smaller, temporary installations. With additional partnerships and an eventual funding source, more will be accomplished each year. Other projects may be proposed by interested artists, business owners or property owners so long as they meet the goals of the plan and are consistent the guidelines.



1. STOREFRONTS: Work with property owners and business owners on simple ways to add plants, seating and display items to enhance the appeal of their storefronts.



Creating a more vibrant streetscape.

2. BENCHES & TRASH CANS: Upgrade existing benches and trash cans over time adding color and new materials.



Creating a more vibrant streetscape.

3. NEW STREET FURNITURE: Add new street furniture, like bike racks and benches, that is also public art using local artists and craftspeople.



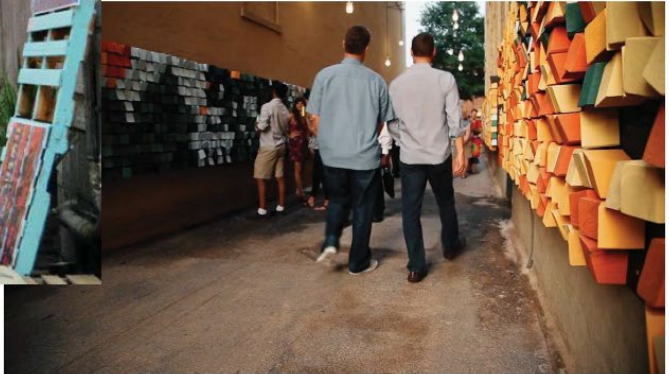
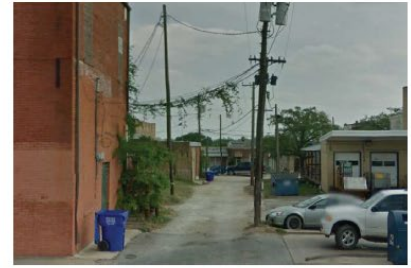
Creating a more vibrant streetscape.

4. SIDEWALK SCULPTURE AND LANDSCAPING: Designate areas for small, permanent installations that may include planters, native landscaping and sculpture on the sidewalks such as the Sculpture on Main program in Smithville.



Creating a more vibrant streetscape.

5. ALLEYS: Add color and interest to the alleys especially as residential uses increase in downtown.



Creating a more vibrant streetscape.

6. PEDESTRIAN CONNECTIONS: Use paint to help pedestrians cross streets and make it more interesting to walk to places like the Depot Museum.



Creating a more vibrant streetscape.

7. TEMPORARY: Continue ongoing temporary installations that everyone can enjoy.



Engaging the community and visitors with public art.

8. BRICK WELCOME SIGN: Design an Elgin, TX sign out of local brick to be placed at museum parking lot.



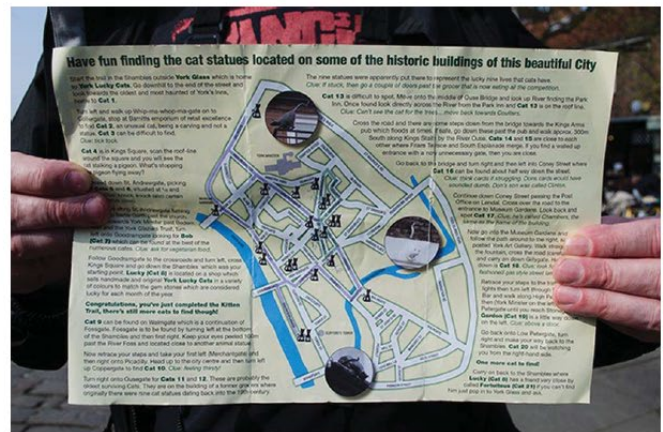
Engaging the community and visitors with public art.

9. MURAL: Create a mural on the brick wall at Dollar General, one of the gateways to downtown.



Engaging the community and visitors with public art.

10. SCULPTURE SCAVENGER HUNT: Develop a scavenger hunt using small pig sculptures hidden around downtown based on the York Cat Trail in York, England.



Engaging the community and visitors with public art.

11. LARGE-SCALE INSTALLATIONS: Dedicate space and funds for large-scale works by Elgin's well-known public art artists in parks and new development in/around downtown.



Engaging the community and visitors with public art.

12. THIRD SPACES: Create outdoor hang out places with green grass, kid-friendly features, places to sit and things people want to photograph.



Engaging the community and visitors with public art.

How To Propose A Public Art Project

To further public art efforts, the Elgin Main Street Board and Design Committee has created a process for the submission and approval of public art projects in Elgin's Downtown Historic District (see map on page 23). As interest expands and capacity increases, the program can be implemented throughout Elgin.

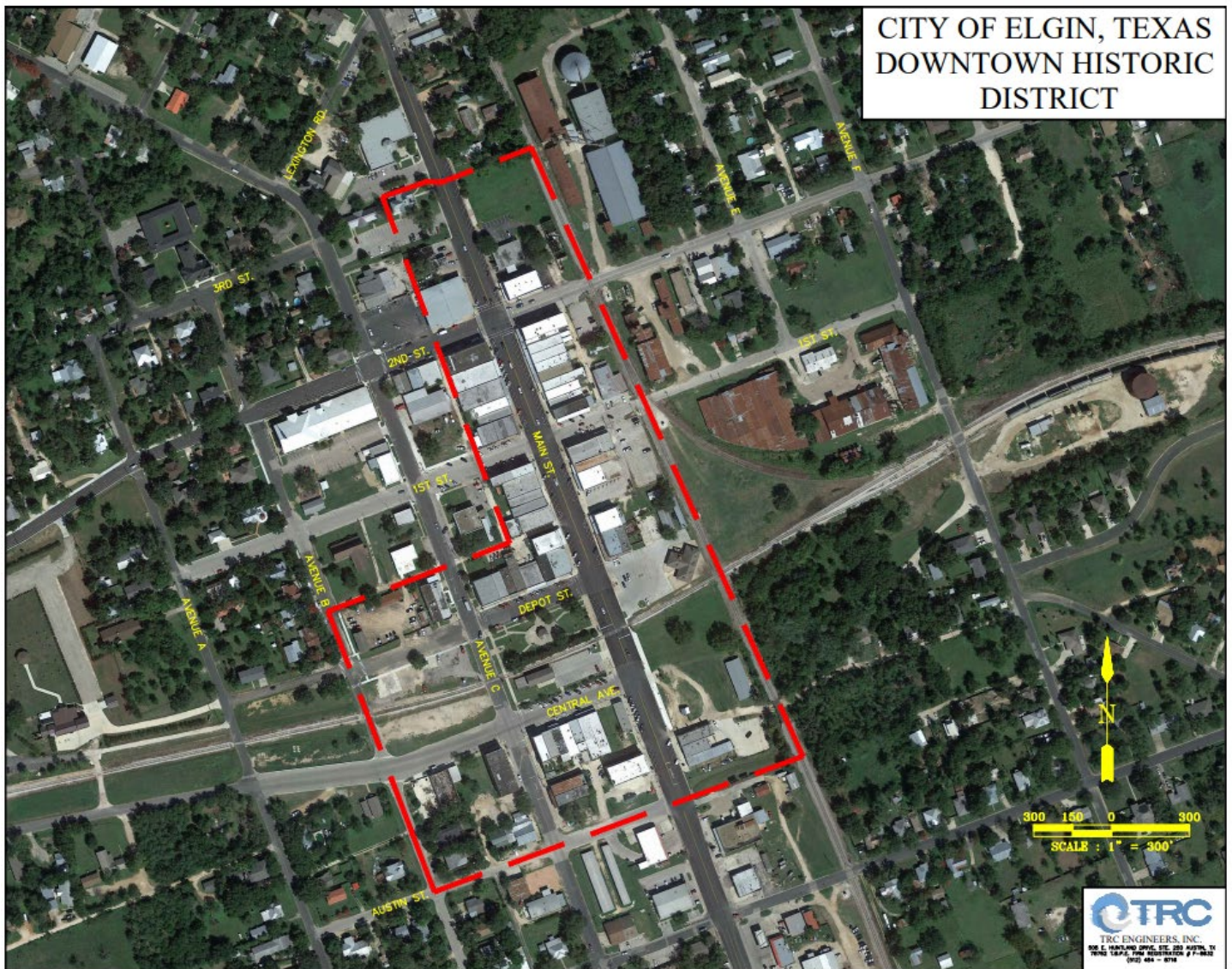
Public Art Project Application Process

1. Applications for new outdoor installations are submitted to the Community Development Director and reviewed by the Design Committee composed of community stakeholders and artists.
2. A recommendation is made to the Main Street Board and to the Historic Review Board based on the public art guidelines.
3. Both boards review the application. The Historic Review Board will review location, placement, and installation methods using historic preservation standards and guidelines. The Main Street Board reviews the proposal using the same guidelines as the Design Committee.
4. If approved by both boards, the Community Development Director will send a notice of approval and the applicant may proceed with the project.
5. Project proposals may be temporary or permanent. Permanent projects must demonstrate a long-term (5-year) maintenance plan.

Public art review guidelines are included in Appendix 3.

Appendices

Appendix 1. Elgin Downtown Historic District Map



Appendix 2. Public Art Case Studies

Smithville, *Richard D. Latham Cultural District and Sculpture on Main Program*

Smithville's Richard D. Latham Cultural District was established in 2013 as a partnership between the City of Smithville and the Lost Pines Arts Alliance. The Cultural District designation is a program through the Texas Commission on the Arts designed to harness the power of cultural resources to stimulate revitalization. A Cultural District Steering Committee, comprised of members of the LPAA, city officials, historians, community leaders, and building owners, oversees the various programs. Their mission is to use Arts, History, and Culture for Economic Development purposes to enhance the quality of life for residents and visitors.



Artist Stephanie Shroyer installs "Double-Sided" Waterfall. Fran Hunter, Smithville Times

Smithville's Public Art Program includes sculptures, murals, painted fire hydrants and other unique mediums. The Sculpture on Main Program began in 2016 utilizing a \$1,000 grant from the Texas Commission on the Arts as matching funds along with financial support from the City of Smithville, Lost Pines Arts Alliance, Keep Smithville Beautiful and other area sponsors. The grant covered the cost of building permanent pedestals on Main Street as well as artist stipends. Artists apply annually and eight winners are offered a \$250 transport stipend. The top three artists, as voted on by the public, receive additional stipends of \$500, \$300, and \$200 respectively. The art is placed on permanent pedestals for one year. Each sculpture is for sale to the public and the district is promoted as an attraction.

Bastrop, *Art in Public Places Program*

Bastrop Art in Public Places assists the Bastrop City Council in the selection, display, and maintenance of art in the city of Bastrop, and acquiring art by purchase, loan, or donation for public enjoyment. They advocate for the positive role art and design can play in the city of Bastrop collaborating with the City of Bastrop, community members, and artists. The BAIPP Board is appointed by the Bastrop City Council and Mayor. The BAIPP periodically releases Artist Calls often focusing on sculpture and 2D artwork. The program is funded primarily through Municipal Hotel Occupancy Tax funds.



Night Song, John Maisano

Appendix 3. Downtown Elgin Public Art Guidelines

Overview

Public art is an investment in a community's unique identity and its cultural cohesiveness. It can support heritage tourism, economic development and public health goals. It can be an avenue for involving youth and others in artistic expression. To better serve these purposes, the Elgin Main Street Board's Design Committee has created the following guidelines to proactively support local artists and foster the creation of art in downtown.

New outdoor installations must follow an application submittal process by working with the City of Elgin's Community Development Director. Proposals are reviewed by the Main Street Board Design Committee composed of community stakeholders and artists. A recommendation is made by the Committee and the final proposal must be approved by both the Main Street Board and Historic Review Board. Installations may include: murals, sculpture, light exhibitions, or functional art. As funding becomes available, special calls for artists may be issued, but applications may be submitted at any time.

Public Art Application Requirements

1. A complete application must be submitted to the Design Committee.
2. The application must clearly state whether the installation is permanent or temporary. If permanent, the project must use high quality, durable materials that will last a minimum of five years and are resistant to weather and ultraviolet deterioration.
3. The application must include signed permission from the building or property owner who must commit to keep the installation unchanged for a minimum of five years and to help maintain the artwork during that time. If application is submitted as a temporary proposal, this is not required.
4. The proposal must demonstrate that the artwork will be painted or installed on a surface and structure that is stable and ready. Historic materials cannot be damaged or obstructed as a result of the installation.
5. There must be a plan for installation that insures the safety of artists and the public, and that does not impede public access. In the event that the safety plan submitted is not being adhered to, the City of Elgin has the right to stop work until such time that safety issues or concerns are addressed by the artist.

Public Art Design Review Guidelines

Artwork must meet standards of artistic quality and suitability for the downtown historic district. Review and recommendation will be based upon the following guidelines:

1. Local Commitment: The proposal demonstrates a commitment to supporting local artists, craftspeople, business owners, and property owners.
2. Accessibility: Artwork must be accessible to the public.
3. Artistic quality: Artwork illustrates strength of the artist's concept and demonstrated technical skills and experience.
4. Context: Artwork is appropriate to the architecture, geographic, socio-cultural and historic setting in scale and expression.
5. Feasibility: There is a reasonable budget, timeline, and adequate qualifications of participants.
6. Originality: Artwork demonstrates unique expression.



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: Recognition of 2024 Elgin 101 Graduating Class

DEPARTMENT: Executive

PROPOSED ACTION: N/A

BACKGROUND:

This is the second Elgin 101 class. There are 6 graduates and 10 participants from this session. This program has allowed these residents to learn about the day-to-day operations of local government over the past 8 weeks.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

N/A

ATTACHMENTS:

None

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
- {X} Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: General Activity Report and/or Project Update

DEPARTMENT: Executive

PROPOSED ACTION: No Council action proposed or requested; This item is to allow for general update and/or activities report relating to various on-going city projects or issues.

BACKGROUND:

This item is to provide opportunities for miscellaneous updates and comments by the staff; and general Q&A with the City Council relative to on-going, non-agenda projects and/or issues.

BUDGET/FINANCIAL IMPACT:

Funding for this item was { } included { } not included in the current-year budget {X}
N/A

RECOMMENDATION:

N/A

ATTACHMENTS:

None

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
- {X} Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: City Council Regular Meeting Minutes-March 5, 2024

DEPARTMENT: Executive

PROPOSED ACTION: Approval of the Minutes.

BACKGROUND:

N/A

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

Approval of the March 5, 2024 Regular Meeting Minutes.

ATTACHMENTS:

1. City Council Regular Meeting Minutes- March 5, 2024

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

{ } Staff will provide brief comments and answer questions on this item at the meeting.

{X} This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.



ELGIN CITY CITY COUNCIL MINUTES

March 5, 2024

6:30 PM

CALL TO ORDER

Mayor McShan called the meeting to order at 6:30 p.m.

ROLL CALL

Mayor McShan announced there was a quorum. Mr. Gibson arrived at 6:31 p.m.

Present:

Theresa Y. McShan, Mayor
Arthur Gibson III, Council Member
Joy Casnovsky, Council Member
YaLecia Love, Council Member
Chuck Swain, Council Member
Matthew Callahan, Council Member
Al Rodriguez, Council Member
Forest Dennis, Council Member
Sue Brashar, Mayor Pro Tem

Staff:

Thomas L. Mattis, City Manager
Jennifer Stubbs, City Secretary
Pam Sanders, HR Director
Amy Miller, Community Services Director
Beau Perry, City Engineer/Development Services Director
Belen Pena, Finance Director
Chris Noble, Chief of Police
Michael Gonzalez, Public Works Director
Sonia Browder, Media Specialist

INVOCATION

Mr. Swain provided the invocation.

PLEDGE OF ALLEGIANCE

Mayor McShan led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America and Pledge of Allegiance to the Texas Flag.

PUBLIC COMMENT

Krista Marx, 208 E. 8th Street, thanked the City Council for their support for Relay for Life. She invited the public to the Relay for Life event on Saturday, April 13th and provided details.

Melissa Misselhorn, 603 W. 2nd Street, asked for the City Council to enact in some way the infiltration of the homeless camp sites in the City of Elgin. She has witnessed drug use, assaults, vandalism and fires next door. Ms. Misselhorn stated that a homeless person broke into her home.

Judy Boettcher, 609 W. 2nd Street, stated that a homeless man broke into her home and she called the police. She asked for the City of Elgin or a committee to get a plan in place so that other people like us are not traumatized by the homeless. She stated that she doesn't want the homeless problem to grow.

CITY MANAGERS REPORT

1. BOA Quarterly Report

There were no comments or questions from Council.

2. BSC Quarterly Report

There were no comments or questions from Council.

3. HRB Quarterly Report

There were no comments or questions from Council.

4. General Activity Report and/or Project Update

Mr. Mattis mentioned that he participated in the State of the City last week with the Chamber of Commerce and the EDC, and he stated that it went well. He provided some of the highlights of his presentation.

CONSENT AGENDA

1. City Council Regular Meeting Minutes-February 20, 2024

The minutes were approved on the consent agenda.

2. CONSIDER REQUEST TO CLOSE STREETS FOR THE VETERANS APPRECIATION PARADE ON SATURDAY, NOVEMBER 2, 2024.

The request was approved on the consent agenda.

3. CONSIDER REQUEST TO WAIVE FEES FOR THE VETERANS APPRECIATION PARADE ON SATURDAY, NOVEMBER 2, 2024.

The request was approved on the consent agenda.

4. CONSIDER REQUEST TO CLOSE STREETS FOR THE JUNETEENTH FESTIVAL STREET DANCE FRIDAY, JUNE 7 ON DEPOT STREET AND FOR THE PARADE ON SATURDAY, JUNE 8, 2024

The request was approved on the consent agenda.

5. CONSIDER REQUEST TO WAIVE FEES FOR THE JUNETEENTH FESTIVAL, STREET DANCE AND PARADE ON JUNE 7- 8, 2024.

The request was approved on the consent agenda.

6. CONSIDER REQUEST TO WAIVE OPEN CONTAINER REQUIREMENT FOR THE JUNETEENTH STREET DANCE FRIDAY, JUNE 7, 2024 FROM 6:00PM to MIDNIGHT, AND FOR JUNETEENTH FESTIVAL AND PARADE ON SATURDAY JUNE 8, 2024 FROM 8:00AM to 6:00PM IN THE 100 and 200 BLOCKS OF DEPOT STREET AND CENTRAL AVENUE, AVENUE C FROM 21 AVENUE C TO BRENHAM STREET AND

VETERANS MEMORIAL PARK.

The request was approved on the consent agenda.

7. CONSIDER REQUEST TO WAIVE FEES FOR ELGIN RELAY FOR LIFE SATURDAY, APRIL 13, 2024

The request was approved on the consent agenda.

8. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING AN AMENDMENT TO THE ADVANCE FUNDING AGREEMENT FOR THE ELGIN SCHOOLS TO DOWNTOWN CONNECTIONS PROJECT, TEXAS DEPARTMENT OF TRANSPORTATION SAFE ROUTES TO SCHOOL FUNDS; AND MAKING CERTAIN FINDINGS RELATED THERETO

The resolution was approved on the consent agenda.

9. CONSIDER REQUEST TO WAIVE OPEN CONTAINER REQUIREMENT FOR EXPLORE ELGIN ARTS AND CULTURE FROM 4:00PM TO 10:00PM ON MAY 9TH, 4:00PM TO 10:00PM MAY 10TH, 11:00AM TO 10:00PM ON MAY 11TH AND 10:00AM TO 5:00PM MAY 12TH ON MAIN STREET FROM LEXINGTON ROAD TO BRENHAM STREET; AND ON 2ND STREET, FIRST STREET, DEPOT STREET, CENTRAL AVENUE, AUSTIN STREET, BRENHAM STREET FROM MAIN STREET TO AVENUE C; AND ON AVENUE C FROM BRENHAM STREET TO 2ND STREET.

The request was approved on the consent agenda.

10. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL AGREEMENT WITH BASTROP TRAVIS COUNTIES EMERGENCY SERVICES DISTRICT #1; AND MAKING CERTAIN FINDINGS RELATED THERETO

The resolution was approved on the consent agenda.

11. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER #1 FOR VETERANS MEMORIAL PARK EXPANSION, AND MAKING CERTAIN FINDINGS RELATED THERETO.

The resolution was approved on the consent agenda.

12. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER #2 FOR VETERANS MEMORIAL PARK EXPANSION, AND MAKING CERTAIN FINDINGS RELATED THERETO.

The resolution was approved on the consent agenda.

13. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER #3 FOR VETERANS MEMORIAL PARK EXPANSION, AND MAKING CERTAIN FINDINGS RELATED THERETO.

The resolution was approved on the consent agenda.

14. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO APPROVE PROFESSIONAL SERVICES FEES WITH FGM ARCHITECTS INC. RELATED TO THE ELGIN POLICE DEPARTMENT STATION PROJECT; AND MAKING CERTAIN FINDINGS RELATED THERETO.

The resolution was approved on the consent agenda.

15. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER NUMBER 13, WITH CSA CONSTRUCTION FOR THE WASTEWATER TREATMENT PLANT PROJECT; AND MAKING CERTAIN FINDINGS RELATED THERETO.

The resolution was approved on the consent agenda.

Ms. Casnovsky made a motion to approve the consent agenda. Mr. Dennis seconded the motion. All voted in favor. The motion carried.

NEW BUSINESS

1. AN ORDINANCE ACKNOWLEDGING RECEIPT OF “CERTIFICATE OF UNOPPOSED STATUS” PURSUANT TO SECTION 2.052 TEXAS ELECTION CODE; DECLARING UNOPPOSED CANDIDATES TO BE ELECTED TO THEIR RESPECTIVE OFFICES AND CANCELLING THE MAY 4, 2024 GENERAL ELECTION FOR MAYOR AT-LARGE; AND CANCELLING THE MAY 4, 2024 GENERAL ELECTION FOR WARD 1; AND CANCELLING THE MAY 4, 2024 GENERAL ELECTION FOR WARD 2 AND DECLARING THE UNOPPOSED CANDIDATE TO BE ELECTED TO THE RESPECTIVE OFFICES; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES.

Mr. Mattis provided comments and stated that this was a routine ordinance. Mayor Pro Tem Brashar made a motion to approve the ordinance. Ms. Love seconded the motion. All voted in favor. The motion carried.

2. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY COUNCIL TO APPROVE A STREET RESURFACING PLAN FOR THE 2024 SEASON AND PROVIDING DIRECTION TO STAFF IF ANY.

Mr. Mattis stated that half a million dollars was set aside for streets and that prices were competitive if staff bid out in September. He provided the list of the streets to the Council. Mr. Mattis stated that final approval will be at the next meeting. No action was taken.

3. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING A LIST OF CAPITAL EQUIPMENT PURCHASES FOR FISCAL YEAR 2023-2024 AND MAKING CERTAIN FINDINDINGS RELATED THERETO.

Mr. Mattis provided information and answered questions of the Council. Mr. Gibson made a motion to approve the resolution. Mr. Rodriguez seconded the motion. All voted in favor. The motion carried.

4. A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO WAIVE FEES FOR NEW CONSTRUCTION AT 414 NORTH MAIN STREET; AND MAKING CERTAIN FINDINGS RELATED THERETO

Item 4 was pulled from agenda. No action was taken.

EXECUTIVE SESSION

The City Council did not retire into executive session.

RECONVENE

ANNOUNCEMENTS

Ms. Miller stated that EISD Spring Break was next week and encouraged those in attendance to check out all of the events happening. A book bus program was happening on Friday from 12-4 p.m.

The Community Easter Egg Hunt is on Saturday, March 23rd, at Elgin Memorial Park. Mr. Dennis mentioned the Eclipse viewing was coming up.

ADJOURNMENT

Mayor McShan adjourned the meeting at 7:13 p.m.

Theresa Y. McShan, Mayor

ATTEST:

Jennifer Stubbs, City Secretary



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: City Council Special Meeting Minutes- March 26, 2024

DEPARTMENT: Executive

PROPOSED ACTION: Approval of the minutes.

BACKGROUND:

N/A

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

Approval of the March 26, 2024 Special Meeting Minutes.

ATTACHMENTS:

1. March 26, 2024 City Council Special Meeting Minutes

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

{ } Staff will provide brief comments and answer questions on this item at the meeting.

{X} This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.



ELGIN CITY CITY COUNCIL MINUTES

March 26, 2024

6:30 PM

CALL TO ORDER

Mayor McShan called the meeting to order at 6:30 p.m.

ROLL CALL

Mayor McShan announced there was a quorum. Mayor Pro Tem Brashar made a motion to excuse Council Member Gibson, Council Member Swain, and Council Member Casnovsky. Mr. Rodriguez seconded the motion. All voted in favor. The motion carried. Ms. Casnovsky arrived at 6:47 p.m.

Present:

Theresa Y. McShan, Mayor
Joy Casnovsky, Council Member
YaLecia Love, Council Member
Al Rodriguez, Council Member
Forest Dennis, Council Member
Sue Brashar, Mayor Pro Tem

Absent:

Arthur Gibson III, Council Member
Chuck Swain, Council Member
Matthew Callahan, Council Member

Staff:

Thomas L. Mattis, City Manager
Jennifer Stubbs, City Secretary
Pam Sanders, HR Director
Belen Pena, Finance Director
Aaron Crim, Commander

EXECUTIVE SESSION

1. **Adjourn into Executive Session pursuant to Section §551.071 Consultations with Attorney; to deliberate with legal counsel regarding pending or contemplated litigation: Citation Cause #2621-21 State of Texas vs. City of Elgin**
2. **Adjourn into Executive Session pursuant to Section §551.072 Deliberation Regarding Real Property and Section § 551.087 Economic Development: to receive a staff briefing and deliberate regarding the City of Elgin Development Agreement and Seton Family of Hospitals**

3. Adjourn into Executive Session pursuant to Section §551.074 Personnel Matters: to deliberate the appointment, employment, evaluation, reassignment, duties, of a public officer or employee; Review of Compensation Recommendations.

Mayor McShan announced that the City Council was reconvening into Executive Session. The time was 6:32 p.m.

RECONVENE

The City Council returned at 8:20 p.m. Mayor McShan reconvened the meeting into open session at 8:21 p.m. No action was taken.

ANNOUNCEMENTS

Mayor Pro Tem Brashar wished those in attendance a Happy Easter. Mr. Rodriguez stated that there is information about the school board bond on the ISD's website. Mr. Dennis stated that the city's new website looks great. Mayor McShan stated that her annual Mayor's prayer breakfast would be on Saturday, April 27th.

ADJOURNMENT

Mayor McShan adjourned the meeting at 8:28 p.m.

Theresa Y. McShan, Mayor

ATTEST:

Jennifer Stubbs, City Secretary



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: CONSIDER REQUEST TO CLOSE STREETS FOR ELGIN LIGHTED HOLIDAY PARADE SATURDAY, DECEMBER 7, 2024.

DEPARTMENT: Community Services

PROPOSED ACTION: Approve request to close streets for the Lighted Holiday Parade on Saturday, December 7, 2024.

BACKGROUND:

The City of Elgin is working with the North Bastrop County Fire Rescue BTCESD #1 and the Elgin Volunteer Fire Department to organize the Elgin Lighted Holiday Parade for Saturday, December 7, 2024. Line up will begin on 11th and 2nd Street. The parade will start at 11th and Main Street, turn right onto Main Street and march for about .8 miles down Main Street to Brenham Street and turn right where parade ends and disperses.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {X} included {} not included in the current-year budget {} N/A

RECOMMENDATION:

Approve request for street closures.

ATTACHMENTS:

1. Lighted Holiday Parade Map 2024

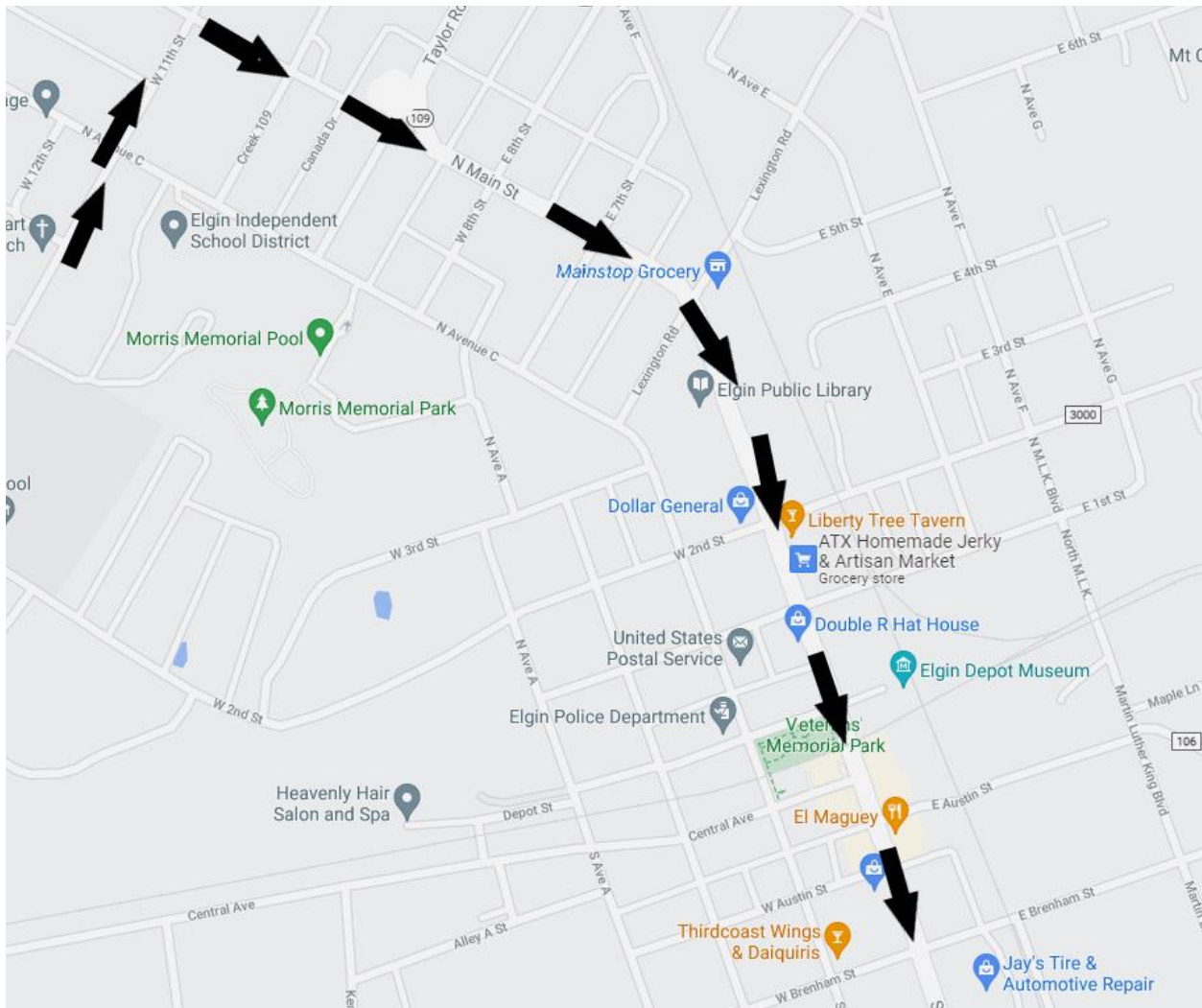
{ } Staff will be making a detailed presentation on this agenda item at the meeting.

{ } Staff will provide brief comments and answer questions on this item at the meeting.

{X} This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

2024 Elgin Lighted Holiday Parade



On Saturday, December 7th, the parade lines up on 11th street from Main Street to 2nd Street and on 2nd street at Elgin Elementary School. The parade follows the route 11th street, turning south on Main Street, continuing through downtown, and ending at Brenham Street, where floats return via Avenue C and Avenue A. The parade begins at 10:00 am. The chamber requests to close 11th street from 2nd street to Main Street, Main Street from 11th to Brenham Street on Saturday, June 26 from 8:00am to noon.



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: CONSIDER REQUEST TO CLOSE STREETS FOR WESTERN DAYS PARADE ON SATURDAY, JUNE 22, 2024.

DEPARTMENT: Community Services

PROPOSED ACTION: Approve request to close streets for the Western Days Parade on Saturday, June 22, 2024.

BACKGROUND:

The Elgin Chamber of Commerce is organizing the Western Days parade as part of the Western Days Festival and requests the following street closures. Parade line up will be on 11th street from Main Street to 2nd Street and on 2nd Street. Parade begins at 10:00 a.m. at Main Street and 11th Street and proceeds on Main Street through downtown to Brenham Street. Requests closure of streets and related side streets for the parade with a line-up time of 8:00 a.m. and completion by 12:00 noon.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

Approval of the request.

ATTACHMENTS:

1. Western Days Parade Map 2024
2. Western Days Request 2024

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

{ } Staff will provide brief comments and answer questions on this item at the meeting.

{X} This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.



On Saturday June 22nd, the parade lines up on 11th street from Main Street to 2nd Street and on 2nd street at Elgin Elementary School. The parade follows the route 11th street, turning south on Main Street, continuing through downtown, and ending at Brenham Street, where floats return via Avenue C and Avenue A. The parade begins at 10:00 am. The chamber requests to close 11th street from 2nd street to Main Street, Main Street from 11th to Brenham Street on Saturday, June 26 from 8:00am to noon.



Wednesday, February 28, 2024

Dear Mayor McShan and Elgin City Council,

The Elgin Chamber of Commerce would like the consideration of waived fees for the 55th Annual Western Days Festival to be held on June 20 - June 22, 2024. These fees would include park reservations, street closures, parade fees and open container waiver fees.

Thursday, June 20nd will be the Family Foam Hoe Down with a foam party, DJ, arcade games, water tag, carnival, and vendors. The park will be used from 2 PM - 10 PM (event is 6-9 PM). Friday, June 21st, we will only host the carnival at this park. Elgin Memorial Park will also be used on Saturday, June 22nd for vendors, music, kids' activities, tournaments and the carnival. The park will be needed from 6 AM - 7 PM.

We ask to have the Elgin Memorial Park reserved all three days of this event with an open container waiver for the following hours:

1. Thursday, June 20th from the hours of 4PM to 10PM
2. Saturday, June 22nd from the hours of 9AM to 5PM

The carnival hours will be 6 PM – 10 PM Thursday and Friday, and 10 AM – 10 PM on Saturday and we request police awareness or presence during these hours.

We ask to have the Veterans Memorial Park be reserved on Friday evening, June 21st from 4 PM - 11 PM (this event is 6–10 PM) for the Wild Wild Western Pub Crawl with an open container waiver for downtown Elgin from the hours of 5PM to 12AM. (Current possible locations include Millie's on Main, The Owl, Lightnin' Bar, El Maguey & The Clever Tiger).

Additionally, we ask that on Saturday, June 22, 2024, we are allowed to close Main Street for the "Boots, Beads & Bling" Western Days Parade that will take place from 10 AM- 11 AM (or until the parade is over). We would also need 11th Street and potentially part of 2nd street to be closed starting at 8 AM for the parade lineup.

As partners of this community, we appreciate the consideration of park use, waived fees, and street closures. We cannot wait to celebrate with our hometown, family and friends!

Veronica Seever

President

Elgin Chamber of Commerce



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: CONSIDER REQUEST TO WAIVE FEES FOR THE WESTERN DAYS PARADE & FESTIVAL ON SATURDAY, JUNE 22, 2024.

DEPARTMENT: Community Services

PROPOSED ACTION: Approve fee waiver request for Western Days Parade and Festival.

BACKGROUND:

The Elgin Chamber of Commerce organizes the 55th annual Western Days Festival and Parade. Western Days is a free festival with carnival and parade for the community to celebrate our history and community and will be June 21 and 22. The fees for park rental, parade street closures, public works and police are \$8,550.00. Police coverage for the carnival Thursday and Friday and Saturday are \$13,680. The Elgin Chamber of Commerce requests that all fees be waived for this free community event.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

Approve the Request.

ATTACHMENTS:

1. Western Days Request 2024

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
- { } Staff will provide brief comments and answer questions on this item at the meeting.
- {X} This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.



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Thursday, June 20nd will be the Family Foam Hoe Down with a foam party, DJ, arcade games, water tag, carnival, and vendors. The park will be used from 2 PM - 10 PM (event is 6-9 PM). Friday, June 21st, we will only host the carnival at this park. Elgin Memorial Park will also be used on Saturday, June 22nd for vendors, music, kids' activities, tournaments and the carnival. The park will be needed from 6 AM - 7 PM.

We ask to have the Elgin Memorial Park reserved all three days of this event with an open container waiver for the following hours:

1. Thursday, June 20th from the hours of 4PM to 10PM
2. Saturday, June 22nd from the hours of 9AM to 5PM

The carnival hours will be 6 PM – 10 PM Thursday and Friday, and 10 AM – 10 PM on Saturday and we request police awareness or presence during these hours.

We ask to have the Veterans Memorial Park be reserved on Friday evening, June 21st from 4 PM - 11 PM (this event is 6–10 PM) for the Wild Wild Western Pub Crawl with an open container waiver for downtown Elgin from the hours of 5PM to 12AM. (Current possible locations include Millie's on Main, The Owl, Lightnin' Bar, El Maguey & The Clever Tiger).

Additionally, we ask that on Saturday, June 22, 2024, we are allowed to close Main Street for the "Boots, Beads & Bling" Western Days Parade that will take place from 10 AM- 11 AM (or until the parade is over). We would also need 11th Street and potentially part of 2nd street to be closed starting at 8 AM for the parade lineup.

As partners of this community, we appreciate the consideration of park use, waived fees, and street closures. We cannot wait to celebrate with our hometown, family and friends!

Veronica Seever

President

Elgin Chamber of Commerce



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: CONSIDER REQUEST TO WAIVE OPEN CONTAINER REQUIREMENT FOR WESTERN DAYS THURSDAY, JUNE 20 FROM 6:00PM to 10:00PM AND SATURDAY, JUNE 22 FROM 9:00AM to 5:00PM IN ELGIN MEMORIAL PARK, AND FRIDAY, JUNE 21 FROM 4:00PM to 10:00PM ON MAIN STREET FROM LEXINGTON ROAD TO BRENHAM STREET; AND ON 2ND STREET, FIRST STREET, DEPOT STREET, CENTRAL AVENUE, AUSTIN STREET, BRENHAM STREET FROM MAIN STREET TO AVENUE C; AND ON AVENUE C FROM BRENHAM STREET TO 2ND STREET.

DEPARTMENT: Community Services

PROPOSED ACTION: Approve request to waive open container for Western Days Festival & Parade.

BACKGROUND:

The Elgin Chamber of Commerce is hosting Western Days on Thursday, June 20th, and Saturday, June 22, 2024, in Elgin Memorial Park and in Veterans Memorial park and downtown on Friday, June 21st. Free annual community event.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

Approve the request.

ATTACHMENTS:

1. Western Days Request 2024

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

{ } Staff will provide brief comments and answer questions on this item at the meeting.

{X} This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.



Wednesday, February 28, 2024

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Thursday, June 20nd will be the Family Foam Hoe Down with a foam party, DJ, arcade games, water tag, carnival, and vendors. The park will be used from 2 PM - 10 PM (event is 6-9 PM). Friday, June 21st, we will only host the carnival at this park. Elgin Memorial Park will also be used on Saturday, June 22nd for vendors, music, kids' activities, tournaments and the carnival. The park will be needed from 6 AM - 7 PM.

We ask to have the Elgin Memorial Park reserved all three days of this event with an open container waiver for the following hours:

1. Thursday, June 20th from the hours of 4PM to 10PM
2. Saturday, June 22nd from the hours of 9AM to 5PM

The carnival hours will be 6 PM – 10 PM Thursday and Friday, and 10 AM – 10 PM on Saturday and we request police awareness or presence during these hours.

We ask to have the Veterans Memorial Park be reserved on Friday evening, June 21st from 4 PM - 11 PM (this event is 6–10 PM) for the Wild Wild Western Pub Crawl with an open container waiver for downtown Elgin from the hours of 5PM to 12AM. (Current possible locations include Millie's on Main, The Owl, Lightnin' Bar, El Maguey & The Clever Tiger).

Additionally, we ask that on Saturday, June 22, 2024, we are allowed to close Main Street for the "Boots, Beads & Bling" Western Days Parade that will take place from 10 AM- 11 AM (or until the parade is over). We would also need 11th Street and potentially part of 2nd street to be closed starting at 8 AM for the parade lineup.

As partners of this community, we appreciate the consideration of park use, waived fees, and street closures. We cannot wait to celebrate with our hometown, family and friends!

Veronica Seever

President

Elgin Chamber of Commerce



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: CONSIDER REQUEST TO WAIVE OPEN CONTAINER ORDINANCE FOR SPRING FESTIVAL SPONSORED BY SACRED HEART CATHOLIC CHURCH IN ELGIN MEMORIAL PARK FRIDAY, MAY 10TH, FROM 6:00PM TO 10:00PM AND ON SATURDAY, MAY 11TH, FROM 10:00AM TO 10:00PM.

DEPARTMENT: Community Services

PROPOSED ACTION: Approve the Request.

BACKGROUND:

Sacred Heart Catholic Church is hosting a free community event featuring live music as a fundraiser for the church and as part of Explore Elgin Art & Culture and the Elgin Music Festival.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

Approve the Request from the Sacred Heart Catholic Church.

ATTACHMENTS:

1. Sacred Heart Spring Festival 2024

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
- { } Staff will provide brief comments and answer questions on this item at the meeting.
- {X} This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

March 12, 2024

Mayor and Council,

Sacred Heart is hosting Spring Festival / Festival de Primavera 12:00 PM to 10:00 PM on Saturday May 11 at Elgin Memorial Park as part of the Explore Elgin Arts & Culture Weekend. We will be hosting live musical performances on two stages, an ample number of food booths, and a variety of family-friendly activities. It is important to emphasize that this event serves as a means of fundraising for the church, as well as our annual Jamaica event held in September (Jamaica being an abbreviation for a traditional church fundraising event). The event is free, and everyone is welcome to attend – the food sales etc. benefit Sacred Heart. We will not be selling alcohol but would like for patrons to be able to bring their own beer and wine. We will not allow glass containers. We will set up Friday May 10 and finish breakdown Sunday morning, May 12th, and have completed reservations for the park use.

We request that the open container ordinance be waived Friday May 10 from 6:00PM to 10:00PM and on Saturday May 11 from 10:00AM to 10:00PM in Elgin Memorial Park.

Thank you, respectfully,

Martin Sandoval

Chairman/Coordinator

Spring Festival

Festival de la Primavera

512-917-2224



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY MANAGER TO APPROVE PROFESSIONAL SERVICES FEES WITH BAIRD/WILLIAMS CONSTRUCTION, LTD RELATED TO THE ELGIN POLICE DEPARTMENT STATION PROJECT; AND MAKING CERTAIN FINDINGS RELATED THERETO.

DEPARTMENT: Executive

PROPOSED ACTION: Approval of the Resolution.

BACKGROUND:

The City Council approved the issuance the 2021A Certificates of Obligation (CO) inthe total amount of approximately \$12.5M to provide funding for a wide range of capital improvement projects, including funding to construct a new City of Elgin Police Department (EPD) Station. Previously, the City Council, upon recommendation of the EPD Station Building Committee, authorized utilization of the “Construction Manager at Risk” (“CMAR”) delivery process for the project and the engagement of Baird/WilliamsLtd. to provide construction services as part of the CMAR team.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

Approval of the Resolution authorizing the City Manager to remit payment for professional services fees associated with the City of Elgin Police Station Project.

ATTACHMENTS:

1. EPD Station Resolution-BWC

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
- { } Staff will provide brief comments and answer questions on this item at the meeting.
- {X} This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF ELGIN, TEXAS,
AUTHORIZING THE CITY MANAGER TO APPROVE
PROFESSIONAL SERVICES FEES WITH
BAIRD/WILLIAMS CONSTRUCTION, LTD RELATED
TO THE ELGIN POLICE DEPARTMENT STATION
PROJECT; AND MAKING CERTAIN FINDINGS
RELATED THERETO.**

WHEREAS, the Elgin City Council approved the issuance the 2021A Certificates of Obligation to provide funding for a wide range of capital improvement projects, including a new City of Elgin Police Department (EPD) Station (“Project”); and,

WHEREAS, the City Council, upon recommendation of the EPD Station Building Committee, has previously authorized utilization of the “Construction Manager at Risk” (“CMAR”) delivery process for the Project and the engagement of Baird/Williams Construction, Ltd to provide constructions services as part of the CMAR team, and;

WHEREAS, Baird/Williams Constructions, Ltd have submitted invoices to the city for professional services charges related to the Elgin Police Department Station Project.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:

Section 1. Findings. The following recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Authorization. The City Manager is hereby authorized to execute a dollar amount of \$912,331.55 for Bid Package #2 Payment Application #9 for professional services fees associated with the City of Elgin Police Department Station Project.

Section 3. 2021A Certificates of Obligation Funding. The City Council does also hereby expressly approve the utilization of proceeds from the 2021A Certificates of Obligation debt issuance in support of the project that is the subject matter of this Resolution; and does further acknowledge that an amendment to the *FY23-24 City of Elgin Annual Operating Budget* may be required at a future date to formally appropriate funds for this item.

Section 4. Open Meetings. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 5. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this 2nd day of April 2024

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

JENNIFER STUBBS, City Secretary



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE REALLOCATION AND RE-TITLING OF A COMMISSIONED POSITION WITHIN THE PUBLIC SAFETY DEPARTMENT TO A NON-COMMISSIONED POSITION.

DEPARTMENT: Human Resources

PROPOSED ACTION: Approval of a Resolution authorizing the reallocation of a position and job title from Detective to Evidence Technician. The new position will be assigned the classification of Field Ops II with pay grade 27.

BACKGROUND:

The City of Elgin is reevaluating the needs within the departments to ensure that authorized positions are classified and titled appropriately and will more closely align with the assigned job duties and needs of specified roles. This change will not alter the number of FTEs previously authorized for the current Fiscal Year. Allocation of funding will be done through current salary savings from vacant positions and will be assigned to the appropriate divisions in the next budget amendment.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {X} included {} not included in the current-year budget {} N/A

RECOMMENDATION:

Authorize the reclass of Detective to Field Ops II/Evidence Technician, pay grade 27.

ATTACHMENTS:

1. Resolution Reclass Evid Tech 2024

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
- {X} Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF ELGIN, TEXAS,
AUTHORIZING THE REALLOCATION AND RETITLING
OF A COMMISSIONED POSITION WITHIN THE PUBLIC
SAFETY DEPARTMENT TO A NON-COMMISSIONED
POSITION WHICH INCLUDES DETECTIVE TO
EVIDENCE TECHNICIAN.**

WHEREAS, the Elgin City Council approves the reallocation and retitling of a commissioned position assigned under the Police Department; and

WHEREAS, the operations within the department will be allocated to ensure continuous operations and more closely align with the needs of the department for the specified role; and

WHEREAS, the impact of this conversion has been shown to be cost neutral to the City.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:

Section 1. Findings. The following recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Authorization. The City Manager is hereby authorized to reallocate and retitled the position as presented and such changes shall be reflected in the authorized position listing for the current fiscal year with available funding allocated as necessary from the General Funds.

Section 3. Open Meetings. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 4. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this 2nd day of April 2024.

ATTEST:

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

JENNIFER STUBBS, City Secretary



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY COUNCIL TO APPROVE AND ADOPT A WATER CONSERVATION PLAN ACCORDANCE WITH THE TEXAS ADMINISTRATIVE CODE AND MAKING CERTAIN FINDINGS RELATED THERTO.

DEPARTMENT: Public Works

PROPOSED ACTION: Approval and adoption of a Water Conservation Plan for Elgin Texas in Accordance with Texas Administrative code.

BACKGROUND:

All Water suppliers in Texas must develop a water conservation plan that must include specific quantified five year and ten-year targets for water savings, a program of continuing public education and information regarding water conservation. The plan must also include plans for municipal use by public water suppliers serving a current population of 5,000 or more and/or a projected population of 5,000 or more within ten years. That said, The Elgin City staff have provided this Water Conservation plan and presented it to council in accordance with the administrative Code. There is no impending threat or impact to the Elgin Water System based on current uses or current development trends. No changes to our current expansion plans and there are no plans to implement mandatory water restrictions for the Elgin System.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

Approval and adoption of a water Conservation plan for Elgin Texas in Accordance with Texas Administrative code.

ATTACHMENTS:

1. RessWCP2024
2. WCAUtilityProfile (13)

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
{X} Staff will provide brief comments and answer questions on this item at the meeting.
{ } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF ELGIN, TEXAS,
AUTHORIZING THE CITY COUNCIL TO APPROVE AND
ADOPT A WATER CONSERVATION PLAN ACCORDANCE
WITH THE TEXAS ADMINISTRATIVE CODE AND MAKING
CERTAIN FINDINGS RELATED THERTO.**

WHEREAS, Title 30 of the Texas Administrative code requires suppliers of Public Water in Texas to adopt a water Conservation plan, and;

WHEREAS, A water Conservation plan prepared by City staff and presented as “Water Conservation plan and Utility Profile, April 2024” has been delivered to the Elgin City Council, and;

WHEREAS, staff now present this plan to the Elgin City Council for their consideration and approval.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:

Section 1. Findings. The following recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Authorization. The City Council is hereby authorized to pass and adopt this resolution.

Section 3. Open Meetings. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 4. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this 2nd day of April 2024

ATTEST:

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

JENNIFER STUBBS, City Secretary

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

CONTACT INFORMATION

Name of Utility: CITY OF ELGIN

Public Water Supply Identification Number (PWS ID): TX0110002

Certificate of Convenience and Necessity (CCN) Number: 10311

Surface Water Right ID Number:

Wastewater ID Number: 20120

Contact: First Name: Joey Last Name: Miller

Title: Utility Systems Manager

Address: 1135 Swenson Blvd City: Elgin State: TX

Zip Code: 78621 Zip+4: Email: joey.miller@elgintexas.gov

Telephone Number: 5122293251 Date:

Is this person the designated Conservation Coordinator? ☒ Yes ☐ No

Regional Water Planning Group: K

Groundwater Conservation District:

Our records indicate that you:

- ☐ Received financial assistance of \$500,000 or more from TWDB
- ☒ Have 3,300 or more retail connections
- ☐ Have a surface water right with TCEQ

A. Population and Service Area Data

1. Current service area size in square miles: 5

Attached file(s):

File Name	File Description
Elgin Water CCN.docx	

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

2. Historical service area population for the previous five years, starting with the most current year.

Year	Historical Population Served By Retail Water Service	Historical Population Served By Wholesale Water Service	Historical Population Served By Wastewater Water Service
2023	13,659	363	12,159
2022	12,500	363	11,000
2021	11,000	0	9,500
2020	11,013	0	9,513
2019	9,552	0	8,052

3. Projected service area population for the following decades.

Year	Projected Population Served By Retail Water Service	Projected Population Served By Wholesale Water Service	Projected Population Served By Wastewater Water Service
2030	19,159	2,615	24,500
2040	28,534	3,371	31,300
2050	37,909	4,217	42,065
2060	47,284	4,963	56,532
2070	50,744	5,658	75,974

4. Described source(s)/method(s) for estimating current and projected populations.

Retail Information came from City of Elgin Water Impact Fee Update Population projection for Water Service
Wholesale Information came from TWDB Population and Municipal Water Demand Projections Interactive Data
The wastewater information was attained from the City Engineer using existing land use data.

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

B. System Input

System input data for the previous five years.
Total System Input = Self-supplied + Imported– Exported

Year	Water Produced in Gallons	Purchased/Imported Water in Gallons	Exported Water in Gallons	Total System Input	Total GPCD
2023	608,667,708	0	38,326,827	570,340,881	114
2022	482,516,162	0	31,638,776	450,877,386	99
2021	367,119,017	0	0	367,119,017	91
2020	396,693,333	0	0	396,693,333	99
2019	407,889,000	0	0	407,889,000	117
Historic Average	452,577,044	0	13,993,121	438,583,923	104

C. Water Supply System

Attached file(s):

File Name	File Description
101 ppt 2024.jpg	Elgin Water System

1. Designed daily capacity of system in gallons

3,600,000
2. Storage Capacity

2a. Elevated storage in gallons:

1,050,000

2b. Ground storage in gallons:

2,264,000

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

D. Projected Demands

1. The estimated water supply requirements for the next ten years using population trends, historical water use, economic growth, etc.

Year	Population	Water Demand (gallons)
2025	15,111	552,000,000
2026	16,094	588,000,000
2027	17,140	625,610,000
2028	18,254	666,271,000
2029	19,440	709,560,000
2030	20,704	756,000,000
2031	22,050	804,825,000
2032	23,483	857,239,000
2033	25,009	912,828,000
2034	26,635	972,177,000

2. Description of source data and how projected water demands were determined.

The population was based on current population with an estimated 6.5% growth rate annually.

Water demand was calculated as estimated population times 100 gpcd times 365

Attached file(s):

File Name	File Description
Population Calculations V2 (002).pdf	

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

E. High Volume Customers

1. The annual water use for the five highest volume
RETAIL customers.

Customer	Water Use Category	Annual Water Use	Treated or Raw
Crescent Village Phase II	Residential	409,000	Treated
Crescent Village Phase I	Residential	341,000	Treated
Regency Nursing & Rehab	Commercial	306,000	Treated
Senior Citizen Aid	Residential	83,000	Treated
Elgin High School	Institutional	81,000	Treated

2. The annual water use for the five highest volume
WHOLESALE customers.

Customer	Water Use Category	Annual Water Use	Treated or Raw
Aqua Water	Municipal	37,000,000	Treated

F. Utility Data Comment Section

Additional comments about utility data.

Section II: System Data

A. Retail Water Supplier Connections

1. List of active retail connections by major water use category.

Water Use Category Type	Total Retail Connections (Active + Inactive)	Percent of Total Connections
Residential - Single Family	3,949	82.84 %
Residential - Multi-Family	333	6.99 %
Industrial	0	0.00 %
Commercial	349	7.32 %
Institutional	83	1.74 %
Agricultural	53	1.11 %
Total	4,767	100.00 %

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

2. Net number of new retail connections by water use category for the previous five years.

	Net Number of New Retail Connections						
Year	Residential - Single Family	Residential - Multi-Family	Industrial	Commercial	Institutional	Agricultural	Total
2023	3,949	333	0	349	83	53	4,767
2022	4,477	312	0	310	27	0	5,126
2021	3,582	8	0	280	89	0	3,959
2020	3,323	10	0	311	27	0	3,671
2019	3,184	11	0	237	81	0	3,513

B. Accounting Data

The previous five years gallons of RETAIL water provided in each major water use category.

Year	Residential - Single Family	Residential - Multi-Family	Industrial	Commercial	Institutional	Agricultural	Total
2023	283,188,189	13,757,000	0	46,316,000	17,178,000	165,824,647	526,263,836
2022	243,052,000	13,510,000	0	59,214,000	14,837,000	30,176,000	360,789,000
2021	212,088,000	14,608,000	0	75,004,000	16,618,000	0	318,318,000
2020	33,252,000	237,624,396	0	59,700,000	37,968,000	0	368,544,396
2019	216,958,000	12,243,000	0	47,854,000	24,507,000	0	301,562,000

C. Residential Water Use

The previous five years residential GPCD for single family and multi-family units.

Year	Total Residential GPCD
2023	60
2022	56
2021	56
2020	67
2019	47
Historic Average	57

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

D. Annual and Seasonal Water Use

1. The previous five years' gallons of treated water provided to RETAIL customers.

Month	Total Gallons of Treated Water				
	2023	2022	2021	2020	2019
January	25,325,000	17,248,000	20,820,000	21,531,000	20,713,000
February	24,747,000	21,983,000	18,750,000	19,454,000	19,261,000
March	21,101,000	18,665,000	25,169,000	18,459,000	17,697,000
April	24,437,000	22,199,000	23,215,000	21,742,000	21,152,000
May	25,369,000	25,390,000	23,318,000	20,681,000	19,143,000
June	26,948,000	26,985,000	21,996,000	24,695,000	23,277,000
July	30,937,000	31,429,000	24,531,000	28,755,000	23,952,000
August	41,629,000	43,163,000	23,407,000	30,786,000	31,047,000
September	41,702,000	43,163,000	23,407,000	30,786,000	31,047,000
October	32,624,000	30,800,000	26,243,000	24,396,000	28,140,000
November	28,982,000	27,031,000	23,291,000	26,279,000	21,843,000
December	27,224,000	23,699,000	20,933,000	22,011,000	18,838,000
Total	351,025,000	331,755,000	275,080,000	289,575,000	276,110,000

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

2. The previous five years' gallons of raw water provided to RETAIL customers.

Month	Total Gallons of Raw Water				
	2023	2022	2021	2020	2019
January	0	0	0	0	0
February	0	0	0	0	0
March	0	0	0	0	0
April	0	0	0	0	0
May	0	0	0	0	0
June	0	0	0	0	0
July	0	0	0	0	0
August	0	0	0	0	0
September	0	0	0	0	0
October	0	0	0	0	0
November	0	0	0	0	0
December	0	0	0	0	0
Total	0	0	0	0	0

3. Summary of seasonal and annual water use.

	Summer RETAIL (Treated + Raw)	Total RETAIL (Treated + Raw)
2023	99,514,000	351,025,000
2022	101,577,000	331,755,000
2021	69,934,000	275,080,000
2020	84,236,000	289,575,000
2019	78,276,000	276,110,000
Average in Gallons	86,707,400.00	304,709,000.00

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

E. Water Loss

Water Loss data for the previous five years.

Year	Total Water Loss in Gallons	Water Loss in GPCD	Water Loss as a Percentage
2023	25,583,385	5	5.00 %
2022	71,979,594	16	17.00 %
2021	48,005,222	12	6.00 %
2020	22,722,270	6	0.00 %
2019	51,228,387	15	0.00 %
Average	43,903,772	11	9.33 %

F. Peak Day Use

Average Daily Water Use and Peak Day Water Use for the previous five years.

Year	Average Daily Use (gal)	Peak Day Use (gal)	Ratio (peak/avg)
2023	961,712	1081673	1.1247
2022	908,917	1104097	1.2147
2021	753,643	760152	1.0086
2020	793,356	915608	1.1541
2019	756,465	850826	1.1247

G. Summary of Historic Water Use

Water Use Category	Historic Average	Percent of Connections	Percent of Water Use
Residential - Single Family	197,707,637	82.84 %	52.71 %
Residential - Multi-Family	58,348,479	6.99 %	15.56 %
Industrial	0	0.00 %	0.00 %
Commercial	57,617,600	7.32 %	15.36 %
Institutional	22,221,600	1.74 %	5.92 %
Agricultural	39,200,129	1.11 %	10.45 %

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

H. System Data Comment Section

Section III: Wastewater System Data

A. Wastewater System Data

1. Design capacity of wastewater treatment plant(s) in gallons per day: 2,000,000

2. List of active wastewater connections by major water use category.

Water Use Category	Metered	Unmetered	Total Connections	Percent of Total Connections
Municipal	1,432	3,736	5,168	88.81 %
Industrial			0	0.00 %
Commercial		651	651	11.19 %
Institutional			0	0.00 %
Agricultural			0	0.00 %
Total	1,432	4,387	5,819	100.00 %

3. Percentage of water serviced by the wastewater system: 90.00 %

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

4. Number of gallons of wastewater that was treated by the utility for the previous five years.

Month	Total Gallons of Treated Water				
	2023	2022	2021	2020	2019
January	22,886,000	22,039,300	20,607,700	17,352,400	25,102,400
February	24,171,400		18,208,200	16,642,200	18,443,100
March	21,844,000	20,193,000	18,159,600	19,127,900	18,786,100
April	24,359,400		18,334,300	18,744,500	21,211,400
May	29,114,800	21,085,100	25,343,200	21,506,800	25,023,000
June	22,761,700	18,497,200	25,454,500	16,912,800	18,671,000
July	21,496,300	18,564,400	22,056,700	17,012,200	16,682,300
August	21,957,300	19,158,800	19,672,400	16,058,000	15,932,200
September	21,880,000	18,026,400	18,089,600	17,054,100	15,712,000
October	23,696,700	19,883,000	20,400,600	16,657,800	16,981,500
November	22,651,000	22,845,800	20,234,600	16,447,000	15,411,700
December	23,185,000	25,145,500	20,807,200	19,358,100	15,910,200
Total	280,003,600	205,438,500	247,368,600	212,873,800	223,866,900

5. Could treated wastewater be substituted for potable water?

☐

Yes

☒

No

B. Reuse Data

1. Data by type of recycling and reuse activities implemented during the current reporting period.

Type of Reuse	Total Annual Volume (in gallons)
On-site Irrigation	
Plant wash down	500,000
Chlorination/de-chlorination	
Industrial	
Landscape irrigation (park,golf courses)	0
Agricultural	
Discharge to surface water	0
Evaporation Pond	0
Other	
Total	500,000

UTILITY PROFILE FOR RETAIL WATER SUPPLIER

C. Wastewater System Data Comment

Additional comments and files to support or explain wastewater system data listed below.

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Elgin City Council Meeting Agenda Item Executive Summary

ITEM: A RESOLUTION OF THE CITY OF ELGIN, TEXAS, AUTHORIZING THE CITY COUNCIL TO APPROVE A STREET RESURFACING PLAN FOR THE 2024 SEASON AND PROVIDING DIRECTION TO STAFF IF ANY.

DEPARTMENT: Public Works

PROPOSED ACTION: Approval of a street resurfacing and paving plan for the 2024 season.

BACKGROUND:

Each year the Public Works staff Develops a street resurfacing list based on ongoing maintenance issues, community input and council approval. For the past 3 years, the council has supported this effort by including \$500,000 in the general fund for street resurfacing. This program is above and beyond the utility street cuts and small repairs that are performed in house. This effort is a larger scale contractor led Street resurfacing program.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {x} included {} not included in the current-year budget {} N/A

RECOMMENDATION:

Approval of a street resurfacing and paving plan for the 2024 season.

ATTACHMENTS:

1. Resstreetrepairs2024
2. StreetsImprovementsProject2024

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

{X} Staff will provide brief comments and answer questions on this item at the meeting.

{ } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY OF ELGIN, TEXAS,
AUTHORIZING THE CITY COUNCIL TO APPROVE A STREET
RESURFACING PLAN FOR THE 2024 SEASON AND PROVIDING
DIRECTION TO STAFF IF ANY.**

WHEREAS, The City of Elgin has interest in preserving and repairing streets within the City Limits, and;

WHEREAS, The Public Works Department develops an annual resurfacing plan with the input of council, and;

WHEREAS, the paving plan is developed based on the best use for limited funds for paving, and;

WHEREAS, staff now present this plan to the Elgin City Council for their consideration and approval.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:

Section 1. Findings. The following recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Authorization. The City Manager is hereby authorized to move forward with a paving plan, with input from the council, and provide that direction to staff.

Section 3. Open Meetings. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 4. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this 2nd day of April 2024

ATTEST:

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

JENNIFER STUBBS, City Secretary



City of Elgin, Texas

Public Works Department

Michael Gonzalez Public Works Director
310 North Main Street P.O. Box 591 Elgin, Texas 78621

February 12, 2024

Re: Elgin Street Improvements Project Summer 2024

Mr. Perry,

The City of Elgin is interested in certain street improvements to be completed for the Streets Division's 2024 O & M budget. This letter is to request a proposal for engineering services to develop a bid packet for street improvements that will include measurements, quantities, construction specifications and opinion of cost for improvements to City streets outlined in this letter.

It is the City's intention to prepare streets for improvements in house with City staff by preforming level ups, installing and processing compacted road base and general preparations so that a selected qualified contractor may install chip seal in some areas or pave new asphalt in other areas according to analysis conducted by your staff.

This list was developed by City staff based on observations, resident feedback and historic work tasks in these areas. This list includes 6 streets recommended for overlay, 1 street recommended for chip seal and 2 areas recommended for concrete drainage improvements. While it is intended to be a comprehensive plan that leverages our budget and supports our operations this list will ultimately be presented to the council for discussion and action at a later council meeting.

The list for improvements is as follows and in order of staff's recommendation for improvements.

Streets recommended by staff for 2" Overlay.

1. The Alley in the 200 Blk of Depot St. 325 LF – (Ward 4)
2. Stabeno in its entirety. 432 LF – (Ward 4)
3. North Ave E from 8th St. to Taylor Rd.- 467 LF – (Ward 4)
4. Ochoa Street – 465 LF (Ward 1)

Streets recommended for overlay and associated curb building and sidewalk transitions.

1. Depot Street from Ave C. to Ave A. 685 LF-Ward 4 and a Downtown Improvement
2. South Ave B from Depot Street to 2nd St. 705 LF- Ward 4 and a Downtown Improvement

Recommended by Staff for Chip seal.

1. Carlson Lane from County Line Rd. to the City Limits. 2,000 LF (Ward 3)

Areas Recommended for improved storm water infrastructure.

1. 11th Street to Alley B, a bar Ditch. – 190 LF (Ward 3) Staff Recommends concrete channel to reduce mowing and litter accumulation.
2. East 7th Street from Ave H. to the end of the street. 212 LF (Ward 4) staff recommends an underground storm drain and overlay.

Please let me know if I can provide any additional information or answer any questions about the details of this project.

Sincerely,

Michael Gonzalez
Public Works Director
City of Elgin, TX



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: AN ORDINANCE ANNEXING ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF ELGIN, TEXAS, TO WIT: 10.00 ACRES OF LAND OUT OF THE WILLIAM HINES SURVEY NUMBER 53, ABSTRACT NUMBER 345, ACRES 10.0 IN TRAVIS COUNTY, TEXAS AND BEING FULLY DESCRIBED IN EXHIBIT "A", ATTACHED HERETO; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

DEPARTMENT: Development Services

PROPOSED ACTION: Discussion, consideration, and action on an ordinance for a voluntary annexation of 10.0 acres of land located on Travis County Appraisal District Parcel Numbers 248220 and 248234.

BACKGROUND:

The applicant is requesting voluntary annexation into the City Limits. Currently, these parcels of land are located within the City's Extraterritorial Jurisdiction (ETJ). The applicant wishes to include the ten acres in their existing Northside Meadows Planned Development District, which is immediately adjacent to the east. There is a single family dwelling on parcel number 248234.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

Approval of the Ordinance as presented; and further direction to staff, if any as appropriate.

ATTACHMENTS:

1. Klaus Estates Elgin Annexation Ordinance
2. Klaus Estates Map
3. Petition for Annexation

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

{X} Staff will provide brief comments and answer questions on this item at the meeting.

{ } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

ORDINANCE NO. 2024-04-02-___

AN ORDINANCE ANNEXING ADJACENT AND CONTIGUOUS TERRITORY TO THE CITY OF ELGIN, TEXAS, TO WIT: 10.00 ACRES OF LAND OUT OF THE WILLIAM HINES SURVEY NUMBER 53, ABSTRACT NUMBER 345, ACRES 10.0 IN TRAVIS COUNTY, TEXAS, AND BEING FULLY DESCRIBED IN EXHIBIT “A”, ATTACHED HERETO; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCE AND RESOLUTIONS.

WHEREAS, the City is a duly constituted Home Rule City pursuant to Chapter 9, Local Government Code, as amended, and,

WHEREAS, pursuant to Section 43.028, Local Government Code, the owners of a tract of land containing 10.00 acres of land out of A345 Hines, William, survey number 53 (the “Property”) more fully described in Exhibit “A”, have petitioned the City Council in writing to annex the Property, and

WHEREAS, the property is (1) one-half mile or less in width; (2) contiguous to the City; and (3) vacant without residents, or on which less than three (3) qualified voters reside, and

WHEREAS, the City Council has determined that all requirements of Section 43.028 Local Government Code have been complied with and hereby consider it appropriate to grant the petition for annexation,

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:

I.

That all of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in its entirety.

II.

That the City Council has heard arguments for and against the annexation and has determined to grant the petition for annexation.

III.

That the Property described in Exhibit “A”, attached hereto and incorporated herein for all purposes, be and is hereby annexed and brought within the corporate limits of the City of Elgin, Bastrop and Travis Counties, Texas, and is hereby made and integral part hereof.

IV.

That the owners and future inhabitant of the area herein annexed be entitled to all the rights and privileges of other citizens and property owners of said City and are hereby bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

V.

That the official map and boundaries of the City, heretofore adopted and amended be and is hereby amended so as to include the aforementioned territory as part of the City of Elgin, Texas.

VI.

That the City Manger is here by directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add territory hereby annexed as required by law.

VII.

That this Ordinance shall become effective after “passage”.

VIII.

That the City Secretary is hereby directed and authorized to file a certified copy of this Ordinance in the Office of the County Clerk of Travis County, Texas.

IX.

If any section, subsection, sentence, phrase, or word of this Ordinance be found illegal, invalid, or unconstitutional or any provision of said property is incapable of being annexed by the City, for any reason whatsoever, the adjudication shall not affect any other section, subsection, sentence, phrase, word, paragraph, or provision of this Ordinance or the application of any other section, subsection, sentence, phrase, word, paragraph, or provision of any other Ordinance of the City. The City Council declares that it would have adopted the valid portions and applications of this Ordinance and would have annexed the valid property without the invalid part, and to this end the provisions of this Ordinance are declared to be severable.

X.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this Ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as always required by law during which this Ordinance and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

By motion duly made, seconded, and passed with an affirmative vote of all the Council members present, the requirement for reading this Ordinance on separate days was dispensed with.

READ, PASSED AND ADOPTED on first reading this 2nd day of April 2024.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

JENNIFER STUBBS, City Secretary

EXHIBIT "A"
LEGAL DESCRIPTION

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

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

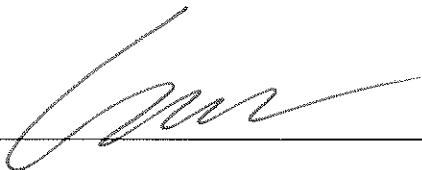
THENCE South 65 degrees 37 minutes 58 seconds East, along the southerly line of said 10.00 Acre Tract, along the northerly line of said 10.000 Acre Tract, 943.83 feet to an iron rod set, in the westerly line of that certain Hariharan Kuppuraj 49.93 Acre Tract, recorded in Document Number 2022053875,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

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

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

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

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



EDWARD RUMSEY

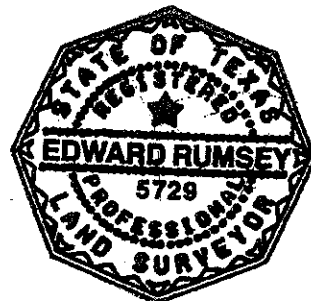
02/08/2024

DATE

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

JOB # A0230024

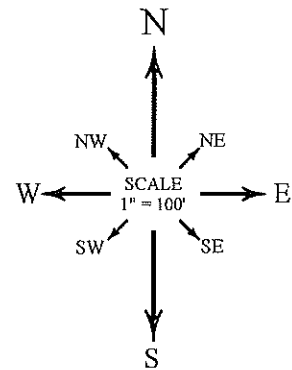
FIRM # 10135000



LEGEND

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

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



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

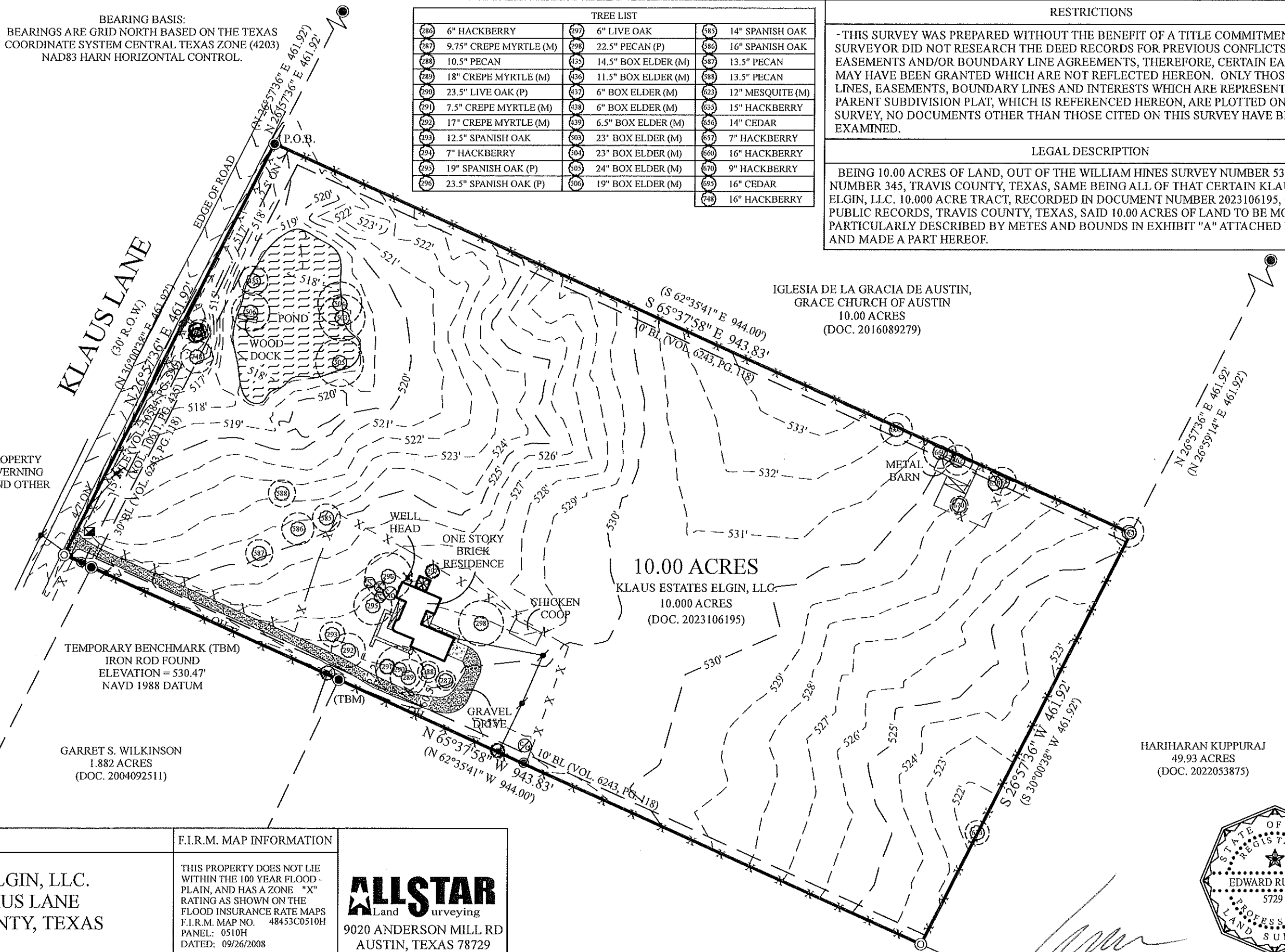
TREE LIST					
286	6" HACKBERRY	297	6" LIVE OAK	583	14" SPANISH OAK
287	9.75" CREPE MYRTLE (M)	298	22.5" PECAN (P)	586	16" SPANISH OAK
288	10.5" PECAN	435	14.5" BOX ELDER (M)	587	13.5" PECAN
289	18" CREPE MYRTLE (M)	436	11.5" BOX ELDER (M)	588	13.5" PECAN
290	23.5" LIVE OAK (P)	437	6" BOX ELDER (M)	623	12" MESQUITE (M)
291	7.5" CREPE MYRTLE (M)	438	6" BOX ELDER (M)	635	15" HACKBERRY
292	17" CREPE MYRTLE (M)	439	6.5" BOX ELDER (M)	656	14" CEDAR
293	12.5" SPANISH OAK	503	23" BOX ELDER (M)	657	7" HACKBERRY
294	7" HACKBERRY	504	23" BOX ELDER (M)	660	16" HACKBERRY
295	19" SPANISH OAK (P)	505	24" BOX ELDER (M)	670	9" HACKBERRY
296	23.5" SPANISH OAK (P)	506	19" BOX ELDER (M)	693	16" CEDAR
				748	16" HACKBERRY

RESTRICTIONS

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

LEGAL DESCRIPTION

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



ADDRESS

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

F.I.R.M. MAP INFORMATION

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

ALLSTAR
Land surveying

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

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

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

HARIHARAN KUPPURAJ
49.93 ACRES
(DOC. 2022053875)



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

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

Travis Co. CAD Web Map



Travis County Parcels
248220 and 248234

PETITION FOR VOLUNTARY ANNEXATION
INTO THE CITY OF ELGIN, TEXAS

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

EXECUTED on this 5 day of Feb, 2024.

S. Haritharan

Printed Name: HARITHARAN KUPPURAJ

Printed Name: _____

Printed Name: _____

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

§
§ Santa W. Wilson
§

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

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





Elgin City Council Meeting Agenda Item Executive Summary

ITEM: AN ORDINANCE ASSIGNING NEWLY ANNEXED PROPERTY TO CITY COUNCIL WARD AREA NO. 2: PROVIDING FOR A SEVBERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

DEPARTMENT: Development Services

PROPOSED ACTION: Discussion, consideration, and action on an ordinance assigning newly annexed property to City Council Ward Area No. 2; providing for a severability clause and providing an effective date; providing a savings clause and repealing conflicting ordinances and resolutions.

BACKGROUND:

When a parcel of land is annexed into the City Limits, State Law requires assignment of the area to an elected representative. The only Council Ward that can be assigned based on location is Ward No. 2.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

Recommend approval of item.

ATTACHMENTS:

1. Ward Assignment ORDINANCE

- { } Staff will be making a detailed presentation on this agenda item at the meeting.
- {X} Staff will provide brief comments and answer questions on this item at the meeting.
- { } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

ORDINANCE NO. 2024-04-02-___

AN ORDINANCE ASSIGNING NEWLY ANNEXED PROPERTY TO CITY COUNCIL WARD AREA NO. 2: PROVIDING FOR A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES OR RESOLUTIONS.

WHEREAS, the City of Elgin, Texas is a duly constituted Home Rule Municipality and, as such, is authorized to unilaterally annex territory subject to the laws of the State of Texas and subject to its Charter; and

WHEREAS, pursuant to Section 43.028, Local Government Code, the owners of a tract of land containing 10.00 acres of land out of A345 Hines, William, survey number 53 (the “Property”) more fully described in Exhibit “A”, have petitioned the City Council in writing to annex the Property, and

WHEREAS, the territory described on Exhibit “A” (the Property) attached hereto and made part hereof by reference for all purposes, was unilaterally annexed by the City of Elgin by Ordinance No. 2024-04-02-___ on April 2, 2024; and

WHEREAS, the procedures prescribed by the Charter of the City of Elgin and the applicable laws of the State of Texas have been duly followed with respect to the Property; and

WHEREAS the Property is so situated as to be assigned to City Council Ward Area No. 2; and it is the intention of the City Council to add this parcel to Ward Area No. 2; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:

I.

That all of the above recitations are found to be true and correct and are incorporated into the body of this Ordinance.

II.

That the Property described in the attached Exhibit “A” is hereby assigned to Council Ward Area No. 2.

III.

That this Ordinance shall become effective at its passage.

IV.

If any section, subsection, sentence, phrase, or word of this Ordinance be found to be illegal, invalid, or unconstitutional or if any provision of said property is incapable of being annexed by the City, for any reason whatsoever, the adjudication shall not affect any other section, subsection, sentence, phrase, word, paragraph, or provision of this Ordinance or the application of any other section, subsection, sentence, phrase, word, paragraph, or provision of any other ordinance of the City. The City Council declares that it would have adopted the valid portions and applications of this Ordinance without the invalid part, and to this end the provisions of this Ordinance are declared to be severable.

V.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this Ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Ordinance was adopted was posted and that such meeting was open to the public as always required by law during which this Ordinance and the subject matter hereof were discussed, considered, and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ, PASSED, AND ADOPTED on first reading this 2nd day of April, 2024.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

JENNIFER STUBBS, City Secretary

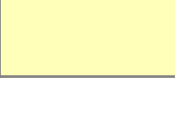
WARD MAP

ELGIN, TEXAS

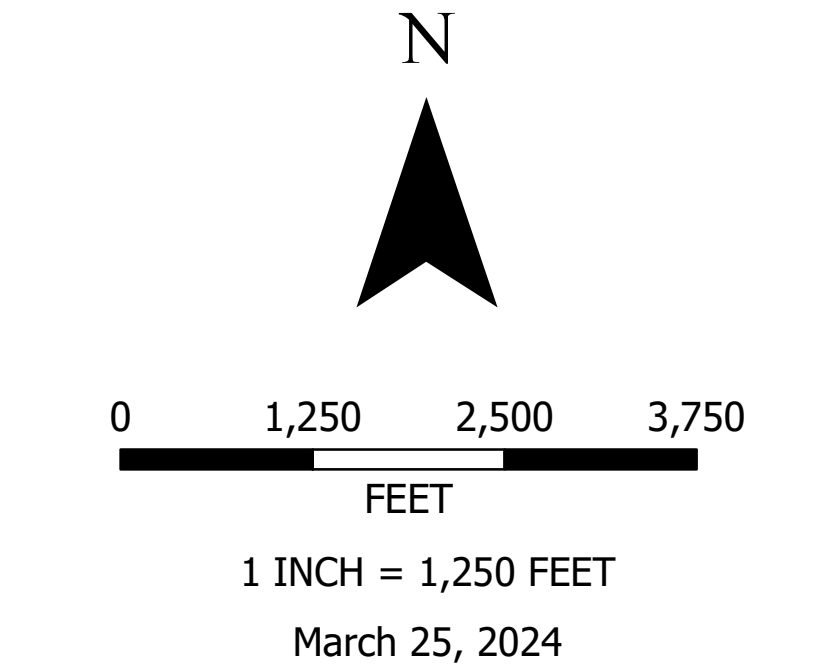
LEGEND

-  PARCELS
-  FULL PURPOSE CITY LIMITS
-  LIMITED PURPOSE CITY LIMITS

WARDS

-  1
-  2
-  3
-  4

TCAD PARCELS
248220 & 248234
TO WARD 2



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. No responsibility is assumed by the City of Elgin or TRC for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided. The map is reflective of information as of the date of printing.



Elgin City Council Meeting Agenda Item Executive Summary

ITEM: AN ORDINANCE OF THE CITY OF ELGIN, TEXAS TO MODIFY AN EXISTING PLANNED DEVELOPMENT DISTRICT (PDD) ORDINANCE (2022-11-15-37) TO ADD TEN (10) ACRES OF LAND LOCATED ON PARCELS OF LAND KNOWN BY THE TRAVIS COUNTY APPRAISAL DISTRICT AS PARCELS 248220 AND 248234, LOCATED ON THE EAST SIDE OF KLAUS LANE, AND WEST OF THE EXISTING FORTY-NINE POINT NINETY THREE (49.93) ACRE NORTHSIDE MEADOWS PDD BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A"; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

DEPARTMENT: Development Services

PROPOSED ACTION: Discussion, consideration, and action on an ordinance modifying an existing PDD Ordinance (2022-11-15-37) to add ten (10) acres of land to the Northside Meadows Planned Development District.

BACKGROUND:

Discussed at previous meetings, Hariharan Kuppuraj proposes to develop 49.93 acres of land as Northside Meadows, located within the city limits, adjacent to and south of FM 1100. The City Council approved an ordinance authorizing this Planned Development District (PDD) on November 15, 2022. Mr. Kuppuraj has now acquired an additional ten (10.00) acres of land adjacent to the east side of Klaus Lane and west of Northside Meadows (as further shown in the attached information). The developer is now desirous of having this land/project being part of the Northside Meadows PDD.

BUDGET/FINANCIAL IMPACT:

Funding for this item was {} included {} not included in the current-year budget {X} N/A

RECOMMENDATION:

Approval of the Ordinance as presented: and further direction to staff, if any, as appropriate.

ATTACHMENTS:

1. Northside Meadows PDD Modification Ordinance
2. Northside Meadows Proposed PDD Modification Package

{ } Staff will be making a detailed presentation on this agenda item at the meeting.

{X} Staff will provide brief comments and answer questions on this item at the meeting.

{ } This is a routine procedural item and no presentation is planned for the meeting.

Councilmembers who have any detailed questions or would like to request additional information regarding this item are encouraged to contact the City Manager at their earliest convenience.

ORDINANCE NO. 2024-04-02-_____

AN ORDINANCE OF THE CITY OF ELGIN, TEXAS TO MODIFY AN EXISTING PLANNED DEVELOPMENT DISTRICT (PDD) ORDINANCE (2022-11-15-37) TO ADD TEN (10) ACRES OF LAND LOCATED ON PARCELS OF LAND KNOWN BY THE TRAVIS COUNTY APPRAISAL DISTRICT AS PARCELS 248220 AND 248234, LOCATED ON THE EAST SIDE OF KLAUS LANE, AND WEST OF THE EXISTING FORTY-NINE POINT NINETY THREE (49.93) ACRE NORTHSIDE MEADOWS PDD BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; AND PROVIDING FOR A SAVINGS CLAUSE AND REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS.

WHEREAS, an application has been made to the City Council of Elgin, Texas to modify existing PDD Ordinance 2022-11-15-37 to add the property described in Exhibit “A” attached hereto and incorporated herein, and

WHEREAS, the City Council has submitted the requested modification to the Planning and Zoning Commission for its input, and

WHEREAS, the Planning and Zoning Commission held a workshop concerning the requested change on February 26, 2024, and

WHEREAS, the Planning and Zoning Commission has provided their input on the proposed modification to PDD Ordinance 2022-11-15-37, and

WHEREAS, on April 2, 2024, after proper notification, the City Council held a public hearing on the requested zoning, and

WHEREAS, the City Council determined that the PDD modification provided for herein promote the health, safety, morals and protects and preserves the general welfare of the community, and

WHEREAS, each and every requirement set forth in Chapter 211, Sub-Chapter A, Texas Local Government Code, and Chapter 46, City of Elgin Ordinances, concerning public notices, hearings, and other procedural matters has been fully complied with,

NOW THEREFORE, BE IT ORDANED BY THE CITY COUNCIL OF THE CITY OF ELGIN, BASTROP AND TRAVIS COUNTY, TEXAS THAT:

I.

PDD Ordinance 2022-11-15-37 is hereby modified with this Ordinance in order to add ten (10) additional acres of land as described in Exhibit “A”.

II.

A. All ordinances, parts of ordinances, or resolutions in conflict herewith are expressly repealed.

B. The invalidity of any section or provision of this Ordinance shall not invalidate other sections or provisions thereof.

C. The City Council hereby finds and declares that written notice of the date, hour, place, and subject of the meeting at which this Ordinance was adopted was posted and that such

meeting was open to the public as required by law at all times during which this Ordinance and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

READ, PASSED, AND ADOPTED this 2nd day of April, 2024.

THERESA Y. MCSHAN, Mayor
City of Elgin, Texas

ATTEST:

JENNIFER STUBBS, City Secretary

PDD REZONING APPLICATION

Date: 1/29/24 New Modification X

Modification of Northside Meadows Subdivision

SITE INFORMATION

Project Address: F M RD 1100

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

APPLICANT

Name: Shiva Shankar - Paradise Engineers LLC

Postal Address: 13423 Blanco Road #889

San Antonio, TX 78216

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

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

Shiva Shankar Shiva Shankar 1/29/24

Signature

Printed Name

Date

Project Description:

The applicant has proposed a modification to a previously approved PPD for the
Northside Meadows Subdivision. The revised plan now focuses on 318 single-family homes,
as opposed to the initial PDD approval for 181 single-family lots with duplexes, totaling
362 units. This adjustment also includes the incorporation of an additional 10 acres into
the development (property ID: 248220 & 248234) and the establishment of direct thoroughfare
access between Briarwood subdivision and Cano Subdivision.



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



(512) 281-0119



www.elgintx.com

AGREEMENT AND DEVELOPMENT PLAN

Northside Meadows Planned Development

PLANNED DEVELOPMENT DISTRICT ("PDD")

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

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

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

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

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

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

WHEREAS, on September 26, 2022 the City's Planning and Zoning Commission originally recommended approval of the Owner's application for a PDD that did not include the proposed changes; and

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

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

I.

GENERAL PROVISIONS

1. CONFORMITY WITH DEVELOPMENT PLAN

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

2. ANNEXATION

The property was previously annexed into the City of Elgin.

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 Counties, 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 Action.

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

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 Counties, Texas and venue for any action arising hereunder shall be in Travis Counties.

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

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

4.10 Effective Date.

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

4.11 Appeal of Administrative Decisions.

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

4.12 Binding Effect.

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

4.13 Sunset Provision.

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

II

DEVELOPMENT PLAN “Plan”

1. DEFINITIONS

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

2. PROPERTY

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

3. PURPOSE

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

4. APPLICABILITY OF CITY ORDINANCES

4.1 Zoning and Subdivision Ordinances

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

4.2 Other Ordinances

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

5. PERMITTED USES

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

6. UNDERGROUND UTILITY SERVICE

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

7. ROADWAY IMPACTS

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

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

7.1 City Participation

City agrees the developer will not be responsible for costs associated and related to the design and construction of adjacent roadway improvements, including, but not limited to improvements to FM 1100 ("Adjacent Roadway Project" or "Adjacent Roadway Project Costs") in accordance with the design plans as provided by the City, unless improvements are required by TxDOT per the driveway permit.

7.2 Developer Participation

Developer agrees to pay for all costs related to the design and construction of all roadway improvements within the Project, which includes a new east and west Minor collector with a Right of Way dedication of seventy feet (70') (the "Boulevard Project") interior to the Project identified in the City's current Comprehensive Plan dated May 2016. Developer also agrees to pay for acquisition and improvements of the offsite Right of Way necessary to extend the Boulevard Project from the current project boundary to the Briarwood MUD project to the east. Developer's contribution of the Boulevard Project Costs shall be in lieu of, and Developer shall not be subject to an impact fee for the Adjacent Roadway Project or any other City roadway projects in mitigation of project generated traffic.

7.3 Developer Participation Schedule

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

8. PARKLAND DEDICATION

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

8.1 Open Space Plan

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

8.2 Parkland Fee in Lieu of Required

A parkland fee of \$800 per lot must be paid in accordance with the fee schedule as the parkland dedication requirements are not met. Total lots proposed for this development are 318 total residential Lots, 8 drainage easement lots/open Space Lots, 1 private community mail kiosk and common area Lot, 1 Commercial Lot, and 1 Lift Station Lot.

8.3 Tree Preservation Plan

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

The additional 10 acres is deemed insignificant in relation to the overall site and therefore does not warrant a tree preservation plan exemption letter.

8.4 Postal Station

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

9. SIGNS

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

10. WATER AND WASTEWATER

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

10.1 Sewer Service

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

10.2 Water Service

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

10.3 CCN Territory

The Project as shown in **Exhibit "B"** is wholly within the City of Elgin's sewer CCN territory as regulated by the Public Utility Commission (PUC). The Project as shown in **Exhibit "B"** is wholly within the Aqua Water Supply Corporation CCN territory as regulated by the Public Utility Commission (PUC). Developer agrees to pay for fees associated with transferring the water CCN from Aqua WSC to the City of Elgin. The area in question constitutes approximately 59.93 acres. The Developer at the time of final plat shall pay the City of Elgin \$3,900 per acre for the 49.93 acre area within the original PDD. For the additional 10.00 acre area being added with the PDD amended, the Developer at the time of the final plat shall pay the City of Elgin \$4,485 per acre. Total costs shall not exceed \$239,577.00 for the entirety of the development as shown in **Exhibit "B"**.

10.4 Oversizing of Water, Wastewater, and Liftstation

Utilities to be oversized include a 12" water connections which will be required at the tie in points to the Briarwood MUD at the east side of the site, and to a future connection at the intersection with FM1100 to the north.

A proposed lift station, located in the southern part of the site, is depicted in **Exhibit D**. The lift station is designed to accommodate approximately 284 single family homes (284 LUEs), resulting in a Wet Weather flow of 225 gallons per minute (gpm). It will include a 6" Force Main directly connecting to the Briarwood Subdivision's 24" Wastewater Line. Additionally, a 6" gravity line is proposed to connect the Cano Subdivision to the proposed lift station. The City will share costs in the event it chooses to upsize the proposed infrastructures.

11. WATER QUALITY, AND DETENTION, AND IMPERVIOUS COVER

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

The Project will be designed utilizing rainfall intensities relative to the Project area. Per F.I.R.M. Panel No. 48453C0510H, Travis County, Unincorporated Areas 481026, Texas dated September 26th, 2008, there is no existing FEMA floodplain reflected on the Property and therefore the Project will include grading, re-grading, channelization, and modification as needed to accommodate existing offsite upland flows passing through the Property, onsite drainage ways, and overall stormwater conveyance leaving the Property. Open channels are not acceptable for on-site drainage but can be used for off-site flow.

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

12. DESIGN OF INGRESS OR EGRESS FOR DRIVEWAYS

This project will not provide mutual access agreements on parking lots, driveways, and adjoining properties as encouraged on Section 36-514.8 of the Code of Ordinances. This project will, however, facilitate connectivity to the Briarwood project directly to the east through a planned collector street, with a Right of Way minimum width of 70'-0", extending to the Cano Subdivision. Access to FM 1100 will be provided via a local street, as depicted on **Exhibit "B"**. Additionally, another connection will be accessible to the south at the Creek Crossing Subdivision, as indicated on **Exhibit "B"**.

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

13.1 Development Standards

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

13.2 Buffer Zones

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

13.3 Sidewalk-In-Lieu Fees

The Project will not be responsible for constructing a sidewalk the length of the parcel width at FM 1100, but Sidewalk-In-Lieu fees for the FM1100 frontage are required. There will be no required Sidewalk-In-Lieu fees for frontage along Klaus Lane.

13.4 Traffic

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

13.5 Thoroughfare Plan

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

14. PERIMETER IMPROVEMENTS

The project will dedicate fifteen feet (15'-0") at the FM 1100 Right of Way for the future widening of FM 1100 for the Texas Department of Transportation (TXDOT) and fifteen (15'-0") at the Klaus Lane Right of Way for the future widening of Klaus Lane for Travis County. The Project Homeowner's Association will maintain these areas until the widening work commences. The perimeter fencing along FM 1100 & Klaus Lane shall be a Eight (8) foot masonry wall constructed with brick, natural stone, simulated stone, split-faced or architectural concrete masonry unit (CMU), decorative reinforced concrete, for which the Homeowner's Association will be responsible to maintain the exterior appearance.

15. CHANGES TO AGREEMENT AND DEVELOPMENT PLAN

15.1 Minor Changes

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

15.2 Major Changes

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

15.3 Deed Restrictions and Creation of a Homeowner's Association

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

[Signature Page Follows]

OWNER:

Hariharan Kuppuraj

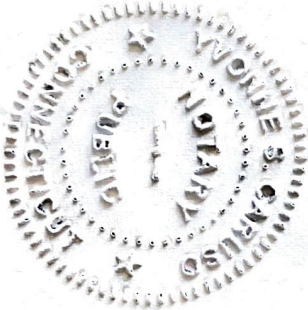
By: S. Hariharan

STATE OF ~~TEXAS~~ Connecticut

Hartford COUNTY

Sworn and subscribed before me this the 18 day of March, 2024
by Hariharan Kuppuraj, Property Owner of Northside Meadows Planned Development.

SEAL



Yvonne S. Caruso
Signature of Notary

YVONNE S. CARUSO
NOTARY PUBLIC - CT 0150536
MY COMMISSION EXPIRES JUNE 30, 2028

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.

SEAL

Signature of Notary

STATE OF TEXAS

BASTROP COUNTY

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

SEAL

Signature of Notary

LIST OF EXHIBITS

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

EXHIBIT "B" – Revised Concept Plan

EXHIBIT "C" - Development Plan

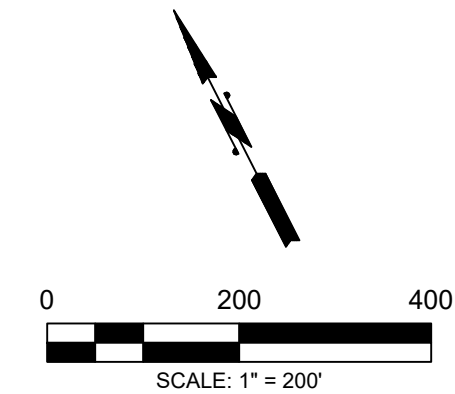
EXHIBIT "D" - Utility Concept Plan

EXHIBIT "E" – Master Sign Plan

EXHIBIT "F" - Roadway Cross Section Details

EXHIBIT "G" – Tree Preservation Variance Letter

EXHIBIT "A"
Metes & Bounds Description of the Property



BEARING BASIS
TEXAS STATE PLANE COORDINATE SYSTEM,
GRID NORTH, CENTRAL ZONE (4203), NAD 83.
DISTANCES IN US SURVEY FEET (GRID).

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - △ CALCULATED POINT
 - 1/2" IRON ROD SET WITH BLUE CAP STAMPED "LONE WOLF RPLS 6848"
 - PROPERTY LINE
 - - - ADJOINER LINE
 - ▨ TRACT 2 - 60' WIDE ACCESS EASEMENT
 - DOC NO DOCUMENT NUMBER
 - VOL, PG VOLUME AND PAGE
 - R.O.W. RIGHT OF WAY
 - D.R.T.C. DEED RECORDS TRAVIS COUNTY
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
 - P.O.B. POINT OF BEGINNING
 - B.S.L. BUILDING SETBACK LINE
 - T.E. TELEPHONE EASEMENT
 - E.U.E. ELECTRIC UTILITY EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - () RECORD INFORMATION PER DOC NO 2022053875
 - (()) RECORD INFORMATION PER DOC NO 2023106195
 - [] RECORD INFORMATION PER ADJOINER DEED
 - ON/OFF FENCELINE ON/OFF SUBJECT PROPERTY

GENERAL NOTES:

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS. SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE.
- 2) THIS SURVEY ONLY SHOWS ABOVE GROUND IMPROVEMENTS.
- 3) SUBJECT TO ALL APPLICABLE DEVELOPMENT CODES AND ZONING ORDINANCES.
- 4) ANY UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY.
- 5) OWNERSHIP DEED RECORDED IN DOCUMENT NO. 2023106195, AND DOCUMENT NO. 2022053875, TRAVIS COUNTY RECORDS.

FLOOD INFORMATION

PER WWW.FEMA.GOV, THIS PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48453C0510H, DATED 09/26/2008.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY:
FIRST AMERICAN TITLE GUARANTY COMPANY
GF NO.: 2856075-FW26
EFFECTIVE DATE: FEBRUARY 06, 2024

LEGAL DESCRIPTION OF LAND:
Being a total of 59.945 acres of land, and being comprised of:

Tract 1: Being a 49.937 acre tract of land out of the William Hines Survey No. 53, Abstract No. 345, being all of a called 49.93 acre tract of land conveyed to Hariharan Kuppuraj by General Warranty Deed with Vendor's Lien, as recorded in Document No. 2022053875, Official Public Records of Travis County, Texas.

Tract 2: Easement rights in and to that certain 60' wide access easement, containing 1.431 acres of land (out of Tract 3) and being out of the William Hines Survey No. 53, Abstract No. 345, in Travis County, Texas; said easement being the same tract described by metes and bounds in the Easement Agreement for Access recorded under Document No. 2018120989, Official Public Records of Travis County, Texas.

Tract 3: Being a 10.008 acre tract of land out of the William Hines Survey No. 53, Abstract No. 345, being all of a called 10.000 acre tract of land conveyed to Klaus Estates Elgin LLC by General Warranty Deed, as recorded in Document No. 2023106195, Official Public Records of Travis County, Texas.

(See Field Note "2024-021_Field Note_59.945 Acres" attached with this title survey.)

TO: STARLIGHT HOMES TEXAS LLC, AND FIRST AMERICAN TITLE GUARANTY COMPANY

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III LAND TITLE SURVEY.

DATE OF LAST FIELD WORK: MARCH 07, 2024

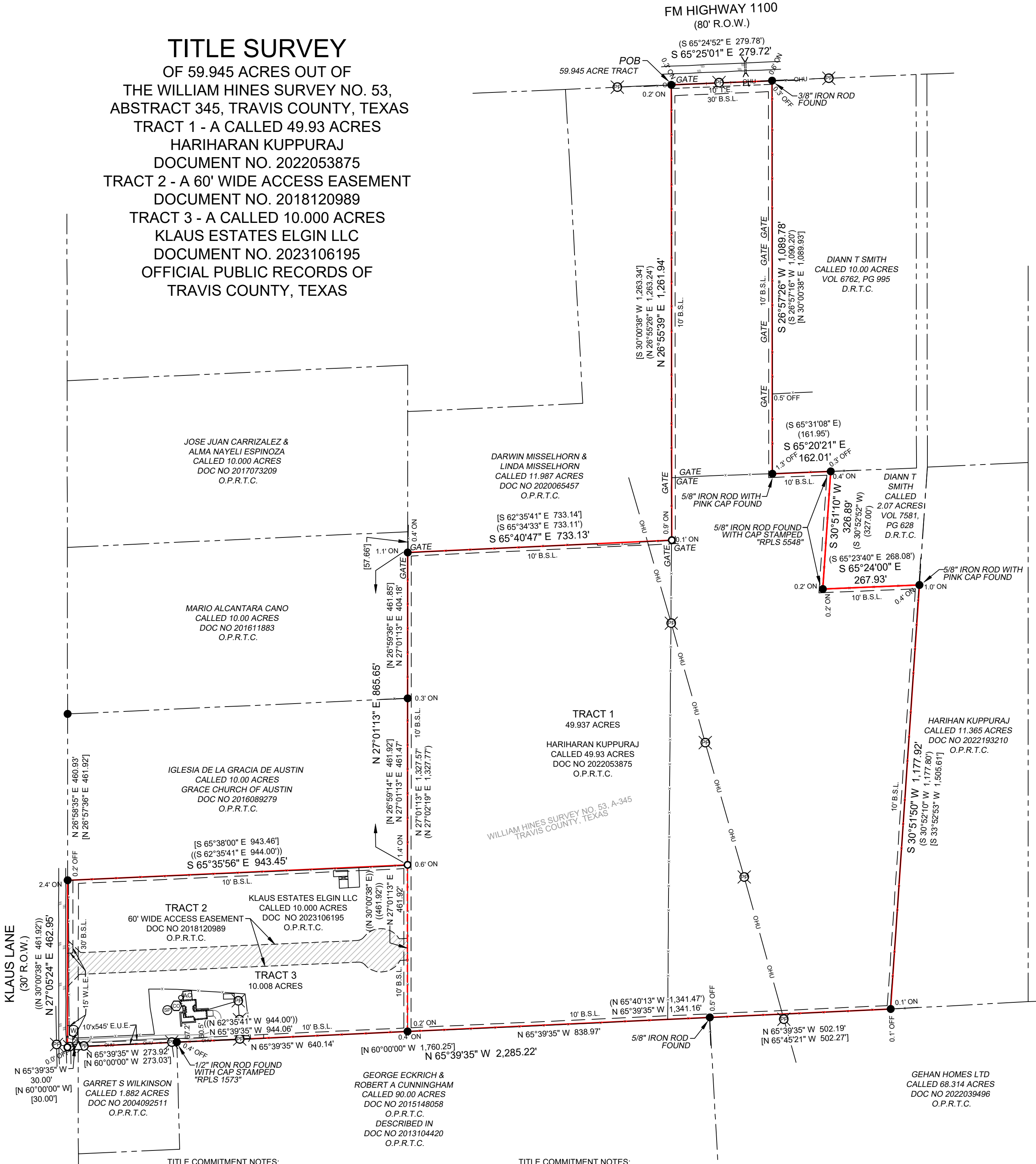
MATTHEW LEE TAYLOR, R.P.L.S. NO. 6848 3/07/2024
FIRM NO. 10194675

DRAWN BY: MT
FIELD CREW: JS
REVISION #:

REVIEWED BY: MLT



TITLE SURVEY
OF 59.945 ACRES OUT OF
THE WILLIAM HINES SURVEY NO. 53,
ABSTRACT 345, TRAVIS COUNTY, TEXAS
TRACT 1 - A CALLED 49.93 ACRES
HARIHARAN KUPPURAJ
DOCUMENT NO. 2022053875
TRACT 2 - A 60' WIDE ACCESS EASEMENT
DOCUMENT NO. 2018120989
TRACT 3 - A CALLED 10.000 ACRES
KLAUS ESTATES ELGIN LLC
DOCUMENT NO. 2023106195
OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS



TITLE COMMITMENT NOTES:

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [***]

B.(1) RESTRICTIVE COVENANTS:
See Item 10 (a) below.

B.(10)

(As to Tract 1)

- Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c). Volume 6243, Page 118, Deed Records; County Clerk's File No. 2004194919, and 2020197159, Official Public Records, Travis County, Texas. [SUBJECT TO - 30' B.S.L. FRONT, AND 10' B.S.L. ANY SIDE LINE (6243,118)]
- Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
- Easement:
Recorded: in Volume 2934, Page 149, of the Deed Records, Travis County, Texas. [DOES NOT AFFECT - AFFECTS THE EAST 10' OF 188 ACRE PARENT TRACT]
- Easement:
Recorded: in Volume 6510, Page 904, of the Deed Records, Travis County, Texas. [DOES NOT AFFECT - AFFECTS THE TRACT TO THE EAST R248229]
- Easement:
Recorded: in Volume 7025, Page 851, of the Deed Records, Travis County, Texas. [DOES NOT AFFECT - AFFECTS THE EAST 1' OF 188 ACRE PARENT TRACT]
- Easement:
Recorded: in Volume 10168, Page 537, of the Official Public Records, Travis County, Texas. [DOES NOT AFFECT - AFFECTS THE TRACT TO THE EAST R248218]
- Easement:
Recorded: in Volume 10611, Page 435, of the Official Public Records, Travis County, Texas. [DOES NOT AFFECT - AFFECTS THE TRACT TO THE WEST R248221]
- Easement:
Recorded: in Volume 13063, Page 2602, of the Official Public Records, Travis County, Texas. [DOES NOT AFFECT - AFFECTS THE TRACT TO THE WEST R248221]

TITLE COMMITMENT NOTES:

B.(10) continued...

(As to Tract 1...continued)

- Easement:
Recorded: in County Clerk's File No. 2016159888, of the Official Public Records, Travis County, Texas. [DOES NOT AFFECT - AFFECTS THE TRACT TO THE WEST R248221]
- Terms, Conditions and Stipulations in the Agreement:
Recorded: in County Clerk's File No. 2018120989, Official Public Records, Travis County, Texas. Type: Access Easement Agreement [SUBJECT TO - THIS DEED DESCRIBES TRACT 2]
- Ordinance No. 2022-05-03-17 as set forth and more fully described by instrument recorded on May 10, 2022, in County Clerk's File No. 2022084706, Official Public Records, Travis County, Texas. [SUBJECT TO]
- Ordinance No. 2022-11-15-37 as set forth and more fully described by instrument recorded on December 06, 2022, in County Clerk's File No. 2022187837, Official Public Records, Travis County, Texas. [SUBJECT TO]

(As to Tract 3)

- Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c). Volume 6243, Page 118, and Volume 5910, Page 1333, Deed Records; Volume 10279, Page 430, and County Clerk's File No. 2004194919, Official Public Records, Travis County, Texas. [SUBJECT TO - 30' B.S.L. FRONT, & 10' B.S.L. ANY SIDE LINE (6243,118; 5910,1333; 10279,430; 5910,1333 DESCRIBES TRACT 3; 10279,430 DESCRIBES A 3.0 ACRE TRACT OUT OF TRACT 2)]
- Any portion of subject property lying within the boundaries of a public or private roadway whether dedicated or not.
- Easement:
Recorded: in Volume 2934, Page 149, of the Deed Records, Travis County, Texas. [SUBJECT TO - AS DEPICTED, AFFECTS THE NORTH 10' OF TRACT 3]
- Easement: Easement and Right-of-Way
Recorded: in Volume 8918, Page 978, of the Official Public Records, Travis County, Texas. [SUBJECT TO - AS DEPICTED, AFFECTS THE SOUTH 10'x545' OF TRACT 3]
- Easement: Right-of-Way
Recorded: in Volume 10611, Page 423, of the Official Public Records, Travis County, Texas. [SUBJECT TO - AS DEPICTED]
- Easement: Right-of-Way
Recorded: in Volume 10584, Page 596, of the Official Public Records, Travis County, Texas. [SUBJECT TO - AS DEPICTED]

SURVEYED FOR:
STARLIGHT HOMES
TEXAS, LLC
TBD FM 1100 AND
13905 KLAUS LN
ELGIN, TX
PROJECT NO. 2024-021



LONE WOLF
LAND SURVEYING, LLC
163 Cool Water Drive
Bastrop, TX 78602
512-718-5868, Firm #10194675
Lonewolflandsurveying.com



Lone Wolf Land Surveying, LLC
163 Cool Water Drive
Bastrop, TX 78602
512-718-5868
Lonewolflandsurveying@gmail.com
Lonewolflandsurveying.com
TBPELS Reg. No: 10194675

FIELD NOTE DESCRIPTION

Survey for: TBD FM 1100 AND 13905 KLAUS LN, ELGIN TX 78621

BEING A 59.945 ACRE TRACT OF LAND OUT OF THE WILLIAM HINES SURVEY NO. 53, ABSTRACT 345, TRAVIS COUNTY, TEXAS, SAID 59.945 ACRE TRACT BEING COMPRISED OF "TRACT 1", A CALLED 49.93 ACRE TRACT OF LAND CONVEYED TO HARIHARAN KUPPURAJ BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN, AS RECORDED IN DOCUMENT NO. 2022053875, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, "TRACT 2", A 60' WIDE ACCESS EASEMENT APPURTENANT, AS RECORDED IN DOCUMENT NO. 2018120989, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND "TRACT 3", A CALLED 10.000 ACRE TRACT OF LAND CONVEYED TO KLAUS ESTATES ELGIN LLC BY GENERAL WARRANTY DEED, AS RECORDED IN DOCUMENT NO. 2023106195, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 59.945 ACRE TRACT OF LAND HAVING BEEN SURVEYED BY LONE WOLF LAND SURVEYING DURING THE MONTHS OF FEBRUARY AND MARCH 2024, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the southwest right-of-way line of Farm to Market Highway 1100 (80' wide right-of-way) for the northwest corner of the herein described tract and said 49.93 acre tract, the same being the northeast corner of a called 11.987 acre tract of land conveyed to Darwin and Linda Misselhorn by General Warranty Gift Deed, as recorded in Document No. 2020065457, Official Public Records of Travis County, Texas;

THENCE, with the southwest right-of-way line of Farm to Market Highway 1100, the same being the northeast line of said 49.93 acre tract, for the north line of the herein described tract, **S 65°25'01" E**, a distance of **279.72 feet** to a 3/8" iron rod found for the northeast corner of the herein described tract and said 49.93 acre tract, the same being the northwest corner of a called 10.00 acre tract of land conveyed to Diann T. Smith by Warranty Deed with Vendor's Lien, as recorded in Volume 6762, Page 995, Deed Records of Travis County, Texas;

THENCE, leaving the southwest right-of-way line of Farm to Market Highway 1100, with the common line of said 49.93 acre tract and said 10.00 acre Smith tract, for a portion of the east line of the herein described tract, the following two (2) courses:

1. **S 26°57'26" W**, a distance of **1089.78 feet** to a 5/8" iron rod with pink cap found for an interior corner of the herein described tract and said 49.93 acre tract, the same being the southwest corner of said 10.00 acre Smith tract;
2. **S 65°20'21" E**, a distance of **162.01 feet** to a 5/8" iron rod with cap stamped "RPLS 5548" found for an interior corner of the herein described tract and said 49.93 acre tract, the same being an ell-corner of a called 2.07 acre tract of land conveyed to Diann T. Smith by Warranty Deed with Vendor's Lien, as recorded in Volume 7581, Page 628, Deed Records of Travis County, Texas;

THENCE, leaving the southwest line of said 10.00 acre Smith tract, with the common line of said 49.93 acre tract and said 2.07 acre Smith tract, for a portion of the east line of the herein described tract, the following two (2) courses:

1. **S 30°51'10" W**, a distance of **326.89 feet** to a 5/8" iron rod with cap stamped "RPLS 5548" found for an interior corner of the herein described tract and said 49.93 acre tract, the same being the southwest corner of said 2.07 acre Smith tract;



Lone Wolf Land Surveying, LLC
163 Cool Water Drive
Bastrop, TX 78602
512-718-5868

Lonewolflandsurveying@gmail.com
Lonewolflandsurveying.com
TBPELS Reg. No: 10194675

2. **S 65°24'00" E**, a distance of **267.93 feet** to a 5/8" iron rod with pink cap found in the west line of a called 11.365 acre tract of land conveyed to Harihan Kuppuraj by Special Warranty Deed, as recorded in Document No. 2022193210, Official Public Records of Travis County, Texas, for an interior corner of the herein described tract and said 49.93 acre tract, the same being the southwest corner of said 2.07 acre Smith tract;

THENCE, with the common line of said 49.93 acre tract and said 11.365 acre tract, for the remaining portion of the east line of the herein described tract, **S 30°51'50" W**, a distance of **1177.92 feet** to a 1/2" iron rod found in the north line of a called 68.314 acre tract of land conveyed to Gehan Homes, LTD. by Special Warranty Deed, as recorded in Document No. 2022039496, Official Public Records of Travis County, Texas, for the southeast corner of the herein described tract and said 49.93 acre tract, the same being the southwest corner of said 11.365 acre tract;

THENCE, with the south line of said 49.93 acre tract and said 10.000 acre Klaus tract, for the south line of the herein described tract, **N 65°39'35" W**, passing at a distance of 502.19 feet a 5/8" iron rod found for the northwest corner of said 68.314 acre tract, the same being the northeast corner of a called 90.00 acre tract of land conveyed to George Eckrich and Robert A. Cunningham by General Warranty Deed with Vendor's Lien, as recorded in Document No. 2015148058, and described in Document No. 2013104420, both of the Official Public Records of Travis County, Texas, continuing 838.97 feet and passing at a distance of 1,341.16 feet the common south corner of said 49.93 acre tract and said 10.000 acre Klaus tract, continuing 640.14 feet and passing at a distance of 1,981.30 feet a 1/2" iron rod with cap stamped "RPLS 1573" found for an ell-corner of said 90.00 acre tract, the same being the northeast corner of a called 1.882 acre tract of land conveyed to Garret S. Wilkinson by Warranty Deed with Vendor's Lien, as recorded in Document No. 2004092511, Official Public Records of Travis County, Texas, continuing 273.92 feet and passing at a distance of 2,255.22 feet a calculated point for an angle point in the easterly right-of-way line of Klaus Lane (30' wide right-of-way) the for the northwest corner of said 1.882 acre tract, continuing 30.00 feet for a total distance of **2,285.22 feet** to a 1/2" iron rod with cap stamped "LONE WOLF RPLS 6848" set for the southwest corner of the herein described tract, the same being the southwest corner of said 10.000 acre Klaus tract, the same also being an angle point in the easterly right-of-way line of Klaus Lane;

THENCE, with the easterly right-of-way line of Klaus Lane, the same being the west line of said 10.000 acre Klaus tract, for a portion of the west line of the herein described tract, **N 27°05'24" E**, a distance of **462.95 feet** to a 1/2" iron rod found for a re-entrant corner of the herein described tract and northwest corner of said 10.000 acre Klaus tract, the same being the southwest corner of a called 10.00 acre tract of land conveyed to Iglesia de la Gracia de Austin (Church of Austin) by Warranty Deed with Vendor's Lien, as recorded in Document No. 2016089279, Official Public Records of Travis County, Texas;

THENCE, leaving the easterly right-of-way line of Klaus Lane, with the common line of said 10.000 acre Klaus tract and said 10.00 acre Church of Austin tract, for a portion of the west line of the herein described tract, **S 65°35'56" E**, a distance of **943.45 feet** to a 1/2" iron rod with cap stamped "LONE WOLF RPLS 6848" set in the west line of said 49.93 acre tract, for an angle point in the west line of the herein described tract, the same being the common east corner of said 10.000 acre Klaus tract and said 10.00 acre Church of Austin tract, from which said 1/2" iron rod found for the southeast corner of said 10.000 acre Klaus tract and southwest corner of said 49.93 acre tract, bears S 27°01'13" W, a distance of 461.92 feet;



Lone Wolf Land Surveying, LLC
163 Cool Water Drive
Bastrop, TX 78602
512-718-5868
Lonewolflandsurveying@gmail.com
Lonewolflandsurveying.com
TBPELS Reg. No: 10194675

THENCE, with the west line of said 49.93 acre tract, for a portion of the west line of the herein described tract, **N 27°01'13" E**, passing at a distance of 461.47 feet a 1/2" iron rod found for the northeast corner of said 10.00 acre Church of Austin tract, the same being the southeast corner of a called 10.00 acre tract of land conveyed to Mario Alcantara Cano by General Warranty Deed, as recorded in Document No. 201611883, Official Public Records of Travis County, Texas, continuing 404.18 feet for a total distance of **865.65 feet** to a 1/2" iron rod found for an angle point of the herein described tract and said 49.93 acre tract, the same being the southwest corner of said 11.987 acre Misselhorn tract;

THENCE, leaving the east line of said 10.00 acre Cano tract, with the common line of said 49.93 acre tract and said 11.987 acre Misselhorn tract, for the remaining portion of the west line of the herein described tract, the following two (2) courses:

1. **S 65°40'47" E**, a distance of **733.13 feet** to a 1/2" iron rod with cap stamped "LONE WOLF RPLS 6848" set for an angle point of the herein described tract and said 49.93 acre tract, and for the southeast corner of said 11.987 Misselhorn tract;
2. **N 26°55'39" E**, a distance of **1,261.94 feet** to the **POINT OF BEGINNING**, having an area of **59.945 acres**, or **2,611,198 square feet**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Grid, NAD 1983.

This description is to accompany a plat of like date representing an on the ground survey during the months of February and March 2024, supervised by me Matthew Lee Taylor, Registered Professional Land Surveyor.

March 7, 2024

Matthew Lee Taylor
RPLS No. 6848
Job #2024-021



EXHIBIT "B"
Concept Plan

Z:\Shared\Paradise\Paradise Engineers\Projects\20230505 - Northside Meadows Subdivision\CAD\POD\SUBMIT A - CONCEPT PLAN.dwg, SITE, March 15, 2024, 1:53 PM, ashankar

NORTHSIDE MEADOWS SUBDIVISION

"EXHIBIT B" - REVISED CONCEPT PLAN

PROJECT ADDRESS:

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

UTILITIES:

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

SITE NOTES:

- DEVELOPMENT STANDARDS FOR THIS SUBDIVISION SHALL COMPLY WITH THE AGREEMENT AND DEVELOPMENT PLAN FOR NORTH SIDE MEADOWS PLANNED DEVELOPMENT DISTRICT (PDD)

- TOTAL ACREAGE: 59.93 ACRES
 - RESIDENTIAL LOTS: 37.58 ACRES
 - DRAINAGE EASEMENTS & OPEN SPACE LOTS: 5.64 ACRES
 - PRIVATE COMMUNITY MAIL KIOSK & COMMON AREA: 0.99 ACRES
 - FUTURE COMMERCIAL LOT: 1.15 ACRES
 - LIFT STATION LOT: 0.21 ACRES
 - PUBLIC RIGHT OF WAY (R.O.W.): 14.36 ACRES

- TOTAL LOTS: 329 LOTS
 - RESIDENTIAL LOTS: 318 LOTS
 - DRAINAGE EASEMENTS & OPEN SPACE LOTS: 8 LOTS
 - PRIVATE COMMUNITY MAIL KIOSK & COMMON AREA LOTS: 1 LOT
 - FUTURE COMMERCIAL LOT: 1 LOT
 - LIFT STATION LOT: 1 LOT

- TOTAL NUMBER OF BLOCKS: 17 BLOCKS

- LINEAR FEET OF STREET: 11,995-LF (SEE TABLE BELOW)

STREET TABLE						
STREET NAME	R.O.W. WIDTH	STREET WIDTH	DESIGN SPEED	ROAD TYPE	STREET CLASSIFICATION	STREET OWNERSHIP
STREET A	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET B	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET C	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET D	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET E	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET F	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET G	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET H	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET I	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET J	50'-0"	30'-0"	30 MPH	C & G	LOCAL	PUBLIC
STREET K	70'-0"	48'-0"	35 MPH	C & G	COLLECTOR	PUBLIC
TOTAL STREET LENGTH						11,995

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

APPROVED:

PLANNING & ZONING COMMISSION CHAIRMAN

[DATE]

APPROVED:

PLANNING & ZONING COMMISSION SECRETARY

[DATE]

OWNER:

HARI KUPPURAJ

TRIVIK BUILDERS

Phone: 860.682.0175

Email: Hari@trivikbuilders.com

Address: 77 Chaponis Way

South Windsor, CT 06074

SURVEYOR:

KENNDY T. CONSULTING

KENNEDY TEMBE

Address: 219 Peruna Dr.

Marble Falls, TX 78654

ENGINEER:

PARADISE ENGINEERS LLC

SHIVA SHANKAR, P.E.

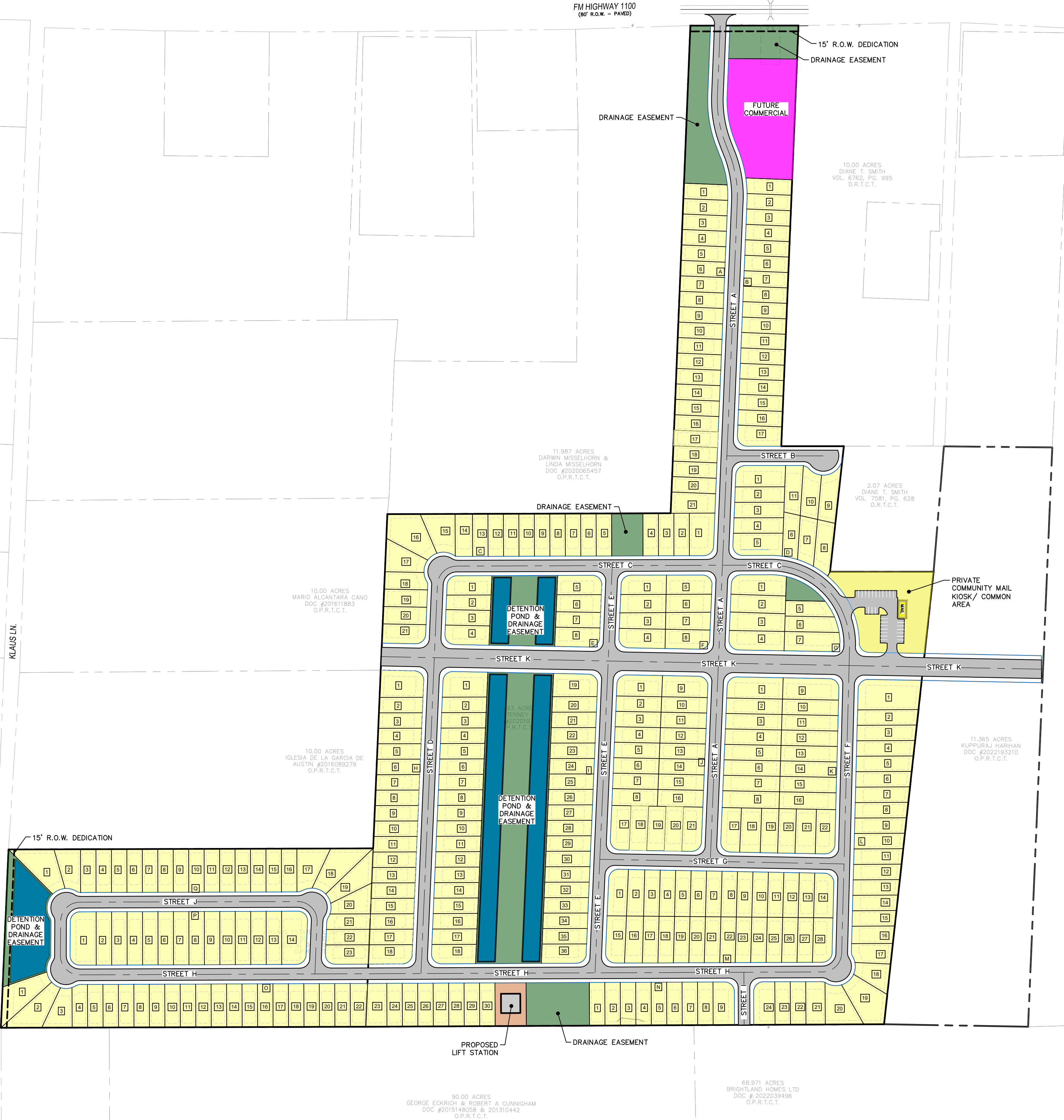
TX LICENSE NO. 143787

Phone: 919.917.6675

Email: sshankar@paradise-engineers.com

Address: 5900 Balcones Drive Suite 100

Austin, TX 78731



VICINITY MAP

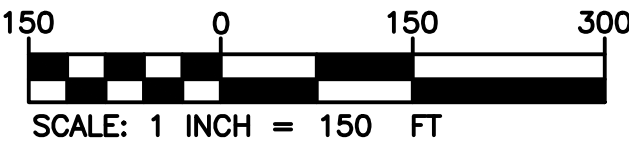
SCALE: 1" = 2,000'

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING DESCRIPTION

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- ROAD CENTERLINE
- PROPERTY LOT LINE
- PROPERTY SETBACK LINE
- DRAINAGE EASEMENT & OPEN SPACE
- FUTURE COMMERCIAL
- PRIVATE COMMUNITY MAIL KIOSK & COMMON AREA
- SINGLE-FAMILY RESIDENTIAL LOTS
- LIFT STATION



SCALE: 1 INCH = 150 FT



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

REVISIONS

REVISION	DESCRIPTION	DATE
0	1ST PDD SUBMITTAL	JAN 29, 24
1	2ND PDD SUBMITTAL	MAR 07, 24
2	3RD PDD SUBMITTAL	MAR 15, 24

"EXHIBIT B" - REVISED CONCEPT PLAN

NORTHSIDE MEADOWS SUBDIVISION

FM 1100

CITY OF ELGIN, TX

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, MARK-UP, AND/OR DRAFTING UNDER THE AUTHORITY OF SHIVA SHANKAR, P.E. #143787 ON MARCH 15, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGN	DRAWN	CHKD
SS	SS	MSD

JOB No. 2023059

SHEET 1 OF 1

EXHIBIT "C"
DEVELOPMENT PLAN
NORTHSIDE MEADOWS PLANNED DEVELOPMENT

A. Applicability and Base Zoning

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

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

B. Single Family Residential Lot Design Standards

The development of the Property will not exceed 318 single-family residential units. The potential product shall be developed in compliance with Table B.1 Residential Design Standards

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

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

Table B.1 Residential Design Standards	
Lot Width Minimum*	40'-0"
Lot Depth Minimum*	90'-0"
Setbacks	
Front (min.)	15'-0"
Rear (min.)	10'-0"
Garage Setback (min.)	20'-0"
Side (min.)	5'-0"
Corner (min.)	15'-0"
Building Height	35'-0"
Minimum Lot Area*	4,500-SF

***Regardless of Lot Width and Lot Depth, the minimum Lot Area must be 4,500-SF**

C. Non-Residential Lot Design Standards

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

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

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

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

D. Roadway Standards

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

6. Sidewalks along roadways in which there is not a residential lot shall be constructed during installation of associated landscaping. Sidewalks and landscaping shall be installed along roadways within two (2) years of construction of said roadway.
7. This development shall not be subject to a Traffic Impact Analysis from the City of Elgin. A major collector is included with the Elgin Development PDD as seen on **Exhibit “B”**. Dedication of the required Right-of-Way (70’-0”) will occur during the subdivision review process. The development will be required to meet any requirements presented by TxDOT.

E. Drainage and Grading

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

F. Signage

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

1. Primary Community Entry Sign - Primary community entry sign (total not to exceed one (1)) to be located at the FM1100 entrance into the Project as seen on **Exhibit “E”** of the Northside Meadows Planned Development.
2. Special Secondary Sign - The Directional/Lifestyle Sign category sign (total not to exceed one (1)) used to create a strong sense of place and guide people within the Project. This shall be constructed as shown in **Exhibit “E”** of the Northside Meadows Planned Development.

G. Sign Lighting

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

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

EXHIBIT "D"
Utility Concept Plan

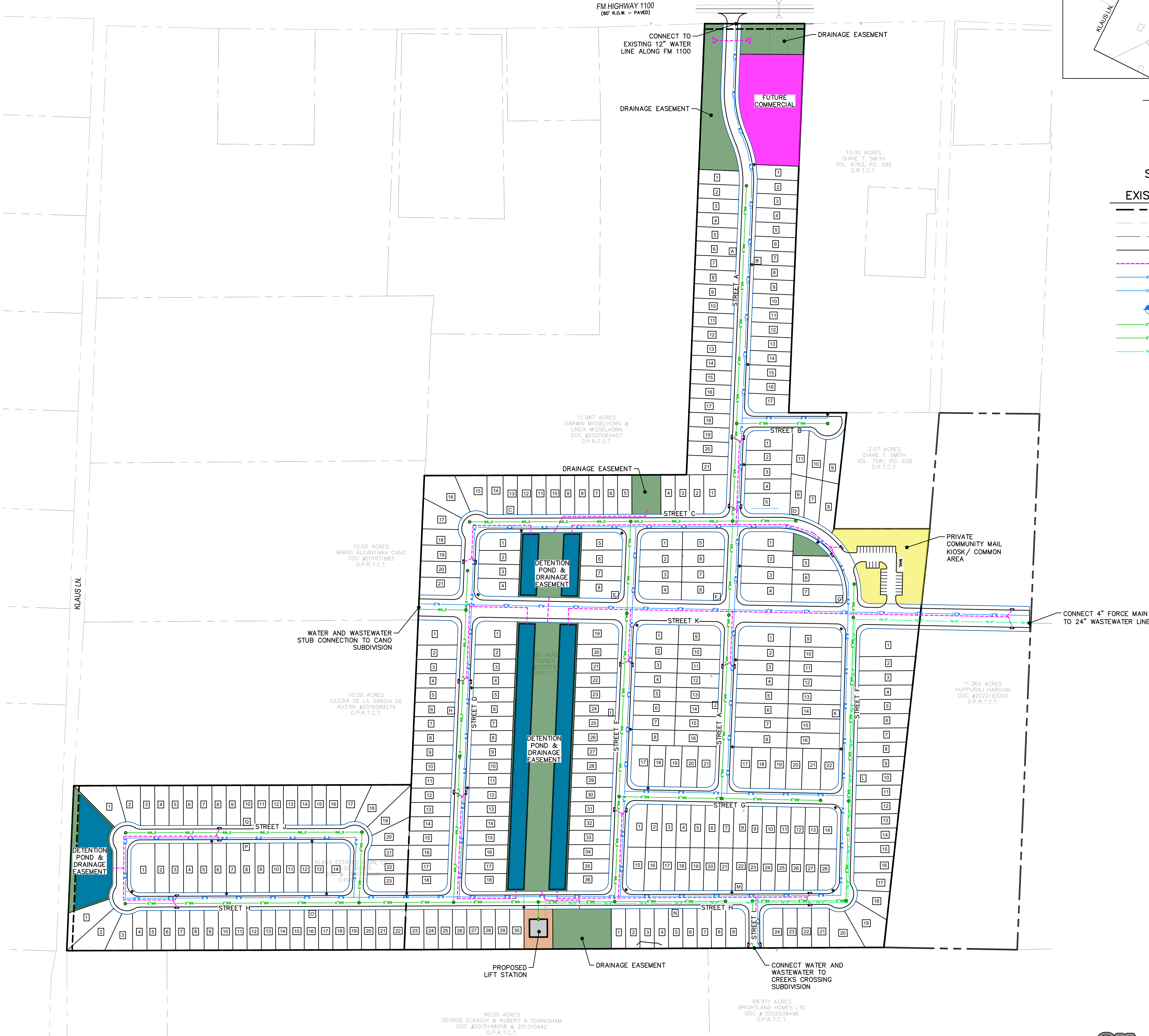
NORTHSIDE MEADOWS SUBDIVISION
"EXHIBIT D" - UTILITY CONCEPT PLAN

WASTEWATER UTILITY CAPACITY TO LIFTSTATION			
Type of Facility	No of Units / SF	L.U.E. per Unit & Units per L.U.E.	L.U.E.s
Single Family Home	284	1	284
Total Proposed LUEs			284

Average Dry Weather Flow (ADWF "F")	70 gal/person/day * # of LUE's * 3.5/1440	48.32	GPM
Peak Flow Factor (PFF)	$[(18+(0.0206 \times F)^{0.5})/(4+(0.0206 \times F)^{0.5})]$ (Max 4)	3.80	Use 4 Max
Peak Dry Weather Flow (PDWF)	ADWF x PFF	193.28	GPM
Population of service area		60.00	Acres
Inflow and Infiltration (I&I)	(750 gallons per acre served)	31.25	GPM
Peak Wet Weather Flow (PWWF) Design Flow	PDWF + I&I	224.53	GPM

WASTEWATER UTILITY CAPACITY TO CREEKS CROSSING			
Type of Facility	No of Units / SF	L.U.E. per Unit & Units per L.U.E.	L.U.E.s
Single Family Home	34	1	34
Creeks Crossing - Single Family Homes	109	1	109
Total Proposed LUEs			143

Average Dry Weather Flow (ADWF "F")	70 gal/person/day * # of LUE's * 3.5/1440	24.33	GPM
Peak Flow Factor (PFF)	$[(18+(0.0206 \times F)^{0.5})/(4+(0.0206 \times F)^{0.5})]$ (Max 4)	4.03	Use 4 Max
Peak Dry Weather Flow (PDWF)	ADWF x PFF	97.32	GPM
Population of service area		85.00	Acres
Inflow and Infiltration (I&I)	(750 gallons per acre served)	44.27	GPM
Peak Wet Weather Flow (PWWF) Design Flow	PDWF + I&I	141.59	GPM
8" Pipe Capacity	Flow Depth/ Diameter	0.32	CFS
8" Pipe Capacity	Flow Depth/ Diameter	40.3%	



VICINITY MAP
SCALE: 1" = 2,000'

DRAWING LEGEND

SYMBOL/ABBREVIATION

EXISTING

DESCRIPTION

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- ROAD CENTERLINE
- PROPERTY LOT LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED 8" WATER LINE
- PROPOSED 12" WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED 6" WASTEWATER LINE
- PROPOSED 8" WASTEWATER LINE
- PROPOSED 6" WW FORCEMAIN LINE

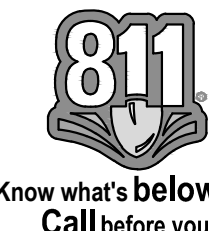


REVISIONS		DATE
REVISION	DESCRIPTION	
0	1ST PDD SUBMITTAL	JAN 29, 24
1	2ND PDD SUBMITTAL	MAR 07, 24
2	3RD PDD SUBMITTAL	MAR 15, 24

"EXHIBIT D" - UTILITY CONCEPT PLAN
NORTHSIDE MEADOWS SUBDIVISION
FM 1100
CITY OF ELGIN, TX

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ON MARCH 15, 2024.
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

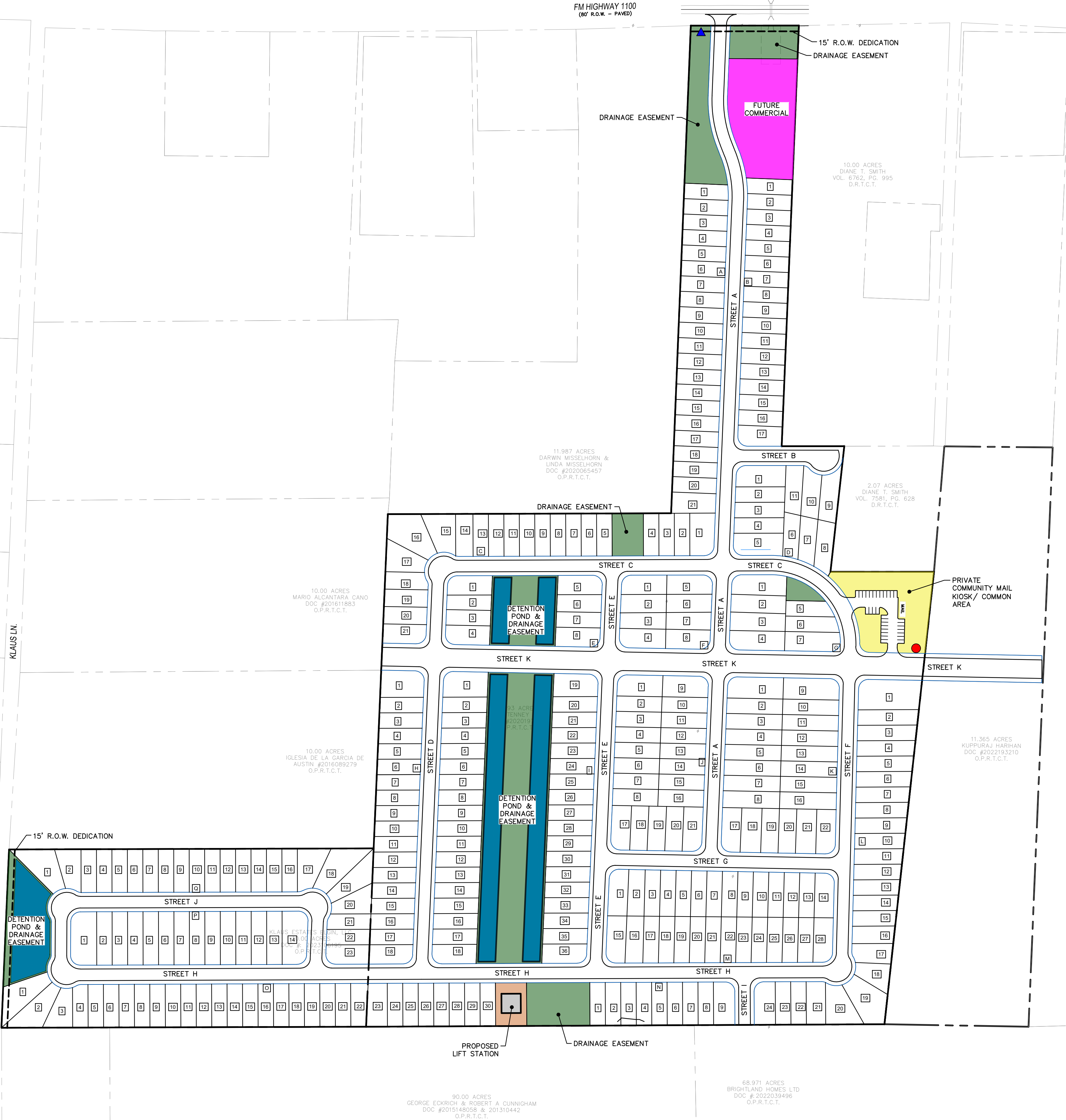
DESIGN	DRAWN	CHKD
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JOB No. 2023059		
SHEET 2 OF 1		



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

EXHIBIT "E"
Master Sign Plan

NORTHSIDE MEADOWS SUBDIVISION
"EXHIBIT E" - MASTER SIGN PLAN



VICINITY MAP
SCALE: 1" = 2,000'

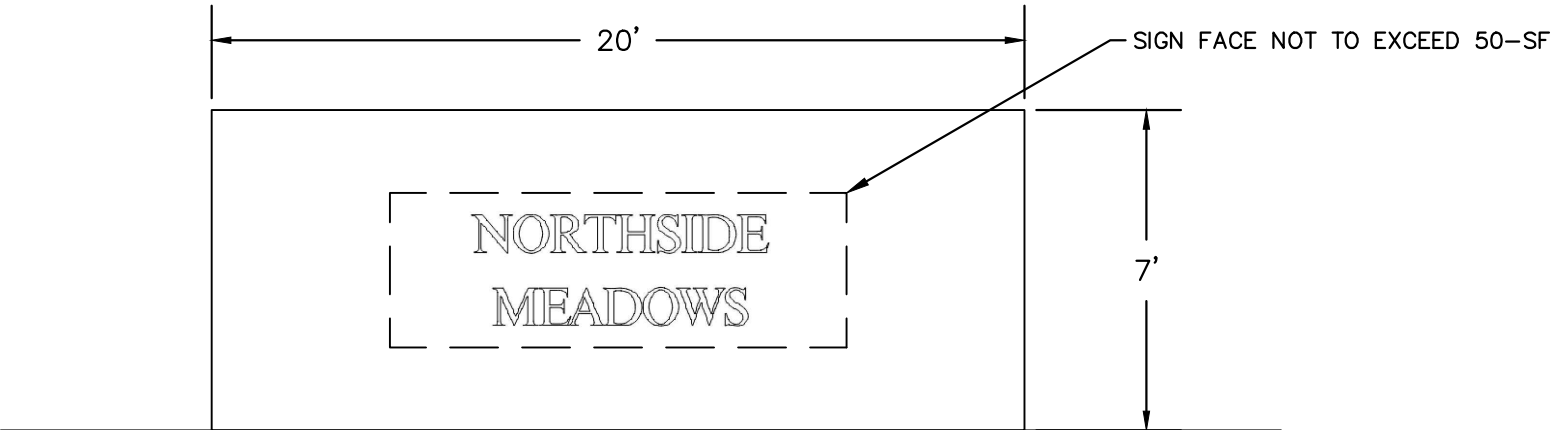
DRAWING LEGEND

SYMBOL/ABBREVIATION

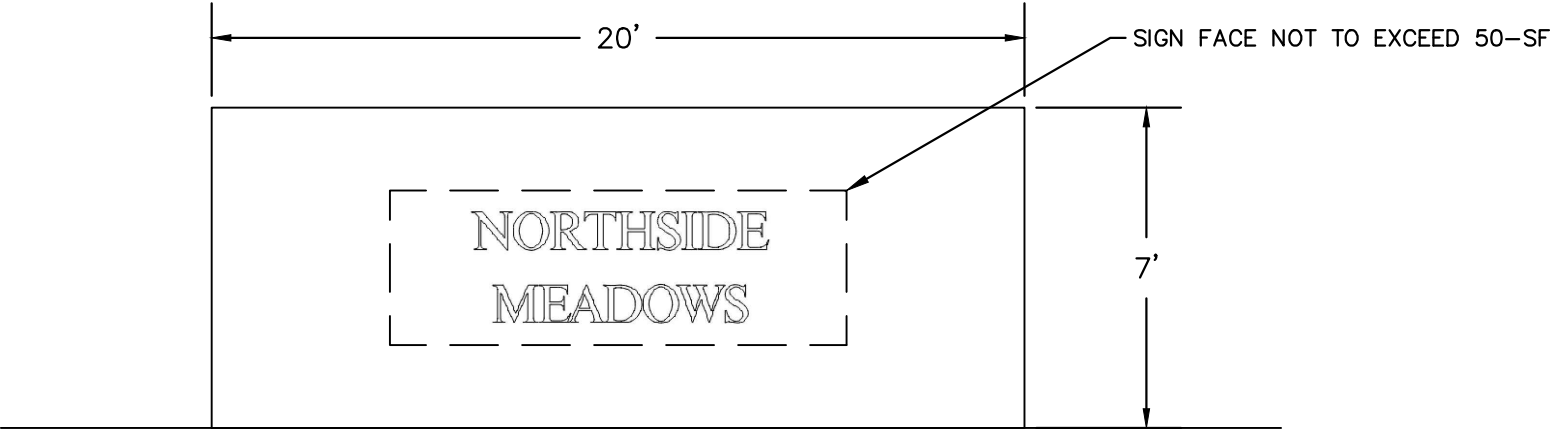
EXISTING	DESCRIPTION
	PRIMARY RESIDENTIAL ENTRY
	NEIGHBORHOOD ENTRY

NOTES

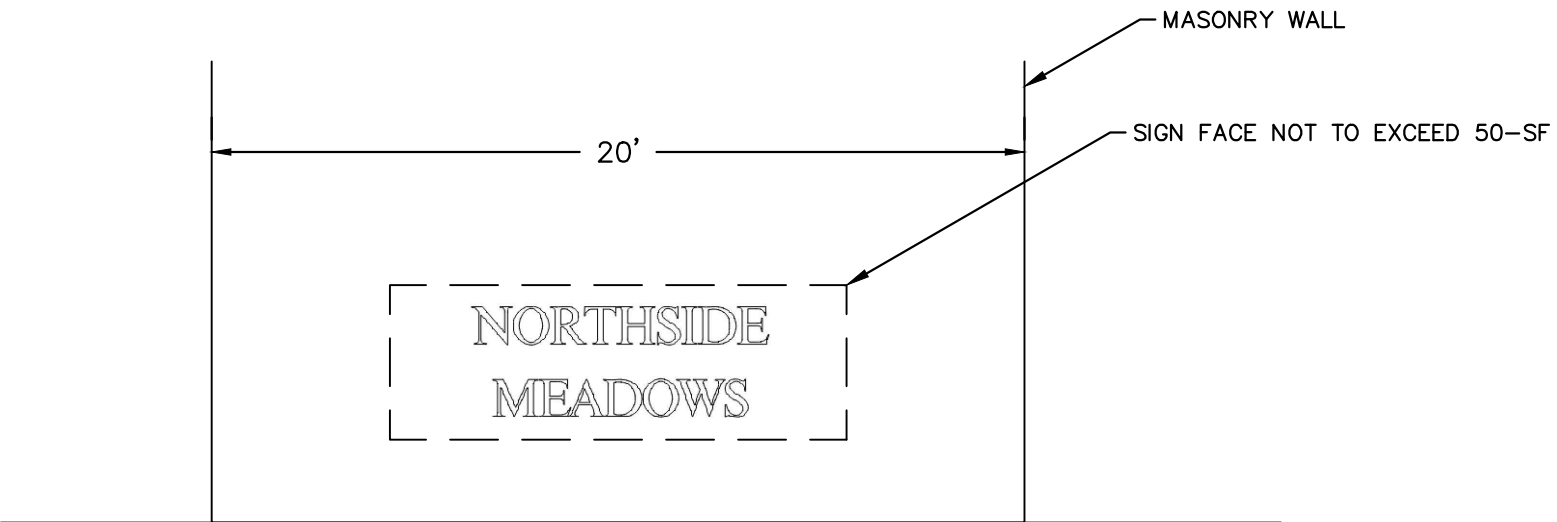
1. DETAILED SIGN LOCATION PLAN TO BE SUBMITTED AT TIME OF SIGN PERMIT APPLICATION. SIGN NOT TO ENCR OACH INTO P.U.E.'S



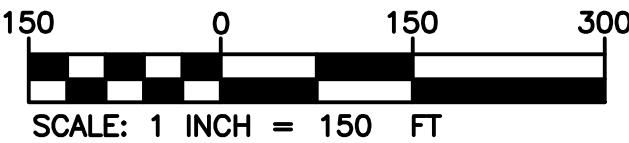
PRIMARY RESIDENTIAL ENTRY
SCALE: NTS



OPTION A - MONUMENT SIGN
SECONDARY RESIDENTIAL ENTRY
SCALE: NTS



OPTION B - WALL SIGN
SECONDARY RESIDENTIAL ENTRY
SCALE: NTS



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

REVISIONS		DATE
REVISION	DESCRIPTION	
0	1ST PDD SUBMITTAL	JAN 29, 24
1	2ND PDD SUBMITTAL	MAR 07, 24
2	3RD PDD SUBMITTAL	MAR 15, 24

"EXHIBIT E" - MASTER SIGN PLAN
NORTHSIDE MEADOWS SUBDIVISION
FM 1100
CITY OF ELGIN, TX

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DESIGN	DRAWN	CHKD
SS	SS	MSD
JOB No. 2023059		
SHEET 3 OF 1		



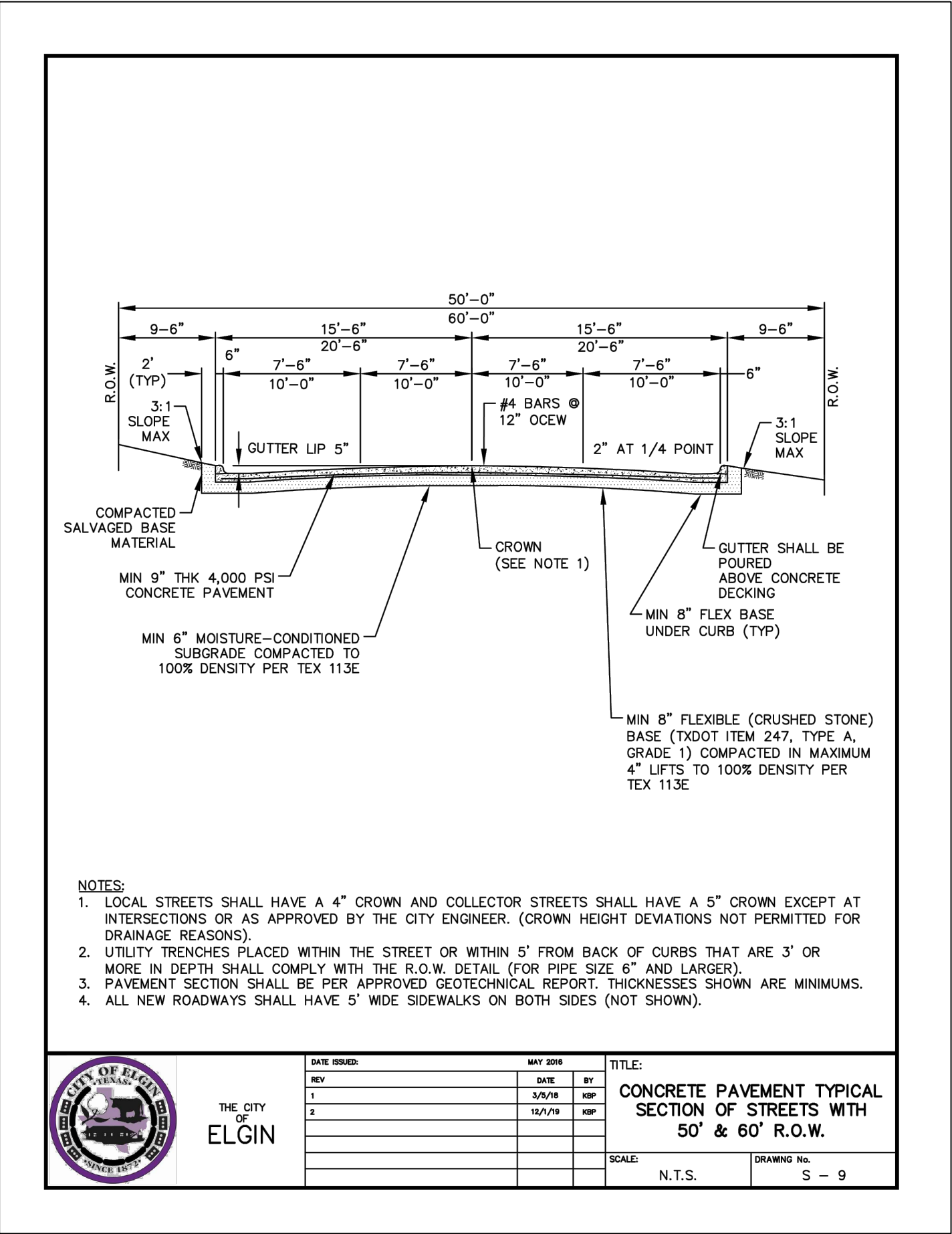
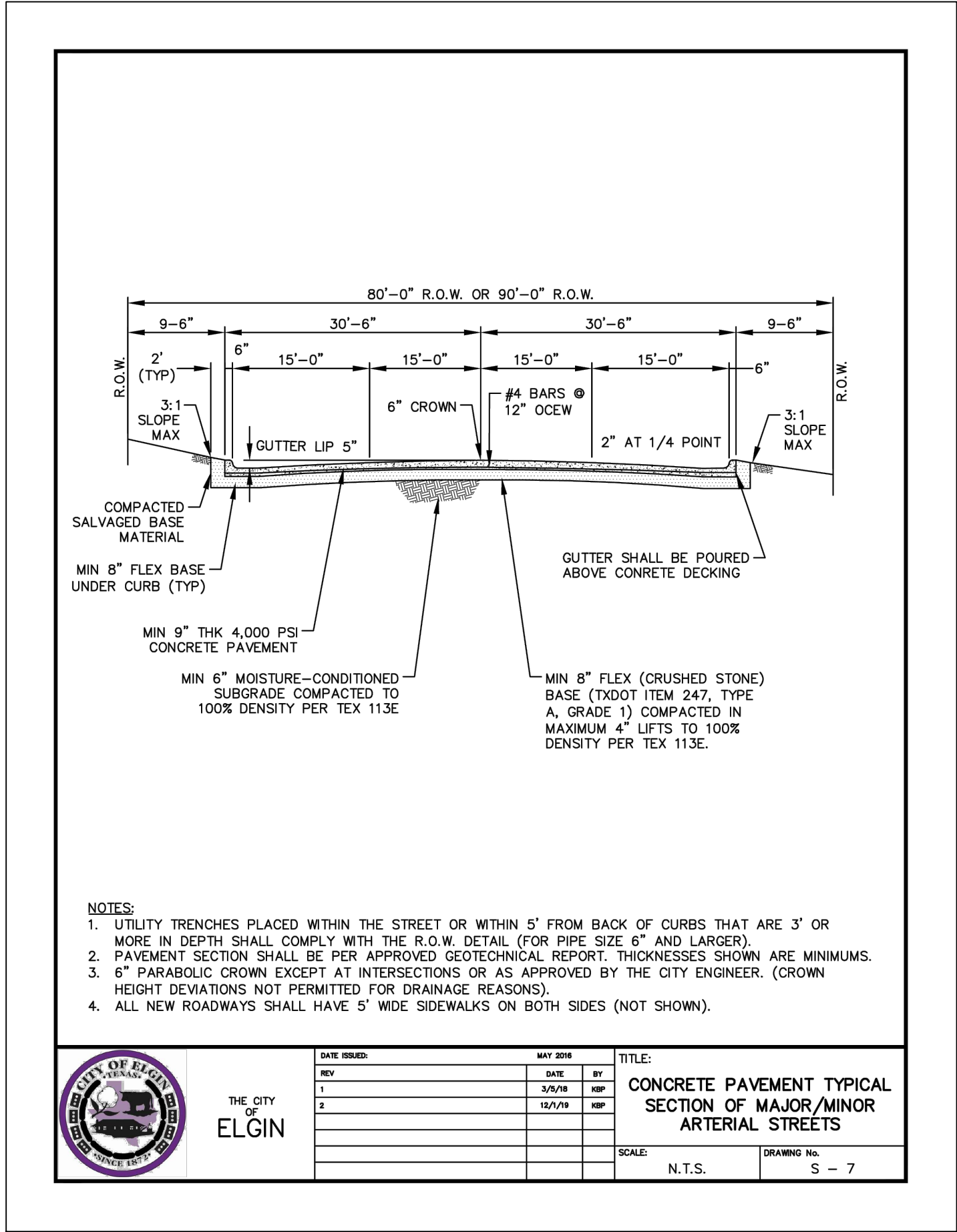
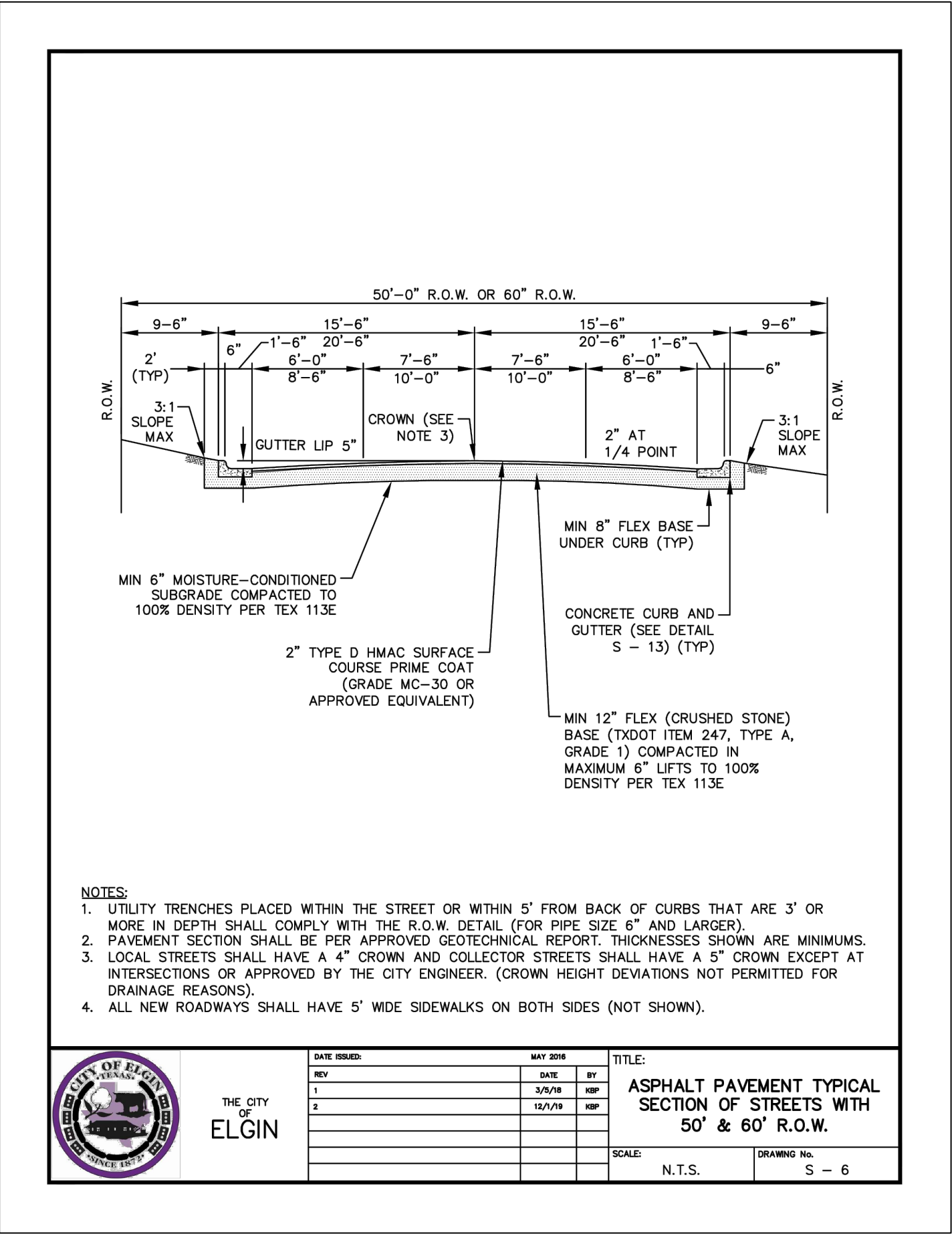
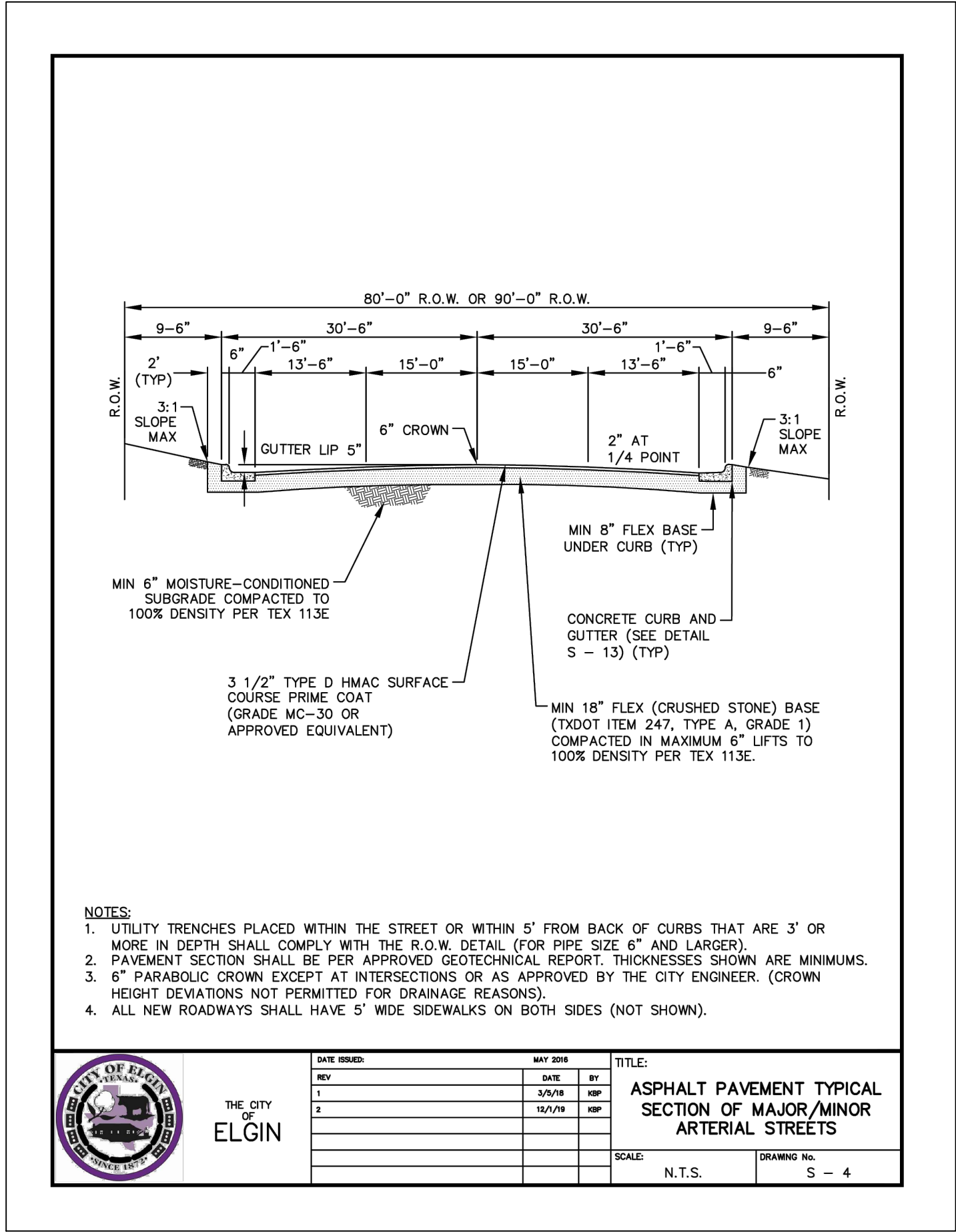
TYPE: FINAL NO. 1 2024
WWW.PARADISE-ENGINEERS.COM
INFO@PARADISE-ENGINEERS.COM

EXHIBIT "F"
Roadway Cross Section Details

Z:\Shared\Paradise Engineers\Project\2023059 - Northside Meadows Subdivision\CADD\POD\EXHIBIT F - ROADWAY DETAILS.dwg, SITE, March 15, 2024, 4:58 PM, satishkar

NORTHSIDE MEADOWS SUBDIVISION

"EXHIBIT F" - ROADWAY CROSS SECTION DETAILS



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



REVISIONS		DATE
REVISION	DESCRIPTION	
0	1ST PDD SUBMITTAL	JAN 29, 24
1	2ND PDD SUBMITTAL	MAR 07, 24
2	3RD PDD SUBMITTAL	MAR 15, 24

"EXHIBIT F" - ROADWAY CROSS SECTION DETAILS

NORTHSIDE MEADOWS SUBDIVISION

FM 1100

CITY OF ELGIN, TX

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

EXHIBIT "G"
Tree Preservation Variance Letter

July 22, 2022

Planning and Development Services Department
City of Elgin
310 North Main Street
Elgin, Texas 78621

Re: Request for Waiver Section 36-56 Tree Preservation Standards, Northside Meadows Subdivision

Dear Planning and Development Services Department:

As authorized by Hariharan Kuppuraj (the "Owner"), of the property location along FM 1100 in Elgin, Texas and legally described as ABS 345 SUR 53 HINES W ACR 49.93 (1-D-1), I am requesting a waiver to the City of Elgin Ordinances Section 36-56 Tree Preservation as there are no significant or heritage trees that would be impacted by the Northside Meadows Subdivision Planned Development. Attached is a tree certification letter prepared by a Registered Professional Land Surveyor (RPLS) that has provided an accurate listing of tree types, sizes and locations along the Southern boundary of the subject site and the Creeks Crossing Subdivision.

Please contact me should you have any questions regarding the request for waiver to Section 36-56.

Sincerely,



Diane Bernal
Development Consultant
DB Land Consulting LLC
512-215-1433

attachments:

- 1) Tree Cert letter (Matt Taylor, RPLS)
- 2) Tree Cert 2 (Matt Taylor, RPLS)
- 3) Tree Cert 3 (Matt Taylor, RPLS)



Lone Wolf Land Surveying, LLC
163 Cool Water Drive
Bastrop, TX 78602
512-718-5868
Lonewolflandsurveying@gmail.com
Lonewolflandsurveying.com
TBPELS Reg. No: 10194675

TREE CERTIFICATION LETTER
Survey for: FM RD 1100 Elgin, TX 78621 (Travis County)

July 22, 2022

To whom it may concern,

The following tract of land located at FM Road 1100 in Elgin, Texas (TCAD 947820) currently has the types and size trees shown on the accompanying three (3) attached exhibits:

"FM Rd 1100_tree cert 1_LWLS 7-22-22"

"FM Rd 1100_tree cert 2_LWLS 7-22-22"

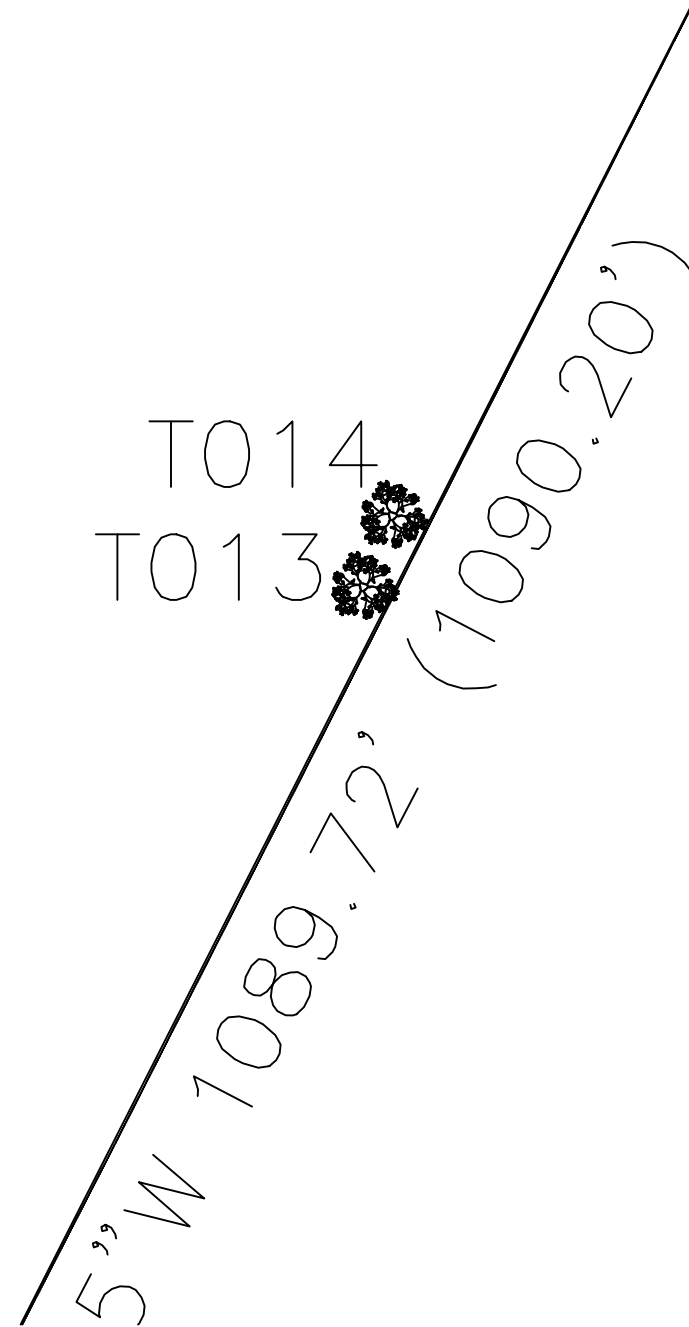
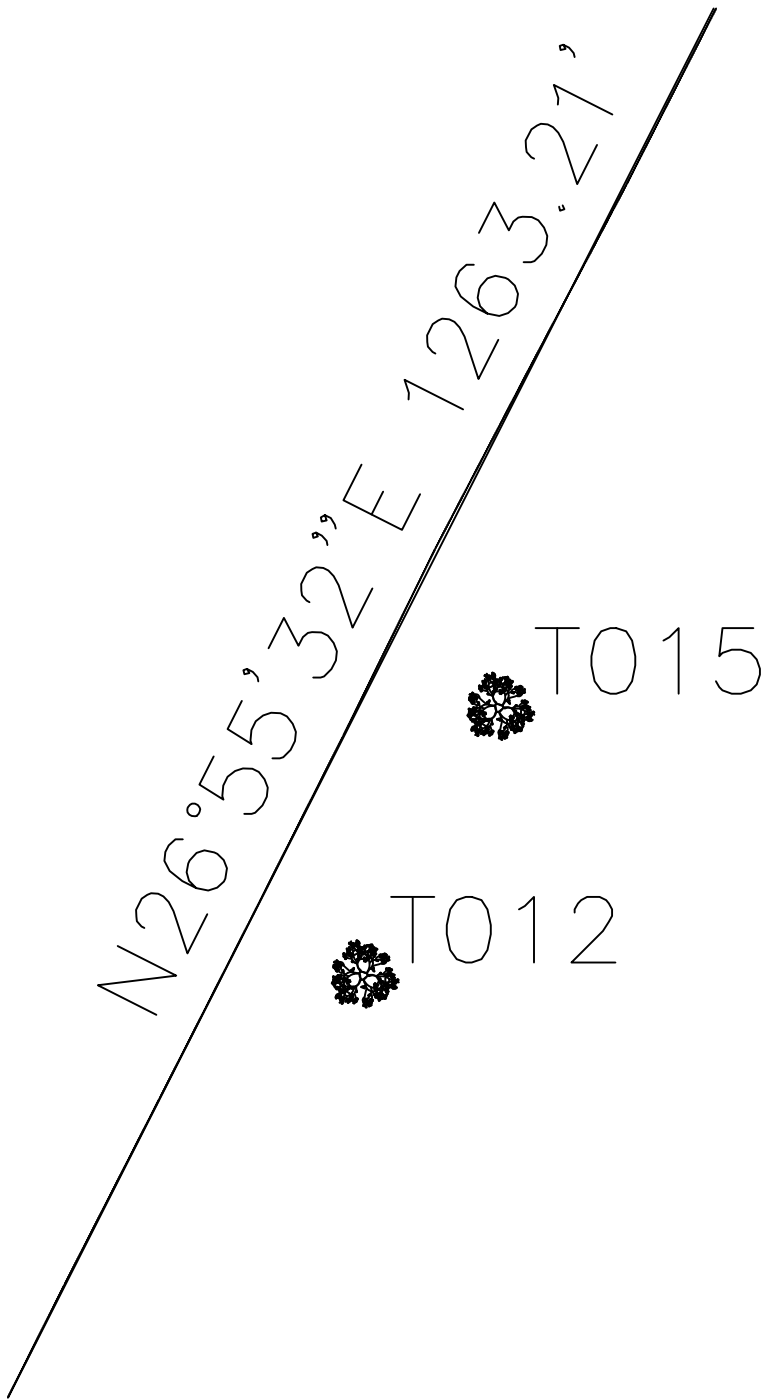
"FM Rd 1100_tree cert 3_LWLS 7-22-22"

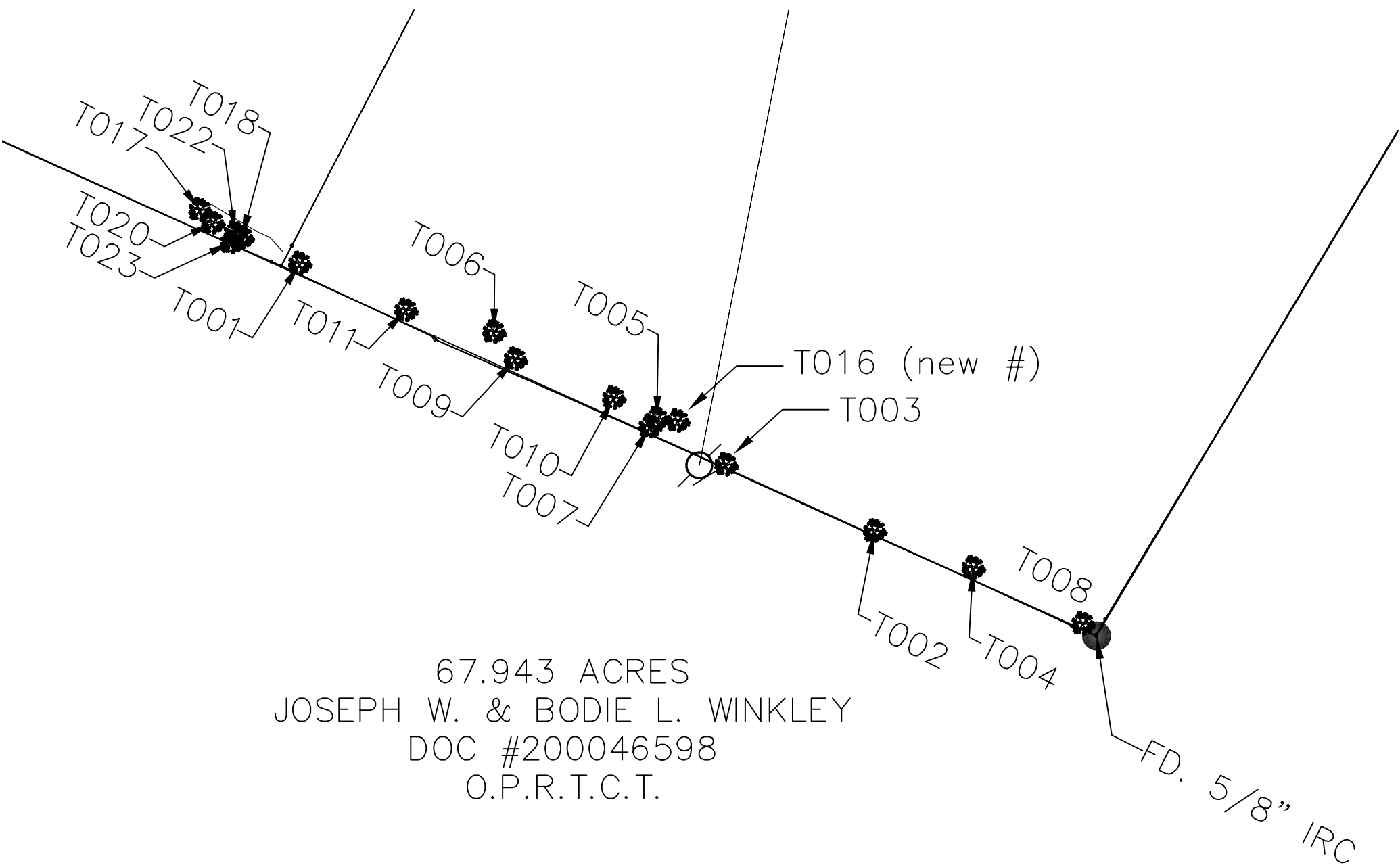
I certify that this survey has been completed in accordance with the current requirements of the standards of practice for surveying in the state of Texas to the best of my knowledge and belief, and is representing an on the ground survey supervised by me Matthew Lee Taylor, Registered Professional Land Surveyor.

July 22, 2022

Matthew Lee Taylor
RPLS No. 6848
Job #2022-123







TREE SURVEY TABLE
(7/22/2022 LWLS)

NO.	DBH	SPECIES
T001	11"	CEDAR ELM
T002	10"	CEDAR ELM
T003	12"	CEDAR ELM
T004	13"	CEDAR ELM
T005	15"	CEDAR ELM
T006	19"	CEDAR ELM
T007	13"	CEDAR ELM
T008	22"	CEDAR ELM
T009	10"	CEDAR ELM
T010	9"	CEDAR ELM
T011	14"	CEDAR ELM
T012	20"	PECAN
T013	11"	PECAN
T014	11"	PECAN
T015	13"	PECAN
*T016	*13"(9, 7)	*CEDAR ELM
T017	9"	CEDAR ELM
T018	10"	CEDAR ELM
T020	10"	CEDAR ELM
T022	11"	CEDAR ELM
T023	9"	CEDAR ELM