ELGIN PLANNING & ZONING COMMISSION AGENDA
ELGIN PUBLIC LIBRARY ANNEX COUNCIL CHAMBERS
404 NORTH MAIN STREET
April 22, 2024
6:30 PM

I. CALL TO ORDER

II. PUBLIC COMMENT

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

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

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

III. CONSENT AGENDA

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

1. **March 25, 2024 Minutes**

IV. NEW BUSINESS

1. **Project #202400025: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City of Elgin, Texas, 2013 and making this amendment a part of said zoning map to wit: To rezone land from "R-1" Single Family Dwelling District to "R-2" Single Family and Duplex Dwelling District located on parcels of land known by the Bastrop County Appraisal District as Parcel 11006, located at the corner of East 2nd Street and Taylor Lane (Abstract 20 Christian, Thomas, Acres 0.8965), being more described in Exhibit "A", and providing for a savings clause and repealing conflicting ordinances and resolutions.**
   - **A. Staff Presentation**
   - **B. Applicant Presentation**
   - **C. Open Public Hearing**
   - **D. Close Public Hearing**
   - **E. Discussion**
   - **F. Recommendation**

2. **Project # 202400026: A final plat for "Creeks Crossing Section 2 & 3" located on a parcel of land known by the Travis County Central Appraisal District as Parcel 248208, located adjacent and to the west of Creeks Crossing Section 1 for a total of 150 lots on 28.415 acres of land.**
   - **A. Staff Presentation**
   - **B. Applicant Presentation**
   - **C. Open Public Hearing**
   - **D. Close Public Hearing**
   - **E. Discussion**
   - **F. Consideration**

V. ANNOUNCEMENTS

VI. ADJOURNMENT

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

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

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

I, Beau Perry, City Engineer and Development Services Director 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 April, 18, 2024, in accordance with Chapter 551 of the Texas Government Code.

Beau Perry, Development Services Director

MINUTES
CITY OF ELGIN PLANNING AND ZONING COMMISSION
REGULAR MEETING
MONDAY, MARCH 25, 2024

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

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

COMMISSION ABSENT: Berney Williams

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

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

III. CONSENT AGENDA

1. February 26, 2024, Minutes

   Ronnie Creppon moved that the Commission approve the consent agenda. Scott Mackay seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

IV. NEW BUSINESS

1. Project #: 202400012: A final plat for "Briarwood Phase 2" located on a parcel of land known by the Travis County Appraisal District as Parcel 248232, located west of Briarwood Phase 1, bounded by the Westwind Subdivision to the south and F.M. 1100 to the north for a total of 221 lots on 62.780 acres of land.
   A. Staff Presentation – Beau Perry stated that construction of Phase 1 of the Briarwood Subdivision has recently been completed so the developer has submitted the final plat for Phase 2 of this in-city M.U.D.
   B. Applicant Presentation – John Kim, P.E. of BGE Inc. stated that he had no presentation but was present to answer questions.
   C. Discussion – Tony Prete requested information regarding how much parkland has been previously dedicated to which phase on plat note #10.
   D. Consideration – Jason Tatum moved that the Commission approve the project contingent upon the revision of plat note #10. Ronnie Creppon seconded the motion. The motion passed unanimously with a vote of six (6) for and zero (0) against.

V. WORKSHOP

1. Review, discuss, and provide input for Rhode Tract Planned Development District (PDD).
   Beau Perry presented large format prints of the Concept Plan contained in the proposed PDD. The commission discussed the location and attributes of the 60-acre tract and how the development would tie into the existing roadways and utilities.

ANNOUNCEMENTS
Melissa Lipiec announced that the next Planning and Zoning Commission meeting would be held on April 22, 2024.

ADJOURNMENT
The meeting was adjourned at 7:44 P.M.

_____
Antonio Prete, Chairman

ATTEST:_____
Melissa Lipiec, Secretary

On a motion by _____, seconded by _____

the foregoing instrument was passed and approved on this 22nd day of April 2024.

Development Services Department

STAFF REPORT

Rezoning from "R-1" Single Family Dwelling District to "R-2" Single Family and Duplex Dwelling District

Project Number: 202400025

Date:	April 12, 2024
Applicant:	Kimberly Hussey
Representative:	Same
Hearing Dates:	Planning and Zoning Commission – April 22, 2024
Location:	BCAD Parcel 11006; located on the southeast corner of East 2nd Street and Taylor Lane

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APPLICATION SUMMARY

Recommendation by the Planning and Zoning Commission and consideration of the City Council of a rezoning of 0.8965 (BCAD has incorrect acreage) acres of land (a change to the official zoning map). The proposal is to change the zoning on the undeveloped lot from R-1 to R-2.

DEPARTMENT COMMENTS

Presently the site is vacant and surrounded by a mixture of single-family homes and a multi-family development (Westbrook Apartments) to the north. The lots on the north side of East 2nd Street are currently zoned R-2 while the lots on the south side of East 2nd Street are zoned R-1. Staff has attached a portion of the zoning map for this area (see attachment #3). The proposed zoning category will allow for duplex as a use by right as well as a reduced lot size from 9,000 sf minimum to 7,500 sf minimum. The setbacks for the R-2 zoning district are similar to R-1 zoning district requirements: front = 25 feet, rear = 10 feet and side = 5 feet for one story dwellings and 10 feet for two story dwellings. The side setbacks for R-1 are 7.5 feet for one story and 10 feet for two story.

ATTACHMENTS

Additional information is provided through the attached exhibits.

1. Application
2. Ordinance
3. Staff Added Zoning Map
4. Notice sent to 200' property owners

Elgin TEXAS perpetually situated...

NON-PDD REZONING APPLICATION

Date: 2/20/24

SITE INFORMATION

Project Address: _____

Parcel Identification Number (if no address): 11006

APPLICANT

Name: Kimberly Hussey

Postal Address: 6213 Harrogate Dr

E-Mail Address: kim.hornsby@gmail.com ; **Phone Number:** 512-696-8282

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.

Signature	Printed Name	Date
	Kimberly Hussey	2/20/24

Project Description:

We are wanting to change the zoning to R2.

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

ORDINANCE NO. 2024-05-07-___

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF ELGIN, TEXAS ADOPTED IN CHAPTER 46, SECTION 46-3, REVISED CODE OF ORDINANCES CITY OF ELGIN, TEXAS, 2013 AND MAKING THIS AMENDMENT A PART OF SAID ZONING MAP TO WIT: TO REZONE LAND FROM "R-1" SINGLE FAMILY DWELLING DISTRICT TO "R-2" SINGLE FAMILY AND DUPLEX DWELLING DISTRICT LOCATED ON PARCELS OF LAND KNOWN BY THE BASTROP COUNTY APPRAISAL DISTRICT AS PARCEL 11006, LOCATED AT THE CORNER OF EAST 2ND STREET AND TAYLOR LANE (ABSTRACT 20 CHRISTIAN, THOMAS, ACRES 0.8965) BEING DESCRIBED IN EXHIBIT "A", ATTACHED HERETO 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 amend the Official Zoning Map to rezone the property described in Exhibit "A" attached hereto and incorporated herein, from R-1 Single-Family Dwelling District to R-2 Single-Family and Duplex Dwelling District, and

WHEREAS, the City Council has submitted the requested change in the Official Zoning Map to the Planning and Zoning Commission for its recommendation and report, and

WHEREAS, the Planning and Zoning Commission held a public hearing concerning the requested change on April 22, 2024, following lawful publication of the notice of said public hearing, and

WHEREAS, after considering the public testimony received at such hearing, the Planning and Zoning Commission has/has not recommended that the Official Zoning Map be amended so that the zoning classification of the property described in Exhibit "A" is R-2 Single-Family and Duplex Dwelling District, and

WHEREAS, on May 7, 2024, after proper notification, the City Council held a public hearing on the requested zoning, and

WHEREAS, the City Council determines that the zoning 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 ORDAINED BY THE COUNCIL OF THE CITY OF ELGIN, TEXAS, THAT:

I.

The Official Zoning Map adopted in Chapter 46, Section 46.3, City of Elgin, Texas is hereby amended so that the zoning classification of the property described in Exhibit "A" is rezoned from R-1 Single-Family Dwelling District to R-2 Single-Family and Duplex Dwelling District.

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** on first reading this the 7th day of May 2024.

_____

THERESA Y MCSHAN, Mayor

City of Elgin, Texas

ATTEST:

_____

JENNIFER STUBBS, City Secretary

Exhibit "A"

LEGAL DESCRIPTION:

BEING A SURVEYED 0.8965 ACRE TRACT (39,050 SQUARE FEET) SITUATED IN THE THOMAS CHRISTIAN SURVEY, ABSTRACT NUMBER 20, BASTROP COUNTY, TEXAS, AND BEING THAT SAME TRACT AS DESCRIBED IN VOLUME 632, PAGE 124, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.); BEARINGS, DISTANCES, AND AREA DESCRIBED HEREIN ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET; SAID 0.8965 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pipe (Controlling Monument) found in the southeast right-of-way line of FM 3000 (locally known as 2nd Street), same being the northwest corner of a called 2.166 acre tract, as recorded in Document Number 201609376, (O.P.R.B.C.T.) and being the north corner of the herein described tract, from which a 3 inch concrete monument (Controlling Monument) found in said right-of-way line of said FM 3000, bears North 69°30'45" East, 540.42 feet;

THENCE South 27°48'33" West, 295.49 feet, with the west line of said called 2.166 acre tract, as recorded in Document Number 201609376, O.P.R.B.C.T., and a called 0.25 acre tract, as recorded in Volume 817, Page 637, O.P.R.B.C.T., as fenced and occupied, , to a 1/2 inch iron rod with cap (Controlling Monument), found at the southwest corner of said called 0.25 acre tract, same being in the north right-of-way line of Taylor Lane, and being the south corner of the herein described tract, from which a 1/2 inch iron rod with cap (Controlling Monument) found in said right-of-way line of said Taylor Lane, bears South 62°26'10" East, 702.92 feet;

THENCE North 62°26'10" West, 264.31 feet, with said north right-of-way line of said Taylor Lane, to a 1/2 inch iron rod with yellow cap stamped "Tablerock" set at the right-of-way transitional intersection of said Taylor Lane and said FM 3000, and being the west corner of the herein described tract;

THENCE North 69°30'45" East, 397.30 feet, with said FM 3000, to the **PLACE OF BEGINNING** and containing 0.8965 of an acre of land (39,050 square feet).

NOTES

1) Refer to the attached plat prepared of even date herewith and made in conjunction with and considered an integral part of this description.
2) Companion drawing is filed in the office of Tablerock Survey, LLC and further describes the reconstruction of this survey.

03/09/2023

Phil Hammons — Date
Registered Professional Land Surveyor
State of Texas License No. 5840

Tablerock Survey, LLC
2204 Timberloch Place, Suite 180
The Woodlands, TX 77380
Phone: 832-415-3869
TBPELS Firm No. 10194261

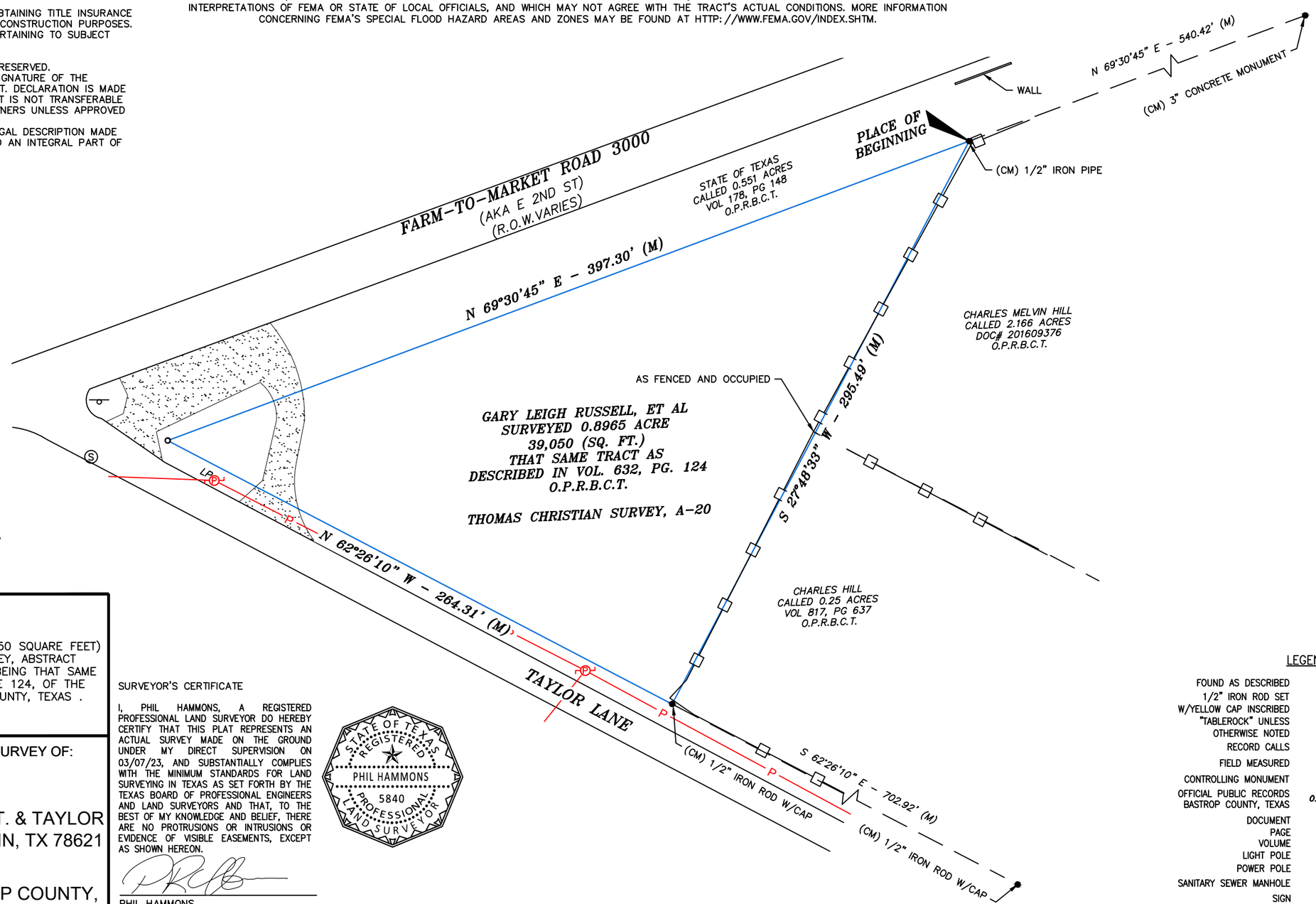
SURVEYOR NOTES:

1. ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), CENTRAL ZONE (4203), U.S. SURVEY FEET BASED ON GPS OBSERVATIONS MADE BY TABLEROCK SURVEY, LLC.
2. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
3. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
4. VISIBLE EASEMENTS AND RESTRICTIONS NOTES PERTAINING TO SUBJECT TRACT ONLY:
   ITEMS 3. & 4. SUBJECT TO.
5. © 2023, TABLEROCK SURVEY, LLC. ALL RIGHTS RESERVED.
6. SURVEY IS VALID ONLY IF IT HAS AN ORIGINAL SIGNATURE OF THE REGISTERED PROFESSIONAL LAND SURVEYOR ON IT. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS UNLESS APPROVED IN WRITING BY TABLEROCK SURVEY, LLC.
7. FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION MADE THIS DAY IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS PLAT OR SURVEY.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY TEXAS NATIONAL TITLE, INC.; EFFECTIVE DATE: JANUARY 27, 2023 ; G.F. No. T-162761.

THE SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY BEYOND THE TITLE COMMITMENT LISTED HEREON.

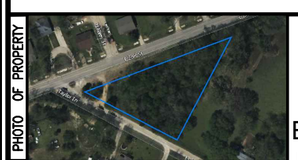
THE PROPERTY SHOWN ON THE SURVEY PLAT LIES WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAP FOR BASTROP COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48021C0100E, DATED JANUARY 19, 2006. THIS FLOOD ZONE IDENTIFICATION IS THIS SURVEYOR'S INTERPRETATION, WHICH MAY OR MAY NOT AGREE WITH THE INTERPRETATIONS OF FEMA OR STATE OF LOCAL OFFICIALS, AND WHICH MAY NOT AGREE WITH THE TRACT'S ACTUAL CONDITIONS. MORE INFORMATION CONCERNING FEMA'S SPECIAL FLOOD HAZARD AREAS AND ZONES MAY BE FOUND AT HTTP://WWW.FEMA.GOV/INDEX.SHTM.



LEGAL DESCRIPTION:

BEING A SURVEYED 0.8965 ACRE TRACT (39,050 SQUARE FEET) SITUATED IN THE THOMAS CHRISTIAN SURVEY, ABSTRACT NUMBER 20, BASTROP COUNTY, TEXAS, AND BEING THAT SAME TRACT AS DESCRIBED IN VOLUME 632, PAGE 124, OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS .

PHOTO OF PROPERTY



TABLEROCK

2204 TIMBERLOCH PLACE, SUITE 180
THE WOODLANDS, TX 77380
832.415.3869
TBPELS FIRM LICENSE NO. 10194261
WWW.TABLEROCKSURVEY.COM

TITLE SURVEY OF:

E. 2ND ST. & TAYLOR LN., ELGIN, TX 78621

BASTROP COUNTY, TEXAS

DATE	03/08/2023	CHK	RWT
DRWN	CH	APPR	PH

SURVEYOR'S CERTIFICATE

I, PHIL HAMMONS, A REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION ON 03/07/23, AND SUBSTANTIALLY COMPLIES WITH THE MINIMUM STANDARDS FOR LAND SURVEYING IN TEXAS AS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO PROTRUSIONS OR INTRUSIONS OR EVIDENCE OF VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.

STATE OF TEXAS REGISTERED PHIL HAMMONS 5840 PROFESSIONAL LAND SURVEYOR

PHIL HAMMONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5840

3/9/2023
DATE SIGNED

REVISIONS

REVISION	DESCRIPTION	MADE BY	DATE
1	UPDATED REFERENCE DEED	R.TIDWAY	3/9/2023

LEGEND

FOUND AS DESCRIBED	●
1/2" IRON ROD SET W/YELLOW CAP INSCRIBED "TABLEROCK" UNLESS OTHERWISE NOTED	○
RECORD CALLS	(R)
FIELD MEASURED	(M)
CONTROLLING MONUMENT	(CM)
OFFICIAL PUBLIC RECORDS BASTROP COUNTY, TEXAS	O.P.R.B.C.T.
DOCUMENT	DOC
PAGE	PG
VOLUME	VOL
LIGHT POLE	LP
POWER POLE	P
SANITARY SEWER MANHOLE	S
SIGN	
GRAVEL	
OVERHEAD POWER LINE	P
HOG WIRE FENCE	

S:\2.0 PROJECTS\CIVIL SURVEYS\2023\GCC2023-0760 - E. 2ND ST. & TAYLOR LN. ELGIN\04 - DWG\GCC2023-0760 - E. 2ND ST. & TAYLOR LN.ELGIN-SURVEY.DWG

Zoning Map for E 2nd St and Taylor Ln area
E 3rd St
E 3rd St
Q.S. Goins Ln
N Avenue J
Harvey St
E 2nd St
E 2nd St
Taylor Ln
Taylor Ln
Maxar, Microsoft, Esri Community Maps Contributors, Baylor University, City of Austin, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

April 10, 2024

NOTICE OF A REPLAT REQUEST

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

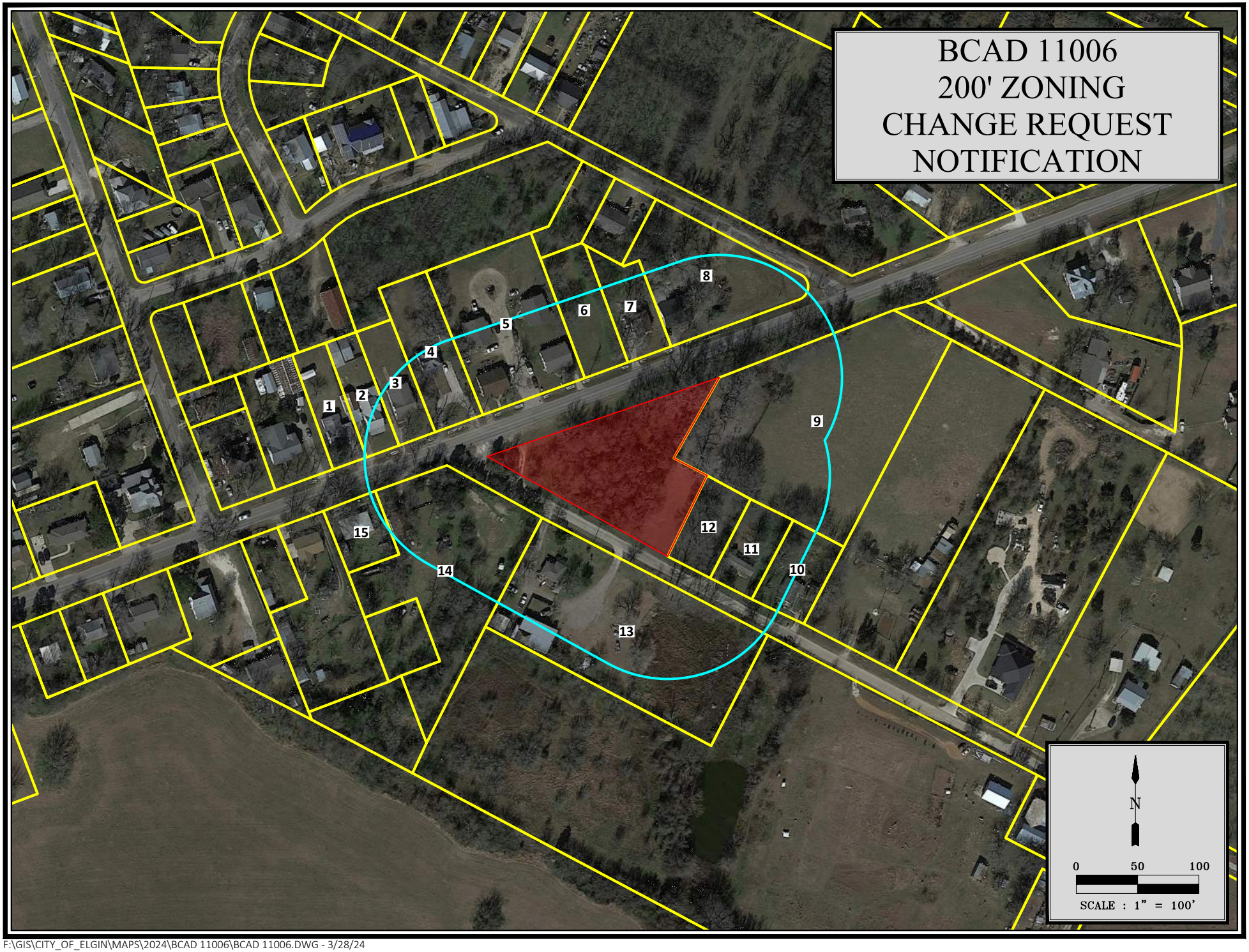
> Project #202400025: An ordinance amending the official zoning map of the City of Elgin, Texas adopted in Chapter 46, Section 46-3, Revised Code of Ordinances City of Elgin, Texas, 2013 and making this amendment a part of said official zoning map to wit: To rezoning from " R-1" Single Family Dwelling District to "R-2" Single Family and Duplex Dwelling District located on a parcel of land known by the Bastrop County Appraisal District as Parcel 11006, located at the corner of East 2nd Streed and Taylor Lane (Abstract 20 Christian, Thomas, Acres 0.4500).

Notice is given of public hearings to be held by the Planning & Zoning Commission on April 22, 2024 beginning at 6:30 P.M. Central Standard Time (CST) for a recommendation & City Council on May 7, 2024 beginning at 6:30 P.M. CST for a consideration. These meeting will be held at Elgin Public Library Annex (Civic Center) at 404 N. Main St. Elgin, TX, 78621, U.S.A. The public is welcome to attend and may give a public comment on this item. Any person may be represented by another person, neighbor, or attorney.

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

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

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



F:\GIS\CITY_OF_ELGIN\MAPS\2024\BCAD 11006\BCAD 11006.DWG - 3/28/24

Development Services Department

STAFF REPORT

Creeks Crossing Section 2 & 3 Final Plat

Project Number: 202400026

Date:	April 12, 2024
Applicant:	Jacob Mealey, P. E. Cude Engineers
Representative:	Same
Hearing Dates:	Planning and Zoning Commission – April 22, 2024
Location:	TCAD Parcel 248208; located next to platted Section 1

APPLICATION SUMMARY
Consideration of a final plat for Creeks Crossing Sections 2 & 3 which consists of 150 residential lots on 6 blocks and on 28.415 acres of land.

DEPARTMENT COMMENTS
The Concept plan was approved through a Planned Development District (PDD) rezoning by Council on October 12, 2021, which set the development pattern (see attachment 3). From the concept plan, a Preliminary Plat for the entire Creeks Crossing Development (289 lots) was approved by the Commission on January 24, 2022 (see attachment 4). This final plat is the second one and covers the western portions of the development and includes 4,991 linear feet of streets.

There was an amendment made to the PDD document in March 2022 to transfer the water CCN from Aqua WSC to City of Elgin.

ATTACHMENTS
Additional information is provided through the attached exhibits.
1. Application
2. Owner's Authorization
3. Creeks Crossing PDD Ordinance
4. Creeks Crossing Preliminary Plat
5. Proposed Final Plat
6. TRC approval letter

FINAL PLAT APPLICATION

Date: _____

SITE INFORMATION

Project Address: 12311 Klaus Ln., Elgin, TX 78621

Parcel Identification Number (if no address): _____

APPLICANT

Name: Jacob Mealey

Postal Address: 8240 North MoPac, Suite 110, Austin, TX 78759

E-Mail Address: jmealey@cudeengineers.com; **Phone Number:** (737)226-4777

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.

Signature	Printed Name	Date
	Jacob Mealey, PE	2/22/2023

Project Description:

Sections 2 &3: 28.41 Acre subdivision of 150 single family lots with street, drainage, storm sewer, water, and wastewater improvements.

LANDOWNER AUTHORIZATIONAND AFFIDAVIT OF OWNERSHIP

SUBJECT PROPERTY INFORMATION

Subdivision Name, Block, Lot, or legal description if not subdivided: 13211 Klaus Lane
# of lots (if subdivided): 289+/- # of acres: 67.97+/-
Site APN/Property ID #(s): Travis CAD #'s R248209 and R248208
Location: near Klaus Ln/Western Sky Blvd; west side of Elgin County: Travis
Development Name: Creeks Crossing

OWNER

Company/Applicant Name: Brightland Homes, LTD
Authorized Company Representative (if company is owner): Chris Lynch
Type of Company and State of Formation: Texas limited Partnership
Title of Authorized Company Representative (if company is owner): President of Land Operations
Applicant Address: Barton Creek Plaza III, 3815 S. Capital of Texas Hwy, Suite 275, Austin,Texas 78746
Applicant Fax: n/a
Applicant Phone: 512-330-9366 Ext. 4233
Applicant/Authorized Company Representative Email: _____

APPLICANT REPRESENTATIVE

Check one of the following:

____. I will represent the application myself; or

__X__ I hereby designate **Jacob Mealey** (name of project representative) to act in the capacity as the agent for filing, processing, representation, and/or presentation of this development application. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this application.

I hereby certify that the above-named owner is the rightful owner of the Property. I am either the owner of the property identified above or a partner/manager/officer/director/member of the company who is authorized to act on behalf of the company. I further certify that the information provided herein and in the application for the development is true and correct. By signing below, I agree that the City of Elgin (the "City") is authorized and permitted to provide information contained within this application, including the email address, to the public.

Owner's Signature: _____ Date: 2/23/24

KB

State of Texas §
§
County of Travis §

This instrument was acknowledged before me on (date) by (name of authorized company representative) who is a(n) (member, manager, authorized officer, etc.) of (name of company), a (Texas) (limited liability company, corporation, partnership, etc.).

SUBSCRIBED AND SWORN TO before me, this the 26 day of February 2024

(Notary Seal)
Laura Mae Dillon
My Commission Expires
1/5/2026
Notary ID
133518031

_____
Notary Public's Signature

1/5/26
My Commission Expires

PROJECT REPRESENTATIVE

Representative Name: __Jacob Mealey, P.E. with Cude Engineers_____
Representative Address: __8240 North MoPac, Suite 110, Austin, TX 78759
Representative Phone:_____737-226-4777_____
Representative Email:____jmealey@cudeengineers.com_____
Representative's Signature:_____ Date: _____

PRELIMINARY PLAT ONLY - NOT FOR RECORDATION

CREEKS CROSSING SUBDIVISION

ELGIN, TRAVIS COUNTY, TEXAS

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO CITY APPROVAL.

SUBMITTED FOR APPROVAL BY:

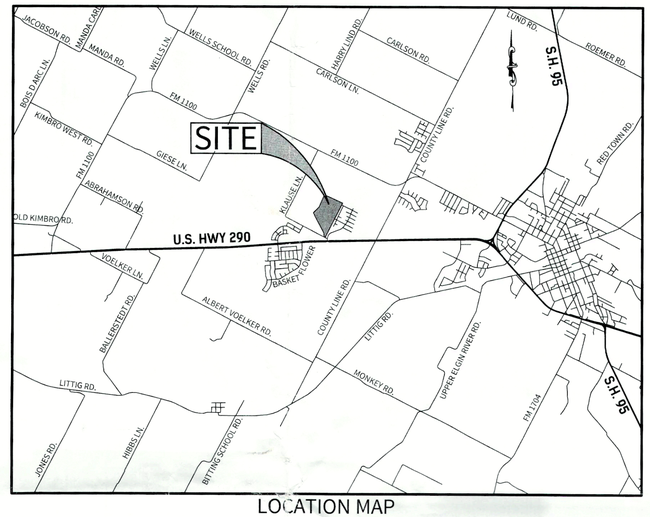
1-10-2022

JOHN D. HINES, P.E. DATE

DEVELOPER:
Creeks Crossing Land Partners, LLC
Attn: S. Todd McCullough
311 Westwood Terrace
Austin, TX 78746

PROJECT MANAGER - CIVIL ENGINEER:
Cude Engineers - Austin, LLC
Contact: John Hines
12301 Research Blvd., Building V, Ste. 160
Austin, Texas 78759
Ph. 512-260-9100

SURVEYOR:
Joby Early, R.P.L.S
Eric Dannheim, R.P.L.S.
Early Land Surveying
P.O. Box 92588
Austin, TX 78709
Ph. 512-202-8631



LOCATION MAP
NOT TO SCALE

APPLICATION SUBMITTAL DATE:
10/27/2021

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER
2	PRELIMINARY PLAT
3	GENERAL NOTES
4	EXISTING DRAINAGE PATTERN
5	PROPOSED DRAINAGE MAP
6	WATER DISTRIBUTION PLAN
7	WASTEWATER COLLECTION PLAN
8	TREE PRESERVATION PLAN

LEGAL DESCRIPTION:

BEING 68.314 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC. OUT OF THE WILLIAM HINES SURVEY, ABSTRACT NO. 345, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 68.031 ACRE TRACT DESCRIBED IN DEED TO JOSEPH W. WINKLEY AND BODIE L. WINKLEY RECORDED IN DOC. NO. 2021095645 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.).

GENERAL NOTES:

1. ALL RESPONSIBILITY OF THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF ELGIN DOES NOT REMOVE THESE RESPONSIBILITIES.
2. THIS SUBDIVISION IS WITHIN THE CITY OF ELGIN CITY LIMITS AND IS SUBJECT TO THE PLANNED DEVELOPMENT AGREEMENT FOR CREEKS CROSSING, DATED 10/12/2021, AND PASSED IN CITY ORDINANCE NO. 2021-10-12-33.
3. THIS SUBDIVISION IS LOCATED WITHIN THE WILBARGER CREEK-COLORADO RIVER WATERSHED AND ARE CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.
4. NO PORTION OF THIS SUBDIVISION IS WITHIN WITHIN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE.
5. THIS PROJECT IS FULLY LOCATED WITHIN THE CITY OF ELGIN, TX CITY LIMITS.
6. THIS SUBDIVISION SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0510H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
7. THIS SUBDIVISION IS SERVED BY AQUA WATER SUPPLY CORP. CCN FOR WATER SERVICE.
8. THIS SUBDIVISION IS SERVED BY THE CITY OF ELGIN CCN FOR WASTEWATER SERVICE.

REVISION NO.	DATE MADE	SHEET NO.	ACCEPTED BY	DATE MADE

LAND USE SUMMARY	
Gross Acreage:	68.314 Acres
Linear Feet of New Streets	10,641
Number of Blocks	9
Single-Family (50'x120+')	175 Lots
Single-Family (45'x110'+Alley)	109 Lots
Detention Pond	1 Lot
Open Space	4 Lots
Total:	289 Lots

SINGLE FAMILY PHASE LOT SUMMARY			
45'	50'	TOTAL	PHASE
88	87	175	1
21	88	109	2
109	175	284	

THIS PRELIMINARY PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING AND ZONING COMMISSION ON THIS 24th DAY OF JAN. 20 22.

28 FEB 22

PLANNING & ZONING COMMISSION CHAIRMAN DATE

Antonio A. Prete

Melissa Lipica 28 FEB 22

PLANNING & ZONING COMMISSION SECRETARY DATE

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

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EST. 1980 CUDE ENGINEERS
12301 Research Blvd., Bldg. V, Ste. 160
Austin, Texas 78759
P:(512) 260.9100 F: (512) 260.9101

CREEKS CROSSING SUBDIVISION
PRELIMINARY PLAT
COVER

DATE 1/6/2022
PROJECT NO. RA0397.000.01
DRAWN BY CJB
CHECKED BY JDH

REVISIONS
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STATE OF TEXAS
JOHN D. HINES
96691
LICENSED
PROFESSIONAL ENGINEER
1-10-22
CUDE ENGINEERS
TBPE No. 19070

PLAT NO.

1
OF 8

Autodesk Docs://RA0397.000.01 Creeks Crossing/RA0397.000.01 Creeks Crossing - CTC Plat Preliminary.rvt, Drawing C0000 (0.00)

NOTES:

1. A TYPICAL 12' P.U.E. SHALL BE DEDICATED ALONG THE FRONT OF EACH LOT AND R.O.W. LINE. ONE OF THE 12' P.U.E.s ON EACH SIDE OF THE STREET R.O.W. WILL BE EXCLUSIVE TO AQUA WATER SUPPLY CORPORATION MAIN DISTRIBUTION LINES, WITH PERPENDICULAR UTILITY CROSSINGS ALLOWED FOR OTHER SERVICE PROVIDERS.

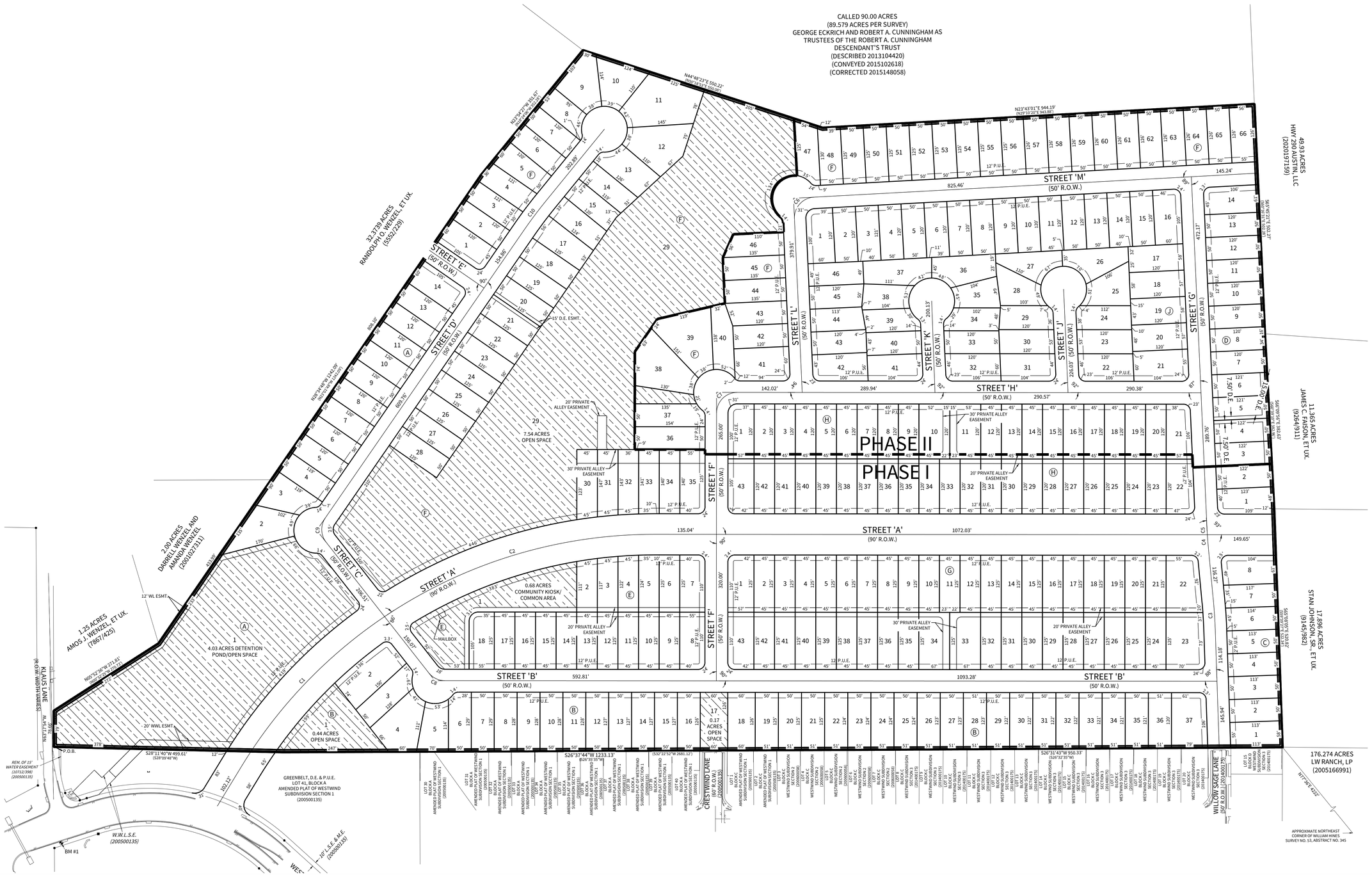
2. THE ESTIMATED SINGLE FAMILY LOT SIZES:

LESS THAN 6,000 SQUARE FEET =	122 LOTS;
6,000 - 7,500 SQUARE FEET =	139 LOTS;
7,500 - 9,000 SQUARE FEET =	12 LOTS;
GREATER THAN 9,000 SQUARE FEET =	11 LOTS.

3. SETBACKS ON LOTS SHALL CONFORM TO THE FOLLOWING:
   FRONT: 15'
   SIDE: 5'
   REAR: 10'
   CORNER: 15'

4. THIS PRELIMINARY PLAT GENERALLY CONFORMS TO THE ADOPTED CONCEPT PLAN.

SCALE: 1"=100'
100 50 0 100



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CREEKS CROSSING SUBDIVISION PRELIMINARY PLAT

PRELIMINARY PLAT

DATE
1/6/2022

PROJECT NO.
RA0397.000.01

DRAWN BY
CJB

CHECKED BY
JDH

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STATE OF TEXAS
JOHN D. HINES
96691
LICENSED
PROFESSIONAL ENGINEER
1-10-22

CUDE ENGINEERS
TBPE No. 19070

PLAT NO.

2

OF 8

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GENERAL NOTES:

1. ALL DEVELOPMENT WITHIN THIS SUBDIVISION MUST ADHERE TO THE CITY OF ELGIN APPROVED PDD, ZONING AND SUBDIVISION ORDINANCE; RESPECTIVELY TAKING PRECEDENCE IN LISTING ORDER.
2. THE FULLY DEVELOPED CONCENTRATED STORM RUNOFF FOR THE 100 YEAR STORM SHALL BE CONTAINED WITHIN DRAINAGE EASEMENTS AND RIGHTS-OF-WAY. DRAINAGE CALCULATIONS WILL BE BASED ON ATLAS 14 RAINFALL INTENSITIES.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
4. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS TO GOVERNMENTAL AUTHORITIES.
5. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS, UNLESS NOTED OTHERWISE. ALL ALLEYS ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY HOA.
6. RESIDENTIAL LOTS ARE LIMITED TO ONE SINGLE FAMILY DWELLING PER LOT UNLESS AMENDED OTHERWISE. SECOND FLOOR LIVING SPACE IS ALLOWED OVER A GARAGE.
7. ALL STREET, DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF ELGIN STANDARDS. WHEN NO DETAIL OR STANDARD IS AVAILABLE, THE ENGINEER MAY FOLLOW THE CITY OF AUSTIN DEVELOPMENT MANUALS.
8. OPERATIONS AND MAINTENANCE OF THE DETENTION POND FACILITIES SERVING ALL SINGLE FAMILY LOTS WILL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION UNLESS THE CITY ELECTS TO TAKE OVER OWNERSHIP AND MAINTENANCE FROM HOA.
9. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING AND OTHER STRUCTURES SHALL BE PERMITTED IN DRAINAGE EASEMENTS. FENCES ARE ALLOWED ALONG LOT LINES ONLY, PROVIDED THEY DO NOT OBSTRUCT 100-YEAR FLOWS FOR SURFACE USE DRAINAGE EASEMENTS.
10. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL PUBLIC STREETS AND SHALL BE 5-FEET WIDE ON EACH SIDE. PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES THAT ARE TO BE DEDICATED TO THE CITY OF ELGIN SHALL MEET OR EXCEED 2010 ADA STANDARDS OF ACCESSIBILITY DESIGN AND APPLICABLE CURRENT FEDERAL AND STATE LAWS REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES.
11. THIS SUBDIVISION IS SERVED BY AQUA WATER SUPPLY CORP. CCN OR WATER SERVICE. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF ELGIN CCN.
12. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, SITE DEVELOPMENT PERMITS AND BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF ELGIN.
13. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS DISCOVERED ON THIS SITE.
14. PUBLIC UTILITY EASEMENTS TO BE USED FOR UTILITY SERVICE PROVIDED TO LOTS WITHIN THIS SUBDIVISION ONLY; NOT ALLOWED FOR PASS-THRU OR PRIMARY MAINS SERVICING OUTSIDE DEVELOPMENT.
15. SIDEWALKS SHALL BE INSTALLED ON THE STREET SIDE(S) OF ALL LOTS, EXCEPT AS NOTED HEREIN. WHERE LOT IS NOT RESIDENTIAL USE, THE SIDEWALK SHALL BE INSTALLED WITH SUBDIVISION CONSTRUCTION. PEDESTRIAN RAMPS SHALL BE INSTALLED WITH STREET CONSTRUCTION.
16. BUILDING COVERAGE LIMITATION SHALL BE BASED ON LOT SETBACK REQUIREMENTS; GENERALLY SHALL BE 60% FOR A SINGLE FAMILY (ATTACHED/DETACHED) LOTS.
17. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND SIMILAR LINES SHALL BE PLACED UNDERGROUND. SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE. AS AUTHORIZED BY V.T.C.A., LOCAL GOVERNMENT CODE CH. 212, THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT FOR GOOD CAUSE, AND PERMIT SUCH LINES TO BE INSTALLED ABOVE GROUND.
18. OPEN SPACE, PARK, AND POND LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION UNLESS THE CITY ELECTS TO TAKE OVER OWNERSHIP AND MAINTENANCE FROM HOA.
19. ENVIRONMENTAL ASSESSMENT HAS BEEN COMPLETED BY HORIZON ENVIRONMENTAL DATED OCTOBER 25, 2021. NO SIGNIFICANT ENVIRONMENTAL FEATURES WERE DISCOVERED AND ALL PROPOSED NEW SITE CONSTRUCTION WILL REMAIN WITHIN THE NON-REPORTING STATUTES FOR NATIONWIDE PERMITTING; INCLUDING TRIBUTARY CROSSINGS OF ANY IDENTIFIED WETLAND WILL REMAIN BELOW THE 0.10 ACRE IMPACT THRESHOLD.
20. ANY ENVIRONMENTAL FEATURES SUCH AS CLASSIFIED WETLANDS OF THE U.S. SHALL BE MITIGATED AND/OR DESIGNED AROUND AS PART OF THE APPLICATION FOR A FINAL PLAT AND CONSTRUCTION PLANS.

68.314 ACRES
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 68.314 ACRES OUT OF THE WILLIAM HINES SURVEY NO. 53, ABSTRACT NO. 345, IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME 68.031 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JOSEPH W. WINKLEY AND BODIE L. WINKLEY DATED MARCH 28, 2000, RECORDED IN DOCUMENT NO. 2000046598, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 68.314 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found at the southeast corner of said 68.031 acre tract, same being an angle point in the north right-of-way line of Klaus Lane (right-of-way width varies);

THENCE with the south line of said 68.031 acre tract, same being the north right-of-way line of Klaus Lane, North 63°17'54" West, a distance of 78.66 feet to a 1/2" rebar found at the southwest corner of said 68.031 acre tract, same being the southeast corner of a called 1.25 acre tract of land conveyed to Amos J. Wenzel, et ux. In Volume 7867, Page 425 of the Deed Records of Travis County, Texas;

THENCE with the southwest line of said 68.031 acre tract, same being the northeast line of said 1.25 acre tract, North 05°52'36" West, a distance of 271.81 feet to a 1/2" rebar with "Early Boundary" cap set, being an angle point in the southwest line of said 68.031 acre, also being the northeast corner of said 1.25 acre tract, and being the east corner of a called 2.00 acre tract of land conveyed to Darrell Wenzel and Amanda Wenzel in Document No. 2001027311 of the Official Public Records of Travis County, Texas;

THENCE with the southwest line of said 68.031 acre tract, same being the northeast line of said 2.00 acre tract, North 28°34'48" West, at a distance of 433.99 feet passing a 1/2" rebar with "Arpenteurs" cap found at the northwest corner of the 2.00 acre tract, same being the northeast corner of a called 32.3739 acre tract of land conveyed to Randolph O. Wenzel, et ux. in Volume 5552, Page 229 of the Deed Records of Travis County, Texas, and continuing with the southwest line of said 68.031 acre tract, same being the northeast line of said 32.3739 acre tract, for a total distance of 1242.09 feet to a 5/8" rebar found for an angle point in the common line of the 68.031 acre tract and the 32.3739 acre tract;

THENCE continuing with said common line, North 23°54'27" West, a distance of 351.67 feet to a 5/8" rebar found at the southwest corner of the 68.031 acre tract, same being the north corner of the 32.3739 acre tract, also being an angle point in the east line of a called 90.00 acre tract of land described in Document No. 2013104420 of the Official Public Records of Travis County, Texas, conveyed to George Eckrich and Robert A. Cunningham as trustees of the Robert A. Cunningham Descendant's Trust in Document No. 2015102618 and corrected in Document No. 2015148058, both of the Official Public Records of Travis County, Texas;

THENCE with the west line of the 68.031 acre tract, same being the east line of said 90.00 acre tract, the following two (2) courses and distances:

1. North 44°48'23" East, a distance of 550.22 feet to a 5/8" rebar found;
2. North 23°43'01" East, a distance of 944.19 feet to a 5/8" rebar found at the northwest corner of the 68.031 acre tract, same being the northeast corner of the 90.00 acre tract, also being in the south line of a called 49.93 acre tract of land conveyed to Hwy 290 Austin, LLC in Document No. 2020197159 of the Official Public Records of Travis County, Texas;

THENCE with the north line of the 68.031 acre tract, same being the south line of said 49.93 acre tract, South 65°45'21" East, a distance of 502.27 feet to a 1/2" rebar found for an angle point in the north line of the 68.031 acre tract, same being the southeast corner of the 49.93 acre tract, also being the southwest corner of a called 11.365 acre tract of land conveyed to James C. Faison, et ux. in Volume 9264, Page 911 of the Real Property Records of Travis County, Texas;

THENCE continuing with the north line of the 68.031 acre tract, same being the south line of said 11.365 acre tract, South 66°09'56" East, a distance of 382.63 feet to a 1/2" rebar found for an angle point in the in the north line of the 68.031 acre tract, same being the southeast corner of the 11.365 acre tract, also being the southwest corner of a called 17.896 acre tract of land conveyed to Stan Johnson, Sr., et ux. in Volume 9145, Page 982 of the Real Property Records of Travis County, Texas;

THENCE continuing with the north line of the 68.031 acre tract, same being the south line of said 17.896 acre tract, South 65°08'05" East, a distance of 520.82 feet to a 3/4" inch iron pipe found at the northeast corner of the 68.031 acre tract, same being the southeast corner of the 17.896 acre tract, also being the southwest corner of a called 176.274 acre tract of land conveyed to LW Ranch, LP in Document No. 2005166991 of the Official Public Records of Travis County, Texas, also being the northwest corner of Lot 15, Block D, Westwind Subdivision Section 3, a subdivision of record in Document No. 201400175 of the Official Public Records of Travis County, Texas;

THENCE with the east line of the 68.031 acre tract, same being the west line of Blocks C and D, Westwind Subdivision Section 3, the west terminus of Willow Sage Lane (50' right-of-way), and the west line of Block C, Westwind Subdivision Section 2, a subdivision of record in Document No. 200600058 of the Official Public Records of Travis County, Texas, South 26°31'43" West, a distance of 950.33 feet to a 1/2" rebar with illegible cap found for an angle point in the common line of the 68.031 acre tract and Lot 5, Block C, Westwind Subdivision Section 2;

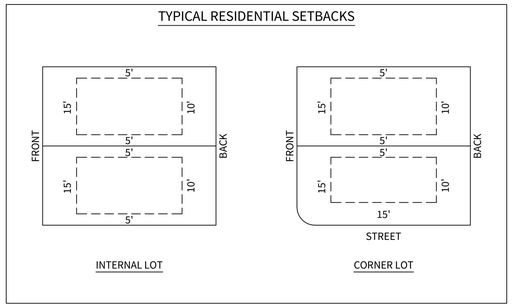
THENCE continuing with the east line of the 68.031 acre tract, same being the west line of Block C, Westwind Subdivision Section 2, the west terminus of Crestwind Lane (60' right-of-way), and the west line of Blocks C and A, Amended Plat of Westwind Subdivision Section 1, a subdivision of record in Document No. 200500135 of the Official Public Records of Travis County, Texas, South 26°37'44" West, a distance of 1233.13 feet to a 1/2" rebar with "Early Boundary" cap set at an angle point in the common line of the 68.031 acre tract and Lot 41, Block A, Amended Plat of Westwind Subdivision Section 1;

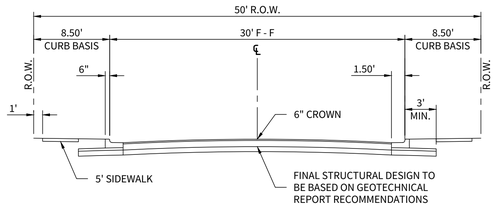
THENCE continuing with the aforementioned common line, South 28°11'40" West, a distance of 499.61 feet to the POINT OF BEGINNING, containing 68.314 acres of land, more or less.

Based on a survey made on the ground on 5/13/2021

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

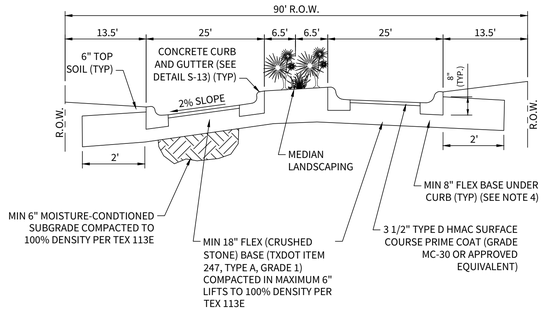
TYPICAL RESIDENTIAL SETBACKS





TYPICAL LOCAL STREET CROSS SECTION

N.T.S.



NOTES:
1. UTILITY TRENCHES PLACED WITHIN THE STREET OR WITHIN 5' FROM BACK OF CURBS THAT ARE 3' OR MORE IN DEPTH SHALL COMPLY WITH THE R.O.W. DETAIL (FOR PIPE SIZE 6" OR LARGER)
2. PAVEMENT SECTION SHALL BE PER APPROVED GEOTECHINICAL REPORT. THICKNESS SHOWN ARE MINIMUMS.
3. 6" PARABOLIC CROWN EXCEPT AT INTERSECTIONS OR AS APPROVED BY THE CITY ENGINEER. (CROWN HEIGHT DEVIATIONS NOT PERMITTED FOR DRAINAGE REASONS).
4. ALL NEW ROADWAYS SHALL HAVE 5' WIDE SIDEWALKS ON BOTH SIDES (NOT SHOWN).

ASPHALT PAVEMENT TYPICAL SECTION OF MAJOR/MINOR ARTERIAL STREETS WITH MEDIAN

N.T.S.

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CREEKS CROSSING SUBDIVISION PRELIMINARY PLAT

GENERAL NOTES

DATE
1/6/2022

PROJECT NO.
RA0397.000.01

DRAWN BY
CJB

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STATE OF TEXAS
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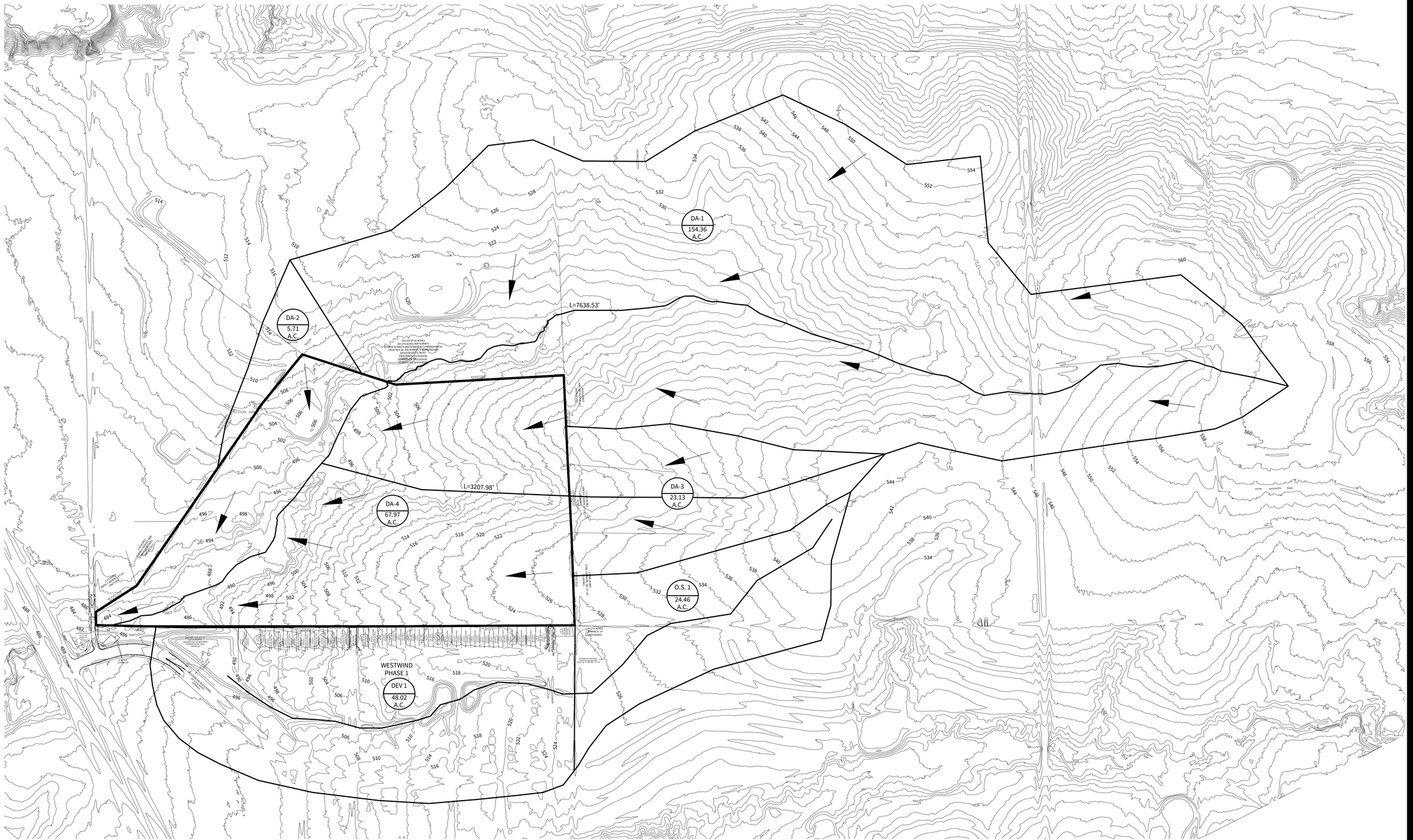

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CREEKS CROSSING SUBDIVISION PRELIMINARY PLAT

EXISTING DRAINAGE PATTERN

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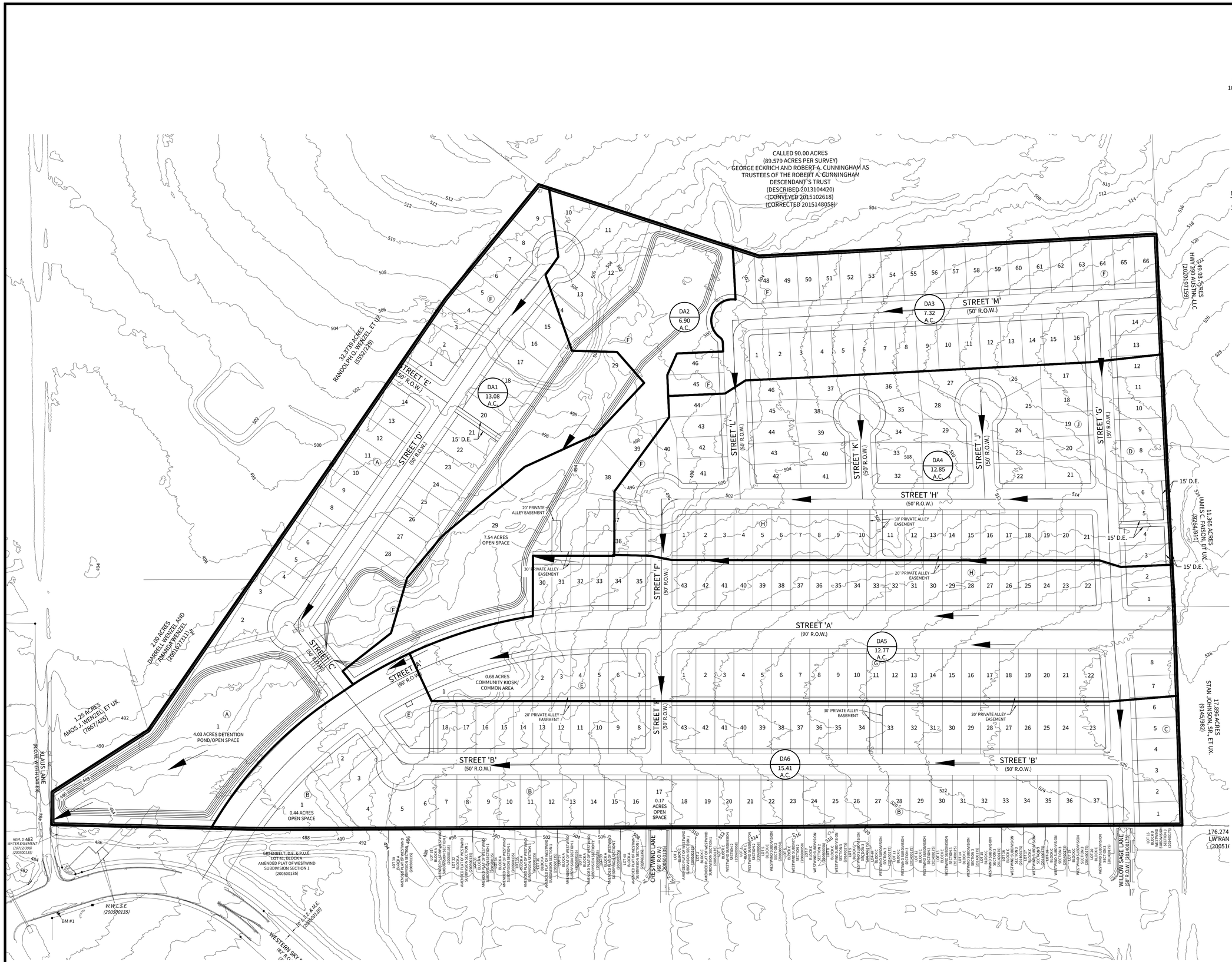

LEGEND

- DRAINAGE AREA
- FLOW PATH
- DA / A.C. — DRAINAGE AREA LABEL
- DRAINAGE ARROW

NOTE:

1. SEE ENGINEER'S REPORT DATED 10/25/2021 FOR DRAINAGE CALCULATIONS.

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CREEKS CROSSING SUBDIVISION PRELIMINARY PLAT

PROPOSED DRAINAGE MAP

DATE
1/6/2022

PROJECT NO.
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DRAWN BY
CJB

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JDH

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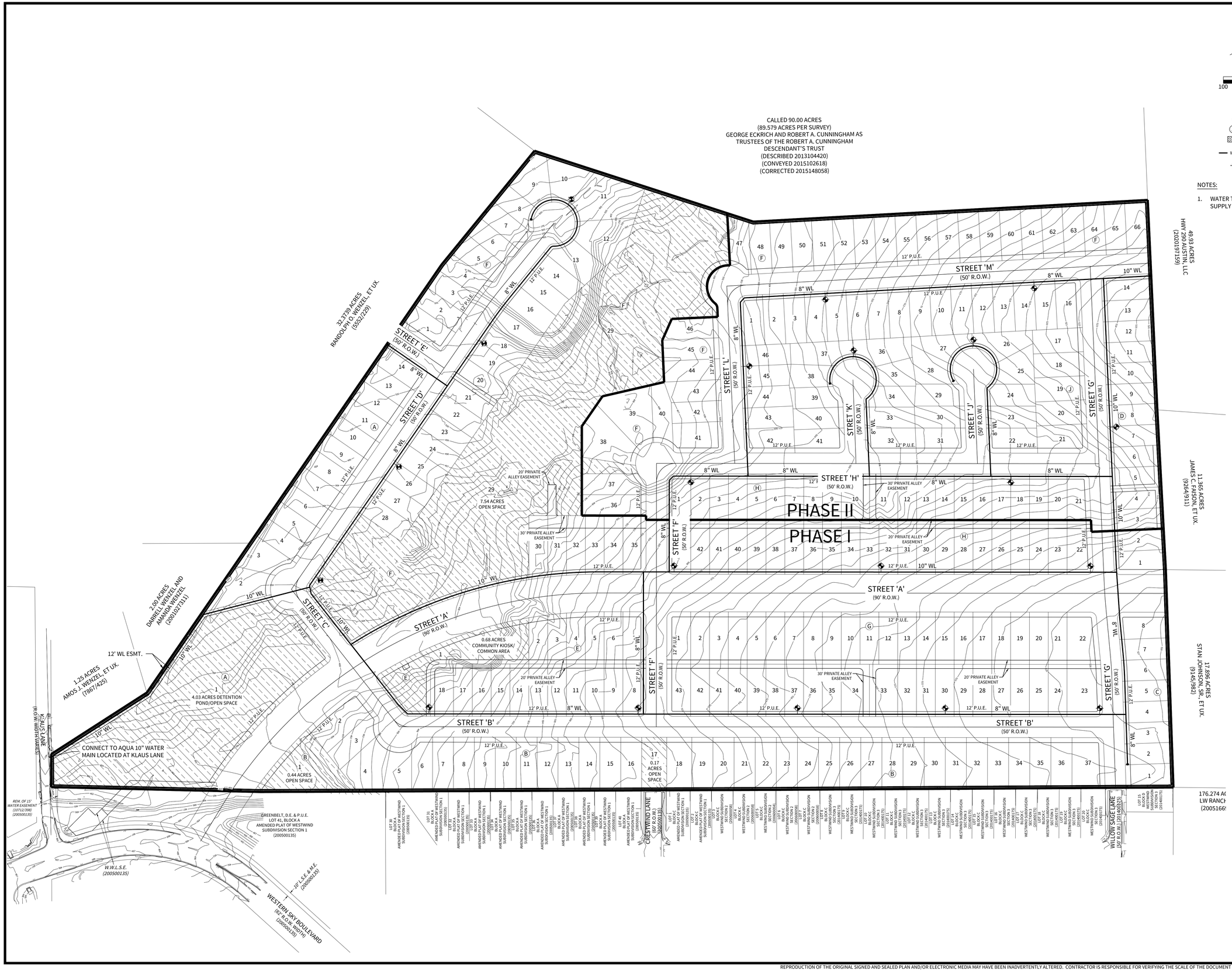


SCALE: 1"=100'

100 50 0 100

LEGEND

1	LOT NUMBER
(A)	LOT NUMBER
	OPEN SPACE
— W —	PROPOSED WATERLINE
	PROPOSED FIRE HYDRANT

NOTES:

1. WATER TO BE PROVIDED BY AQUA WATER SUPPLY CORP. (IN AQUA CCN).

CUDEENGINEERS.COM

EST. 1980 CUDE ENGINEERS

12301 Research Blvd., Bldg. V, Ste. 160
Austin, Texas 78759
P:(512) 260.9100 F: (512) 260.9101

CREEKS CROSSING SUBDIVISION PRELIMINARY PLAT

WATER DISTRIBUTION PLAN

DATE
1/6/2022

PROJECT NO.
RA0397.000.01

DRAWN BY
CJB

CHECKED BY
JDH

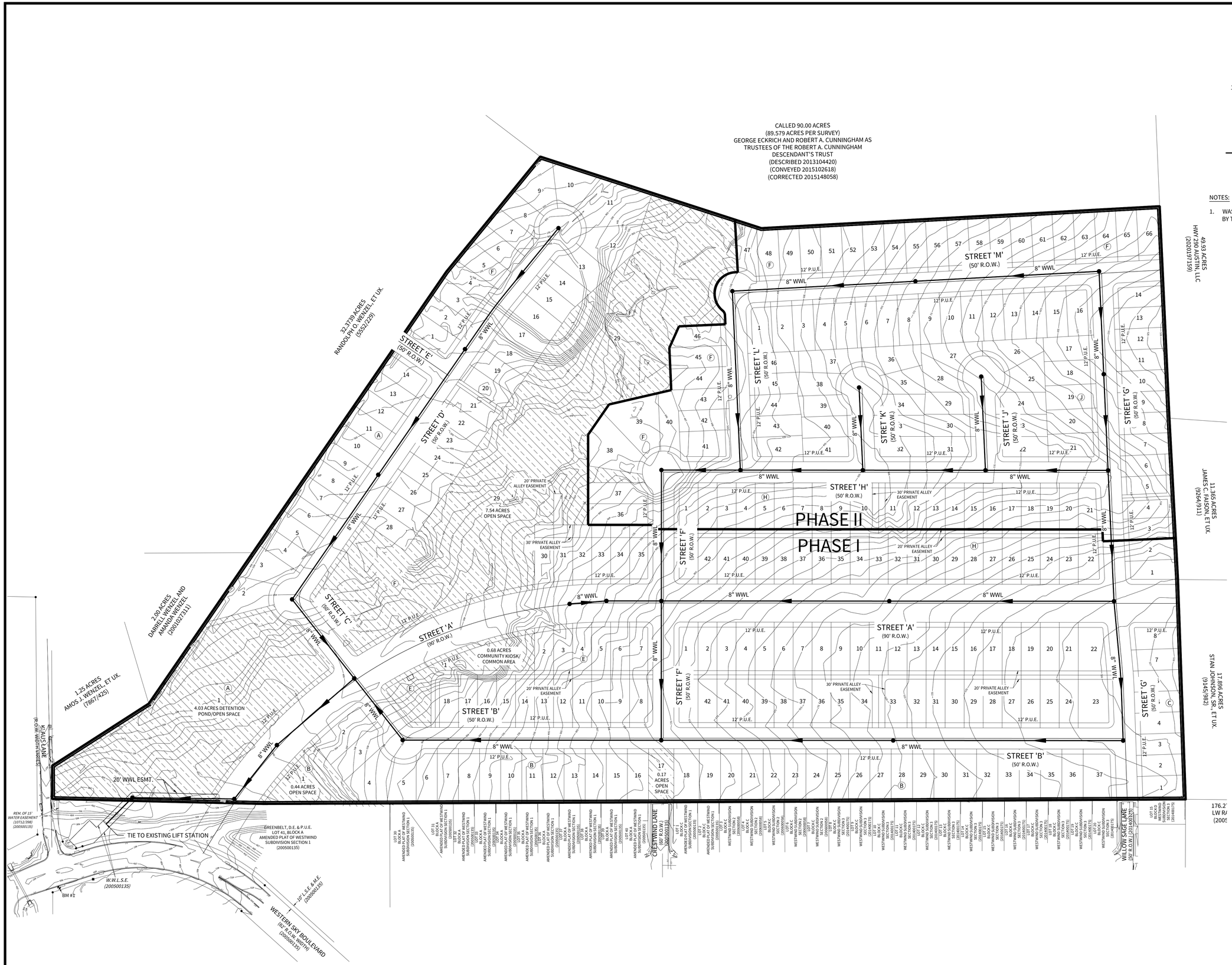
REVISIONS
1.
2.
3.
4.
5.
6.
7.
8.

STATE OF TEXAS
JOHN D. HINES
96691
LICENSED
PROFESSIONAL ENGINEER
1-10-22

CUDE ENGINEERS
TBPE No. 19070

PLAT NO.

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



SCALE: 1"=100'

100 50 0 100

LEGEND

1	LOT NUMBER
(A)	LOT NUMBER
	OPEN SPACE
WW	PROPOSED WASTEWATER LINE
	PROPOSED WW MANHOLE
	PROPOSED FLOW DIRECTION

NOTES:

1. WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF ELGIN (IN CITY CCN).

CUDEENGINEERS.COM

EST. 1980 CUDE ENGINEERS

12301 Research Blvd., Bldg. V, Ste. 160
Austin, Texas 78759
P:(512) 260.9100 F: (512) 260.9101

CREEKS CROSSING SUBDIVISION PRELIMINARY PLAT

WASTEWATER COLLECTION PLAN

DATE
1/6/2022

PROJECT NO.
RA0397.000.01

DRAWN BY
CJB

CHECKED BY
JDH

REVISIONS

1.
2.
3.
4.
5.
6.
7.
8.

STATE OF TEXAS
JOHN D. HINES
96691
LICENSED
PROFESSIONAL ENGINEER
1-10-22

CUDE ENGINEERS
TBPE No. 19070

PLAT NO.

Q:\Austin\2000\2000 Drawings\Preliminary\PRELIM - 7 - WW.dwg 2022/01/06 2:13pm cjbailey
REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

TREE REMOVAL LIST

TREE SURVEY NUMBER	TREE TYPE	CALIPER INCH	REMOVED	REASON FOR REMOVAL	FEE-IN-LIEU	TOTAL COST
5639	WILLOW	13	YES	IN R.O.W.		
5640	WILLOW	10	YES	IN R.O.W.		
5663	WILLOW	10, 10, (15)	YES	IN R.O.W.		
5664	WILLOW	9	YES	IN R.O.W.		
5665	WILLOW	10	YES	IN R.O.W.		
5666	WILLOW	13, 10, (18)	YES	IN R.O.W.	$150.00	$3,450.00
5667	WILLOW	9	YES	IN R.O.W.		
5668	WILLOW	15, 10, (20)	YES	IN R.O.W.		
5669	WILLOW	13	YES	IN R.O.W.		
5670	WILLOW	13	YES	IN P.U.E.		
7006	WILLOW	13	YES	IN P.U.E.	$50.00	$650.00
7007	WILLOW	12	YES	IN R.O.W.	$50.00	$600.00
7008	CEDAR ELM	11	YES	IN P.U.E.	$50.00	$550.00
7009	CEDAR ELM	10	YES	IN R.O.W.	$50.00	$500.00
7010	CEDAR ELM	10, 7, (13.5)	YES	IN P.U.E.	$50.00	$850.00
7012	MESQUITE	8	YES	IN R.O.W.	$50.00	$400.00
7013	MESQUITE	9, 8	YES	IN R.O.W.	$50.00	$850.00
7014	MESQUITE	9	YES	IN R.O.W.	$50.00	$450.00
7033	MESQUITE	8	YES	IN R.O.W.	$50.00	$400.00
7069	CEDAR ELM	11	YES	IN P.U.E.	$50.00	$550.00
7077	CEDAR ELM	13	YES	IN R.O.W.	$50.00	$650.00
7079	CEDAR ELM	12	YES	IN R.O.W.	$50.00	$600.00
7080	CEDAR ELM	8	YES	IN R.O.W.	$50.00	$400.00
7081	CEDAR ELM	8	YES	IN R.O.W.	$50.00	$400.00
7082	CEDAR ELM	11	YES	IN R.O.W.	$50.00	$550.00
7084	CEDAR ELM	10	YES	IN R.O.W.	$50.00	$500.00
7085	CEDAR ELM	10	YES	IN R.O.W.	$50.00	$500.00
7088	CEDAR ELM	15, 10, (20)	YES	IN R.O.W.	$300.00	$7,500.00
7104	CEDAR ELM	12	YES	IN DRN. ESMT.	$50.00	$600.00
7109	CEDAR ELM	8	YES	IN P.U.E.	$50.00	$400.00
7110	MESQUITE	11, 8, (15)	YES	IN P.U.E.	$150.00	$2,850.00
7111	CEDAR ELM	8	YES	IN P.U.E.	$50.00	$400.00
7112	CEDAR ELM	8	YES	IN P.U.E.	$50.00	$400.00
7114	CEDAR ELM	16	YES	IN P.U.E.	$150.00	$2,400.00
7118	MESQUITE	10, 9, 8, (18.5)	YES	IN R.O.W.	$150.00	$4,050.00
7127	CEDAR ELM	11	YES	IN P.U.E.	$50.00	$550.00
7128	CEDAR ELM	19	YES	IN R.O.W.	$150.00	$2,850.00
7129	CEDAR ELM	14	YES	IN R.O.W.	$150.00	$2,100.00
7130	CEDAR ELM	17	YES	IN R.O.W.	$150.00	$2,550.00
7140	CEDAR ELM	9	YES	IN R.O.W.		
7144	CEDAR ELM	13	YES	IN R.O.W.	$50.00	$650.00
7162	CEDAR ELM	19	YES	IN P.U.E.		
7163	CEDAR ELM	15	YES	IN P.U.E.	$150.00	$2,250.00
7164	CEDAR ELM	14	YES	IN P.U.E.	$150.00	$2,100.00
7165	CEDAR ELM	17	YES	IN R.O.W.		
7166	CEDAR ELM	13	YES	IN R.O.W.	$50.00	$650.00
7168	CEDAR ELM	9	YES	IN R.O.W.	$50.00	$450.00
7170	CEDAR ELM	10	YES	IN P.U.E	$50.00	$500.00
7178	CEDAR ELM	13	YES	IN P.U.E.	$50.00	$650.00
7179	CEDAR ELM	11	YES	IN P.U.E.	$50.00	$550.00
7183	CEDAR ELM	13	YES	IN P.U.E.		
7191	CEDAR ELM	14	YES	IN P.U.E.	$150.00	$2,100.00
7197	CEDAR ELM	10	YES	IN P.U.E.	$50.00	$500.00
7198	CEDAR ELM	18	YES	IN P.U.E.	$150.00	$2,700.00
7199	CEDAR ELM	16	YES	IN R.O.W.		
7200	CEDAR ELM	9	YES	IN R.O.W.		
7214	CEDAR ELM	15	YES	IN ALLEY ESMT.	$150.00	$2,250.00
7217	CEDAR ELM	16	YES	IN R.O.W.	$150.00	$2,400.00
7219	CEDAR ELM	12	YES	IN ALLEY ESMT.	$50.00	$600.00
7220	CEDAR ELM	12	YES	IN ALLEY ESMT.	$50.00	$600.00
7222	CEDAR ELM	12	YES	IN R.O.W.	$50.00	$600.00
7223	CEDAR ELM	21	YES	IN P.U.E.	$300.00	$6,300.00
7226	CEDAR ELM	14, 8, (18)	YES	IN P.U.E.	$150.00	$3,300.00
7227	CEDAR ELM	10	YES	IN P.U.E.	$50.00	$500.00
7234	CEDAR ELM	8	YES	IN ALLEY ESMT.	$50.00	$400.00
7236	CEDAR ELM	12	YES	IN R.O.W.		
7237	CEDAR ELM	14	YES	IN R.O.W.		
7238	CEDAR ELM	13	YES	IN R.O.W.		
7241	CEDAR ELM	13	YES	IN P.U.E.	$50.00	$650.00
				TOTAL COST		$70,200.00

NOTE:

1. FEES WILL BE ASSESSED IN ACCORDANCE WITH THE ADOPTED CITY FEE SCHEDULE (SEC 36-30, CITY OF ELGIN CODE OF ORDINANCES FOR TREES THAT ARE REMOVED.

PARKLAND REQUIRED (5%)	3.42 ACRES
PARKLAND PROPOSED	12.86 ACRES

TREE INDEX

TAG NO. TYPE INDICATES MULTI TRUNK

814 LO 17 14 11 (29.5)

INDIVIDUAL TRUNK DIA. (IN INCHES) TOTAL (ROOT ZONE)

CRITICAL ROOT ZONES (TREE CIRCLES) ARE SHOWN USING THE COA FORMULA FOR SINGLE AND MULTI TRUNK TREES.

CE = CEDAR ELM
ASH = GREEN ASH
PEC = PECAN
UKT = UNKNOWN TREE
LO = LIVE OAK
RO = RED OAK
MSQ = MESQUITE
WIL = WILLOW

NOTE ABOUT DEAD TREES: IF THE TREE APPEARED TO BE DEAD, THEN IT HAS BEEN NOTED AS DEAD; HOWEVER, SUCH DETERMINATION IS SUBJECT TO VERIFICATION BY A QUALIFIED ARBORIST.

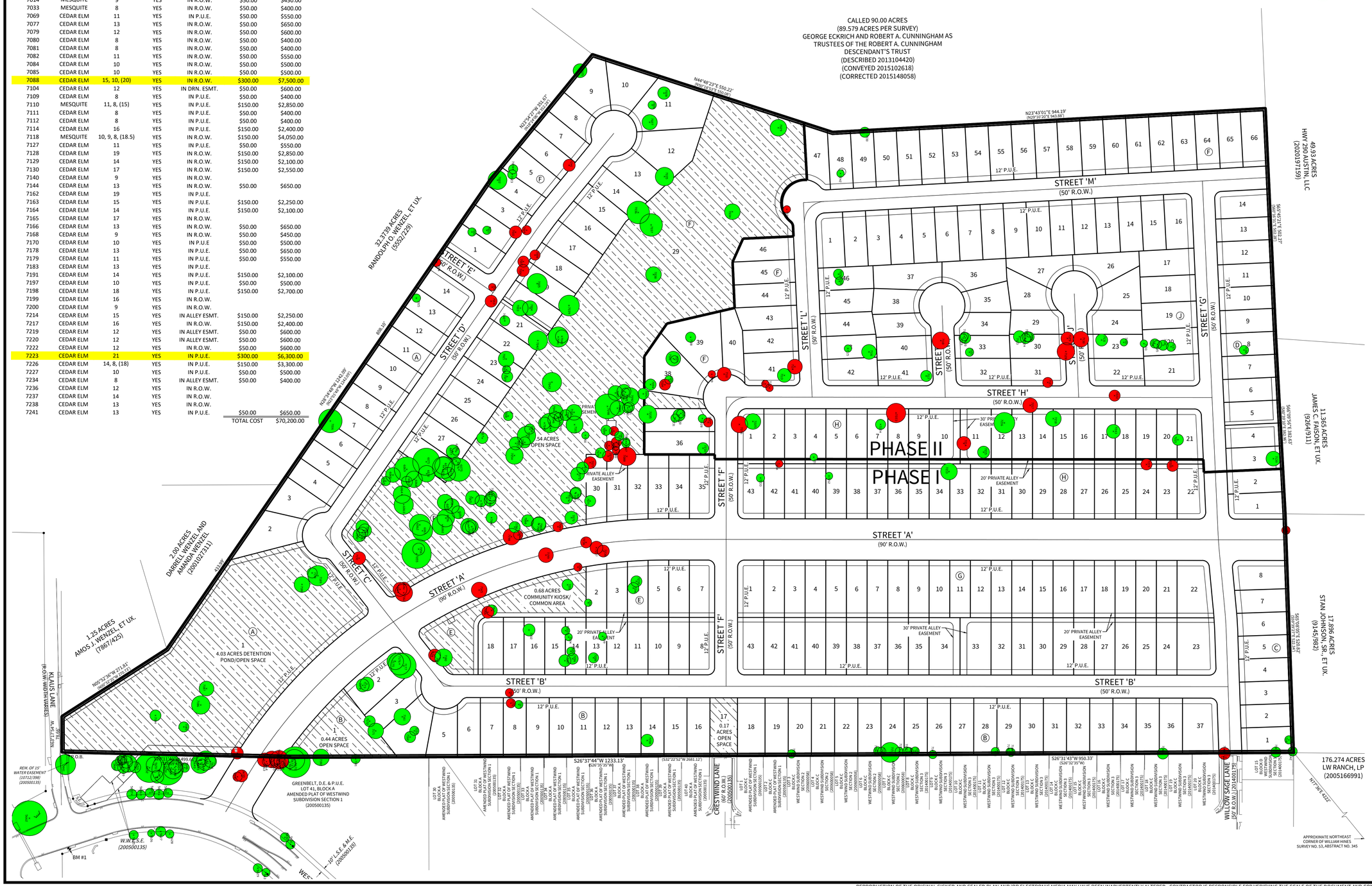
SCALE: 1"=100'

100 50 0 100

X 1234 - TREE NUMBER

- TREES TO REMOVED

- TREES TO REMAIN



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EST. 1980 CUDE ENGINEERS

12301 Research Blvd., Bldg. V, Ste. 160
Austin, Texas 78759
P:(512) 260.9100 F: (512) 260.9101

CREEKS CROSSING SUBDIVISION PRELIMINARY PLAT

TREE PRESERVATION PLAN

DATE
1/6/2022

PROJECT NO.
RA0397.000.01

DRAWN BY
CJB

CHECKED BY
JDH

REVISIONS
1.
2.
3.
4.
5.
6.
7.
8.

STATE OF TEXAS
JOHN D. HINES
96691
LICENSED
PROFESSIONAL ENGINEER
1-10-22

CUDE ENGINEERS
TBPE No. 19070

PLAT NO.

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.

CREEKS CROSSING SECTIONS 2 & 3
FINAL PLAT

OWNER:

BRIGHTLAND HOMES, LTD.
CONTACT: CHRIS LYNCH, PRESIDENT OF LAND OPERATIONS
BARTON CREEK PLAZA III
3815 S. CAPITAL OF TEXAS HWY, SUITE 275
AUSTIN, TX 78704

PROJECT MANAGER – CIVIL ENGINEER:

CUDE ENGINEERS – AUSTIN, LLC
CONTACT: SCOTT MAHAM
CUDE ENGINEERS
8420 N. MOPAC EXPRESSWAY, STE. 110
AUSTIN, TEXAS 78759
512–260–9100

SURVEYOR:

EARLY LAND SURVEYING, LLC
CONTACT: JOE BEN EARLY, JR.
P.O. BOX 92588
AUSTIN, TX 78709
PH. 512–202–8631

LEGAL DESCRIPTION:

28.415 ACRES (APPROXIMATELY 1,237,785 SQ. FT.) IN OF THE WILLIAM HINES SURVEY NO. 53, ABSTRACT NO. 345, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 68.314 ACRE TRACT DESCRIBED IN THE DEED TO GEHAN HOMES, LTD. RECORDED IN DOCUMENT NO. 2022039496, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

GENERAL NOTES:

1. ALL RESPONSIBILITY OF THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER. APPROVAL OF THESE PLANS BY THE CITY OF ELGIN DOES NOT REMOVE THESE RESPONSIBILITIES.

2. THIS SUBDIVISION IS WITHIN THE CITY OF ELGIN CITY LIMITS AND IS SUBJECT TO THE PLANNED DEVELOPMENT AGREEMENT FOR CREEKS CROSSING, DATED 10/12/2021, AND PASSED IN CITY ORDINANCE NO. 2021–10–12–33.

3. THIS SUBDIVISION IS LOCATED WITHIN THE WILBARGER CREEK–COLORADO RIVER WATERSHED AND ARE CLASSIFIED AS A SUBURBAN WATER SUPPLY WATERSHED.

4. NO PORTION OF THIS SUBDIVISION IS WITHIN WITHIN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE.

5. THIS PROJECT IS FULLY LOCATED WITHIN THE CITY OF ELGIN, TX CITY LIMITS.

6. THIS SUBDIVISION SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0510H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

7. THIS SUBDIVISION IS SERVED BY THE CITY OF ELGIN CCN FOR WATER SERVICE.

8. THIS SUBDIVISION IS SERVED BY THE CITY OF ELGIN CCN FOR WASTEWATER SERVICE.

NOTES:

1. A TYPICAL 10' P.U.E. SHALL BE DEDICATED ALONG THE FRONT OF EACH LOT AND R.O.W. LINE.

2. SETBACKS ON LOTS SHALL CONFORM TO THE FOLLOWING:
FRONT: 15'
SIDE: 5'
REAR: 10'
CORNER: 15'
GARAGE: 20'

SHEET INDEX

SHEET 1:	COVER
SHEET 2:	SHEET INDEX
SHEET 3:	FINAL PLAT SHEET 3
SHEET 4:	FINAL PLAT SHEET 4
SHEET 5:	FINAL PLAT SHEET 5
SHEET 6:	FINAL PLAT SHEET 6
SHEET 7:	PLAT NOTES AND LEGAL
SHEET 8:	PERIMETER DESCRIPTIONS

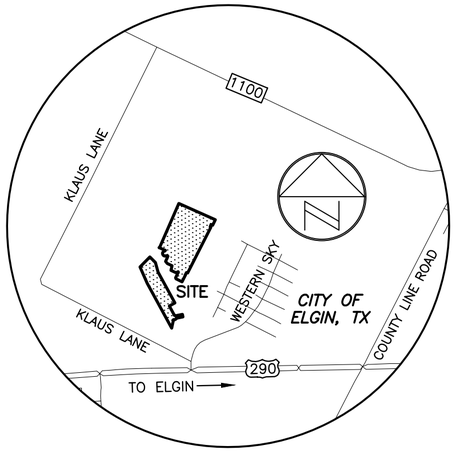
ENGINEER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF TRAVIS

I, SCOTT W. MAHAM, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION AND THAT THE INFORMATION CONTAINED ON THIS PLAT IS IN GENERAL CONFORMANCE WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ELGIN, TEXAS.

_____
SCOTT W. MAHAM, P.E. NO 88571

CUDE ENGINEERS
8420 N. MOPAC EXPRESSWAY, STE. 110
AUSTIN, TEXAS 78759
512–260–9100
TBPELS FIRM REGISTRATION NO. 19070



LOCATION MAP
NOT TO SCALE

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON EARLY LAND SURVEYING CONTROL POINT "BM #1"

MAG NAIL WITH WASHER SET

SURFACE COORDINATES:
N 10105042.30
E 3214884.05

TEXAS STATE PLANE COORDINATES:
N 10104031.90
E 3214562.59

ELEVATION = 486.37'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100000
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0
THETA ANGLE: 1°29'57"

LOT SUMMARY

TOTAL ACREAGE:	28.415 ACRES
TOTAL R.O.W. ACREAGE:	6.201 ACRES
TOTAL NUMBER OF BLOCKS:	6
OPEN SPACE/DRAINAGE LOTS:	0
OPEN SPACE LOTS:	0
RESIDENTIAL DISTRICT LOTS:	150
TOTAL LOTS:	150

LINEAR FEET OF NEW STREETS

SPECKLED DASH TERRACE:	152 LF
SPANGLED BLOOM DRIVE:	121 LF
RAVENS BEARD PASS:	1121 LF
SPOTTED HAWK STREET:	145 LF
BUTTON NOSE PASS:	1007 LF
ALAMITO WAY:	457 LF
PAINTED COSMO PATH:	963 LF
DRY FORK COVE:	200 LF
WINFRED COVE:	226 LF
WILLOW SAGE LANE:	599 LF
TOTAL STREET LINEAR FOOTAGE:	4991LF

DATE SUBMITTED: 03 / 13 / 2024

LEGEND

●	1/2" REBAR FOUND (OR AS NOTED)
●A	1/2" REBAR WITH "ARPENTEURS" CAP FOUND
○	1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET
⊕	CONTROL POINT/BENCHMARK LOCATION
W.W.L.S.E.	WASTEWATER LIFT STATION EASEMENT
S.E.	SIGN EASEMENT (200500135)
L.S.E.	LANDSCAPE EASEMENT
M.E.	MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT
W.W.L.	WASTEWATER LINE EASEMENT
W.W.E	WASTEWATER EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
( )	RECORD INFORMATION

LINETYPE LEGEND

———	BOUNDARY LINE
———	LOT LINE
——··——	ADJOINER PROPERTY LINE
– – – – –	EASEMENT/SETBACK LINE

ESTIMATED SINGLE FAMILY LOT SIZES (PHASES 1 & 2)

SIZE RANGE	AVERAGE SIZE (SF)	# OF LOTS
< 6,000 SF	5560	122
6,000–7,500 SF	6600	139
7,500–9000 SF	7940	12
>9000 SF	9820	11

THIS FINAL PLAT WAS APPROVED BY THE CITY OF ELGIN PLANNING AND ZONING COMMISSION

ON THIS THE _____ DAY OF _____, 2024.

_____
CHAIR

PRINTED NAME: _____

_____
SECRETARY

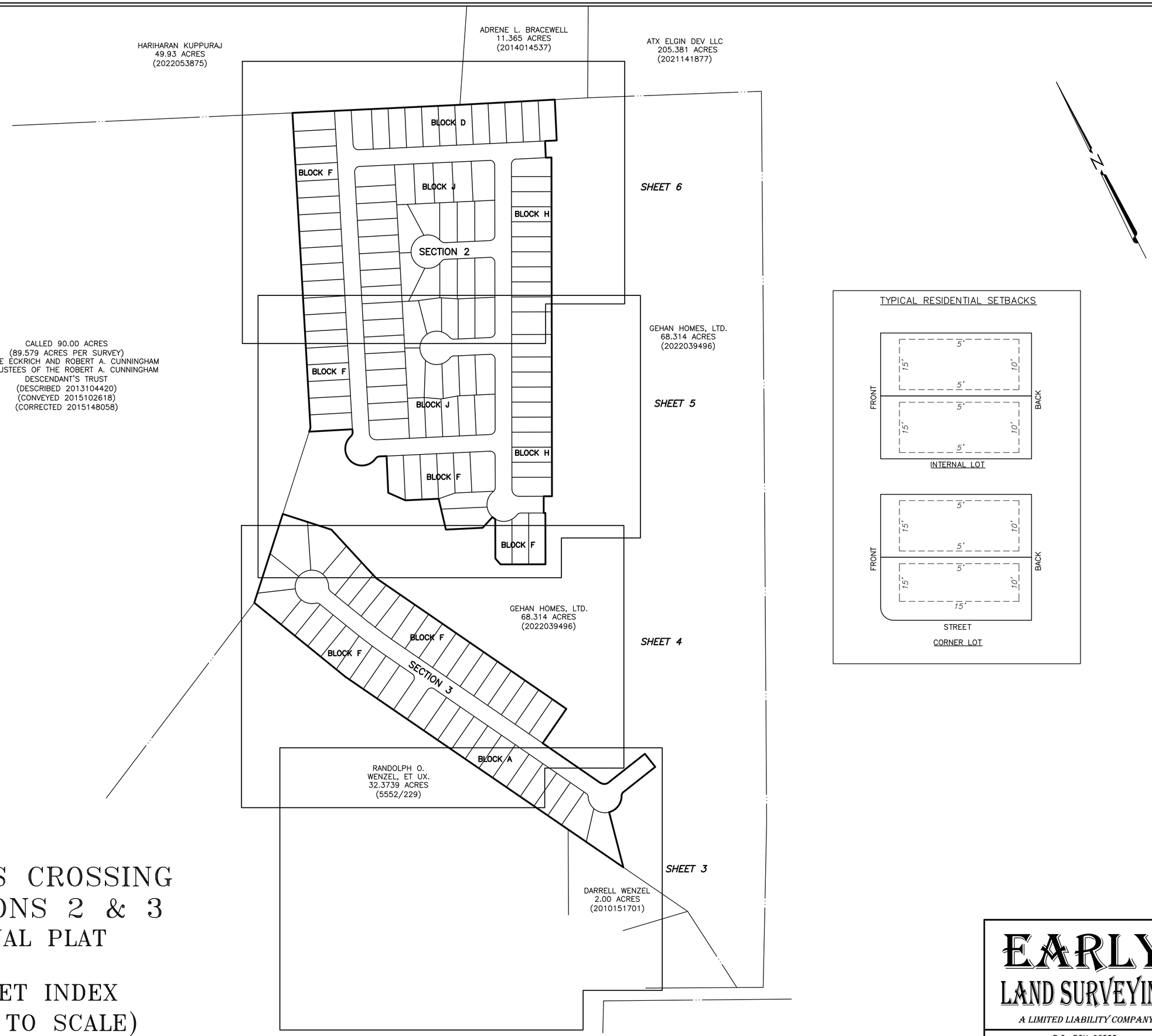
PRINTED NAME: _____

REVISION DATES:
__/__/__

EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512–202–8631
TBPELS FIRM NO. 10194487

PROJECT NO.: 1104–001
DRAWING NO.: 1104–001–PL2
PLOT DATE: 4/11/2024
PLOT SCALE: 1"=50'
DRAWN BY: BBP

SHEET 01 OF 08



CREEKS CROSSING SECTIONS 2 & 3
FINAL PLAT

SHEET INDEX
(NOT TO SCALE)

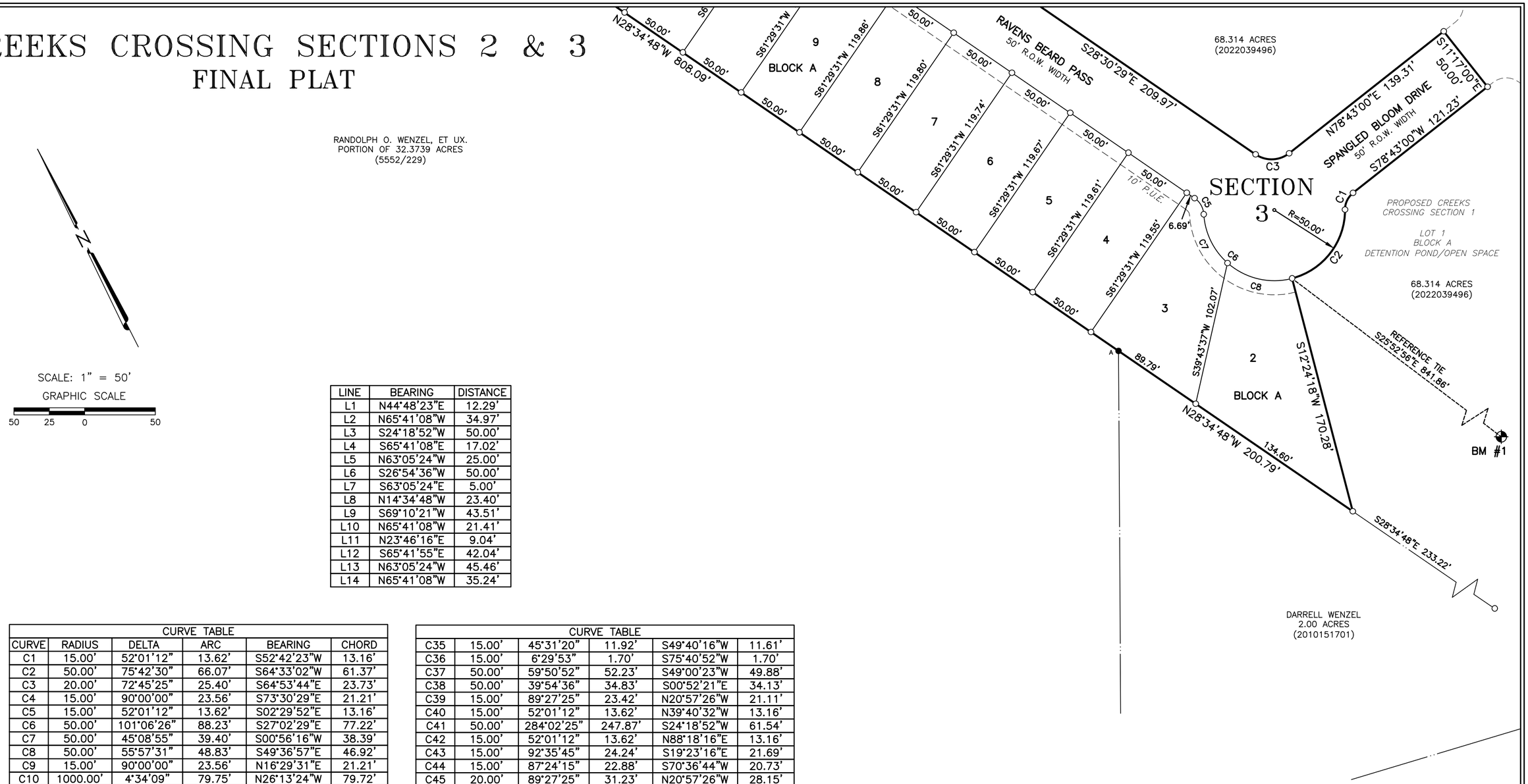
EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.: 1104-001
DRAWING NO.: 1104-001-PL2
PLOT DATE: 4/11/2024
PLOT SCALE: 1"=50'
DRAWN BY: BBP

SHEET 02 OF 08

CREEKS CROSSING SECTIONS 2 & 3
FINAL PLAT



LINE	BEARING	DISTANCE
L1	N44°48'23"E	12.29'
L2	N65°41'08"W	34.97'
L3	S24°18'52"W	50.00'
L4	S65°41'08"E	17.02'
L5	N63°05'24"W	25.00'
L6	S26°54'36"W	50.00'
L7	S63°05'24"E	5.00'
L8	N14°34'48"W	23.40'
L9	S69°10'21"W	43.51'
L10	N65°41'08"W	21.41'
L11	N23°46'16"E	9.04'
L12	S65°41'55"E	42.04'
L13	N63°05'24"W	45.46'
L14	N65°41'08"W	35.24'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	15.00'	52°01'12"	13.62'	S52°42'23"W	13.16'
C2	50.00'	75°42'30"	66.07'	S64°33'02"W	61.37'
C3	20.00'	72°45'25"	25.40'	S64°53'44"E	23.73'
C4	15.00'	90°00'00"	23.56'	S73°30'29"E	21.21'
C5	15.00'	52°01'12"	13.62'	S02°29'52"E	13.16'
C6	50.00'	101°06'26"	88.23'	S27°02'29"E	77.22'
C7	50.00'	45°08'55"	39.40'	S00°56'16"W	38.39'
C8	50.00'	55°57'31"	48.83'	S49°36'57"E	46.92'
C9	15.00'	90°00'00"	23.56'	N16°29'31"E	21.21'
C10	1000.00'	4°34'09"	79.75'	N26°13'24"W	79.72'
C11	15.00'	52°01'12"	13.62'	N49°56'56"W	13.16'
C12	50.00'	284°02'25"	247.87'	N66°03'40"E	61.54'
C13	15.00'	52°01'12"	13.62'	S02°04'16"W	13.16'
C14	950.00'	4°34'09"	75.76'	S26°13'24"E	75.74'
C15	1000.00'	2°50'30"	49.60'	S25°21'35"E	49.59'
C16	1000.00'	1°43'38"	30.15'	S27°38'39"E	30.15'
C17	50.00'	52°18'56"	45.65'	N49°48'04"W	44.08'
C18	50.00'	44°04'25"	38.46'	N01°36'24"W	37.52'
C19	50.00'	45°05'59"	39.36'	N42°58'48"E	38.35'
C20	50.00'	47°41'17"	41.62'	N89°22'26"E	40.42'
C21	50.00'	44°04'25"	38.46'	S44°44'42"E	37.52'
C22	50.00'	50°47'22"	44.32'	S02°41'11"W	42.89'
C23	950.00'	3°20'57"	55.53'	N26°50'00"W	55.52'
C24	950.00'	1°13'12"	20.23'	N24°32'56"W	20.23'
C25	50.00'	12°15'45"	10.70'	N26°57'31"W	10.68'
C26	15.00'	26°00'36"	6.81'	N78°41'26"W	6.75'
C27	15.00'	26°00'36"	6.81'	S75°17'57"W	6.75'
C28	50.00'	193°29'49"	168.86'	N20°57'26"W	99.31'
C29	15.00'	52°01'12"	13.62'	N49°46'53"E	13.16'
C30	15.00'	92°35'45"	24.24'	S19°23'16"E	21.69'
C31	15.00'	52°01'12"	13.62'	S52°55'13"W	13.16'
C32	50.00'	99°45'27"	87.05'	S29°03'05"W	76.47'
C33	50.00'	82°01'12"	71.58'	S74°06'00"E	65.62'
C34	15.00'	52°01'12"	13.62'	S89°06'00"E	13.16'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C35	15.00'	45°31'20"	11.92'	S49°40'16"W	11.61'
C36	15.00'	6°29'53"	1.70'	S75°40'52"W	1.70'
C37	50.00'	59°50'52"	52.23'	S49°00'23"W	49.88'
C38	50.00'	39°54'36"	34.83'	S00°52'21"E	34.13'
C39	15.00'	89°27'25"	23.42'	N20°57'26"W	21.11'
C40	15.00'	52°01'12"	13.62'	N39°40'32"W	13.16'
C41	50.00'	284°02'25"	247.87'	S24°18'52"W	61.54'
C42	15.00'	52°01'12"	13.62'	N88°18'16"E	13.16'
C43	15.00'	92°35'45"	24.24'	S19°23'16"E	21.69'
C44	15.00'	87°24'15"	22.88'	S70°36'44"W	20.73'
C45	20.00'	89°27'25"	31.23'	N20°57'26"W	28.15'
C46	15.00'	90°32'35"	23.70'	N69°02'34"E	21.31'
C47	15.00'	92°35'45"	24.24'	S19°23'16"E	21.69'
C48	15.00'	87°28'22"	22.88'	S70°37'34"W	20.72'
C49	15.00'	52°01'12"	13.62'	N39°40'32"W	13.16'
C50	50.00'	284°02'25"	247.87'	S24°18'52"W	61.54'
C51	15.00'	52°01'12"	13.62'	N88°18'16"E	13.16'
C52	15.00'	92°28'45"	24.21'	S19°19'46"E	21.67'
C53	15.00'	87°24'15"	22.88'	S70°36'44"W	20.73'
C54	50.00'	8°53'11"	7.75'	S66°44'15"W	7.75'
C55	50.00'	56°13'35"	49.07'	N80°42'22"W	47.12'
C56	50.00'	77°20'14"	67.49'	N13°55'28"W	62.48'
C57	50.00'	79°26'21"	69.32'	N64°27'49"E	63.90'
C58	50.00'	58°27'23"	51.01'	S46°35'19"E	48.83'
C59	50.00'	3°41'42"	3.22'	S15°30'47"E	3.22'
C60	50.00'	36°05'34"	31.50'	S80°20'26"W	30.98'
C61	50.00'	60°41'28"	52.96'	N51°16'03"W	50.52'
C62	50.00'	49°23'23"	43.10'	N03°46'23"E	41.78'
C63	50.00'	54°09'17"	47.26'	N55°32'42"E	45.52'
C64	50.00'	51°40'17"	45.09'	S71°32'31"E	43.58'
C65	50.00'	32°02'27"	27.96'	S29°41'09"E	27.60'
C66	20.00'	90°00'00"	31.42'	N18°05'24"W	28.28'
C67	15.00'	87°24'15"	22.88'	N70°36'44"E	20.73'
C68	50.00'	60°00'00"	33.33'	S63°05'24"E	50.00'
C69	50.00'	22°01'12"	12.23'	N75°54'00"E	19.10'

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.: 1104-001
DRAWING NO.: 1104-001-PL2
PLOT DATE: 4/11/2024
PLOT SCALE: 1"=50'
DRAWN BY: BBP

SHEET 03 OF 08

CREEKS CROSSING SECTIONS 2 & 3 FINAL PLAT

EARLY LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
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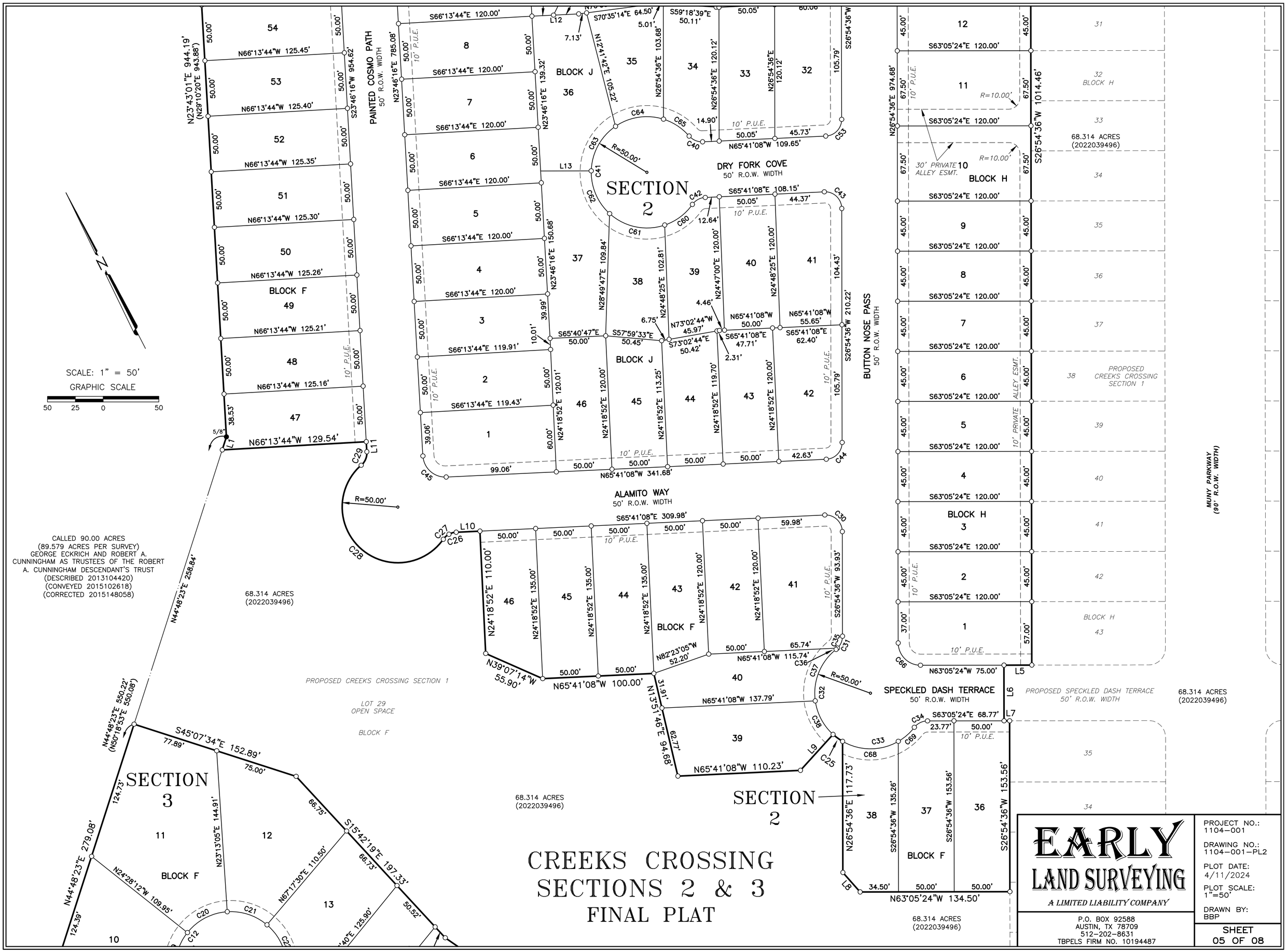
SHEET 04 OF 08



CREEKS CROSSING SECTIONS 2 & 3 FINAL PLAT

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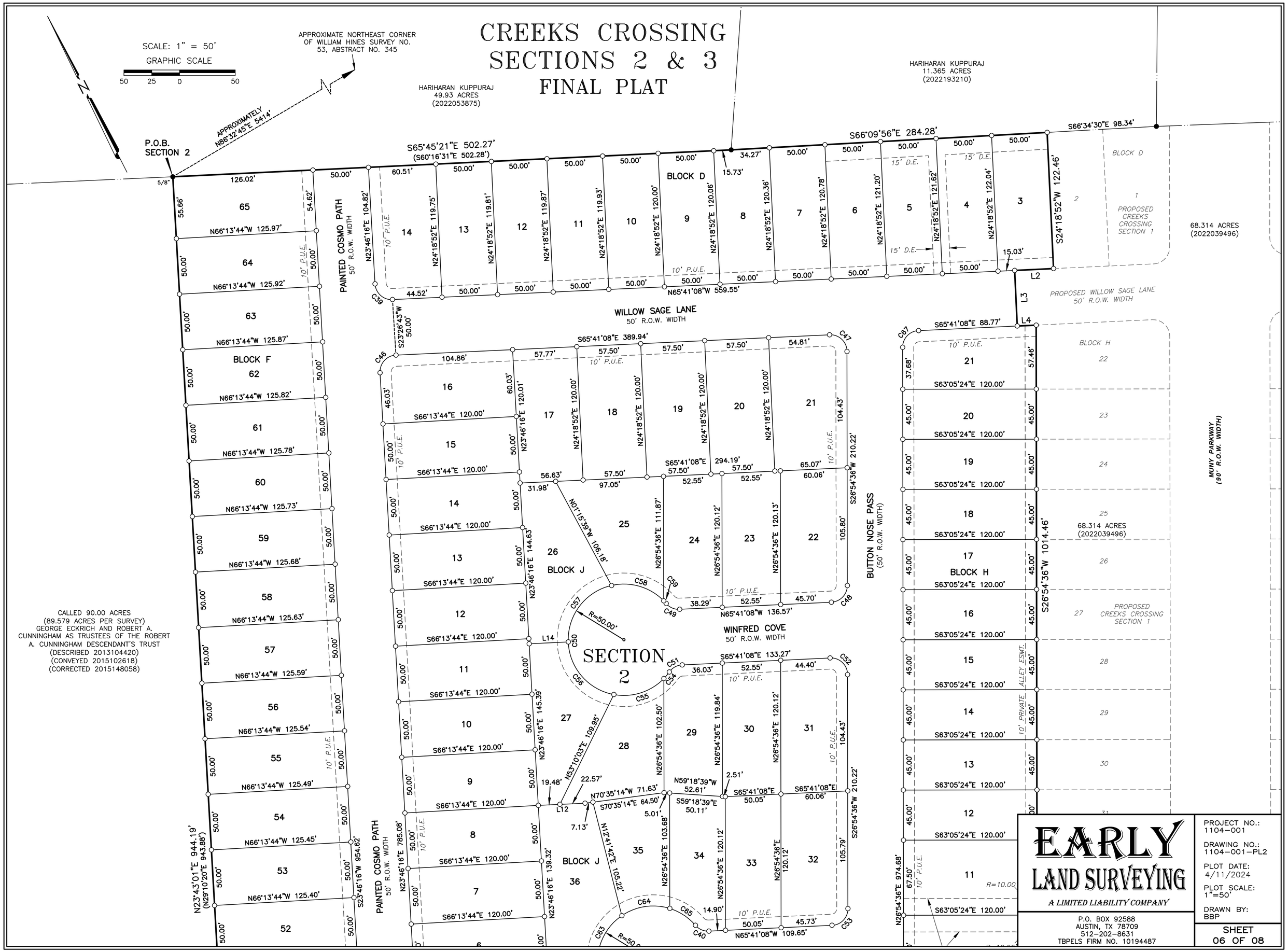
SHEET 05 OF 08

CREEKS CROSSING SECTIONS 2 & 3
FINAL PLAT



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SHEET 06 OF 08

CREEKS CROSSING SECTIONS 2 & 3
FINAL PLAT

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF _____

KNOW ALL THESE MEN BY THE PRESENTS:

THAT BRIGHTLAND HOMES, LTD., *(FORMERLY KNOWN AS GEHAN HOMES)*, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF A CALLED 68.314 ACRE TRACT RECORDED IN DOCUMENT NO. 2022039496 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE WILLIAM HINES SURVEY NO. 53, ABSTRACT NO. 345 IN TRAVIS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 28.415 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOW AS:

CREEKS CROSSING SECTIONS 2 & 3

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

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

BRIGHTLAND HOMES, LTD., A TEXAS LIMITED PARTNERSHIP

BY: BRIGHTLAND HOMES I, INC. A TEXAS CORPORATION, GENERAL PARTNER

BY: _____

CHRIS LYNCH
PRESIDENT OF OPERATIONS.

PLAT NOTES:

1. NO PORTION OF THIS TRACT IS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NO. 48453C0510H, DATED SEPTEMBER 26, 2008.

2. UNLESS OTHERWISE INDICATED, A 10' WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW ON ALL LOTS.

3. AN EASEMENT 5' IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.

4. USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE HOMEOWNER'S ASSOCIATION.

5. EASEMENTS NOT WITHIN THE LIMITS OF THE PLAT WILL BE PROVIDED BY SEPARATE INSTRUMENT.

6. THIS FINAL PLAT CONFORMS TO THE APPROVED PRELIMINARY PLAT.

GENERAL NOTES:

1. ALL DEVELOPMENT WITHIN THIS SUBDIVISION MUST ADHERE TO THE CITY OF ELGIN APPROVED PDD, ZONING AND SUBDIVISION ORDINANCE; RESPECTIVELY TAKING PRECEDENCE IN LISTING ORDER.

2. THE FULLY DEVELOPED CONCENTRATED STORM RUNOFF FOR THE 100 YEAR STORM SHALL BE CONTAINED WITHIN DRAINAGE EASEMENTS AND RIGHTS-OF-WAY. DRAINAGE CALCULATIONS WILL BE BASED ON ATLAS 14 RAINFALL INTENSITIES.

3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

4. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS TO GOVERNMENTAL AUTHORITIES.

5. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS, UNLESS NOTED OTHERWISE. ALL ALLEYS ARE PRIVATE AND SHALL BE OWNED AND MAINTAINED BY HOA.

6. ALL STREET, DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF ELGIN STANDARDS. WHEN NO DETAIL OR STANDARD IS AVAILABLE, THE ENGINEER MAY FOLLOW THE CITY OF AUSTIN DEVELOPMENT MANUALS.

7. OPERATIONS AND MAINTENANCE OF THE DETENTION POND FACILITIES SERVING ALL SINGLE FAMILY LOTS WILL BE OWNED AND OPERATED BY THE HOMEOWNERS ASSOCIATION UNLESS THE CITY ELECTS TO TAKE OVER OWNERSHIP AND MAINTENANCE FROM HOA.

8. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING AND OTHER STRUCTURES SHALL BE PERMITTED IN DRAINAGE EASEMENTS. FENCES ARE ALLOWED ALONG LOT LINES ONLY, PROVIDED THEY DO NOT OBSTRUCT 100-YEAR FLOWS FOR SURFACE USE DRAINAGE EASEMENTS.

9. SIDEWALKS ARE REQUIRED ALONG BOTH SIDES OF ALL PUBLIC STREETS AND SHALL BE 5-FEET WIDE ON EACH SIDE. PEDESTRIAN CROSSINGS AND OTHER PUBLIC AMENITIES THAT ARE TO BE DEDICATED TO THE CITY OF ELGIN SHALL MEET OR EXCEED 2010 ADA STANDARDS OF ACCESSIBILITY DESIGN AND APPLICABLE CURRENT FEDERAL AND STATE LAWS REGARDING ACCESS FOR PEOPLE WITH DISABILITIES FOR TITLE II ENTITIES.

10. THIS SUBDIVISION IS SERVED BY THE CITY OF ELGIN CCN OR WATER SERVICE. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF ELGIN CCN.

11. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, SITE DEVELOPMENT PERMITS AND BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF ELGIN.

12. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS DISCOVERED ON THIS SITE.

13. PUBLIC UTILITY EASEMENTS TO BE USED FOR UTILITY SERVICE PROVIDED TO LOTS WITHIN THIS SUBDIVISION ONLY; NOT ALLOWED FOR PASS-THRU OR PRIMARY MAINS SERVICING OUTSIDE DEVELOPMENT.

14. SIDEWALKS SHALL BE INSTALLED ON THE STREET SIDE(S) OF ALL LOTS, EXCEPT AS NOTED HEREIN. WHERE LOT IS NOT RESIDENTIAL USE, THE SIDEWALK SHALL BE INSTALLED WITH SUBDIVISION CONSTRUCTION. PEDESTRIAN RAMPS SHALL BE INSTALLED WITH STREET CONSTRUCTION.

15. ALL ELECTRICAL, TELEPHONE, CABLE TELEVISION AND SIMILAR LINES SHALL BE PLACED UNDERGROUND. SUCH LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS ESTABLISHED BY EACH UTILITY OR SERVICE COMPANY, AS APPLICABLE, AND CITY ORDINANCE. AS AUTHORIZED BY V.T.C.A., LOCAL GOVERNMENT CODE CH. 212, THE CITY COUNCIL MAY WAIVE THIS REQUIREMENT FOR GOOD CAUSE, AND PERMIT SUCH LINES TO BE INSTALLED ABOVE GROUND.

16. OPEN SPACE, PARK, AND POND LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION UNLESS THE CITY ELECTS TO TAKE OVER OWNERSHIP AND MAINTENANCE FROM HOA.

17. ENVIRONMENTAL ASSESSMENT HAS BEEN COMPLETED BY HORIZON ENVIRONMENTAL DATED OCTOBER 25, 2021. NO SIGNIFICANT ENVIRONMENTAL FEATURES WERE DISCOVERED AND ALL PROPOSED NEW SITE CONSTRUCTION WILL REMAIN WITHIN THE NON-REPORTING STATUTES FOR NATIONWIDE PERMITTING; INCLUDING TRIBUTARY CROSSINGS OF ANY IDENTIFIED WETLAND WILL REMAIN BELOW THE 0.10 ACRE IMPACT THRESHOLD.

18. ANY ENVIRONMENTAL FEATURES SUCH AS CLASSIFIED WETLANDS OF THE U.S. SHALL BE MITIGATED AND/OR DESIGNED AROUND AS PART OF THE APPLICATION FOR A FINAL PLAT AND CONSTRUCTION PLANS.

19. ALL RESIDENTIAL LOT FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 1-FOOT ABOVE THE NEAREST 100-YEAR FLOOD ELEVATION.

20. ALL PARKLAND REQUIREMENTS HAVE BEEN SATISFIED WITH PHASE 1 IN ACCORDANCE WITH PER PDD ORDINANCES 8.1 AND 8.2.

SURVEYOR'S CERTIFICATION:

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

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

_____

JOE BEN EARLY, JR., R.P.L.S. NO. 6016
SURVEYING BY:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE _____ DAY OF _____ A.D. 20___ AT _____ O'CLOCK _____ M., DULY

RECORDED ON THE _____ DAY OF _____, A.D. 20___ AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY

AND STATE, IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____,

20___ A.D.

DYANA LIMON-MERCADO, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.: 1104-001
DRAWING NO.: 1104-001-PL2
PLOT DATE: 4/11/2024
PLOT SCALE: 1"=50'
DRAWN BY: BBP

SHEET 07 OF 08

CREEKS CROSSING SECTIONS 2 & 3
FINAL PLAT

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 28.415 ACRES (APPROXIMATELY 1,237,785 SQ. FT.) IN OF THE WILLIAM HINES SURVEY NO. 53, ABSTRACT NO. 345, IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A 68.314 ACRE TRACT DESCRIBED IN THE DEED TO GEHAN HOMES, LTD. RECORDED IN DOCUMENT NO. 2022039496, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 28.415 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN TWO PARTS AS FOLLOWS:

PART 1: SECTION 2, 20.233 ACRES (APPROXIMATELY 881,368 SQ. FT.)

BEGINNING at a 5/8" rebar found at the northernmost corner of the said 68.314 acre tract, being the easternmost corner of a 90.00 acre tract described in Document Nos. 2013104420, 2015102618, and 2015148058 of the Official Public Records of Travis County, Texas, also being in the southwest line of a 49.93 acre tract described in Document No. 2022053875 of the Official Public Records of Travis County, Texas;

THENCE with the northeast line of the said 68.314 acre tract and the southwest line of the said 49.93 acre tract, South 65°45'21" East, a distance of 502.27 feet to a 1/2" rebar found at the southernmost corner of said 49.93 acre tract, being the westernmost corner of an 11.365 acre tract described in Document No. 2022193210 of the Official Public Records of Travis County, Texas;

THENCE continuing with the northeast line of the said 68.314 acre tract and the southwest line of the said 11.365 acre tract, South 66°09'56" East, a distance of 284.28 feet to a calculated point, from which a 1/2" rebar found for an angle point in the northeast line of the said 68.314 acre tract, being the southernmost corner of the said 11.365 acre tract, bears South 66°34'30" East, a distance of 98.34 feet;

THENCE crossing the said 68.314 acre tract, the following twenty-six (26) courses and distances:

1. South 24°18'52" West, a distance of 122.46 feet to a calculated point;
2. North 65°41'08" West, a distance of 34.97 feet to a calculated point;
3. South 24°18'52" West, a distance of 50.00 feet to a calculated point;
4. South 65°41'08" East, a distance of 17.02 feet to a calculated point;
5. South 26°54'36" West, a distance of 1014.46 feet to a calculated point;
6. North 63°05'24" West, a distance of 25.00 feet to a calculated point;
7. South 26°54'36" West, a distance of 50.00 feet to a calculated point;
8. South 63°05'24" East, a distance of 5.00 feet to a calculated point;
9. South 26°54'36" West, a distance of 153.56 feet to a calculated point;
10. North 63°05'24" West, a distance of 134.50 feet to a calculated point;
11. North 14°34'48" West, a distance of 23.40 feet to a calculated point;
12. North 26°54'36" East, a distance of 117.73 feet to a calculated point;
13. With a curve to the right, having a radius of 50.00 feet, a delta angle of 12°15'45", an arc length of 10.70 feet, and a chord which bears North 26°57'31" West, a distance of 10.68 feet to a calculated point;
14. South 69°10'21" West, a distance of 43.51 feet to a calculated point;
15. North 65°41'08" West, a distance of 110.23 feet to a calculated point;
16. North 13°51'46" East, a distance of 94.68 feet to a calculated point;
17. North 65°41'08" West, a distance of 100.00 feet to a calculated point;
18. North 39°07'14" West, a distance of 55.90 feet to a calculated point;
19. North 24°18'52" East, a distance of 110.00 feet to a calculated point;
20. North 65°41'08" West, a distance of 21.41 feet to a calculated point;
21. With a curve to the left, having a radius of 15.00 feet, a delta angle of 26°00'36", an arc length of 6.81 feet, and a chord which bears North 78°41'26" West, a distance of 6.75 feet to a calculated point;
22. With a curve to the left, having a radius of 15.00 feet, a delta angle of 26°00'36", an arc length of 6.81 feet, and a chord which bears South 75°17'57" West, a distance of 6.75 feet to a calculated point;
23. With a curve to the right, having a radius of 50.00 feet, a delta angle of 193°29'49", an arc length of 168.86 feet, and a chord which bears North 20°57'26" West, a distance of 99.31 feet to a calculated point;
24. With a curve to the left, having a radius of 15.00 feet, a delta angle of 52°01'12", an arc length of 13.62 feet, and a chord which bears North 49°46'53" East, a distance of 13.16 feet to a calculated point;
25. North 23°46'16" East, a distance of 9.04 feet to a calculated point;
26. North 66°13'44" West, a distance of 129.54 feet to a calculated point in the northwest line of the said 68.314 acre tract, being the southeast line of the said 90.00 acre tract, from which a 5/8" rebar found at the westernmost corner of the said 68.314 acre tract, being an angle point in the southeast line of the said 90.00 acre tract, bears South 44°48'23" West, a distance of 537.93 feet;

THENCE with the northwest line of the said 68.314 acre tract and the southeast line of the said 90.00 acre tract, the following two (2) courses and distances:

1. North 44°48'23" East, a distance of 12.29 feet to a 5/8" rebar found;
2. North 23°43'01" East, a distance of 944.19 feet to the POINT OF BEGINNING, containing 20.233 acres of land, more or less.

PART 2: SECTION 3, 8.182 ACRES (APPROXIMATELY 356,417 SQ. FT.)

BEGINNING at said 5/8" rebar found at the westernmost corner of the said 68.314 acre tract, being an angle point in the southeast line of the said 90.00 acre tract, also being the northernmost corner of a the said 32.3739 acre tract;

THENCE with the northwest line of the said 68.314 acre tract and the southeast line of the said 90.00 acre tract, North 44°48'23" East, a distance of 279.08 feet to a calculated point, from which said 5/8" rebar found at an angle point in the common line of the said 68.314 acre tract and 90.00 acre tract, bears North 44°48'23" East, a distance of 271.13 feet;

THENCE crossing the said 68.314 acre tract, the following twelve (12) courses and distances:

1. South 45°07'34" East, a distance of 152.89 feet to a calculated point;
2. South 15°42'19" East, a distance of 197.33 feet to a calculated point;
3. South 28°30'29" East, a distance of 691.00 feet to a calculated point;
4. South 61°29'31" West, a distance of 125.00 feet to a calculated point;
5. South 28°30'29" East, a distance of 209.97 feet to a calculated point;
6. With a curve to the left, having a radius of 20.00 feet, a delta angle of 72°45'25", an arc length of 25.40 feet, and a chord which bears South 64°53'44" East, a distance of 23.73 feet to a calculated point;
7. North 78°43'00" East, a distance of 139.31 feet to a calculated point;
8. South 11°17'00" East, a distance of 50.00 feet to a calculated point;
9. South 78°43'00" West, a distance of 121.23 feet to a calculated point;
10. With a curve to the left, having a radius of 15.00 feet, a delta angle of 52°01'12", an arc length of 13.62 feet, and a chord which bears South 52°42'23" West, a distance of 13.16 feet to a calculated point;
11. With a curve to the right, having a radius of 50.00 feet, a delta angle of 75°42'30", an arc length of 66.07 feet, and a chord which bears South 64°33'02" West, a distance of 61.37 feet to a calculated point;
12. South 12°24'18" West, a distance of 170.28 feet to a calculated point in the southwest line of the said 68.314 acre tract, being in the northeast line of a 2.00 acre tract described in Document No. 2010151701 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with "Early Boundary" cap set for an angle point in the southwest line of the said 68.314 acre tract, being the easternmost corner of the said 2.00 acre tract, bears South 28°34'48" East, a distance of 233.22 feet;

THENCE North 28°34'48" West with the southwest line of the said 68.314 acre tract and the northeast line of the said 2.00 acre tract, a distance of 200.79 feet to a 1/2" rebar with "Arpenteurs" cap found for the northernmost corner of the said 2.00 acre tract;

THENCE with the southwest line of the said 68.314 acre tract and the northeast line of the said 32.3739 acre tract, the following two (2) courses and distances:

1. North 28°34'48" West, a distance of 808.09 feet to a 5/8" rebar found;
2. North 23°54'27" West, a distance of 351.67 feet to the POINT OF BEGINNING, containing 8.182 acres of land, more or less.

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.: 1104-001
DRAWING NO.: 1104-001-PL2
PLOT DATE: 4/11/2024
PLOT SCALE: 1"=50'
DRAWN BY: BBP

505 East Huntland Drive
Suite 250
Austin, Texas 78752

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

April 11, 2024

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

RE: Creek's Crossing – Section 2-3 Final Plat Review 2

Dear Ms. Lipiec:

TRC has reviewed the following documents listed below submitted on March 26, 2024, by Cude Engineers – Austin, LLC. (CE). All items submitted are listed below.

1. Final Plat dated April 11, 2024.
2. Other supporting documents submitted with the final plat: Comment response letter.

Our review finds that this document has been prepared in general conformance with the City of Elgin's Code of Ordinances and the Agreement and Development Plan between the City of Elgin and Creeks Crossing Land Partners, LLC.

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

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

Sincerely,

Will Wachel, P.E.
Vice President – DMS Central

cc: Mr. Scott Maham, Cude Engineers – Austin, LLC.
Mr. Joe Ben Early, R.P.L.S, Early Land Surveying, LLC.